BUFFALO COUNTY ZONING & FLOODPLAIN
Buffalo County Courthouse
1512 Central Avenue
PO Box 1270
Kearney, NE 68848
Phone: (308) 236-1998
Fax: (308) 236-1870
Email: zoning@buffalocounty.ne.gov

ZONING AGENDA ITEM #1

FROM: Dennise Daniels, Zoning Administrator

MEETING DATE: February 23, 2021

AGENT: Trenton Snow, Licensed Land Surveyor, on behalf of Robert & Brenda Bendfeldt.

SUBJECT: Application for Zoning Map Amendment, for property situated in part of the North Half of the Northwest Quarter & accretions, in Section 13, Township 8 North, Range 15 West of the Sixth Principal Meridian, Buffalo County, Nebraska. The applicant has requested to rezone approximately 7.16 acres from Agriculture (AG) to Agricultural – Residential (AGR).

Discussion:

Per Zoning Regulations, Section 11.3, the Board of Commissioners must review any zoning amendments, after recommendation of the Planning & Zoning Commission. The applicant is seeking approximately 7.16 acres to be rezoned from Agriculture (AG) to Agricultural – Residential (AGR).

This property is located west of South Highway 10, south of Kilgore Road. Parcel ID: 620502000.

If rezoning is approved, it is the intent of the owners to subdivide the property, as shown in Zoning Agenda #2, as proposed “B and B Acres”, “Lot 1” and “Lot 2”.

Considerations:

a. That such change in zoning designation would have minimal adverse effect on surrounding properties.
b. That the intended use of the Agricultural – Residential (AGR) District is consistent with property use in the surrounding area.

c. This amendment is consistent with the growth and development of Buffalo County and the overall Comprehensive Plan adopted by Buffalo County, Nebraska, and
d. The subject property is situated close to already existing public improvements, such as sufficient utilities so that the map amendment with its attendant changes in uses will not cause additional public costs to function effectively.

The Agriculture (AG) to Agricultural – Residential (AGR) rezone application went in front of the Planning and Zoning Commission on January 21, 2021.

Motion was made by Vest and seconded by Biehl, to pass the Zoning Map Amendment for Robert & Brenda Bendfeldt, with a favorable recommendation.

Voting "Aye": were Keep, Schmidt, Vacek, Vest, Wolfe, Brady, Biehl & Jeffs.
Voting "Nay": None.
Abstain: None.
Absent: None.
Motion carried.

No opposition was received for this application.

ZONING AGENDA ITEM #2

FROM: Dennise Daniels, Zoning Administrator

MEETING DATE: February 23, 2021

AGENT: Trenton Snow, Licensed Land Surveyor, on behalf of Robert Bendfeldt & Brenda Bendfeldt.

SUBJECT: Application for an Administrative Subdivision, "B and B Acres", situated in part of the North Half of the Northwest Quarter and Accretions, in Section 13, Township 8 North, Range 15 West of the Sixth Principal Meridian, Buffalo County, Nebraska.

Discussion:

According to Subdivision Regulations, Section 3.02 (Administrative Subdivision), when a tract of land 10.00 acres or less is split, the applicant(s) must file an Administrative Subdivision.

The proposed subdivision, "B and B Acres", is arranged with two lots, situated west of South Highway 10, and south of Kilgore Road. Proposed "Lot 1" has approximately 3.86 acres and proposed "Lot 2" has approximately 3.10 acres. Parcel ID: 620502000. Zoning District: Agriculture (AG). The applicant has requested a rezone of the entire parcel 620502000, to Agricultural – Residential (AGR) as shown in Zoning Agenda #1.

No opposition was received regarding "B and B Acres".

Attachments:

- Administrative Subdivision Application
- Administrative Subdivision Survey
- Administrative Subdivision Legal Description
- Proof of Title
- Locational/Zoning/Floodplain Map
- Aerial Map

ZONING AGENDA ITEM #3

FROM: Dennise Daniels, Zoning Administrator

MEETING DATE: February 23, 2021

AGENT: Trenton Snow, Licensed Land Surveyor, on behalf of Ronald L. Follmer and Courtney R. Follmer.

SUBJECT: Application for an Administrative Subdivision, "Baldwin Acres", situated in part of the Northeast Quarter of the Northeast Quarter of Section 23, Township 9 North, Range 13 West of the Sixth Principal Meridian, Buffalo County, Nebraska.

Discussion:

According to Subdivision Regulations, Section 3.02 (Administrative Subdivision), when a tract of land 10.00 acres or less is split, the applicant(s) must file an Administrative Subdivision.

The proposed subdivision, "Baldwin Acres", is arranged with one lot, containing approximately 5.00 acres and is situated west of Shelton Road and south of 70th Road. Parcel ID is: 700136000. Zoning District: Agriculture (AG).

No opposition was received regarding "Baldwin Acres".

Attachments:

- Administrative Subdivision Application
- Administrative Subdivision Survey
- Administrative Subdivision Legal Description
- Remnant Acres
- Proof of Title
- Locational/Zoning/Floodplain Map
- Aerial Map

ZONING AGENDA ITEM #4

FROM: Dennise Daniels, Zoning Administrator

MEETING DATE: February 23, 2021

AGENT: Mitch Humphrey, Licensed Land Surveyor, on behalf of Riley A. Mayfield, Jennifer J. Mayfield, Randall J. Mayfield, Shelley D. Mayfield & Richard A. Mayfield.

SUBJECT: Application for Administrative Subdivision, "Mayfield Administrative Subdivision", situated in part of the Southwest Quarter of the Southwest Quarter of Section 27, Township 10 North, Range 13 West of the Sixth Principal Meridian, Buffalo County, Nebraska.

Discussion:

According to Subdivision Regulations, Section 3.02 (Administrative Subdivision), when a tract of land 10.00 acres or less is split, the applicant(s) must file an Administrative Subdivision.

The proposed subdivision, "Mayfield Administrative Subdivision", is arranged with one lot, containing approximately 3.15 acres and is situated east of Sioux Road and north of 130th Road. Parcel ID is: 320109000 & 320108000. Zoning District: Agriculture (AG).

No opposition was received regarding "Mayfield Administrative Subdivision".

Attachments:

- Administrative Subdivision Application
- Administrative Subdivision Survey
- Administrative Subdivision Legal Description
- Remnant Acres
- Proof of Title
- Locational/Zoning/Floodplain Map
- Aerial Map

Zoning Agenda

Item #1

13-8-15
Center

APPLICATION FOR A CHANGE OF ZONING
BUFFALO COUNTY, NEBRASKA

Filing Fee: $75.00 plus estimated cost of publication made payable to Buffalo County. Form must be filled out completely before acceptance of this application for processing. **Please print.**

Date _____

Applicant's Name ROBERT & BRENDA BENDFELDT Telephone # 308-390-0105

Applicant's Address 6910 RAVENNA RD, GIBBON, NE Zip Code 68840

Present Use of Subject Property RESIDENTIAL

Desired Use of Subject Property RESIDENTIAL

Present Zoning AG Requested Zoning AGR

Legal Description of Property Requested to be Rezoned SEE ATTACHED

Area of Subject Property, Square Feet and/or Acres 7.16 ACRES±

How are Adjoining Properties Used (Actual Use)

North CROP/PASTURE LAND South CROP/PASTURE LAND

East CROP/PASTURE LAND West CROP/PASTURE LAND

If Exhibits are furnished, please describe and enumerate. Furnish plot or site plan showing existing and proposed structures, easements, water courses, curb cutbacks, etc.

Justification

You must justify your request. Questions 1 through 4 must be answered completely. Use additional sheets if needed.

1. What is the general character of the area? Describe.
   AREA TO BE REZONED IS ALREADY BEING USED AS AGR ZONE.
   BOTH LOTS ARE ALREADY DEVELOPED AND WILL REMAIN SAME
2. Can soil conditions support the kinds of development in the proposed zoning district? What is the soil classification of the area?
   YES HAS FOR YEARS
3. What type of sewer and water system will be used?
   PRIVATE SEWER & WATER
4. How will the proposed zoning district affect traffic in the area?
   TRAFFIC WILL NOT BE AFFECTED

The Zoning Administrator, who may be accompanied by others, is hereby authorized to enter upon the property during normal working hours for the purpose of becoming familiar with the proposed situation.

The above requested information is, to the best of my knowledge, true and accurate.

Signature of Owner Brenda Bendfeldt Signature of Agent _____

Printed Name Brenda Bendfeldt Printed Name _____

Buffalo County Zoning
1512 Central Ave.
PO Box 1270
Kearney, NE 68848
308-233-5640

Office Use Only
Permit Number 2020-87
Amount 115.00 Receipt # 97465686 974657
Floodplain Yes or No 12/2/2020 DMD
Date Initial

OFFICE USE ONLY

Permit # 2020-87 Fee Received 115.00 Receipt # 974656 & 974657

Date 1/21/2021 Approved X
Disapproved _____

Chair, Buffalo County Planning Commission

Date _____ Approved _____
Disapproved _____

Chair, Buffalo County Board of Commissioners

PROPOSED

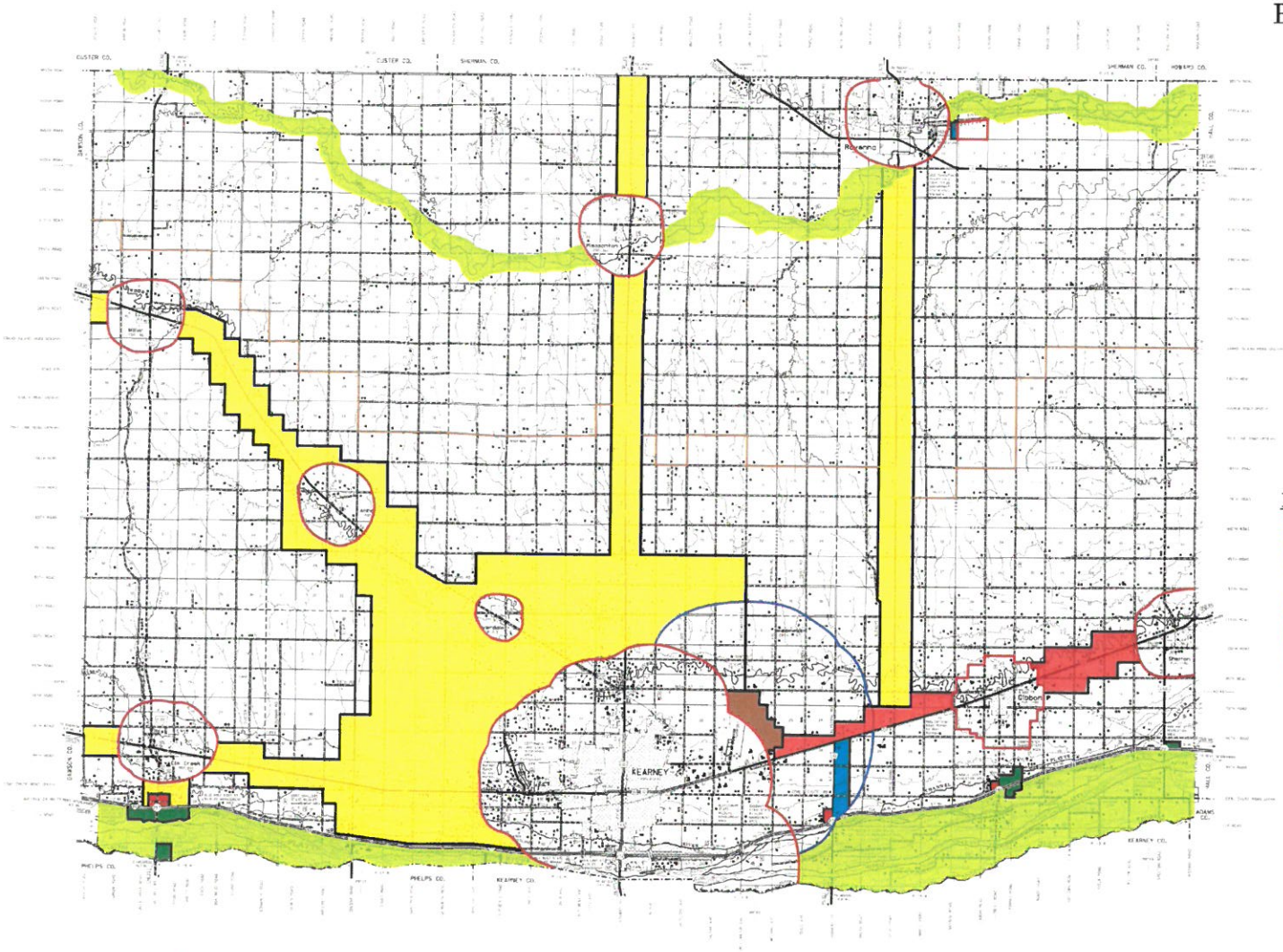
B and B ACRES

A SUBDIVISION BEING PART OF THE NORTH 1/2 OF THE NORTHWEST 1/4 AND ACCRETIONS
IN SECTION 13, TOWNSHIP 8 NORTH, RANGE 15 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BUFFALO COUNTY, NEBRASKA

19-0158-0995 PRELIM

FUTURE LAND USE MAP

BUFFALO COUNTY, NEBRASKA



LEGEND

- MUNICIPAL PLANNING JURISDICTION
- MUNICIPAL AIRPORT JURISDICTION
- AGRICULTURAL CONSERVATION DISTRICT
- AGRICULTURAL PRODUCTION
- RURAL RESIDENTIAL
- INTENSIVE AGRICULTURAL
- COMMERCIAL
- PARKS/RECREATION
- KEARNEY MUNICIPAL AIRPORT
- LINE OF TOPOGRAPHICAL CHANGE

HANNA:KEELAN ASSOCIATES, P.C.
COMMUNITY PLANNING & RESEARCH
* Lincoln, Nebraska * 402.464.5383 *

ILLUSTRATION 4.2

Upon roll call vote, the following Board members voted "Aye": Biehl, Keep, Vacek, Brady, Jeffs, Brady, Schmidt, & Vest.
Voting "Nay": None.
Abstain: Wolfe.
Absent: None.

Motion carried.

Chairperson Brady announced The Open Meetings Act and The Governor's Executive Order to suspend the Open Meetings Act, to allow public meetings to be conducted via ZOOM. Agendas were available if anyone wished to have one.

The public forum was opened at 7:11 p.m. The public forum closed at 7:11 p.m.

Zoning Map Amendment: Robert & Brenda Bendfeldt

Chairperson Brady announced item 6(a), and opened the public hearing at 7:12 p.m. for a Zoning Map Amendment Application. The purpose of the hearing is to hear public comments on an Application for Zoning Map Amendment, filed by Trenton Snow, licensed land surveyor, on behalf of Robert & Brenda Bendfeldt, for property described as a tract of land located in part of the North Half of the Northwest Quarter & accretions, Section 13, Township 8 North, Range 15 West of the Sixth Principal Meridian, Buffalo County, Nebraska. The applicant has requested to rezone approximately 7.16 acres from AG – Agriculture to AGR – Agricultural Residential.

Trenton Snow, Licensed Land Surveyor, introduced himself as the agent to Robert & Brenda Bendfeldt. He stated that the proposed tract is owned by the Bendfeldts', and the entire property that is owned, will be rezoned. There are currently two houses located on the property and is situated along Kilgore Road and west of Highway 10.

Robert and Brenda Bendfeldt introduced themselves and Mr. Bendfeldt provided a history of this parcel of land. He stated that the property was previously owned by his in-laws and it was purchased from their estates approximately three years ago. Their son currently lives in one house and the other house is currently being rented to another couple. He stated that they intend to subdivide the property to, perhaps, sell in future. At this point, they currently have no plans for the property, except to have it subdivided.

Deputy County Attorney Hoffmeister asked if the Bendfeldts intend to construct additional housing on this property. The Bendfeldts stated that they do not. Deputy County Attorney Hoffmeister stated that each proposed lot is already three acres and each has a house.

