

## RESOLUTION NO. 1992-- #8

BE IT RESOLVED THAT THE BOARD OF SUPERVISORS OF WASHINGTON COUNTY, NEBRASKA:

WHEREAS, the Washington County, Nebraska, Board of Supervisors adopted Zoning and Subdivision Regulations on or about January 26, 1970, and subsequent to said date have adopted numerous amendments and changes thereto.

WHEREAS, the Washington County, Nebraska, Board of Supervisors deem it to be in the general welfare of said County to authorize the Washington County Clerk to maintain the official copy of the Washington County, Nebraska, Zoning and Subdivision Regulations.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Washington County, Nebraska, as follows:

- A. PUBLICATION: This resolution shall be published as part of the minutes of the proceedings of the Washington County, Nebraska, Board of Supervisors, and shall be filed with the County Clerk of Washington County, Nebraska.
- B. EFFECTIVE DATE: This resolution shall be in full force and effect from and after its adoption, publication, and filing as provided by law.
- C. PURPOSE: This resolution hereby orders that the official copy of the Washington County, Nebraska, Zoning and Subdivision Regulations be kept on file with the Washington County Clerk, that any future amendments, deletions or changes to the Washington County, Nebraska, Zoning and Subdivision Regulations shall be placed in the official copy on file with the Washington County Clerk.
- D. CONFLICTS REPEALED: All resolutions or parts of resolutions in conflict herewith are hereby repealed.

APPROVED AND ADOPTED THIS 10<sup>th</sup> day of March, 1992.

WASHINGTON COUNTY BOARD OF SUPERVISORS  
WASHINGTON COUNTY, NEBRASKA

BY John Lutz  
JOHN LUTZ, CHAIRMAN

ATTEST: Charlotte L. Petersen  
CHARLOTTE PETERSEN, COUNTY CLERK

STATE OF NEBRASKA COUNTY OF WASHINGTON) SS 1007  
ENTERED IN NUMERICAL INDEX AND FILED FOR RECORD  
THIS 12<sup>th</sup> DAY OF March A.D. 19 92  
AT 11:22 O'CLOCK A.M. AND RECORDED IN BOOK  
301 AT PAGE 329  
COUNTY CLERK Charlotte L. Petersen  
DEPUTY Robert MacLean

92 MAR 12 AM 11:22

FILED

## SURVIVORSHIP WARRANTY DEED

## KNOW ALL MEN BY THESE PRESENTS:

THAT

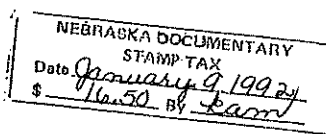
Terry L. Battiato and Judith Battiato, husband and wife

herein called the grantor whether one or more,  
in consideration of One Dollar and other valuable consideration  
do hereby grant, bargain, sell, convey and confirm unto  
received from grantees,

Daryl E. Ingalsbe and Linda J. Ingalsbe, husband and wife  
as joint tenants with right of survivorship, and not as tenants in common, the following described real property in  
County, Nebraska:

Lot 11, in Pioneer Hills, a subdivision in Washington County, Nebraska.

STATE OF NEBRASKA COUNTY OF WASHINGTON 88 145  
ENTERED IN NUMERICAL INDEX AND FILED FOR RECORD  
THIS 9th DAY OF January A.D. 1992  
AT 9:52 O'CLOCK P.M. AND RECORDED IN BOOK  
199 AT PAGE 309  
COUNTY CLERK *Charlotte Petersen*  
DEPUTY *Barbara Madson*



FILED  
92 JAN -9 PM 9:52  
CHARLOTTE PETERSEN  
WASHINGTON COUNTY CLERK  
PLAR, NEBR

To have and to hold the above described premises together with all tenements, hereditaments and appurtenances thereto  
belonging unto the grantees and to their assigns, or to the heirs and assigns of the survivor of them forever.

And the grantor does hereby covenant with the grantees and with their assigns and with the heirs and assigns of the survivor  
of them that grantor is lawfully seized of said premises; that they are free from encumbrance except covenants, easements and  
restrictions of record; all regular taxes and special assessments, except those levied or assessed subsequent to date hereof;  
that grantor has good right and lawful authority to convey the same; and that grantor warrants and will defend the title to said  
premises against the lawful claims of all persons whomsoever.

It is the intention of all parties hereto that in the event of the death of either of the grantees, the entire fee simple title to the  
real estate shall vest in the surviving grantee.

Dated: 1-6-92

*Terry L. Battiato*  
Terry L. Battiato

*Judith Battiato*  
Judith Battiato

STATE OF NEBRASKA

COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me on January 6, 1992 by  
Terry L. Battiato and Judith Battiato, husband and wife.

