

Fee \$.. 10.00 (five dollars per parcel)-City
(one dollar per parcel)-County

NO. 2107

SW 1/4, SEC. 31 T. 11 N., R. 7 E.

APPLICATION FOR SUBDIVISION PERMIT

TO THE LINCOLN CITY—LANCASTER COUNTY PLANNING DEPARTMENT

The undersigned hereby applies for a permit to subdivide the following described parcel of land:

LEGAL DESCRIPTION OF PROPERTY..... SEE ATTACHED EXHIBIT "A"

..... in Lancaster County, Nebraska

DESCRIPTION OF PARCELS CREATED:

DESCRIPTION KEY: Parcel numbers are not to be used for legal descriptions.

PARCEL 1..... SEE ATTACHED EXHIBIT "A"

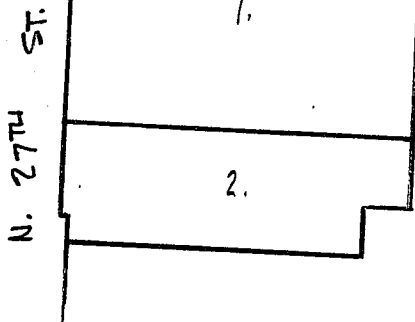
PARCEL 2..... SEE ATTACHED EXHIBIT "A"

PARCEL 3.....

PARCEL 4.....

NOTE: This subdivision permit is issued in accordance with Resolution No. 66927 approved by City Council on June 30, 1980. Said Resolution is attached to and made a part of this subdivision approval.

NORTH
↑
NO SCALE



APPROVED THIS 14TH DAY OF AUGUST 1980

1. CITY OF LINCOLN, AND ITS CITY COUNCIL

D.E. BROGDEN by *Jean B. Chivitz*
PLANNING DIRECTOR

OR

2. LANCASTER COUNTY, AND ITS COUNTY BOARD

CHAIRMAN, COUNTY BOARD

COUNTY SURVEYOR

PLANNING DIRECTOR

I HEREBY CERTIFY THAT THE ABOVE STATEMENTS ARE CORRECT

JAYE-BEE INC., a Nebraska Corporation

BY *John Berner*
John Berner, President

ADDRESS

EXHIBIT "A"

LEGAL DESCRIPTION OF PROEPRTY:

A part of Lot 10, Irregular Tracts, located in the Southwest Quarter of Section 31, Township 11 North, Range 7 East of the 6th P.M., Lancaster County, Nebraska, more particularly described as follows: referring to the Northwest corner of the said Southwest Quarter of said Section 31, thence southerly on the west line of said Southwest Quarter a distance of 667.44 feet, thence easterly 90° left a distance of 50 feet to the point of beginning; thence continuing easterly on the previous line extending a distance of 532 feet; thence southerly 90° right a distance of 525 feet; thence westerly 90° right a distance of 100 feet; thence southerly 90° left a distance of 100 feet; thence westerly 90° right a distance of 432 feet; thence northerly 90° right a distance of 63.69 feet; thence westerly 90° left a distance of 10 feet; thence northerly 90° right a distance of 400 feet; thence easterly 90° right a distance of 10 feet; thence northerly 90° left a distance of 161.31 feet to the point of beginning.

DESCRIPTION OF PARCELS CREATED:

PARCEL 1:

A part of Lot 10, Irregular Tracts, located in the Southwest Quarter of Section 31, Township 11 North, Range 7 East of the 6th P.M., Lancaster County, Nebraska, more particularly described as follows: Referring to the Northwest corner of the said Southwest Quarter of said Section 31, thence southerly on the west line of said southwest quarter a distance of 667.44 feet, thence easterly 90° left a distance of 50 feet to the point of beginning; thence continuing easterly on the previous line extending a distance of 532 feet; thence southerly 90° right a distance of 415 feet; thence westerly 90° right a distance of 542 feet; thence northerly 90° right a distance of 253.69 feet; thence easterly 90° right a distance of 10 feet; thence northerly 90° left a distance of 161.31 feet to the point of beginning.

PARCEL 2:

A part of Lot 10, Irregular Tracts, located in the Southwest Quarter of Section 31, Township 11 North, Range 7 East of the 6th P.M., Lancaster County, Nebraska, more particularly described as follows: Referring to the Northwest corner of the said Southwest Quarter of said Section 31, thence southerly on the west line of said Southwest Quarter a distance of 1082.44 feet; thence easterly 90° left a distance of 40 feet to the point of beginning; thence continuing easterly on the previous line extending a distance of 542 feet; thence southerly 90° right a distance of 110 feet; thence westerly 90° right a distance of 100 feet; thence southerly 90° left a distance of 100 feet; thence westerly 90° right a distance of 432 feet; thence northerly 90° right a distance of 63.69 feet; thence westerly 90° left a distance of 10 feet; thence northerly 90° right a distance of 146.31 feet to the point of beginning.

LOGAN #17
PLANNING

80R-218

Introduce: 6-23-80

RESOLUTION NO. 66927

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WHEREAS, an application for an administrative subdivision of real property described as a portion of Lot 10, Irregular Tract, in the Southwest Quarter of Section 31, Township 11 North, Range 7 East of the Sixth Principal Meridian, Lancaster County, Nebraska, has been made to the Planning Department by John Berner; and

WHEREAS, the applicant has requested modification, pursuant to Section 26.31.010 of the Lincoln Municipal Code, of the requirements relating to dedication of right-of-way, provision of a community water system, and provision of a community sewage system; and

WHEREAS, the tract to be subdivided is of such size and shape and is surrounded by such development and conditions that strict application of these requirements would result in actual difficulties or substantial hardship or injustice; and

WHEREAS, such modification would not be detrimental to the public welfare and interests of the City and surrounding area, and the general intent and spirit of the land subdivision ordinance would be preserved.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Lincoln, Nebraska:

That the request for modification of the requirements of the land subdivision ordinance is hereby granted in the following respects:

1. The requirement of dedication of ten (10) additional feet of right-of-way along that portion of the subject land's frontage on North 27th Street lying within fifty (50) feet of the center-line of North 27th Street, as required by Section 26.23.040(a) and (b) of the Lincoln Municipal Code is hereby deleted.

2. The requirement that a community water system be provided, as specified in Section 26.27.030(a) of the Lincoln Municipal Code is hereby modified to permit the applicant to provide the subdivided tracts with individual water systems.

3. The requirement that community sewage systems be provided as specified in Section 26.27.040(a) of the Lincoln Municipal Code is hereby modified to permit the applicant to provide the subdivided tracts with individual sewage systems.

All other requirements not specifically modified herein shall remain in full force and effect.

Introduced by:

Joseph H. Hampton

Approved as to Form and Legality:

William H. Duder
City Attorney

Vote: AYES: Ahlschwede, Frohardt, Hampton, Robinson, Scherer, Steinman, Youngberg; NAYS: None.

Staff Review Completed:

Merrell
Administrative Director

\$9.25

INDEXED
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LANCASTER COUNTY
REGISTER OF DEEDS

1980 AUG 14 PM 1:24

FILED FOR RECORD AS:

ADOPTED

JUN 30 1980

By City Council

INST. NO. 80-15669