Deputy County Attorney Hoffmeister addressed Mr. Snow and asked if Kilgore Road was a 66-foot road. Mr. Snow stated that he believed it was a 66-foot road and explained that it was not a dedicated road, but a deeded road. He went on to say that if the property does become subdivided, the right-of-way that will be dedicated to the county is 40 feet.

Deputy County Attorney Hoffmeister asked if this property was located within 3/8 of a mile to paved road, on South Highway 10. Mr. Snow confirmed and went on to say that nothing

additional will be changed. Deputy County Attorney Hoffmeister stated that ownership may change, but density will not. Mr. Snow confirmed and explained that the lots are already developed and there will be no additional development.

Mr. Snow requested inquiries of The Commission. Chairperson Brady confirmed that the owners intend to rezone the property (7.16 acres) as part of a change in ownership and then subdivide the tracts into two lots. Mr. Snow stated that the owners wish to subdivide the property, but do not intend to change ownership at this time. The subdivision is primarily to sell a portion of the property to their son, if he wants to purchase the house that he currently resides in. Mr. Snow explained that the owners intend to rezone the property from Agriculture (AG) to Agricultural – Residential (AGR) because the existing two houses are in too close proximity for the administrative subdivision. Deputy County Attorney Hoffmeister explained that if the owners cease to be related, then one of the houses, if one gets destroyed, the other cannot be rebuilt. Mr. Bendfeldt stated he understood and he had no concerns.

Chairperson Brady stated that, based on the presentation, he didn't believe that there would be any significant changes to this property, other than, perhaps, an ownership change. Mr. Bendfeldt and Mr. Snow both confirmed. Mr. Snow stated that traffic, density, and the look of the property would not change.

Chairperson Brady addressed the public requesting any objections to the rezone. Zoning Administrator Daniels stated she received no correspondences regarding this rezone.

Chairperson Brady said that he has no concerns regarding the rezone and closed the public hearing at 7:19 p.m. He, then, addressed The Commission, and asked if anyone on The Commission would like to provide any additional comments or concerns. Vice-Chairperson Keep stated that he had no concerns with this project.

Motion was made to pass the Zoning Map Amendment for Robert & Brenda Bendfeldt to the Board of Commissioners with a favorable recommendation, moved by Vest, seconded by Biehl.

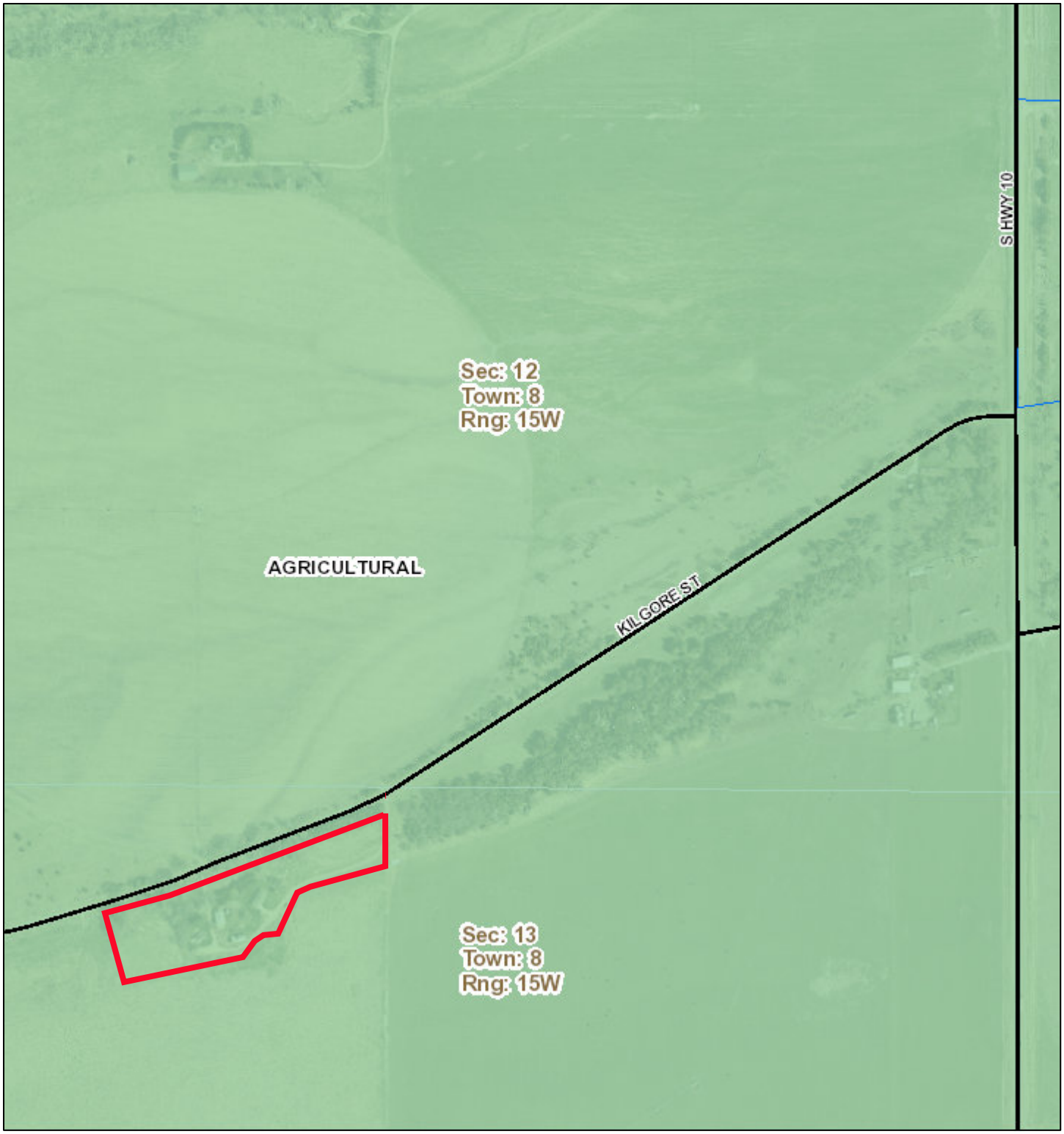
Voting "Aye": were Keep, Schmidt, Vacek, Vest, Wolfe, Brady, Biehl & Jeffs.
Voting "Nay": None.
Abstain: None.
Absent: None.
Motion carried.

No opposition to the change.

<u>Zoning Map Amendment: Steven R, Judi A. & Joshua R. Martin</u>

Chairperson Brady announced item 6(b), and opened the public hearing at 7:22 p.m. for a Zoning Map Amendment Application, filed by Mitch Humphrey, licensed land surveyor, on behalf of Steven R. Martin, Judi A. Martin, & Joshua R. Martin, for property described as a tract of land located in part of the Southeast Quarter of the Southeast Quarter of Section 8, Township 9 North, Range 18 West of the Sixth Principal Meridian, Buffalo County, Nebraska. The applicant has

Bendfeldt Locational/Zoning/Floodplain



December 14, 2020

DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments.

1:8,973

0 0.075 0.15 0.3 mi

0 0.1 0.2 0.4 km

Legend

- Labeled Streets
- Special Use

Floodplain

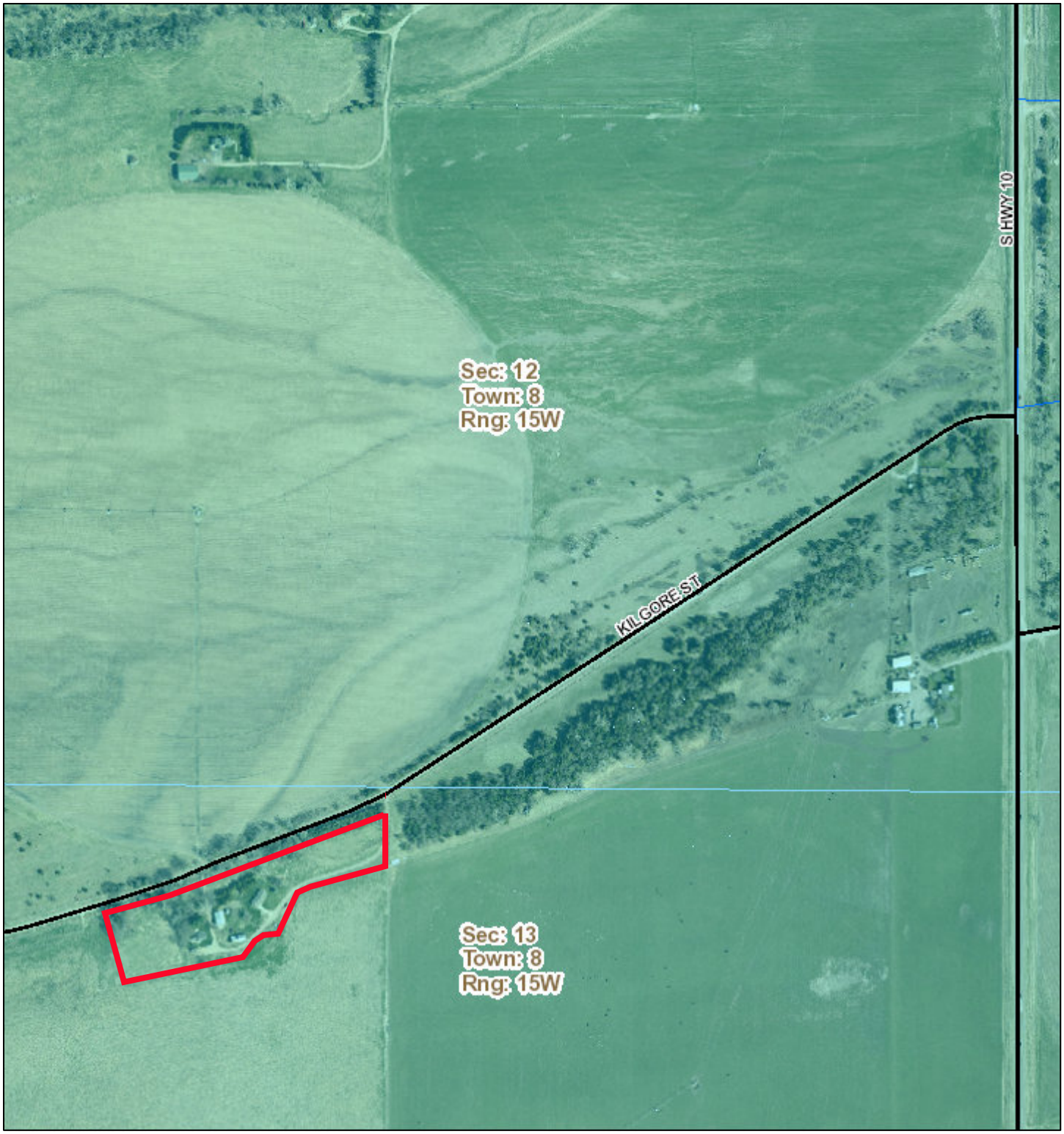
- 1% Annual Chance Flood Hazard
- Regulatory Floodway
- 0.2% Annual Chance Flood Hazard
- Area not Included

County Zoning

- AGRICULTURAL
- AGRICULTURAL-RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- Sections

Buffalo County gWorks.

Bendfeldt Aerial/Floodplain



December 14, 2020

DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments.

1:8,973

0 0.075 0.15 0.3 mi

0 0.1 0.2 0.4 km

Legend

- Labeled Streets
- Special Use
- Area not Included
- Sections

Floodplain

- 1% Annual Chance Flood Hazard
- Regulatory Floodway
- 0.2% Annual Chance Flood Hazard

Buffalo County gWorks.

Zoning Agenda

Item #2

APPLICATION FOR LAND DEVELOPMENT IN ACCORDANCE WITH BUFFALO COUNTY SUBDIVISION REGULATIONS

13-8-15
Center

Buffalo County Zoning Office
1512 Central Ave., PO Box 1270 Kearney, NE 68848
308-233-5640 www.buffalogov.org

Type of Plat Administrative Sub X **Preliminary Plat**_____ **Final Plat**_____
Vacation of Plat_____ **Variance**_____

The zoning administrator, who may be accompanied by others, is hereby authorized to enter upon the property during normal working hours for the purpose of becoming familiar with the proposed situation.

Subdivision name: ~~BENDFELDT~~ B&B ACRES Date 10/26/20

Owner's name: ROBERT & BRENDA BENDFELDT

Owner's home address: 6910 RAVENNA ROAD, GIBBON, NE 68840

Telephone number(home): 308-390-0105 (daytime) _____

Developer's name: _____

Developer's address: _____

Surveyor's name and address: TRENTON SNOW, PO BOX 1772, KEARNEY, NE 68848

List all people who own, have liens and other interest ROBERT & BRENDA BENDFELDT

Present use of property: RESIDENTIAL

Desired use of property: RESIDENTIAL Present Zoning AG

Legal Description of property: SEE ATTACHED

Area of property(square feet and/or acres) 7.16 ACRES± Number of lots or parcels: 2

School District Gibbon Fire District_____

Please attach exhibits (plat, easements, water courses, surveyor's certificate with legal description, copy of covenants, DEQ permits, etc if applicable)

The above requested information is, to the best of my knowledge, true and accurate.

Signature of Owner: Brenda Bendfeldt Printed Name Brenda Bendfeldt

Or agent: _____ Date 10/26/20

Preliminary Plat approval date: _____

Office Use Only		
Permit Number 2021-005		
Filing Fee 420.00	Receipt # 9746600	
Zoning Classification AG		
Floodplain Yes or No	1/22/2021	DMD
4/16	Date	Initial

Action Taken:
P & Z Recommendation: _____ approved _____disapproved Date: _____
County Board: _____ approved _____ disapproved Date: _____

B and B ACRES

A SUBDIVISION BEING PART OF THE NORTH 1/2 OF THE NORTHWEST 1/4 AND ACCRETIONS
IN SECTION 13, TOWNSHIP 8 NORTH, RANGE 15 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BUFFALO COUNTY, NEBRASKA

