



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

MEETING DATE: December 10, 2024

AGENT: Jeremy Feusner, licensed land surveyor, on behalf of Kimberli D. Dawson, Manager of LKDAW, L.L.C.

SUBJECT: Application for Administrative Subdivision, “White Acres Administrative Subdivision”, located in Part of the Northwest Quarter of the Northeast Quarter and Part of the Northeast Quarter of the Northwest Quarter in Section Thirty-One (31), Township Nine (9) North, Range Eighteen (18) 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, “White Acres Administrative Subdivision”, is arranged with one lot, containing, approximately, 3.00 acres and situated west of Arrow Road and south of 39th Road. The affected Parcel IDs are: 500047000 & 500048000. Zoning District: Agriculture (AG).

No opposition was received regarding “White Acres 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 #2

MEETING DATE: December 10, 2024

AGENT: Trenton Snow, licensed land surveyor, on behalf of Craig A. Wietjes and Heidi M. Wietjes

SUBJECT: Application for Administrative Subdivision, “Wietjes Acres Second”, located in Part of the Northeast Quarter of the Northeast Quarter of Section Eighteen (18), Township Ten (10) North, Sixteen (16) 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, “Wietjes Acres Second”, is arranged with one lot, containing, approximately, 4.41 acres and situated west of Riverdale Road and south of 175th Road. The affected Parcel ID is: 380199000. Zoning District: Agriculture (AG).

No opposition was received regarding “Wietjes Acres Second”.

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 #3

MEETING DATE: December 10, 2024

SUBJECT: NDOT proposed highway project known as “Amherst – N – 10” and inventoried as project number “STP – 40-4(105)”, situated on and along Highway 40 located in the Riverdale, Divide & Grant Townships, Buffalo County, Nebraska.

Discussion:

On November 20, 2024, The Board of Commissioners received correspondence regarding the NDOT proposed highway project known as “Amherst – N – 10” and inventoried as project number “STP – 40-4(105)”, for the milling and resurfacing of the roadway with asphalt, bridge repairs, culvert replacements and culvert lining, trench widening, construction of a right turn lane, sidewalk construction, relocation of existing lighting and updated existing guardrail.

NDOT is interested in receiving feedback regarding this site and any historical landmarks. After the research of State and National Registers of Historical Places, there do not appear to be historical landmarks of this particular area.

A letter, regarding the correspondence, has been drafted and, providing it is satisfactory by The Board, is ready for The Chairman’s signature.

Zoning Agenda

Item #1

APPLICATION FOR LAND DEVELOPMENT IN ACCORDANCE WITH BUFFALO COUNTY SUBDIVISION REGULATIONS

Buffalo County Zoning Office
1512 Central Ave., PO Box 1270 Kearney, NE 68848
308-236-1998 www.buffalogov.org

31-9-18
Elm Creek

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: White Acres Administrative Subdivision Date 10/11/2024

Owner's name: LKDAW, LLC, a Nebraska Limited Liability Company

Owner's home address: 1740 Greystone Court, Longwood, FL 32779

Telephone number(home): 308-325-7365 (daytime) same

Developer's name: Kim Dawson

Developer's address: 1740 Greystone Court, Longwood, FL 32779

Surveyor's / ~~Engineer's~~ name and address: Jeremy D. Feusner, PLS; 704 East Avenue, Holdrege, NE 68949

List all people who own, have liens and other interest LKDAW, LLC, owner;

Lawrence Kritenbrink, Trustee; Metropolitan Life Insurance Company, Beneficiary

Present use of property: Single family dwelling, accessory buildings & farmland

Desired use of property: same Present Zoning AG

Legal Description of property: see attached

Area of property(square feet and/or acres) 3.55 acres(s), total subd.; Lot 1 is 3.00 acre(s)

Number of lots or parcels: 1

School District Elm Creek Fire District Elm Creek

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: Kimberli D Dawson Printed Name Kimberli D. Dawson, Manager

And agent: Jeremy D. Feusner, PLS
Jeremy D. Feusner, PLS

Preliminary Plat approval date: _____

Office Use Only
Permit Number 2024-077
Filing Fee 370.00 Receipt # 975023
Zoning Classification AG
Floodplain Yes or No No 10/18/2024 dmd
8/09 Date Initial

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

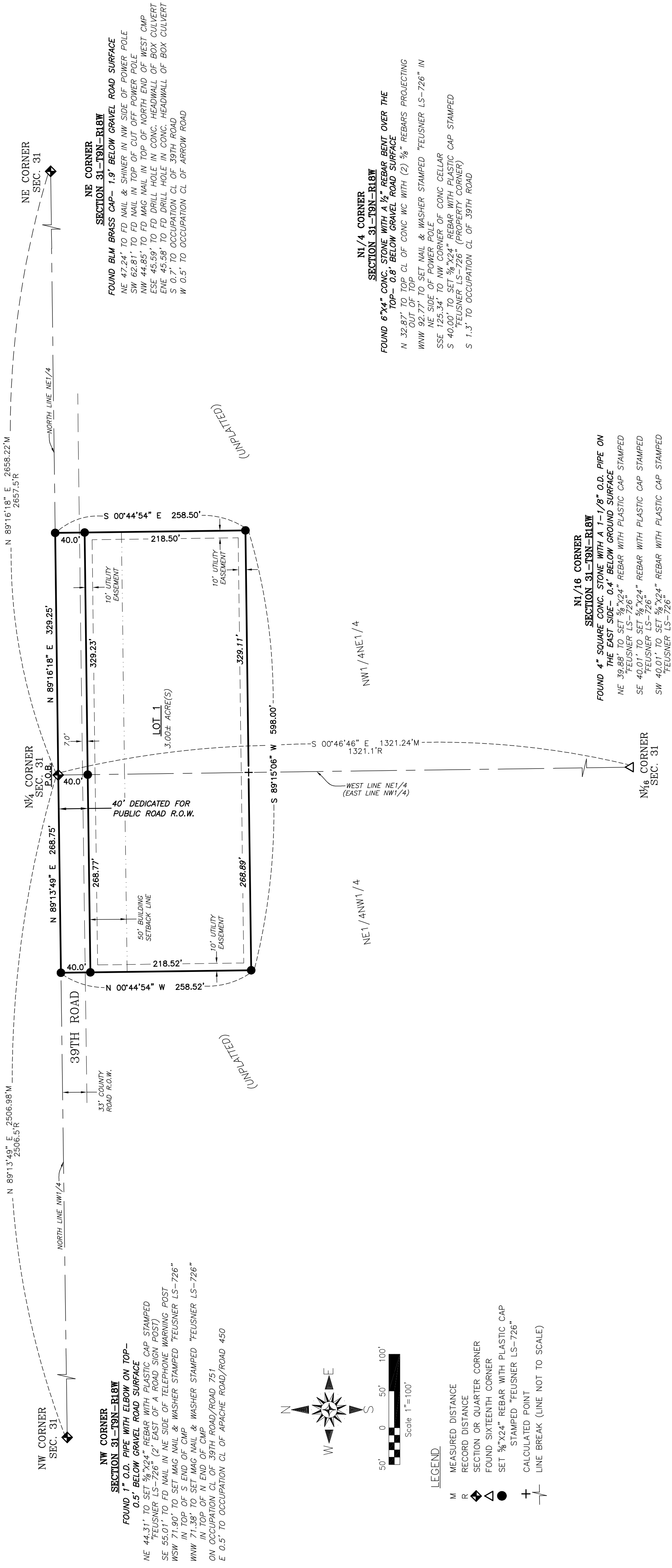
WHITE ACRES ADMINISTRATIVE SUBDIVISION

LEGAL DESCRIPTION

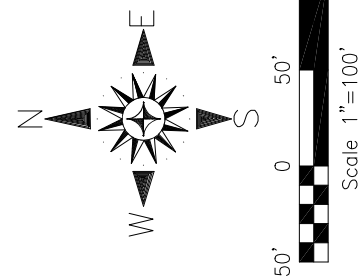
A TRACT OF LAND LOCATED IN PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 9 NORTH, RANGE 18 WEST OF THE 6TH P.M., BUFFALO COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 31, THENCE N89°16'18"E (BEARINGS BASED ON NAD83 NEBRASKA STATE PLANE GRID COORDINATES) ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 31, A DISTANCE OF 329.25 FEET; THENCE S00°44'54"E, A DISTANCE OF 258.50 FEET; THENCE S89°15'06"W, A DISTANCE OF 598.00 FEET; THENCE N00°44'54"W, A DISTANCE OF 258.52 FEET TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 31; THENCE N89°13'49"E ON SAID NORTH LINE OF THE NORTHWEST QUARTER, A DISTANCE OF 268.75 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 3.55 ACRES, MORE OR LESS, WHICH INCLUDES 0.55 ACRES, MORE OR LESS, OF LAND DEDICATED FOR PUBLIC ROAD RIGHT-OF-WAY.

WHITE ACRES ADMINISTRATIVE SUBDIVISION

AN ADMINISTRATIVE SUBDIVISION BEING A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 9 NORTH, RANGE 18 WEST OF THE 6TH P.M., BUFFALO COUNTY, NEBRASKA



NW CORNER SEC. 31
SECTION 31-T9N-R18W
 FOUND 1" O.D. PIPE WITH ELBOW ON TOP- 0.5' BELOW GRAVEL ROAD SURFACE
 NE 44.31' TO SET 3/8"x24" REBAR WITH PLASTIC CAP STAMPED "FEUSNER LS-726" (2' EAST OF A ROAD SIGN POST)
 SE 55.01' TO FD NAIL IN NE SIDE OF TELEPHONE WARNING POST
 WSW 71.90' TO SET MAG NAIL & WASHER STAMPED "FEUSNER LS-726" IN TOP OF S END OF CMP
 WNW 71.38' TO SET MAG NAIL & WASHER STAMPED "FEUSNER LS-726" IN TOP OF N END OF CMP
 ON OCCUPATION CL OF 39TH ROAD/ROAD 751
 E 0.5' TO OCCUPATION CL OF APACHE ROAD/ROAD 450



- LEGEND**
- M MEASURED DISTANCE
 - R RECORD DISTANCE
 - ◆ SECTION OR QUARTER CORNER
 - △ FOUND SIXTEENTH CORNER
 - SET 3/8"x24" REBAR WITH PLASTIC CAP STAMPED "FEUSNER LS-726"
 - + CALCULATED POINT
 - LINE BREAK (LINE NOT TO SCALE)

NW 1/4 CORNER SECTION 31-T9N-R18W
 FOUND 4" SQUARE CONC. STONE WITH A 1-1/8" O.D. PIPE ON THE EAST SIDE- 0.4' BELOW GROUND SURFACE
 NE 39.88' TO SET 3/8"x24" REBAR WITH PLASTIC CAP STAMPED "FEUSNER LS-726"
 SE 40.01' TO SET 3/8"x24" REBAR WITH PLASTIC CAP STAMPED "FEUSNER LS-726"
 SW 40.01' TO SET 3/8"x24" REBAR WITH PLASTIC CAP STAMPED "FEUSNER LS-726"

N1/4 CORNER SECTION 31-T9N-R18W
 FOUND 6"x4" CONC. STONE WITH A 1/2" REBAR BENT OVER THE TOP- 0.8' BELOW GRAVEL ROAD SURFACE
 N 32.87' TO TOP CL OF CONC. WC WITH (2) 3/8" REBARS PROJECTING OUT OF TOP
 WNW 92.77' TO SET NAIL & WASHER STAMPED "FEUSNER LS-726" IN NE SIDE OF POWER POLE
 SSE 125.34' TO NW CORNER OF CONC CELLAR
 S 40.00' TO SET 3/8"x24" REBAR WITH PLASTIC CAP STAMPED "FEUSNER LS-726" (PROPERTY CORNER)
 S 1.3' TO OCCUPATION CL OF 39TH ROAD

NE CORNER SECTION 31-T9N-R18W
 FOUND BLM BRASS CAP- 1.9' BELOW GRAVEL ROAD SURFACE
 NE 47.24' TO FD NAIL & SHINER IN NW SIDE OF POWER POLE
 SW 62.81' TO FD NAIL IN TOP OF CUT OFF POWER POLE
 NW 44.85' TO FD MAG NAIL IN TOP OF NORTH END OF WEST CMP
 ENE 45.59' TO FD DRILL HOLE IN CONC. HEADWALL OF BOX CULVERT
 S 0.7' TO OCCUPATION CL OF 39TH ROAD
 W 0.5' TO OCCUPATION CL OF ARROW ROAD

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 9 NORTH, RANGE 18 WEST OF THE 6TH P.M., BUFFALO COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 31, THENCE N89°16'18"E (BEARINGS BASED ON NAD83 NEBRASKA STATE PLANE GRID COORDINATES) ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 31, A DISTANCE OF 329.25 FEET; THENCE S00°44'54"E, A DISTANCE OF 258.50 FEET; THENCE S89°15'06"W, A DISTANCE OF 598.00 FEET; THENCE N00°44'54"W, A DISTANCE OF 258.52 FEET TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 31; THENCE N89°13'49"E ON SAID NORTH LINE OF THE NORTHWEST QUARTER, A DISTANCE OF 268.75 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 3.55 ACRES, MORE OR LESS, WHICH INCLUDES 0.55 ACRES, MORE OR LESS, OF LAND DEDICATED FOR PUBLIC ROAD RIGHT-OF-WAY.

SURVEYOR'S CERTIFICATE

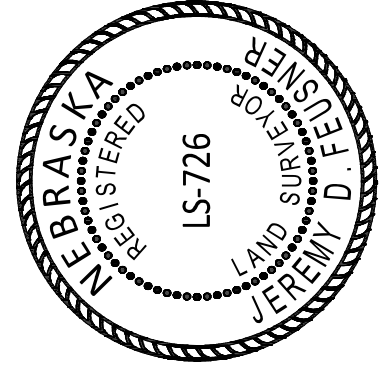
I, JEREMY D. FEUSNER, NEBRASKA REGISTERED LAND SURVEYOR NO. 726, DULY REGISTERED UNDER THE LAND SURVEYOR'S REGULATION ACT, DO HEREBY CERTIFY THAT I HAVE SURVEYED WHITE ACRES ADMINISTRATIVE SUBDIVISION, AN ADMINISTRATIVE SUBDIVISION BEING A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 9 NORTH, RANGE 18 WEST OF THE 6TH P.M., BUFFALO COUNTY, NEBRASKA, AS SHOWN ON THE ABOVE PLAT, 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, THAT THE SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS TRUE, CORRECT AND IN ACCORDANCE WITH THE LAND SURVEYORS REGULATION ACT IN EFFECT AT THE TIME OF THIS SURVEY.

Jeremy D. Feusner
 JEREMY D. FEUSNER
 NEBRASKA PLS # 726

SEPTEMBER 27, 2024
 DATE



704 East Avenue
 Holdrege, NE 68949
 (308) 991-6906
 feusnersurveying@gmail.com



WHITE ACRES ADMINISTRATIVE SUBDIVISION
AN ADMINISTRATIVE SUBDIVISION BEING A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND PART OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 9 NORTH, RANGE 18 WEST OF THE 6TH P.M., BUFFALO COUNTY, NEBRASKA

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: that LKDAW, LLC, a Nebraska Limited Liability Company, by and through Kimberli D. Dawson, Manager, and METROPOLITAN LIFE INSURANCE COMPANY, a New York corporation, and Lawrence E. Krittenbrink, a member of the Nebraska State Bar Association, Trustee, being the sole owners, Trustee, and Beneficiary, of the land described hereon, have caused the same to be surveyed, subdivided and platted, and designated as "White Acres Administrative Subdivision", an administrative subdivision being a part of the Northwest Quarter of the Northeast Quarter and a part of the Northeast Quarter of the Northwest Quarter of Section 31, Township 9 North, Range 18 West of the 6th P.M., Buffalo County, Nebraska and said owners, Trustee, and Beneficiary do hereby ratify and approve the disposition of their property as shown on the above plat, and do hereby dedicate to the use and benefit of the public, the public road right-of-way and utility easements as shown upon 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 _____, 2024.

