

RESOLUTION

BE IT RESOLVED by the Washington County Board of Supervisors that

WHEREAS numerous zoning ammendments were proposed and adopted on December 10th, 1979, and

WHEREAS, though inadvertently § 1.025.01 B was not included in the final resolution. See attached Exhibit "A".

NOW THEREFORE all approvals of exceptions that would have been valid exceptions had § 1.025.01B been approved on December 10th, 1979, are now hereby specifically ratified and approved as valid exceptions.

Jack R. Jensen
Chairman

Attest: *Charlotte L. Petersen*
Charlotte Petersen, County Clerk.

Dated June 8, 1982

CHARLOTTE L. PETERSEN
WASHINGTON COUNTY CLERK
CLERK, NEOR

1982 JUN 10 PM 2:03

FILED

STATE OF NEBRASKA COUNTY OF WASHINGTON SS 435
ENTRERED AND FILED FOR RECORD
THIS 10th day of June A.D. 1982.
AT _____ AND RECORDED IN BOOK
136
COUNTY CLERK *Charlotte L. Petersen*
DEPUTY *Barbara Chatham*

Recorded _____
General _____
Numerical _____
Photostat _____

136 200

SECTION 1.025.01

**A. Subdivision; Platting; Requirements.
Beginning December 10, 1979**

No owner of any real property, located in an unincorporated area except in an area in which any city or village is exercising subdivision control, shall be permitted to subdivide, plat, or lay out said real property in building lots, streets, or other portions of the same intent to be dedicated for public use, or for the use of the purchasers or owners of lots fronting thereon or adjacent thereto, without first complying with either

- (1) Sections 1.027 and 1.028
- (2) Sections 1.025.01C
- (3) Section 1.025.01D

For the purposes of this section, the date of such subdivision, platting or laying out shall be the date the documents involved shall be filed with the County Clerk.

Definitions.

1. Except as specifically defined herein, the definitions contained in Section 1.025H, shall apply to Section 1.025.01.
2. For purposes of Section 1.025.01 subdivision shall mean the division of a parcel of land into two or more sites, or other divisions of land for the purpose, whether immediate or future, of ownership or building development, except that the division of land shall not be considered to be subdivision when the smallest parcel of land created is more than ten acres in area.
3. For purposes of Section 1.025.01, parcel of land shall mean any parcel of land shown as a unit or as contiguous units on the January 1, 1979 tax rolls.

(By County Board resolution dated 6-8-82.)

The following should be added as 1.025.01 B.

EXEMPTIONS.

- (1) The Division or further division of land into lots or parcels, each of which contains more than ten (10) acres, where such subdivision does not involve the creation of any new streets or easements of access as may be determined by the planning commission;
- (2) A transaction between owners of adjoining land which involves only a change in the boundary between the land owned by such persons and does not create an additional lot;
- (3) A conveyance of land or interest therein for use as right-of-way by railroad or other public utilities subject to state or federal regulation, where no new street or easement of access is created;
- (4) A conveyance made to correct a description in a prior conveyance;
- (5) Any transfer by operation of law;
- (6) Any lot split or vacation approved in accordance with these regulations;
- (7) A conveyance of land to any governing body for right-of-way or other public use when such acceptance is in the public interest and not for the purpose of circumventing these regulations.

39A

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Exhibit "A" for Page 200