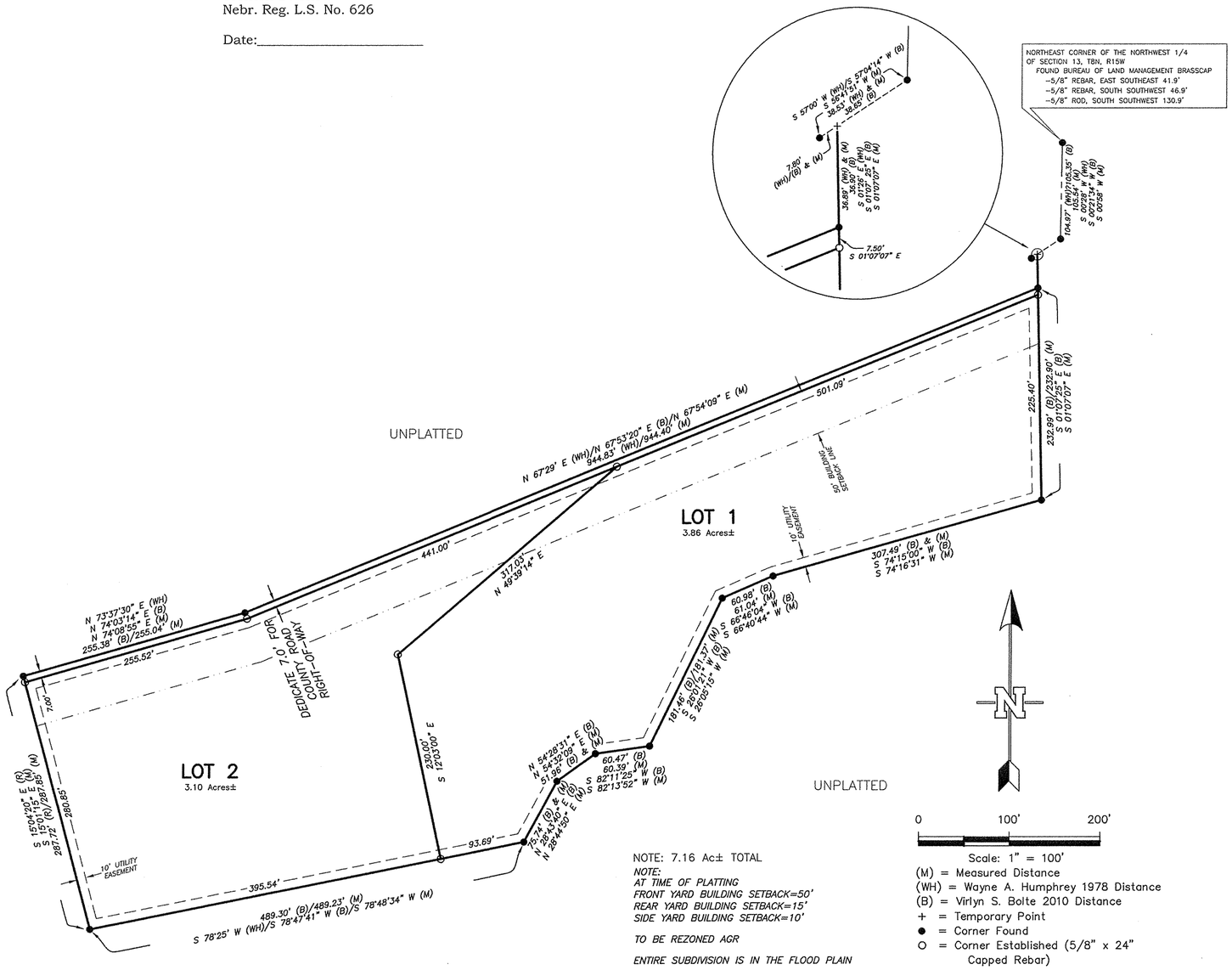
SURVEYOR'S CERTIFICATE

I, Trenton D. Snow, a Professional Land Surveyor licensed in the State of Nebraska, do hereby certify that I surveyed "B and B ACRES", an administrative subdivision being part of the North 1/2 of the Northwest 1/4 and accretions in Section 13, Township 8 North, Range 15 West of the Sixth Principal Meridian, Buffalo County, Nebraska, as shown on the above plat. The lots are well and accurately staked and marked; the dimensions of the lots are as shown on the above plat; the lots bear their own number; and the survey was made using known and recorded monuments. All information shown hereon is true and correct to the best of my knowledge and belief.

(S E A L)

_____
Trenton D. Snow
Nebr. Reg. L.S. No. 626

Date:_____



NOTE: 7.16 Ac± TOTAL

NOTE:
AT TIME OF PLATTING
FRONT YARD BUILDING SETBACK=50'
REAR YARD BUILDING SETBACK=15'
SIDE YARD BUILDING SETBACK=10'

TO BE REZONED AGR

ENTIRE SUBDIVISION IS IN THE FLOOD PLAIN

(M) = Measured Distance
(WH) = Wayne A. Humphrey 1978 Distance
(B) = Virlyn S. Bolte 2010 Distance
+ = Temporary Point
● = Corner Found
O = Corner Established (5/8" x 24" Capped Rebar)

LEGAL DESCRIPTION

A tract of land being part of the North Half of the Northwest Quarter (N ½ NW ¼), and accretions, located in Section 13, Township 8 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska, more particularly described as follows: Referring to the Northeast corner of said Northwest Quarter (NW ¼) of said Section 13, and assuming the East line of said Northwest Quarter (NW ¼) as bearing South 00° 28' W and all bearings contained herein are relative thereto; thence South 00 ° 28' W a distance of 104.97 feet to a point on the centerline of an existing public road; thence S 57° 00' W and on the centerline of the aforesaid public road a distance of 30.73 feet; thence S 01° 26' E a distance of 36.89 feet to the ACTUAL PLACE OF BEGINNING, said place of beginning being on the South property line of the existing public road; thence continuing S 01° 26' E a distance of 211.91 feet; thence S 77° 09' W a distance of 450.51 feet; thence S 00° 13' 30" W a distance of 157.04 feet; thence S 81° 59' 30" W a distance of 104.87 feet; thence S 04° 23' 30" E a distance of 82.94 feet; thence S 78° 25' W a distance of 625.52 feet; thence N 03° 12' 30" E a distance of 296.52 feet to a point on the South property line of the existing road; thence N 73° 37' 30" E and on the aforesaid South property line a distance of 255.38 feet; thence N 67° 29' E a distance of 944.83 feet to the place of beginning,

EXCEPT a 0.03 acre tract of land located in the West Half of Section 13, Township 8 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska, being more particularly described as follows: Referring to the Quarter Corner common to Sections 12 and 13 (Found Brass Cap); thence on an assumed bearing of South 00° 21' 34" West, on the East line of Government Lot 4 in Section 13, a distance of 762.76 feet; thence North 89° 38' 26" West a distance of 546.95 feet to a rebar (Found) being the East terminus of the South boundary of a tract of land defined in a 1978 survey signed by Wayne Humphrey, RLS 224, also being the POINT OF BEGINNING; thence South 78° 45' 38" West a distance of 41.32 feet to a rebar (Found) being the East terminus of a surveyed line defined in a 2006 survey signed by Duane A. Katt, RLS 506; thence North 28° 43' 40" East a distance of 75.74 feet to a 5/8 inch x 36 inch capped rebar (Set); thence South 04° 02' 33" East on a line defined in a 1978 survey signed by Wayne Humphrey, RLS 224, a distance of 58.51 feet to the point of beginning,

AND EXCEPT a 0.31 acre tract of land located in the West Half of Section 13, Township 8 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska, being more particularly described as follows: Referring to the Quarter Corner common to Sections 12 and 13 (Found Brass Cap); thence on an assumed bearing of South 00 ° 21' 34" West on the East line of Government Lot 4 in Section 13, a distance of 762.76 feet; thence North 89° 38' 26" West a distance of 546.95 feet to a rebar (Found) being the East terminus of the South boundary of a tract of land defined in a 1978 survey signed by Wayne Humphrey, RLS 224; thence South 78° 45' 38" West a distance of 41.32 feet to a rebar (Found) being the East terminus of a surveyed line defined in a 2006 survey signed by Duane A. Katt, RLS 506; thence South 78° 47' 41" West a distance of 489.30 feet to a 5/8 inch x 36 inch rebar (Set), also being the POINT OF BEGINNING; thence continuing on the previous bearing a distance of 95.00 feet (Found rebar) being the West terminus of said 2006 surveyed line; thence North 03° 32' 53" East on the West line of tracts surveyed in 1978 (Humphrey) and 2006 (Katt) a distance of 296.85 feet to the South right of way line of Kilgore Road (Found rebar); thence South 15° 04' 20" East a distance of 287.72 feet to the point of beginning,

TOGETHER WITH a 0.29 acre tract of land located in the West Half of Section 13, Township 8 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska, being more particularly described as follows: Referring to the Quarter Corner common to Sections 12 and 13 (Found Brass Cap); thence on an assumed bearing of South 00° 21' 34" West, on the East line of Government Lot 4 in Section 13, a distance of 665.38 feet; thence North 89° 38' 26" West a distance of 449.49 feet to the POINT OF BEGINNING (Found Rebar); thence North 00° 27' 29" East on a line defined in a 1978 survey signed by Wayne Humphrey, RLS 224, a distance of 157.04 feet; thence North 72° 36' 45" East on said 1978 surveyed line, a distance of 450.51 feet to a 5/8 inch x 36 inch capped rebar (Set); thence South 01° 07' 25" East a distance of 21.08 feet to a 5/8 inch x 36 inch capped rebar (Set); thence South 74 ° 15' 04" West on a line defined in a 2006 survey signed by Duane A. Katt, RLS 506, a distance of 307.49 feet (Found capped rebar); thence South 66° 46' 04" West on said 2006 surveyed line, a distance of 60.98 feet (Found capped rebar); thence South 26 ° 01' 21" West a distance of 181.46 feet to the point of beginning,

AND TOGETHER WITH a 0.01 acre tract of land located in the West Half Section 13, Township 8 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska, being more particularly described as follows: Referring to the Quarter corner common to Sections 12 and 13 (Found Brass Cap); thence on an assumed bearing of South 00° 21' 34" West, on the East line of Government Lot 4 in Section 13, a distance of 665.38 feet; thence North 89° 38' 26" West a distance of 449.49 feet to a capped rebar (Found); thence South 82° 11' 25" West on line defined in a 1978 survey signed by Wayne Humphrey, RLS 224, a distance of 60.47 feet to a 5/8 inch x 36 inch capped rebar (Set), also being the POINT OF BEGINNING; thence continuing on the previous bearing, on said 1978 surveyed line, a distance of 44.41 feet (Found rebar); thence South 04° 02' 33" East, on said 1978 surveyed line, a distance of 24.22 feet to a 5/8 inch x 36 inch capped rebar (Set); thence North 54° 28' 31" East a distance of 51.96 feet to the point of beginning.

TRENTON D. SNOW, LLC
A Land Surveying Company

1309 Central Avenue
P.O. Box 1772
Kearney, NE 68848

Office: (308) 234-1764
Fax: (308) 237-7679
Cellular: (308) 293-1085

www.nebraskasurveys.com

19-0158-0999

B and B ACRES

A SUBDIVISION BEING PART OF THE NORTH 1/2 OF THE NORTHWEST 1/4 AND ACCRETIONS
IN SECTION 13, TOWNSHIP 8 NORTH, RANGE 15 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BUFFALO COUNTY, NEBRASKA

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Robert and Brenda Bendfeldt, husband and wife, being the sole owners of the land described hereon have caused the same to be surveyed, subdivided, platted and designated as "B and B Acres", an administrative subdivision being part of the North 1/2 of the Northwest 1/4 and accretions in Section 13, Township 8 North, Range 15 West of the Sixth Principal Meridian, Buffalo County, Nebraska and said owners hereby ratify and approve the disposition of their property as shown on the above plat, and hereby dedicate to the use and benefit of the public, the streets and 10' utility easements as shown upon said plat, and acknowledges said subdivision to be made with free consent and in accord with the desires of said owners.

Dated this ____ day of _____, 20____.

_____(signature)
Robert Bendfeldt, husband of Brenda Bendfeldt

_____(signature)
Brenda Bendfeldt, wife of Robert Bendfeldt

ACKNOWLEDGMENTS

STATE OF _____)
)ss
COUNTY OF _____)
The foregoing instrument was acknowledged before me this ____ day of _____, 20__ by Robert Bendfeldt, husband of Brenda Bendfeldt.

(S E A L)

_____
Notary Public
My commission expires _____

STATE OF _____)
)ss
COUNTY OF _____)
The foregoing instrument was acknowledged before me this ____ day of _____, 20__ by Brenda Bendfeldt, wife of Robert Bendfeldt.

(S E A L)

_____
Notary Public
My commission expires _____

RESOLUTION _____

BE IT RESOLVED BY THE COUNTY BOARD OF COMMISSIONERS OF BUFFALO COUNTY, NEBRASKA in regular session with a quorum present, that the plat of "B and B Acres", an administrative subdivision being part of the North 1/2 of the Northwest 1/4 and accretions in Section 13, Township 8 North, Range 15 West of the Sixth Principal Meridian, Buffalo County, Nebraska, duly made out, acknowledged and certified, is hereby approved, accepted, ratified and authorized to be filed and recorded in the Office of the Register of Deeds, Buffalo County, Nebraska, subject to severed mineral rights of record.

Moved by _____ and Seconded by _____ that the foregoing resolution be adopted. Motion carried on _____ vote (_____ absent).

STATE OF NEBRASKA)
)ss
COUNTY OF BUFFALO)
I, Janice I. Giffin, County Clerk, in and for said county, being duly elected and qualified, do hereby certify that the above is a true and correct copy of the resolution as passed by the Buffalo County Board of Commissioners on this _____ day of _____, 20_____.

(S E A L)

_____
Janice I. Giffin, County Clerk

TRENTON D. SNOW, LLC
A Land Surveying Company

1309 Central Avenue
P.O. Box 1772
Kearney, NE 68848

Office: (308) 234-1764
Fax: (308) 237-7679
Cellular: (308) 293-1085

www.nebraskasurveys.com

19-0158-0999

PROPOSED

B and B ACRES

A SUBDIVISION BEING PART OF THE NORTH 1/2 OF THE NORTHWEST 1/4 AND ACCRETIONS
IN SECTION 13, TOWNSHIP 8 NORTH, RANGE 15 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BUFFALO COUNTY, NEBRASKA

19-0158-0995 PRELIM

NEBRASKA TITLE COMPANY
SERVICE BEYOND EXPECTATION

LIMITED TITLE REPORT

FILE NO: NTK0006417

TO: Trenton D. Snow, LLC
Trenton Snow

Nebraska Title Company, authorized to engage in the business of abstracting in the State of Nebraska under Certificate of Authority No. 56, hereby certifies that the records of Buffalo County, Nebraska have been carefully examined with reference to the following described property, and from such examination finds as follows:

LEGAL DESCRIPTION:

A tract of land being part of the North Half of the Northwest Quarter (N ½ NW ¼), and accretions, located in Section 13, Township 8 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska, more particularly described as follows: Referring to the Northeast corner of said Northwest Quarter (NW ¼) of said Section 13, and assuming the East line of said Northwest Quarter (NW ¼) as bearing South 00° 28' W and all bearings contained herein are relative thereto; thence South 00° 28' W a distance of 104.97 feet to a point on the centerline of an existing public road; thence S 57° 00' W and on the centerline of the aforesaid public road a distance of 30.73 feet; thence S 01° 26' E a distance of 36.89 feet to the ACTUAL PLACE OF BEGINNING, said place of beginning being on the South property line of the existing public road; thence continuing S 01° 26' E a distance of 211.91 feet; thence S 77° 09' W a distance of 450.51 feet; thence S 00° 13' 30" W a distance of 157.04 feet; thence S 81° 59' 30" W a distance of 104.87 feet; thence S 04° 23' 30" E a distance of 82.94 feet; thence S 78° 25' W a distance of 625.52 feet; thence N 03° 12' 30" E a distance of 296.52 feet to a point on the South property line of the existing road; thence N 73° 37' 30" E and on the aforesaid South property line a distance of 255.38 feet; thence N 67° 29' E a distance of 944.83 feet to the place of beginning,

EXCEPT a 0.03 acre tract of land located in the West Half of Section 13, Township 8 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska, being more particularly described as follows: Referring to the Quarter Corner common to Sections 12 and 13 (Found Brass Cap); thence on an assumed bearing of South 00° 21' 34" West, on the East line of Government Lot 4 in Section 13, a distance of 762.76 feet; thence North 89° 38' 26" West a distance of 546.95 feet to a rebar (Found) being the East terminus of the South boundary of a tract of land defined in a 1978 survey signed by Wayne Humphrey, RLS 224, also being the POINT OF BEGINNING; thence South 78° 45' 38" West a distance of 41.32 feet to a rebar (Found) being the East terminus of a surveyed line defined in a 2006 survey signed by Duane A. Katt, RLS 506; thence North 28° 43' 40" East a distance of 75.74 feet to a 5/8 inch x 36 inch capped rebar (Set); thence South 04° 02' 33" East on a line defined in a 1978 survey signed by Wayne Humphrey, RLS 224, a distance of 58.51 feet to the point of beginning,

