



## 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](mailto:zoning@buffalocounty.ne.gov)

### ZONING AGENDA ITEM #1

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**MEETING DATE:** August 12, 2025

**AGENT:** Trenton Snow, licensed land surveyor, on behalf of Cheryl L. Hilton

**SUBJECT:** Application for Administrative Subdivision, "Two Subdivision Addition", located in Part of Government Lot 1 of Section Nineteen (19), Township Nine (9) North, Range 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, "Two Subdivision Addition", is arranged with one lot, containing, approximately, 5.78 acres. The proposed subdivision is situated west of Cottonmill Avenue and south of W. 70<sup>th</sup> Street. The affected Parcel ID is: 5600001110. Zoning District: Agricultural – Residential 2 (AGR2).

No opposition was received regarding "Two Subdivision Addition".

#### Attachments:

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

## **ZONING AGENDA ITEM #2**

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**MEETING DATE:** August 12, 2025

**AGENT:** Trenton Snow, Licensed Land Surveyor, on behalf of Bradley L. Vontz, sole member of Sand Water, L.L.C.

**SUBJECT:** Application for Minor Subdivision of Alfalfa Acres, Lot 2, Buffalo County, Nebraska.

### Discussion:

According to Subdivision Regulations, Section 3.20 (Minor Subdivision Change), “Minor Subdivision changes may be used after approval of Final Plat or division of Final Plat for dividing one (1) lot into two (2) parts, combining two (2) or more lots (or parts of lots) into one (1) parcel, or a combination thereof; or moving lot line between two abutting lots or several lots that have a common lot line. This definition shall apply only once to any subdividing transaction or conveyance involving any specific lot or combination of lots. Transaction or conveyances classified, as minor subdivision changes are hereby deemed not to constitute a ‘subdivision’ for purposes of this regulation.”

The minor subdivision is proposing a division of Alfalfa Acres, Lot 2.

Furthermore, the proposed westerly tract is comprised of 4.86 acres, more or less. The proposed easterly tract will be comprised of 7.24 Acres, more or less.

The affected Parcel ID is 520230010. Zoning District: Industrial (I).

### Attachments:

- Minor Subdivision Application
- Minor Subdivision Survey/Legal Description
- Locational/Zoning/Floodplain Map
- Aerial Map

## **ZONING AGENDA ITEM #3**

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**MEETING DATE:** August 12, 2025

**AGENT:** Bryan Brown, licensed land surveyor, on behalf of Mary Jo Wietjes,  
Personal Representative of the Estate of Donald Ray Wietjes

**SUBJECT:** Application for Administrative Subdivision, “Wietjes Administrative Subdivision”, located in Part of the Southeast Quarter of the Southeast Quarter of Section Eight (8), Township Ten (10) North, Range Fifteen (15) West of the Sixth Principal Meridian, Buffalo County, Nebraska.

**Discussion:**

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

The proposed subdivision, “Wietjes Administrative Subdivision”, is arranged with one lot, containing, approximately, 5.73 acres. The proposed subdivision is situated west of Cherry Road and north of 175<sup>th</sup> Road. The affected Parcel ID is: 360074100. Zoning District: Agriculture (AG).

No opposition was received regarding “Wietjes Administrative Subdivision”.

**Attachments:**

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

## **ZONING AGENDA ITEM #4**

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**MEETING DATE:** August 12, 2025

**AGENT:** Mitchell Humphrey, licensed land surveyor on behalf of Tyler J. Hanks and Brittany L. Hanks aka Brittany L. Stark-Hanks

**SUBJECT:** Application for Vacation for property described as Lot 1, Hanks Administrative Subdivision, a subdivision being part of the Northeast Quarter of the Northwest Quarter of Section Twenty-Two (22), Township Eleven (11) North, Range Fifteen (15) West of the Sixth Principal Meridian, Buffalo County, Nebraska.

Discussion:

Per Subdivision Regulations, Section 3.21 C (2), "...If the vacation concerns solely vacation of an administrative type plat as authorized in Sec. 3.02 or similar type plat creation where no public street was needed to be constructed to access the property or was accepted in plat dedication, within the area of the vacated lot (s) the proposed vacation shall proceed directly to the Board. Board after public meeting may then set forth conditions it deems appropriate and approve or disapprove the vacation and/or any portion thereof. Such conditions may include, but are not necessarily limited to a statement declaring whether any public highways, streets, alleys, or other public grounds are to be retained by the County. Absent specific language to not retain public highways, streets, alleys, and other public grounds such items shall continue to be retained by the County. Any public utility company that has occupied or made use of easement(s) prior to vacation shall be unaffected by any vacation action of the Board...."

Affected Parcel ID: 260072100. Zoning District: Agriculture (AG).

No opposition was received regarding the Application for Vacation.

If the Application for Vacation is approved, the applicant has requested to submit an Application for Administrative Subdivision for the same tract plus additional lands, known as "Hanks Second Administrative Subdivision", as shown in Zoning Agenda Item #5.



## **ZONING AGENDA ITEM #5**

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**MEETING DATE:** August 12, 2025

**AGENT:** Mitchell Humphrey, licensed land surveyor, Tyler J. Hanks and Brittany L. Stark Hanks aka Brittany L. Stark-Hanks and Timothy A. Bockerman, Inc.

**SUBJECT:** Application for Administrative Subdivision, “Hanks Second Administrative Subdivision”, located in Part of the Northeast Quarter of the Northwest Quarter of Section Twenty-Two (22), Township Eleven (11) North, Range Fifteen (15) West of the Sixth Principal Meridian, Buffalo County, Nebraska.

Discussion:

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

The proposed subdivision, “Hanks Second Administrative Subdivision”, is arranged with one lot, containing, approximately, 4.01 acres. The proposed subdivision is situated east of Sweetwater Road and south of Grand Island Road. The affected Parcel IDs are: 260072100, 260072010, & 260072000. Zoning District: Agriculture (AG).

No opposition was received regarding “Hanks Second Administrative Subdivision”.

Attachments:

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

# 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  
308-233-5640 www.buffalocounty.ne.gov

19-9-16  
Riverdale

Type of Plat Administrative Sub ☒ Preliminary Plat ☐ Final Plat ☐  
Vacation of Plat ☐ Variance ☐

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

Subdivision name: TWO SUBDIVISION ADDITION Date 6-26-2025

Owner's name: CHERYL L. HILTON

Owner's home address: 6990 W 70th ST., KEARNEY, NE 68845

Telephone number(home): 308-293-1792 (daytime)

Developer's name:

Developer's address:

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

List all people who own, have liens and other interest CHERYL L. HILTON, FARMERS AND MERCHANTS BANK,  
WEST GATE BANK, MERS

Present use of property: PASTURE

Desired use of property: RESIDENTIAL Present Zoning AGR2

Legal Description of property: SEE ATTACHED

Area of property(square feet and/or acres) 5.80 ACRES±

Number of lots or parcels: 1

School District Fire District

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

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

Signature of Owner: Cheryl L. Hilton Printed Name Cheryl L. Hilton

Or agent:

Preliminary Plat approval date:

Office Use Only	
Permit Number	2025-059
Filing Fee	370.00 Receipt # 975106
Zoning Classification	AGR-2
Floodplain Yes or No	7-8-25 DW
8/09	Date Initial

Action Taken:

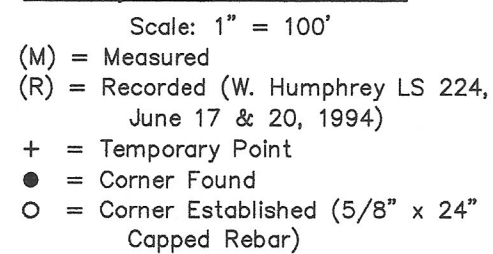
P & Z Recommendation: \_\_\_\_\_ approved \_\_\_\_\_ disapproved Date: \_\_\_\_\_  
County Commissioners \_\_\_\_\_ approved \_\_\_\_\_ disapproved Date: \_\_\_\_\_

AN ADMINISTRATIVE SUBDIVISION BEING PART OF GOVERNMENT LOT 1,  
IN SECTION 19, TOWNSHIP 9 NORTH, RANGE 16 WEST OF THE SIXTH  
PRINCIPAL MERIDIAN, BUFFALO COUNTY, NEBRASKA

A tract of land being part of Government Lot One (1) in Section Nineteen (19), Township Nine (9) North, Range Sixteen (16) West of the Sixth Principal Meridian, Buffalo County, Nebraska, more particularly described as follows: Beginning at the Northeast corner of Government Lot 1 in said Section 19 and assuming the East line of said Government Lot 1 as bearing S 00°33'18" W and all bearings contained herein are relative thereto; thence S 00°33'18" W on the aforesaid East line a distance of 1,313.50 feet to the Southeast corner of said Government Lot 1; thence S 89°59'22" W on the South line of said government lot a distance of 330.00 feet; thence N 00°30' E a distance of 720.00 feet; thence EAST a distance of 305.69 feet to a point 25.0 feet westerly of, as measured at right angles to, the East line of said Government Lot 1; thence N 00°33'18" E parallel with and 25.0 feet westerly of the aforesaid East line a distance of 593.50 feet to a point on the North line of said government lot; thence N 89°54'25" E on the aforesaid North line a distance of 25.00 feet to the place of beginning.

I, Trenton D. Snow, a Professional Land Surveyor licensed in the State of Nebraska, do hereby certify that I surveyed "TWO SUBDIVISION ADDITION", an administrative subdivision being part of Government Lot 1 in Section 19, Township 9 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.

