

R E S O L U T I O N

Be It Resolved by the County Board of Supervisors of Washington County, Nebraska, that pursuant to the terms of Section 23-171 R. S. Supp., 1961, a building code for Washington County Zoning District is hereby adopted; that said building code adopted is the "National Building Code, 1955 Golden Anniversary Edition." together with all amendments thereof that may have been made and all amendments which may be made in the future, all as recommended by the National Board of Fire Underwriters.

Be It Further Resolved that such building code be published in book or pamphlet form and that said code as it thus appears in book or pamphlet form is hereby made a part of this resolution and is incorporated herein by reference and shall have the same force and effect as though it had been spread at large herein.

Be It Further Resolved that three copies of such building shall be filed for use and examination by the public in the office of the County Clerk prior to and after the adoption hereof.

Be It Further Resolved that any amendments to said code shall be kept current by filing such amendments in the three copies of such code as are herein designated to be kept on file in the office of the County Clerk for use and examination by the public.

Motion for adoption of this Resolution by Carl

Graverholt

Seconded by: Mack Cameron

Supervisors voting "Aye."

Fred W. Hansen  
Clarence Simpson  
Carl Graverholt

Mack Cameron  
Howard W. Taylor  
Leslie French

Emmett Rounds, absent.

R E S O L U T I O N

Resolved by the County Board of Supervisors of Washington County, Nebraska, that the standard zoning requirements for the development of subdivisions within the jurisdictional limits of the Washington County Zoning District shall be as hereafter set out, to-wit:

P R E L I M I N A R Y   P L A T S

1. Three (3) copies of the preliminary plat shall be submitted to the County Surveyor and one copy to the County Building Inspector.

2. The existing topography and proposed grading shall be shown.

3. A three-line profile showing existing and proposed grades of all streets and alleys shall be submitted to the County Surveyor, together with a typical cross section of the proposed street and alley grading.

4. Surfacing to be constructed on all new streets or thoroughfares shall be placed on a thoroughly compacted subgrade and shall be concrete paving or asphalt paving with integral curbing or curb and gutter with crushed rock, crushed gravel or pit run gravel all meeting the standard requirements of the County Board of Supervisors. Developer shall be responsible for the maintenance and repair of the streets or thoroughfares for a period of two years after construction and such maintenance or repairs shall be performed in accordance with the requirements of the County Building Inspector.

5. Recommended scale of drawing to be not less than 1" equals 100'.

6. Profile scale: Horizontal 1" equals 50',  
Vertical 1" equals 5'.

7. All street grades shall be approved by the County Surveyor before the final plat is submitted to the County Board.

FINAL PLATS

1. All land plats shall be prepared on good quality tracing cloth preferably 18 x 28 inches, having a 2 inch margin on the left and not less than 1 inch on the other three sides. The symbol "North" should be at the top of the map. Maps must be drawn with waterproof ink and should be rolled but not folded.
2. Each plat shall be drawn to a scale of not less than 200 feet to the inch.
3. All rights of way<sup>for</sup> streets or thoroughfares must be not less than 50 feet in width and hard surfacing shall be a minimum width of 25 feet, and there shall be no blind or dead-end roads shown except where a turn-around of 100 feet in outer diameter is provided; roads to follow established road lines wherever possible.
4. All property lines and other features appurtenant to proper subdivision shall be shown.
5. The length of and the angles between all lines shall be shown. At least three permanent monuments four feet in length set in concrete, at a minimum of 300 feet apart, conveniently placed from which the entire survey can be retraced shall be established. All lot corners established must be described as to size, length and material.
6. The name of all adjoining subdivisions shall be shown.
7. All adjoining roads shall also be shown.
8. All lots and blocks shall be properly numbered and lettered.
9. All new roads, shall whenever possible, be a continuation of existing roads, if any, without any offset.
10. All seals on plats must be legible.
11. All lots shall be large enough to permit the required set-back and yard regulations required in the Washington County Zoning Regulations.
12. Curbs and sidewalks shall be constructed on the public right of way only in accordance with the requirements of the County Board of Supervisors.

13. The name of the Subdivision and name of the owner or trustee as owner, shall be shown with his certificate of dedication.

14. The certificate of the registered land surveyor shall be shown.

15. The certificate of the County Treasurer that there are no unpaid taxes, unredeemed tax sales certificates, or tax deeds of record, is to be shown on the plat.

16. The plat shall be notarized.

17. A form shall provide on the plat for the approval of the County Board of Supervisors, County Surveyor and County Building Inspector.

18. Easements for utilities for new subdivision shall be shown on the plat.

19. Upon approval of the final plat by the County Board of Supervisors, the County Surveyor and the County Building Inspector, nine (9) copies of the plat shall be distributed as follows:

(1) Original tracing or cloth reproducible to the County Surveyor.

(2) Photostats 9" x 15" with 2" top margin to the County Clerk.

(1) Cloth reproducible and (3) three photostats 9" x 15" to the County Building Inspector.

(2) Blue line prints to the County Assessor.

20. No plat shall be filed until approved as herein provided.

Be it further resolved that such subdivision development requirements be printed in pamphlet form and made available for the use of the public.

Be it Further Resolved that three (3) copies of such subdivision development requirements be kept on file in the office of the County Clerk of Washington County, Nebraska together with any and all amendments thereto.

Adopted this 24 day of December, 1962.

Leilo French  
Chairman  
County Board of Supervisors

Attest:

Luella K. Paulson  
County Clerk



(County Clerk Seal)

R E S O L U T I O N

Resolved by the County Board of Supervisors of Washington County, Nebraska, that the following Rules of Procedure be and hereby are adopted as the Rules governing hearing before the County Board of Supervisors while acting as a Zoning Board of Adjustment for Washington County, Nebraska;

RULES OF PROCEDURE

1. Parties. The only parties to application proceedings are applicants, protestants and Board.

2. Form. Applications shall be on forms as prepared and furnished by Washington County Building Inspector.

3. Order of Evidence. Evidence will ordinarily be received in the following order: (1) applicants, (2) protestants; (3) Board; and (4) rebuttal by applicants.

4. Evidence. The Board is not bound to follow the technical common law rules of evidence, but the evidence submitted for or against an application must be relevant, pertinent and possess probative value commonly acceptable to reasonable men in the conduct of their affairs.

5. Appearances. Any individual may appear on his own behalf before the Board. An individual may appear on behalf of another only if--

(a) He is admitted to practice law before the Nebraska Supreme Court.

(b) He is admitted to practice law before the Supreme Court of any state and is accompanied by a person admitted to practice law before the Nebraska Supreme Court.

6. Oral argument. Oral argument may be presented at the close of the hearing by any parties to the hearing.

Adopted this 28 day of January, 1963.

COUNTY BOARD OF SUPERVISORS  
Of Washington County, Nebraska

By Leslie French  
Chairman

Attest:

Lucille K. Paulson  
County Clerk

(County Clerk Seal)



State of Nebraska }  
County of Washington } no. # 90

Entered in Numerical Index and filed for record  
this 28 day of January  
A. D., 1963 at 4:30 o'clock P.  
and recorded in book N at page 632-639

Recorded   
General   
Numerical   
Photostat

Lucille K. Paulson  
County Clerk

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Deputy