AND EXCEPT a 0.31 acre tract of land located in the West Half of Section 13, Township 8 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska, being more particularly described as follows: Referring to the Quarter Corner common to Sections 12 and 13 (Found Brass Cap); thence on an assumed bearing of South 00° 21' 34" West on the East line of Government Lot 4 in Section 13, a distance of 762.76 feet; thence North 89° 38' 26" West a distance of 546.95 feet to a rebar (Found) being the East terminus of the South boundary of a tract of land defined in a 1978 survey signed by Wayne Humphrey, RLS 224; thence South 78° 45' 38" West

a distance of 41.32 feet to a rebar (Found) being the East terminus of a surveyed line defined in a 2006 survey signed by Duane A. Katt, RLS 506; thence South 78° 47' 41" West a distance of 489.30 feet to a 5/8 inch x 36 inch rebar (Set), also being the POINT OF BEGINNING; thence continuing on the previous bearing a distance of 95.00 feet (Found rebar) being the West terminus of said 2006 surveyed line; thence North 03° 32' 53" East on the West line of tracts surveyed in 1978 (Humphrey) and 2006 (Katt) a distance of 296.85 feet to the South right of way line of Kilgore Road (Found rebar); thence South 15° 04' 20" East a distance of 287.72 feet to the point of beginning,

TOGETHER WITH a 0.29 acre tract of land located in the West Half of Section 13, Township 8 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska, being more particularly described as follows: Referring to the Quarter Corner common to Sections 12 and 13 (Found Brass Cap); thence on an assumed bearing of South 00° 21' 34" West, on the East line of Government Lot 4 in Section 13, a distance of 665.38 feet; thence North 89° 38' 26" West a distance of 449.49 feet to the POINT OF BEGINNING (Found Rebar); thence North 00° 27' 29" East on a line defined in a 1978 survey signed by Wayne Humphrey, RLS 224, a distance of 157.04 feet; thence North 72° 36' 45" East on said 1978 surveyed line, a distance of 450.51 feet to a 5/8 inch x 36 inch capped rebar (Set); thence South 01° 07' 25" East a distance of 21.08 feet to a 5/8 inch x 36 inch capped rebar (Set); thence South 74° 15' 04" West on a line defined in a 2006 survey signed by Duane A. Katt, RLS 506, a distance of 307.49 feet (Found capped rebar); thence South 66° 46' 04" West on said 2006 surveyed line, a distance of 60.98 feet (Found capped rebar); thence South 26° 01' 21" West a distance of 181.46 feet to the point of beginning,

AND TOGETHER WITH a 0.01 acre tract of land located in the West Half Section 13, Township 8 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska, being more particularly described as follows: Referring to the Quarter corner common to Sections 12 and 13 (Found Brass Cap); thence on an assumed bearing of South 00° 21' 34" West, on the East line of Government Lot 4 in Section 13, a distance of 665.38 feet; thence North 89° 38' 26" West a distance of 449.49 feet to a capped rebar (Found); thence South 82° 11' 25" West on line defined in a 1978 survey signed by Wayne Humphrey, RLS 224, a distance of 60.47 feet to a 5/8 inch x 36 inch capped rebar (Set), also being the POINT OF BEGINNING; thence continuing on the previous bearing, on said 1978 surveyed line, a distance of 44.41 feet (Found rebar); thence South 04° 02' 33" East, on said 1978 surveyed line, a distance of 24.22 feet to a 5/8 inch x 36 inch capped rebar (Set); thence North 54° 28' 31" East a distance of 51.96 feet to the point of beginning.

Address: 8887 Kilgore Road, Gibbon, NE 68840

GRANTEE IN LAST DEED OF RECORD:

Robert Bendfeldt and Brenda Bendfeldt

UNRELEASED LIENS OF RECORD:

None of Record

JUDGMENTS OR TRANSCRIPTS OF JUDGMENTS:

None of Record

TAXES/ASSESSMENTS:

General and special taxes and assessments as hereafter listed, if any (all amounts shown being exclusive of interest, penalties and costs):

a. Parcel ID Number 620502000:

2019 General Real Estate Taxes, $3,307.50 - Paid.
2020 General Real Estate Taxes, $2,792.14 - Not Paid.

2020 Taxes due and payable December 31, 2020; First Half Delinquent May 1, 2021; Second Half Delinquent September 1, 2021.

b. Special assessments not yet certified to the Office of the County Treasurer. (Note: No special assessments are shown in the Office of the County Treasurer at date hereof.) Further, closing agent should check with the appropriate taxing authority prior to closing. This company can only certify to special assessments to the Office of the County Treasurer of said County.

EASEMENTS AND RESTRICTIONS OF RECORD:

a. Terms and Conditions of Release of Damages recorded January 26, 1925 in Misc. Book L, Page 26; records of Buffalo County, Nebraska.

b. Deed and Boundary Line Agreement between Bruno O. Hostetler and Margaret B. Hostetler and Christian J. Hartmann and Elsie Hartmann and Walter J. Hartmann and Ella Hartmann, and Ruben F. Hartmann and Rieka Hartmann recorded July 14, 1927 in Misc. Book 116, Page 572; records of Buffalo County, Nebraska.

c. Deed of Conservation Easement to between The Nature Conservancy and Central Platte Natural Resources District recorded April 16, 2009 as Inst. No. 2009-2434; records of Buffalo County, Nebraska.

d. License Agreement between the Platte River Recovery Implementation Foundation and Robert W. Burr and Ilis J. Burr recorded September 16, 2010 as Inst. No. 2010-5948; records of Buffalo County, Nebraska.

Effective Date: January 29, 2021 at 8:00 am

Nebraska Title Company

By Victor M. Williamson

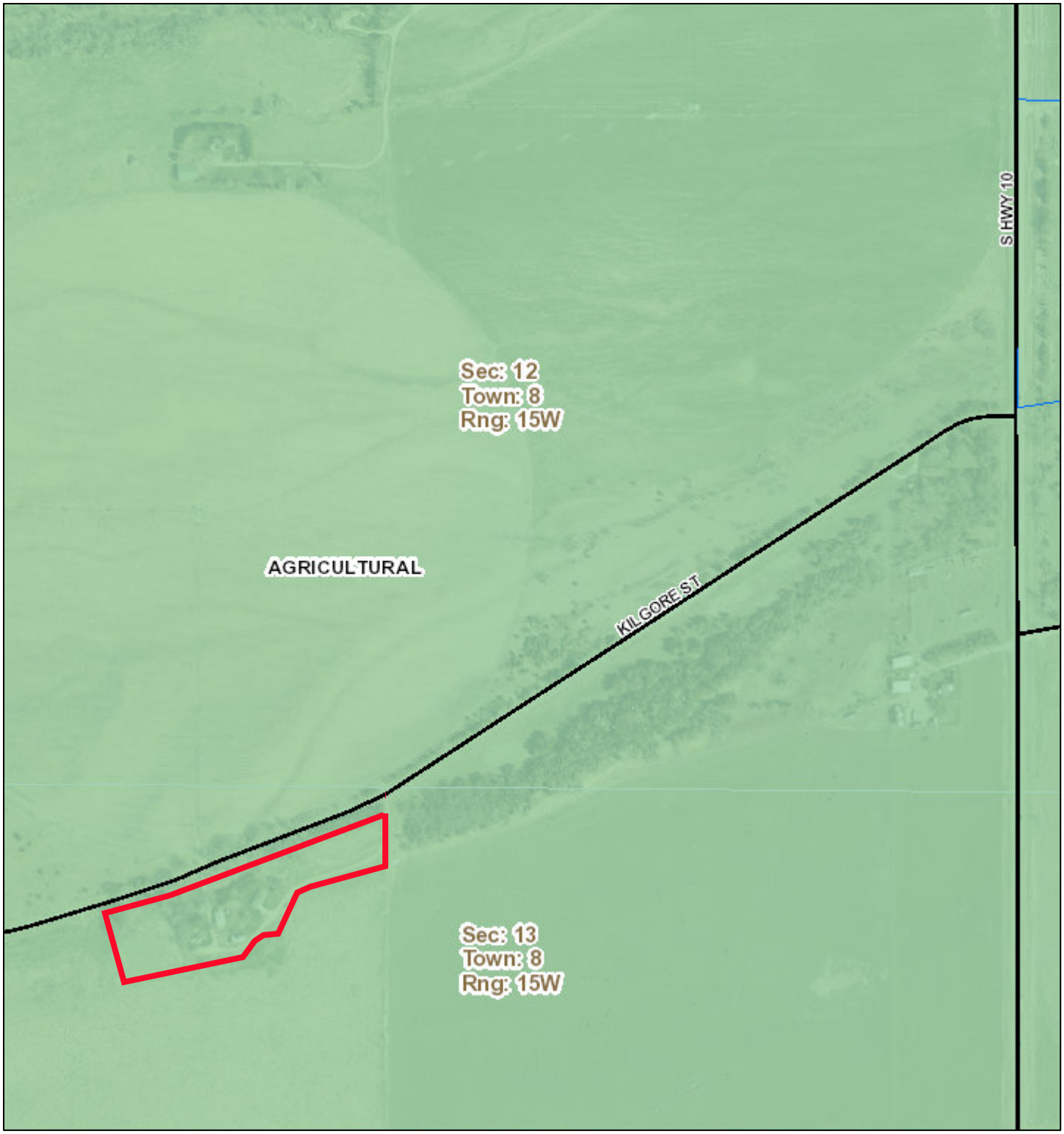
Registered Abstracter

Please direct inquiries to: Melinda Ryan

NOTE: THIS IS AN INFORMATIONAL TITLE REPORT

This report is not a guarantee or warranty of title, nor is it an abstract of title, nor is this a commitment to provide, nor does it provide title insurance. Liability hereunder is expressly limited to the sum of $1,000.00.

Bendfeldt Locational/Zoning/Floodplain



December 14, 2020

DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments.

1:8,973

0 0.075 0.15 0.3 mi

0 0.1 0.2 0.4 km

Legend

- Labeled Streets
- Special Use

Floodplain

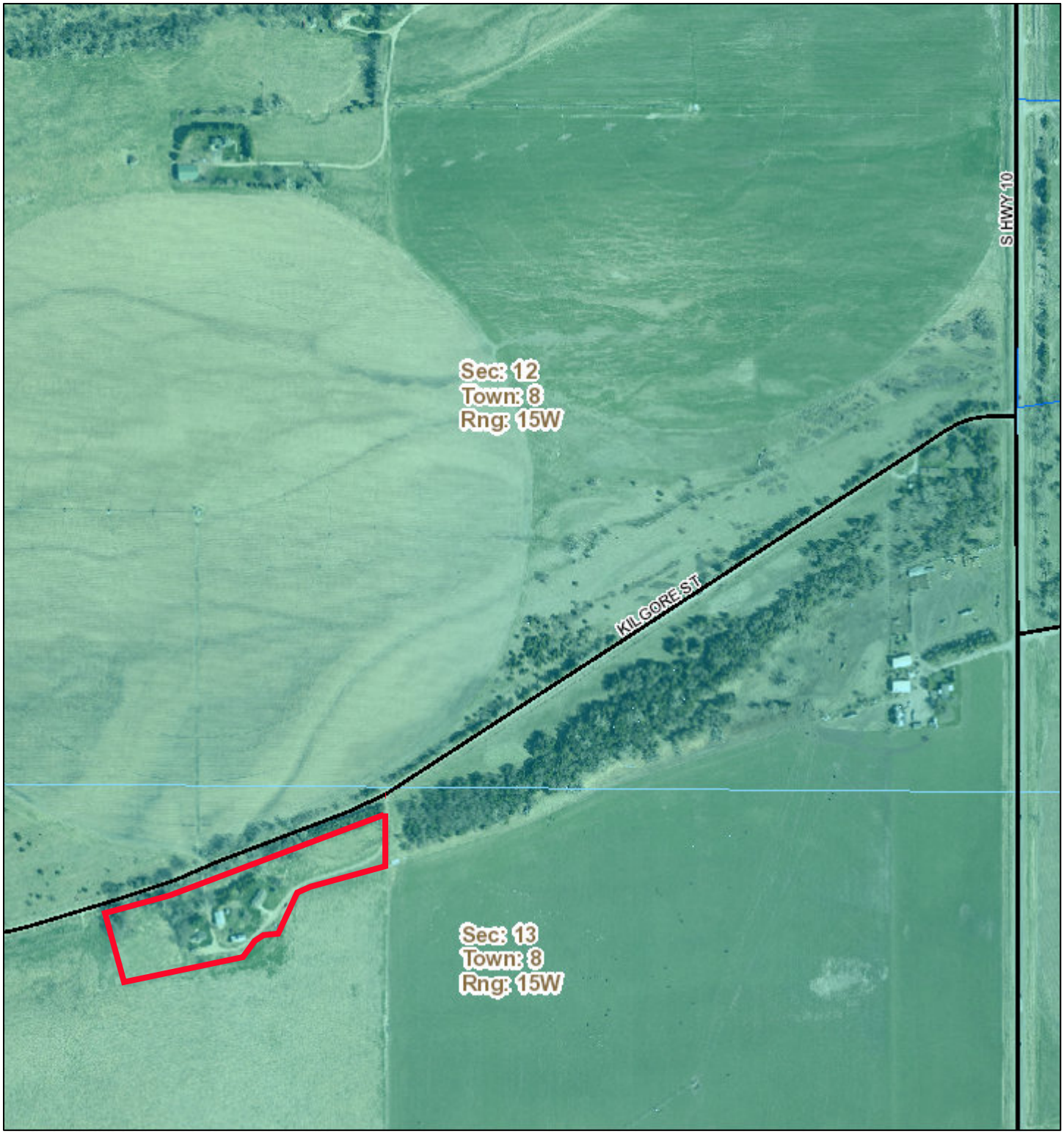
- 1% Annual Chance Flood Hazard
- Regulatory Floodway
- 0.2% Annual Chance Flood Hazard
- Area not Included

County Zoning

- AGRICULTURAL
- AGRICULTURAL-RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- Sections

Buffalo County gWorks.

Bendfeldt Aerial/Floodplain



December 14, 2020

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1:8,973

0 0.075 0.15 0.3 mi

0 0.1 0.2 0.4 km

Legend

- Labeled Streets
- Special Use
- Area not Included
- Sections

Floodplain

- 1% Annual Chance Flood Hazard
- Regulatory Floodway
- 0.2% Annual Chance Flood Hazard

Buffalo County gWorks.

Zoning Agenda

Item #3

Shelton 23-9-13

APPLICATION FOR LAND DEVELOPMENT IN ACCORDANCE WITH BUFFALO COUNTY SUBDIVISION REGULATIONS

Buffalo County Zoning Office
1512 Central Ave., PO Box 1270 Kearney, NE 68848
308-233-5640 www.buffalocounty.ne.gov

Type of Plat Administrative Sub ✓ **Preliminary Plat** ☐ **Final Plat** ☐
Vacation of Plat ☐ **Variance** ☐

The zoning administrator, who may be accompanied by others, is hereby authorized to enter upon the property during normal working hours for the purpose of becoming familiar with the proposed situation.

Subdivision name: BALDWIN ACRES Date 1-22-2021

Owner's name: RONALD L. FOLLMER

Owner's home address: 43630 KILGORE RD, GIBBON, NE 68840

Telephone number(home): 308-293-0123 (daytime) _____

Developer's name: TRENTON SNOW

Developer's address: PO BOX 1772, KEARNEY, NE 68848-1772

Engineer's name and address: _____

List all people who own, have liens and other interest RONALD L. FOLLMER

_____

Present use of property: AG

Desired use of property: RESIDENTIAL Present Zoning AG

Legal Description of property: SEE ATTACHED

Area of property(square feet and/or acres) 5.37 Acres±

Number of lots or parcels: 1

School District _____ Fire District _____

Please attach exhibits (plat, easements, water courses, surveyor's certificate with legal description, copy of covenants, DEQ permits, etc if applicable)

The above requested information is, to the best of my knowledge, true and accurate.