 Kimberli D. Dawson, Manager of LKDAW, LLC,
 a Nebraska Limited Liability Company

 Lawrence E. Krittenbrink, Trustee

Metropolitan Life Insurance Company,
 a New York corporation

By: MetLife Investment Management, LLC,
 a Delaware limited liability company,
 its investment manager

By: _____(signature)
 Printed Name: _____
 Its: Authorized Signatory
 and Director

STATE OF _____)
) ss:
 COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2024, by Kimberli D. Dawson, Manager of LKDAW, LLC, a Nebraska Limited liability Company.

(SEAL)

 Notary Public

My commission expires: _____

STATE OF _____)
) ss:
 COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2024, by Lawrence E. Krittenbrink, Trustee.

(SEAL)

 Notary Public

My commission expires: _____

STATE OF KANSAS)
) ss:
 COUNTY OF JOHNSON)

Before me, the undersigned Notary Public in and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted, and who, acknowledged himself/herself to be an Authorized Signatory and Director of MetLife Investment Management, LLC, a Delaware limited liability company, the investment manager of Metropolitan Life Insurance Company, a New York corporation, and that (s)he, on behalf of such limited liability company as investment manager of such corporation, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of MetLife Investment Management, LLC, the investment manager of Metropolitan Life Insurance Company by himself/herself as Authorized Signatory and Director of such limited liability company as his/her free act and deed and the free act and deed of said limited liability company as investment manager of such corporation.

Witness my hand and seal this _____ day of _____, 2024.
 (SEAL)

 Notary Public

My commission expires: _____

RESOLUTION

BE IT RESOLVED BY THE BUFFALO COUNTY BOARD OF COMMISSIONERS OF BUFFALO COUNTY, NEBRASKA, in regular session with quorum present, that the plat of "White Acres Administrative Subdivision", an administrative subdivision being a part of the Northwest Quarter of the Northeast Quarter and a part of the Northeast Quarter of the Northwest Quarter of Section 31, Township 9 North, Range 18 West of the 6th P.M., 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: _____
 Seconded by: _____

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

STATE OF NEBRASKA)
) ss:
 COUNTY OF BUFFALO)

I, Heather A. Christensen, 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 the _____ day of _____, 2024.

 Heather A. Christensen, County Clerk
 (SEAL)

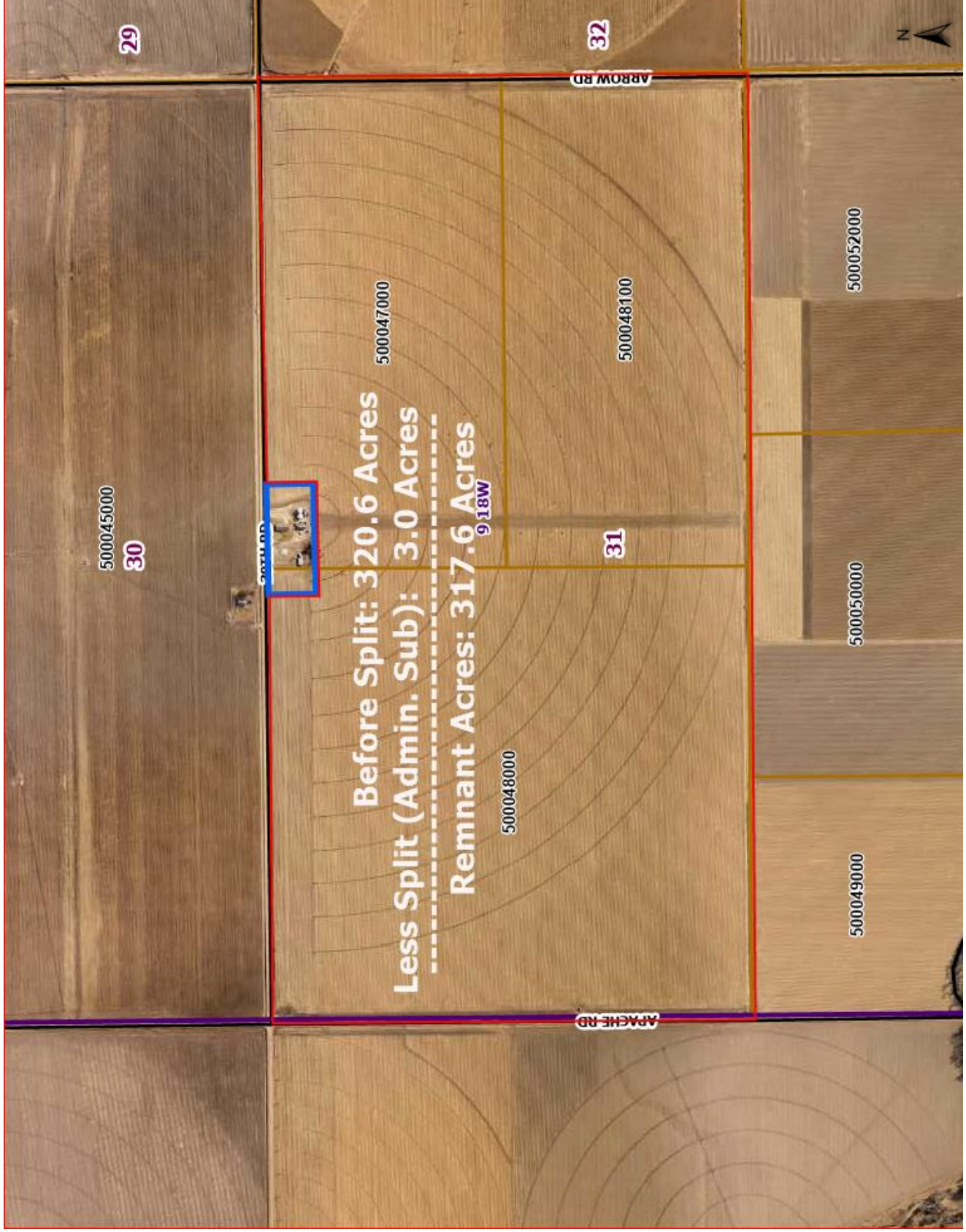


704 East Avenue
 Holdrege, NE 68949
 (308) 991-6906
 feusnersurveying@gmail.com

White Acres Admin. Sub. Remnancy

Created by: null

- Parcels
- Parcel Numbers
- Roads
- Townships
- Sections



LIMITED REPORT OF TITLE

Central Nebraska Title & Escrow, LLC., authorized to engage in the business of abstracting in the State of Nebraska under Certificate of Authority No. 699, 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

The North Half of the Northeast Quarter (N 1/2 NE 1/4) and the East Half of the Northwest Quarter (E 1/2 NW 1/4), all in Section Thirty-one (31), Township Nine (9) North, Range Eighteen (18) West of the 6th P.M., Buffalo County, Nebraska.

GRANTEES IN LAST DEED OF RECORD:

LKDAW, LLC, a Nebraska Limited Liability Company

UNRELEASED LIENS OF RECORD:

Deed of Trust, Assignment of Rents, Security Agreement, and Fixture Filing by LKDAW, LLC, a Nebraska limited liability company, Trustor, to and in favor of Lawrence E. Kritenbrink, a member of the Nebraska State Bar Association, Trustee, and METROPOLITAN LIFE INSURANCE COMPANY, a New York corporation, Beneficiary, in the amount of \$2,405,000.00, dated May 3, 2024, recorded May 13, 2024 at Instrument No. 2024-01957, in the Register of Deeds Office, Buffalo County, Nebraska.

NOTE: Deed of Trust secures other lands.

EASEMENTS AND RESTRICTIONS OF RECORD: **None**

EFFECTIVE DATE: **August 27, 2024 at 8:00 A.M.**

Central Nebraska Title & Escrow, LLC



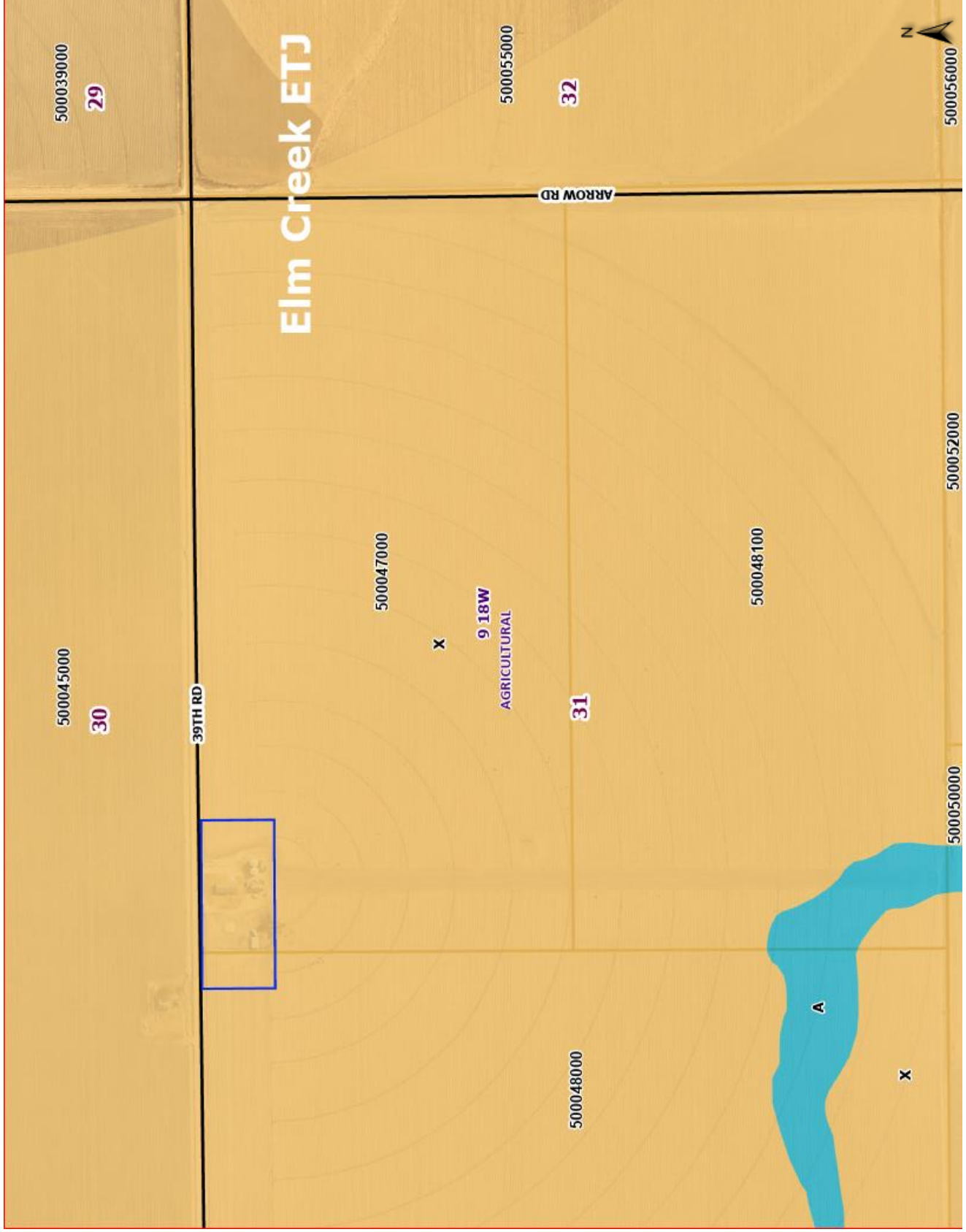
Travis W. Schott, Certificate No. 907
State of Nebraska Registered Abstracter

CNT File 01-8272

White Acres Admin. Sub. Zoning/Floodplain

Created by: null

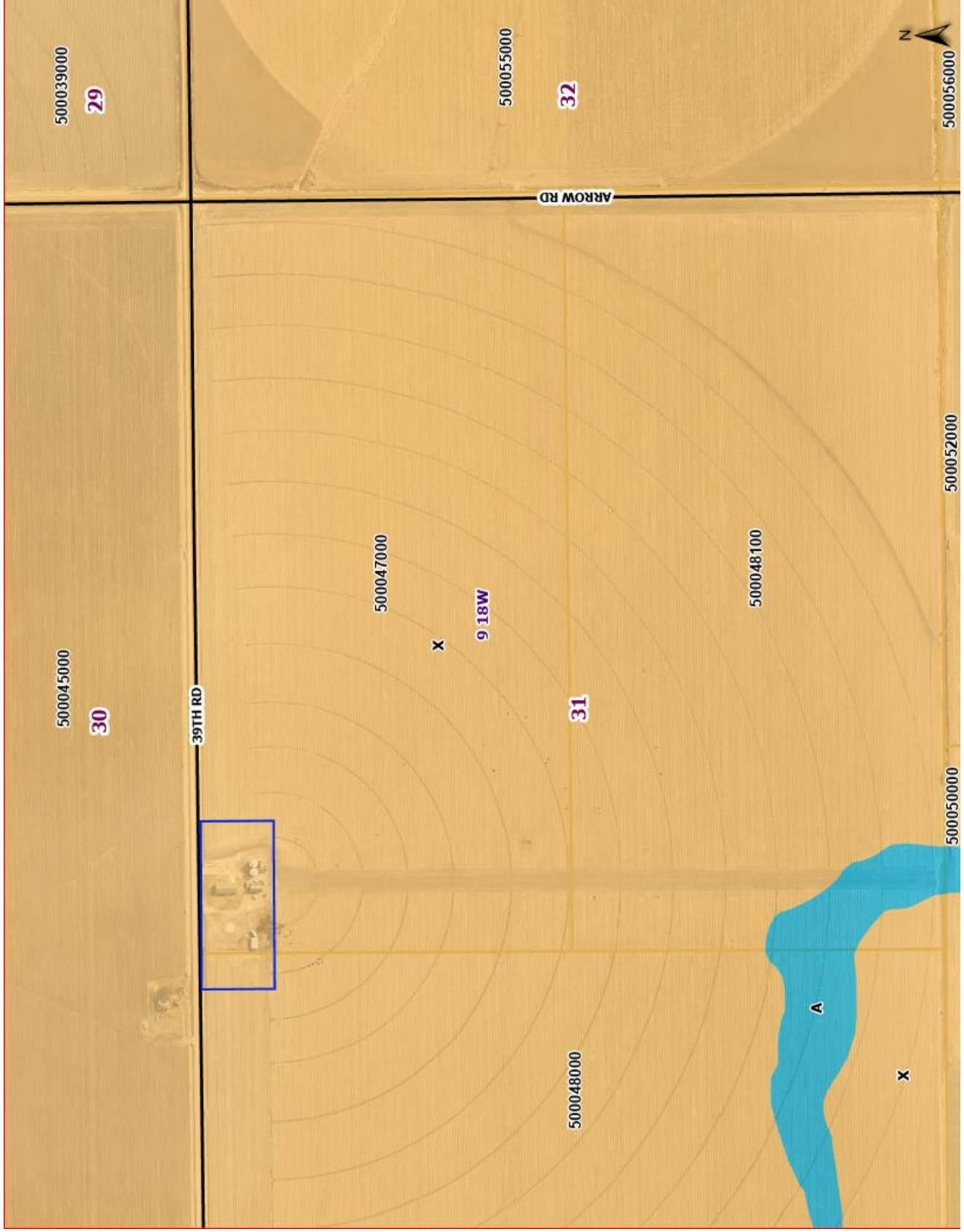
- Parcels
- Parcel Numbers
- Roads
- Townships
- Sections
- Zoning
 - AGRICULTURAL
 - AGRICULTURAL-RESIDENTIAL
 - COMMERCIAL
 - INDUSTRIAL
 - RURAL CONSERVATION
- Floodplain
 - A
 - AE
 - AH
 - AO
 - X



White Acres Admin. Sub. Aerial/Floodplain

Created by: null

- Parcels
 - Parcel Numbers
 - Roads
 - Townships
 - Sections
 - Floodplain
- A
AE
AH
AO
X



Zoning Agenda

Item #2

APPLICATION FOR LAND DEVELOPMENT IN ACCORDANCE WITH BUFFALO COUNTY SUBDIVISION REGULATIONS

Buffalo County Zoning Office
1512 Central Ave., PO Box 1270 Kearney, NE 68848
308-236-1998 www.buffalogov.org

18-10-16
Divide

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: Wietjes Acres Second Date 10-23-2024

