

Road
Advisory
Memo

Deputy County
Attorney
Hoffmeister

From: [Andy Hoffmeister](#)
To: [Dennise Daniels](#); [Josiah Davis](#)
Subject: RE: Riverview Estates Subdivision (Part 1 of 2) Change of Zoning
Date: Monday, November 4, 2024 5:17:21 PM
Attachments: [Riverview Estates Subdivision \(Part 1 of 2\) Change of Zoning.msg](#)
[CS-BACK_20241104_180253.pdf](#)

I've written some notes and printed off some materials about the subject of road classifications, grades, back sloping, etc. The email is an much of a note to myself as it is to all of us.

RL-2 as a standard, as published some years ago will work. A page of the 2007 Manual for RL-2 is attached. The reason I want the more modern version discussed is that it's not used in current road planning standards. Most limiting about RL-2 is that it has no standard for back sloping. Back Sloping became a factor in reviewing Hirschfield's subdivision where cuts were made into hills.

The one item I want in any re-write to any amended version is the grade provision of RL-2, which was a 7% grade. I'd like to make it 6% unless paved, then a steeper grade would be allowed. Josiah pointed out, correctly, why not include in any amendment a limiting elevation to something less than or 7%. Good idea. That concept of simply placing limiting language might work on the backslope issue by putting in a requirement that any back slope or shoulder has to be a 1:3 ratio. (See 1:3 sloping on attachments)

What I'm trying to state, flush out, etc., is that our singular reference to RL-2 is probably becoming unworkable in the current DOT manual for road classification and design. We need to go with a State standard and then further add a couple of further minimum design limitations such as maximum grade and 1:3 ratio shoulder backslope.

Around 2014, the RL-1, RL-2 classifications were changed by the State. One standout provision of modern classification is "remote residential". According DOT's most recent Buffalo County Road Classification Map, attached, this county has no remote residential.

These materials and this e-mail are sharable.

AWH

Title 428 — BOARD OF PUBLIC ROADS CLASSIFICATIONS AND STANDARDS

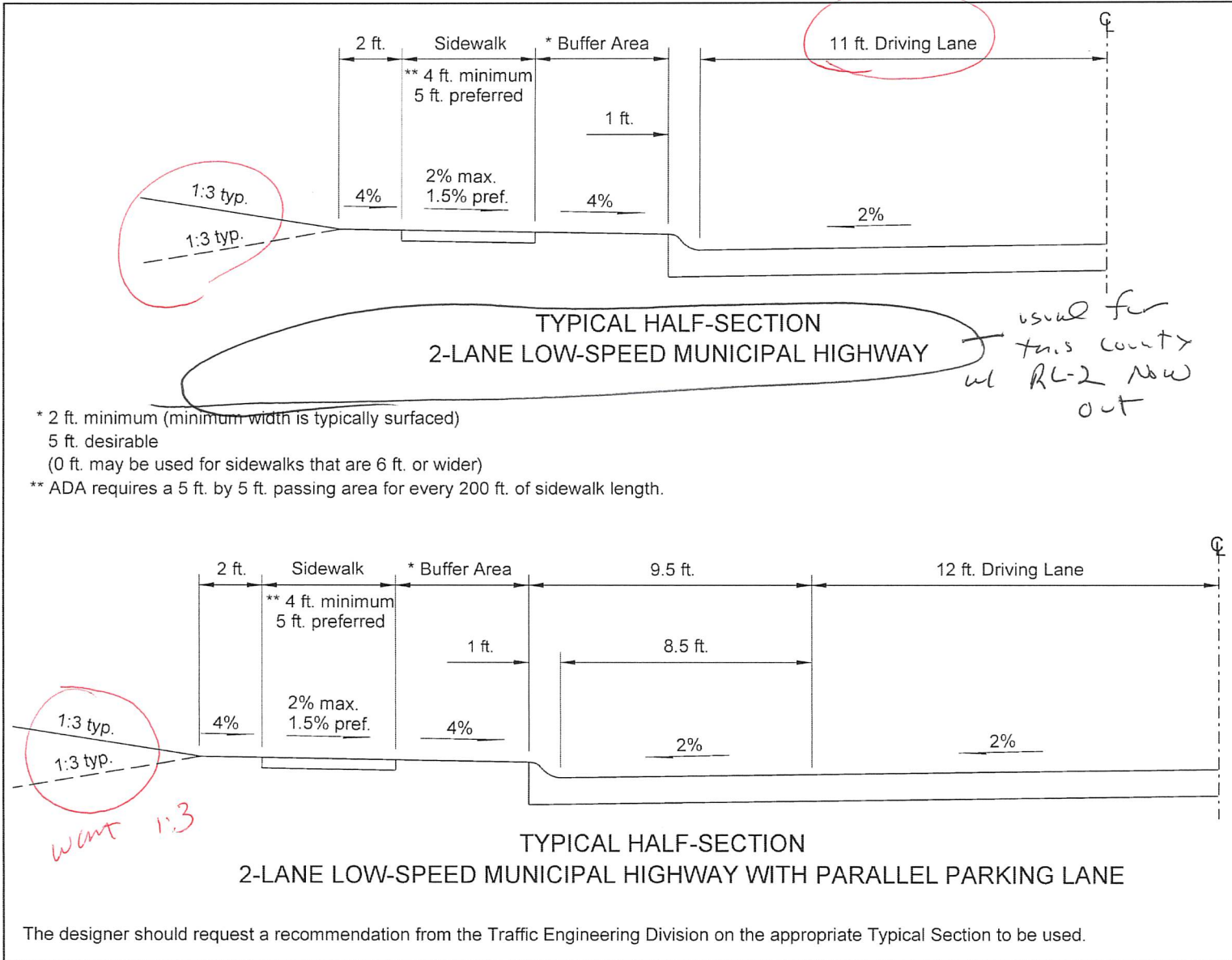
Chapter 2 — Procedures for Standards (Continued)

001.16 MINIMUM DESIGN STANDARDS — RURAL ROADS (1)

(2) Roadway Classification	(3) Current Year ADT	(4) Design Speed (mph)	(5) Maximum Horizontal Curve (Degree)	(6) Maximum Grade (Percent)	(7) Number of Lanes	(8) Lane Width (Feet)	Shoulder Width (Feet)	(9) Fixed Obstacle Clearance (Feet)	(10) New and Reconstructed Bridges		(11) Bridges to Remain in Place (100 Feet and Under in Length)	New and Reconstructed Bridge Design Loading	(12) Surfacing Type
									(100 Feet and Under in Length) Roadway Width	(Over 100 Feet in Length) Roadway Width			
Other Arterial	401 - 750	50	7.5	7	2	12	6	12	28'+±	24'	HL93	Aggregate or Paved	
	251 - 400	50	7.5	7	2	11	4	10	28'	22'	HL93	Aggregate or Paved	
	51 - 250	50	7.5	7	2	10	4	10	28'	20'	HL93	Aggregate or Paved	
	0 - 50	40	8.0	8	2	10	3	8	26'	20'	HL93	Aggregate*	
Collector	251 - 400	50	7.5	7	2	11	4	10	28'	22'	HL93	Aggregate or Paved	
	51 - 250	50	7.5	7	2	10	4	10	28'	20'	HL93	Aggregate or Paved	
	0 - 50	40	10.0	9	2	10	3	5	24'	20'	HL93	Aggregate*	
Local	251 - 400	50	7.5	7	2	11	4	8	26'	22'	HL93	Aggregate or Paved	
	51 - 250	50	7.5	7	2	10	4	8	24'	20'	HL93	Aggregate or Paved	
	0 - 50	30	23.0	10	2	10	3	5	20'+	20'	HL93	Aggregate*	
Scenic-Recreation	**	**	**	**	**	**	**	**	**	**	**	**	
Minimum Maintenance	***	***	***	***	***	***	***	***	***	***	***	***	

