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201702311

Carol Givens
Carol Givens
Register of Deeds
DODGE COUNTY, NE

201702311

Filed:

May 11, 2017 12:50:00 PM
Fee \$0

LOT SPLIT APPLICATION
Dodge County, Nebraska

Date 03/30/2017

Property Owner's Name Keith Emanuel

Address: 1236 Co. Rd. 4, North Bend, NE 68649

Phone No. (402) 720-1451

Legal Description of the Property to be split Part of NW 1/4 Sec. 34-T19N-R5E

Number of Acres being split off 10.26 ac. Zoning District A1

Total Number of Acres the subdivision subdivided from 114.8 Acres

Is a new access route needed or proposed? YES or NO

Is a vacation of streets, alleys, setback lines, access control or easement required or proposed?
YES or NO

Will a lot split in significant increase in service requirements; e.g. Utilities, schools, traffic control, streets, county roads, etc. or will it interfere with maintaining existing service levels? YES or NO

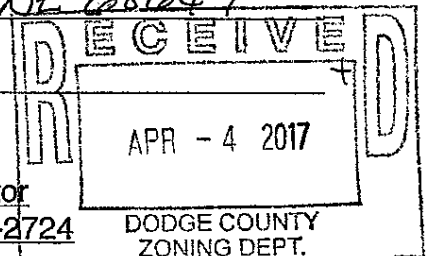
Will this action result in a tract without direct access to a street or county road? YES or NO

Has the lot been previously split in accordance with these Regulations? YES or NO

Applicant's Name (Print) Keith Emanuel

Applicant's Address 1236 Co. Rd. 4, North Bend, NE 68649

Applicant's Signature Keith Emanuel



Dodge County Planning and Zoning Administrator
435 N. Park Rm.204 Fremont, NE 68025 402-727-2724

OFFICE USE ONLY

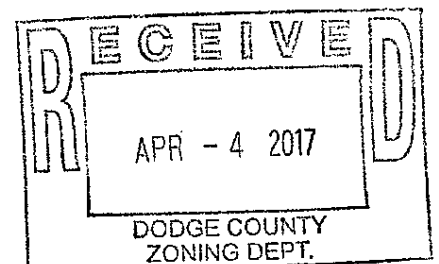
Permit No. 2017 004

Date April 18, 2017 Approved
Disapproved

Mark B...
Chairman, Dodge Co. Planning Comm.

Date April 26, 2017 Approved
Disapproved

Bob M...
Chairman, Dodge Co. Board of Superv.



Dodge County Planning and Zoning Administrator
435 N. Park Rm.204 Fremont, NE 68025 402-727-2724

23a
4-26-17

**MINUTES
DODGE COUNTY PLANNING COMMISSION**

Meeting of the Dodge County Planning Commission was called to order by Chairman, Marlin Brabec at 4:30 P.M., Tuesday, April 18, 2017 in the Board of Supervisors Room on 3rd Floor of the Courthouse, Fremont, Nebraska. The following members were present: Brabec, Fooker, Giesselmann, Hansen, Rolf, Ruzicka, Strand, and Wacker. Absent: Taylor.

The meeting was declared legally convened, due to Public Notice given and is considered to be an Open Meeting.

Motion was made by **Ruzicka** to accept the Minutes of the March 28, 2017 meeting as mailed. Seconded by **Giesselmann**. Motion carried by voice vote with the following voting yes: Fooker, Giesselmann, Hansen, Rolf, Ruzicka, Strand, Wacker and Brabec. Absent: Taylor.

Public Hearing: Consider request of Keith Emanuel of 1236 County Road 4, North Bend, NE 68649 to subdivide a 10.55 acre tract and obtain a Conditional Use Permit as per Section 2. 2.1 Conditional Uses located in SW ¼ NW ¼ Section 34, Township 19 North, Range 5 East in Pleasant Valley Township, Zoning District A-1, Intensive Ag.

Chairman Brabec declared the Public Hearing open.

Testimony:

For: Dan Martinez, Surveyor for Keith Emanuel was present to explain the request. He said the parcel was south of the farmstead that Emanuel owns. He added that Keith wanted to split off the 10.55 acres from the original farm ground to restructure this parcel as an LLC. Ruzicka asked if Emanuel owns the original farmstead. Martinez stated yes. Brabec asked if there was anyone that wanted to speak in favor of the application.

