

BOARD OF COUNTY COMMISSIONERS
SARPY COUNTY, NEBRASKA

APPROVE PRELIMINARY PLAT – SOUTH HIGHWAY 50 ADDITION

WHEREAS, pursuant to Neb. Rev. Stat. § 23-104 (Reissue 2012), the County has the power to do all acts in relation to the concerns of the County necessary to the exercise of its corporate powers; and,

WHEREAS, pursuant to Neb. Rev. Stat. § 23-103 (Reissue 2012), the powers of the County as a body are exercised by the County Board of Commissioners (County Board); and,

WHEREAS, the County Board has the authority to adopt Subdivision Regulations, which shall have the force and effect of law pursuant to Neb. Rev. Stat. § 23-374 (Reissue 2012); and,

WHEREAS, said Subdivision Regulations require the County Board to approve applications for preliminary plats; and

WHEREAS, the applicant, Ronald and Susan Hollins applied for approval of a preliminary plat of a subdivision to be known South Highway 50 Addition on property generally located at the SW corner of Highway 50 and Schram Road and legally described as follows:

NE ¼ of Section 2, Township 13 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska.

WHEREAS, the Sarpy County Planning Department staff reviewed the application of the preliminary plat of a subdivision to be known as South Highway 50 Addition for compliance with the Subdivision Regulations; and

WHEREAS, the Planning Department staff made a recommendation of approval as noted in Exhibit A, attached hereto and incorporated by reference, which Exhibit A includes the Planning Department report, the aerial map of the subject property and a copy of the preliminary plat of the subdivision to be known as South Highway 50 Addition.

NOW, THEREFORE, BE IT RESOLVED BY THE SARPY COUNTY BOARD OF COMMISSIONERS THAT this County Board makes the following findings of fact:

- I. A public hearing regarding the approval of the preliminary plat was held on July 17, 2013 before the Sarpy County Planning Commission. The Planning Commission provided their recommendation to the County Board.
- II. A public hearing regarding the approval of the preliminary plat was held by this County Board.
- III. Notice of each of the public hearings described above was published at least once in the ten (10) day period immediately prior to each respective public hearing.

- IV. The Planning Department staff recommends approval.
- V. The proposed preliminary plat of a subdivision to be known as South Highway 50 Addition is in conformity with the Zoning Regulations, the Subdivision Regulations and the Sarpy County Comprehensive Plan.
- VI. The applicants intend to sell the property and the requested plat is to accommodate the prospective buyer.

BE IT FURTHER RESOLVED THAT the preliminary plat of a subdivision to be known as South Highway 50 Addition, as described in the attached Exhibit A is hereby approved.

BE IT FINALLY RESOLVED THAT this Resolution will be effective upon the condition that the pending sale of the property is finalized no later than October 31, 2013 and further, that the Sarpy County Clerk's Office receive written documentation of the finalized sale by the October 31, 2013 date as well. If the conditions above are not satisfied, the proposed preliminary plat shall not be approved.

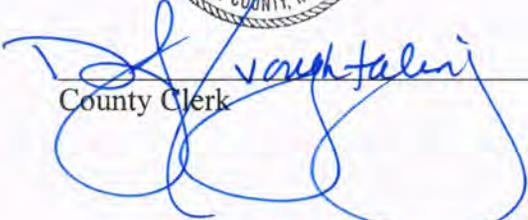
The above Resolution was approved by a vote of the Sarpy County Board of Commissioners at a public meeting duly held in accordance with applicable law on the 13th day of August, 2013.

Attest

SEAL




Sarpy County Board Chairman


County Clerk

Sarpy County Board of Commissioners
 Exhibit "A"
 Planning Department Report
 County Board Meeting Date: August 13, 2013

Subject	Type	By
Preliminary and Final Plat - South Highway 50 Addition Located west of Highway 50, one half mile south of Schram Road, legally described as a portion of the Northeast 1/4 of Section 2, Twp 13N, Rng 11E of the 6 th P.M. Sarpy County, Nebraska.	Public Hearings & Resolutions	Donna Lynam Zoning Administrator Planning & Building Dept.



➤ **Summary and Purpose of Requests:**

These applications are requesting approval of a Preliminary and Final Plat for a one lot subdivision totaling 5.25 acres in size to be developed as an OPPD Substation.

➤ **Background and Analysis:**

A detailed staff report on the applications was presented to the Planning Commission at their July 17, 2013 meeting and is attached for your information and review.

➤ **Staff Recommendations:**

- Staff recommends **APPROVAL** of the proposed Preliminary Plat of a subdivision to be known as South Highway 50 Addition. Staff makes this recommendation as the Preliminary Plat meets requirements of the Sarpy County Comprehensive Development Plan (as amended for this property), Sarpy County Zoning and Subdivision Regulations.
- Staff recommends **APPROVAL** of the proposed Final Plat of a subdivision to be known as South Highway 50 Addition. Staff makes this recommendation as the Preliminary Plat meets requirements of the Sarpy County Comprehensive Development Plan (as amended for this property), Sarpy County Zoning and Subdivision Regulations.

➤ **Planning Commission Recommendation:**

On July 17, 2013 the Planning Commission voted to recommend **APPROVAL** of the Preliminary Plat for South Highway 50 Addition.

- **MOTION:** Bliss moved, seconded by Malmquist to **APPROVE** the Preliminary Plat of a subdivision to be known as South Highway 50 Addition as it is consistent with the Sarpy County Comprehensive Development Plan, Zoning Regulations, and Subdivision Regulations. **Ballot:** Ayes – Bliss, Lichter, Stuart, Ackley, Whitfield, Mohr, Malmquist, Fenster and Farrell. Nays – none. Abstain – None. Absent – Murante and Torczon. **Motion carried.**

On July 17, 2013 the Planning Commission voted to recommend **APPROVAL** of the Final Plat for South Highway 50 Addition.