Date: \_\_\_\_\_



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

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

25-0039-0995

# TWO SUBDIVISION ADDITION

AN ADMINISTRATIVE SUBDIVISION BEING PART OF GOVERNMENT LOT 1,  
IN SECTION 19, TOWNSHIP 9 NORTH, RANGE 16 WEST OF THE SIXTH  
PRINCIPAL MERIDIAN, BUFFALO COUNTY, NEBRASKA

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Cheryl L. Hilton, a single person and Farmers and Merchants Bank, Lender, West Gate Bank, Trustee and Mortgage Electronic Registration Systems, Inc. ("MERS"), Beneficiary acting solely as nominee for the Lender, as shown in a Deed of Trust recorded on Document 2022-01517 being the sole owner and lien holder of the land described hereon have caused the same to be surveyed, subdivided, platted and designated as "TWO SUBDIVISION ADDITION", an administrative subdivision being part of Government Lot 1 in Section 19, Township 9 North, Range 16 West of the Sixth Principal Meridian, Buffalo County, Nebraska and said owner 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 as shown upon said plat, and acknowledge said subdivision to be made with free consent and in accord with the desire of said owner and lien holder.

Dated this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_(Signature)  
Cheryl L. Hilton, a single person

\_\_\_\_\_(Signature)  
\_\_\_\_\_(Print Name)  
\_\_\_\_\_(Print Title)  
Farmers and Merchants Bank, Lender

\_\_\_\_\_(Signature)  
\_\_\_\_\_(Print Name)  
\_\_\_\_\_(Print Title)  
West Gate Bank, Trustee

\_\_\_\_\_(Signature)  
\_\_\_\_\_(Print Name)  
\_\_\_\_\_(Print Title)  
Mortgage Electronic Registration Systems, Inc. ("MERS"),  
Beneficiary acting solely as nominee for the Lender

## ACKNOWLEDGEMENTS

STATE OF \_\_\_\_\_)  
\_\_\_\_\_)ss  
COUNTY OF \_\_\_\_\_)

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_,  
20\_\_\_\_ by Cheryl L. Hilton, a single person.

\_\_\_\_\_(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 Farmers  
and Merchants Bank, Lender.

\_\_\_\_\_(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 West Gate  
Bank, Trustee.

\_\_\_\_\_(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 Mortgage  
Electronic Registration Systems, Inc. ("MERS"), Beneficiary acting solely as nominee for the Lender.

\_\_\_\_\_(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 "TWO SUBDIVISION ADDITION", an administrative subdivision being part of Government Lot 1 in Section 19, Township 9 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).

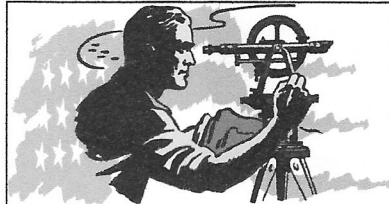
STATE OF NEBRASKA)  
\_\_\_\_\_)ss  
COUNTY OF BUFFALO)

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\_\_\_\_.

\_\_\_\_\_(S E A L)  
Heather A. Christensen, County Clerk

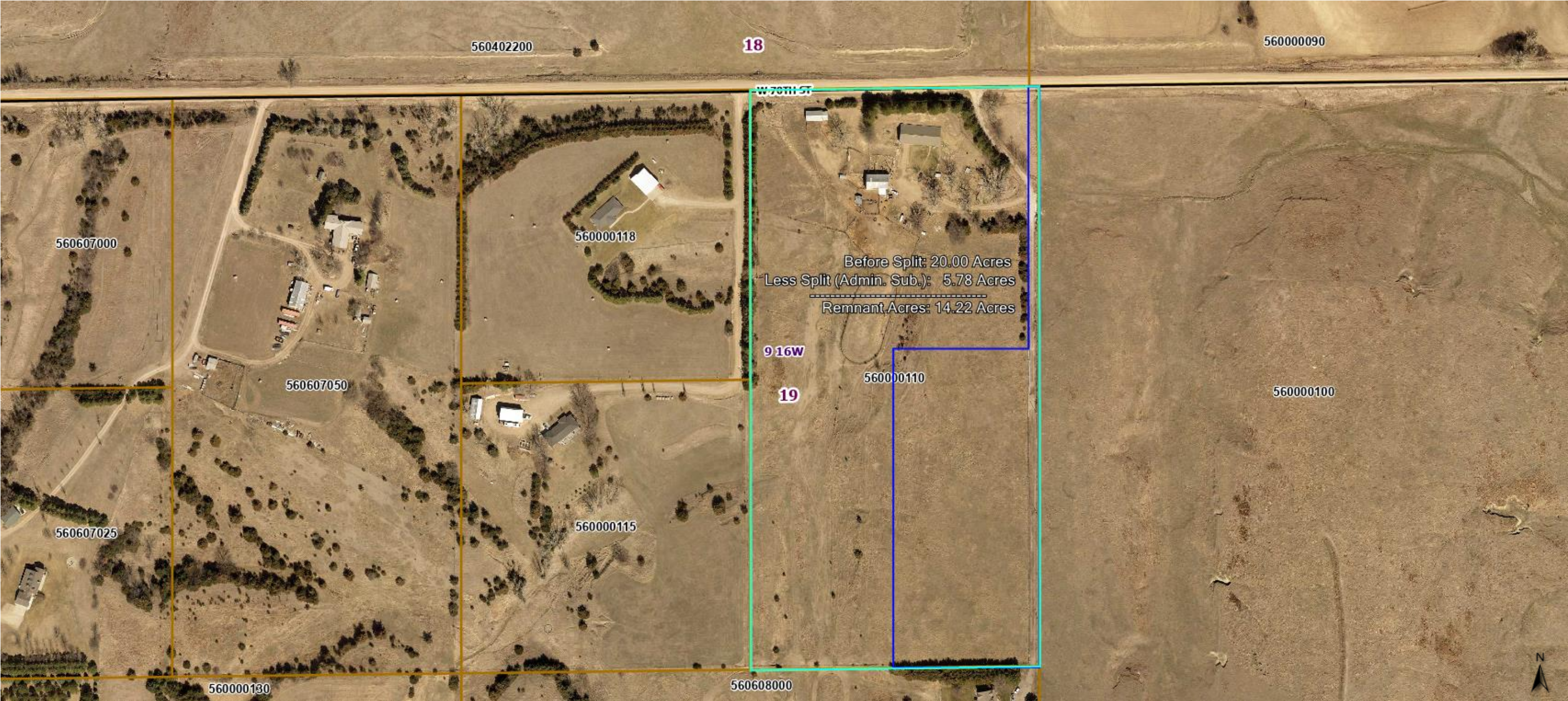
TRENTON D. SNOW, LLC  
A Land Surveying Company



1309 Central Avenue  
P.O. Box 1772  
Kearney, NE 68848  
Office: (308) 234-1784  
Fax: (308) 237-7679  
Cellular: (308) 233-1055  
www.nebraskasurveys.com



Two Subdivision Addition Remnancy







## **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 Government Lot 1 in Section 19, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska, more particularly described as follows: Beginning at the Northeast corner of Government Lot 1 in said Section 19 and assuming the East line of said Government Lot 1 as bearing S00°33'18"W and all bearings contained herein are relative thereto; thence S00°33'18"W on the aforesaid East line a distance of 1,313.50 feet to the Southeast corner of said Government Lot 1; thence S89°59'22"W on the South line of said Government Lot a distance of 330.00 feet; thence N00°30'E a distance of 620.00 feet; thence East a distance of 693.50 feet to a point 25.0 feet Westerly of, as measured at right angles to, the East line of said Government Lot 1; thence N00°33'18"E parallel with and 25.0 feet Westerly of the aforesaid East line a distance of 693.50 feet to a point on the North line of said Government Lot; thence N89°54'25"E on the aforesaid North line a distance of 25.00 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:**

[Cheryl L. Hilton](#)

**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 March 7, 2022, and recorded March 11, 2022, as Instrument No. [202201517](#), executed by Cheryl L. Hilton, single woman, to West Gate Bank, Trustee and Mortgage Electronic Registration Systems, Inc., as sole nominee for Farmers and Merchants Bank, a Corporation, Beneficiary, securing the sum of \$90,500.00.

**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. First half 2024 Taxes paid. Second half due, but not delinquent. 2025 Taxes Accruing. Special Assessments not yet of record. (For information only: 2024 taxes \$3,212.36; Tax ID #560000110.) (wol).

**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

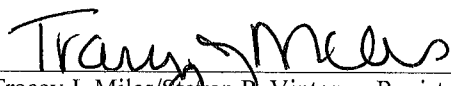
**9. Easements, Restrictions, Covenants, and Minerals: NOT SEARCHED.**

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

30 years prior to the date of this Limited Report.

**DATED: June 9, 2025 at 08:00 am.**

Tri-City Title Services, LLC

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

File No. K-12215S  
Other Company File No.



**ALTA PRIVACY FORM**  
**MAY 7, 2001**  
**Tri-City Title Services, LLC**  
**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, LLC**.