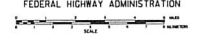
- (1) The Typical Cross Sections (sections 001.18 through 001.22) in these regulations and the 2001 edition of AASHTO "A Policy on Geometric Design of Highways and Streets" should be used for other design criteria. Municipal Streets Design Standards (Sec. 001.15, above) may be used in residential and commercial areas lying outside municipal boundaries. This may be particularly appropriate for Sanitary and Improvement Districts and for developed areas under municipal zoning jurisdiction.
- (2) Refer to NDOR "State Functional Classification Maps."
- (3) "Current year" shall mean year of initial construction. Minimum design criteria for ADT volumes over 750 in the "Other Arterial" classification shall conform to the minimum standards set forth in the "Other Arterial" classification. Minimum design criteria for ADT volumes over 400 in the "Collector" and "Local" classifications shall conform to the minimum standards set forth in the "Other Arterial" classification. The design speed should be equal to or greater than the anticipated posted speed limit. Stopping sight distance is a critical component of design speed. New or reconstructed roads that are designed for a speed less than the statutory speed limit require an engineering and traffic investigation to determine the appropriate speed limit. Reference 60-6,190 Neb.Rev.Stat.
- (4) 0.08 feet per foot maximum superelevation rate. The superelevation rate should match the design speed.
- (5) Maximum grades may be exceeded by 2 percent for tangent distance of up to 500 feet in rough terrain.
- (6) The actual number of lanes for design shall be based on a capacity analysis using design year traffic and the selected level of service to be obtained.
- (7) Lane width shall not include width of curb or curb offset. See Typical Cross Sections (001.18 through 001.22) for cross slope.
- (8) Minimum fixed obstacle clearance for a curbed section shall be 2 feet as measured from the back of the curb. Minimum fixed obstacle clearance for a non-curbed section shall be measured from the edge of the through driving lane. This area shall be free of obstacles except: (a) Traffic signals, railroad signals and railroad tracks; (b) Other obstacles including, but not limited to: ditches, slopes, driveways, intersections, earth dikes, curbs, guardrails, median barriers, crash cushions, drainage inlets, drainage flumes, culverts, bridges, roadway lighting, and traffic control devices if the county, through an engineering study, has determined that such obstacles are acceptable and are necessary for the operation and use of the road system; (c) Other obstacles if the county, through an engineering study and based upon a cost benefit analysis, has determined that the cost to remove or treat such obstacle exceeds the benefits from such removal or treatment.
- (9) Low water stream crossings may be constructed on very low volume (0 - 50 ADT) county roads functionally classified as Local or Minimum Maintenance, provided a relaxation of standards has been granted by the Board. New low water stream crossings shall not be constructed on county roads functionally classified as Other Arterial and Collector. All proposed construction or reconstruction shall be submitted to the Board for review in accordance with the rules and regulations for relaxation of standards.
- (10) Existing bridges over 100 feet must be evaluated in accordance with AASHTO guidelines to determine the suitability of leaving them in place.
- (11) A road graded to meet or exceed ROA1, ROA2, ROA3, RC1, RC2, RL1 or RL2 Minimum Design Standards in effect between September 2, 1970 and January 1, 2003 may be paved without being graded to current minimum design standards.
- (12) The paving of roads built to ROA4, RC3 and RL3 Minimum Design Standards, except for "Sandhills" soils, is prohibited. Such roads (0 - 50) ADT in "Sandhills" soils may require paving because of the light, granular nature of the soils involved. It shall also be permissible to pave one 12-foot lane on roads built to RL3 Minimum Design Standards in "Sandhills" soils.
- * See Section 001.17 of these regulations for standards applicable to the functional classification category "Scenic-Recreation."
- *** All proposed construction or reconstruction on Minimum Maintenance Roads shall be submitted to the Board for review in accordance with the rules and regulations for relaxation of standards. There are no set design standards for Minimum Maintenance Roads.
- + 24 feet desirable
- +± 30 feet desirable

Exhibit 6.8 Typical Half-Sections of Two-Lane Low-Speed Municipal Highways



GENERAL HIGHWAY MAP BUFFALO COUNTY NEBRASKA

ISSUED BY THE
DEPARTMENT OF ROADS
DIS/MAPPING SECTION
IN COOPERATION WITH THE
U.S. DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION



INVENTORY DATE:
2014

DATE	BY	REVISION

LEGEND

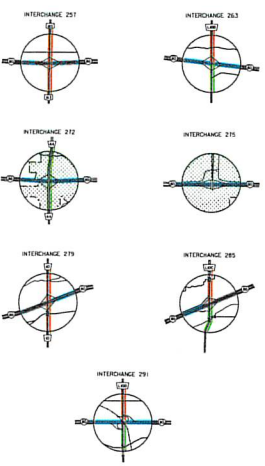
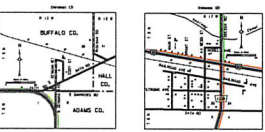
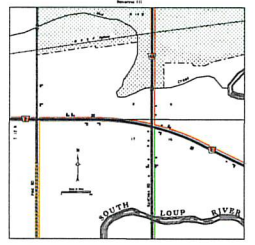
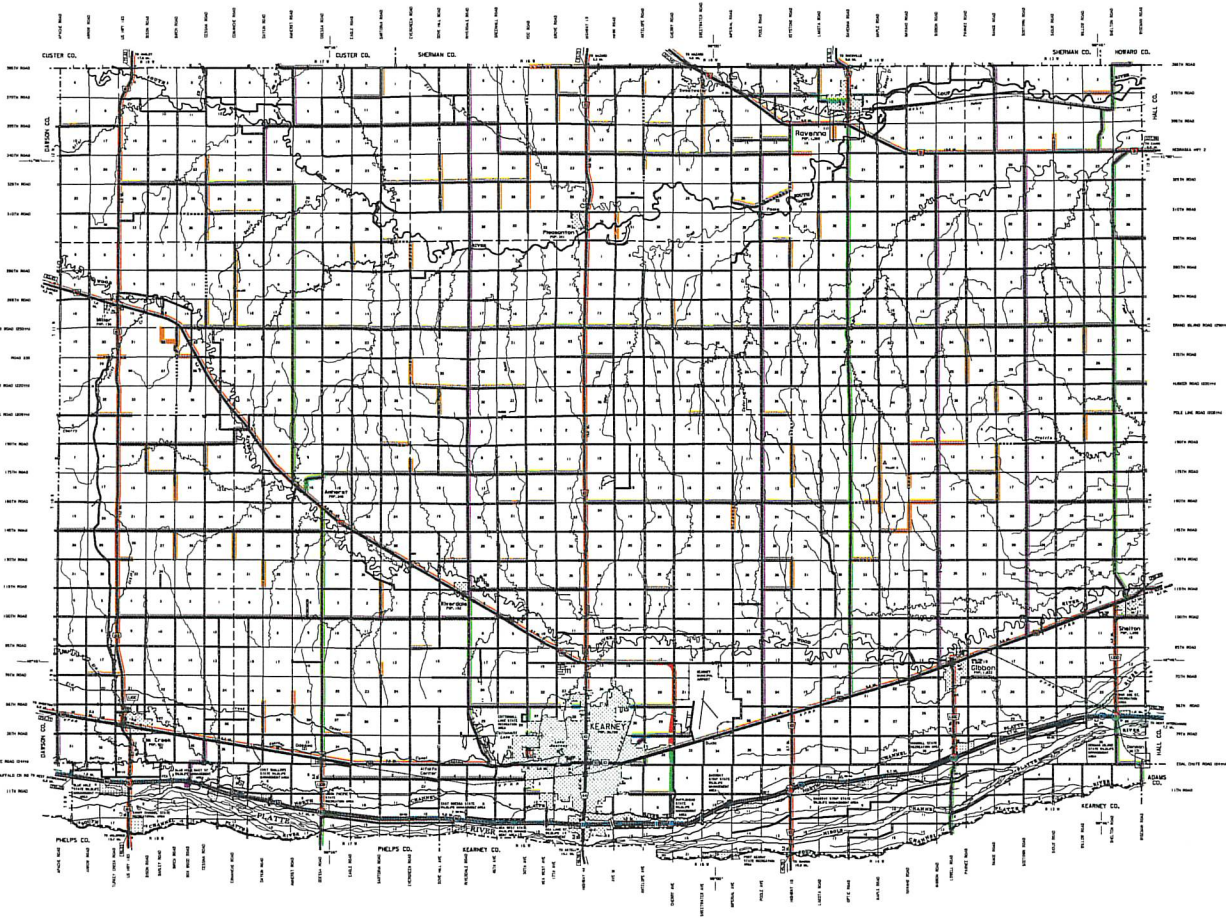
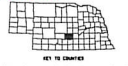
10000	Primary Road	10000	Utility Lines
10001	Expressway	10001	Water
10002	Interstate	10002	Water
10003	Expressway	10003	Water
10004	Major Arterial	10004	Water
10005	Other Arterial	10005	Water
10006	Collector	10006	Water
10007	Remote Residential (Rural Only)	10007	Water
10008	Minimum Maintenance (Rural Only)	10008	Water
10009	Scenic Recreation (Rural Only)	10009	Water
10010	Urbanized Boundary	10010	Water
10011	Interchange	10011	Water
10012	Grade Separation	10012	Water
10013	At-Grade	10013	Water
10014	Overpass	10014	Water
10015	Underpass	10015	Water
10016	Grade Separation	10016	Water
10017	At-Grade	10017	Water
10018	Overpass	10018	Water
10019	Underpass	10019	Water
10020	Grade Separation	10020	Water
10021	At-Grade	10021	Water
10022	Overpass	10022	Water
10023	Underpass	10023	Water
10024	Grade Separation	10024	Water
10025	At-Grade	10025	Water
10026	Overpass	10026	Water
10027	Underpass	10027	Water
10028	Grade Separation	10028	Water
10029	At-Grade	10029	Water
10030	Overpass	10030	Water
10031	Underpass	10031	Water
10032	Grade Separation	10032	Water
10033	At-Grade	10033	Water
10034	Overpass	10034	Water
10035	Underpass	10035	Water
10036	Grade Separation	10036	Water
10037	At-Grade	10037	Water
10038	Overpass	10038	Water
10039	Underpass	10039	Water
10040	Grade Separation	10040	Water
10041	At-Grade	10041	Water
10042	Overpass	10042	Water
10043	Underpass	10043	Water
10044	Grade Separation	10044	Water
10045	At-Grade	10045	Water
10046	Overpass	10046	Water
10047	Underpass	10047	Water
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10049	At-Grade	10049	Water
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10051	Underpass	10051	Water
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10061	At-Grade	10061	Water
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10065	At-Grade	10065	Water
10066	Overpass	10066	Water
10067	Underpass	10067	Water
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10069	At-Grade	10069	Water
10070	Overpass	10070	Water
10071	Underpass	10071	Water
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10073	At-Grade	10073	Water
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10089	At-Grade	10089	Water
10090	Overpass	10090	Water
10091	Underpass	10091	Water
10092	Grade Separation	10092	Water
10093	At-Grade	10093	Water
10094	Overpass	10094	Water
10095	Underpass	10095	Water
10096	Grade Separation	10096	Water
10097	At-Grade	10097	Water
10098	Overpass	10098	Water
10099	Underpass	10099	Water
10100	Grade Separation	10100	Water