Jim Kroenke stated he was not present as a support, but didn't know enough about the request to split off the 10.55 acres and wanted to know what the conditional use request was for. Andrews stated that in order to split the parcel under 20 acres, a conditional request was required and part of the conditional use is the residential registration if a future sale of the parcel involved a new home. Brabec asked if he lived near this place. Kroenke stated no, but a ½ mile away and just wondered if this conditional use was for an expansion of the hog confinement. Andrews stated if that were to be the case and

he expanded out of his classification, then another conditional use would be required as well as notifying NDEQ.

Kris GrossRhode stated she lives ½ mile and a couple of feet northwest of the hog confinement. She wanted to know what Emanuel was going to do in the future with this parcel once it is approved as a separate parcel. She stated she wanted it to be recognized in the record of the minutes as having issues with this proposal. She also expressed concerns with a future expansion of the hog facility. Again, Andrews stated he would need to request another conditional use permit to expand out of his classification and that the adjoining landowners would be advised. She added that the Livestock Matrix would need to be required before he could expand. Rolf stated that the board considers only what is on paper and not what the future might bring.

Against: No written communication had been received by meeting date.

Motion to close the hearing was made by **Ruzicka** and seconded by **Hansen**. Motion carried by voice vote. Those voting yes: Giesselmann, Hansen, Rolf, Ruzicka, Strand, Wacker, Brabec and Fooken. Absent: Taylor.

Possible Action:

Motion was made by **Rolf** and seconded by **Hansen** to recommend approval of the lot split and conditional use request based on the Conditional Use conforms to the intent and purpose of the regulations and the use conforms to regulations of the district in which it is located. Motion carried by roll call vote. Those voting yes: Hansen, Rolf, Ruzicka, Strand, Wacker, Brabec, Fooken and Giesselmann. Absent: Taylor. Dan Martinez was advised the County Board would hear his request on Wednesday, April 26, 2017 at 9:30 A.M. She added that it would be advisable for Keith Emanuel to also attend.

With no further business, **Hansen** moved to adjourn at 4:45 P.M. and seconded by **Ruzicka**. Motion carried: Rolf, Ruzicka, Strand, Wacker, Brabec Fooken, Giesselmann and Hansen. Absent: Taylor. The next scheduled meeting will be May 16, 2017 at 4:30 P.M. if business arises.

Respectfully submitted,

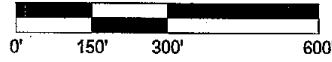
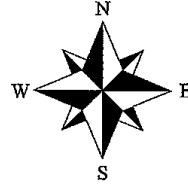
Allen Rolf
Secretary, Dodge County
Planning Commission

Dodge County
Planning & Zoning Commission

Approval Date

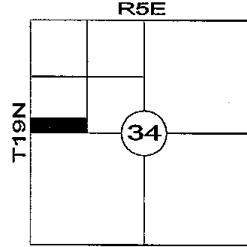
PLAT OF SURVEY

PART OF THE SW1/4 OF THE NW1/4 OF SECTION 34, TOWNSHIP 19 NORTH,
RANGE 5 EAST OF THE 6TH P.M., DODGE COUNTY, NEBRASKA



SCALE: 1" = 300'