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:

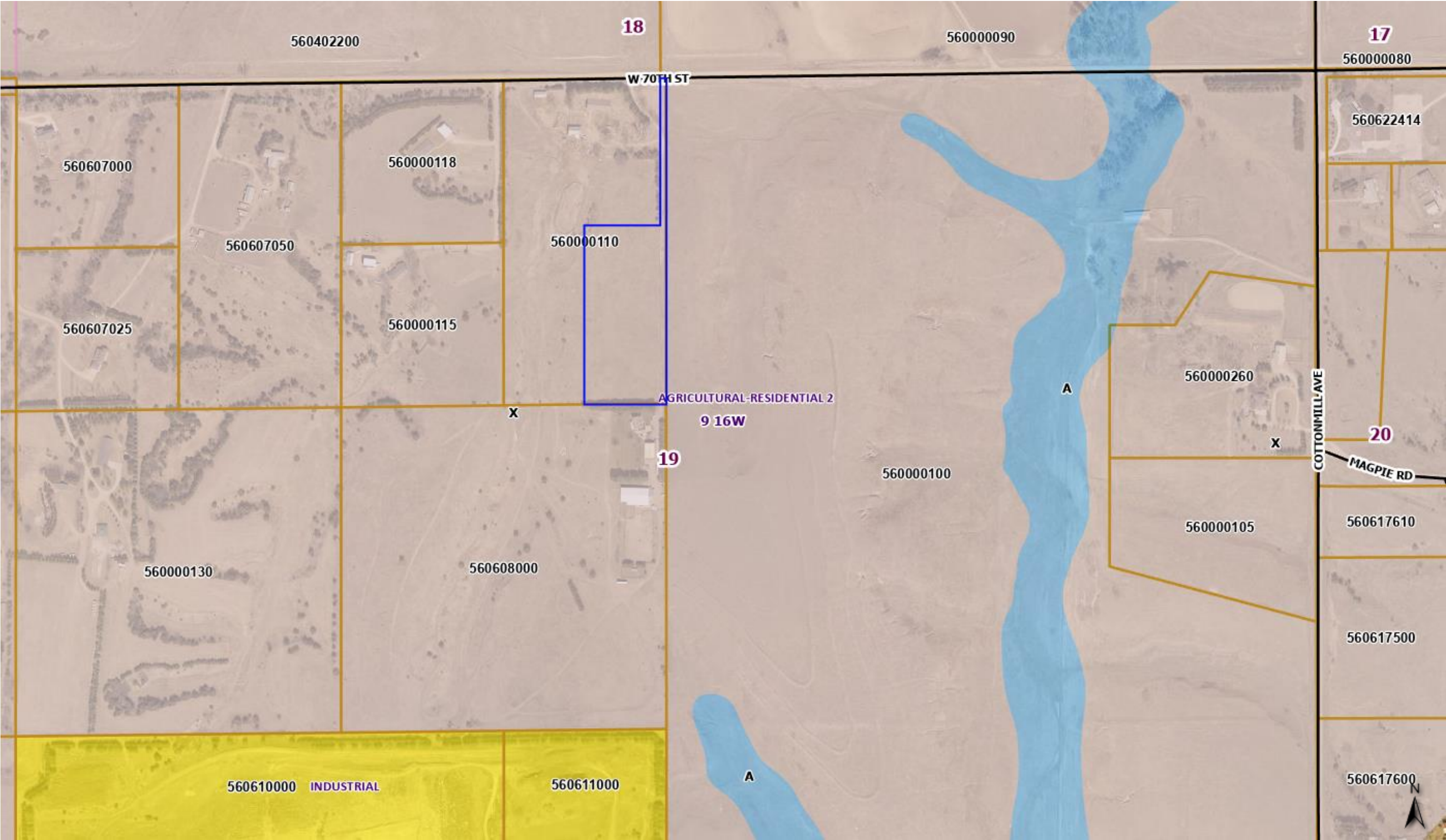
- Financial service providers such as companies engaged in banking, consumer finance, securities and insurance.
- Non-financial companies such as envelope stuffers and other fulfillment service providers.

**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.

Two Subdivision Addition Zoning/Floodplain

Created by: null





## An aerial photograph of a rural area with several land parcels outlined in yellow. A blue line traces a boundary starting from the top center, running north-south, then east, then south, and finally east again. The map is labeled with various parcel numbers: 560402200 at the top left; 560607000, 560607050, 560607025, 560000130, 560610000, and 560611000 on the left side; 560000118, 560000115, 560000110, 560608000, and 560000100 in the center; 560000090, 560622414, 560000260, 560000105, 560617610, 560617500, and 560617600 on the right side. A large blue water body, likely a river or lake, flows vertically through the right side of the map. Labels include 'W 70TH ST' at the top, '9 16W' in the center, 'COTTONMILL AVE' and 'MAGPIE RD' on the right, and '18', '19', '20' in purple boxes. There are also 'X' and 'A' markers. A north arrow is in the bottom right corner.



# Zoning Agenda

Item #2

Minor Subdivision # \_\_\_\_\_

Date \_\_\_\_\_

APPLICATION FOR MINOR SUBDIVISION APPROVAL  
BUFFALO COUNTY, NEBRASKA

To the County Board of Commissioners:

Pursuant to Chapter 3.20 of the Buffalo County Subdivision Regulations adopted on February 17, 2009, I hereby submit this request for approval of a Minor Subdivision for property described as follows:

Legal Description of Property:

Legal Description with Survey completed by Registered Surveyor. Legal description of the property to be subdivided prior to and after minor change (s). A survey shall be attached to the application showing:

- Existing subdivided land upon which the change is sought, and
- Proposed lots and abutting lots; and all existing structures, fences, and building setbacks on lots that are desired to be in effect after the minor change (s).
- The lot area in square feet for each and any lot (s) created or modified.

Minor Subdivision changes may be used after approval of Final Plat or division of Final Plat for dividing one (1) lot into two (2) parts, combining two (2) or more lots (or parts of lots) into one (1) parcel, or a combination thereof; or moving lot line between two abutting lots or several lots that have a common lot line. This definition shall apply only once to any subdividing transaction or conveyance involving any specific lot or combination of lots. Transaction or conveyances classified, as minor subdivision changes are hereby deemed not to constitute a "subdivision" for purposes of this regulation. The following conditions shall be fulfilled to allow such change(s):

- Improvements** All required improvements shall have been installed and be available to the resulting parcel(s).
- No changes in Dedications to Public** There can be no new dedication and/or change of public rights-of-way. Any easement occupied by a utility cannot be changed.
- Remaining Parcels Must Comply with Zoning Laws** All resulting parcel(s) of land shall comply with all other applicable zoning and subdivision regulations in effect at time of submittal of such application.
- Utility companies notified** Party requesting change must provide written proof of all utilities that no utility occupies the easements to be moved.

Sand Water, LLC by Bradley L. Vontz,  
Printed Name of Property Owner of Record  
2355 W Hwy 6, Hastings, NE 68901  
Address (Include City, State & Zip Code)

Bradley L Vontz  
Signature of Property Owner  
402-461-9226  
Phone Number

\_\_\_\_\_  
Printed Name of Property Owner of Record

\_\_\_\_\_  
Signature of Property Owner

\_\_\_\_\_  
Address (Include City, State & Zip Code)

\_\_\_\_\_  
Phone Number

\_\_\_\_\_  
Printed Name of Property Owner of Record

\_\_\_\_\_  
Signature of Property Owner

\_\_\_\_\_  
Address (Include City, State & Zip Code)

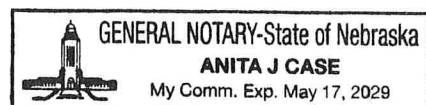
\_\_\_\_\_  
Phone Number

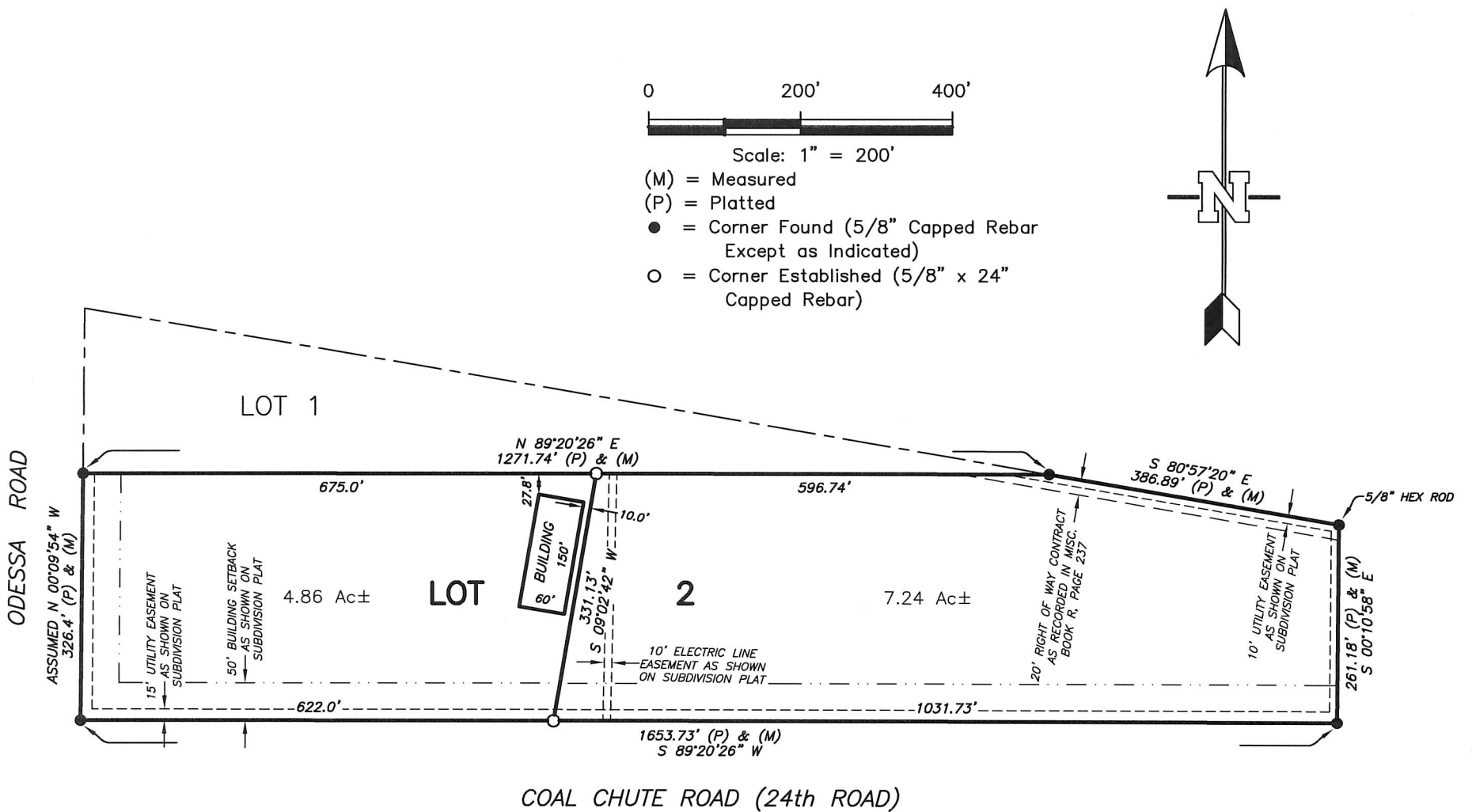
State of Nebraska )  
County of Buffalo ) S.S.