Owner's name: Craig Wietjes

Owner's home address: 16760 Riverdale Rd, Riverdale, NE 68870

Telephone number(home): 308-233-4045 (daytime) _____

Developer's name: Trenton Snow

Developer's address: same as below

Surveyor's name and address: Trenton Snow
PO Box 1772, Kearney, NE 68848-1772

List all people who own, have liens and other interest Craig & Heidi Wietjes
Heartland Bank

Present use of property: Agricultural

Desired use of property: Residential Present Zoning AG

Legal Description of property: See Attached

Area of property(square feet and/or acres) 5.62 A±

Number of lots or parcels: 1

School District N/A Fire District N/A

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: Craig Wietjes Printed Name Craig Wietjes

And agent: N/A

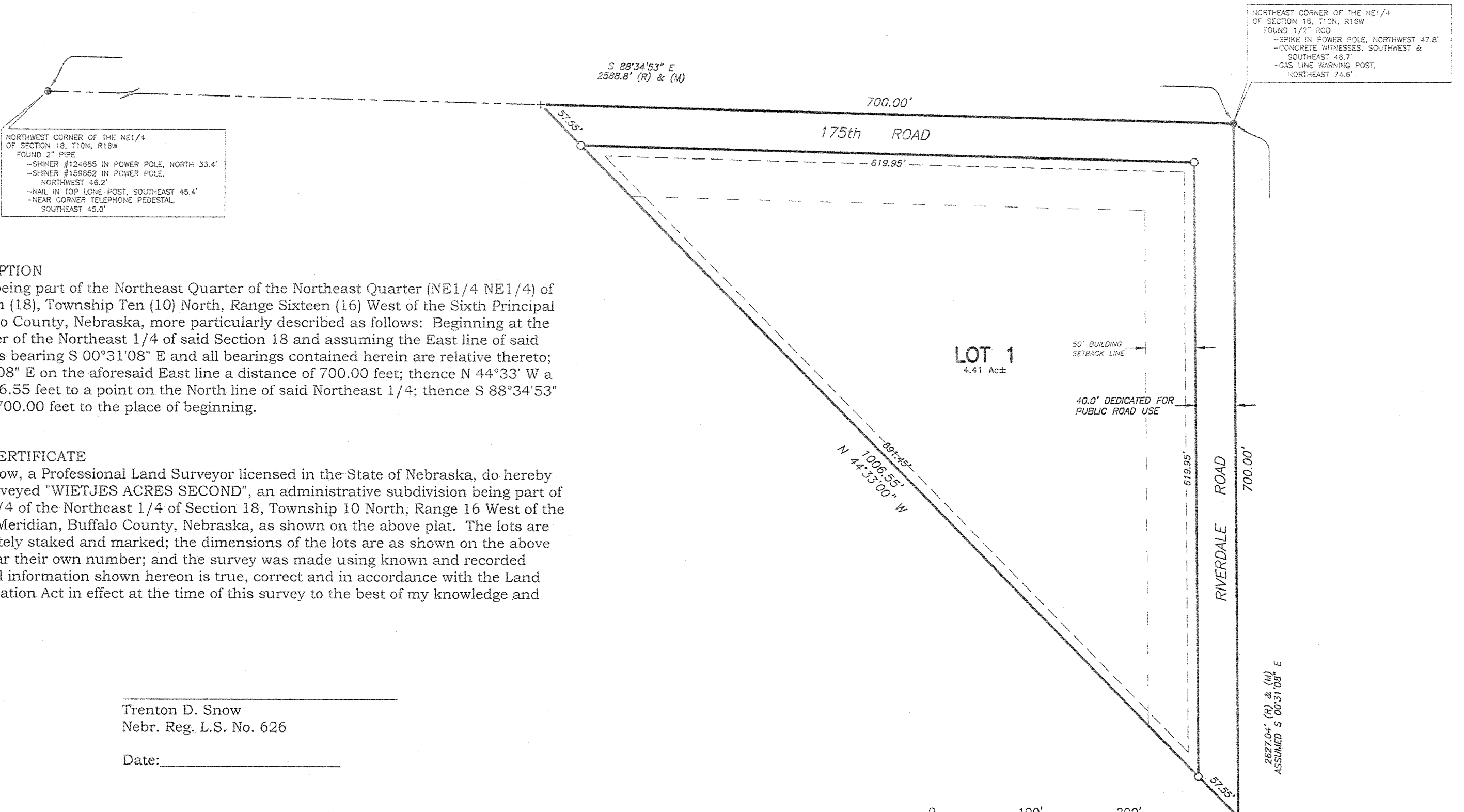
Preliminary Plat approval date: _____

Office Use Only	
Permit Number	<u>2024-083</u>
Filing Fee	<u>370.00</u> Receipt # <u>975029</u>
Zoning Classification	<u>AG</u>
Floodplain Yes or No	<u>No</u> <u>10/24/24</u> <u>aw</u>
8/09	Date Initial

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

WIETJES ACRES SECOND

AN ADMINISTRATIVE SUBDIVISION BEING PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 10 NORTH, RANGE 16 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BUFFALO COUNTY, NEBRASKA



LEGAL DESCRIPTION

A tract of land being part of the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of Section Eighteen (18), Township Ten (10) North, Range Sixteen (16) West of the Sixth Principal Meridian, Buffalo County, Nebraska, more particularly described as follows: Beginning at the Northeast Corner of the Northeast 1/4 of said Section 18 and assuming the East line of said Northeast 1/4 as bearing S 00°31'08" E and all bearings contained herein are relative thereto; thence S 00°31'08" E on the aforesaid East line a distance of 700.00 feet; thence N 44°33' W a distance of 1,006.55 feet to a point on the North line of said Northeast 1/4; thence S 88°34'53" E a distance of 700.00 feet to the place of beginning.

SURVEYOR'S CERTIFICATE

I, Trenton D. Snow, a Professional Land Surveyor licensed in the State of Nebraska, do hereby certify that I surveyed "WIETJES ACRES SECOND", an administrative subdivision being part of the Northeast 1/4 of the Northeast 1/4 of Section 18, Township 10 North, Range 16 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, correct and in accordance with the Land Surveyors Regulation Act in effect at the time of this survey 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 Craig A. Wietjes and Heidi M. Wietjes, husband and wife and Heartland Bank, Trustee & Beneficiary being the sole owners and lien holder of the land described hereon have caused the same to be surveyed, subdivided, platted and designated as "WIETJES ACRES SECOND", an administrative subdivision being part of the Northeast 1/4 of the Northeast 1/4 of Section 18, Township 10 North, Range 16 West of the Sixth Principal Meridian, Buffalo County, Nebraska and said owners and lien holder 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 utility easements (if any) as shown upon said plat, and acknowledge said subdivision to be made with free consent and in accord with the desires of said owners and lien holder.

Dated this _____ day of _____, 20____.

_____(signature)
 Craig A. Wietjes, husband of Heidi M. Wietjes

_____(signature)
 Heidi M. Wietjes, wife of Craig A. Wietjes

_____(signature)
 _____(print name)

_____(print title)
 Heartland Bank, Trustee and Beneficiary

ACKNOWLEDGMENTS

STATE OF _____)
)ss
 COUNTY OF _____)
 The foregoing instrument was acknowledged before me this _____ day of _____, 20____ by Craig A. Wietjes, husband of Heidi M. Wietjes.

_____(signature) (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 Heidi M. Wietjes, wife of Craig A. Wietjes.

_____(signature) (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 _____(print name), _____(print title) of Heartland Bank, Trustee and Beneficiary.

_____(signature) (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 "WIETJES ACRES SECOND", an administrative subdivision being part of the Northeast 1/4 of the Northeast 1/4 of Section 18, Township 10 North, Range 16 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 _____ and Seconded by _____ that the foregoing resolution be adopted. Motion carried on _____ vote (____ absent).

STATE OF NEBRASKA)
)ss
 COUNTY OF BUFFALO)
 I, Heather A. Christensen, 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____.

_____(signature) (S E A L)
 Heather A. Christensen, County Clerk

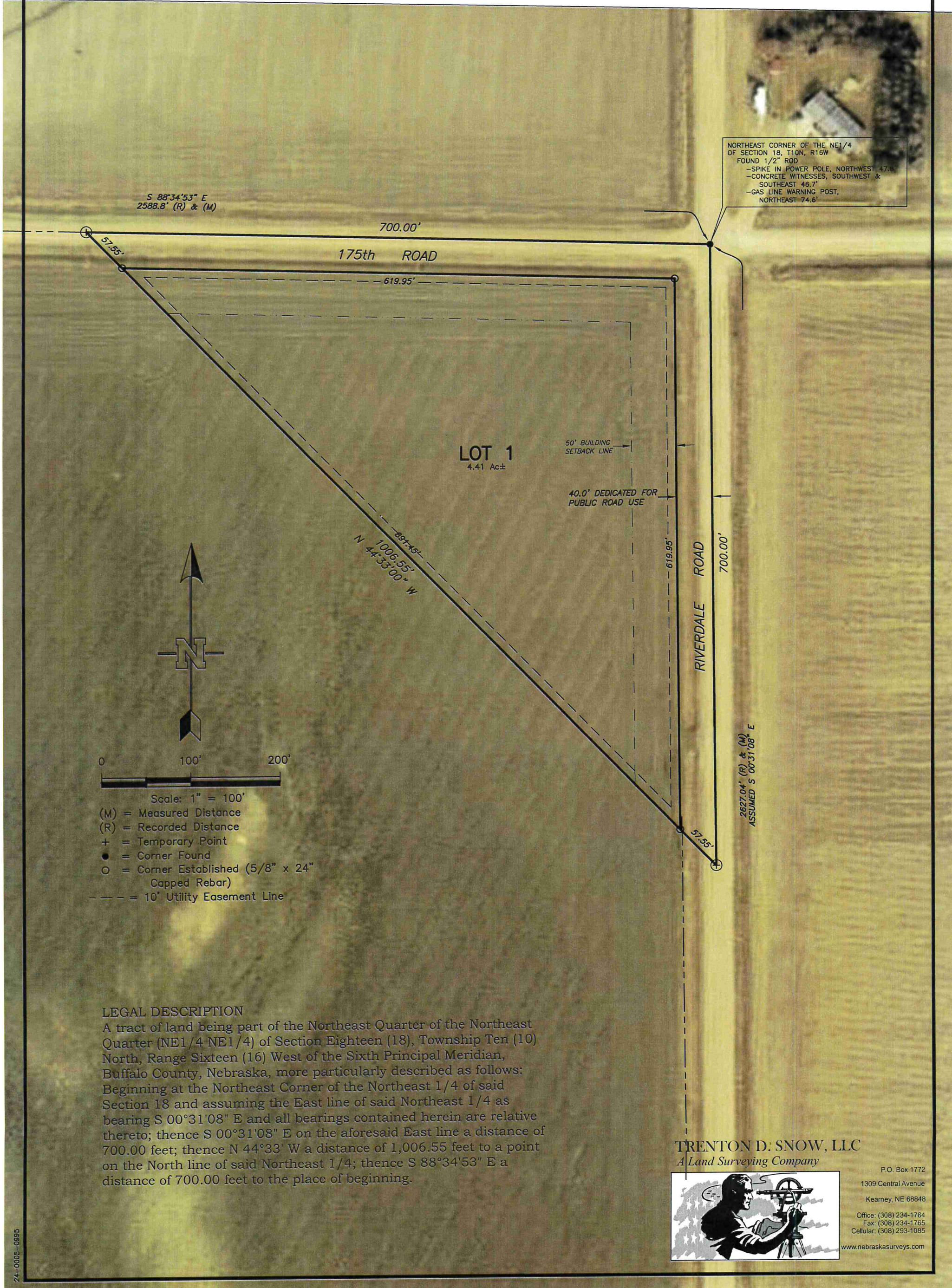
TRENTON D. SNOW, LLC
 A Land Surveying Company



1309 Central Avenue
 403 Box 1772
 Kearney, NE 68548
 Office: (402) 234-1764
 Fax: (402) 237-7670
 Cellular: (308) 293-1095
 www.ohrtrassurveys.com

PROPOSED
WIETJES ACRES SECOND

AN ADMINISTRATIVE SUBDIVISION BEING PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 10 NORTH, RANGE 16 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BUFFALO COUNTY, NEBRASKA



NORTHEAST CORNER OF THE NE1/4 OF SECTION 18, T10N, R16W
 FOUND 1/2" ROD
 -SPIKE IN POWER POLE, NORTHWEST 47.4'
 -CONCRETE WITNESSES, SOUTHWEST & SOUTHEAST 46.7'
 -GAS LINE WARNING POST, NORTHEAST 74.6'

S 88°34'53" E
 2588.8' (R) & (M)

700.00'

175th ROAD

619.95'

LOT 1
 4.41 Ac±

50' BUILDING SETBACK LINE

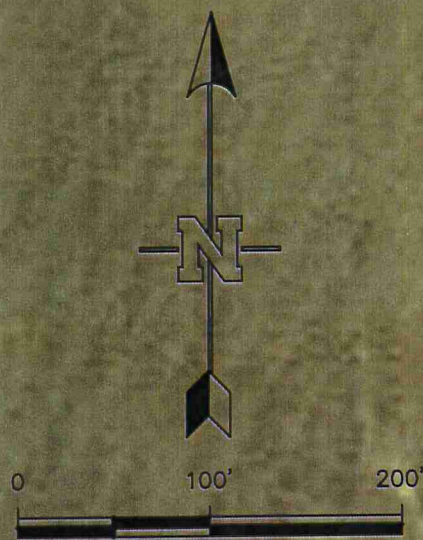
40.0' DEDICATED FOR PUBLIC ROAD USE

89°15'
 N 1006.55'
 N 44°33'00" W

RIVERDALE ROAD

700.00'

2627.04' (R) & (M)
 ASSUMED S 00°31'08" E



- Scale: 1" = 100'
- (M) = Measured Distance
- (R) = Recorded Distance
- + = Temporary Point
- = Corner Found
- = Corner Established (5/8" x 24" Capped Rebar)
- - - = 10' Utility Easement Line

LEGAL DESCRIPTION
 A tract of land being part of the Northeast Quarter of the Northeast Quarter (NE1/4 NE1/4) of Section Eighteen (18), Township Ten (10) North, Range Sixteen (16) West of the Sixth Principal Meridian, Buffalo County, Nebraska, more particularly described as follows:
 Beginning at the Northeast Corner of the Northeast 1/4 of said Section 18 and assuming the East line of said Northeast 1/4 as bearing S 00°31'08" E and all bearings contained herein are relative thereto; thence S 00°31'08" E on the aforesaid East line a distance of 700.00 feet; thence N 44°33' W a distance of 1,006.55 feet to a point on the North line of said Northeast 1/4; thence S 88°34'53" E a distance of 700.00 feet to the place of beginning.