LEGEND	
STATE FUNCTIONAL CLASSIFICATION	
INTERSTATE	[Red line]
EXPRESSWAY	[Orange line]
MAJOR ARTERIAL	[Yellow line]
OTHER ARTERIAL	[Green line]
COLLECTOR	[Blue line]
REMOTE RESIDENTIAL (Rural Only)	[Purple line]
MINIMUM MAINTENANCE (Rural Only)	[Pink line]
SCENIC RECREATION (Rural Only)	[Light Blue line]
URBANIZED BOUNDARY	[Dashed line]

All Roads Not Otherwise Indicated Are Classified As Local
Revised September 06, 2016.



LAMBERT CONFORMAL CONIC PROJECTION
NEBRASKA COORDINATE SYSTEM
NAD 83
METERS



POPULATION AS OF 2010 (CENSUS)
STATE BOUNDARY DETERMINED BY THE
SOCIAL, DEMOGRAPHIC AND ECONOMIC DATA CENTER

From: [John Maul](#)
To: [Dennise Daniels](#)
Subject: Keystone road
Date: Tuesday, November 5, 2024 4:43:43 PM

Dennise,

Checked Keystone road and it`s RL-3 improved gravel road from 340th going South for 3000 feet, then it`s signed and turns to minimum maintenance road.

Thank you,

John Maul
Buffalo County Highway Superintendent
9730 Antelope ave.
Kearney, Ne. 68847
308-236-1237



PROPERTY OF BUFFALO COUNTY NEBRASKA

2019-00166

KELLIE JOHN
BUFFALO COUNTY REGISTER OF DEEDS
KEARNEY, NEBRASKA
RECORDED ON: 01/10/2019 03:58:41 PM
VACATION
REC FEE: 0.00
PAGES: 2
PD: NO FEE DOCUMENT
ESCROW:
CK: NO FEE

Janice I. Giffin
Buffalo County Clerk
Courthouse
Kearney, NE 68848

REGISTRAR'S NOTE: Recorded as Presented.

RESOLUTION 2018-62

WHEREAS, a Petition to vacate a road, alley, or other public way has been properly filed for the following described road, alley, and/or public way, originally described on the public road records of Buffalo County as:

A rural Buffalo County Road, an east to west public road described in Buffalo County Commissioner Record Book R5 Page 252 located between Sections 18 and 19, Township 12 North, Range 14, West of the 6th P.M. in Buffalo County, Nebraska, hereinafter simply referred to as "subject public road"
And,

WHEREAS, the Buffalo County Highway Superintendent has made a study of the use being made of the subject public road and has submitted a written report to the Board recommending that the subject public road be vacated; and

WHEREAS, after receiving the written report from the Buffalo County Highway Superintendent, this Board adopted Resolution 2018-44 that set December 11, 2018, at 10:00 o'clock a.m. in the Buffalo County Boardroom, Buffalo County Courthouse, 16th and Central, Kearney, Nebraska, as the time, date and place for public hearing for this Board to consider whether the subject public road should be abandoned or vacated with notice as provided by law, and

WHEREAS, a copy of Resolution 2018-044 was published for three consecutive weeks and notice of the public hearing was also given no less than two weeks in advance of the hearing to owners of land adjoining the subject public road to be vacated or abandoned by registered or certified mail, and

WHEREAS, on December 11, 2018, this Board conducted a public hearing to consider vacation or abandonment of the subject public road. No one appeared to object to this vacation or abandonment request, and

WHEREAS, at conclusion of the public hearing held December 11, 2018, the Board set December 27, 2018, at 10:00 o'clock a.m., the first public hearing following the public hearing, as date and time for a decision to be given by this Board, as an agenda item, to consider and take action to vacate or abandon or refuse vacation or abandonment of the subject public road as in the judgment of this board and the public good may require, and

WHEREAS, this Board finds that:

- 1. The Buffalo County Highway Superintendent has recommended vacation or abandonment of the subject public road.
2. The subject public road proposed to be vacated or abandoned is not within the zoning jurisdiction of the zoning jurisdiction of a city of the metropolitan, primary, or first class.

3. All necessary public publications and notices to adjoining landowners have been given.
4. The public records concerning the creation of the subject public road reflect that this road was created by action of this Board on or about April 18, 1900. It was opened by petition of adjoining landowners.
5. No conditions or reservations should be retained by the public as concerns this road if it is vacated or abandoned, other than the continued use and occupation of the same by any public utilities that now occupy the public right-of-way.
6. No public purpose would be served to keep the subject public road open.

NOW THEREFORE BE IT RESOLVED BY THE BUFFALO COUNTY BOARD OF SUPERVISORS, NOW COMPRISED AS THE BUFFALO COUNTY BOARD OF COMMISSIONERS, BY ADOPTION OF THIS RESOLUTION BY A NO LESS THAN A TWO-THIRDS MAJORITY VOTE that the following described public road, an east to west public road as the same is located between the South half of the South half of Section Eighteen (18), and the North Half of the North half of Section Nineteen (19), Township Twelve (12), North, Range Fourteen (14), West of the 6th P.M. Buffalo County, Nebraska, excepting therefrom the west 33 feet, shall be and hereby is vacated and abandoned by the County of Buffalo, State of Nebraska, and the title or right-of-way to this road as immediately above described shall revert to private ownership to the owner(s) of the adjacent real estate, one-half on each side thereof, subject however to the continued occupation, if any, of any public utility now occupying the now abandoned and vacated road.

ALSO RESOLVED, as required by Sec. 39-1725, Rev.Stat.Neb., a copy of this Resolution shall be filed and indexed against the following described properties, that are believed to be adjacent to the described, now vacated public road, or affected by its vacation, with Buffalo County making no representations or giving any warranties concerning the now vacated road to properties reverting to parties owning the following described parcels of real estate:

1. The South Half of the Southwest Quarter (S1/2^{SW}SE1/4) of Section Eighteen (18), Township Twelve (12) North, Range Fourteen (14), West of the 6th P.M., Buffalo County, Nebraska, excepting therefrom the west 33 feet.
2. The Southwest Quarter of the Southeast Quarter (SW1/4SE1/4) of Section Eighteen (18), Township Twelve (12) North, Range Fourteen (14), West of the 6th P.M., Buffalo County, Nebraska.
3. The Southeast Quarter of the Southeast Quarter (SE1/4SE1/4) of Section Eighteen (18), Township Twelve (12) North, Range Fourteen (14), West of the 6th P.M., Buffalo County, Nebraska.
4. The North Half of the Northwest Quarter (N1/2NW1/4) of Section Nineteen (19), Township Twelve (12) North, Range Fourteen (14), West of the 6th P.M., Buffalo County, Nebraska, excepting therefrom the west 33 feet.
5. All that part of the Northeast Quarter (NE1/4) of Section Nineteen (19), Township Twelve (12) North, Range Fourteen (14), West of the 6th P.M., Buffalo County, Nebraska, situated north and west of the South Loup River, more particularly described as: commencing at the Northeast corner of said Section 19, running south to the center of the South Loup River channel, thence following the center of said channel to the south line of the Northeast Quarter of Section 19.

ADDITIONALLY RESOLVED that this vacation shall be effective upon adjournment of this Board regularly scheduled meeting of December 28, 2018.

PASSED AND APPROVED THIS 28TH DAY OF DECEMBER, 2018

ATTEST:


 William McMullen, Chairman
 Buffalo County Board of Commissioners


 Janice I. Giffin
 Buffalo County Clerk



From: [Chad Dixon - M&A](#)
To: [Dennise Daniels](#)
Subject: RE: Riverview Estates Subdivision Preliminary Plat Follow-Up Questions
Date: Monday, November 11, 2024 10:01:04 AM

Dennise,

Please see below comments in red.

The developer would like to change the name of the subdivision. What are your thoughts at this stage? I can make that change to my documents and bring them to you. Can I come and change it on the application or would they need to come sign a new one?