Signature of Owner: Ronald L. Follmer Printed Name RONALD L. FOLLMER

Or agent: _____

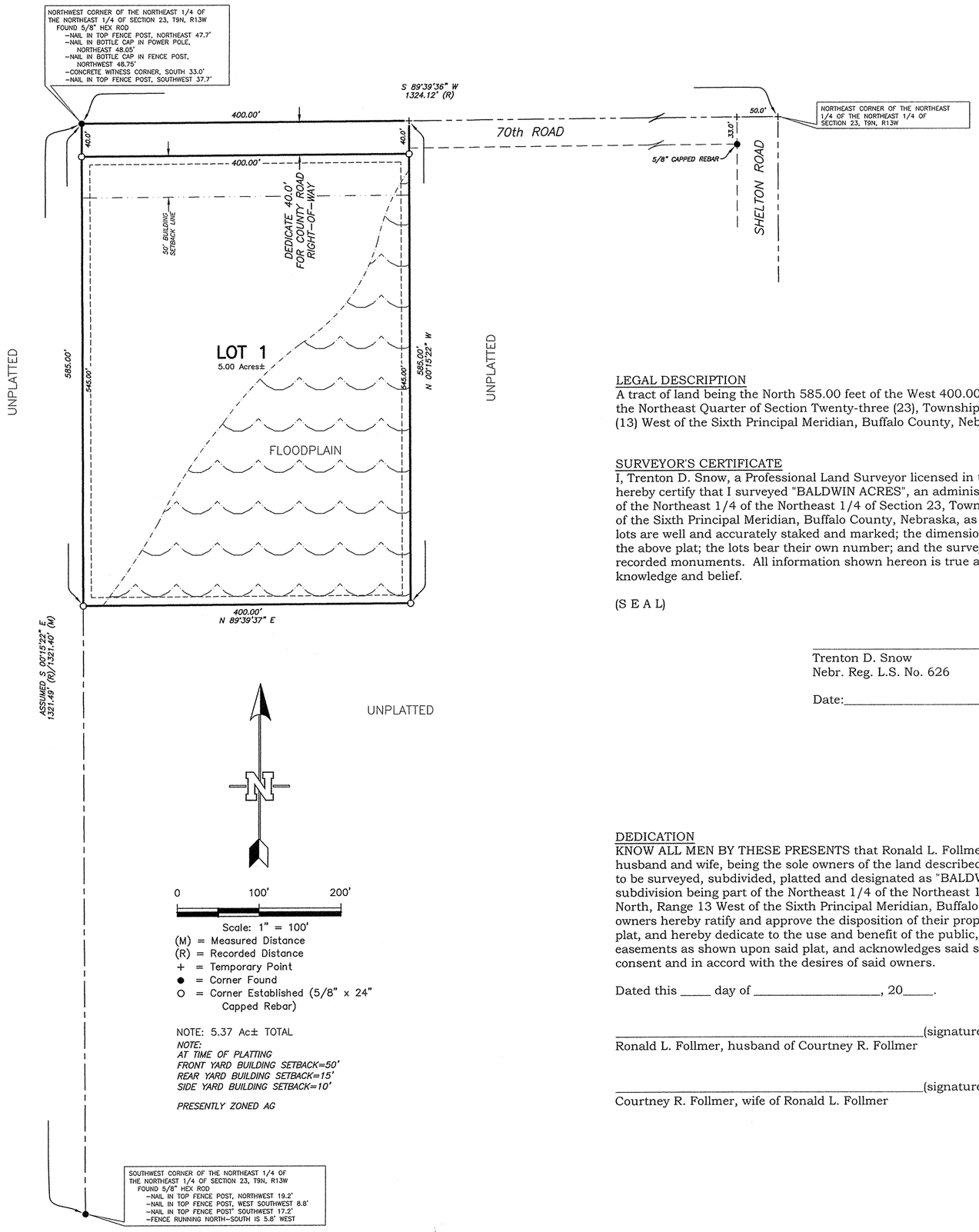
Preliminary Plat approval date: _____

Office Use Only		
Permit Number 2021-004		
Filing Fee 570-	Receipt # 9746065	
Zoning Classification AGR		
Floodplain Yes or No	1/22/21	LS
8/09	Date	Initial

Action Taken:
P & Z Recommendation: _____ approved _____ disapproved Date: _____
County Commissioners _____ approved _____ disapproved Date: _____

BALDWIN ACRES

AN ADMINISTRATIVE SUBDIVISION BEING PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 9 NORTH, RANGE 13 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BUFFALO COUNTY, NEBRASKA



LEGAL DESCRIPTION

A tract of land being the North 585.00 feet of the West 400.00 of the Northeast Quarter of the Northeast Quarter of Section Twenty-three (23), Township Nine (9) North, Range Thirteen (13) West of the Sixth Principal Meridian, Buffalo County, Nebraska.

SURVEYOR'S CERTIFICATE

I, Trenton D. Snow, a Professional Land Surveyor licensed in the State of Nebraska, do hereby certify that I surveyed "BALDWIN ACRES", an administrative subdivision being part of the Northeast 1/4 of the Northeast 1/4 of Section 23, Township 9 North, Range 13 West of the Sixth Principal Meridian, Buffalo County, Nebraska, as shown on the above plat. The lots are well and accurately staked and marked; the dimensions of the lots are as shown on the above plat; the lots bear their own number; and the survey was made using known and recorded monuments. All information shown hereon is true and correct to the best of my knowledge and belief.

(S E A L)

_____

Trenton D. Snow
Nebr. Reg. L.S. No. 626

Date:_____

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Ronald L. Follmer and Courtney R. Follmer, husband and wife, being the sole owners of the land described hereon have caused the same to be surveyed, subdivided, platted and designated as "BALDWIN ACRES", an administrative subdivision being part of the Northeast 1/4 of the Northeast 1/4 of Section 23, Township 9 North, Range 13 West of the Sixth Principal Meridian, Buffalo County, Nebraska and said owners hereby ratify and approve the disposition of their property as shown on the above plat, and hereby dedicate to the use and benefit of the public, the streets and 10' utility easements as shown upon said plat, and acknowledges said subdivision to be made with free consent and in accord with the desires of said owners.

Dated this ____ day of _____, 20____.

_____(signature)
Ronald L. Follmer, husband of Courtney R. Follmer

_____(signature)
Courtney R. Follmer, wife of Ronald L. Follmer

ACKNOWLEDGMENTS

STATE OF _____)
)ss
COUNTY OF _____)
The foregoing instrument was acknowledged before me this ____ day of _____, 20__ by Ronald L. Follmer, husband of Courtney R. Follmer.

(S E A L)

_____
Notary Public
My commission expires _____

STATE OF _____)
)ss
COUNTY OF _____)
The foregoing instrument was acknowledged before me this ____ day of _____, 20__ by Courtney R. Follmer, wife of Ronald L. Follmer.

(S E A L)

_____
Notary Public
My commission expires _____

RESOLUTION _____

BE IT RESOLVED BY THE COUNTY BOARD OF COMMISSIONERS OF BUFFALO COUNTY, NEBRASKA in regular session with a quorum present, that the plat of "BALDWIN ACRES", an administrative subdivision being part of the Northeast 1/4 of the Northeast 1/4 of Section 23, Township 9 North, Range 13 West of the Sixth Principal Meridian, Buffalo County, Nebraska, duly made out, acknowledged and certified, is hereby approved, accepted, ratified and authorized to be filed and recorded in the Office of the Register of Deeds, Buffalo County, Nebraska, subject to severed mineral rights of record.

Moved by _____ and Seconded by _____ that the foregoing resolution be adopted. Motion carried on _____ vote (_____ absent).

STATE OF NEBRASKA)
)ss
COUNTY OF BUFFALO)
I, Janice I. Giffin, County Clerk, in and for said county, being duly elected and qualified, do hereby certify that the above is a true and correct copy of the resolution as passed by the Buffalo County Board of Commissioners on this _____ day of _____, 20_____.

(S E A L)

_____
Janice I. Giffin, County Clerk

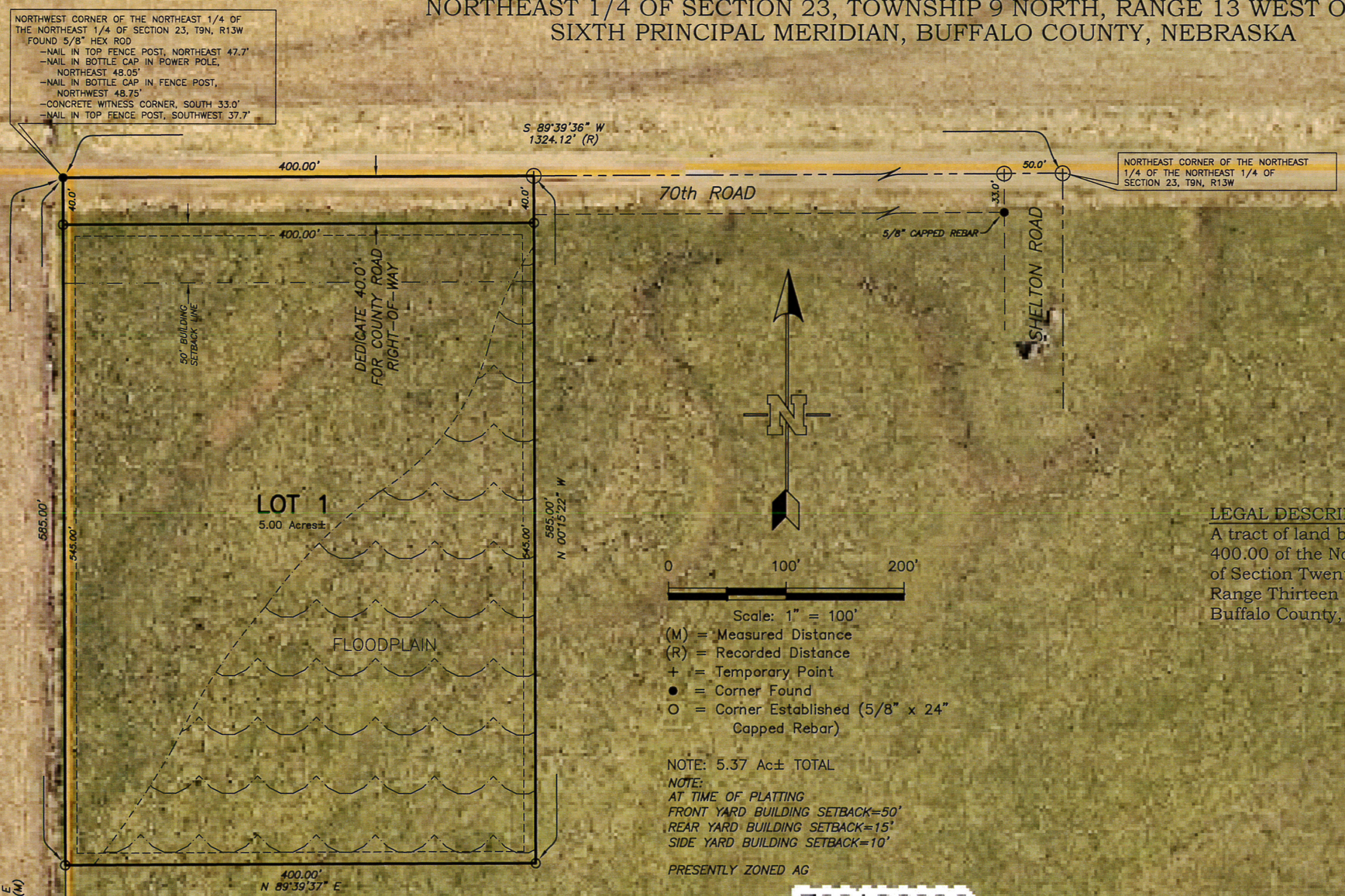
TRENTON D. SNOW, LLC
A Land Surveying Company
1309 Central Avenue
P.O. Box 1772
Kearney, NE 68848
Office: (308) 234-1764
Fax: (308) 237-7679
Cellular: (308) 293-1085
www.nebraskasurveys.com

21-0008-0995

PROPOSED

BALDWIN ACRES

AN ADMINISTRATIVE SUBDIVISION BEING PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 9 NORTH, RANGE 13 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BUFFALO COUNTY, NEBRASKA



LEGAL DESCRIPTION

A tract of land being the North 585.00 feet of the West 400.00 of the Northeast Quarter of the Northeast Quarter of Section Twenty-three (23), Township Nine (9) North, Range Thirteen (13) West of the Sixth Principal Meridian, Buffalo County, Nebraska.

TRENTON D. SNOW, LLC
A Land Surveying Company
1309 Central Avenue
P.O. Box 1772
Kearney, NE 68848
Office: (308) 234-1764
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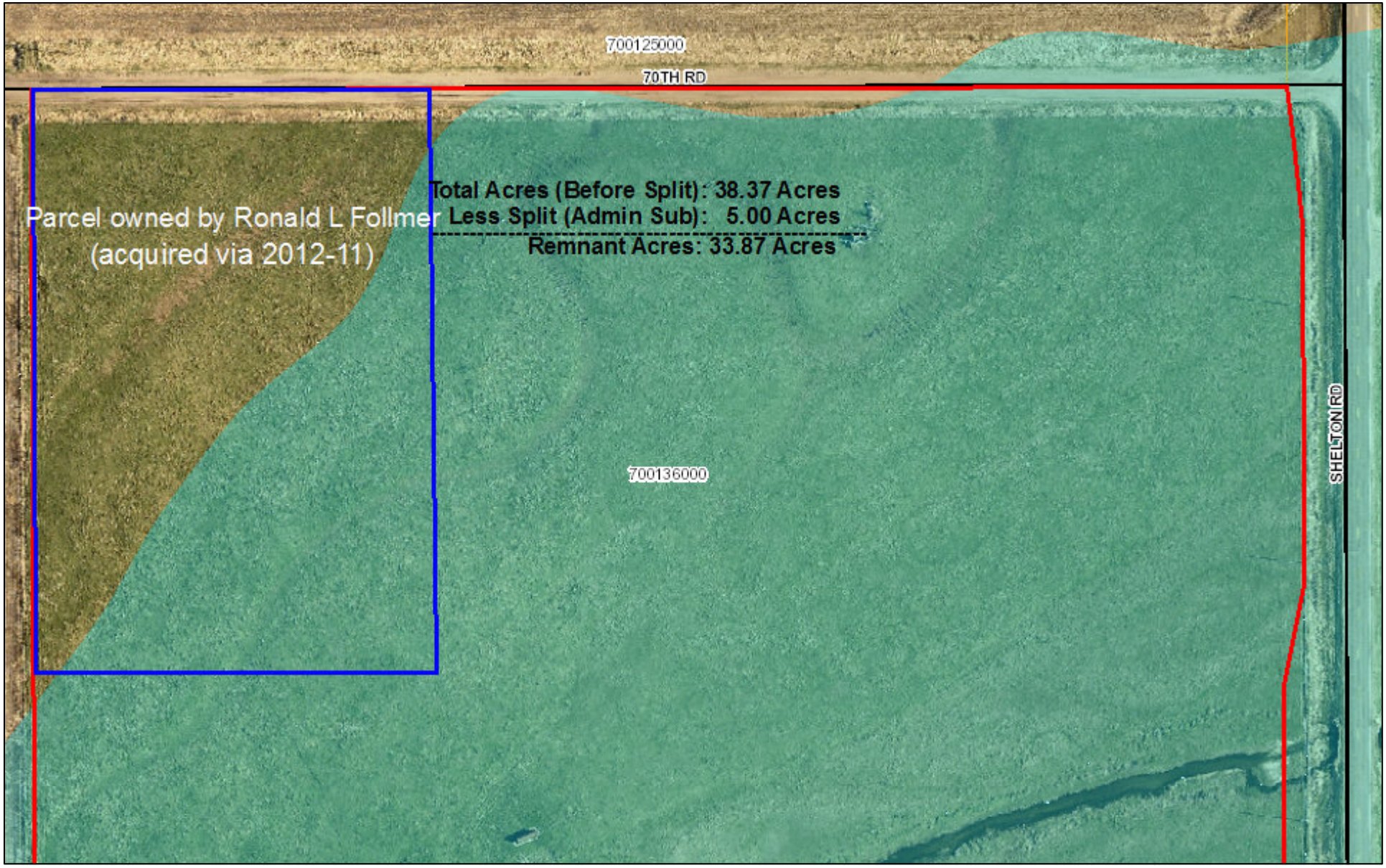
www.nebraskasurveys.com

21-0008-0995

Baldwin Remnant Acres



February 3, 2021
10:16 AM

DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments.

