

Pages 5 Doc Tax \$ _____ EX # _____

Fee Amt \$ 34.00 Ck Pd \$ 34.00

Cash PD \$ _____ Refund \$ _____

Paid by #46 CARLSON Ck # 6524

_____ Ck # _____

CUSTOMER CHG CODE _____

RETURN TO #46 CARLSON SCHAFFER & DAVIS

114 NO 6TH

BEATRICE NE 68310

State of Nebraska Gage County ss. Entered in
Numerical Index and filed for record the
16th day of April, 2013
at 12:20 o'clock P. M., and recorded as
INSTRUMENT NO **2013- 1294**

2013- 1294

7-6-7

Robert E. Dierna
Register of Deeds

By _____ Deputy

TRACT INDEX
COMPUTER _____
COMPARED _____
FILED _____

Please Return to: Robert M. Schafer
Carlson, Schafer & Davis, P.C., L.L.O.
114 North 6th Street
Beatrice, NE 68310

Please file the attached application to planning commission approved by the Gage County
Planning and Zoning on April 15, 2013 against the real estate described herein

2013- 1294

APPLICATION TO PLANNING COMMISSION

- Zoning Permit
 Subdivision Approval

Office Use Only
NO. 2013-25

Date: _____
Owner: Ralph C. and Julie K. Snyder
Address: 4309 Faulkner Court
Lincoln, NE 68516
Phone: 402-499-4389

Subdivision applicants: How many acres: 74.517 acres, more or less (Tract II).
Who it will be distributed to:
Charles E. Schmidt and Janice P. Schmidt, Co-Trustees
of the Charles E. & Janice P. Schmidt Revocable Trust
and Craig E. Schmidt and Rachelle A. Schmidt, H & W

Legal Description:
Section: 7 Township: 6 Range: 7 Quarter: Northeast
Township Name: Nemaha

OWNER: _____ DATE: _____

ADDRESS: _____ LEGAL DESCRIPTION: _____

CLASS OF WORK

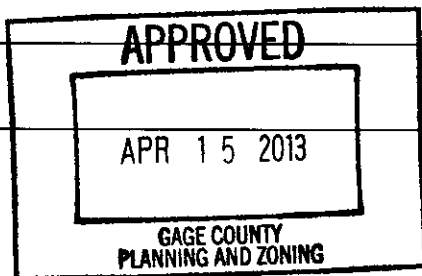
Type of Construction: _____ No of buildings existing on site: _____

Intended Use: _____ Front Setback _____ from center of road

Side Yd _____ and _____ Rear Yd _____

Dimensions: _____ Sq Ft of main floor without garage _____

Height: _____ (New homes)
Total acres owned in County _____



2013-1294

ZONING REQUIREMENTS

Floor Plans Required

Floor Plans Submitted
(new homes)

Yes No

*Builder: _____

Survey Submitted (10 acres or less) Yes No

*Plumber: _____

Estimated Valuation @ 100.00/Sq Ft. _____

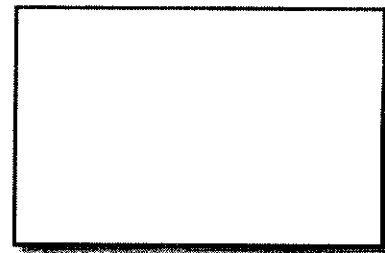
*Electrician: _____

Dev. Fee: \$ _____ + Appl. Fee \$50 = \$ 50.00

Estimated starting date: _____

↑ North ↑

Draw outline of building on square, dimensions,
Distances from lot line and identify road. -->



I hereby certify that the above statements are correct and that if a building permit is issued,
all work will be done in accordance with all applicable zoning regulations.

* [Signature]
Applicants Signature

[Signature]
Approved by

Office Use Only

This application is directed to the Board and/or Zoning Administrator regarding the following:

Current Zone Type: _____ Requested Zone Change to: _____

Fee Paid: _____ Receipt No: 542018

Date Set for _____ Before the Gage County Planning Commission.

Your Application Was: (Check one)

Approved
Denied

Vote Count:

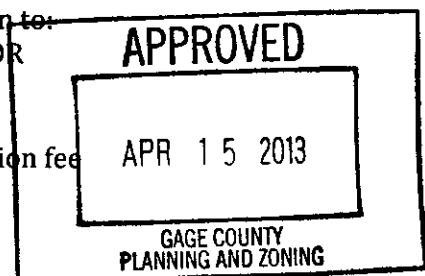
For: _____
Against: _____

NOTIFICATION OF THE ABOVE DECISION WAS SENT TO APPLICANT ON:

File original with minutes-copy to applicant

Please complete this application and return to:
GAGE COUNTY ZONING ADMINISTRATOR
823 South 8th Street
Beatrice, NE 68310

Please be sure to enclose the \$50.00 application fee



2013-1294



**Land
Survey
Tech**

P.O.
Box 713
Beatrice, Ne
68310-0713
JOB - # 2235

SURVEY RECORD

Survey of: Tracts 1 and 2 Located on the East Half of the Northeast Quarter

Section 7 T. 6 N. R. 7 E. of the 6th P.M.
Gage County, Nebraska

Date of Survey: 3-27-2013

LEGAL DESCRIPTION Tract 1

A tract of land located on a part of the Northeast Quarter of Section 7, Township 6 North, Range 7 East, of the 6th Principal Meridian, Gage County, Nebraska and more particularly described as follows:

For the purpose of this legal description, the basis of bearings is the East line of the Northeast Quarter of said Section 7, having an assumed reference bearing of S 02°31'23" E.