*Joann E. Cogswell*  
NOTARY PUBLIC

My Commission Expires:



Recorded \_\_\_\_\_  
General \_\_\_\_\_  
Numerical \_\_\_\_\_  
Fictostat \_\_\_\_\_

784

RESOLUTION 1990 - # 90-23

BE IT RESOLVED THAT THE BOARD OF SUPERVISORS OF WASHINGTON COUNTY, NEBRASKA:

WHEREAS, the Washington County Planning Commission, unanimously approved the amendment of Sections 1.011 R-1 Agricultural Residence District, Section 1.012 R-2 Estate Residence District, Section 1.013 R-3 Suburban Residence District, and Section 1.014 R-4 Urban Residence District to allow as a permitted special use, with issuance of a special use permit, "privately owned and operated parks, playgrounds, fire stations, community centers, libraries and auditoriums".

WHEREAS, the County Board of Supervisors of Washington County, Nebraska, deem it to be in the interest of public health, safety, morals, comfort, and general welfare of said county and its residents to amend the Sections referred to hereinbelow by adding the permitted special use set forth hereinafter, to-wit:

1. Section 1.011 R-1 Agricultural Residence District Permitted Special Uses:

The following special use is permitted in the R-1 Agricultural Residence District with the issuance of a Special Use Permit: Privately owned parks and recreation areas, playgrounds, forests and conservation areas, including commercial uses and camp grounds under franchise of the County or State Government agencies.

2. Section 1.012 R-2 Estate Residence District Permitted Special Uses:

The following special use is permitted in the R-2 Estate Residence District with the issuance of a Special Use Permit: Privately owned parks and recreation areas, playgrounds, forests and conservation areas, including commercial uses and camp grounds under franchise of the County or State Government agencies.

3. Section 1.013 R-3 Suburban Residence District Permitted Special Uses:

The following special use is permitted in the R-3 Suburban Residence District with the issuance of a Special Use Permit: Privately owned parks and recreation areas, playgrounds, forests and conservation areas, including commercial uses and camp grounds under franchise of the County or State Government agencies.

7351

4. Section 1.014 R-4 Urban Residence District Permitted Special Uses:

The following special use is permitted in the R-4 Urban Residence District with the issuance of a Special Use Permit: Privately owned parks and recreation areas, playgrounds, forests and conservation areas, including commercial uses and camp grounds under franchise of the County or State Government agencies.

PASSED AND APPROVED THIS 26<sup>th</sup> day of December, 1990.

WASHINGTON COUNTY BOARD OF SUPERVISORS  
WASHINGTON COUNTY, NEBRASKA

BY John Lutz  
JOHN LUTZ, CHAIRMAN

ATTEST:

Charlotte Petersen  
CHARLOTTE PETERSEN  
COUNTY CLERK

90 DEC 26 PM 3:54

FILED

Recorded ☒  
General ☒  
Numerical ☒  
Photostat ☒

7351

STATE OF NEBRASKA COUNTY OF WASHINGTON SS  
ENTERED IN NUMERICAL INDEX AND FILED FOR RECORD  
THIS 26<sup>th</sup> DAY OF December A.D. 19 90  
AT 190 O'CLOCK P.M. AND RECORDED IN BOOK  
AT PAGE 134-735  
COUNTY CLERK Charlotte Petersen  
DEPUTY Dwight Harrison

filed date corrected  
8-26-03 - Kam

KNOW ALL MEN BY THESE PRESENTS, That **489**

GARY D. CHURCHILL AND ANN CHURCHILL, husband and wife.

in consideration of ONE DOLLAR AND OTHER VALUABLE CONSIDERATIONS (\$1.00)--DOLLARS

in hand paid, do hereby grant, bargain, sell, convey and confirm unto

DARYL E. INGALSBE AND LINDA J. INGALSBE

as JOINT TENANTS, and not as tenants in common; the following described real estate, situated in the County of WASHINGTON and State of NEBRASKA, to-wit:

LOT 9, IN PIONEER HILLS, A SUBDIVISION OF SECTION 17 TOWNSHIP 17 NORTH, RANGE 12, EAST OF THE 6th M., IN WASHINGTON COUNTY, NEBRASKA.

FILED  
1989 FEB-7 PM 2:39  
CHARLOTTE L. PETERSEN  
CLERK  
BLAIR, NEBR.