TRENTON D. SNOW, LLC
 A Land Surveying Company

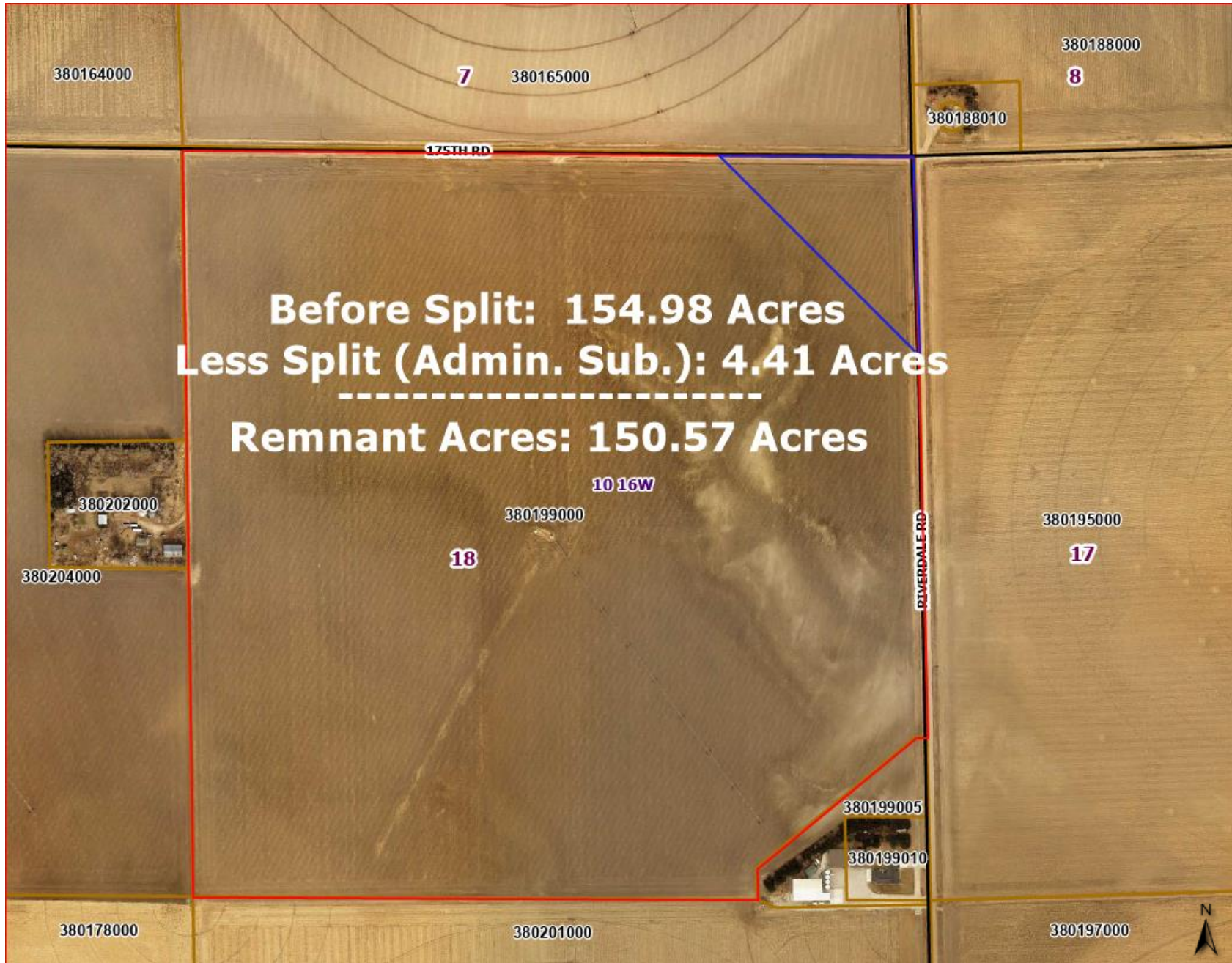


P.O. Box 1772
 1309 Central Avenue
 Kearney, NE 68848
 Office: (308) 234-1764
 Fax: (308) 234-1765
 Cellular: (308) 293-1085
 www.nebraskasurveys.com

Wietjes Acres Second Remnancy

Created by: null

- Parcels
- Parcel Numbers
- Roads
- Townships
- Sections





LIMITED TITLE CERTIFICATE - REPORT OF TITLE

THE UNDERSIGNED, a Nebraska Registered Abstracter, presents this Certificate of Title - Report of Title, hereafter "Certificate", relative only to the following described real estate in the county referenced, hereafter "Property":

A tract of land being part of the Northeast Quarter of the Northeast Quarter (NE1/4 NE1/4) of Section Eighteen (18), Township Ten (10) North, Range Sixteen (16) West of the Sixth Principal Meridian, Buffalo County, Nebraska, more particularly described as follows: Beginning at the Northeast Corner of the Northeast 1/4 of said Section 18 and assuming the East line of said Northeast 1/4 as bearing S 00°31'08" E and all bearings contained herein are relative thereto; thence S 00°31'08" E on the aforesaid East line a distance of 700.00 feet; thence N 44°33' W a distance of 1,006.55 feet to a point on the North line of said Northeast 1/4; thence S 88°34'53" E a distance of 700.00 feet to the place of beginning.

This Certificate is a contract between the undersigned as an abstracter and Trenton D. Snow, LLC. The consideration for this contract is the information set forth below and furnished by the abstracter together with the fee charged by the undersigned for this service to be performed by the abstracter. The nature of this contract, first as to what this Certificate does not do, and second as to what this Certificate does do, is explained as follows:

- A. This Certificate is not an abstract of title in that it is not a complete compilation of all facts of record relative to the property, nor is it a complete chain of title search; and, it is not an opinion on the title nor is it a policy of title insurance.
- B. This Certificate does provide limited information and report limited title facts relative to the property only as is specifically set out in the following numbered paragraphs, in each of which the introductory words after the paragraph number identifies what particular information is given by the undersigned in this Certificate.
- C. This Certificate reports limited information of record only to the date set forth below.

1. The Grantee in the Last Deed of Record is:

[Craig Wietjes](#)

2. Unreleased Mortgages and/or Deeds of Trust:
(Pursuant to Nebraska Title Standard No. 1.4 and Nebr. Rev. Stat. §25-202 and 76-239)

Deed of Trust dated May 13, 2020, and recorded May 18, 2020, as Instrument No. [2020-02915](#), executed by Craig A. Wietjes and Heidi M. Wietjes, husband and wife, to Heartland Bank, Trustee and Heartland Bank, Beneficiary, securing the sum of \$560,000.00.

3. Financing Statements: Those filed in the office of the Register of Deeds and indexed against the property are:

NONE

4. Real Estate Taxes and Special Assessments: Unpaid real estate taxes and unpaid special assessments filed for record in the offices of the county and indexed against the property, are:

2023 Taxes Paid in full. 2024 Taxes Accruing. Special Assessments not yet of record. (For information only: 2023 taxes \$9,041.28; Tax ID #[380199000](#).)

5. Tax Liens, State and Federal:

(a) Unreleased State tax liens of record filed against the Grantee are:

NONE

(b) Unreleased Federal tax liens of record filed against the Grantee are:

NONE

6. Judgments & Lawsuits Pending:

(a) Judgments of record in the County of the property, indexed against the Grantee set forth above are:

NONE

(b) Lawsuits pending of record in the County of the property, indexed against the Grantee set forth above are:

NONE

7. Other Liens of Record:

NONE

8. Miscellaneous:

NONE

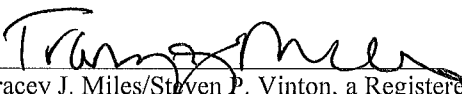
9. Easements, Restrictions, Covenants, and Minerals: NOT SEARCHED.

10. Chain of Title: Chain of Title searched from and after:

30 years prior to the date of this Limited Report.

DATED: October 30, 2024 at 08:00 am.

Tri-City Title Services, L.L.C.


Tracey J. Miles/Steven P. Vinton, a Registered Abstractor
Certificate of Authority No. 671

File No. K-12059S
Other Company File No.

ALTA PRIVACY FORM
MAY 7, 2001
Tri-City Title Services, L.L.C.
Privacy Policy Notice

PURPOSE OF THIS NOTICE

Title V of the Gramm-Leach-Bliley Act (GLBA) generally prohibits any financial institution, directly or through its affiliates, from sharing nonpublic personal information about you with a nonaffiliated third party unless the institution provides you with a notice of its privacy policies and practices, such as the type of information that it collects about you and the categories of persons or entities to whom it may be disclosed. In compliance with the GLBA, we are providing you with this document, which notifies you of the privacy policies and practices of **Tri-City Title Services, L.L.C.**

We may collect nonpublic personal information about you from the following sources:

- Information we receive from you such as on applications or other forms.
- Information about your transactions we secure from our files, or from our affiliates or others.
- Information we receive from a consumer reporting agency.
- Information that we receive from others involved in your transaction, such as the real estate agent or lender.

Unless it is specifically stated otherwise in an amended Privacy Policy Notice, no additional nonpublic personal information will be collected about you.

We may disclose any of the above information that we collect about our customers or former customers to our affiliates or to nonaffiliated third parties as permitted by law.

We also may disclose this information about our customers or former customers to the following types of nonaffiliated companies that perform marketing services on our behalf or with whom we have joint marketing agreements:

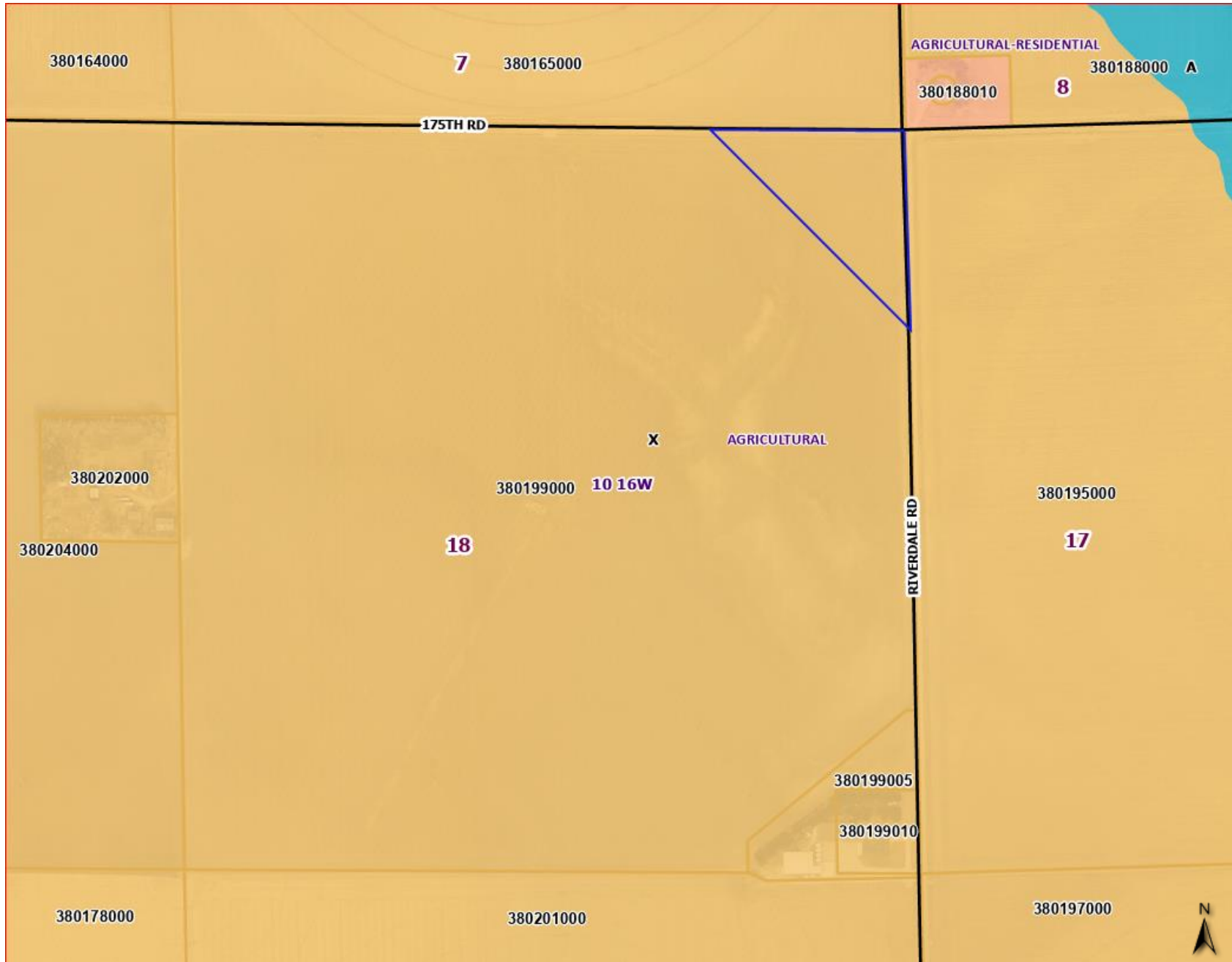
- Financial service providers such as companies engaged in banking, consumer finance, securities and insurance.
- Non-financial companies such as envelope stuffers and other fulfillment service providers.

WE DO NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW.

We restrict access to nonpublic personal information about you to those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

Wietjes Acres Second - Zoning/Floodplain

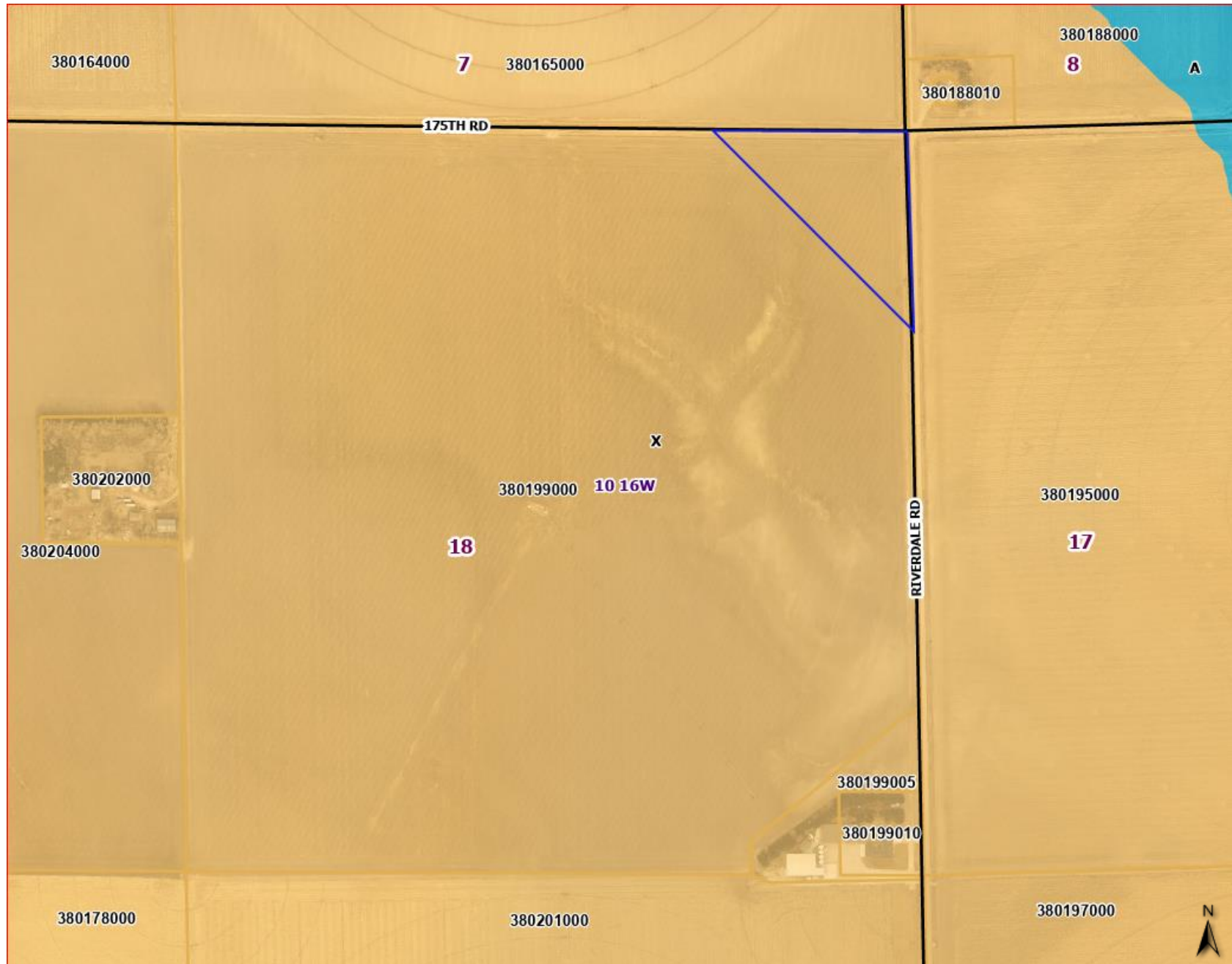
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- Parcels
 - Parcel Numbers
 - Roads
 - Townships
 - Sections
- Zoning
- AGRICULTURAL
 - AGRICULTURAL-RESIDENTIAL
 - COMMERCIAL
 - INDUSTRIAL
 - RURAL CONSERVATION
- Floodplain
- A
 - AE
 - AH
 - AO
 - X

Wietjes Acres Second - Floodplain/Aerial

Created by: null



- Parcels
 - Parcel Numbers
 - Roads
 - Townships
 - Sections
 - Floodplain
- A
- AE
- AH
- AO
- X

Zoning Agenda

Item #3

From: [NDOT Section106](#)
To: [Clerk: jtaubenheim@frontiernet.net](mailto:jtaubenheim@frontiernet.net)
Subject: Request for Section 106 Review and Comment - NDOT Project: CN 42925, STP-40-4(105), Amherst - N-10
Date: Wednesday, November 20, 2024 10:33:32 AM
Attachments: [42925 Section 106 Tier PQS memo - 11.20.2024.pdf](#)
[42925 Section 106 Project Package - 11.20.2024.pdf](#)



**Request for Review and Comment
 Under Section 106 of the National Historic Preservation
 Act**

Project Name: Amherst – N-10
Project No.: STP-40-4(105)
Control No.: 42925

Hello:

The Nebraska Department of Transportation (NDOT) proposes to construct the project referenced above using funds from the Federal Highway Administration (FHWA). Due to FHWA involvement, the proposed project is a federal undertaking that must be reviewed under Section 106 of the National Historic Preservation Act, as amended (36 CFR Part 800) requiring federal agencies to consider and consult about the effects of proposed projects on historic properties. Under 326 NEPA Assignment, NDOT is the lead federal agency and is in the process of completing a Categorical Exclusion (CE document).