Chad A. Dixon
Miller & Associates
308-234-6456

From: Dennise Daniels <ddaniels@buffalocounty.ne.gov>
Sent: Tuesday, November 5, 2024 11:33 AM
To: Chad Dixon - M&A <cdixon@miller-engineers.com>
Subject: Riverview Estates Subdivision Preliminary Plat Follow-Up Questions

Chad,

I have a few follow-up questions regarding Riverview Estates Subdivision Preliminary Plat. Please review and respond at your convenience.

1. The Buffalo County Sheriff's Office Communications Department is requesting that the road, shown on the plat as "340th Road" be changed to "340th Road Place" across the entirety of the road to avoid any confusion for emergency personnel. **We will make that change to the road name.**
2. Buffalo County Subdivision Regulations, Section 5.01 states, "***Where a dedicated road enters onto a paved highway and/or county road the first one hundred-twenty five (125) feet of the newly dedicated and entering street, measured from the edge of the paved surface of the existing highway or county road shall be hard surfaced at a minimum radius of 30 feet where the subdivision street(s) intersect with the surface of the paved highway and/or county road and minimum width of no less than 25 feet. (see appendix illustration for example) Additional hard surfaced turning lanes into the proposed subdivision may be required to accommodate anticipated traffic. Added to this minimum width within the subdivision shall be any required pull over area for temporary parking for use of U.S. Postal Service facilities. All construction of this entryway aproning shall submit to inspection and approval by the County Highway Superintendent or his designated engineer. (Resolution 2-25-2020).***" Does the developer intend to construct a 125 foot apron from 340th Road? **The developer is willing to work with the County to come up with a good solution to the access of the pavement across the intersection. We would address that with the final roadway design.**

Some of the items to consider are if the County intends to pave the intersection and then the developer would be responsible for the 125' from that end, or would the developer be responsible for the intersection as part of the 125' apron.

3. Buffalo County Subdivision Regulations, Section 4.07F states, "**Access to highways, streets, and roads channeled through interior lots Residential lot arrangement shall be, whenever feasible and possible, such that no lot directly accesses a highway, street, or road, and shall access an interior subdivision road that combines access to highways, streets, and roads through interior subdivision roads. Excepted to this access limitation is a lot for a single family dwelling that has existed for five (5) years as a primary residence associated with a farm, which meets the minimum housing and health codes, and has a previously approved access to the highway, street, or road.**" Lots 1, 2, and 3 have direct access to Keystone Road. If possible, please add this to your list of deviations and resubmit to me so I can add it to P&Z's packet. **We will get this added.**

4. Does the developer intend to enter into a Road Maintenance Contract for the interior roads of the proposed subdivision? **The developer does intend to enter into a Road Maintenance Contract.**

5. Buffalo County Subdivision Regulation, Section 4.13 states, "**Sec. 4.13 POSTAL FACILITIES DESIGN AND LOCATION: The proposed subdivision shall place all U.S. Postal Service delivery and collection facilities that serve the proposed subdivision within 100 feet of the entry point into the proposal subdivision within dedicated street, in a U.S. Postal Service approved Cluster Block Unit facility with one delivery box of the clustered unit(s) for every lot within the proposed subdivision. Every Cluster Block Unit mail delivery/collection facility within a subdivision shall have at least a five (5) feet pull over area to the side of the traveled surface of a dedicated street for temporary parking to deliver and collect mail and other parcel delivery services. Other than within this entry location, no mailboxes are allowed within or along the publicly dedicated streets within a proposed subdivision. If multiple entries will serve the proposed subdivision and one or more entrances to the proposed subdivision enter and/or exit a hard surfaced existing public road or street, then the delivery facilities shall be placed only on dedicated street(s) that enter and/or exit on a hard surfaced road or street.**" (Resolution 2-25-2020)." How does the developer intend to comply with this particular provision as it is not stated in the accompanying documentation (ie: pull off area for postal facilities and the type of cluster)? **Sheet 3 of the preliminary roadway design plan and profile shows a detail of the postal pull off area. The type of cluster to be built will comply with what is requested by the local Postmaster. We will include that in our final roadway design.**

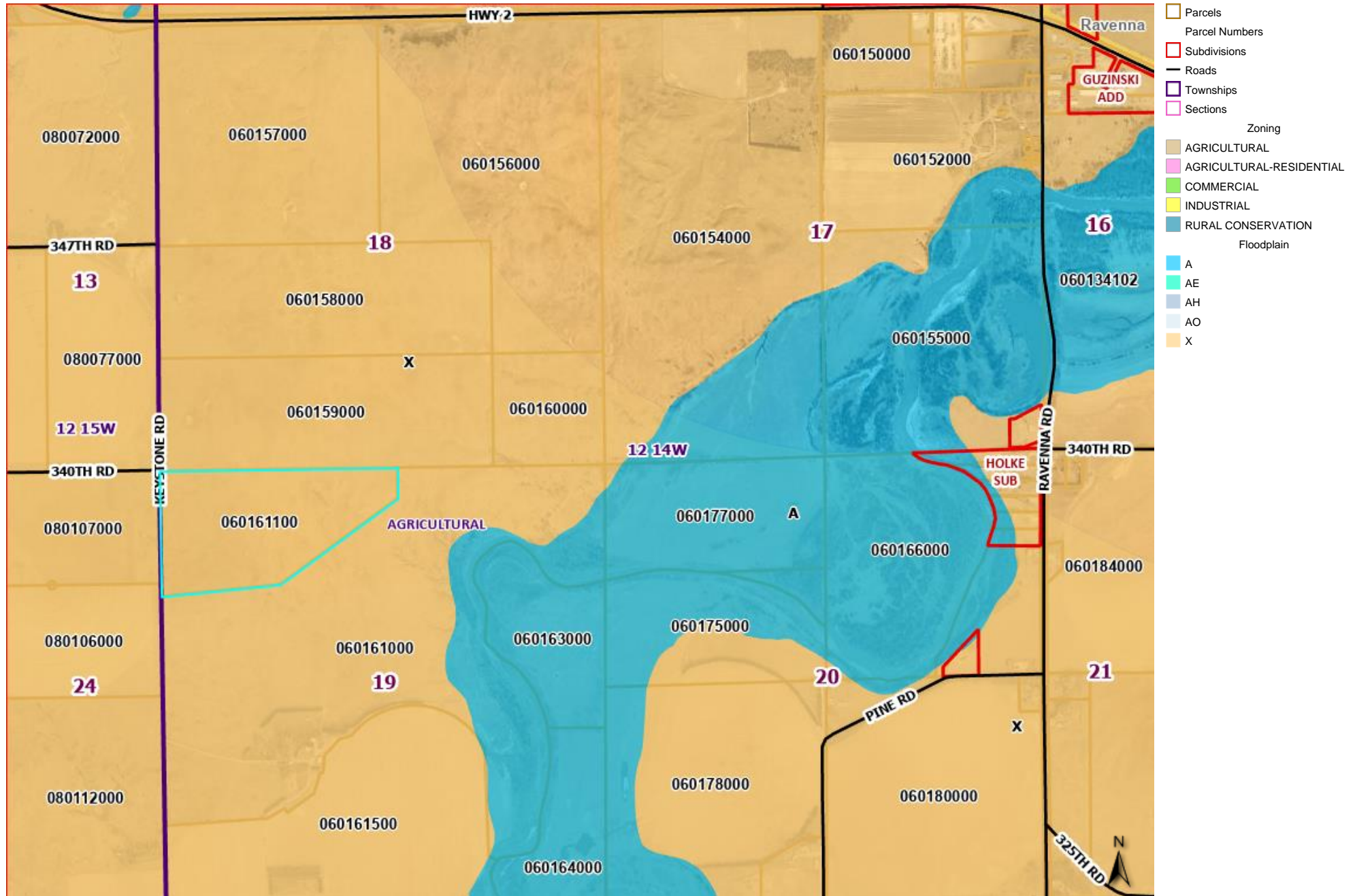
Thank you!