- **MOTION:** Bliss moved, seconded by Malmquist to **APPROVE** the Final Plat of a subdivision to be known as South Highway 50 Addition as it is consistent with the Sarpy County Comprehensive Development Plan, Zoning Regulations and Subdivision Regulations. **Ballot:** Ayes – Bliss, Lichter, Stuart, Ackley, Whitfield, Mohr, Malmquist, Fenster and Farrell. Nays – none. Abstain – None. Absent – Murante and Torczon. **Motion carried.**



**SARPY COUNTY PLANNING
& BUILDING DEPARTMENT**

RECOMMENDATION REPORT

PRELIMINARY PLAT (PP 13-0008)

FINAL PLAT (FP 13-0009)

APPLICANT: RONALD R. AND SUSAN C. HOLLINS

**PROPOSED ONE LOT SUBDIVISION TO BE KNOWN AS SOUTH HIGHWAY 50 ADDITION
PLANNING COMMISSION HEARING OF: JULY 17, 2013**

I. GENERAL INFORMATION

A. APPLICANT:

Ronald R. and Susan C. Hollins
C/O Jared Morris, Olsson Associates
211 S 67th Street
Omaha NE 68106

B. PROPERTY OWNERS:

Ronald R. and Susan C. Hollins
7605 S 120th Street
Omaha NE 68142

C. SUBJECT PROPERTY LOCATION: Subject property is located approximately one-half mile south of Hwy 50 and Schram Road, west side.

D. LEGAL DESCRIPTION: A portion of the Northeast 1/4 of Section 2, Twp 13N, Rng 11E of the 6th P.M. Sarpy County, Nebraska.

E. SUBJECT PROPERTY SIZE: approximately 5.25 acres being platted.

F. EXISTING FUTURE LAND USE AND ZONING DESIGNATIONS:

- Future Land Use Designations: Mixed Use, Mixed Use Center, Urban Residential, and Urban Residential II (see attached Land Use Map)
- Zoning: AG (Agricultural Farming District)

G. REQUESTED ACTION(S): To approve a Preliminary and Final Plat of a proposed subdivision to be known as South Highway 50 Addition being a one lot subdivision. An application has been submitted for consideration of a Comprehensive Plan Amendment to change the future land use designation from Mixed Use, Mixed Use Center, Urban Residential, and Urban Residential II to BP (Business Park) and for a change of zone from AG (Agricultural Farming District) to IL (Light Industrial) has been filed with the Sarpy County Planning Department.

II. BACKGROUND INFORMATION

A. EXISTING CONDITION OF SITE: Currently open farm ground and farmstead site that includes an accessory building which is leased with the adjacent single-family residence. The single-family residence is not located within this platted area.

B. GENERAL VICINITY AND LAND USE

- North: Undeveloped Farmland
- South: Undeveloped Farmland
- East: Highway 50 and Undeveloped Farmland
- West: Undeveloped Farmland

C. RELEVANT CASE INFORMATION:

- The proposed use for an OPPD Substation would not require water or sewer service. Black Hills Energy would supply natural gas and OPPD would supply electric service.

D. APPLICABLE REGULATIONS:

- Sarpy County Comprehensive Development Plan
- Sarpy County Zoning Regulations: Section 23, IL Light Industrial District
- Sarpy County Subdivision Regulations

III. ANALYSIS / STAFF COMMENTS

A. COMPREHENSIVE PLAN:

- The Comprehensive Plan designates the area as Mixed Use, Mixed Use Center, Urban Residential, and Urban Residential II (see attached Land Use Map). An application has been submitted for consideration of a Comprehensive Plan Amendment.

B. TRAFFIC AND ACCESS:

- Access will be from NE Highway 50 (existing access for farmstead)
- Any road improvements required will be the developer's responsibility and must be coordinated with the Nebraska Department of Roads.

C. OTHER AGENCY REVIEW/COMMENTS: The applications were sent to each of the five cities in Sarpy County as well as jurisdictional agencies or departments that may have an interest.

- Comments were received from:
 - **Sarpy County Public Works** – Please see attached letter
 - **Sarpy County GIS** – No comment
 - **Papio Missouri River Natural Resource District** – No comment
 - **Other responses** received indicated they had no comments or objections to the application.

D. GENERAL COMMENTS:

▫ **Preliminary Plat:**

- Development is a single lot subdivision to serve as a future OPPD Substation
- Staff review comments were forwarded to applicant's consulting engineer. Please see copy of letter included in this packet.

▫ **Final Plat:**

- Development is a single lot subdivision to serve as a future OPPD Substation
- Staff review comments were forwarded to application consulting engineer. Please see copy of letter included in this packet.

IV. STAFF RECOMMENDATIONS:

- Staff recommends **APPROVAL** of the Preliminary Plat of a subdivision to be known as South Highway 50 Addition contingent upon resolving the minor issues as stated in staff comment letter to engineer prior to taking the application forward to the County Board. Staff makes this recommendation as the Preliminary Plat, meets requirements of the Sarpy County Comprehensive Development Plan, Zoning Regulations, and Subdivision Regulations.
- Staff recommends **APPROVAL** of the Final Plat of a subdivision to be known as South Highway 50 Addition contingent upon resolving the minor issues as stated in staff comment letter to engineer prior to taking the application forward to the County Board. Staff makes this recommendation as the Preliminary Plat, meets requirements of the Sarpy County Comprehensive Development Plan, Zoning Regulations, and Subdivision Regulations.

V. PLANNING COMMISSION RECOMMENDATION:

MOTION: Bliss moved, seconded by Malmquist to APPROVE the Preliminary Plat of a subdivision to be known as South Highway 50 Addition as it is consistent with the Sarpy County Comprehensive Development Plan, Zoning Regulations, and Subdivision Regulations. **Ballot:** *Ayes – Bliss, Lichter, Stuart, Ackley, Whitfield, Mohr, Malmquist, Fenster and Farrell. Nays – none. Abstain – None. Absent – Murante and Torczon.*
Motion carried.