For your review and comment, please find attached information regarding the referenced project above. Please note, the attached documents include information which is restricted by the Nebraska Archaeological Resources Preservation Act. In accordance with Nebraska Revised Statute 84-712.05, information regarding archeological sites, including locational information, has been redacted from these documents. Historic properties were identified within the APE, but they will not be affected by the proposed undertaking. NDOT has made a project effects determination of *no historic properties affected*.

Under Section 106, NDOT has made the following project effects determination:

NDOT Project Effects Determination		
NDOT Tier II Project		<i>No Historic Properties Affected</i> No historic properties identified within the APE
NDOT Tier II Project	X	<i>No Historic Properties Affected</i> Historic properties identified within the APE, but they will not be affected by the proposed undertaking
NDOT Tier III Project*		<i>No Adverse Effect</i> Historic properties were identified within the APE, but they will not be adversely affected by the proposed undertaking
NDOT Tier III Project*		<i>Adverse Effect</i> Historic properties identified within the APE will be adversely affected by the proposed undertaking

NDOT is providing this documentation for your review and invites your comment on these NRHP eligibility recommendations and the project effects determination. We respectfully request that you provide any objections within 30 days of receipt of this letter.

If you have any questions, please don't hesitate to contact me.

Sincerely,

Katie Turner
Cultural Resources Manager
NEBRASKA DEPARTMENT OF TRANSPORTATION
1500 Nebraska Parkway | Lincoln, NE | 68502
(402) 479-3514 | katie.turner@nebraska.gov

The environmental review, consultation, and other actions required by applicable Federal environmental laws for this project are being, or have been, carried out by NDOT pursuant to 23 USC 326 and the Second Renewed Memorandum of Understanding dated September 12, 2024, and executed by FHWA and NDOT. Please note that as a federal agency, the Federal Highway Administration (FHWA) is responsible for engaging in government-to-government consultation with tribes, and this responsibility continues under National Environmental Policy Act (NEPA) Assignment. Under NEPA Assignment, NDOT initiates and conducts tribal consultation. Tribes may request formal government-to-government consultation with FHWA via formal written or oral communication, identifying one or more state transportation projects in the request for government-to-government consultation.

NDOT Section 106 Project Managers*	Telephone	email
Anne Bauer, Districts 5, 6, 7	402-479-4464	anne.bauer@nebraska.gov
Stacy Stupka, Districts 2, 3	402-479-3879	stacy.stupka@nebraska.gov
Katie Turner, Districts 1, 4, 8	402-479-3514	katie.turner@nebraska.gov
Section 106 (team email)		ndot.section106@nebraska.gov

*District assignment equals the first number in the NDOT CN field below

NDOT Section 106 PQS Memo

Project Name: Amherst - N-10 NDOT CN: 42925
 Project No: STP-40-4(105) Project Location: Buffalo County

NDOT Project Effects Determination

NDOT Tier II Project		No Historic Properties Affected No historic properties identified within the APE
NDOT Tier II Project	X	No Historic Properties Affected Historic properties identified within the APE, but they will not be affected by the proposed undertaking
NDOT Tier III Project*		No Adverse Effect Historic properties were identified within the APE, but they will not be adversely affected by the proposed undertaking
NDOT Tier III Project*		Adverse Effect Historic properties identified within the APE will be adversely affected by the proposed undertaking

NDOT PQS Signature:
(NDOT use only)

Katie M Turner

Date:

(add date upon completion of consultation)

SHPO Concurrence Date:

(*per the statewide Section 106 PA, requests for SHPO concurrence applies to Tier III projects)

Cultural Resources Evaluation

Introduction

The Nebraska Department of Transportation (NDOT) proposes to construct the project referenced above using funds from the Federal Highway Administration (FHWA). This project is located in Buffalo County, Nebraska on Nebraska Highway 40 (N-40) (Enclosure 1). Due to FHWA involvement, the proposed project is a federal undertaking that must be reviewed under Section 106 of the National Historic Preservation Act, as amended (36 CFR Part 800) requiring federal agencies to consider and consult about the effects of proposed undertakings on historic properties. Under 326 NEPA assignment, NDOT is the lead federal agency and is in the process of completing a Categorical Exception (CE) document.

For your review and comment, please find attached information regarding the referenced project above. Historic properties were identified within the APE, but they will not be affected by the proposed undertaking. Therefore, NDOT has made a project effects determination of *no historic properties affected*.

Project Description Summary

Project Description Date: 8/1/2024

This project is 11.74 miles in length and is located on N-40 in Buffalo County, starting at the northwest corporate limits of Amherst and extending southeast to 0.1 miles west of the junction of N-40 and N-10. Construction may begin and/or end approximately 500 feet ahead of or beyond the actual project limits to accommodate transitioning the pavement. The improvements on this project will consist of milling and resurfacing the existing roadway with asphalt, bridge repairs, culvert replacements and culvert lining, trench widening, construction of an offset right turn lane, sidewalk construction, relocation of existing lighting, and updating existing guardrail. This project will be constructed under traffic without a detour route. Access to adjacent properties will be maintained during

The environmental review, consultation, and other actions required by applicable Federal environmental laws for this project are being, or have been, carried out by NDOT pursuant to 23 USC 326 and the Second Renewed Memorandum of Understanding dated September 12, 2024, and executed by FHWA and NDOT.

This undertaking has been reviewed under the programmatic agreement entitled Programmatic Agreement Among the Federal Highway Administration, the Nebraska State Historic Preservation Officer, the Advisory Council on Historic Preservation and the Nebraska Department of Transportation to Satisfy the Requirements of Section 106 for the Federal Aid Highway Program in the State of Nebraska (February 2023) and meets the requirements to be considered a Tier II Project.

construction. This project may require the acquisition of additional property rights which could include the acquisition of new Right of Way (ROW), permanent easements (PE), and/or temporary easements (TE). A project description is included as Enclosure 2.

Consultation Under Section 106

An evaluation of the potential for cultural resources, both archeology and architectural/structural, is included below and in the enclosed [Section 106 Project Package](#) (technical documents). Please review these materials for the project mentioned above as required under Section 106 of the National Historic Preservation Act of 1966 as amended and implementing regulations at 36 CFR Part 800. 36 CFR Part 800.2(c)(2) specifically addresses consultation between tribes and federal agencies.

The environmental review, consultation, and other actions required by applicable Federal environmental laws for this project are being, or have been, carried out by NDOT pursuant to 23 USC 326 and the First Renewed Memorandum of Understanding dated September 17, 2021, and executed by FHWA and NDOT. Under NEPA Assignment, NDOT initiates and conducts tribal consultation. Tribes may request formal government-to-government consultation with FHWA via formal written or oral communication, identifying one or more state transportation projects in the request for government-to-government consultation.

NDOT is providing this documentation for your review and invites your comment on these National Register of Historic Places (NRHP) eligibility recommendations and the project effects determination indicated above.

If you have any questions, please do not hesitate to contact us using the information provided above. We respectfully request that you provide any objections within 30 days of receipt of this letter.

Thank you.

Project Specific Consultation Under Section 106

Consultation Supported by Section 106 Project Package:

On November 20, 2024 consultation packages were sent to Arapaho Tribe of the Wind River Reservation, WY, Cheyenne and Arapaho Tribes, OK, Northern Cheyenne Tribe of the Northern Cheyenne Indian Reservation, MT, Oglala Sioux Tribe, Otoe-Missouria Tribe of Indians, OK, Pawnee Nation of OK, Rosebud Sioux Tribe of the Rosebud Indian Reservation, SD, Three Affiliated Tribes of the Fort Berthold Reservation, ND, Yankton Sioux Tribe of SD, Village of Amherst, and Buffalo County.

Area of Potential Effects (APE)

The APE for archeological and architectural/structural resources was chosen to adequately identify any historic properties that may be potentially altered given the scale and scope of this undertaking. Three 'R' (Resurfacing, Restoration, and Rehabilitation) projects such as this one focus primarily on the preservation and extension of the service life of existing transportation facilities and on safety enhancements. Anticipated Three 'R' project activities can include resurfacing pavement, structural and joint repair, minor lane or shoulder widening, bridge repair, removal or protection of roadside obstacles, culvert repair and extension, installation of ADA compliant curb ramps, and minor alterations to vertical grades that do not require substantial ground disturbance. Project activities occur within existing ROW or within minimal new ROW.

The archeological APE includes an area extending 50 feet beyond the existing ROW at stream crossings and 20 feet beyond the existing ROW along the remainder of the alignment. The APE also extends 500 feet beyond the undertaking's beginning and ending limits to accommodate transitioning the pavement. The vertical depth of the APE typically involves soils and deposits at or near the existing ground surface but may reach depths of approximately 8 feet at the intersection of Cottonmill Ave and N-40 for the relocation of an existing light pole. The vertical depth of the APE may also reach depths of approximately 4 feet along the remainder of the alignment.

The architectural/structural APE includes an area extending 100 feet beyond the existing ROW in rural areas and 25 feet beyond the existing ROW within the corporate limits of Amherst and Riverdale. The APE also extends 500 feet beyond the undertaking's beginning and ending limits to accommodate transitioning the pavement.

The environmental review, consultation, and other actions required by applicable Federal environmental laws for this project are being, or have been, carried out by NDOT pursuant to 23 USC 326 and the Second Renewed Memorandum of Understanding dated September 12, 2024, and executed by FHWA and NDOT.

This undertaking has been reviewed under the programmatic agreement entitled Programmatic Agreement Among the Federal Highway Administration, the Nebraska State Historic Preservation Officer, the Advisory Council on Historic Preservation and the Nebraska Department of Transportation to Satisfy the Requirements of Section 106 for the Federal Aid Highway Program in the State of Nebraska (February 2023) and meets the requirements to be considered a Tier II Project.



Definition of a broader APE for secondary or cumulative impacts is not required in this instance. As previously stated, this undertaking will be constructed under traffic without a detour route.

APE considered is consistent with 36 CFR 800.16(d) – (Y/N): Y

Summary of Archeological Investigations

Highway Archeologist Brian Goodrich conducted an archeological evaluation in 2022 and 2024. A review of the Nebraska Cultural Resources Geographic Information System (NCRGIS) archeological resources database and historic maps indicated there are three previously recorded archeological sites in the APE: 25BF8, 25BF112, and 25BF127.

After reviewing topography, Goodrich selected 14 areas, including the previously recorded archeological sites, for intensive archeological survey (Enclosure 3). The intensive archeological survey, completed in May and June 2022, investigated these areas by using linear transects spaced five (5) to 10 meters apart. Surveyed parcels consisted generally of cultivated crop land with ground surface visibility ranging from 0 to 90%. The remainder of the APE was not intensively archeologically surveyed as these areas had either been previously archeologically surveyed with negative results in support of unrelated undertakings (Bozell 2000, Barclay and Fariello 2002, and Mead 2003), were previously disturbed by activities that are unrelated to the current undertaking (i.e., residential and agricultural development, infrastructure development), or were situated within a topographic setting with low potential to contain significant archeological sites.

The APE was compared to the Nebraska Buried Sites GIS layer, and portions of the APE located at the bridge structure and the box culverts are situated within areas with low to moderate to high probability to contain buried soils. However, the Plan-in-Hand plans, dated June 19, 2024, demonstrate that nearly all construction activities to be completed in these areas will occur on the existing pavement or within existing fill material associated with the existing roadway. Based on this information, Goodrich determined it was not necessary to complete subsurface testing for deeply buried soils which may contain archeological deposits.

Three new archeological sites were recorded as a result of Goodrich's intensive archeological survey: 25BF57; 25BF58; and 25BF59.

Survey Results

Previously Recorded Sites

25BF8

Site 25BF8 is the remains of an Upper Republican habitation originally recorded in 1949. In 1973, archeologist Steve Holen reported that the site has been extensively damaged by land leveling activities. A landowner reported to Holen that he believed the remains of earth lodges were destroyed by these land leveling activities. The 2022 intensive archeological survey did not identify any evidence of the site within the APE. A single simple-stamped ceramic body sherd was discovered approximately 80 feet beyond the existing ROW. Goodrich stated that the boundary for site 25BF8 was drawn incorrectly when it was first put into the NCRGIS, and that the boundary erroneously extends into the APE for the current undertaking. After additional investigation in 2024, Goodrich updated the site boundary to more accurately reflect the actual location of the site. The updated site boundary places site 25BF8 outside of the APE for the current undertaking. No evidence of the site was discovered within the APE indicating that the site does not extend into the APE. As site 25BF8 is not located within the APE for the current undertaking, the site has not been evaluated for its potential eligibility for inclusion on the NRHP.

25BF112

Site 25BF112 is the remains of a possible Upper Republican habitation recorded in 1972 based on the observation of prehistoric lithic and ceramic artifacts and burned bone fragments. The 1972 archeological site form states that a local informant reported that a burial was excavated from this site prior to 1972. No evidence of site 25BF112 was identified during the 2022 intensive archeological survey. Goodrich noted that at some point in 2010 or 2011, a grain storage facility was constructed at the recorded location of this site, extensively damaging if not destroying the site. Site 25BF112 is not eligible for inclusion on the NRHP due to a lack of physical integrity and NRHP significance.

25BF127

Site 25BF127 is a sparse scatter of lithic debris and a single bone fragment that were documented in 1972. Since the site was first recorded, a small housing development has been constructed at this location, likely leaving very little of the site intact. No evidence

The environmental review, consultation, and other actions required by applicable Federal environmental laws for this project are being, or have been, carried out by NDOT pursuant to 23 USC 326 and the Second Renewed Memorandum of Understanding dated September 12, 2024, and executed by FHWA and NDOT.

This undertaking has been reviewed under the programmatic agreement entitled Programmatic Agreement Among the Federal Highway Administration, the Nebraska State Historic Preservation Officer, the Advisory Council on Historic Preservation and the Nebraska Department of Transportation to Satisfy the Requirements of Section 106 for the Federal Aid Highway Program in the State of Nebraska (February 2023) and meets the requirements to be considered a Tier II Project.

of the site was discovered during the 2022 intensive archeological survey. Site 25BF127 is not eligible for inclusion on the NRHP due to a lack of physical integrity and NRHP significance.

Newly Recorded Sites

25BF57

Site 25BF57 was recorded in 2022 based on the discovery of a unifacial end/side scraper and a single debitage flake, both made of Republican River Jasper. The artifacts were found within 50 feet of each other, but no additional artifacts were identified despite excellent ground surface visibility ranging from 70 to 80%. Goodrich noted that the site may be related to site 25BF124 which is outside of the APE for the current undertaking being located approximately a quarter mile north of site 25BF57. Site 25BF57 is not eligible for inclusion on the NRHP due to a lack of NRHP significance.

25BF58

Site 25BF58 is the remains of a late 19th/early 20th century farmstead. Observed artifacts identified during the 2022 intensive archeological survey included window glass, vessel glass, whiteware, stoneware, klinker, brick fragments, and concrete. A structure appeared at this location on the 1907 and 1919 Buffalo County plat maps. Aerial photographs from as early as 1938 show an established farmstead consisting of a least six structures. In a 1988 aerial photograph, three structures are faintly visible and by 1994 nothing remains of the farmstead and the field has been returned to cultivated cropland. Site 25BF58 is not eligible for inclusion on the NRHP due to a lack of NRHP significance.

25BF59

Site 25BF59 is an isolated find consisting of a biface fragment, possibly the basal end of a projectile point. The fragment was found in a cultivated field. No other artifacts were identified within the vicinity during the 2022 intensive archeological survey despite ground surface visibility ranging from 70 to 80%. Site 25BF59 is not eligible for inclusion on the NRHP due to a lack of NRHP significance.