Dennise Daniels
Buffalo County Zoning & Floodplain Administrator
GIS Technician/Coordinator
PO Box 1270
1512 Central Ave

Kearney, NE 68848
Office: (308) 236-1998
Fax: (308) 236-1870
ddaniels@buffalocounty.ne.gov

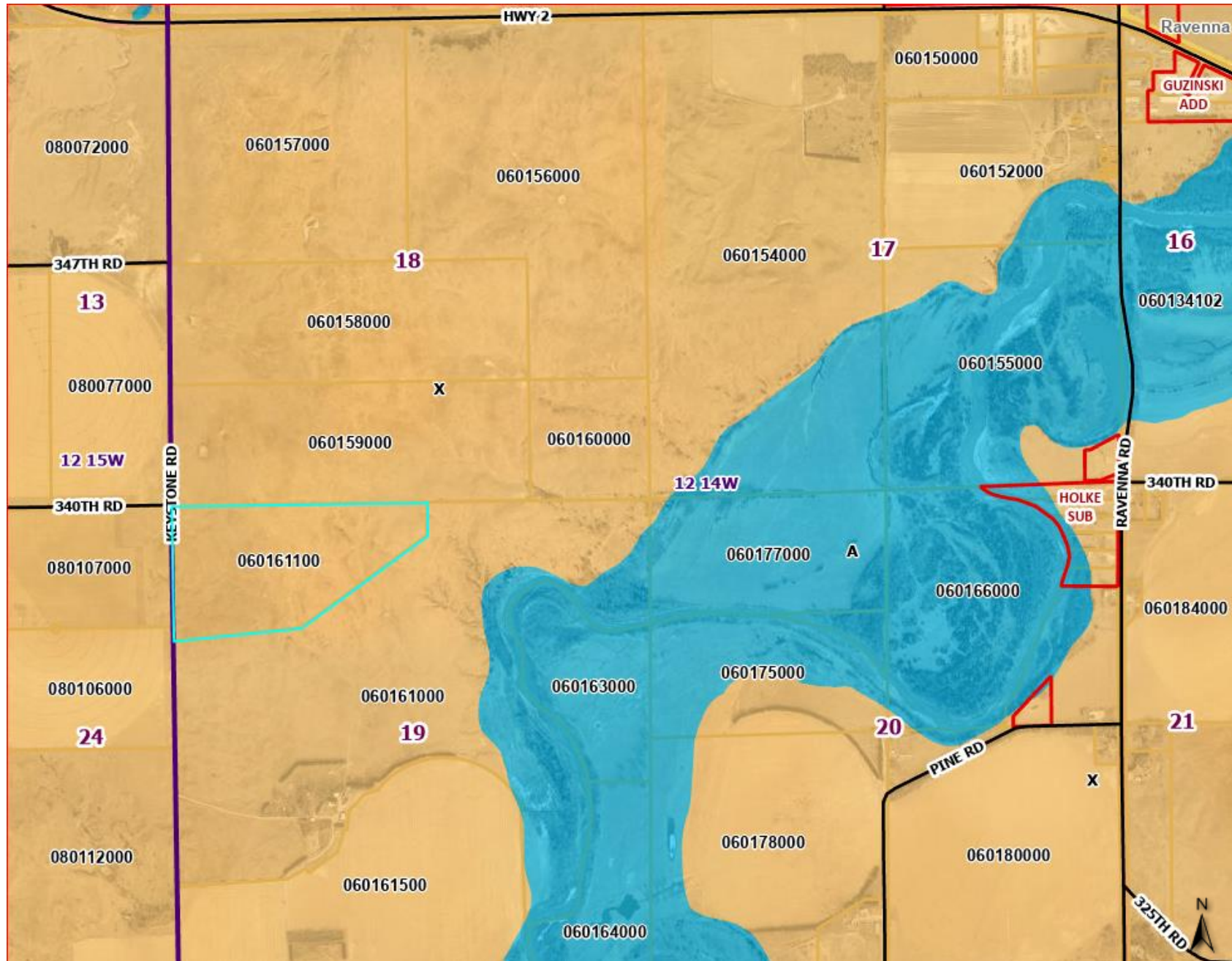
Riverview Estates Subdivision Zoning/Floodplain Map

Created by: null



Riverview Estates Subdivision Aerial/Floodplain Map

Created by: null



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

Zoning Agenda

Item #3

8-9-16
Riverdale

APPLICATION FOR A CHANGE OF ZONING
BUFFALO COUNTY, NEBRASKA

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

Applicant's Name Mark H. and C. Jayne Meyer, also known as Claudia Jayne Meyer, husband and wife, and Loren Bakko, Manager of Bakko Land, LLC, a Minnesota Limited Liability Company Date 10/21/2024
Telephone # 320-808-0471
Applicant's Address 5355 W. 85th Street, Kearney, NE 28958 198th Avenue, Glenwood, MN Zip Code 68845 56334

Present Use of Subject Property Agricultural farming

Desired Use of Subject Property Commercial

Present Zoning Agricultural Residential Requested Zoning Commercial

Legal Description of Property Requested to be Rezoned See attached

Area of Subject Property, Square Feet and/or Acres 30.13 Acres +/-

How are Adjoining Properties Used (Actual Use)
North Agricultural-Residential & Riverdale AG South Agricultural-Residential
East Agricultural-Residential West Agricultural-Residential

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

Justification

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

- What is the general character of the area? Describe.
The existing land use use agricultural farm ground with similar uses on the north, west, and south. The east is an airstrip and residential house
- Can soil conditions support the kinds of development in the proposed zoning district? What is the soil classification of the area?
Yes, with subgrade preparation, mostiure conditioning, and compaction.
Hord silt loam, 0 to 1 percent slopes and Wood River silt loam, 0 to 1 percent
- What type of sewer and water system will be used?
Domestic well and sanitary sewer septic tank and drainfield.
- How will the proposed zoning district affect traffic in the area?
The primary access to this property would utilize Cottonmill Avenue with circulation North to Highway 40 and South on Cottonmill Avenue to Hwy 30.

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

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

Signature of Owner [Signature] Signature of Agent [Signature]
Printed Name Loren Bakko, Manager of Bakko Land, LLC, a Minnesota Limited Liability Company Printed Name Craig A. Bennett

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

[Signature]
Mark H. Meyer
[Signature]
C. Jayne Meyer, also known as
Claudia Jayne Meyer
Mark H. and C. Jayne Meyer, also known
as Claudia Jayne Meyer, husband and wife

Office Use Only
Permit Number 2024-081
Amount 115.00 Receipt # 975027
Floodplain Yes or No No 10/22/24 DW
Date Initial

OFFICE USE ONLY


Permit # 2024-081

Fee Received 115.⁰⁰

Receipt # 975027

Date 11/24/2024

Approved X
Disapproved _____



Chair, Buffalo County Planning Commission

Date _____

Approved _____
Disapproved _____

Chair, Buffalo County Board of Commissioners

NOTICE TO APPLICANT

Section 11.2 of the Buffalo County Zoning Ordinance requires the applicant to submit the following information which must accompany this application before it can be considered by the Planning & Zoning Commission:

1. The legal description and local address of the property;
2. The present zoning classification and the zoning classification requested for the property.
3. The existing use and proposed use of the property.
4. The names and addresses of the owners of all property within three hundred (300) feet of the property for which the change is requested;
5. A statement of the reasons why the applicant feels the present zoning classification is no longer valid; and
6. A drawing showing the location, dimensions, and use of the applicant's property and all property within three hundred (300) feet thereof, including roads, railroads, and other physical features.

Custom Soil Resource Report for **Buffalo County, Nebraska**



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

Custom Soil Resource Report

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

Custom Soil Resource Report

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

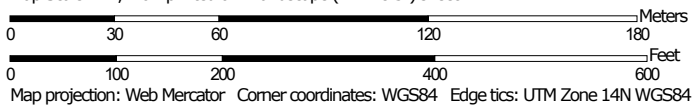
Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report Soil Map




Map Scale: 1:2,170 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 14N WGS84

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features

-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features

Water Features

 Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Buffalo County, Nebraska
 Survey Area Data: Version 26, Sep 6, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 9, 2022—Sep 5, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
8869	Hord silt loam, 0 to 1 percent slopes	5.5	29.0%
8960	Wood River silt loam, 0 to 1 percent slopes	13.6	71.0%
Totals for Area of Interest		19.1	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however,

Custom Soil Resource Report

onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Buffalo County, Nebraska

8869—Hord silt loam, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 2tml4
Elevation: 1,300 to 3,180 feet
Mean annual precipitation: 21 to 27 inches
Mean annual air temperature: 48 to 52 degrees F
Frost-free period: 137 to 167 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Hord and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Hord

Setting

Landform: Stream terraces
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Side slope, tread
Down-slope shape: Concave
Across-slope shape: Linear
Parent material: Alluvium

Typical profile

Ap - 0 to 20 inches: silt loam
Bw - 20 to 36 inches: silt loam
C - 36 to 79 inches: silt loam

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.60 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 6 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Very high (about 12.7 inches)

Interpretive groups

Land capability classification (irrigated): 1
Land capability classification (nonirrigated): 2c
Hydrologic Soil Group: B
Ecological site: R071XY028NE - Loamy Lowland
Hydric soil rating: No

Minor Components

Hall

Percent of map unit: 8 percent
Landform: Stream terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R071XY028NE - Loamy Lowland
Hydric soil rating: No

Hobbs, frequently flooded

Percent of map unit: 6 percent
Landform: Drainageways
Down-slope shape: Concave
Across-slope shape: Linear
Ecological site: R071XY028NE - Loamy Lowland
Hydric soil rating: No

Fillmore, frequently ponded

Percent of map unit: 1 percent
Landform: Playas
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Interfluve
Down-slope shape: Concave
Across-slope shape: Concave
Ecological site: R071XY027NE - Closed Upland Depression
Hydric soil rating: Yes