MOTION: Bliss moved, seconded by Malmquist to APPROVE the Final Plat of a subdivision to be known as South Highway 50 Addition as it is consistent with the Sarpy County Comprehensive Development Plan, Zoning Regulations and Subdivision Regulations. **Ballot:** *Ayes – Bliss, Lichter, Stuart, Ackley, Whitfield, Mohr, Malmquist, Fenster and Farrell. Nays – none. Abstain – None. Absent – Murante and Torczon.*
Motion carried.

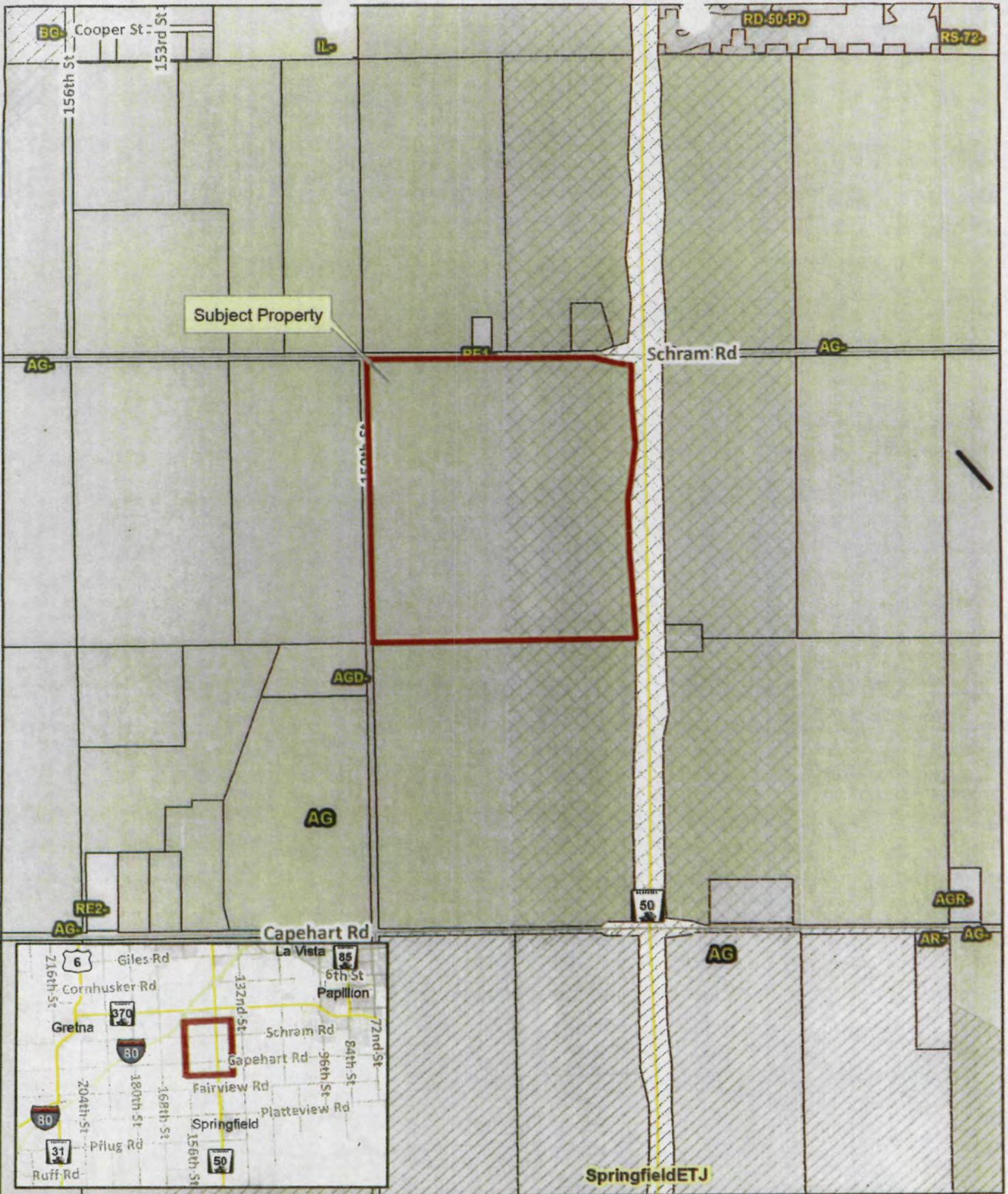
VI. ATTACHMENTS TO REPORT:

1. Current Zoning Map (showing subject property area)
2. Current Development Structure Plan – Figure 5.1 of Comprehensive Plan (showing subject property area)
3. Comments received from jurisdictional agencies or departments having an interest
4. Preliminary Plat Application
5. Proposed Preliminary Plat as submitted
6. Final Plat Application
7. Proposed Final Plat as submitted

VII. COPIES OF REPORT SENT TO:

1. Ronald R. and Susan C. Hollins (applicant and owner)
2. Olsson and Associates (applicant's engineering consultant)
3. Jerry Slusky, SGS Law Firm (applicant's attorney)
4. Public Upon Request

Report prepared by: Donna Lynam, Zoning Administrator
Reviewed, edited & approved by: Bruce Fountain, Planning Director