There are no historic archeological properties within the APE. There is one NRHP unevaluated site present within the APE (Enclosure 3).

Summary of Architectural / Structural Investigations

Preservation Associate Diane Laffin completed an architectural/structural evaluation in 2022. Laffin investigated the undertaking using the Nebraska State Historic Preservation Office (NESHPO) inventory and site files, the *Buffalo County Nebraska Historic Buildings Survey* (1993), the Buffalo County tax assessor records, historic maps, and other primary and secondary sources. Background research indicated there are four previously recorded architectural historic properties within the APE: BF01-027, Commercial Building; BF01-028, Gas Station; BF12-002, House; and BF12-017, House.

Laffin performed a survey of the APE in July 2022 and evaluated all properties identified as meeting the SHPO Historic Resources Survey Manual criteria for survey and guidelines set forth in the 1991 National Park Service Bulletin 15: *How to Apply the National Register Criteria for Evaluation* (NPS Bulletin 15). These criteria include, but are not limited to, properties that are 50 years old or older; and are in their original location; and which possess sufficient physical integrity to convey NRHP significance. The properties that met the above criteria were evaluated using the guidelines set forth in the NPS Bulletin 15. All surveyed properties were evaluated to determine NRHP eligibility. The investigation resulted in the identification and National Register evaluation of a total of 54 properties, 17 of which met the minimum survey requirements (Enclosure 4). A total of 52 properties are not eligible for inclusion on the NRHP due to a lack of physical integrity and/or a lack of NRHP significance. Included in these properties is a single storied frame house that was formerly considered eligible for inclusion on the NRHP (BF12-017) and four properties which are no longer extant: BF01-023 (clay tile filing station); BF01-027 (commercial brick building); BF12-012 (depot); and BF00-036 (school).

The investigation also identified two historic properties: BF01-028 and BF12-002.

Former Gas Station at 21 S. Main Street, Amherst (BF01-028)

Built in 1925, this historic property is former gas station which is a good example of a brick service station. Despite some alterations to the property, such as new windows and new bay and entryway doors, the property retains good integrity of location, design, setting, feeling, and association. The property is significant to the study of automobile-related properties in Buffalo County, and, as an increasingly rare property type. The property is eligible for inclusion on the NRHP for statewide significance under Criterion A

The environmental review, consultation, and other actions required by applicable Federal environmental laws for this project are being, or have been, carried out by NDOT pursuant to 23 USC 326 and the Second Renewed Memorandum of Understanding dated September 12, 2024, and executed by FHWA and NDOT.

This undertaking has been reviewed under the programmatic agreement entitled Programmatic Agreement Among the Federal Highway Administration, the Nebraska State Historic Preservation Officer, the Advisory Council on Historic Preservation and the Nebraska Department of Transportation to Satisfy the Requirements of Section 106 for the Federal Aid Highway Program in the State of Nebraska (February 2023) and meets the requirements to be considered a Tier II Project.

(Transportation) and Criterion C (Architecture). The historic property boundary corresponds to the legal parcel historically associated with the property: Old Town Amherst S ½ Lot 8, all Lot 9, Block 16, Amherst, Buffalo County, Nebraska.

Queen Anne styled house at 404 W. Walnut Street, Riverdale (BF12-002)

Built in 1895, this historic property is a one and a half-storied Queen Anne styled house with a small Eastlake porch. The property may have had a rear addition added at some point later in its life. The property has good integrity of location, design, setting, workmanship, materials, feeling, and association. The property is eligible for inclusion on the NRHP for local significance under Criterion C (Architecture). The historic property boundary corresponds to the legal parcel historically associated with the property: Old Town Riverdale, PT Lot 4 and all of 5 to 9, Riverdale, Buffalo County, Nebraska.

The bridge that will be repaired (S040 07935) and the box culverts within the APE (S040 07447, S040 07686, S040 07765, S040 07867, S040 08132, S040 08175, S040 08284, and S040 08453) are not identified as NRHP eligible structures in the Nebraska inventories of bridges before 1947 or of those from 1947 to 1965. These inventories were a joint effort between the Nebraska Department of Roads and NESHPO and evaluated the National Register eligibility of all bridges in the state. In addition, these structures are not on the list of structures excluded from the November 2012 Advisory Council on Historic Preservation Program Comment issued for Streamlining Section 106 Review for Actions Affecting Post-1945 Concrete and Steel Bridges.

There are two architectural historic properties present within the APE (Enclosure 4).

Assessing Project Effects

Historic Property Identified Within APE <i>(leave column blank if none identified):</i>	Describe Project Effects to Historic Property <i>(alteration to the characteristics that make the historic property qualify for NRHP listing)</i>
Former Gas Station (BF01-028)	No effects to the property
House (BF12-002)	No effects to the property

Narrative to Support Finding of Effect

There are two architectural historic properties present within the APE, a former gas station in Amherst and a Queen Anne styled house, both located in Riverdale. NDOT has determined that neither of the historic properties will be affected by the undertaking as currently proposed. The construction activity to be completed at these historic properties includes the resurfacing of the existing N-40 roadway. The driveway return at the former gas station in Amherst will also be resurfaced. The undertaking's limits of construction do not extend into the legal tax parcels associated with the historic properties. Therefore, neither historic property will be physically affected by the undertaking as currently proposed. The undertaking as currently proposed will also not require the acquisition of additional property rights from the historic property boundary associated with either historic property. Further, the urban setting of the historic properties will also not be affected by the completion of these construction activities. Upon completion of these construction activities, these historic properties will remain easily recognizable as a former gas station and a Queen Anne styled house. Both properties have been designated as Sensitive Areas to be avoided during the completion of construction activities.

Regarding site 25BF8, as this site is located outside of the APE, the site will not be physically affected by the undertaking as currently proposed (Enclosure 3 and 5). Therefore, site 25BF8 has been designated as a Sensitive Area to be avoided during the completion of construction activities.

Although historic properties have been identified within the APE, these historic properties will not be affected by the undertaking as currently proposed. Therefore, NDOT has made a project effects determination of *no historic properties affected*.

Sensitive Areas* to avoid during construction? <i>(describe below)</i>	X	Yes	No

Sensitive Area <i>(name or description i.e., school, house, former bank)</i>	Address <i>(if applicable)</i>	Construction Stationing (STA)	Mile Marker Range (MM)
Former Gas Station (BF01-028)	21 S. Main St., Amherst	564+41 to 565+95 Lt	74.63 to 74.66 (North of N-40)

The environmental review, consultation, and other actions required by applicable Federal environmental laws for this project are being, or have been, carried out by NDOT pursuant to 23 USC 326 and the Second Renewed Memorandum of Understanding dated September 12, 2024, and executed by FHWA and NDOT.

This undertaking has been reviewed under the programmatic agreement entitled Programmatic Agreement Among the Federal Highway Administration, the Nebraska State Historic Preservation Officer, the Advisory Council on Historic Preservation and the Nebraska Department of Transportation to Satisfy the Requirements of Section 106 for the Federal Aid Highway Program in the State of Nebraska (February 2023) and meets the requirements to be considered a Tier II Project.



House (BF12-002)	404 W. Walnut St., Riverdale	918+57 to 920+26 Lt	81.34 to 81.38 (North of N-40)
Archeological Site 25BF8	N/A		
*Sensitive Areas help inform workers that an area is to be avoided. This can apply to historic properties as well as unevaluated archeological sites. These areas are then translated as construction commitments, see below.			

Construction Commitments

Sensitive Areas have been identified along the alignment of this project. The first Sensitive Area includes the former gas station located at 21 South Main Street, Amherst (STA 564+41 to STA 565+9t Lt, MM 74.63 to MM 74.66). The second Sensitive Area includes the area between [REDACTED]. The third Sensitive Area includes the house located at 404 West Walnut Street, Riverdale (STA 918+57 to STA 920+26 Lt, MM 81.34 to MM 81.38). These Sensitive Areas shall be indicated on project plans. (Design)

Sensitive Areas have been identified along the alignment of this project The first Sensitive Area includes the former gas station located at 21 South Main Street, Amherst (STA 564+41 to STA 565+9t Lt, MM 74.63 to MM 74.66). The second Sensitive Area includes the area between [REDACTED]. The third Sensitive Area includes the house located at 404 West Walnut Street, Riverdale (STA 918+57 to STA 920+26 Lt, MM 81.34 to MM 81.38). No grading or project activities, including but not limited to, working, staging, borrowing, stockpiling, or storing material and/or equipment, shall occur within the boundary of the Sensitive Areas. (Contractor)

Sensitive Areas corresponding to historic buildings have been identified along the alignment of this project The first Sensitive Area includes the former gas station located at 21 South Main Street, Amherst (STA 564+41 to STA 565+9t Lt, MM 74.63 to MM 74.66). The second Sensitive Area includes the house located at 404 West Walnut Street, Riverdale (STA 918+57 to STA 920+26 Lt, MM 81.34 to MM 81.38). Any construction activities, materials, or pay items added to a project after letting that would occur adjacent to a historic building identified as a Sensitive Area in the plans or green sheet shall be reviewed by the NDOT Environmental Section. (NDOT)

The environmental review, consultation, and other actions required by applicable Federal environmental laws for this project are being, or have been, carried out by NDOT pursuant to 23 USC 326 and the Second Renewed Memorandum of Understanding dated September 12, 2024, and executed by FHWA and NDOT.

This undertaking has been reviewed under the programmatic agreement entitled Programmatic Agreement Among the Federal Highway Administration, the Nebraska State Historic Preservation Officer, the Advisory Council on Historic Preservation and the Nebraska Department of Transportation to Satisfy the Requirements of Section 106 for the Federal Aid Highway Program in the State of Nebraska (February 2023) and meets the requirements to be considered a Tier II Project.



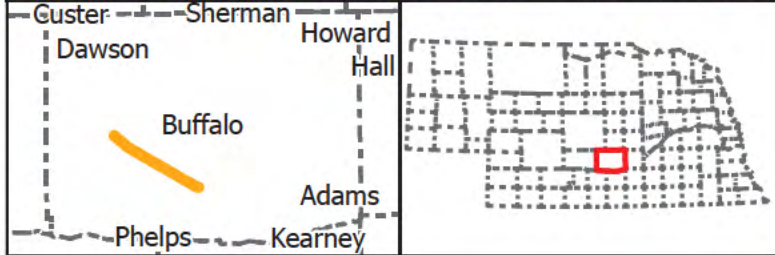
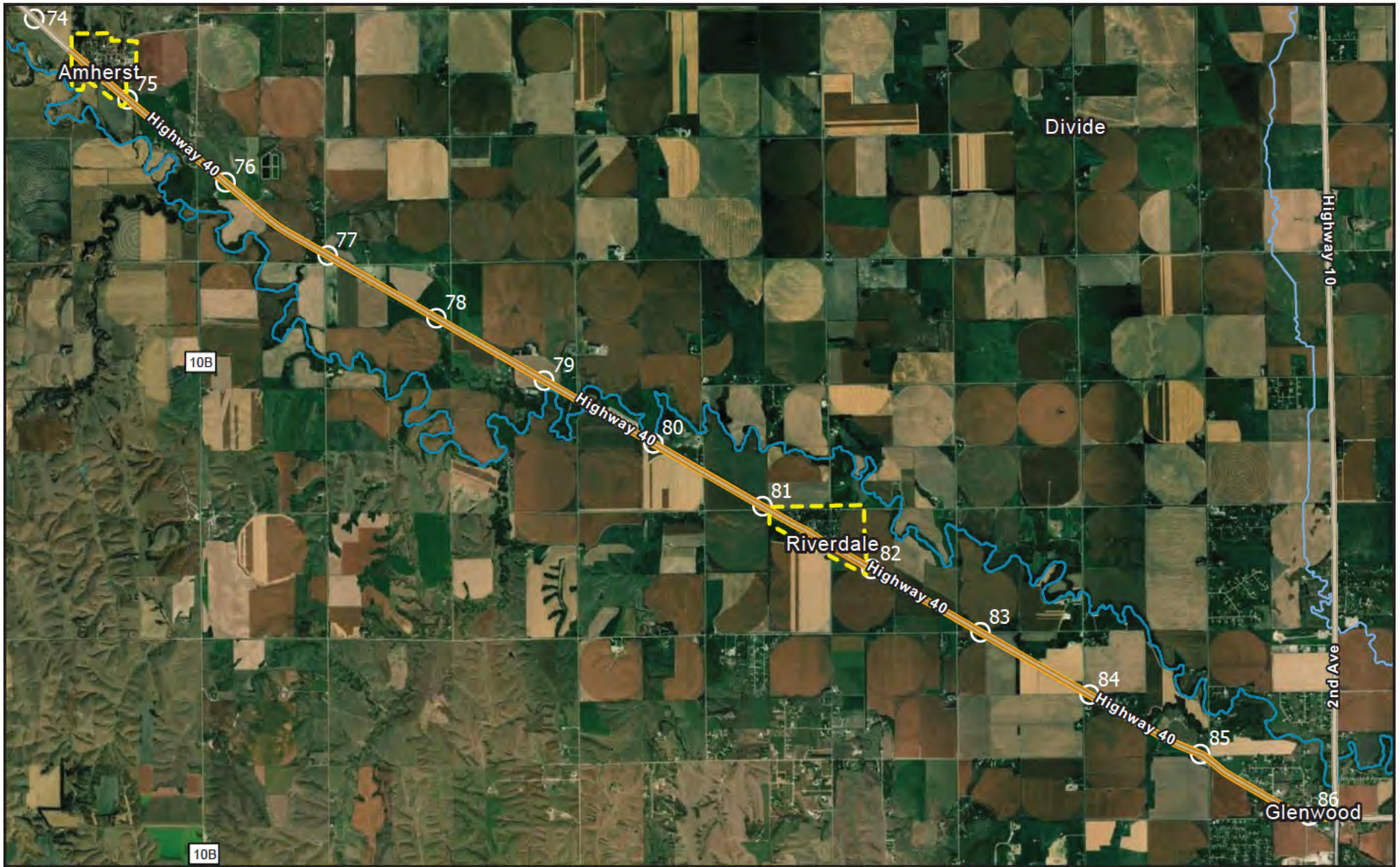
Amherst - N-10
Project No. STP-40-4(105)
Control No. 42925

Section 106 Project Package - Enclosures



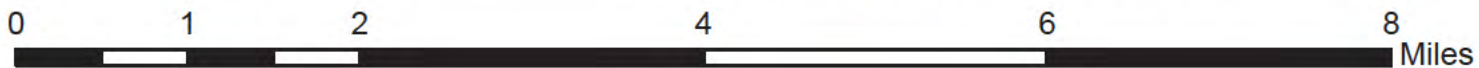
Project Location Map
Enclosure 1





Project Name: Amherst - N-10
 Control No.: 42925
 Project No.: STP-40-4(105)

- Project Alignment
- Municipal Boundaries



Project Description

Enclosure 2



Project Name: Amherst – N-10

Project No.: STP-40-4(105)

Control Number: 42925

Date: 8/1/2024

Project Description:

This project is 11.74 miles in length and is located on N-40 in Buffalo County, starting at the northwest corporate limits of Amherst and extending southeast to 0.1 miles west of the junction of N-40 and N-10. Construction may begin and/or end approximately 500 feet ahead of or beyond the actual project limits to accommodate transitioning the pavement.

The existing roadway on this segment of N-40 generally consists of two 12 foot wide asphalt lanes and 8 foot wide earth shoulders.

The improvements on this project consist of milling and resurfacing the roadway with asphalt, bridge repairs, replacing culverts, cure in place culvert lining, new pavement, trench widening, building an offset right turn lane, sidewalk construction, light pole relocation, and updating guardrail.

Grading beyond the hinge point will be required at spot locations.

The bridge over the Wood River (Structure Number S040 07935) will be repaired. A grade raise of the entire structure is not anticipated. Work will not be required in the waterway. Guardrail will be replaced.

This project will be constructed under traffic with lane closures controlled by appropriate traffic control devices and practices.

Additional property rights may be required to build this project.

Access to adjacent properties will be maintained during construction but may be limited at times due to phasing requirements.

Please note, Enclosure 3 has been removed
as it is not for public disclosure.