8960—Wood River silt loam, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 1v22p
Elevation: 2,000 to 2,500 feet
Mean annual precipitation: 24 to 26 inches
Mean annual air temperature: 50 to 54 degrees F
Frost-free period: 140 to 160 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Wood river and similar soils: 100 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Wood River

Setting

Landform: Stream terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear

Custom Soil Resource Report

Parent material: Silty alluvium

Typical profile

A - 0 to 11 inches: silt loam
Bt - 11 to 36 inches: silty clay loam
C - 36 to 60 inches: silt loam

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 15 percent
Maximum salinity: Slightly saline to moderately saline (4.0 to 8.0 mmhos/cm)
Sodium adsorption ratio, maximum: 20.0
Available water supply, 0 to 60 inches: High (about 11.3 inches)

Interpretive groups

Land capability classification (irrigated): 2s
Land capability classification (nonirrigated): 2s
Hydrologic Soil Group: C
Ecological site: R071XY052NE - Saline Subirrigated
Forage suitability group: Not Suited (G071XY000NE)
Other vegetative classification: Not Suited (G071XY000NE)
Hydric soil rating: No

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NUM PAGES 1
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 FEES 5.50 PD CHG RET
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REC'D _____
 RETURN Jayne Meyer
8 Camelot Way
Kearney NE 68847

NEBRASKA DOCUMENTARY
 STAMP TAX
 Date 4-26-1999
 \$ Exempt 3 By AD

Kellie John
 REGISTER OF DEEDS

WARRANTY DEED

DONALD F. MONROE, a single person, GRANTOR, in consideration of the release of debt, conveys to GRANTEE, MARK H. MEYER and CLAUDIA JAYNE MEYER, husband and wife, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Northwest Quarter (NW $\frac{1}{4}$) of Section 8, Township 9 North, Range 16 West, of the 6th P.M., Buffalo County, Nebraska, excepting therefrom a tract of land being part of the Northeast Quarter of the Northwest Quarter (NE $\frac{1}{4}$ NW $\frac{1}{4}$) of said Section 8, more particularly described as follows: Referring to the Northeast Corner of the Northwest Quarter (NW $\frac{1}{4}$) of said Section 8, thence westerly on the North line of said Northwest Quarter (NW $\frac{1}{4}$) a distance of 792.5 feet to the ACTUAL PLACE OF BEGINNING; thence continuing westerly on the afore described course a distance of 180.0 feet; thence with a deflection angle to the Left of 90°00' a distance of 260.0 feet; thence Left 90°00' a distance of 180.0 feet; thence Left 90°00' a distance of 260.0 feet to the place of beginning.

GRANTOR covenants (jointly and severally, if more than one) with GRANTEE that GRANTOR:

- (1) is lawfully seised of such real estate and that it is free from encumbrances except easements and restrictions of record;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

EXECUTED: October 12th, 1998.

Donald F. Monroe
 Donald F. Monroe

STATE OF NEBRASKA)
) ss:
 COUNTY OF BUFFALO)

The foregoing instrument was acknowledged before me on 12th, 1998, by DONALD F. MONROE, a single person.

GENERAL NOTARY - State of Nebraska
 KAREN ERNAL
 My Comm. Exp. April 7, 2000

Karen Erenal
 Notary Public

2024-04818

KELLIE JOHN
BUFFALO COUNTY REGISTER OF DEEDS

KEARNEY, NEBRASKA

RECORDED ON: 10/25/2024 08:42:21 AM

NOTICE OF CONTRACT

REC FEE: 28.00

PAGES: 4

PD: 28.00 ESCROW:

CK: ACH SIMPLIFILE

REC'D:SIMPLIFILE

SUB:NEBRASKA TITLE-KEARNEY 215

5355 WEST 85TH STREET-KEARNEY

NEBRASKA DOCUMENTARY STAMP TAX

DOC TAX:

EXEMPTION: 13

RECORDED ON: 10/25/2024

AUTHORIZED BY: BME

PROPERTY OF BUFFALO COUNTY

After recording return to:
Nebraska Title Company
208 W. 29th Street, Ste. B
Kearney, NE 68845

NOTICE OF CONTRACT
FOR DEED

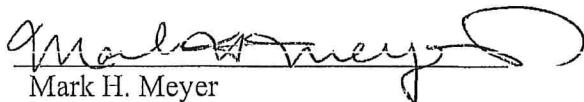
NOTICE IS HEREBY GIVEN that a Contract for Deed has been entered into by and between Mark H. Meyer and Claudia Jayne Meyer, a/k/a C. Jayne Meyer, a married couple, as Sellers, and Bakko Land, LLC, a Minnesota limited liability company, as Purchaser, covering the following described real estate, to-wit:

See attached Exhibit "A"

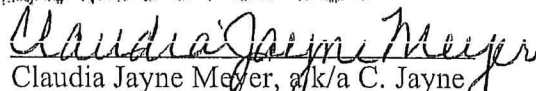
The terms, conditions, and covenants of the transaction are specifically stated in the above-described Contract for Deed, and this document is intended only to record notice of the respective interest of the parties in the aforementioned real estate.

You are further notified and advised that any and all interest, right, or title you may acquire in the above-described real estate by virtue of subsequent transactions with the Seller will be wholly subject to the right, interest, and equity of the Purchaser in such real estate, arising by virtue the above-described Agreement.

DATED Oct. 22nd, 2024.


Mark H. Meyer




Claudia Jayne Meyer, a/k/a C. Jayne Meyer

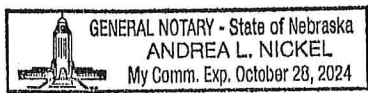
NTK0011854

Bakko Land, LLC, a Minnesota limited liability company

Loren Bakko, Manager

STATE OF NEBRASKA)
) ss.
COUNTY OF Buffalo)

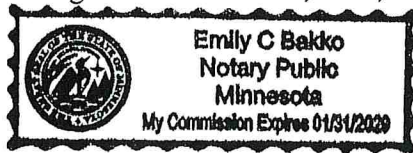
The foregoing instrument was acknowledged before me on this 22 day of October, 2024, by Mark H. Meyer and Claudia Jayne Meyer, a/k/a C. Jayne Meyer, a married couple.



Andrea L. Nickel
Notary Public

Minnesota ^{EB}
STATE OF NEBRASKA)
) ss.
COUNTY OF Pope ^{EB})

The foregoing instrument was acknowledged before me on this 17th day of October, 2024, by Loren Bakko, Manager of Bakko Land, LLC, a Minnesota limited liability company.



Commission Expires 01/31/2029

Emily Bakko
Notary Public

Exhibit "A"

Parcel 1

The East Half of the Southwest Quarter of Section 8, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska, EXCEPT a tract of land being part of the Northeast Quarter of the Southwest Quarter of said Section 8, more particularly described as follows: Referring to the Northwest Corner of the Northeast Quarter of the Southwest Quarter of said Section 8 and assuming the West line of said Northeast Quarter of the Southwest Quarter as bearing S 00° 00' 15" W and all bearings contained herein are relative thereto; thence S 00° 00' 15" W on the aforesaid West line a distance of 1045.42 feet; thence S 89° 59' 45" E a distance of 200.0 feet to the ACTUAL PLACE OF BEGINNING; thence continuing S 89° 59' 45" E a distance of 150.0 feet; thence N 00° 00' 15" E parallel with the aforesaid West line a distance of 300.0 feet; thence S 89° 59' 45" E a distance of 259.02 feet; thence N 00° 04' 51" W a distance of 154.0 feet; thence on a non-tangent 66.0 foot radius curve to the right, concave Northeasterly, forming a central angle of 90° 05' 07" a distance of 103.77 feet to a point, said point being N 45° 02' 18" W a chord distance of 93.41 feet from the previously described point; thence N 89° 59' 45" W a distance of 342.7 feet to a point 200.0 feet Easterly of, as measured at right angles to, the aforesaid West line; thence S 00° 00' 15" W parallel with and 200.0 feet Easterly of the aforesaid West line a distance of 520.0 feet to the place of beginning, EXCEPT a tract of land being part of the East Half of the Southwest Quarter of said Section 8, more particularly described as follows: Beginning at the Southeast corner of the Southwest Quarter of said Section 8 and assuming the South line of said Southwest Quarter as bearing N 89° 51' W and all bearings contained herein are relative thereto; thence N 89° 51' W on the aforesaid South line a distance of 309.0 feet; thence N 00° 14' 33" E parallel with the East line of said Southwest Quarter a distance of 1175.35 feet; thence N 54° 48' 55" W a distance of 133.05 feet; thence N 57° 01' 25" E a distance of 499.73 feet to a point on the aforesaid East line; thence S 00° 14' 33" W on the aforesaid East line a distance of 1524.83 feet to the place of beginning, AND EXCEPT a tract of land being part of the Southeast Quarter of the Southwest Quarter of said Section 8, more particularly described as follows: Referring to the Southeast Corner of the Southwest Quarter of said Section 8 and assuming the South line of said Southwest Quarter as bearing N 89° 43' 05" W and all bearings contained herein are relative thereto; thence N 89° 43' 05" W on the aforesaid South line a distance of 526.27 feet to the ACTUAL PLACE OF BEGINNING; thence continuing N 89° 43' 05" W on the afore described course a distance of 150.0 feet; thence N 00° 39' E a distance of 912.0 feet; thence S 89° 43' 05" E parallel with the aforesaid South line a distance of 150.0 feet; thence S 00° 39' W a distance of 912.0 feet to the place of beginning, now known as Lot 1, Roenfeldt Acres, an administrative subdivision being part of the Southeast Quarter of the Southwest Quarter of Section 8, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska.