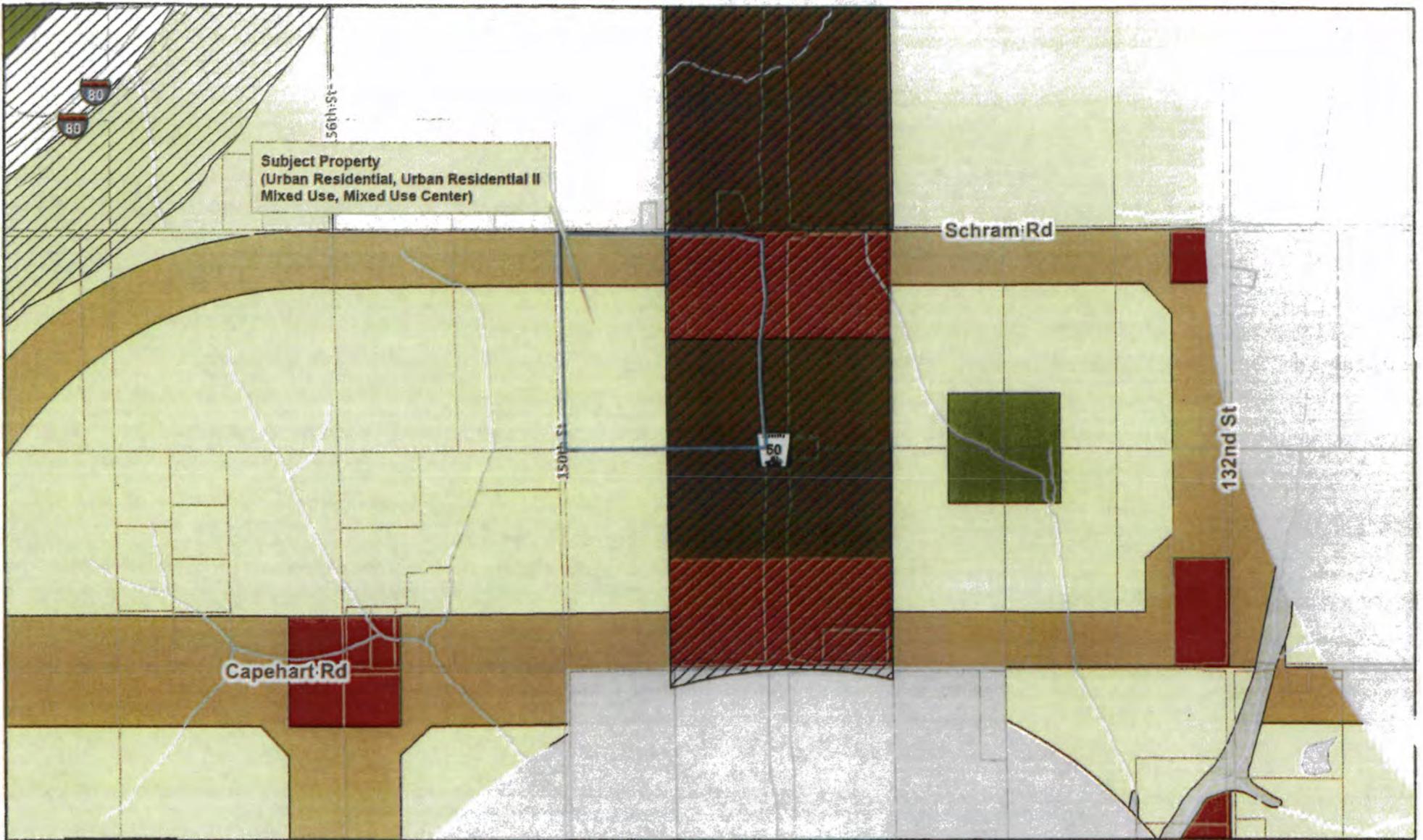


Vicinity Map - Zoning

12202 S 144th St
 Hollins, Ronald R & Susan C

 Sarpy Highway Corridor Overlay





Current FLU - Sarpy Co

0 700 1,400 2,800 Feet



Comprehensive Development Plan
Figure 5.1: Development Structure Plan
 Sarpy County, Nebraska

Legend

- | | | |
|--------------------------|---------------------------------|-----------------------|
| Highway Corridor Overlay | Long Term Residential Growth | Cross County Arterial |
| Bellevue Future Growth | Mixed Use | City Limit |
| Business Park | Mixed Use Center | City ETJ |
| Civic | New Richfield Village | |
| Conservation Residential | Park/School Site | |
| Estate Residential | Plug Interchange Development | |
| Greenway | Residential - Community Systems | |
| Industrial | Urban Residential | |
| Light Industrial/Storage | Urban Residential II | |

Sarpy County, Nebraska



Parcel ID Number	010380671	Property Type	FARM
Owner Name	HOLLINS, RONALD R & SUSAN C	Improvements Value	\$72,204
Mailing Address	7606 N 120TH ST	Land Value	\$568,470
City State	OMAHA NE	Total Value	\$657,551
Zip Code	68142-	Estimated Acres	139.76119836
Property Address	12202 S 144TH ST	Tax District	46016
Legal Description	NE1/4 EXC ROW 2-13-11 (139.75 AC)	Snow Ordinance	County #3-1-01
Neighborhood Code	FRMD		

Disclaimer: This data is for informational purposes only, and should not be substituted for a true titles search, property appraisal, survey, or for zoning district verification. Sarpy County and the Sarpy County GIS Coalition assume no legal responsibility for the information contained in this data.

Map Scale
1 inch = 1749 feet

7/2/2013



Sarpy County Planning & Building Department

Bruce Fountain, AICP, EDFP – Director

1210 Golden Gate Drive
Papillion, NE 68046
Phone: 402-593-1555
Fax: 402-593-1558
www.sarpy.com/planning

July 9, 2013

Katie Underwood
Olsson Associates
2111 South 67th Street, Suite 200
Omaha NE 68106

RE: SOUTH HIGHWAY 50 ADDITION SUBMITTAL

The application for a Preliminary and Final Plat for "South Highway 50 Addition" has been reviewed by the Planning Department staff and we have the following comments: (applicable sections of the Sarpy County Subdivision Regulations)

Preliminary Plat:

- Existing structures that fall within the boundaries of the proposed plat must be shown on the plat (6.2.7)
- Setback lines or minimum requirements must be delineated on the plat (6.2.10)
- Preliminary drainage plan will be deferred and required with submittal for Building Permit (6.2.12)
- Spelling errors in legal description (commencing *commenceing* and assumed *assumbed*)

Final Plat:

- Preliminary Surface Storm Drainage Plan will be deferred and required with submittal for Building Permit (8.1.2)
- Signature line for Planning Commission Chairman (8.2.3.12)
- Signature line for County Board Chairman and attested by County Clerk (8.2.3.13)
- Signature line for Planning Director (8.2.3.19)
- Spelling errors in legal description (commencing *commenceing* and assumed *assumbed*)

We would like to have the above issues resolved at your earliest convenience so that we can submit corrected documents with Planning Commission Packets if possible. Please forward your response and or corrected documents to dlynam@sarpy.com.