Subscribed and sworn to (or affirmed) before me this 11<sup>th</sup> day of July, 2025,  
by Bradley L Vontz Sole Member of Sand Water LLC

Anita Case  
Notary Public  
My Commission expires May 17, 2029

Affix Seal here





#### LEGAL DESCRIPTION FOR WEST TRACT

A tract of land being part of Lot Two (2), Alfalfa Acres, an administrative subdivision being part of South Half of the Southwest Quarter (S1/2 SW1/4) of Section Thirty-four (34), Township Nine (9) North, Range Seventeen (17) West of the Sixth Principal Meridian, Buffalo County, Nebraska, more particularly described as follows: Beginning at the southwest corner of said Lot 2 and assuming the west line of said lot as bearing N 00°09'54" W and all bearings contained herein are relative thereto; thence N 00°09'54" W on the aforesaid west line a distance of 326.4 feet to the northwest corner of said lot; thence N 89°20'26" E on the north line of said lot a distance of 675.0 feet; thence S 09°02'42" W a distance of 331.13 feet to a point on the south line of said lot; thence S 89°20'26" W on the aforesaid south line a distance of 622.0 feet to the place of beginning.

#### LEGAL DESCRIPTION FOR EAST TRACT

Lot Two (2), Alfalfa Acres, an administrative subdivision being part of South Half of the Southwest Quarter (S1/2 SW1/4) of Section Thirty-four (34), Township Nine (9) North, Range Seventeen (17) West of the Sixth Principal Meridian, Buffalo County, Nebraska, EXCEPTING HOWEVER a part of Lot 2 more particularly described as follows: Beginning at the southwest corner of said Lot 2 and assuming the west line of said lot as bearing N 00°09'54" W and all bearings contained herein are relative thereto; thence N 00°09'54" W on the aforesaid west line a distance of 326.4 feet to the northwest corner of said lot; thence N 89°20'26" E on the north line of said lot a distance of 675.0 feet; thence S 09°02'42" W a distance of 331.13 feet to a point on the south line of said lot; thence S 89°20'26" W on the aforesaid south line a distance of 622.0 feet to the place of beginning.

#### SURVEYOR'S CERTIFICATE

I, Trenton D. Snow, a Professional Land Surveyor licensed in the State of Nebraska, hereby certify that on July 9, 2025, I surveyed the above platted and described tract of land 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

TRENTON D. SNOW, LLC  
A Land Surveying Company



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

Office: (308) 234-1764  
Fax: (308) 234-1765  
Cellular: (308) 293-1085

www.nebraskasurveys.com

**From:** [snow@nebraskasurveys.com](mailto:snow@nebraskasurveys.com)  
**To:** [Dennise Daniels](#)  
**Subject:** Re: Minor Subdivision of Alfalfa Acres, Lot 2  
**Date:** Wednesday, July 16, 2025 12:18:21 PM

---

Hello Dennise,

No as far as I know all structures and utilities will remain the same.

It is being divided so the land with the building on it can be sold.

Trenton

On Wednesday, July 16, 2025 at 11:28:01 AM CDT, Dennise Daniels <[ddaniels@buffalocounty.ne.gov](mailto:ddaniels@buffalocounty.ne.gov)> wrote:

Good Morning, Trenton,

I just wanted to follow up on the Minor Subdivision of Alfalfa Acres, Lot 2.

Will any utilities need be moved as part of this proposed minor subdivision?

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](mailto:ddaniels@buffalocounty.ne.gov)

Inst. 2013 1638

NUM PAGES 1  
DOC TAX 400.50 PD CHG X RET  
FEES 10.00 PD CHG X RET  
TOTAL PAID  
✓ P&M FUND 2.50 GEN FUND 7.50  
CK NUM BY  
REC'D BY  
RETURN  
BARNEY  
BOX 546  
KEARNEY, NE 68848

Computer ML  
Cards ML  
Compared JS  
Scanned SM

RECORDED  
BUFFALO COUNTY, NE  
2013 FEB 28 P 2:52

Kellie John  
REGISTER OF DEEDS

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 2-28-2013  
\$ 400.50 By JMS

Return to:  
Barney Abstract & Title Co.  
P.O. Box 546  
Kearney, NE 68848

### LIMITED LIABILITY COMPANY WARRANTY DEED

Alfco, LLC, an Ohio limited liability company, GRANTOR, in consideration of One Hundred Seventy-Seven Thousand Eight Hundred Fifty and 00/100 (\$177,850.00) Dollars received from GRANTEE, Sand Water, L.L.C., a Nebraska limited liability company, conveys to GRANTEE, the following described real estate (as defined in Nebraska Revised Statute 76-201):

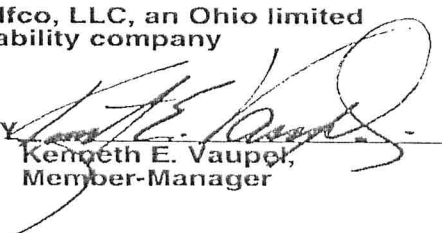
Lot 2, Alfalfa Acres, an administrative subdivision being part of the South half of the Southwest 1/4 of Section 34, Township 9 North, Range 17 West of the 6th P.M., Buffalo County, Nebraska.

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, visible and of record, and any 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.

Dated February 27<sup>th</sup>, 2013.

Alfco, LLC, an Ohio limited liability company

BY   
Kenneth E. Vaupel,  
Member-Manager

STATE OF OHIO:  
SS:  
COUNTY OF HANCOCK:

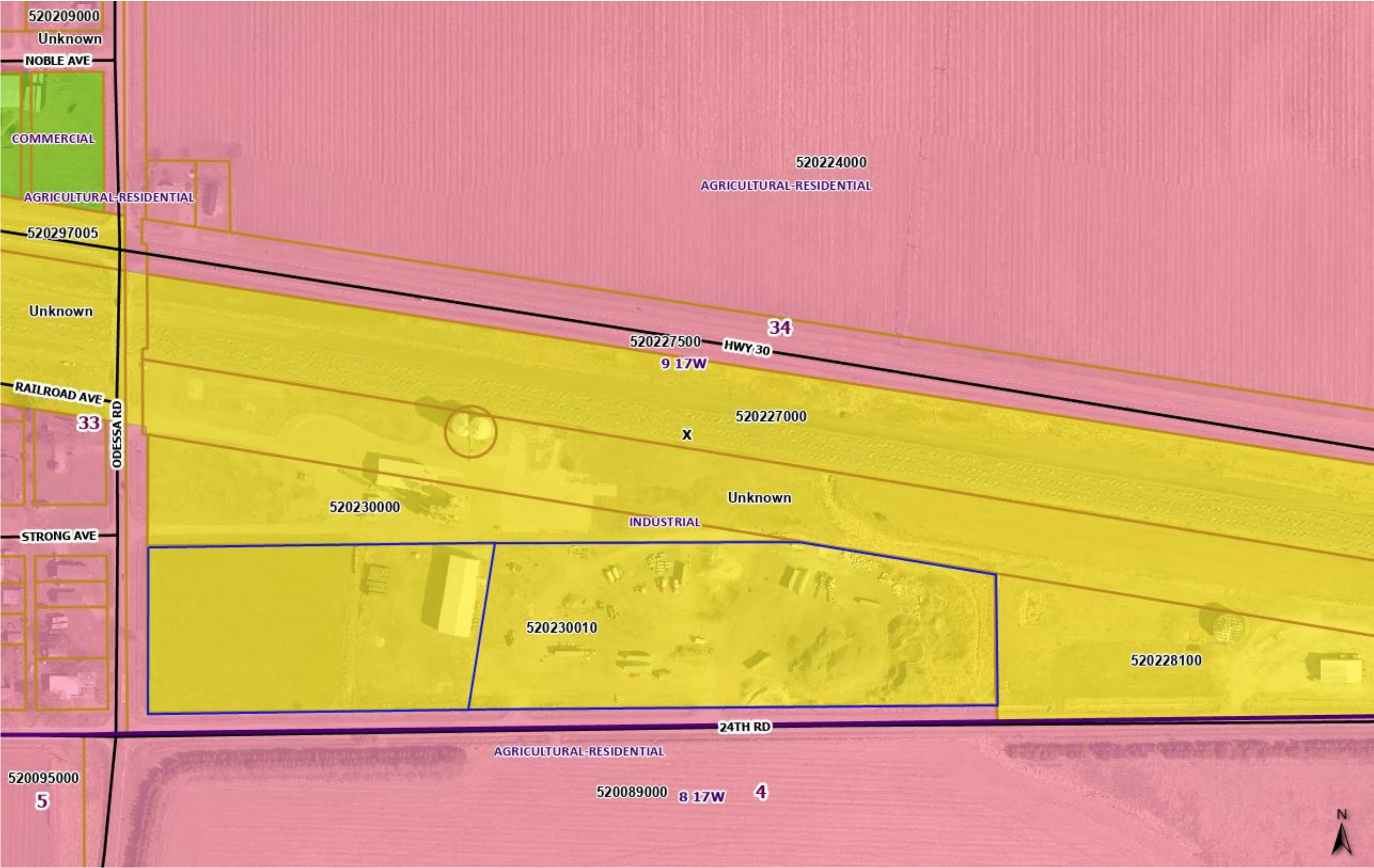
The foregoing instrument was acknowledged before me, on the 27<sup>th</sup> day of February, 2013, by Kenneth E. Vaupel, Member-Manager of Alfco, LLC, an Ohio limited liability company, on behalf of said limited liability company.