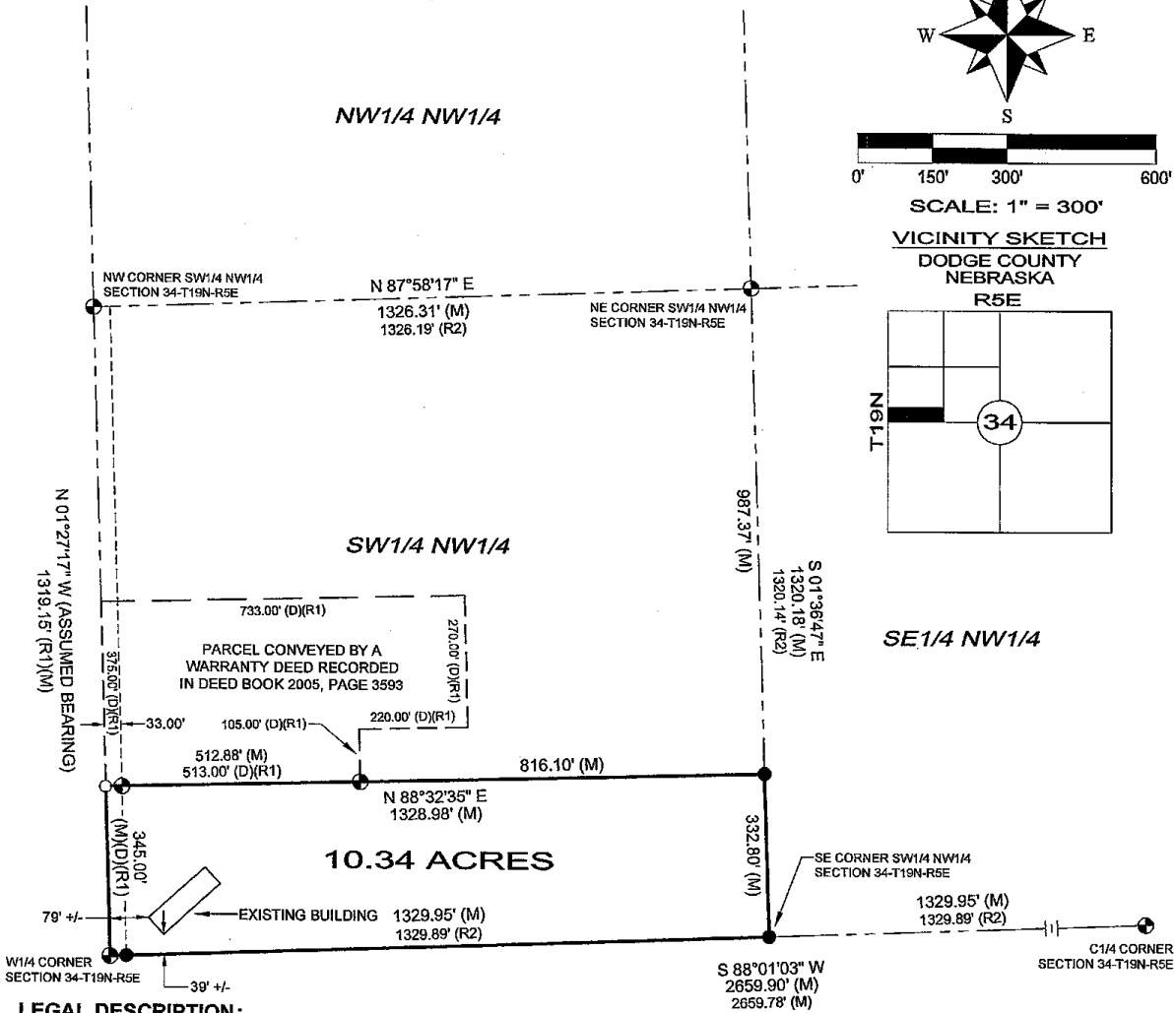
VICINITY SKETCH
DODGE COUNTY
NEBRASKA



NW1/4 NW1/4

SW1/4 NW1/4

SE1/4 NW1/4



10.34 ACRES

LEGAL DESCRIPTION:

A parcel of land located in the Southwest Quarter of the Northwest Quarter of Section 34, Township 19 North, Range 5 East of the Sixth P.M., Dodge County, Nebraska, being described as follows: Beginning at the West Quarter Corner of said Section 34; thence N01°27'17"W (Assumed Bearing) on the West Line of the Northwest Quarter of said Section 34, a distance of 345.00 feet to the Southwest Corner of a parcel of land previously conveyed by a warranty deed recorded in the Dodge County Register of Deeds Office in Book 2005, page 3593; thence N88°32'35"E on the South Line of said parcel and its easterly extension, a distance of 1328.98 feet to a point on the East Line of the Southwest Quarter of the Northwest Quarter of said Section 34; thence S01°36'47"E on said East Line, a distance of 332.80 feet to the Southeast Corner of the Southwest Quarter of the Northwest Quarter of said Section 34; thence S88°01'03"W on the South Line of said Northwest Quarter, a distance of 1329.95 feet to the point of beginning, containing 10.34 acres, more or less.