Please contact Bruce Fountain, Planning Director, or myself at 402-593-1555 if you have any questions.

Respectfully,

Donna Lynam
Zoning Administrator/Code Enforcement
Sarpy County Planning

cc Bruce Fountain, Planning Director
Nicole O'Keefe, Deputy County Attorney
File



SARPY COUNTY

Dennis L. Wilson, P.E., PhD
Sarpy County Engineer

PUBLIC WORKS DEPARTMENT
15100 South 84th Street • Papillion, NE 68046-2895
Phone (402) 537-6900 • FAX (402) 537-6955 • www.sarpy.com

MEMO

TO: Donna Lynam, Zoning Administrator / Code Enforcement

FROM: Patrick M. Dowse, P.E., Engineering Manager *PMD*

DATE: July 10, 2013

RE: Change of Zone, Comprehensive Plan Amendment, Preliminary Plat and Final Plat Review – 139.76 Acre Parcel NE1/4 of Section 2, T13N, R11E, 6th P.M.

Sarpy County Public Works has reviewed the May 31, 2013 and 7/1/2013 submittals by Olsson Associates, on behalf of Ronald and Susan Hollins, in regards to the Change of Zone, Comprehensive Plan Amendment, Preliminary Plat and Final Plat Applications for the above referenced parcel. After review, Public Works has the following comments:

CHANGE OF ZONE AND COMPREHENSIVE PLAN AMENDMENT

Sarpy County Public Works has no objections to the proposed Change of Zone or Comprehensive Plan Amendment for the above referenced parcel.

PRELIMINARY PLAT

The Preliminary Plat does not meet all of the requirements as set forth in the Subdivision Regulations, namely Items 6.2.6 through 6.2.10 (existing structures, current and proposed zoning, existing utilities, set-back lines, etc.)

There are two typographical errors in the Legal Description, "commencing" and "assumed".

Please let me know if you have any further questions.

Donna Lynam

From: Laster, Lori <llaster@papionrd.org>
Sent: Tuesday, July 09, 2013 2:41 PM
To: Kelly Jeck
Cc: Bruce Fountain; Donna Lynam
Subject: RE: Planning/Zoning Review: Preliminary and Final Plat of a Subdivision to be known as South Hwy 50 Addition -West of Hwy 50 South of Schram

The District has no comments on this application.

Lori Ann Laster, CFM
Stormwater Management Engineer
Papio-Missouri River NRD
8901 South 154th Street
Omaha, Nebraska 68138
(402) 444-6222 office
(402) 505-1082 cell
llaster@papionrd.org

From: Kelly Jeck [<mailto:kjeck@sarpy.com>]
Sent: Wednesday, July 03, 2013 2:46 PM
To: 'Brian Craig'; Brian Hanson; 'Chris Shewchuck'; 'Christopher Solberg'; Denny Wilson; Eric Herbert; Grint, Amanda; Jeff Davis; 'Jeff Schovanec - MUD'; 'Kathleen Gottsch'; 'Kris Faris'; Laster, Lori; 'Mark Stursma'; Mark Wayne; Nicole O'Keefe; Nikki Lampe; Pat Dowse; Jason Lutz; Scott Bovick; "sfanslau@oppd.com" (sfanslau@oppd.com); 'Tammy@cityofgretna.com'
Cc: Bruce Fountain; Donna Lynam
Subject: RE: Planning/Zoning Review: Preliminary and Final Plat of a Subdivision to be known as South Hwy 50 Addition -West of Hwy 50 South of Schram

Ronald & Susan Hollins, 12202 South 144th Street, have submitted applications for consideration of Preliminary and Final Plats of a subdivision to be known as South Highway 50 Addition, being a platting of a portion of the Northeast Quarter of Section 2, Township 13N, Range 11E of the 6th P.M., Sarpy County, Nebraska. Generally located on the west side of Hwy. 50 south of Schram Road. This plat is for a future proposed OPPD Substation.

This application is slated for a July 17, 2013 Public Hearing before the Sarpy County Planning Commission, therefore, we would like to have any comments back prior to July 10, 2013.

We apologize for such short notice on this request. The applications were accepted late as we are trying to accommodate the applicants schedule.

Thank you in advance,

Sarpy County Planning Department



SARPY COUNTY PLANNING & BUILDING DEPT.

1210 GOLDEN GATE DRIVE PAPPILLION, NE 68046

PHONE: 402-593-1555 FAX: 402-593-1558

E-MAIL: ELLEN@SARPY.COM

PRELIMINARY PLAT APPLICATION

In order for your application to be considered **COMPLETE**, please answer all applicable questions and provide the following:

1. Completed Preliminary Plat Application
2. Non-Refundable Fee of **\$200** made payable to Sarpy County Treasurer (additional fees may also be required to cover cost of mailing of public notifications)
3. Two (2) full sized, folded plat drawings
4. One (1) reduced size site plan drawing (8.5 x 11)
5. One (1) electronic copy of the plat drawing in PDF form
6. One (1) electronic copy in autoCAD format as required by the County GIS Section (for subdivisions of 20+ lots)
7. Please review Sections 5 and 6 of the Sarpy County Subdivision Regulations for a complete list of Preliminary Plat process and submittal requirements.