Parcel 2

A tract of land being part of the East Half of the Southwest Quarter of Section 8, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska, more particularly described as follows: Beginning at the Southeast corner of the Southwest Quarter of said Section 8 and assuming the South line of said Southwest Quarter as bearing N 89° 51' W and all bearings

contained herein are relative thereto; thence N 89° 51' W on the aforesaid South line a distance of 309.0 feet; thence N 00° 14' 33" E parallel with the East line of said Southwest Quarter a distance of 1175.35 feet; thence N 54° 48' 55" W a distance of 133.05 feet; thence N 57° 01' 25" E a distance of 499.73 feet to a point on the aforesaid East line; thence S 00° 14' 33" W on the aforesaid East line a distance of 1524.83 feet to the place of beginning.

Parcel 3

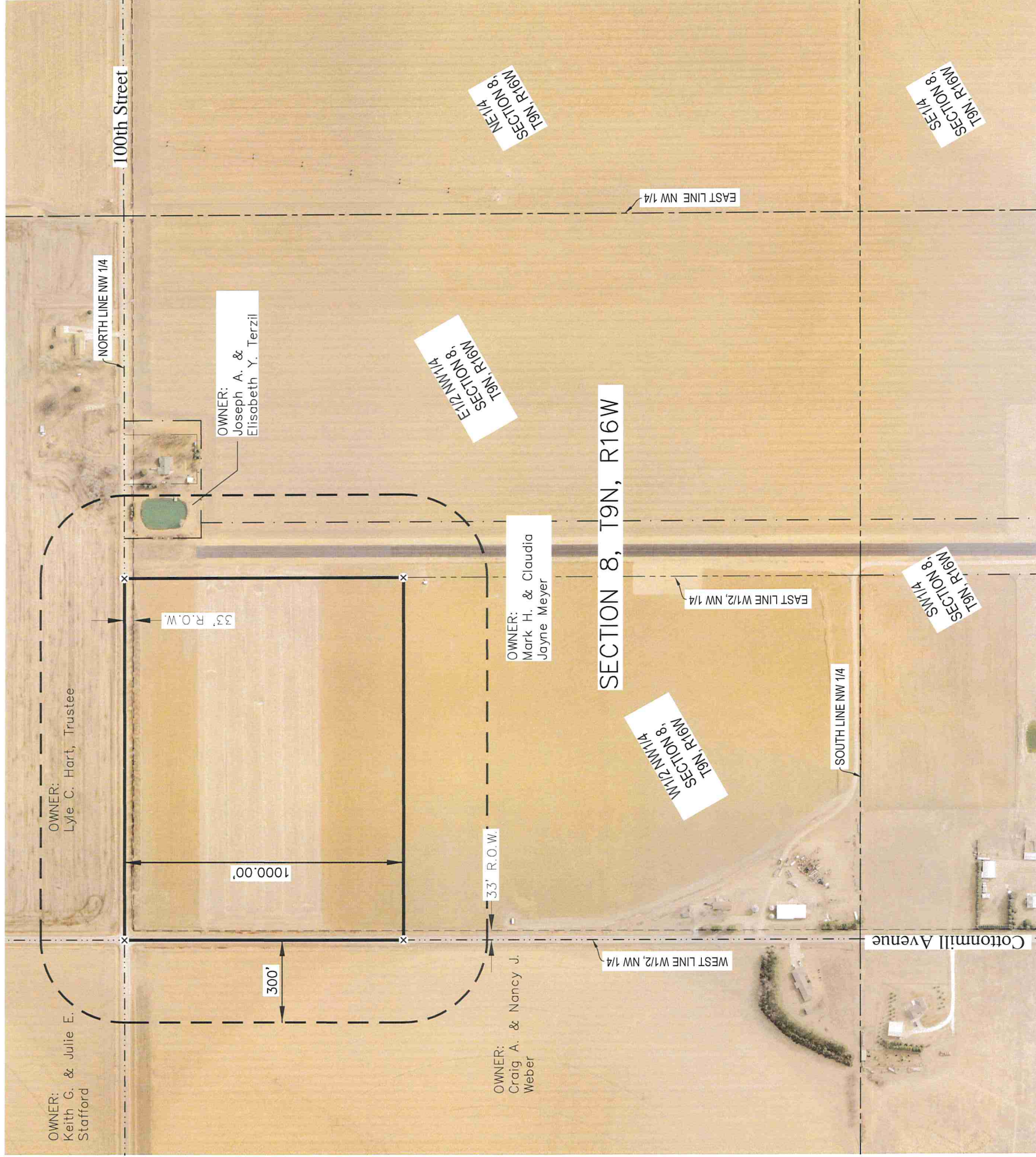
The Northwest Quarter of Section 8, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska, EXCEPT a tract of land being part of the Northeast Quarter of the Northwest Quarter of said Section 8, more particularly described as follows: Referring to the Northeast corner of the Northwest Quarter of said Section 8; thence Westerly on the North line of said Northwest Quarter a distance of 792.5 feet to the ACTUAL PLACE OF BEGINNING; thence continuing Westerly on the afore described course a distance of 180.0 feet; thence with a deflection angle to the Left of 90° 00' a distance of 260.0 feet; thence Left 90° 00' a distance of 180.0 feet; thence Left 90° 00' a distance of 260.0 feet to the place of beginning, EXCEPT a tract of land being part of the Northeast Quarter of the Northwest Quarter of said Section 8, more particularly described as follows: Referring to the Northeast corner of the Northwest Quarter of said Section 8, thence Westerly on the North line of said Northwest Quarter a distance of 742.5 feet to the ACTUAL PLACE OF BEGINNING; thence continuing Westerly on the aforesaid course a distance of 50.0 feet; thence Southerly at right angles a distance of 260.0 feet; thence Westerly at right angles a distance of 180.0 feet; thence Northerly at right angles a distance of 260.0 feet to a point on the North line of the Northwest Quarter of said section; thence Westerly on the aforesaid North line a distance of 196.5 feet; thence Southerly at right angles a distance of 275.0 feet; thence Easterly at right angles a distance of 426.5 feet; thence Northerly at right angles a distance of 275.0 feet to the place of beginning, AND EXCEPT a tract of land being part of the Southwest Quarter of the Northwest Quarter of said Section 8, more particularly described as follows: Referring to the Southwest Corner of the Northwest Quarter of said Section 8 and assuming the West line of said Northwest Quarter as bearing N 00° 20' 20" W and all bearings contained herein are relative thereto; thence N 00° 20' 20" W on the aforesaid West line a distance of 347.27 feet to the ACTUAL PLACE OF BEGINNING; thence continuing N 00° 20' 20" W on the afore described course a distance of 410.0 feet; thence EAST a distance of 90.0 feet; thence S 26° 38' E a distance of 450.58 feet; thence S 17° 30' W a distance of 85.0 feet; thence N 68° 32' 47" W a distance of 1161.92 feet to the point of curvature; thence on a 215.37 foot radius curve to the left forming a central angle of 19° 59' 55" a distance of 75.17 feet; thence non-tangent S 89° 39' 40" W a distance of 40.0 feet to the place of beginning, now known as Lot 1, Onion Field Acres, an administrative subdivision being part of the Southwest Quarter of the Northwest Quarter of Section 8, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska.

Terzil

Terzil #2

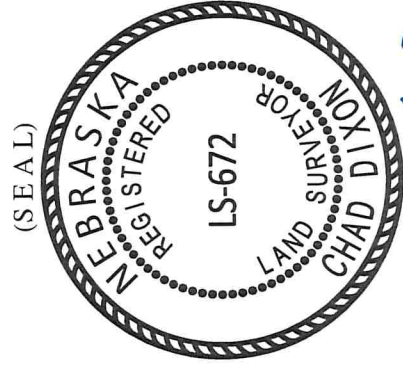
Onion Field Acres

-300' RADIUS PLAT-



LEGAL DESCRIPTION

The North 1000.00 feet of the West Half of the Northwest Quarter (W1/2 NW1/4) of Section Eight (8), Township Nine (9) North, Range Sixteen (16) West of the Sixth Principal Meridian, Buffalo County, Nebraska. Containing 30.13 acres more or less.