1:2,185

0 0.0175 0.035 0.07 mi

0 0.0275 0.055 0.11 km

Labeled Streets

Special Use

Floodplain

1% Annual Chance Flood Hazard

Regulatory Floodway

0.2% Annual Chance Flood Hazard

Area not Included

Parcels

Buffalo County
gWorks.

NEBRASKA TITLE COMPANY
SERVICE BEYOND EXPECTATION

LIMITED TITLE REPORT

FILE NO: NTK0006413

TO: Trenton Snow
Trenton Snow

Nebraska Title Company, authorized to engage in the business of abstracting in the State of Nebraska under Certificate of Authority No. 56, hereby certifies that the records of Buffalo County, Nebraska have been carefully examined with reference to the following described property, and from such examination finds as follows:

LEGAL DESCRIPTION:

A tract of land being the North 585.00 of the West 400.00 feet of the Northeast Quarter of the Northeast Quarter of Section Twenty-three (23), Township Nine (9) North, Range Thirteen (13) West of the of the 6th P.M., Buffalo County, Nebraska.

GRANTEE IN LAST DEED OF RECORD:

Ronald L. Follmer

UNRELEASED LIENS OF RECORD:

a. Short Form Deed of Trust (With Future Advance Clause) from Ronald L. Follmer, a married person, to Bruning State Bank, Trustee for Bruning State Bank - Kearney Branch, Beneficiary, with a maximum obligation limit of $203,500.00 dated September 19, 2018 and recorded September 20, 2018 as Inst. No. 2018-05459. (includes other land)

NOTE: The above Short Form Deed of Trust references "Master Form" Real Estate Deed of Trust (with Future Advance Clause) recorded August 31, 2009 as Inst. No. 2009-6315.

JUDGMENTS OR TRANSCRIPTS OF JUDGMENTS:

None of Record

TAXES/ASSESSMENTS:

2019 and all prior years - paid in full
2020 in the amount of $768.70 - not paid.
First half becomes delinquent May 1, 2021;
Second half becomes delinquent September 1, 2021.
Parcel ID No.: 700136000
Assessed Value: $52,230.00

a. Special assessments not yet certified to the Office of the County Treasurer. (Note: No special assessments are shown in the Office of the County Treasurer at date hereof.)

EASEMENTS AND RESTRICTIONS OF RECORD:

a. Agreement Granting Options to Purchase recording January 4, 2012 as Inst. No. 2012-21.

Effective Date: January 28, 2021 at 8:00 am

Nebraska Title Company

By Victor M. Williamson

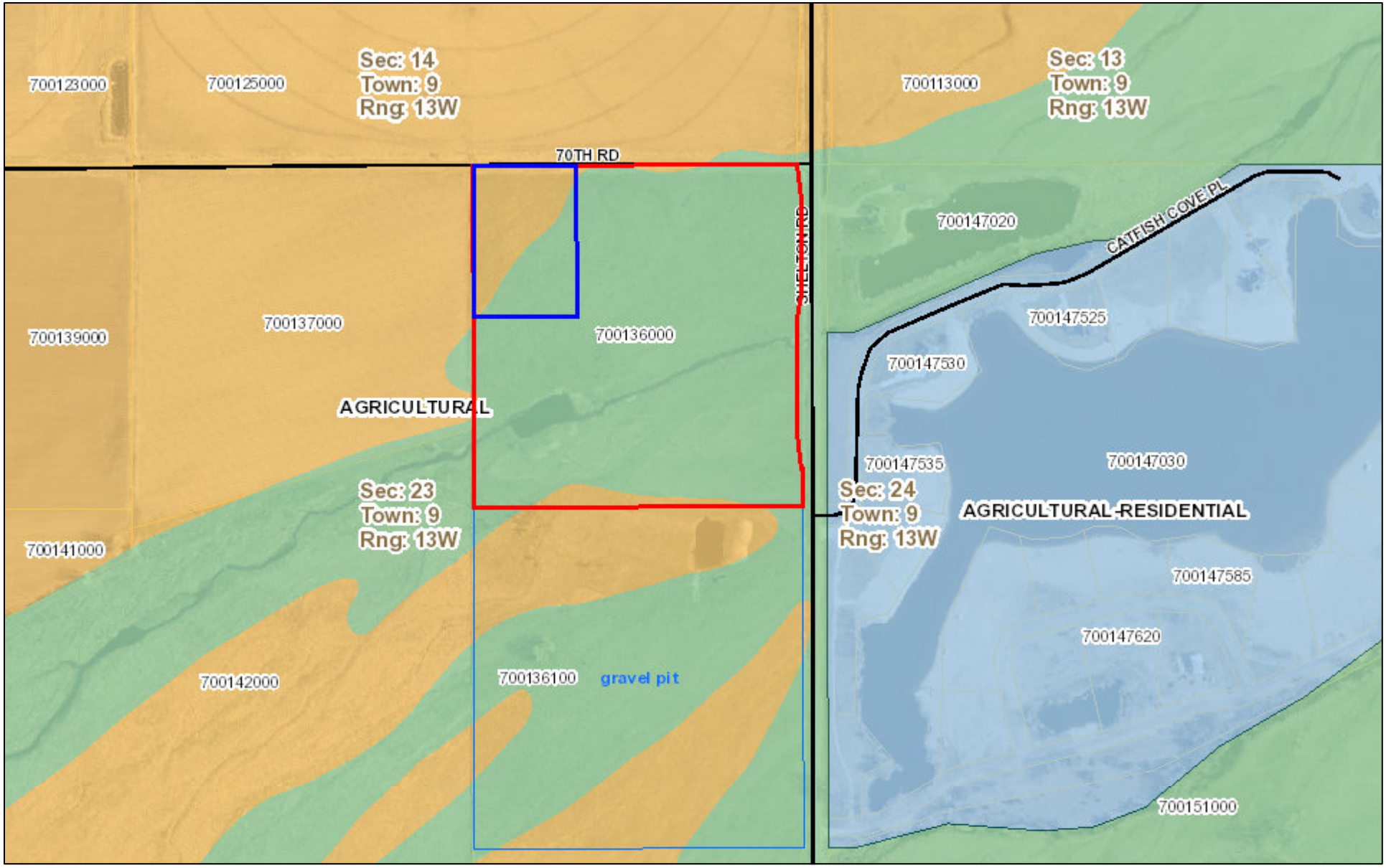
Registered Abstracter

Please direct inquiries to: Melinda Ryan

NOTE: THIS IS AN INFORMATIONAL TITLE REPORT

This report is not a guarantee or warranty of title, nor is it an abstract of title, nor is this a commitment to provide, nor does it provide title insurance. Liability hereunder is expressly limited to the sum of $1,000.00.

Baldwin Locational/Zoning/Floodplain



February 3, 2021
10:20 AM

DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments.

1:8,465

0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 km

- Labeled Streets
- Special Use

Floodplain

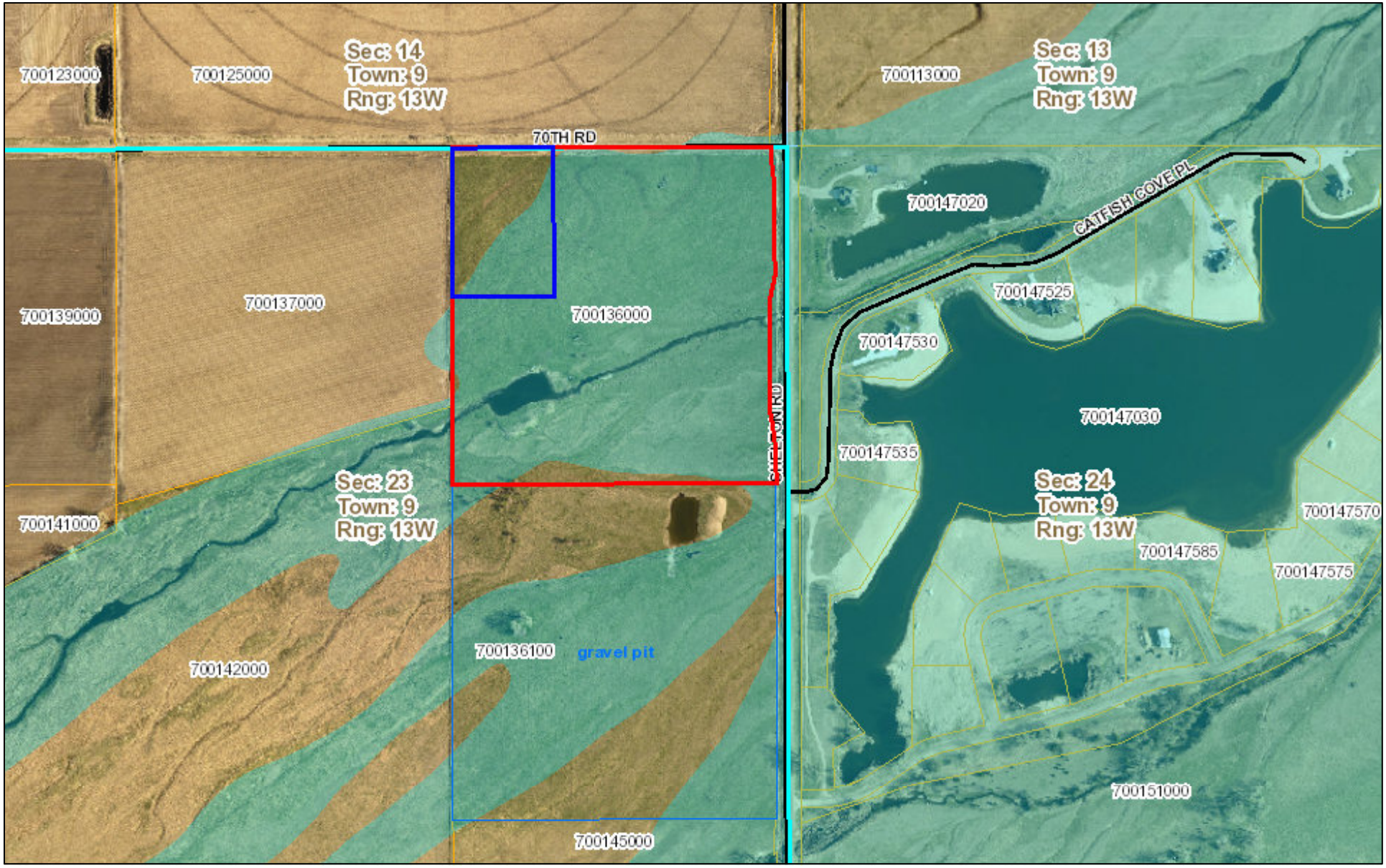
- 1% Annual Chance Flood Hazard
- Regulatory Floodway
- 0.2% Annual Chance Flood Hazard
- Area not Included

County Zoning

- AGRICULTURAL
- AGRICULTURAL-RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- Parcels
- Sections

Buffalo County
gWorks.

Baldwin Aerial/Floodplain



February 3, 2021
10:23 AM

DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments.

1:8,602

0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 km

Labeled Streets

Special Use

Floodplain

1% Annual Chance Flood Hazard

Regulatory Floodway

0.2% Annual Chance Flood Hazard

Area not Included

Parcels

Sections

Buffalo County
gWorks.

Zoning Agenda

Item #4

Sharon
27-10-13

APPLICATION FOR LAND DEVELOPMENT IN ACCORDANCE WITH BUFFALO COUNTY SUBDIVISION REGULATIONS

Buffalo County Zoning Office
1512 Central Ave., PO Box 1270 Kearney, NE 68848
308-233-5640 www.buffalogov.org

Type of Plat Administrative Sub XXX **Preliminary Plat**_____ **Final Plat**_____
Vacation of Plat_____ **Variance**_____

The zoning administrator, who may be accompanied by others, is hereby authorized to enter upon the property during normal working hours for the purpose of becoming familiar with the proposed situation.

Subdivision name: MAYFIELD ADMINISTRATIVE SUBDIVISION Date 12/19/2020

Owner's name: Riley A. Mayfield, etal. (See Attached Sheet)

Owner's home address: See Attached Sheet

Telephone number(home): _____ (daytime) Mitch Humphrey - 308-237-3785

Developer's name: Riley A. Mayfield, etal. (See Attached Sheet)

Developer's address: Riley A. Mayfield, 52300 130th Road, Gibbon, NE 68840

Engineer's name and address: Buffalo Surveying Corp., 5308 Parklane Dr., Ste. 3, PO Box 905, Kearney, NE 68848-0905

List all people who own, have liens and other interest None

Present use of property: Residential House Site

Desired use of property: Rural Residential Present Zoning Agricultural

Legal Description of property: See Attached Sheet

Area of property(square feet and/or acres) 3.87 acres, more or less

Number of lots or parcels: One (1)

School District_____ Fire District_____

Please attach exhibits (plat, easements, water courses, surveyor's certificate with legal description, copy of covenants, DEQ permits, etc if applicable)

The above requested information is, to the best of my knowledge, true and accurate.

Signature of Owner: _____ Printed Name Mitchell W. Humphrey, agent Buffalo Surveying Corp.

Or agent: [signature] 01/19/2021

Preliminary Plat approval date: _____

Office Use Only	
Permit Number	2021-003
Filing Fee 370	Receipt # 974 de 3
Zoning Classification	AG
Floodplain Yes or No	1/19/21 LS
8/09	Date Initial

Action Taken:
P & Z Recommendation: _____ approved _____ disapproved Date: _____
County Commissioners _____ approved _____ disapproved Date: _____

Attachment to the Application for Subdivision
Project: Mayfield Administrative Subdivision
Prepared by: Buffalo Surveying Corp.
Date: January 19, 2021

MAYFIELD ADMINISTRATIVE SUBDIVISION

LEGAL DESCRIPTION

A tract of land being part of the Southwest Quarter of the Southwest Quarter (SW1/4 SW1/4) of Section Twenty-seven (27), Township Ten (10) North, Range Thirteen (13) W West of the Sixth Principal Meridian, Buffalo County, Nebraska, more particularly described as follows: Beginning at the Southwest Corner Section 27 and assuming the West line of the Southwest Quarter of Section 27 as bearing N 00°29'15" W and all bearings contained herein are relative thereto; thence on the West line of the Southwest Quarter of said Section 27, N 00°29'15" W a distance of 390.00 feet; thence leaving the West line of the Southwest Quarter of said Section 27, parallel with the South line of the Southwest Quarter of said Section 27, N 89°04'33" E a distance of 340.00 feet; thence S 00°29'15" E, parallel with the West line of the Southwest Quarter of said Section 27, a distance of 50.00 feet; thence N 89°04'33" E, parallel with the South line of the Southwest Quarter of said Section 27, a distance of 120.00 feet; thence S 00°29'15" E, parallel with the West line of the Southwest Quarter of said Section 27, a distance of 99.60 feet; thence S 79°09'58" W a distance of 20.33 feet; thence S 00°29'15" E, parallel with the West line of the Southwest Quarter of said Section, a distance of 233.00 feet to a point on the South line of the Southwest Quarter of said Section 27, said point being a distance of 440.00 feet easterly from the Southwest Corner of said Section 27; thence on the South line of the Southwest Quarter of said Section 27, S 89°04'33" W a distance of 440.00 feet to the place of beginning. Containing 3.87 acres, more or less, of which 0.60 acres, more or less are presently being used for road purposes on the West and South sides.