Architectural Project Survey Summary Report
Enclosure 4



Architectural / Structural Investigations – Project Summary

Control No:	42925	Project No:	STP-40-4(105)	Project Name:	Amherst - N-10
Date of Project Description:		December 23, 2021	Project Location:		Buffalo County
Investigator:			Diane L. Laffin	Survey Date:	
				July 13, 2022	

Project description update dated 8/1/2024 is within the APE considered by Laffin (KMT 10/21/2024).

Architectural / Structural Area of Potential Effects (APE)
The APE for considering direct physical impacts and indirect visual or atmospheric (auditory / vibratory) effects to historic structural and architectural resources includes construction areas mentioned in the project description, as well as an area extending 100 feet beyond the right-of-way in the rural portion and 25 feet beyond right-of-way within the corporate limits of Amherst and Riverdale. The APE extends an additional 500 feet from the project begin and end points.

Are architectural/structural resources present in the APE?	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Yes
---	--------------------------	----	-------------------------------------	-----

Background Resources Consulted: Place check mark in front of those consulted			
<input checked="" type="checkbox"/> NHRSI/NRHP files	<input checked="" type="checkbox"/> Post-1945 Exceptional Bridges	<input type="checkbox"/>	Historic Maps
<input checked="" type="checkbox"/> Historic Bridge Inventory	<input type="checkbox"/> Local/State Historical Society	<input checked="" type="checkbox"/>	Other
List 'Other,' Maps, etc.: NHBS, Buffalo Co. (1993); https://buffalo.gworks.com/			

File Search: List NRHP listed or previously recommended NRHP eligible properties

NHRSI #	NHRSI #	NHRSI #	NHRSI #
BF01-027, Commercial Bldg.	BF01-028, Gas station	BF12-002, House	BF12-017, House

List applicable historic context(s):

Context	Context	Context	Context
Agriculture	Commerce	Diversion	Education
Government	Religion	Services	Settlement Systems
Transportation			

Summary of Architectural / Structural Investigations
Fifty-four standing structures/structural properties were identified within (either partially or fully) the APE. The investigation results are as follows:
<ul style="list-style-type: none"> Eight previously surveyed properties were re-surveyed. BF01-028 (former gas station) and BF12-002 (house) were previously recommended eligible to the NRHP and remain eligible. BF01-027 (commercial bldg.) was previously recommended eligible to the NRHP but is no longer extant. BF12-017 was also previously recommended eligible but no longer is due to loss of integrity. The remaining four properties are recommended ineligible to the NRHP. Forty-six previously unsurveyed properties were identified. Out of this group, nine properties were surveyed. All are recommended ineligible to the NRHP due to a loss of integrity and/or they are no longer extant. The remaining thirty-seven previously unsurveyed properties did not meet the minimum survey requirements as outlined in NeSHPO Historic Resources Survey Manual criteria for survey (2010, pp 9-12).
The properties within the APE that met minimum NeSHPO survey criteria were evaluated using the guidelines set forth in the 1991 National Park Service Bulletin 15: <i>How to Apply the National Register Criteria for Evaluation</i> .

As a result of these investigations, NRHP listed and NRHP eligible properties follow (insert pages as necessary):

Former Gas Station (BF01-028) – 21 S. Main Str., Amherst (Map ID No. 6)

Description: Built in 1925, the building is a good example of a brick service station with a porte-cochere and soldier coursing arched window openings. It is potentially significant to the study of automobile-related properties in Buffalo County, and, as an increasingly rare property type. Wood canopy clad in fiberboard sheets and brick veneer posts capped in metal. Its historical boundary corresponds to that of Old Town Amherst S1/2 Lot 8, all Lot 9, Block 16. Some alterations have occurred since the 1993 county survey. Examples are new windows with block glass banding, as well as a new bay door and entryway doors. Even with these additive changes, the building retains good integrity of location, design, setting, feeling, and association. It is recommended **NRHP eligible under Criterion A: Transportation** and **Criterion C: Architecture** at the state level.



The design plans dated June 19, 2024 demonstrate that the undertaking will not require the acquisition of additional property rights from the historic property boundary associated with the former gas station (BF01-028) (KMT 10/22/2024).

Diane Laffin, 7/2022

Will new property rights be acquired from this property?	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	Undetermined
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NDOT has indicated that r-o-w may be required for ADA/Curb Ramps and Sidewalks at N-40 and Maple Street 500 feet northwest of BF01-028. Based on this information, it is recommended there will be no effect to this property as proposed.

House (BF12-002) – 404 W. Walnut Str., Riverdale (Map ID No. 34)

Description: Built in 1895, the house is a 1.5s Queen Anne sided in wood with a small Eastlake porch. It has hipped dormers and shingled gables. A rear addition may have been added later. The property’s historical boundary corresponds to Old Town Riverdale, PT Lot 4 and all of 5 to 9, Block 5. The house retains good integrity of location, design, setting, workmanship, materials, feeling, and association. It is recommended **NRHP eligible under Criterion C: Architecture** at the state level.



The design plans dated June 19, 2024 demonstrate that the undertaking will not require the acquisition of additional property rights from the historic property boundary associated with the Queen Anne styled house (BF12-002) (KMT 10/22/2024).

Diane Laffin, 7/2022

Will new property rights be acquired from this property?	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	Undetermined
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NDOT has not indicated that r-o-w will be required for ADA/Curb Ramps and Sidewalks at this location. The house sits well away from N-40 at a distance of over 100 feet. Based on this information, it is recommended there will be no effect to this property as proposed.

Historic or Post-1945 Exceptional Bridges within APE

Structure No.	Structure No.	Structure No.	Structure No.
n/a	n/a	n/a	n/a

Project Effects Recommendation
Above Ground Historic Properties present within APE but would not be affected.

Basis for Effects Recommendation
For this undertaking, NDOT has indicated that there may be a possible need for acquisition of new Right-of-Way for ADA/curb ramps and sidewalks, as well as culvert and bridgework. Construction activities at specific areas within Amherst and/or Riverdale would likely consist of replacing and updating sidewalk features to meet ADA accessibility requirements. Such project activities would not alter, diminish, or change any aspects of BF01-028 and BF12-002 and their integrity or the characteristics that make them eligible to the NRHP. It is therefore recommended that the Amherst–N-10 project will have no effect to architectural historic or structural properties as proposed.

Sensitive Area	Address	MM – MM
Former Gas Station (BF01-028)ccc	21 S. Main Str., Amherst	74.66 north side

No project activities, including but not limited to, work, staging, stockpiling or storing material and/or equipment, should occur behind the limits of construction near the cemetery and should be marked as "Sensitive Area – Do Not Disturb." This special provision would be reflected as a commitment in the environmental documents prepared pursuant to NEPA.

Attachments: Architectural Resources APE Map; Architectural Resources Table

Digitally signed by Diane L. Laffin
 DN: cn=Diane L. Laffin, o=NSHS, ou,
 email=diane.laffin@nebraska.gov, c=US

Diane L. Laffin

Consultant _____

Signature

July 27, 2022

Date

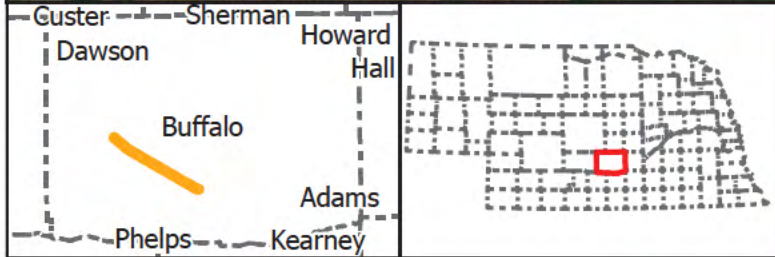
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Construction Commitments




Sensitive Areas have been identified along the alignment of this project. The first Sensitive Area includes the former gas station located at 21 South Main Street, Amherst (STA 564+41 to STA 565+9t Lt, MM 74.63 to MM 74.66). The second Sensitive Area includes the house located at 404 West Walnut Street, Riverdale (STA 918+57 to STA 920+26 Lt, MM 81.34 to MM 81.38). These Sensitive Areas shall be indicated on project plans. (Design)

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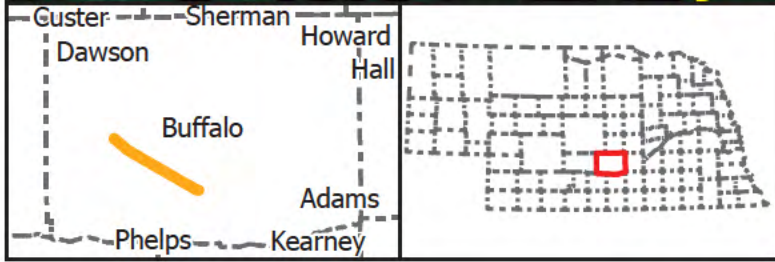


Project Name: Amherst - N-10
 Control No.: 42925
 Project No.: STP-40-4(105)




-  Project Alignment
-  Municipal Boundaries
-  Historic Property Boundary

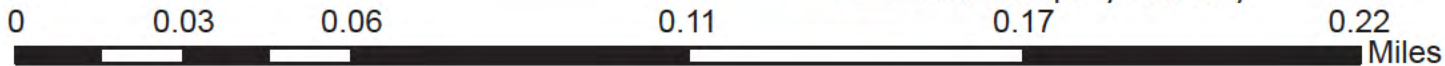


0 0.02 0.04 0.07 0.11 0.14 Miles



Project Name: Amherst - N-10
Control No.: 42925
Project No.: STP-40-4(105)

-  Project Alignment
-  Municipal Boundaries
-  Historic Property Boundary



ARCHITECTURAL RESOURCES SECTION 106 COMPLIANCE REPORT - APE Maps
Diane Laffin, Preservation Associate
Nebraska Highway Cultural Resources Program
July 2022



Amherst - N-10

Project No.: STP-40-4(105)
Control No.: 42925
Buffalo County, Nebraska

ARCHITECTURAL RESOURCES MAP LEGEND





- ➡ = Start / End Points of Project
- = Architectural APE
- ▲ = NRHP Eligible / Listed
- = Not NRHP Eligible, But Surveyed



Amherst - N-10

Project No.: STP-40-4(105)
 Control No.: 42925
 Buffalo County, Nebraska

ARCHITECTURAL RESOURCES MAP LEGEND





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Amherst - N-10

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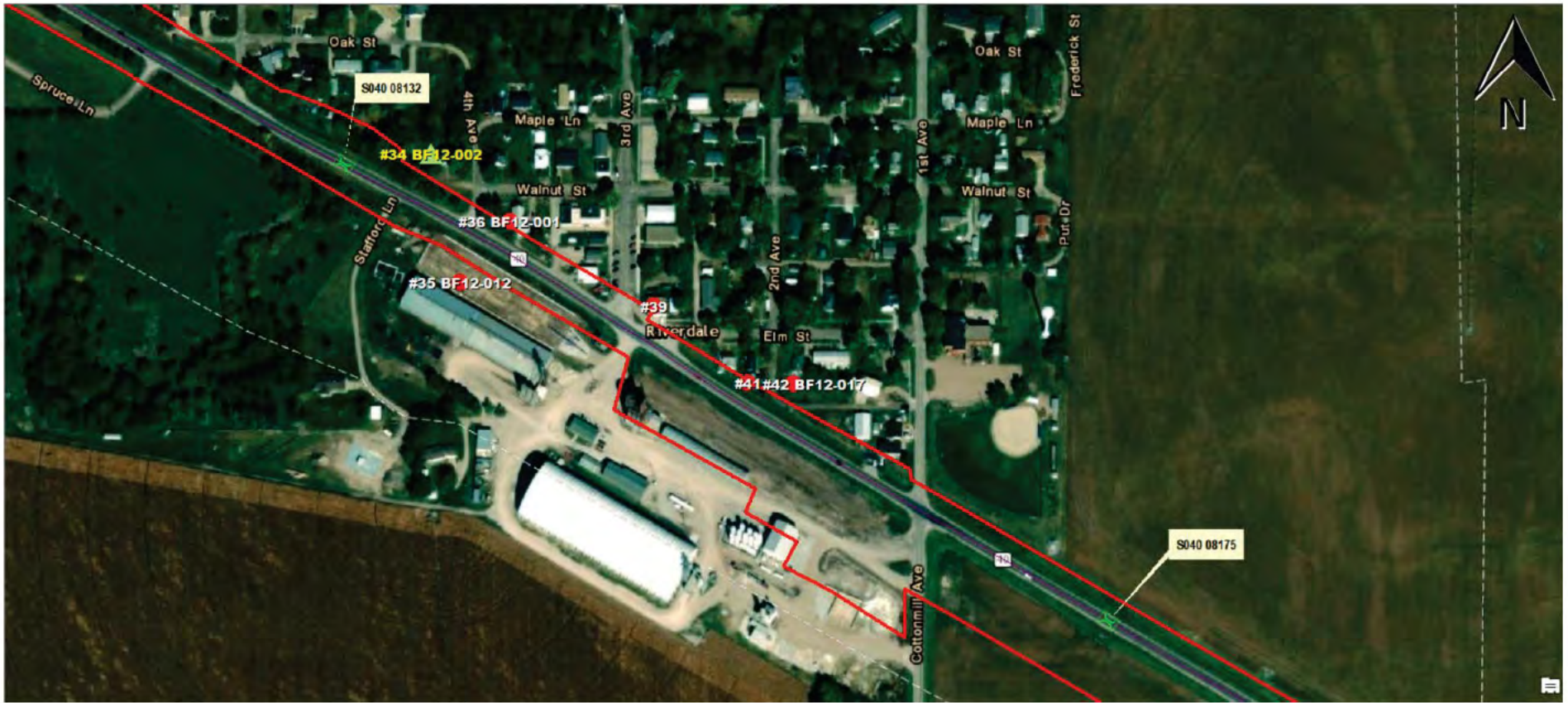


Amherst - N-10

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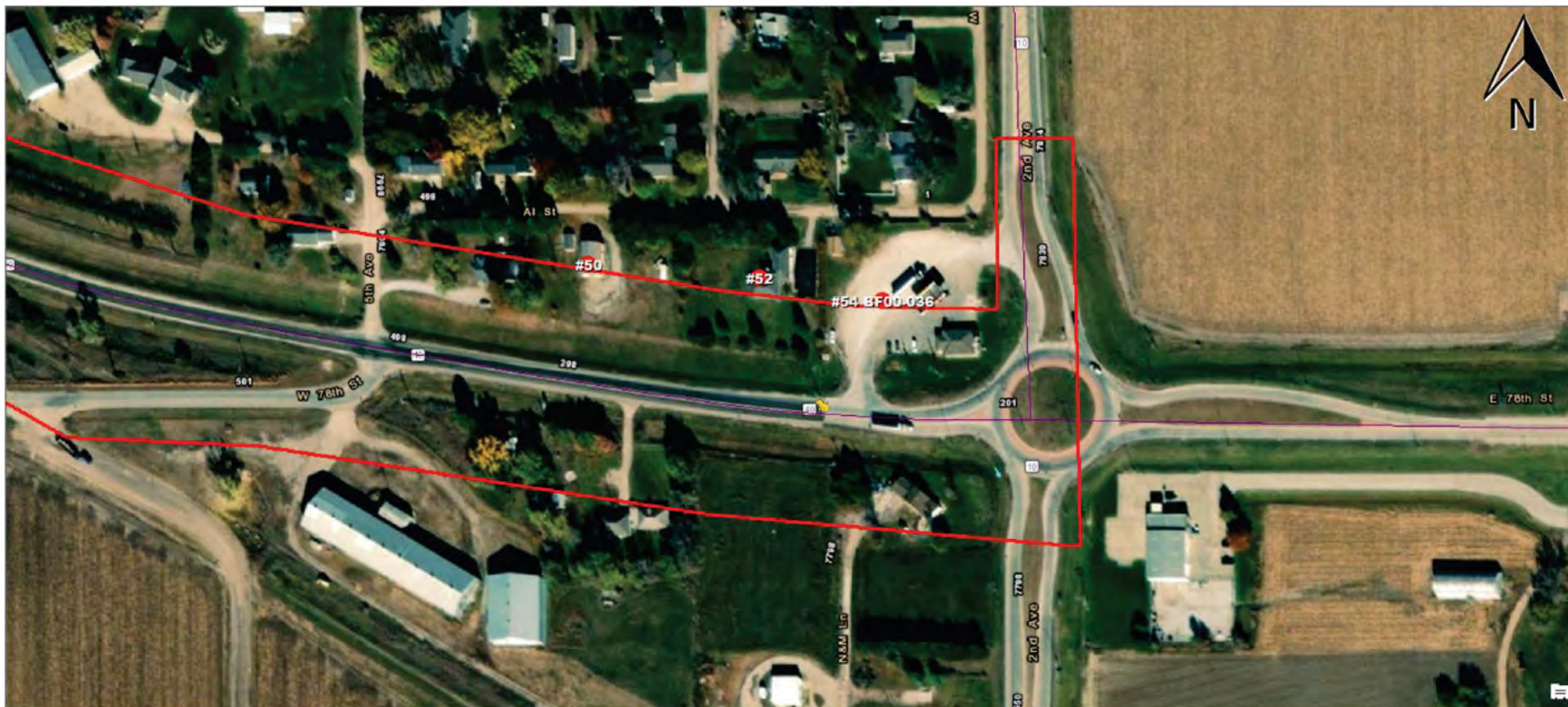