Referring to the Northeast Corner of said Section 7; thence southerly S 02°31'23" E on the East line of the Northeast Quarter of said Section 7, 81.80 feet, to a point of intersection on the South line of the Apple Road Right of Way as recorded in the Gage County Register of Deeds, Deed Book 188, Page 685, said point also being the Point of Beginning; thence continuing southerly S 02°31'23" E, on the East line of the Northeast Quarter of said Section 7, 511.37 feet; thence westerly S 88°03'24" W, 132.50 feet; thence northwesterly N 64°47'03" W, 213.48 feet; thence northerly N 08°30'58" W, 224.26 feet; thence northerly N 15°38'17" E, 198.15 feet, to a point of intersection on said South Apple Road Right of Way line; thence easterly N 87°36'27" E, on said South Apple Road Right of Way line, 283.09 feet, to a point of intersection on the East line of the Northeast Quarter of said Section 7, said point also being the True Point of Beginning:

Containing a calculated area of 3.581 acres more or less, of which 0.387 acres more or less are reserved for County Right of Way purposes. Subject to all easements, restrictions, and reservations of record.

LEGAL DESCRIPTION Tract 2

A tract of land located on a part of the Northeast Quarter of Section 7, Township 6 North, Range 7 East, of the 6th Principal Meridian, Gage County, Nebraska and more particularly described as follows:

For the purpose of this legal description, the basis of bearings is the East line of the Northeast Quarter of said Section 7, having an assumed reference bearing of S 02°31'23" E.

Referring to the Northeast Corner of said Section 7; thence southerly S 02°31'23" E on the East line of the Northeast Quarter of said Section 7, 593.17 feet, to the Point of Beginning; thence westerly S 88°03'24" W, 132.50 feet; thence northwesterly N 64°47'03" W, 213.48 feet; thence northerly N 08°30'58" W, 224.26 feet; thence northerly N 15°38'17" E, 198.15 feet, to a point of intersection on the South line of the Apple Road Right of Way as recorded in the Gage County Register of Deeds, Deed Book 188, Page 685; thence westerly S 87°36'27" W, on said South Apple Road Right of Way line, 370.25 feet, to a point; thence westerly S 87°27'00" W, on said South Apple Road Right of Way line, 664.40 feet, to a point of intersection on the West line of the East Half of the Northeast Quarter of said Section 7; thence southerly S 02°41'54" E on the West line of the East Half of the Northeast Quarter of said Section 7, 2585.39 feet, to the South Sixteenth Corner of the Northeast Quarter of said Section 7; thence easterly N 87°50'39" E, on the South line of the East Half of the Northeast Quarter of said Section 7, 1309.85 feet, to the East Quarter Corner of said Section 7; thence northerly N 02°31'23" W, on the East line of the Northeast Quarter of said Section 7, 2081.23 feet, to the True Point of Beginning:

Containing a calculated area of 74.517 acres more or less, of which 1.577 acres more or less are reserved for County Right of Way purposes. Subject to all easements, restrictions, and reservations of record.