Address of Owners:

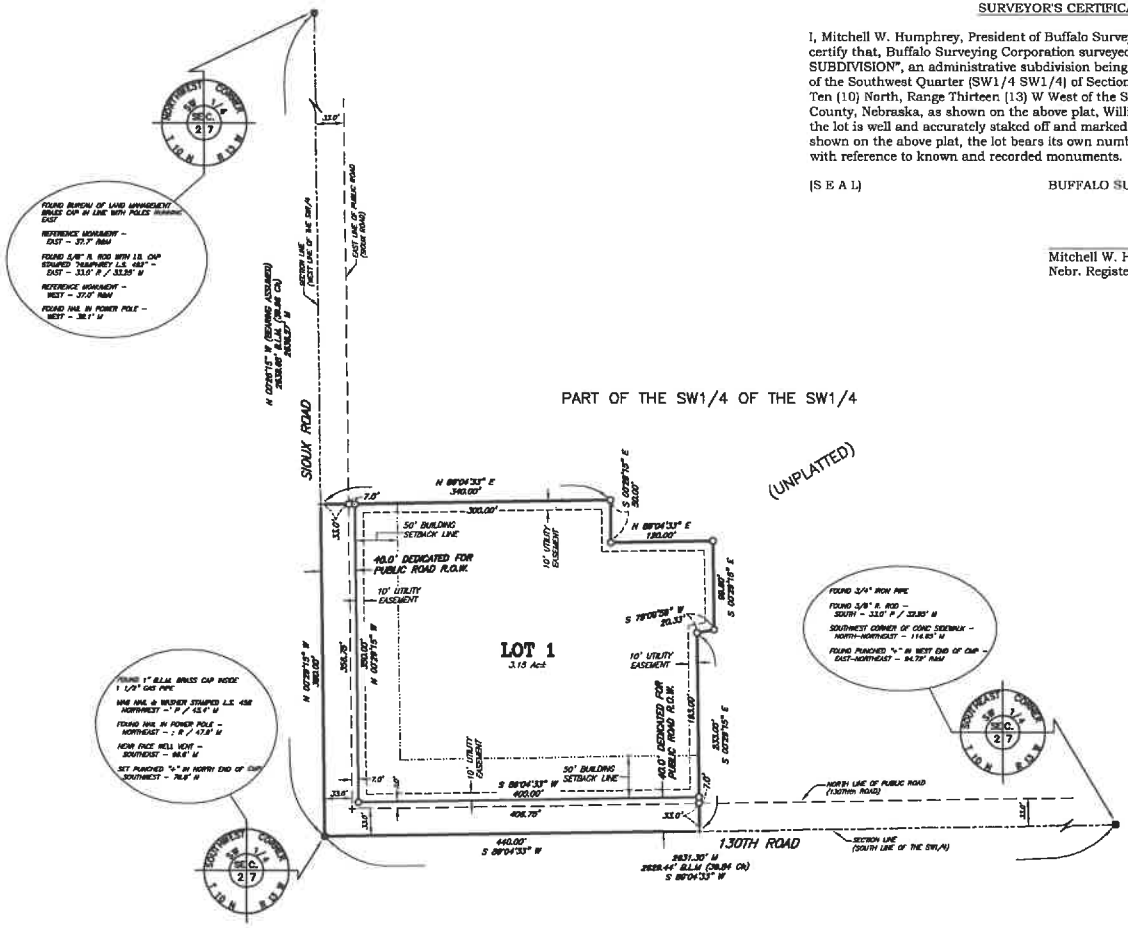
Riley A. Mayfield
Jennifer J. Mayfield
52300 130th Road
Gibbon, NE 68840

Randy J. Mayfield
Shelly D. Mayfield
4162 Vermont Avenue
Grand Island, NE 68803

Richard A. Mayfield
52300 130th Road
Gibbon, NE 68840

MAYFIELD ADMINISTRATIVE SUBDIVISION

AN ADMINISTRATIVE SUBDIVISION BEING PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW1/4 SW1/4) OF SECTION TWENTY SEVEN (27), TOWNSHIP TEN (10) NORTH, RANGE THIRTEEN (13) WEST OF THE SIXTH PRINCIPAL MERIDIAN, BUFFALO COUNTY, NEBRASKA.



SURVEYOR'S CERTIFICATE

I, Mitchell W. Humphrey, President of Buffalo Surveying Corporation, do hereby certify that, Buffalo Surveying Corporation surveyed "MAYFIELD ADMINISTRATIVE SUBDIVISION", an administrative subdivision being part of the Southwest Quarter of the Southwest Quarter (SW1/4 SW1/4) of Section Twenty-seven (27), Township Ten (10) North, Range Thirteen (13) W West of the Sixth Principal Meridian, Buffalo County, Nebraska, as shown on the above plat, William R. Gwin, Party Chief, that the lot is well and accurately staked off and marked, the dimensions of the lot is as shown on the above plat, the lot bears its own number, and that survey was made with reference to known and recorded monuments.

[S E A L] BUFFALO SURVEYING CORPORATION

Mitchell W. Humphrey, President
Nebr. Registered Land Surveyor No. 492

BUFFALO SURVEYING CORPORATION
Kearney, Nebr. 68848
P.O. Box 903 (308) 237-3785

SHEET 1 OF 2 SHEETS.

MAYFIELD ADMINISTRATIVE SUBDIVISION

AN ADMINISTRATIVE SUBDIVISION BEING PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW1/4 SW1/4) OF SECTION TWENTY SEVEN (27), TOWNSHIP TEN (10) NORTH, RANGE THIRTEEN (13) WEST OF THE SIXTH PRINCIPAL MERIDIAN, BUFFALO COUNTY, NEBRASKA.

LEGAL DESCRIPTION

A tract of land being part of the Southwest Quarter of the Southwest Quarter (SW1/4 SW1/4) of Section Twenty-seven (27), Township Ten (10) North, Range Thirteen (13) W West of the Sixth Principal Meridian, Buffalo County, Nebraska, more particularly described as follows: Beginning at the Southwest Corner Section 27 and assuming the West line of the Southwest Quarter of Section 27 as bearing N 00°29'15" W and all bearings contained herein are relative thereto; thence on the West line of the Southwest Quarter of said Section 27, N 00°29'15" W a distance of 390.00 feet; thence leaving the West line of the Southwest Quarter of said Section 27, parallel with the South line of the Southwest Quarter of said Section 27, N 89°04'33" E a distance of 340.00 feet; thence S 00°29'15" E, parallel with the West line of the Southwest Quarter of said Section 27, a distance of 50.00 feet; thence N 89°04'33" E, parallel with the South line of the Southwest Quarter of said Section 27, a distance of 120.00 feet; thence S 00°29'15" E, parallel with the West line of the Southwest Quarter of said Section 27, a distance of 99.60 feet; thence S 79°09'58" W a distance of 20.33 feet; thence S 00°29'15" E, parallel with the West line of the Southwest Quarter of said Section, a distance of 233.00 feet to a point on the South line of the Southwest Quarter of said Section 27, said point being a distance of 440.00 feet easterly from the Southwest Corner of said Section 27; thence on the South line of the Southwest Quarter of said Section 27, S 89°04'33" W a distance of 440.00 feet to the place of beginning. Containing 3.87 acres, more or less, of which 0.60 acres, more or less are presently being used for road purposes on the West and South sides.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: that Riley A. Mayfield and Jennifer J. Mayfield, a married couple, and Randall J. Mayfield, a/k/a/ Randy J. Mayfield.,and Shelley D. Mayfield, a married couple, owners, and Richard A. Mayfield, a single person, owner by virtue of a Life Estate interest, with the aforesaid individuals being the sole owners of the land described hereon, have caused the same to be surveyed, subdivided and platted and designated as "MAYFIELD ADMINISTRATIVE SUBDIVISION", an administrative subdivision being part of the Southwest Quarter of the Southwest Quarter (SW1/4 SW1/4) of Section Twenty-seven (27), Township Ten (10) North, Range Thirteen (13) W West of the Sixth Principal Meridian, Buffalo County, Nebraska, and said owners hereby ratify and approve the disposition of their property as shown on the above plat, and hereby dedicate to the use and benefit of the public, the street right-of-way and utility easements as shown on said plat, and acknowledge said addition to be made with the free consent and in accord with the desires of said owners and beneficiary.

Dated this _____ day of _____, 2021.

_____
Riley A. Mayfield,
spouse of Jennifer J. Mayfield

_____
Jennifer J. Mayfield,
spouse of Riley A. Mayfield

_____
Randall J. Mayfield,
spouse of Shelley D. Mayfield

_____
Shelley D. Mayfield,
spouse of Randall J. Mayfield, a/k/a
Randy J. Mayfield

_____
Richard A. Mayfield, a single person

ACKNOWLEDGEMENTS

STATE OF NEBRASKA)
) ss:
COUNTY OF BUFFALO)

The foregoing instrument was acknowledged before me this _____ day of _____, 2021, by Riley A. Mayfield, spouse of Jennifer J. Mayfield.

(S E A L)

_____
Notary Public

My commission expires _____.

STATE OF NEBRASKA)
) ss:
COUNTY OF BUFFALO)

The foregoing instrument was acknowledged before me this _____ day of _____, 2021, by Jennifer J. Mayfield, spouse of Riley A. Mayfield.

(S E A L)

_____
Notary Public

My commission expires _____.

STATE OF NEBRASKA)
) ss:
COUNTY OF BUFFALO)

The foregoing instrument was acknowledged before me this _____ day of _____, 2021, by Randall J. Mayfield, a/k/a Randy J. Mayfield, spouse of Shelly D. Mayfield.

(S E A L)

_____
Notary Public

My commission expires _____.

STATE OF NEBRASKA)
) ss:
COUNTY OF BUFFALO)

The foregoing instrument was acknowledged before me this _____ day of _____, 2021, by Shelly D. Mayfield, Spouse of Randall J. Mayfield, a/k/a Randy J. Mayfield.

(S E A L)

_____
Notary Public

My commission expires _____.

STATE OF NEBRASKA)
) ss:
COUNTY OF BUFFALO)

The foregoing instrument was acknowledged before me this _____ day of _____, 2021, by Richard A Mayfield, a single person.

(S E A L)

_____
Notary Public

My commission expires _____.

RESOLUTION NO. _____

BE IT RESOLVED BY THE BUFFALO COUNTY BOARD OF COMMISSIONERS OF BUFFALO COUNTY, NEBRASKA, in regular session with quorum present, that the plat of "MAYFIELD ADMINISTRATIVE SUBDIVISION", an administrative subdivision being part of the Southwest Quarter of the Southwest Quarter (SW1/4 SW1/4) of Section Twenty-seven (27), Township Ten (10) North, Range Thirteen (13) W West of the Sixth Principal Meridian, Buffalo County, Nebraska, duly made out, acknowledged and certified is hereby approved, accepted, ratified and authorized to be filed and recorded in the Office of the Register of Deeds, Buffalo County, Nebraska,

Moved by: _____
(Print Name)

Seconded by: _____
(Print Name)

that the foregoing resolution be adopted. Said Motion carried on _____ vote(s).

STATE OF NEBRASKA)
) ss:
COUNTY OF BUFFALO)

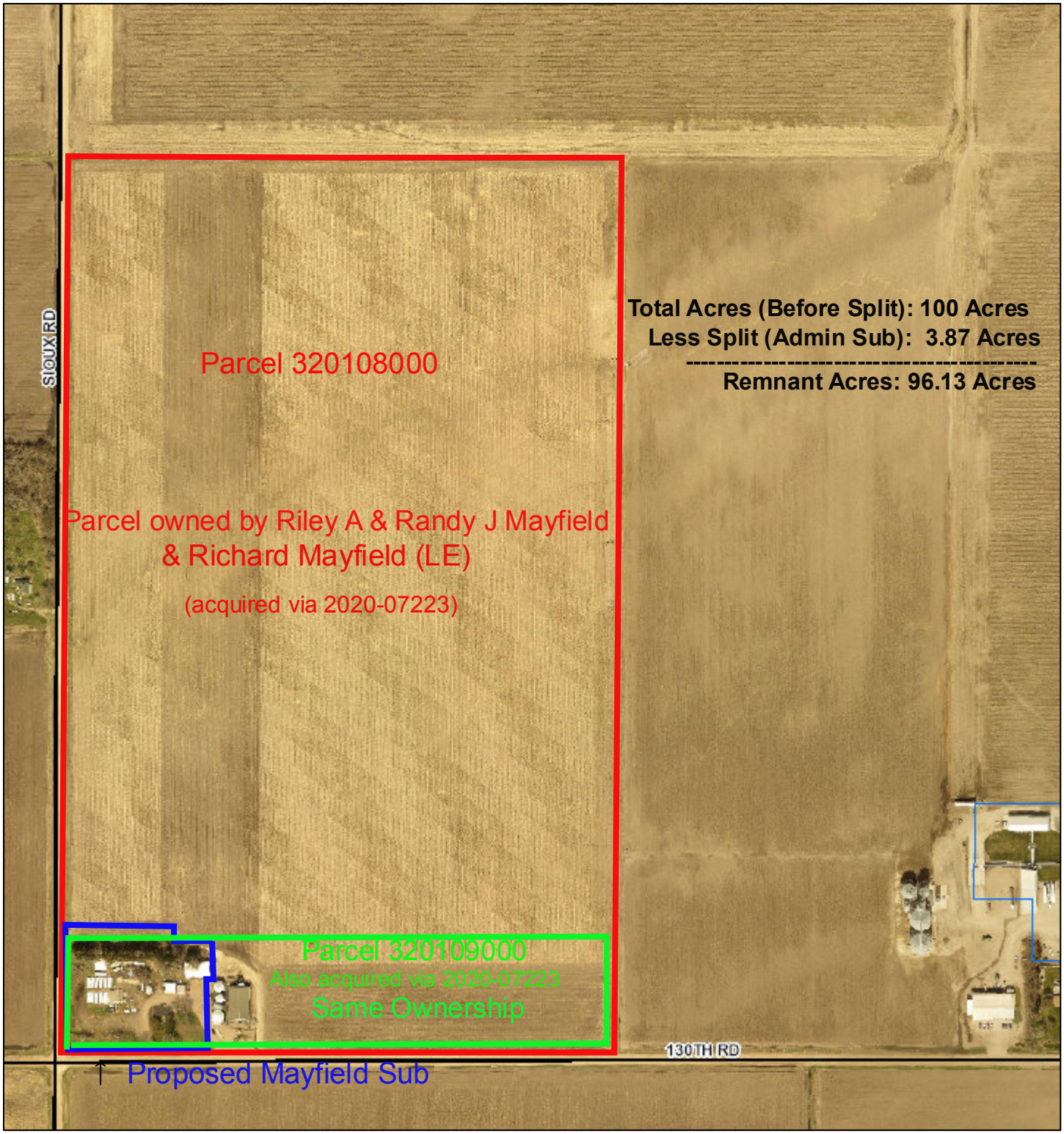
I, Janice I. Giffin, County Clerk in and for Buffalo County, Nebraska, being duly qualified, do hereby certify that the above is a true and correct copy of the resolution as passed by the Buffalo County Board of Commissioners on the _____ day of _____, 2021.

(SEAL)

_____
Janice I. Giffin, County Clerk

BUFFALO SURVEYING CORPORATION
Kearney, Nebr. 68848
P.O. Box 903 (308) 237-3786

Mayfield Remnant Acres



February 2, 2021

DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments.

1:6,537

0 0.05 0.1 0.2 mi

0 0.075 0.15 0.3 km

Legend

- Labeled Streets
- Special Use

Area not Included

Floodplain

- 1% Annual Chance Flood Hazard
- Regulatory Floodway
- 0.2% Annual Chance Flood Hazard

Buffalo County
gWorks.