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Architectural Resources Table. (Resources located within the APE evaluated for NRHP Eligibility): **Amherst - N-10 / STP-40-4(105) / CN42925**

ELIGIBLE PROPERTIES (SURVEYED)							
Map ID No.	NeHSR No.	Address	Year Built*	NRHP Eligible	NRHP Criteria**	Comments	Photo
6	BF01-028	21 S. Main Str. Amherst	c. 1925	Eligible	A, C	<p>Excellent example of a brick service station with a porte-cochere and arched window openings. Potentially significant to the study of automobile-related properties in Buffalo County, and as an increasingly rare property type. Wood canopy clad in fiberboard sheets. Brick veneer posts capped in metal. Soldier brick coursing window arches. New windows with block glass banding, and, new bay door, and entryway doors.</p> <p>Photo: Laffin, 2022</p>	
34	BF12-002	404 W. Walnut Str. Riverdale	c. 1895	Eligible	C	<p>1.5s Queen Anne sided in wood with small Eastlake porch. Hipped dormers. Shingled gables. Rear addition.</p> <p>Photo: Laffin, 2022</p>	
<p>*Construction dates taken from Buffalo County Assessor. **With additional research, properties may be NRHP eligible under more than one NRHP Criterion</p>							




Architectural Resources Table. (Resources located within the APE evaluated for NRHP Eligibility): **Amherst - N-10 / STP-40-4(105) / CN42925**

NON-ELIGIBLE PROPERTIES (SURVEYED)							
Map ID No.	NeHSI No.	Address	Year Built*	NRHP Eligible	NRHP Criteria**	Comments	Photo
3	BF01-023	104 W. Garfield Ave. Amherst	c. 1925	No longer extant		Clay tile filling station no longer extant. Photo: Laffin, 2022	
5	BF01-027	150 S. Main Str. Amherst	c. 1900	Was eligible; no longer extant		Former c1895 commercial brick building razed approximately 2010. Photo: Laffin, 2022	
10		100 S. Ash Str. Amherst	c. 1959	No		1s concrete block bldg. Vinyl door. Flat roof. Block glass fenestration. Not recommended NRHP eligible. Lacks architectural significance and has diminished integrity regarding setting, feeling, and association. Photo: Laffin, 2022	




NON-ELIGIBLE PROPERTIES (SURVEYED)

Map ID No.	NeHSI No.	Address	Year Built*	NRHP Eligible	NRHP Criteria**	Comments	Photo
11		201 E. Lincoln Str. Amherst	c. 1930	No		<p>1.5s side-gable Bungalow with shed dormer. Rusticated concrete block porch with rusticated concrete block posts. Three-sided bump-out. Sided in fiberboard or metal. A detached one bay garage and a small shed are also located on this parcel. Not recommended NRHP eligible. Has diminished integrity regarding design and materials.</p> <p>Photo: Laffin, 2022</p>	
18		15575 Hwy. 40 Amherst	c. 1907	No		<p>1.5s vernacular farmhouse sided in vinyl. Wall dormers. Three-sided bump-out. Rusticated concrete block porch foundation. Porch roof supported with four round columns. Return eaves. Detached garage plus five outbuildings most with modern materials applied. Not recommended NRHP eligible. Has diminished integrity regarding design and materials.</p> <p>Photo: Laffin, 2022</p>	




NON-ELIGIBLE PROPERTIES (SURVEYED)

Map ID No.	NeHSI No.	Address	Year Built*	NRHP Eligible	NRHP Criteria**	Comments	Photo
26		11570 Dove Hill Rd. Riverdale	c. 1930	No		<p>1.5s vernacular front-and-side gable sided in metal. Gable dormers. Three-sided bay with shed roof. One outbuilding is also located on this property. Not recommended NRHP eligible. Lacks architectural significance and has diminished integrity regarding design and materials.</p> <p>Photo: Laffin, 2022</p>	
35	BF12-012 Depot	Exact location unknown Riverdale	c. 1890	No longer extant		<p>Depot no longer extant. Relocated from Watertown c1919 when original depot burned down. Owned by Kearney & Black Hills RR.</p> <p>Photo: Laffin, 2022</p>	
36	BF12-001	315 Walnut Str. Riverdale	c. 1916	No		<p>1s L-shaped frame former church. Bell tower in the corner of the "L" with entrance. Severely altered; converted into a private residence as of 1993. Parcel includes small gazebo. Not recommended NRHP eligible. Has diminished integrity regarding design and materials.</p> <p>Photo: Laffin, 2022</p>	


NON-ELIGIBLE PROPERTIES (SURVEYED)

Map ID No.	NeHSI No.	Address	Year Built*	NRHP Eligible	NRHP Criteria**	Comments	Photo
39		222 Hwy. 40 Riverdale	c. 1967	No		<p>1s glazed block former gas station. Flat roof. Angled entryway. Mostly original windows and doors. Buttresses on the east elevation. Not recommended NRHP eligible. Has diminished integrity regarding setting and materials.</p> <p>Photo: Laffin, 2022</p>	
41		203 Elm Str. Riverdale	c. 1930	No		<p>1.5 front-gable with Colonial Revival-style elements. Sided in wood with mostly original windows. Hipped porch roof supported with three round columns. Prominent external brick chimney. Detached garage. Not recommended NRHP eligible. Lacks architectural significance but retains good integrity of design and materials.</p> <p>Photo: Laffin, 2022</p>	
42	BF12-017	123 Elm Str. Riverdale	c. 1915	Was eligible; no longer due to loss of integrity		<p>1s frame house sided in wood with hipped roof. Rusticated block foundation. Since the 1993 County Survey, the porch has been enclosed and the entryway has been altered. Not recommended NRHP eligible. Lacks architectural significance and has diminished integrity regarding design and materials.</p> <p>Photo: Laffin, 2022</p>	

NON-ELIGIBLE PROPERTIES (SURVEYED)

Map ID No.	NeHSI No.	Address	Year Built*	NRHP Eligible	NRHP Criteria**	Comments	Photo
44		3095 Hwy. 40 Kearney	c. 1970	No		<p>1s brick veneer Ranch with hipped roof. Paired or triad windows throughout. Six-pane bay window. Garden wall. Recessed front entry. Attached garage. One other detached garage is also located on this parcel. Not recommended NRHP eligible. The best example of the Ranch style within the project APE but still lacks architectural significance for eligibility. Retains good integrity of design and materials.</p> <p>Photo: Laffin, 2022</p>	
50		409 W. Hwy. 40 Kearney	c. 1960	No		<p>1s side-gable Ranch with projecting front-gable entryway. Limestone veneer and vinyl. Attached one-bay garage. Rear addition. Two outbuildings are also located on this parcel. Not recommended NRHP eligible. Lacks architectural significance and has diminished integrity regarding design and materials.</p> <p>Photo: Laffin, 2022</p>	
52		285 W. Hwy. 40 Kearney	c. 1960	No		<p>1s hipped-roof L-shaped Ranch sided in lannon stone masonry. Attached two-bay garage. Garden wall. Not recommended NRHP eligible. Lacks architectural significance but retains good integrity of design and materials.</p> <p>Photo: Laffin, 2022</p>	

NON-ELIGIBLE PROPERTIES (SURVEYED)

Map ID No.	NeHSI No.	Address	Year Built*	NRHP Eligible	NRHP Criteria**	Comments	Photo
54	BF00-036	7810 2nd Ave. Kearney	c. 1910	No longer extant		No longer extant. School replaced with a mini-mart in 1960. Photo: Laffin, 2022	

*Construction dates taken from Buffalo County Assessor.

**With additional research, properties may be NRHP eligible under more than one NRHP Criterion

Architectural Resources Table. (Resources located within the APE evaluated for NRHP Eligibility): Amherst - N-10 / STP-40-4(105) / CN42925

NON-ELIGIBLE PROPERTIES (EVALUATED BUT NOT SURVEYED)

Address	Year Built*	Comments
17135 Amherst Rd. Amherst	c. 1920	Excluded from survey due to lack of architectural significance and diminished integrity of design and materials.
149 N. Maple Str. Amherst	c. 1973	Excluded from survey due to lack of architectural significance and diminished integrity of design, setting, and materials.
102 W. Garfield Ave. Amherst	c. 1965	Excluded from survey due to lack of architectural significance and diminished integrity of design, setting, and materials.
102 Monroe Ave. Amherst	c. 1920	Excluded from survey due to lack of architectural significance and diminished integrity of materials.
14329 Hwy. 40 Amherst	c. 1959	Excluded from survey due to lack of architectural significance and diminished integrity of design and materials.
104 E. Monroe Ave. Amherst	c. 1969	Excluded from survey due to lack of architectural significance and diminished integrity of design and materials.
204 E. Lincoln Ave. Amherst	c. 1976	Excluded from survey due to lack of architectural significance and diminished integrity of design and materials.
14441 Hwy. 40 Amherst	c. 1970	Excluded from survey due to lack of architectural significance and diminished integrity of design, setting, and materials.
304 S. Cherry Str. Amherst	c. 1890	Excluded from survey due to lack of architectural significance and diminished integrity of design and materials.
305 S. Cherry Str. Amherst	c. 1964	Excluded from survey due to lack of architectural significance and diminished integrity of design and materials.
404 S. Sycamore Str. Amherst	c. 1966	Excluded from survey due to lack of architectural significance and diminished integrity of design and materials.

NON-ELIGIBLE PROPERTIES (EVALUATED BUT NOT SURVEYED)

Address	Year Built*	Comments
405 S. Sycamore Str. Amherst	c. 1969	Excluded from survey due to lack of architectural significance and diminished integrity of design and materials.
15501 Hwy. 40 Amherst	c. 1968	Excluded from survey due to lack of architectural significance and diminished integrity of design, setting, materials, feeling, and association.
17705 Hwy. 40 Amherst	c. 1960	Excluded from survey due to lack of architectural significance and diminished integrity of design, setting, and materials.
18365 Hwy. 40 Amherst	c. 1910	Excluded from survey due to lack of architectural significance and diminished integrity of design and materials.
20040 Hwy. 40 Amherst	c. 1940	Excluded from survey due to lack of architectural significance and diminished integrity of design and materials.
12250 Dove Hill Rd. Riverdale	c. 1953	Excluded from survey due to lack of architectural significance and diminished integrity of design and materials.
21280 Hwy. 40 Riverdale	c. 1974	Excluded from survey due to lack of architectural significance and diminished integrity of materials.
12000 Dove Hill Rd. Riverdale	c. 1977	Excluded from survey due to lack of architectural significance and diminished integrity of design and materials.
510 1st Ave. Riverdale	c. 1959	Excluded from survey due to lack of architectural significance and diminished integrity of materials.
540 Hwy. 40 Riverdale	c. 1973	Excluded from survey due to lack of architectural significance and diminished integrity of materials.
516 Oak Str. Riverdale	c. 1974	Excluded from survey due to lack of architectural significance and diminished integrity of design and materials.
317 5th Ave. Riverdale	c. 1972	Excluded from survey due to lack of architectural significance and diminished integrity of materials.
435 Oak Str. Riverdale	c. 1968	Excluded from survey due to lack of architectural significance and diminished integrity of design and materials.
410 Oak Str. Riverdale	c. 1972	Excluded from survey due to lack of architectural significance and diminished integrity of design and materials.
414 Stafford Ln. Riverdale	c. 1974	Excluded from survey due to lack of architectural significance and diminished integrity of materials.
216 3rd Ave. Riverdale	c. 1975	Excluded from survey due to lack of architectural significance and diminished integrity of materials.
220 3rd Ave. Riverdale	c. 1960	Excluded from survey due to lack of architectural significance and diminished integrity of materials.
211 Elm Str. Riverdale	c. 1900	Excluded from survey due to lack of architectural significance and diminished integrity of design and materials.
9855 46th Ave. Kearney	c. 1890	Excluded from survey due to lack of architectural significance and diminished integrity of design setting, and materials.
2290 Hwy. 40 Kearney	c. 1965	Excluded from survey due to lack of architectural significance and diminished integrity of materials.
1890 Hwy. 40 Kearney	c. 1900	Excluded from survey due to lack of architectural significance and diminished integrity of design and materials.
810 W. 78th Str. Kearney	c. 1960	Excluded from survey due to lack of architectural significance and diminished integrity setting and materials.
7820 5th Ave. Kearney	c. 1971	Excluded from survey due to lack of architectural significance and diminished integrity of design and materials.

NON-ELIGIBLE PROPERTIES (EVALUATED BUT NOT SURVEYED)

Address	Year Built*	Comments
344 W. 78th Str. Kearney	c. 1955	Excluded from survey due to lack of architectural significance and diminished integrity setting.
350 W. Hwy. 40 Kearney	c. 1959	Excluded from survey due to lack of architectural significance and diminished integrity of materials.
7745 N&M Ln. Kearney	c. 1974	Excluded from survey due to lack of architectural significance and diminished integrity of materials.
*Construction dates taken from Buffalo County Assessor.		

Limits of Construction and site 25BF8

Enclosure 5



**PAGE REDACTED TO COMPLY WITH THE NEBRASKA ARCHEOLOGICAL RESOURCES
PRESERVATION ACT (NEBRASKA STATE STATUTE 84-712.05).**



**BUFFALO COUNTY BOARD OF
COMMISSIONERS**

Buffalo County Courthouse
1512 Central Avenue
PO Box 1270
Kearney, NE 68848
Phone: (308) 236-1224
Fax: (308) 236-1870
Email: board@buffalocounty.ne.gov

December 10, 2024

Nebraska Department of Transportation
c/o Katie Turner
1500 Nebraska Parkway
Lincoln, NE 68502

Submitted via email: katie.turner@nebraska.gov

RE: NDOT Project: CN 42925, STP-40-4(105), Amherst – N – 10

Subject: Comments Regarding Proposed Project Summary, NDOT Project: CN 42925, STP-40-4(105), Amherst – N – 10, on and along Nebraska Highway 40 located in the Riverdale, Divide, and Grant Townships, Buffalo County, Nebraska.

Dear Ms. Turner:

The Buffalo County Board of Commissioners reviewed the proposed highway project, “Amherst – N – 10” and inventoried as project number “STP-40-4(105)” on December 10, 2024, for the milling and resurfacing of the roadway with asphalt, bridge repairs, culvert replacements and culvert lining, trench widening, construction of an offset right turn lane, sidewalk construction, relocation of existing lighting, and updating existing guardrails in various sections in T9N, R16W; T10N, R16W; and T10N, R17W.

The Buffalo County Board of Commissioners are not aware of the proposed site being contained in, on or within the viewshed of a building, site, district, structure or object, significant in American history, architecture, archaeology, engineering or culture, that is listed, or eligible for listing on the State or National Registers of Historic Places, or located in or on an Indian Religious Site within its jurisdictional area.

However, The Board of Commissioners would advise NDOT that any proposed projects, presented within Buffalo County’s jurisdictional boundary, must adhere to any applicable codes, regulations, and laws of Buffalo County, if the proposed project advances.

Sincerely,

Ivan H. Klein
Chairperson, Buffalo County Board of Commissioners
1512 Central Avenue
PO Box 1270
Kearney, NE 68848