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date Feb 27-89  
\$ 50.00 By Dw

Recorded ✓  
General ✓  
Numerical ✓  
Photostat ✓

together with all the tenements, hereditaments and appurtenances to the same belonging, and all the estate, title, dower, right of homestead, claim or demand whatsoever of the said grantor S, of, in or to the same, or any part thereof; subject to

IT BEING THE INTENTION OF ALL PARTIES HERETO, THAT IN THE EVENT OF THE DEATH OF EITHER OF SAID GRANTEEES, THE ENTIRE FEE SIMPLE TITLE TO THE REAL ESTATE DESCRIBED HEREIN SHALL VEST IN THE SURVIVING GRANTEE.

TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto the said grantees as JOINT TENANTS, and not as tenants in common, and to their assigns, or to the heirs and assigns of the survivor of them, forever, and we the grantor S named herein for ourselves and our heirs, executors, and administrators, do covenant with the grantees named herein and with their assigns and with the heirs and assigns of the survivor of them, that we are lawfully seized of said premises; that they are free from incumbrance except as stated herein, and that we the said grantor S have good right and lawful authority to sell the same, and that we will and our heirs, executors and administrators shall warrant and defend the same unto the grantees named herein and unto their assigns and unto the heirs and assigns of the survivor of them, forever, against the lawful claims of all persons whomsoever, excluding the exceptions named herein.

IN WITNESS WHEREOF WE have hereunto set our hand S this 31st day of JANUARY, 1989

Gary D. Churchill  
Ann Churchill

In presence of James T. Anderson

GARY D. CHURCHILL AND ANN  
CHURCHILL

4904

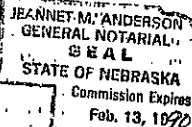
STATE OF NEBRASKA  
DOUGLAS County

On this 31st day of JANUARY, 1989, before me, the undersigned a Notary Public, duly commissioned and qualified for said County, personally came GARY D. CHURCHILL AND ANN CHURCHILL

to me known to be the identical person or persons whose name is or names are subscribed to the foregoing instrument, and acknowledged the execution thereof to be, his, her or their voluntary act and deed.

Witness my hand and Notarial Seal the day and year last above written.

My commission expires the 15th day of March, 1990



STATE OF \_\_\_\_\_ County

On this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, before me, the undersigned a Notary Public, duly commissioned and qualified for said County, personally came \_\_\_\_\_

to me known to be the identical person or persons whose name is or names are subscribed to the foregoing instrument, and acknowledged the execution thereof to be, his, her or their voluntary act and deed.

Witness my hand and Notarial Seal the day and year last above written.

My commission expires the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_

NOTARIAL RECORDS, 1989-1990

NOTARIAL RECORDS

HAVE THIS DEED RECORDED

File No. \_\_\_\_\_

WARRANTY DEED

VESTING ENTIRE TITLE IN SURVIVOR

From \_\_\_\_\_ To \_\_\_\_\_

STATE OF Nebraska ss. ss. 348  
Washington County,

Entered on Numerical Index and filed for Record in the Register of Deeds' office of said County, the 1st day of February, 1989, at 2:54 o'clock P.M., and recorded in Book 176 of Deeds, Page 489-490.

Clarence J. Fisher  
Beverly L. Fisher  
Register of Deeds

Mail \_\_\_\_\_  
Num l \_\_\_\_\_ Gen l \_\_\_\_\_  
Compared by \_\_\_\_\_  
Paged Numerical \_\_\_\_\_ Paged General \_\_\_\_\_  
Time Rec'd \_\_\_\_\_ Fee \_\_\_\_\_

The Huffman General Supply House, Lincoln, Nebr.

06

## JOINT TENANCY WARRANTY DEED

LEO W. BLUMER AND DIXIE J. BLUMER, Husband and Wife

, Grantor,

whether one or more, in consideration of Two and other good and valuableconsiderationsDollars (\$ 2.00

), receipt of

which is acknowledged, conveys to DARYL E. INGALSBE AND LINDA J. INGALSBE,Husband and Wife

, Grantees,

as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat.

§76-201) in Washington

County, Nebraska:

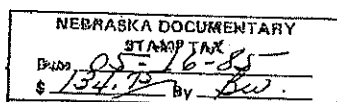
Lot Ten (10), Pioneer Hills, a Subdivision of Washington County,  
Nebraska.FILED  
1985 MAY 16 AM 9:06  
RECORDED  
WASHINGTON COUNTY NEBRASKA

Grantor covenants (jointly and severally, if more than one) with the Grantees that Grantor:

(1) is lawfully seised of such real estate and that it is free from encumbrances Subject to  
reservations, restriction, conditions, covenants and easements of  
record and all subsequent taxes and assessments.