  
Notary Public

My Commission Expires: DREW J. MIHALIK  
Notary Public, State of Ohio  
Perpetual Commission O.R.C. 147.03  
E13-0060



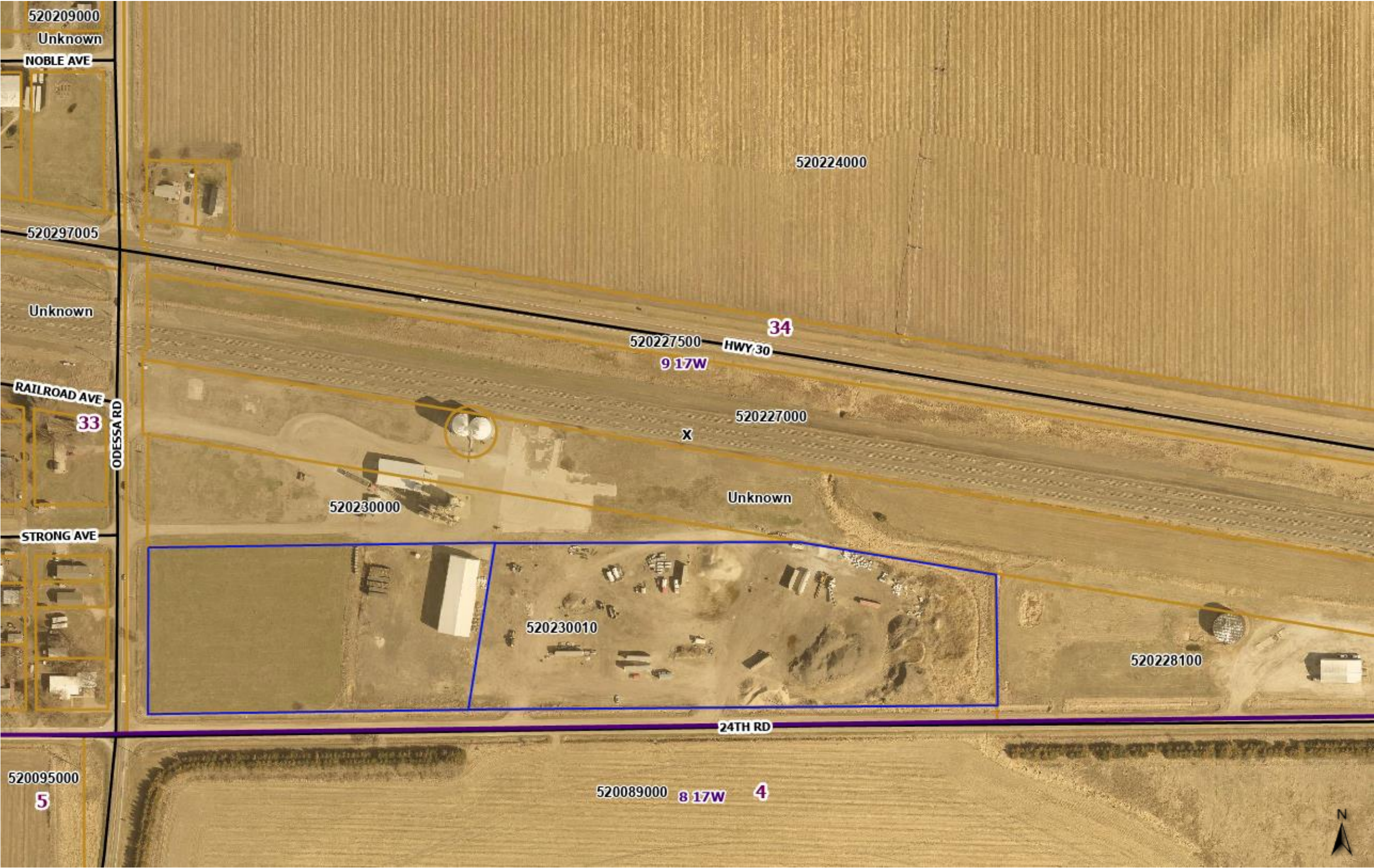
Sand Water L.L.C. Minor Subdivision Zoning/Floodplain Map



Created by: null



Sand Water L.L.C. Minor Subdivision Aerial/Floodplain Map



Created by: null

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



# Zoning Agenda

Item #3

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.buffalogo.org

8-10-15  
thomton

Type of Plat Administrative Sub ☒ Preliminary Plat \_\_\_\_\_ Final Plat \_\_\_\_\_  
Vacation of Plat \_\_\_\_\_ Variance \_\_\_\_\_

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

Subdivision name: WIETJES ADMINISTRATIVE SUBDIVISION Date 5-22-25

Owner's name: ESTATE OF DONALD RAY WIETJES MARY JO WIETJES, PR

Owner's home address: 31265 167TH ROAD KEARNEY, NE 68847

Telephone number(home): \_\_\_\_\_ (daytime) 308-224-7113

Developer's name: ESTATE OF DONALD RAY WIETJES MARY JO WIETJES, PR

Developer's address: 17640 CHERRY ROAD KEARNEY NE 68847

Engineer's name and address: BROWN SURVEYING SERVICES, LLC

List all people who own, have liens and other interest ESTATE OF DONALD RAY WIETJES

Present use of property: SINGLE FAMILY RESIDENCE

Desired use of property: SINGLE FAMILY RESIDENCE Present Zoning AG-AGRICULTURAL

Legal Description of property: PART OF THE SOUTHEAST QUARTER SECTION 8-10-15

Area of property(square feet and/or acres) 5.73

Number of lots or parcels: 1

School District 10-0105 Fire District KEARNEY VFD

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: Mary Jo Wietjes P.R. Printed Name Mary Jo Wietjes PR TO THE ESTATE OF DONALD RAY WIETJES

And agent: \_\_\_\_\_

Preliminary Plat approval date: \_\_\_\_\_

Action Taken:

P & Z Recommendation: ☐ approved ☐ disapproved  
County Commissioners: \_\_\_\_\_ approved \_\_\_\_\_ disapproved

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Office Use Only	
Permit Number	2025-050
Filing Fee	370 Receipt # 975096
Zoning Classification	AG
Floodplain Yes or No	5/23/2025 QMD
8/09	Date Initial

SECTION CORNER TIES

EAST 1/4 CORNER, SECTION 8 T10N R15W

FOUND CONCRETE STONE WITH PIPE IN CENTER AND BLM BRASS CAP ±1.0' BELOW GRADE IN NORTH/SOUTH COUNTY ROAD  
W 35.21' TO NAIL IN TOP OF END FENCE POST  
W 59.62' TO NAIL WITH DISK IN TOP OF FENCE POST  
NE 35.25' TO MAG NAIL IN TOP OF 24" CMP CULVERT (NORTH END)  
SE 38.94' TO MAG NAIL IN TOP OF 24" CMP CULVERT (SOUTH END)

SOUTHEAST CORNER, SECTION 8 T10N R15W

FOUND 5/8" HAIRPIN REBAR ±1.9' BELOW GRADE ON WEST SIDE OF COUNTY ROAD INTERSECTION  
SSW 33.13' TO NAIL WITH DISK IN POWER POLE  
E 33.08' TO ROAD CORNER (BLM BRASS CAP)  
NNW 40.32' TO 5/8" REBAR WITH PLASTIC SURVEY CAP