Chad Dixon
 Chad Dixon
 Nebraska R.L.S. No. 672

10-21-2024
 Date



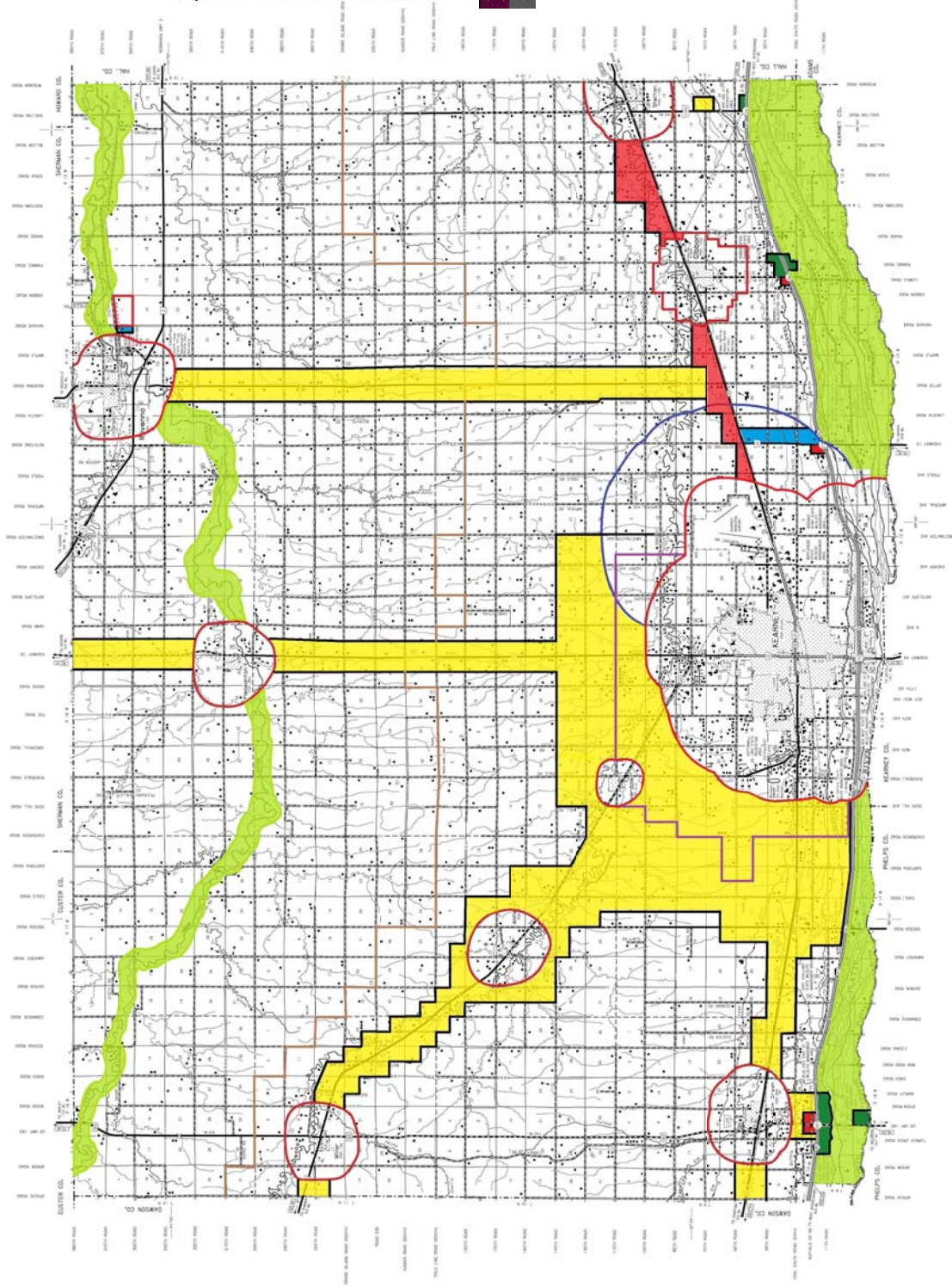
LEGEND

x = TEMPORARY POINT

M&A
 Miller & Associates
 Consulting Engineers, P.C.
 1111 CENTRAL AVENUE
 KEARNEY, NE 68847-6633
 Tel: 308-234-6456
 Fax: 308-234-1146
 www.miller-engineers.com

300' RADIUS PLAT

FUTURE LAND USE MAP.
BUFFALO COUNTY, NEBRASKA
ILLUSTRATION 4.3



LEGEND

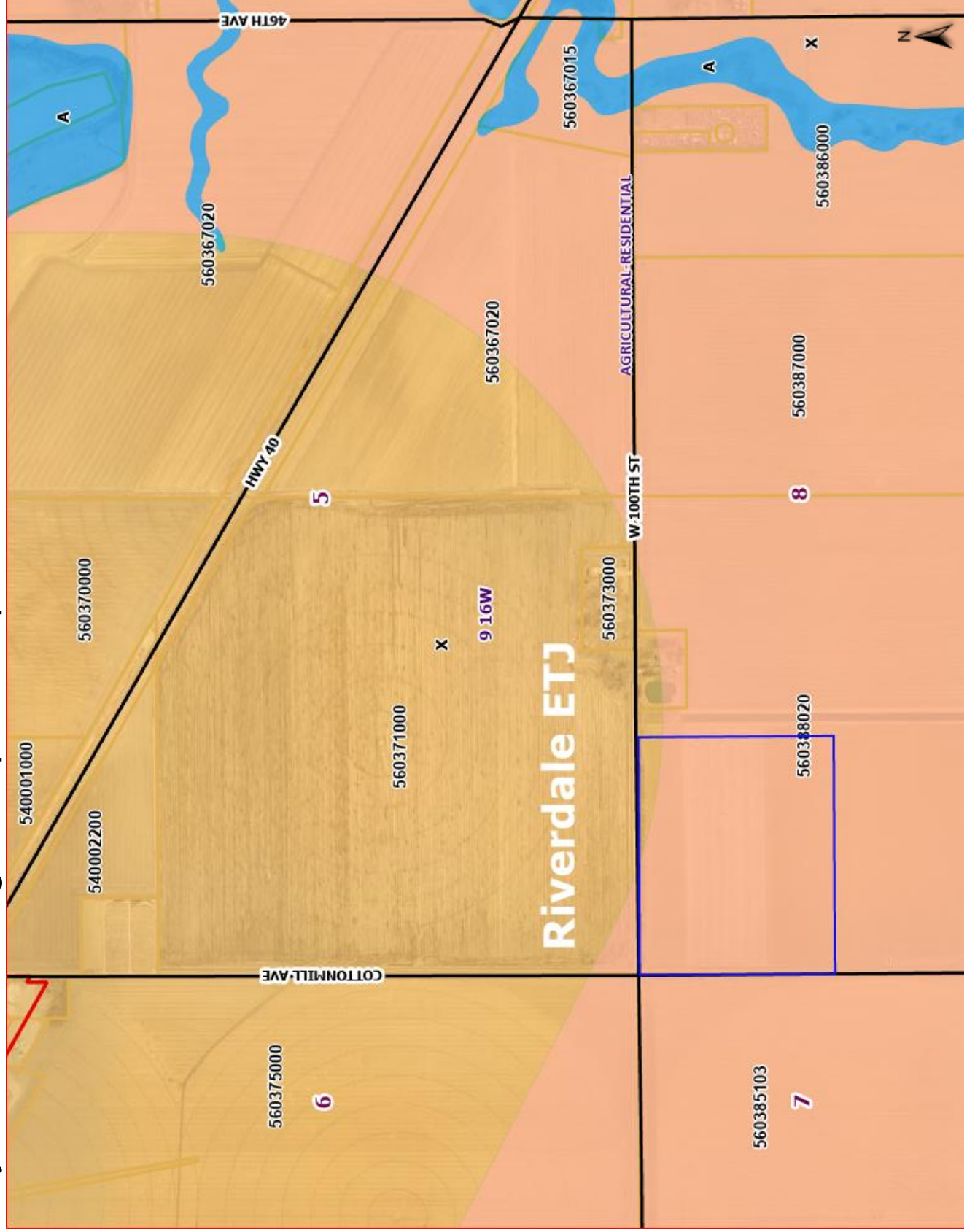
- MUNICIPAL PLANNING JURISDICTION
- MUNICIPAL AIRPORT JURISDICTION
- AGRICULTURAL CONSERVATION DISTRICT
- AGRICULTURAL PRODUCTION
- RURAL RESIDENTIAL
- AGRICULTURAL (INDUSTRIAL)
- COMMERCIAL
- PARKS/RECREATION
- KEARNEY MUNICIPAL AIRPORT
- LINE OF TOPOGRAPHICAL CHANGE
- RURAL RESIDENTIAL SUBDIVISION
- DEVELOPMENT AREA

HANNA-KEELAN ASSOCIATES, P.C.
COMMUNITY PLANNING & RESEARCH

Meyer/Bakko Zoning/Floodplain Map

Created by: null

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



Meyer/Bakko Aerial/Floodplain Map

Created by: null

- Parcels
- Parcel Numbers
- Subdivisions
- Roads
- Townships
- Sections
- Floodplain

- A
- AE
- AH
- AO
- X