LEGEND:

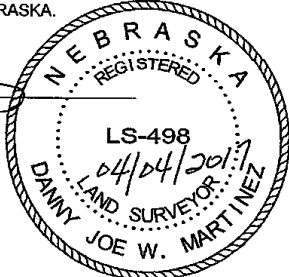
- ⊕ MONUMENT FOUND
- MONUMENT SET
- COMPUTED POSITION (NOT SET)
- (C) COMPUTED DISTANCE
- (M) MEASURED DISTANCE
- (D) DEED DISTANCE
- (R1) MARVIN L. WINKELMAN, LS-289, DATED 08/2004
- (R2) MARVIN L. WINKELMAN, LS-289, DATED 05/2003

1. ALL BEARINGS ARE ASSUMED.
2. ALL MONUMENTS FOUND ARE A 5/8" REBAR, UNLESS NOTED.
2. ALL MONUMENTS SET ARE A 5/8" X 24" REBAR, WITH A PLASTIC CAP STAMPED "LS 498", UNLESS NOTED.

SURVEYOR'S STATEMENT:

I, DANNY JOE W. MARTINEZ, HEREBY CERTIFY THAT THIS PLAT OF SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.

DANNY JOE W. MARTINEZ, LS 498
APRIL 4, 2017



APEX
LAND SURVEYING, LLC

Danny Martinez, RLS
125 N. Clamar Ave.
Fremont, Nebraska 68025
(402) 720-9339 Office / Mobile
danm.surveying@gmail.com

Client: Keith Emanuel	
Date: 04/04/2017	Project No.: 05-341905-Emanuel
Scale: 1" = 300'	Drawing File: 05-341905-Emanuel.dwg
Sheet: 1 of 2	Issue No.: 1

PLAT OF SURVEY

PART OF THE SW1/4 OF THE NW1/4 OF SECTION 34, TOWNSHIP 19 NORTH,
RANGE 5 EAST OF THE 6TH P.M., DODGE COUNTY, NEBRASKA

West Quarter Corner Section 34-T19N-R5E

Found a 3/4" open top pipe
NE 109.63' to the westerly building corner
ENE 116.75' to the southerly building corner
E 33.00' to a 5/8" rebar with plastic cap stamped "LS 498"
ESE 33.55' to a reference marker
NW 70.03' to a nail and disk in a power pole

NW Corner SW1/4 NW1/4 Section 34-T19N-R5E

Found a 5/8" rebar
SE 44.08' to a PK nail in the top east end of a 24" CMP
SW 53.35' to a PK nail in the top west end of a 24" CMP
W 39.16' to a nail in a power pole

NE Corner SW1/4 NW1/4 Section 34-T19N-R5E

Found a 5/8" rebar
NE 0.25' to the SW face of a lone wood fence post
No other ties available

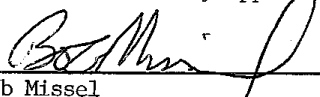
Center Quarter Corner Section 34-T19N-R5E

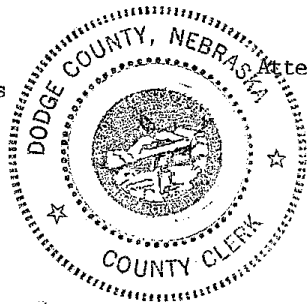
Found a 5/8" rebar
WSW 7.3' to a well point (the top of the well point is leaning SSW)
No other ties available

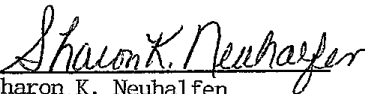
SE Corner SW1/4 NW1/4 Section 34-T19N-R5E

Set a 5/8" by 24" rebar with a plastic cap stamped "LS 498"
No ties available

This plat is hereby approved this 10th day of May, 2017.


Bob Missel
Chairman, Board of Supervisors



Attest: 
Sharon K. Neuhalfen
Deputy County Clerk

APEX LAND SURVEYING, LLC

Danny Martinez, RLS
125 N. Clamar Ave.
Fremont, Nebraska 68025
(402) 720-9339 Office / Mobile
danm.surveying@gmail.com

Client: Keith Emanuel	
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