(2) has legal power and lawful authority to convey the same;

(3) warrants and will defend the title to the real estate against the lawful claims of all persons.

It is the intention of all parties, that in the event of the death of either Grantee, the entire fee simple  
title to the real estate shall vest in the surviving Grantee.Executed: May 13, 19 85

Grantor:

Leo W. Blumer

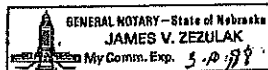
Leo W. Blumer

Dixie J. Blumer

Dixie J. Blumer

STATE OF NEBRASKA, COUNTY OF WashingtonThe foregoing instrument was acknowledged before me on May 1319 85, by Leo W. Blumer and Dixie J. Blumer, Husband and Wife

(Grantor)

James V. Zezulak

Notary Public

STATE OF NEBRASKA, COUNTY OF Washington

Filed for record and entered in Numerical

Index on May 16, 1985at 9:06 o'clock A.M., and recorded in DeedRecord 152Page 86By: Barbara A. Peterson

County or Deputy County Clerk

Register of Deeds or Deputy

Register of Deeds

Recorded ✓  
General ✓  
Numerical ✓  
Photostat ✓

OBR Form D-3 6/78

06

## RIGHT-OF-WAY EASEMENT

I, Leo W. Blumer and Dixie J. Blumer Owner(s)  
 of the real estate described below, and hereafter referred to as "Grantor(s)", in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, do hereby grant to the OMAHA PUBLIC POWER DISTRICT, a public corporation, its successors and assigns, a permanent right-of-way easement to install, operate, maintain, repair, replace and renew its electric ~~transmission~~ facilities over, upon, above, along, under, in and across the following described real estate, to wit:

Lot Ten (10), Pioneer Hills, an addition to Washington County, Nebraska, as surveyed, platted and recorded.

STATE OF NEBRASKA, COUNTY OF WASHINGTON) SS 1965  
 ENTERED IN NUMERICAL INDEX AND FILED FOR RECORD  
 THIS 19th DAY OF May A.D. 1976  
 AT 9:17 O'CLOCK P. M. AND RECORDED IN BOOK  
 108 AT PAGE 414  
 COUNTY CLERK Charlotte Peterson  
 DEPUTY Robert Trublain

1976 MAY 19 AM 9:17  
 CLERK OF DISTRICT COURT  
 WASHINGTON COUNTY, NEBRASKA

## CONDITIONS:

- (a) Where Grantees' facilities are constructed, Grantees shall have the right to survey, construct, reconstruct, relocate, alter, inspect, repair, replace, add to, maintain and operate, at any time, service lines, poles, wires, cables, crossarms, guys and anchors and other instrumentalities for the carrying and transmission of electric current for light, heat and power ~~on the above described real estate~~ including all services of the Grantees to the residence on the above described real estate, over, upon, along, above, under, in and across a strip of land sixteen feet (16') in width, being Eight feet (8') on each side of and parallel to facilities as constructed by Grantees.
- (b) The Grantees shall have the right of ingress and egress across the Grantor's property for any purpose hereinbefore granted. Such ingress and egress shall be exercised in a reasonable manner.
- (c) Grantor, its heirs, successors or assigns, covenant that at no time will any buildings, structures, pipelines or other property, except walks or driveways be erected, constructed, used or placed on or below the surface of said land where Grantees' facilities have been constructed.
- (d) Grantees shall restore the surface of the soil excavated for any purpose hereunder to the original contour thereof as near as may be and to repair or replace the surface of any walks or driveways which may have been disturbed for any purpose hereunder as near as may be.
- (e) It is further agreed Grantor has lawful possession of said real estate, good, right and lawful authority to make such conveyance and that his/her heirs, executors, administrators, successors or assigns shall warrant and defend the same and will indemnify and hold harmless the Grantees forever against the claims of all persons whomsoever in any way asserting any right, title or interest prior to or contrary to this conveyance.

WITNESS my hand and Notarial Seal this 3rd day of May, 19 76.

Attest:

Leo W. Blumer

Attest:

Dixie J. Blumer

Grantor(s)

STATE OF Nebraska  
 COUNTY OF Douglas

STATE OF  
 COUNTY OF

On this 3rd day of May, 19 76,  
 before me the undersigned, a Notary Public in and for said County,  
 personally came Leo W. Blumer and Dixie J. Blumer

On this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_,  
 before me the undersigned, a Notary Public in and for said County and  
 State, personally appeared \_\_\_\_\_

Personally to me known to be the identical person(s) who signed the foregoing instrument as grantor(s) and who acknowledged the execution thereof to be their voluntary act and deed for the purpose therein expressed.

personally to me known to be the identical person(s) who acknowledged the execution thereof to be \_\_\_\_\_ voluntary act and deed for the purpose therein expressed.