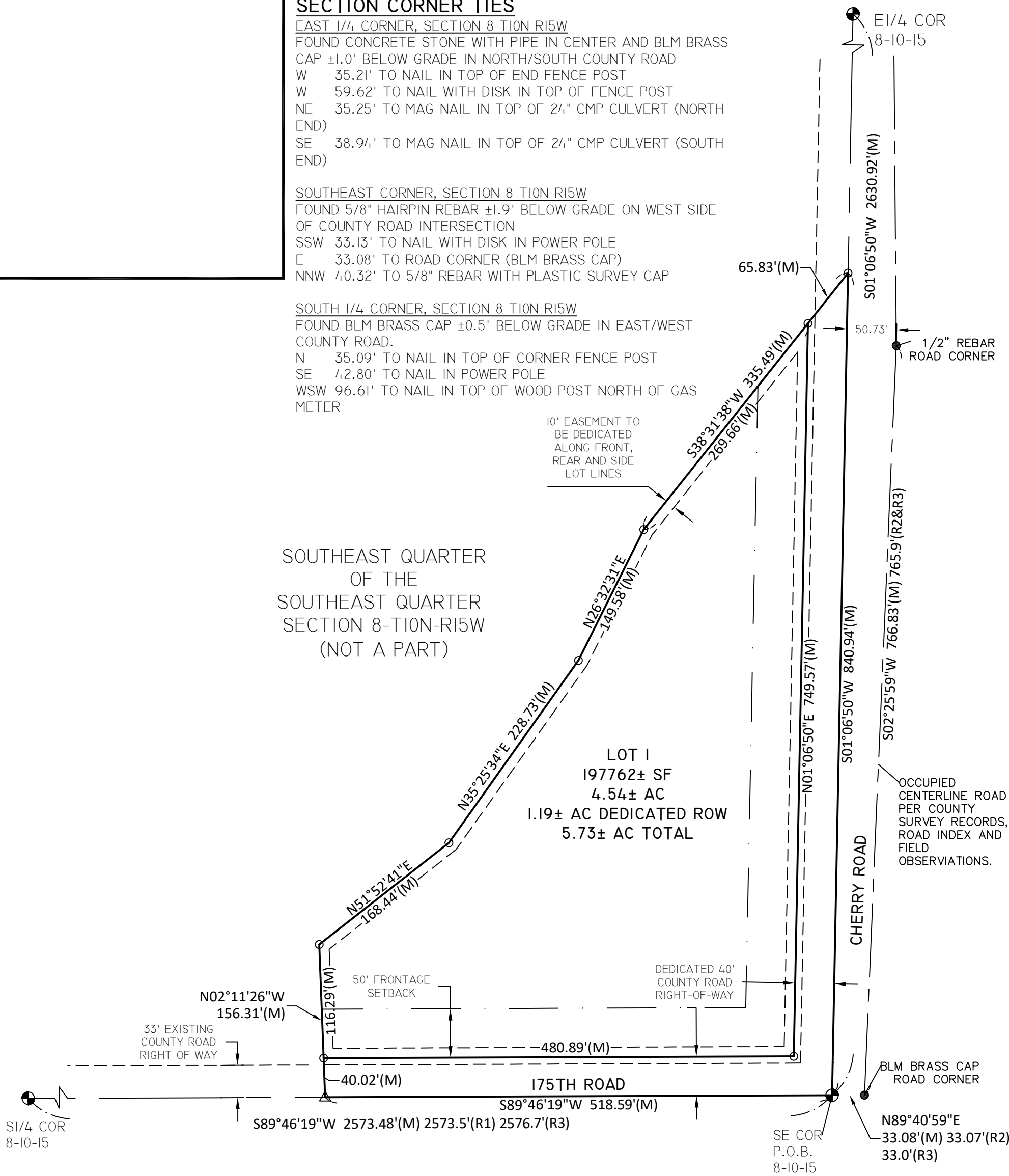
SOUTH 1/4 CORNER, SECTION 8 T10N R15W

FOUND BLM BRASS CAP ±0.5' BELOW GRADE IN EAST/WEST COUNTY ROAD.  
N 35.09' TO NAIL IN TOP OF CORNER FENCE POST  
SE 42.80' TO NAIL IN POWER POLE  
WSW 96.61' TO NAIL IN TOP OF WOOD POST NORTH OF GAS METER

10' EASEMENT TO BE DEDICATED ALONG FRONT, REAR AND SIDE LOT LINES

SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER SECTION 8-T10N-R15W (NOT A PART)

LOT I  
197762± SF  
4.54± AC  
1.19± AC DEDICATED ROW  
5.73± AC TOTAL



LEGEND

- SUBDIVISION BOUNDARY LINE
- SECTION LINE
- CENTERLINE COUNTY ROAD PER SURVEY RECORDS AND ROAD INDEX
- COUNTY ROAD RIGHT OF WAY
- 10' UTILITY EASEMENT LINE
- FRONTAGE SETBACK LINE

- M MEASURED DISTANCE
- R1 RECORD DISTANCE SNOW LS 626 SURVEY DATED 9/2005
- R2 RECORD DISTANCE WELLS LS 315 SURVEY DATED 9/1997
- R3 RECORD DISTANCE FRANK J. GREEN SURVEY DATED 7/1936
- SECTION CORNER
- FOUND CORNER (MONUMENT NOTED)
- SET CORNER (5/8"x24" REBAR WITH PSC LS 852 UNLESS NOTED)
- CALCULATED POSITION

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON MAY 7TH, 2025, I, BRYAN ADAM BROWN, A NEBRASKA PROFESSIONAL LAND SURVEYOR NO. 852, DULY LICENSE UNDER THE LAND SURVEYOR'S REGULATION ACT, DO HEREBY STATE THAT I HAVE PERFORMED A SURVEY OF THE LAND DEPICTED ON THE ACCOMPANYING PLAT; THAT SAID PLAT IS A TRUE DELINEATION OF SAID SURVEY PERFORMED PERSONALLY OR UNDER MY DIRECT SUPERVISION; THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS MARKED AS SHOWN, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS TRUE, CORRECT AND IN ACCORDANCE WITH THE LAND SURVEYOR'S REGULATION ACT IN EFFECT AT THE TIME OF THIS SURVEY.

Bryan Adam Brown  
BRYAN ADAM BROWN, PROFESSIONAL LAND SURVEYOR NUMBER, PLS-852

WIETJES ADMINISTRATIVE SUBDIVISION

AN ADMINISTRATIVE SUBDIVISION BEING LOCATED IN PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4 SE1/4) OF SECTION EIGHT (8), TOWNSHIP TEN (10) NORTH, RANGE FIFTEEN (15) WEST OF THE SIXTH (6TH) PRINCIPAL MERIDIAN, BUFFALO COUNTY, NEBRASKA

LEGAL DESCRIPTION

A TRACT OF LAND BEING LOCATED IN PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4 SE1/4) SECTION EIGHT (8), TOWNSHIP TEN (10) NORTH, RANGE FIFTEEN (15) WEST OF THE 6TH P.M. BUFFALO COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 8, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ON AN ASSUMED BEARING OF, S89°46'19"W ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER A DISTANCE OF 518.59 FEET TO A POINT; THENCE N02°11'26"W A DISTANCE OF 156.32 FEET TO A POINT; THENCE N51°52'41"E A DISTANCE OF 168.44 FEET TO A POINT; THENCE N35°25'34"E A DISTANCE OF 228.73 FEET TO A POINT; THENCE N26°32'31"E A DISTANCE OF 149.58 FEET TO A POINT; THENCE N38°31'38"E A DISTANCE OF 335.49 FEET TO A POINT, SAID POINT IS ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 8; THENCE S01°06'50"W ALONG THE EAST LINE OF SAID QUARTER A DISTANCE OF 840.94 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS A CALCULATED AREA OF 249,561 SQUARE FEET OR 5.73 ACRES, MORE OR LESS, OF WHICH 51,836 SQUARE FEET OR 1.19 ACRES, MORE OR LESS, ARE DEDICATED AS COUNTY RIGHT-OF-WAY.

DEDICATION OF PLAT

KNOW ALL MEN BY THESE PRESENTS, THAT MARY JO WIETJES, PERSONAL REPRESENTATIVE OF THE ESTATE OF DONALD RAY WIETJES, BEING THE OWNER OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "**WIETJES ADMINISTRATIVE SUBDIVISION**", AN ADMINISTRATIVE SUBDIVISION BEING LOCATED IN PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4 SE1/4) OF SECTION EIGHT (8), TOWNSHIP TEN (10) NORTH, RANGE FIFTEEN (15) WEST OF THE 6TH P.M., BUFFALO COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF AND HEREBY DEDICATE THE ROAD RIGHT-OF-WAY AS WELL AS ANY EASEMENTS, AS SHOWN THEREON TO THE PUBLIC FOR THEIR USE FOREVER AND THAT THE FOREGOING SUBDIVISION AS MORE PARTICULARLY DESCRIBED IN THE DESCRIPTION HEREON AS APPEARS ON THIS PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

IN WITNESS WHEREOF, I HAVE AFFIXED MY SIGNATURE HERETO, AT \_\_\_\_\_, NEBRASKA, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

MARY JO WIETJES, PERSONAL REPRESENTATIVE OF THE ESTATE OF DONALD RAY WIETJES

ACKNOWLEDGMENT

STATE OF NEBRASKA  
COUNTY OF BUFFALO SS

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED MARY JO WIETJES, PERSONAL REPRESENTATIVE OF THE ESTATE OF DONALD RAY WIETJES, TO BE PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURE ARE AFFIXED HERETO AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED. IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT \_\_\_\_\_, NEBRASKA, ON THE DATE LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC (SEAL)

RESOLUTION -2025-

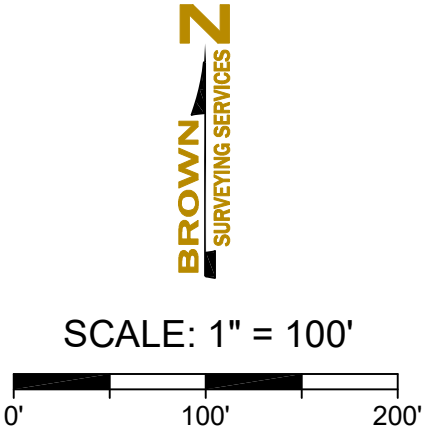
BE IT RESOLVED BY THE BUFFALO COUNTY COUNTY BOARD OF COMMISSIONERS OF BUFFALO COUNTY, NEBRASKA, IN REGULAR SESSION WITH QUORUM PRESENT, THAT THE PLAT OF "**WIETJES ADMINISTRATIVE SUBDIVISION**", AN ADMINISTRATIVE SUBDIVISION BEING LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4 SE1/4) OF SECTION 8 TOWNSHIP 10, NORTH RANGE 15, 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: \_\_\_\_\_, AND SECONDED BY \_\_\_\_\_  
THAT THE FOREGOING RESOLUTION BE ADOPTED. SAID MOTION CARRIED ON \_\_\_\_\_ VOTE. (\_\_\_\_\_ ABSENT)

STATE OF NEBRASKA  
COUNTY OF BUFFALO SS

I HEATHER A. CHRISTENSEN, COUNTY CLERK IN AND FOR BUFFALO COUNTY, NEBRASKA, BEING DULY QUALIFIED, DO HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF THE RESOLUTION AS PASSED BY THE BUFFALO COUNTY BOARD OF COMMISSIONERS ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

HEATHER A. CHRISTENSEN, COUNTY CLERK (SEAL)



**BROWN**  
= SURVEYING SERVICES =  
P.O. Box 116, Shelton, Nebraska 68876 - (308) 216-0582  
PROJECT NAME: WIETJES SUBDIVISION 8-10-15 SURVEYED BY: BAB  
PROJECT NO.: 025-037 DATE: 7-21-2025 SHEET: 1 OF 1



# Wietjes Administrative Subdivision Remnancy

Created by: null







**Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:**

Issuing Agent: Miller Abstract & Title Co.  
Issuing Office: 401 E. 4th St., Ste 102, PO Box 107, Minden, NE 68959  
Issuing Office's ALTA® Registry ID: 0043422  
Loan ID No.:  
Commitment No.: MIL-25214-1  
Issuing Office File No.: MIL-25214  
Property Address: SE1/4 8-10-15, NE

**SCHEDULE A**

1. Commitment Date: May 28, 2025 at 08:00 AM
2. Policy to be issued:
  - a. ALTA Owner's Policy (2021)  
Proposed Insured: PRELIMINARY COMMITMENT  
Proposed Amount of Insurance: \$0.00 Premium: \$0.00  
The estate or interest to be insured: Fee Simple
  - b. ALTA Loan Policy (2021)  
Proposed Insured: PRELIMINARY COMMITMENT  
Proposed Amount of Insurance: \$0.00 Premium: \$0.00  
The estate or interest to be insured: Fee Simple
  - c. Endorsements to be issued:  
☒ CPL - \$25.00
3. The estate or interest in the Land at the Commitment Date is:  
  
Fee Simple.
4. The Title is, at the Commitment Date, vested in:  
  
Donald Ray Wietjes
5. The Land is described as follows:  
  
Southeast Quarter of Section Eight (8), Township Ten (10) North, Range Fifteen (15) West of the 6th P.M., Buffalo County, Nebraska  
Subject to surveyed corner being excepted out

Miller Abstract & Title Co.