PLANNING STAFF USE ONLY:

APPLICATION #: PP-13-0003

DATE RECEIVED: 7-1-2013

CP DESIGNATION: Application, CP# 130003 to change to BP

CURRENT ZONING DESIGNATION: AG

PROPOSED ZONING DESIGNATION: IL

APPLICATION FEE: \$ 200 RECEIPT NO. 30000

PUBLIC NOTIFICATION PROCESSING FEE: \$ _____ RECEIPT NO. _____

RECEIVED BY: _____

NOTES: _____

APPLICANT INFORMATION:

NAME: Ronald R. & Susan C. Hollins E-MAIL: Jmorris@olssonassociates.com

ADDRESS: c/o Jered Morris, Olsson Associates CITY/STATE/ZIP: _____

MAILING ADDRESS: 2111 S. 67th Street CITY/STATE/ZIP: Omaha, NE 68106
(IF DIFFERENT)

PHONE: 402.341.1116 FAX: _____

PROPERTY OWNER INFORMATION: (If multiple owners, please attach separate sheet)

NAME: Ronald R. & Susan C. Hollins E-MAIL: _____

ADDRESS: 12202 S. 144th Street CITY/STATE/ZIP: Omaha, NE 68138

MAILING ADDRESS: 7606 N. 120th Street CITY/STATE/ZIP: Omaha, NE 68142
(IF DIFFERENT)

PHONE: _____ FAX: _____

ENGINEERING/SURVEYING PROFESSIONAL'S INFORMATION:

NAME: Steve Van Voltenberg, Olsson Associates E-MAIL: Swoltenberg@olssonassociates.com

ADDRESS: 2111 S. 67th Street CITY/STATE/ZIP: Omaha, NE 68106

MAILING ADDRESS: _____ CITY/STATE/ZIP: _____
(IF DIFFERENT)

PHONE: 402.341.1116 FAX: 402.341.5895

PROJECT DESCRIPTION: Describe the project in detail, including physical features of the , proposed improvements, proposed uses or business, operating hours, number of employees, anticipated customers, etc. – Attach additional sheets if necessary.
PLEASE NOTE: A detailed project description is essential to the reviewing process of this request.

Existing site consists of a field and home for potential future OPPD substation.

PLAT INFORMATION: Complete each section in its entirety. If a question is not applicable to your project, please indicate this to show that each question has been carefully considered.

PLAT NAME: South Highway 50 Addition

ASSESSOR'S PARCEL NUMBER: 010380671 **ADDITIONAL PARCEL NUMBERS** _____

GENERAL LOCATION: Highway 50 & Schram Road
(example 189th & Giles Rd)

LEGAL DESCRIPTION: (Describe property to wit:) See attached.

SIZE OF PROPERTY: 5.25 acres **CURRENT ZONING:** AG **REQUESTED ZONING:** IL

SOURCE OF UTILITY SERVICES: Water - MUD Sewer - Sarpy County
Gas - MUD Electric - OPPD

ADDITIONAL INFORMATION: Please use this space to provide any other information you feel is appropriate for Sarpy County to consider during review of your application. Attach extra sheets if necessary.

PLEASE NOTE THE FOLLOWING PROCEDURES:

1. The Planning Department will review the application material along with other appropriate departments and/or agencies and provide a recommendation report to the Planning Commission and County Board.
2. The Planning Commission will hold a public hearing and make a recommendation to the County Board.
3. The County Board will hold a public hearing and make a final decision on the Preliminary Plat application.
4. All necessary agreements/drawings are to be recorded with the Sarpy County Register of Deeds, the cost of which will be borne by the applicant or the property owner.
5. If a Change of Zoning application is applied for concurrently with the Preliminary Plat, the conditional approval of the plat also allows for conditional approval of the rezoning request; however, the rezoning does NOT become official until the Final Plat is approved and filed with the Register of Deeds office.

The applicant (or authorized agent) has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true and correct.

Applicant Signature

06/28/2013
Date

I, the undersigned, understand a sign will be posted on my property and will remain until the public hearing process at the Planning Commission and County Board is complete. I further understand the Preliminary Plat process as stated above and I authorize Sarpy County staff to enter the property for inspection related to the specific request during this process.

Owner Signature (or authorized agent)

Date

Owner Signature (or authorized agent)

Date

LEGAL DESCRIPTION

A LEGAL DESCRIPTION FOR A TRACT OF LAND COMPOSED OF A PORTION OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 13 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCEING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION 2, THENCE WESTERLY ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF SECTION 2 ON AN ASSUMBED BEARING OF S86°56'09"W, A DISTANCE OF 139.42 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF HIGHWAY 50 (144TH STREET), SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING S86°56'09"W ALONG SAID SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 2, A DISTANCE OF 551.00 FEET; THENCE N05°48'36"W, A DISTANCE OF 418.00 FEET; THENCE N86°58'14"E, A DISTANCE OF 545.00 FEET TO A POINT ON SAID EAST RIGHT-OF-WAY LINE OF HWY 50; THENCE S06°38'02"E ALONG SAID EAST RIGHT-OF-WAY LINE OF HWY 50, A DISTANCE OF 418.00 TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS A CALCULATED AREA OF 228,706.44 SQUARE FEET OR 5.250 ACRES MORE OR LESS.

SOUTH HIGHWAY 50 ADDITION

LOT 1

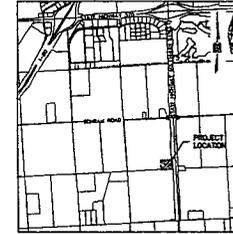
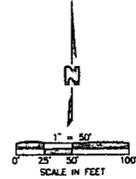
BEING A PLATTING OF PART OF THE NE 1/4 OF SECTION 2, TOWNSHIP 13 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA

ZONING: SUBJECT PROPERTY IS ZONED IL - LIGHT INDUSTRIAL DISTRICT

DATE REVISION INFORMATION IS TAKEN FROM THE SARPY COUNTY GIS REPORT AS OF THE DATE OF JULY 18TH 2013

LOT SETBACKS

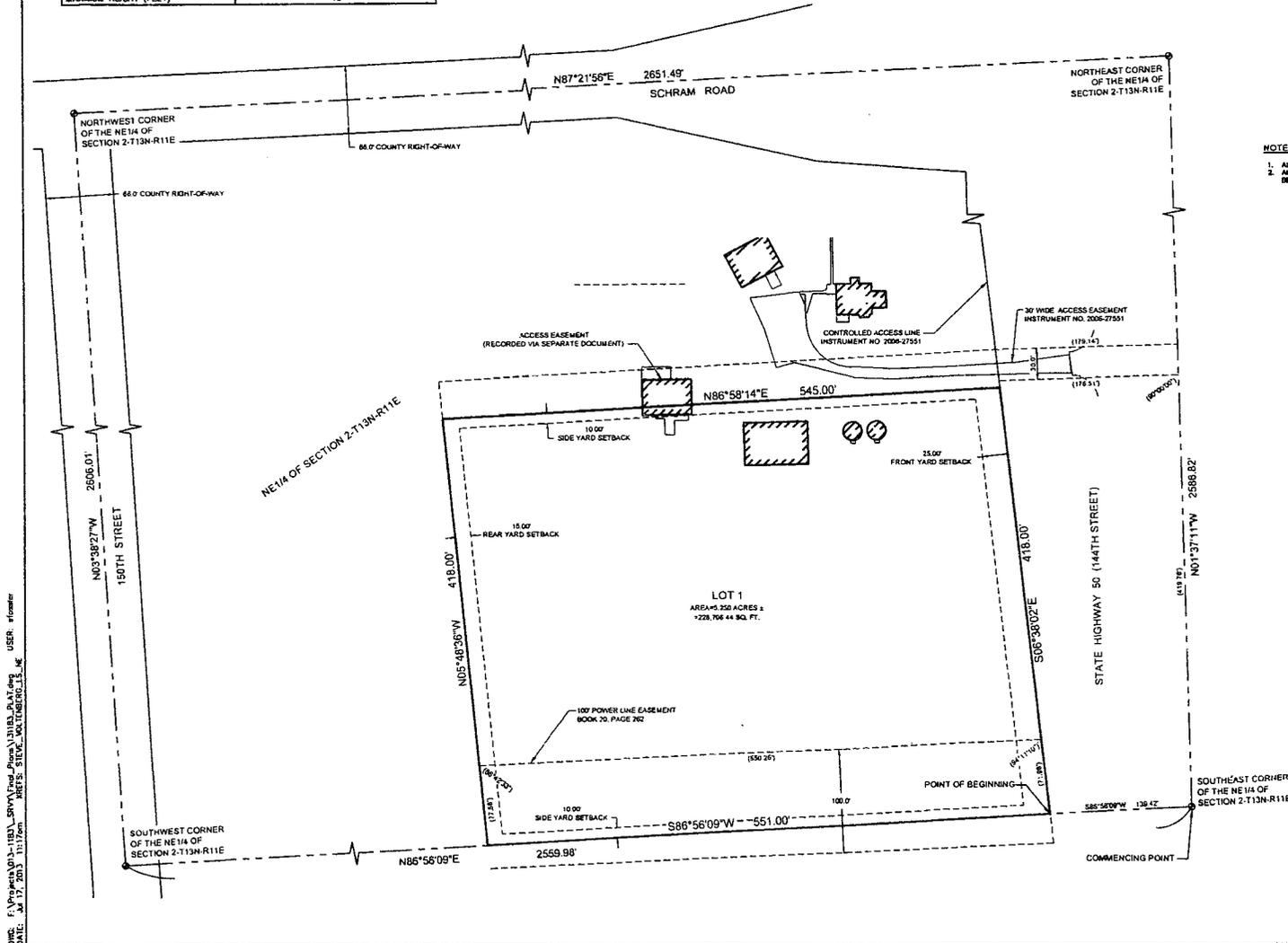
REGULATOR	(IL) LIGHT INDUSTRIAL DISTRICT
MINIMUM LOT AREA (SQUARE FEET)	10,000
FRONT YARD SETBACK (FEET)	25
STREET SIDE YARD SETBACK (FEET)	25
SIDE YARD SETBACK (FEET)	10
REAR YARD SETBACK (FEET)	15
MAXIMUM HEIGHT (FEET)	45



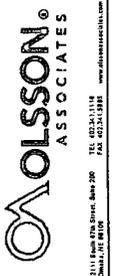
VICINITY MAP
NOT TO SCALE

NOTES:

1. ALL DIMENSIONS SHOWN IN PARENTHESES ARE EASEMENT DIMENSIONS.
2. ALL EXISTING STRUCTURES THAT LAY WITHIN THE PLATTED AREA WILL BE REMOVED PRIOR TO ANY NEW CONSTRUCTION.



DATE: 07/18/2013 11:50 AM USER: hromer



2111 South 170th Street, Omaha, NE 68131
TEL: 402.331.1118
FAX: 402.331.8888
WWW.OLSONASSOCIATES.COM

REV. NO.	DATE	REVISION DESCRIPTION

PRELIMINARY PLAT	2013
SOUTH HIGHWAY 50 ADDITION	
LOT 1	
SARPY COUNTY, NE	

drawn by: _____	REV
checked by: _____	
approved by: _____	
date: 07/18/2013	
sheet no.: 1 of 1	

Donna Lynam

From: Meyerson, Scott <SMeyerson@stinson.com>
Sent: Monday, July 01, 2013 11:22 AM
To: Bruce Fountain
Cc: 'cduffy@mid-continentproperties.com'; Ron Hollins; jmorris@olssonassociates.com; sbower@olssonassociates.com; jslusky@lawsgs.com
Subject: Preliminary and Final Platt Applications - 12202 S. 144th Street

To: Bruce Fountain, Planning Director, Sarpy County, Nebraska

Mr. Fountain:

I represent Ronald R. and Susan C. Hollins with respect to their property located at 12202 S. 144th Street. Please be advised that my clients consent to the filing of Preliminary and Final Plat Applications for "South Highway 50 Subdivision or Addition" and further consent to have Jered Morris, Olsson Associates, sign and submit the Applications on their behalf.

Please let me know if you have any questions or concerns.

Regards,

Scott A. Meyerson | Partner | Stinson Morrison Hecker LLP
1299 Farnam Street, Suite 1500 | Omaha, NE 68102-1818
T: 402.930.1721 | F: 402.829.8724 | M: 402.680.9369
smeyerson@stinson.com | www.stinson.com

Please consider the environment before printing this e-mail.