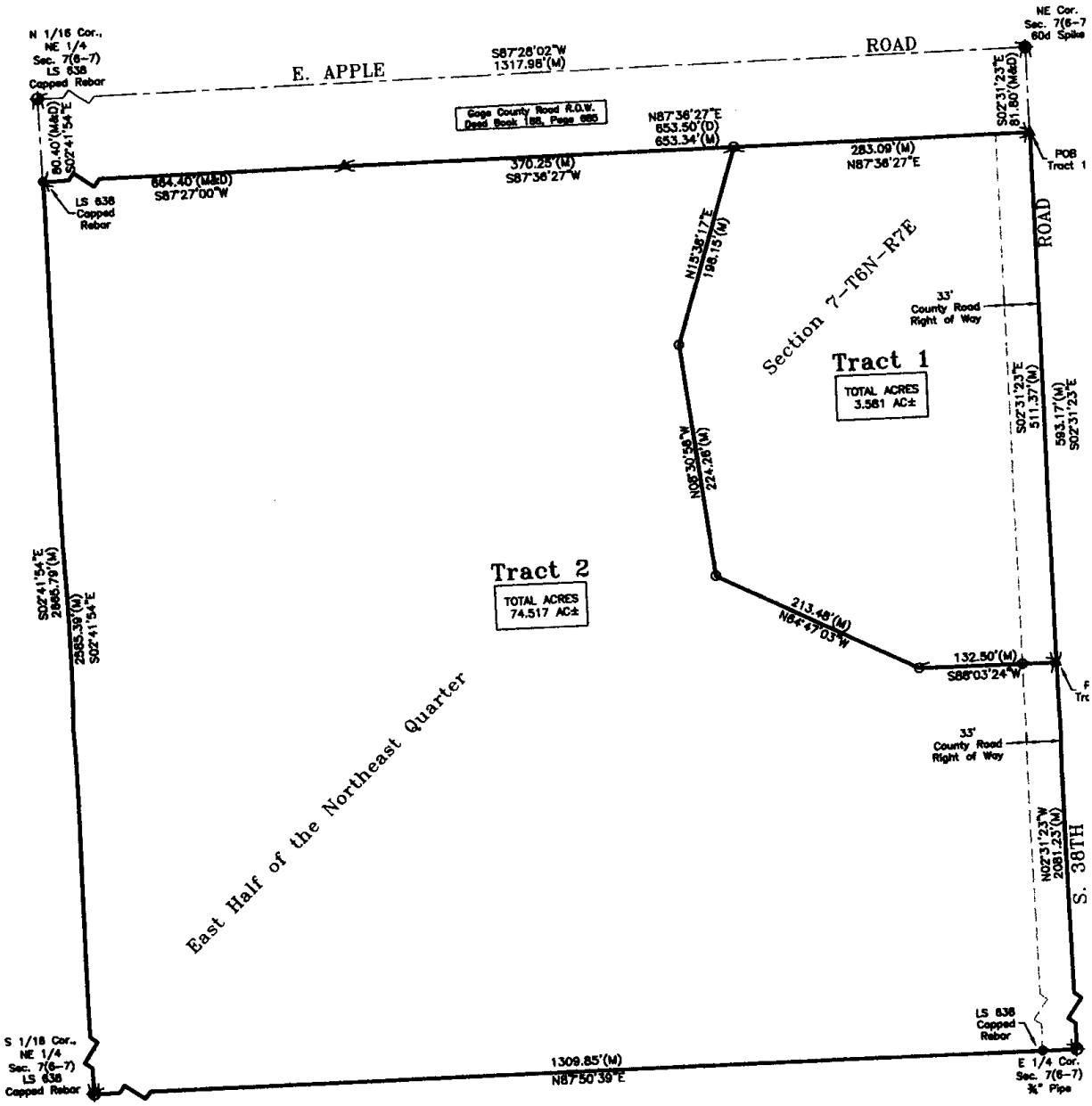
Surveyor's Certificate

I, Chris Witulski, a Professional Registered Land Surveyor under the laws of the State of Nebraska, certify the above survey was executed by me, on the date shown. Permanent monument corners as described in the survey drawing were placed at all missing or re-monumented corners. Distances shown are measured in feet and decimals of a foot.

Signed this 28 day of March, 2013.



2013-1294



East Half of the Northeast Quarter

Tract 2
TOTAL ACRES
74.517 AC±

Tract 1
TOTAL ACRES
3.581 AC±

All bearings are assumed.

- Legend**
- ◆ = Section, Quarter, or Sixteenth Cor. Fnd.
 - = Cor. Fnd.
 - = Cor. Set
 - ⊕ = 1/2" Rebar w/LS638 plastic cap, unless otherwise noted.
 - ⊖ = Meas. Dist.
 - ⊙ = Plat Dist.
 - ⊚ = Dead Dist.
 - ⊛ = Record Dist.
 - ⊜ = Temp Point

Scale 1"=100'

**Section Corner Description
Section 7-T6N-R7E**

NE Cor.
Found 60d Spike 3" deep recorded as over magnet and stone. Also found a 1/2" Rebar 2" deep 0.17' N and 0.14' E of Spike. Ties to Spike over Stone.

55.33'-NE to nail and shiner NW side PP
 89.97'-SW to Mag nail and shiner NW side PP
 90.14'-SSE to nail and shiner W side TLUO post
 47.78'-NW to nail and shiner NE side PP
 51.28'-NNW to center of Azimuth Mark "CORT"
 22'-S to CL E-W road
 -On CL N-S road

N 1/16 Cor., NE 1/4
 Found 1/2" X24" Rebar with LS638 Cap 6" deep.

97.94'-SSW to 1/2" X24" Rebar with RM LS638 Cap 10' E of metal PP
 80.40'-S to 1/2" X24" Rebar with LS638 Cap (Prop. Cor.)
 20'-S to CL E-W road

E 1/4 Cor.
 Found 3/4" Pipe 6" deep, recorded as over magnet.

49.54'-SW to 1/2" rebar in line with fence W and 30' W of CL N-S road
 48.98'-SE to 1/2" rebar in line with fence W and 33' E of CL N-S road
 30.48'-E to 1/2" Rebar 37' N of fence W and 33' E of CL N-S road
 34.77'-W to 1/2" Rebar 37' N of fence W and 30' W of CL N-S road
 37'-S to fence W
 3'-W to CL N-S road

S 1/16 Cor., NE 1/4
 Found 1/2" X24" Rebar with LS638 Cap 12" deep.

36.47'-SW to mag nail and shiner SE side PP (Cut-off PP)
 33.15'-SE to Mag nail and shiner NE side PP
 30'-S to E-W fence