Authorized Signature or Signatory

*This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

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## **SCHEDULE B, PART I - REQUIREMENTS**

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Personal Representatives Deed from Mary Jo Wietjes, Personal Representative of the Estate of Donald R. Wietjes, deceased, to FUTURE BUYER.
6. Lien Guaranty executed by Donald Ray Wietjes. (Form provided by Title Company.)

*This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

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## SCHEDULE B, PART II - EXCEPTIONS

**Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.**

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.
2. Right or claims of parties in possession not shown by the Public Records.
3. Easements, or claims of parties in possession not shown by the Public Records.
4. Any encroachments, encumbrance, violation, variation or adverse circumstances affecting Title that would be disclosed by an accurate and complete survey of the Land or that could be ascertained by an inspection of the Land.
5. Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
6. Taxes, or special assessments, if any, not shown as existing liens by the Public Records.
7. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
8. The lien of the General Taxes for the year 2024, and thereafter.
9. Taxes - ID # 3600741.00, 2024 taxes in the amount of \$8,141.20, paid in full. Taxes for the year 2023 and prior years are paid in full. Assessed Value of subject land according to the records of the County Assessor for the 2024 tax year: Total: \$751,735.00 "Please Note - Taxes for the year 2024 were \$10,961.42, before the Tax Credit."
10. Terms and Conditions of Right-of-Way Grant recorded on 11/03/1956 in Book 29, Page 395 and General Conveyance, Assignment and Bill of Sale recorded 08/17/2012 in Instrument # 2012-6123
11. Terms and Conditions of Right-of-Way Easement recorded on 03/05/1970 in Book 52, Page 396 and Memorandum Regarding History of Easement Contracts recorded 01/10/2018 in Instrument # 2018-00196

*This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

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2025-02616

KELLIE JOHN  
BUFFALO COUNTY REGISTER OF DEEDS  
KEARNEY, NEBRASKA  
RECORDED ON: 06/10/2025 08:03:48 AM  
CERTIFICATE-CERT  
REC FEE: 10.00  
PAGES: 1  
PD: 10.00  
ESCROW:  
CK: ACH SIMPLIFILE

REC'D:SIMPLIFILE  
SUB:PARKER GROSSART & BAHENSKY LLP

RETURN TO:  
Jack W. Besse  
P.O. Box 1600  
Kearney, NE 68848-1600

PROPERTY OF BUFFALO COUNTY, NE

IN THE COUNTY COURT OF BUFFALO COUNTY, NEBRASKA  
IN THE MATTER OF THE )  
ESTATE OF )  
DONALD R. WIETJES, Deceased. )

CASE NO. PR 24-189  
CERTIFICATE OF COUNTY COURT  
PROCEEDING INVOLVING  
REAL ESTATE

This is to certify that there is pending in the County Court of Buffalo County, Nebraska, a proceeding entitled *In the Matter of the Estate of Donald R. Wietjes, Deceased*, Case Number PR 24-189, which involves the following described real estate:

A tract of land being part of the NW1/4 of the SE1/4 of said Section Eighteen (18), Township Ten (10) North, Range Fifteen (15), West of the 6<sup>th</sup> P.M., Buffalo County, Nebraska. More specifically described as: Beginning at the Northwest corner of the SE1/4 of said Section 18 and assuming the north line of said SE1/4 as bearing EAST, and all bearings contained herein are relative thereto; thence EAST on the north line of said SE1/4 a distance of 870.0 feet; thence S 59 degrees 53' 51" W a distance of 572.32 feet; thence S 10 degrees 07' 24" W a distance of 229.6 feet; thence S 49 degrees 56' 56" W a distance of 148.13 feet; thence S 46 degrees 07' W a distance of 302.38 feet to a point on the west line of the SE1/4 of said Section 18; thence N 00 degrees 13' 24" W and on the aforesaid west line a distance of 818.0 feet to the place of beginning. Containing 7.06 acres, more or less, of which 0.025 acres, more or less, are presently being used for road purposes.

AND

Southeast Quarter of Section 8, Township 10 North, Range 15 West of the 6<sup>th</sup> P.M., Buffalo County, Nebraska.

BY THE COURT:

Sharmin Gonzales, Clerk Magistrate



NUM PAGES 2  
DOC TAX Exempt 12 PD CHG RET CHG RET

Inst. 2013 - 2 3 4 5

RECORDED  
BUFFALO COUNTY, NE

2013 MAR 27 A 9:10

*Kellie John*  
REGISTER OF DEEDS

TOTAL PAID 3.00 GEN FUND 13.00  
P&M FUND 3.00 BY Jacobsen Orr  
CK NUM 761697 BY Lindstrom & Holbrook

Computer SM  
Cards SM  
Compared JS  
Scanned ML

REC'D

RETURN:

JACOBSEN, ORR,  
LINDSTROM & HOLBROOK  
BOX 1060  
KEARNEY, NE 68848

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 3-27-2013  
\$ Exempt 12 By SM

Return Address:  
Brad Holbrook  
Attorney at Law  
P.O. Box 1060  
Kearney, NE 68848

**QUITCLAIM DEED**

MARY JO WIETJES, a single person, hereinafter called "Grantor" for good and valuable consideration and pursuant to a Decree of Dissolution entered by the District Court of Buffalo County, Nebraska, grants and conveys to, DONALD RAY WIETJES, a single person, hereinafter called "Grantee", Grantor's interest in the following described real estate (as defined in Neb. Rev. Stat. Section 76-201):

Southeast Quarter of Section 8, Township 10 North, Range 15 West of the 6<sup>th</sup>  
P.M., Buffalo County, Nebraska

subject to easements and restriction of record.

Executed this 22<sup>nd</sup> day of March, 2013.

*Mary Jo Wietjes*  
Mary Jo Wietjes, Grantor

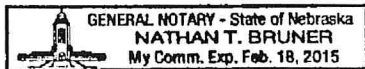
*Donald Ray Wietjes*  
Donald Ray Wietjes, Grantee

2

STATE OF NEBRASKA

COUNTY OF BUFFALO

The foregoing instrument was acknowledged before me this 22<sup>nd</sup> day of March, 2013, by Mary Jo Wietjes, Grantor.



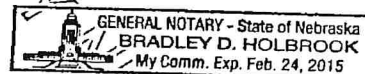
Notary Public

STATE OF NEBRASKA

COUNTY OF BUFFALO

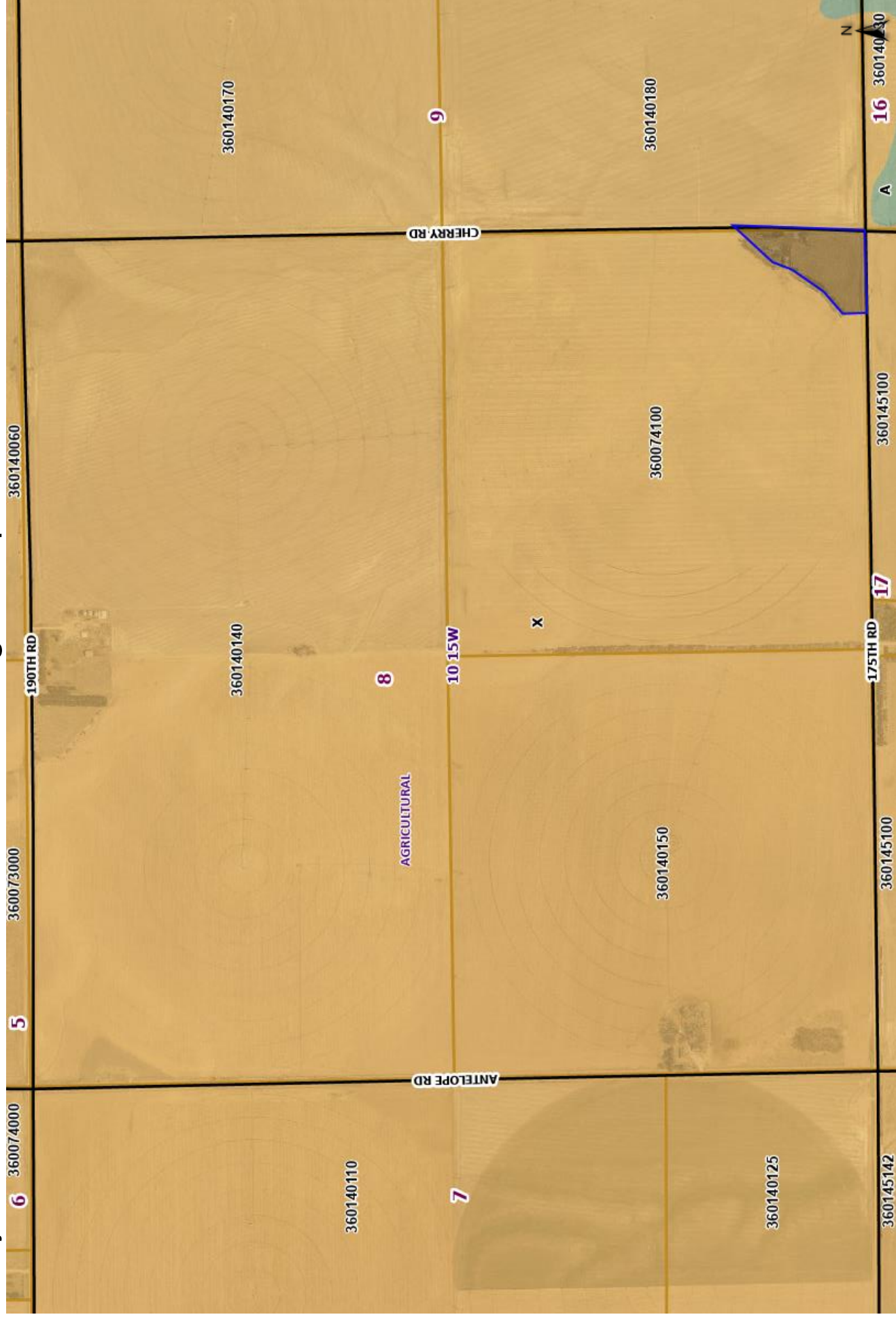
The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of March, 2013, by Donald Ray Wietjes, Grantee.