Witness my hand and Notarial Seal at Omaha in  
 said County the day and year last above written.

Witness my hand and Notarial Seal the date above written.

My Commission expires:

6-7-79

My Commission expires:

NOTARY PUBLIC

Distribution, Engineer SW Date 5/17/76; Land Rights and Services RWP Date 5/17/76

Recorded in Misc. Book No. \_\_\_\_\_ at Page No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_  
 Section 7 Township 17 North, Range 12 East Salesman Cope Engineer Jones Est. # 84205 N.O. # 3039



NO. 342-- WARRANTY DEED, VESTING ENTIRE TITLE IN SURVIVOR.

OMAHA PRINTING COMPANY

KNOW ALL MEN BY THESE PRESENTS, That Thomas D. Gensler and Karen O. Gensler, husband and wife

in consideration of One Dollar and other Valuable consideration -----(\$1.00)----- DOLLARS in hand paid, do hereby grant, bargain, sell, convey and confirm unto Leo W. Blumer and Dixie J. Blumer, husband and wife

as JOINT TENANTS, and not as tenants in common; the following described real estate, situate in the County of Washington and State of Nebraska, to-wit:

NEBRASKA DOCUMENTARY.  
STAMP TAX

NOV 26 1974

\$ 5.85 BY *kat*

FILED

NOV 26 1974

8:36 AM  
CHARLOTTE PETERS  
COUNTY CLERK  
WASHINGTON CO. NEBR.

Lot (10) in Pioneer Hills, a subdivision in Section 17, Township 17 North, Range 12 East of the 6th P.M. in Washington County, Nebraska, as surveyed, platted and recorded. and a One Eighteenth interest in and to the water system to be installed in said sub-division including an interest in the easements or water rights over Lots One (1) and Eight (8) of said sub-division and said grantees, their heirs and assigns will have the obligation to maintain and repair said water system in proportion to their ownership thereof.

together with all the tenements, hereditaments, and appurtenances to the same belonging, and all the estate, title, dower, right of homestead, claim or demand whatsoever of the said grantors, of, in or to the same, or any part thereof, subject to covenants, easements and restrictions of record, all regular taxes and subsequent special assessments.

IT BEING THE INTENTION OF ALL PARTIES HERETO, THAT IN THE EVENT OF THE DEATH OF EITHER OF SAID GRANTEEES, THE ENTIRE FEE SIMPLE TITLE TO THE REAL ESTATE DESCRIBED HEREIN SHALL VEST IN THE SURVIVING GRANTEE.

TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto the said grantees as JOINT TENANTS, and not as tenants in common, and to their assigns, or to the heirs and assigns of the survivor of them, forever, and we the grantors named herein for ourselves and our heirs, executors, and administrators, do covenant with the grantees named herein and with their assigns and with the heirs and assigns of the survivor of them, that we are lawfully seized of said premises; that they are free from incumbrance except as stated herein, and that we the said grantors have good right and lawful authority to sell the same, and that we will and our heirs, executors and administrators shall warrant and defend the same unto the grantees named herein and unto their assigns and unto the heirs and assigns of the survivor of them, forever, against the lawful claims of all persons whomsoever, excluding the exceptions named herein.

IN WITNESS WHEREOF We have hereunto set our hands this \_\_\_\_\_ day of November A. D., 1974

In presence of

STATE OF NEBRASKA, COUNTY OF WASHINGTON | SS 2095  
ENTERED IN NUMERICAL INDEX AND FILED FOR RECORD  
THIS 26th DAY OF NOVEMBER 1974  
AT 8:36 O'CLOCK A.M. AND RECORDED IN BOOK

STATE OF NEBRASKA,

COUNTY CLERK *Charlotte Peters*  
*Charles Schubert*

County of Douglas

On this \_\_\_\_\_ day of November

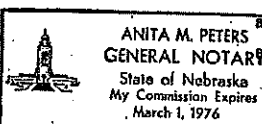
A. D., 1974, before me, a Notary Public in and for said County, personally came the above named Thomas D. Gensler and Karen O. Gensler, husband and wife

who are personally known to me to be the identical persons whose names

are affixed to the above instrument as grantors, and I

acknowledged said instrument to be their voluntary act and deed.

WITNESS my hand and Notarial Seal the date last aforesaid.



*Anita M. Peters* Notary Public.

My commission expires on the 1st day of March A. D., 1976

-568