This communication is from a law firm and may contain confidential and/or privileged information. If it has been sent to you in error, please contact the sender for instructions concerning return or destruction, and do not use or disclose the contents to others.

COUNTER PM
VERIFY PM
FEES \$ 22.00
CHG SFILE
SUBMITTED FIRST AMERICAN NCS MINNEAPOLIS

NEBRASKA DOCUMENTARY
STAMP TAX
Sep 19, 2013
\$10280.25 By PM

FILED SARPY CO. NE.
INSTRUMENT NUMBER
2013-29774
2013 Sep 19 01:41:58 PM
Sheryl J. Dowling
REGISTER OF DEEDS



(Above Space Reserved for Register of Deeds)

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that Ronald R. Hollins and Susan C. Hollins, husband and wife, as joint tenants with rights of survivorship (collectively, "Grantors"), in consideration of One Dollar in hand paid by The Travelers Indemnity Company, a Connecticut corporation ("Grantee"), does hereby grant, bargain, sell and convey unto Grantee, the following described Real Estate (as defined in Neb. Rev. Stat. §76-201):

The Northeast Quarter (NE ¼) of Section 2, Township 13 North, Range 11 East of the 6th P.M., in Sarpy County, Nebraska, EXCEPT that part thereof described as follows:

Beginning at the Southeast corner of the Northeast Quarter of said Section 2; thence Northerly, along the East line of said Northeast Quarter, a distance of 2,586.38 feet, to the Northeast corner of said Northeast Quarter; thence Westerly, deflecting 91 degrees 01 minutes 26 seconds left, along the North line of said Northeast Quarter, a distance of 543.08 feet; thence Southerly, deflecting 89 degrees 58 minutes 09 seconds left, a distance of 33.00 feet, to the existing Southerly County road right of way line; thence Easterly, deflecting 74 degrees 57 minutes 44 seconds left, a distance of 200.07 feet; thence Easterly, deflecting 07 degrees 59 minutes 53 seconds left, a distance of 146.37 feet; thence Southerly, deflecting 83 degrees 57 minutes 54 seconds right, a distance of 315.16 feet; thence Southerly, deflecting 06 degrees 06 minutes 27 seconds left, a distance of 401.12 feet; thence Southerly, deflecting 13 degrees 14 minutes 09 seconds right, a distance of 504.70 feet; thence Southerly, deflecting 09 degrees 01 minutes 17 seconds left, a distance of 500.03 feet; thence Southerly, deflecting 03 degrees 08 minutes 31 seconds left, a distance of 771.68 feet, to the South line of said Northeast Quarter; thence Easterly, deflecting 86 degrees 26 minutes 19 seconds left, along the South line of said Northeast Quarter, a distance of 74.93 feet, to the existing Westerly right of way line of Highway 50; thence continuing Easterly, deflecting 00 degrees 00 minutes 00 seconds, along the South line of said Northeast Quarter, a distance of 64.10 feet, to the point of beginning.

Together with all the tenements, hereditaments, and appurtenances thereunto belonging, and all the estate, right, title, interest, claim or demand whatsoever of Grantors of, in, or to the same, or any part thereof (the ("Property")).

TO HAVE AND TO HOLD the Property unto Grantee and to its successors and assigns forever; and Grantors hereby covenant that the Property is free and clear of all liens and encumbrances, except those as identified on **Exhibit A** attached hereto, and Grantors do hereby covenant to WARRANT AND DEFEND the Property against the lawful claims and demands of all persons claiming by, through, or under it, and against no other claims or demands.

IN WITNESS WHEREOF we have hereunto set our hand this 5 day of Sept, 2013.

GRANTORS:

Ronald R. Hollins

Ronald R. Hollins

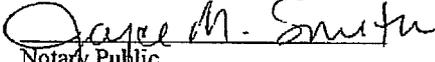
Susan C. Hollins

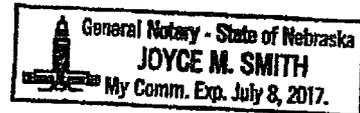
Susan C. Hollins

NCS-100005-MPL (441)

STATE OF NEBRASKA)
)ss.
COUNTY OF DOUGLAS)

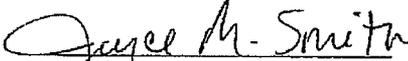
The foregoing instrument was acknowledged before me on 9-5-2013,
2013 by Ronald R. Hollins known to be the identical person whose name is affixed to the
foregoing instrument and acknowledged the execution thereof to be his voluntary act and deed.


Notary Public
My commission expires 8-8-2017



STATE OF NEBRASKA)
)ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me on 9-5-2013,
2013 by Susan C. Hollins known to be the identical person whose name is affixed to the
foregoing instrument and acknowledged the execution thereof to be her voluntary act and deed.


Notary Public
My commission expires 8-8-2017

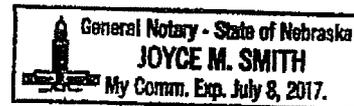


EXHIBIT A

1. Right of Way Easement granted to Loup River Public Power District by instrument filed April 30, 1956 in Book 20 at Page 262, Miscellaneous Records, Sarpy County, Nebraska. Easement assigned to Nebraska Public Power District by Assignment filed December 23, 1970 in Book 43 at Page 485, Miscellaneous Records, Sarpy County, Nebraska. Easement further assigned to Omaha Public Power District by Assignment filed April 2, 1982 in Book 55 at Page 220, Miscellaneous Records, Sarpy County, Nebraska.
2. Easements conveyed to Nebraska Public Power District by Corporation Real Estate Deed filed December 23, 1970 in Book 145 at Page 2260, Deed Records, Sarpy County, Nebraska.
3. Limitations of access contained in the Warranty Deed filed September 15, 2004 as Instrument No. 2004-35579, Records, Sarpy County, Nebraska. Deed of Correction filed August 10, 2006 as Instrument No. 2006-27551, Records, Sarpy County, Nebraska.

4836-8874-3957, v. 1