NEBRASKA TITLE COMPANY

SERVICE BEYOND EXPECTATION

LIMITED TITLE REPORT

FILE NO: NTK0006216

TO: Buffalo Surveying Corp.
Mitch Humphrey

Nebraska Title Company, authorized to engage in the business of abstracting in the State of Nebraska under Certificate of Authority No. 56, hereby certifies that the records of Buffalo County, Nebraska have been carefully examined with reference to the following described property, and from such examination finds as follows:

LEGAL DESCRIPTION:

A tract of land being part of the Southwest Quarter of the Southwest Quarter of Section Twenty-seven (27), Township Ten (10) North, Range Thirteen (13) West of the 6th P.M., Buffalo County, Nebraska, more particularly described as follows: Beginning at the Southwest Corner of said Section 27 and assuming the West line of the Southwest Quarter of said Section 27 as bearing N 00° 29' 15" W and all bearings contained herein are relative thereto; thence on the West line of the Southwest Quarter of said Section 27, N 00° 29' 15" W a distance of 390.00 feet; thence leaving the West line of the Southwest Quarter of said Section 27, parallel with the South line of the Southwest Quarter of said Section 27, N 89° 04' 33" E a distance of 340.00 feet; thence S 00° 29' 15" E, parallel with the West line of the Southwest Quarter of said Section 27, a distance of 50.00 feet; thence N 89° 04' 33" E, parallel with the South line of the Southwest Quarter of said Section 27, a distance of 120.00 feet; thence S 00° 29' 15" E, parallel with the West line of the Southwest Quarter of said Section 27, a distance of 99.60 feet; thence S 79° 09' 58" W a distance of 20.33 feet; thence S 00° 29' 15" E, parallel with the West line of the Southwest Quarter of said Section, a distance of 233.00 feet to a point on the South line of the Southwest Quarter of said Section 27, said point being a distance of 440.00 feet easterly from the Southwest Corner of said Section 27; thence on the South line of the Southwest Quarter of said Section 27, S 89° 04' 33" W a distance of 440.00 feet to the place of beginning.

GRANTEE IN LAST DEED OF RECORD:

Riley A. Mayfield and Randall J. Mayfield, a/k/a Randy J. Mayfield SUBJECT TO a life estate held by Richard A. Mayfield

UNRELEASED LIENS OF RECORD:

None of Record

JUDGMENTS OR TRANSCRIPTS OF JUDGMENTS:

None of Record

TAXES/ASSESSMENTS:

2019 and all prior years - paid in full
2020 in the amount of $2,455.88 - not paid.
First half becomes delinquent May 1, 2021;
Second half becomes delinquent September 1, 2021.
Parcel ID No.: 320109000 (12.35 acres)
Assessed Value: $162,910.00

2019 and all prior years - paid in full
2020 in the amount of $7,030.42 - not paid.
First half becomes delinquent May 1, 2021;
Second half becomes delinquent September 1, 2021.
Parcel ID No.: 320108000 (87.65 acres)
Assessed Value: $471,280.00

a. Special assessments not yet certified to the Office of the County Treasurer. (Note: No special assessments are shown in the Office of the County Treasurer at date hereof.)

EASEMENTS AND RESTRICTIONS OF RECORD:

None of Record

Effective Date: December 22, 2020 at 8:00 am

Nebraska Title Company

By Vicki M Williamson
Registered Abstracter

Please direct inquiries to: Kaitlin Greene

NOTE: THIS IS AN INFORMATIONAL TITLE REPORT

This report is not a guarantee or warranty of title, nor is it an abstract of title, nor is this a commitment to provide, nor does it provide title insurance. Liability hereunder is expressly limited to the sum of $1,000.00.

2020-07223
KELLIE JOHN
BUFFALO COUNTY REGISTER OF DEEDS
KEARNEY, NEBRASKA
RECORDED ON: 10/15/2020 11:01:15 AM
DEED OF DISTRIBUTION
REC FEE: 16.00
PAGES: 2
PD: 28.00 ESCROW:
CK: #79487 JACOBSEN ORR L & H
RETURN $12.00 TO
JACOBSEN ORR L & H

NEBRASKA DOCUMENTARY STAMP TAX
DOC TAX:
EXEMPTION: 15
RECORDED ON: 10/15/2020
AUTHORIZED BY: SM

Jacobsen, Orr, Lindstrom & Holbrook, P.C., L.L.O.
P.O. Box 1060
Kearney, NE 68848-1060

DEED OF DISTRIBUTION BY PERSONAL REPRESENTATIVE

RILEY A. MAYFIELD, PERSONAL REPRESENTATIVE OF THE ESTATE OF WILMA JEAN MAYFIELD, DECEASED, pursuant to appointment by the County Court of Buffalo County, Nebraska, hereinafter referred to as "GRANTOR", conveys and releases to RILEY A. MAYFIELD AND RANDALL J. MAYFIELD, a/k/a RANDY J. MAYFIELD, as tenants in common, hereinafter collectively referred to as "GRANTEE", the following described real estate (as defined in Nebraska Revised Statutes Section 76-201):

The West 100 acres of the Southwest Quarter of Section Twenty-seven (27), Township Ten (10) North, Range Thirteen (13) West of the 6th P.M., Buffalo County, Nebraska, EXCEPT a tract described as follows: Beginning at the Southwest Corner of said Section 27; thence Easterly on the South line of said Section 27 a distance of 1645.0 feet; thence Northerly parallel with the West line of said section a distance of 327.0 feet; thence Westerly parallel with the South line of said tract a distance of 1645.0 feet to a point on the West line of said Section 27; thence South 327.0 feet to the place of beginning, ***SUBJECT TO A LIFE ESTATE IN RICHARD A. MAYFIELD,***

A tract of land located in the South Half of the Southwest Quarter of Section Twenty-seven (27), Township Ten (10) North, Range Thirteen (13) West of the 6th P.M., Buffalo County, Nebraska, more particularly described as follows: Beginning at the Southwest corner of said Section 27; thence Easterly on the South line of said Section 27 a distance of 1645.0 feet; thence Northerly parallel with the West line of said section a distance of 327.0 feet; thence Westerly parallel with the South line of said tract a distance of 1645.0 feet to a point on the West line of said Section 27; thence South 327.0 feet to the place of beginning, ***SUBJECT TO A LIFE ESTATE IN RICHARD A. MAYFIELD,***

An undivided one half interest in the West 67 acres of the North Half of the Northwest Quarter of Section Thirty-four (34), Township Ten (10) North, Range Thirteen (13) West of the 6th P.M., Buffalo County, Nebraska, ***SUBJECT TO A LIFE ESTATE IN RICHARD A. MAYFIELD,***

Lots One (1), Two (2), and Three (3), Block Two (2), Parkview Addition to the Village of Shelton, Buffalo County, Nebraska, ***SUBJECT TO A LIFE ESTATE IN RICHARD A. MAYFIELD,***

subject to easements of record and use, and reservations, covenants, and restrictions of record.

GRANTOR has determined that GRANTEE is the person entitled to distribution of the real estate from said estate. GRANTOR covenants with GRANTEE that GRANTOR has legal power and lawful authority to convey and release the same.

Executed this Tues day of August 25th, 2020.

Riley A Mayfield

Riley A. Mayfield, Personal Representative of the Estate of Wilma Jean Mayfield, Deceased

STATE OF NEBRASKA)
) SS:
COUNTY OF BUFFALO)

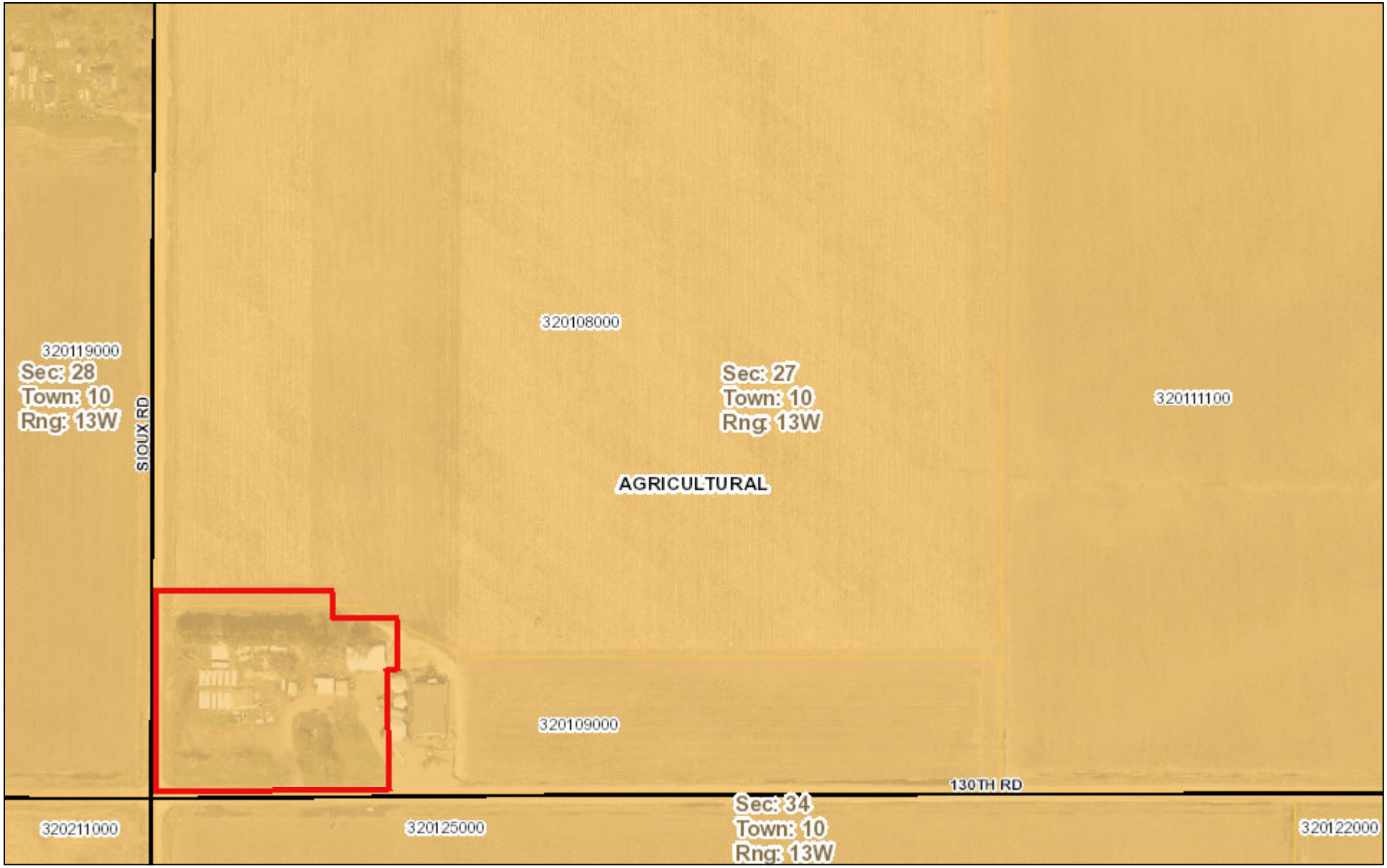
The foregoing instrument was acknowledged before me on the 25th day of August, 2020 by Riley A. Mayfield, Personal Representative of the Estate of Wilma Jean Mayfield, Deceased.

Erica L Clark

Notary Public

GENERAL NOTARY - State of Nebraska
ERICA L CLARK
My Comm. Exp. January 31, 2022

Mayfield Locational-Zoning-Floodplain



February 2, 2021
08:41 AM

DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments.

1:4,233

0 0.035 0.07 0.14 mi

0 0.05 0.1 0.2 km

Labeled Streets

Special Use

Floodplain

1% Annual Chance Flood Hazard

Regulatory Floodway

0.2% Annual Chance Flood Hazard

Area not Included

County Zoning

AGRICULTURAL

AGRICULTURAL-RESIDENTIAL

COMMERCIAL

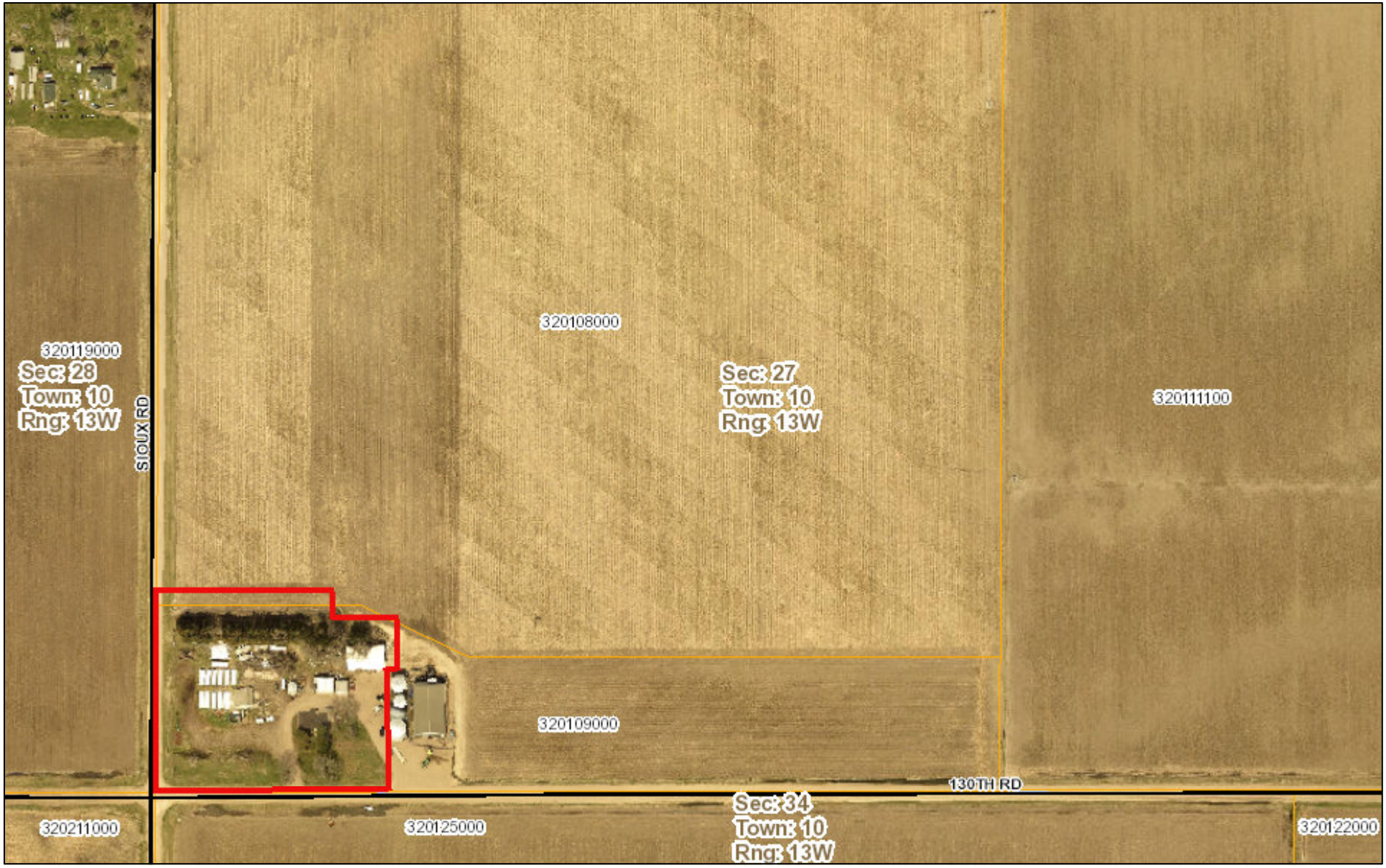
INDUSTRIAL

Parcels

Sections

Buffalo County
gWorks.

Mayfield Aerial/Floodplain



February 2, 2021
08:40 AM

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1:4,233

0 0.035 0.07 0.14 mi

0 0.05 0.1 0.2 km

Labeled Streets

Special Use

Floodplain

1% Annual Chance Flood Hazard

Regulatory Floodway

0.2% Annual Chance Flood Hazard

Area not Included

Parcels

Sections

Buffalo County
gWorks.