Notary Public



# Wietjes Administrative Subdivision Zoning/Floodplain

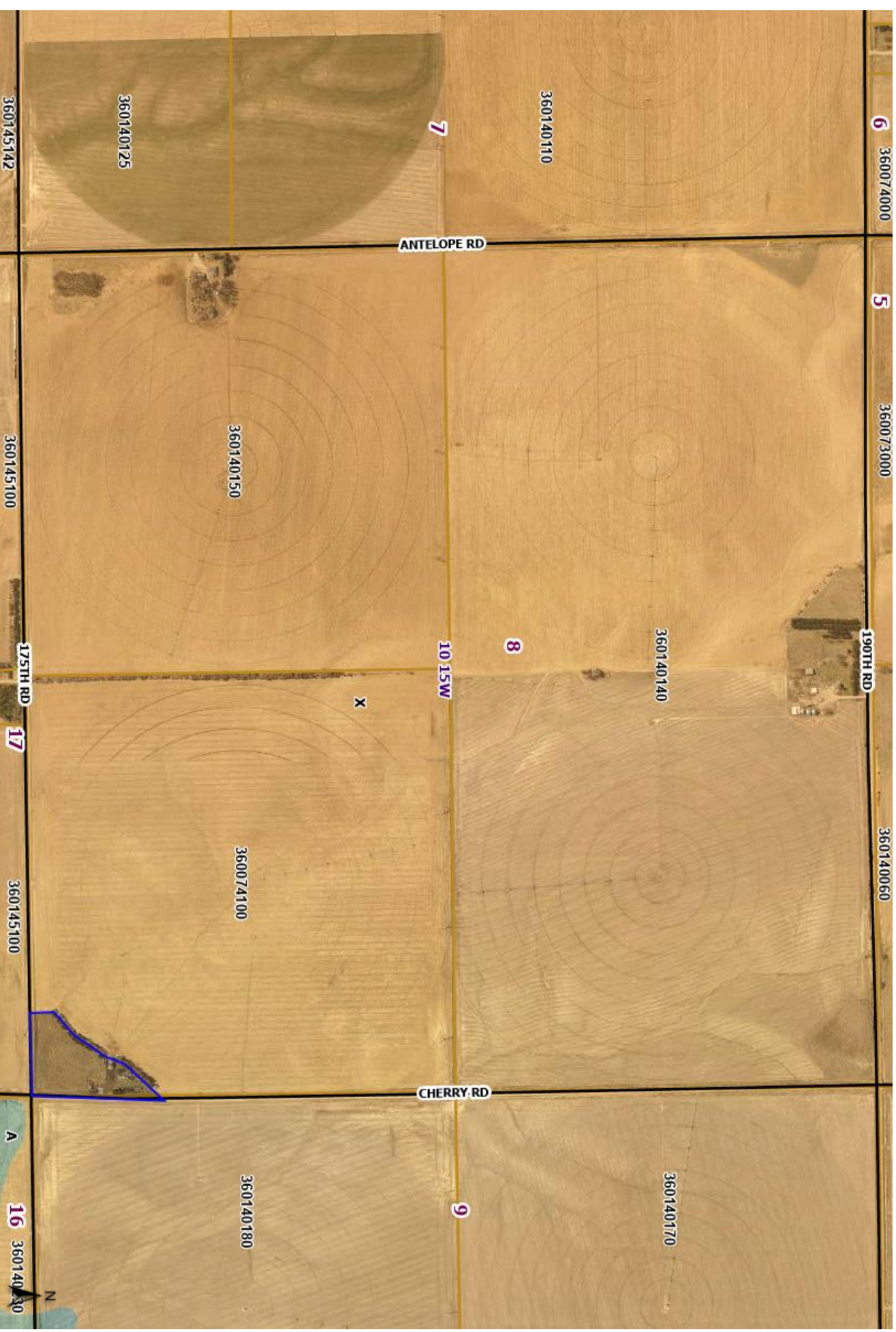
Created by: null





# Wietjes Administrative Subdivision Aerial/Floodplain

Created by: null



# Zoning Agenda

Item #4

22-11-15  
Cedar

**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

Type of Plat    Administrative Sub \_\_\_\_\_ Preliminary Plat \_\_\_\_\_ Final Plat \_\_\_\_\_  
Vacation of Plat    xxx    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: HANKS ADMINISTRATIVE SUBDIVISION      Date 07/03/2025

Owner's name: Tyler J. Hanks and Brittany L. Stark-Hanks

Owner's home address: See Attached Sheet

Telephone number(home): \_\_\_\_\_ (daytime) \_\_\_\_\_

Developer's name: Tyler J. Hanks and Brittany L. Stark-Hanks

Developer's address: See Attached Sheet

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

List all people who own, have liens and other interest See Attached Sheet

Present use of property: Rural Residential / Agricultural

Desired use of property: Rural Residential      Present Zoning Agricultural

Legal Description of property: See Attached Sheet

Area of property(square feet and/or acres) 3.23 acres, more or less

Number of lots or parcels: One (1)

School District \_\_\_\_\_ Fire District \_\_\_\_\_

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

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

Signature of Owner: [Signature]      Printed Name Tyler J. Hanks

And agent: [Signature]  
Mitchell W. Humphrey, Nebr. P.L.S. 492

Preliminary Plat approval date: \_\_\_\_\_

Office Use Only	
Permit Number	<u>2025-061</u>
Filing Fee	<u>145.00</u> Receipt # <u>975109</u>
Zoning Classification	<u>AG</u>
Floodplain Yes or No	<u>No</u> Date <u>7/10/25</u> Initial <u>DW</u>
8/09	

Action Taken:

P & Z Recommendation:      \_\_\_\_\_ approved      \_\_\_\_\_ disapproved      Date: \_\_\_\_\_  
County Commissioners      \_\_\_\_\_ approved      \_\_\_\_\_ disapproved      Date: \_\_\_\_\_



Legal Desc: Lot 1, Hanks Administrative Sub., Pt. NE1/4 NW1/4 of Sect. 22, T11N, R15W of the 6th P.M., Buffalo Co., NE  
Client: Tyler & Brittany Hanks, Timothy & Helen Bockerman, and Timothy A Bockerman, Inc.  
Prepared By: Mitchell Humphrey  
Date: April 24, 2025  
BSC Project No.: 240123  
File Name: Attachment to Vacation App-Legal Desc 240123 04-25-2025

## ATTACHMENT TO THE APPLICATION FOR VACATION

### (LOT 1, HANKS ADMINISTRATIVE SUBDIVISION)

#### LEGAL DESCRIPTION

Lot One (1), Hanks Administrative Subdivision, an administrative subdivision being part of the Northeast Quarter of the Northwest Quarter (NE1/4 NW1/4) of Section Twenty-two (22), Township Eleven (11) North, Range Fifteen (15) West of the Sixth Principal Meridian, Buffalo County, Nebraska.

#### Address of Owners:

Tyler J. Hanks  
Brittany L. Stark Hanks  
35635 Grand Island Road  
Pleasanton, NE 68866

#### People/Entities who have liens and other interest:

1. Mortgage Electronic Registration Systems, Inc., Beneficiary under Deed of Trust acting solely as nominee for the lender West Gate Bank
2. Town and Country Bank, Beneficiary under Deed of Trust

FOUND 1 1/2" IRON PIPE W/ 1/2"  
IRON PIPE INSIDE.

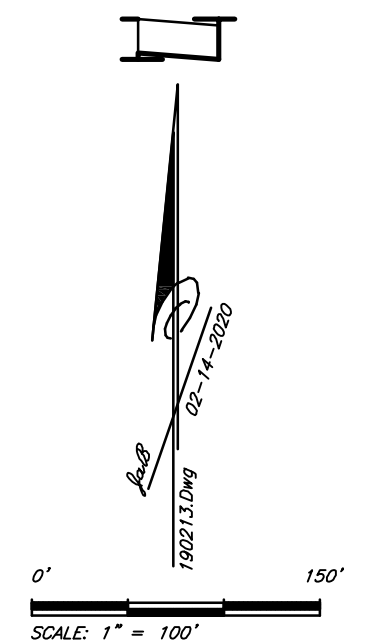
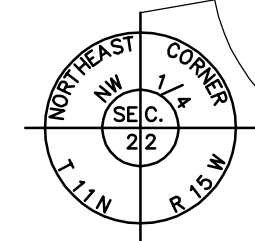
SPIKE IN WASHER STAMPED "S 554"  
ON CORNER FENCE POST -  
SOUTH - 41.77 M

SPIKE IN WASHER STAMPED "S 554"  
ON POWER POLE -  
NORTHEAST - 60.44' M

NEAR FACE OF SOUTHWEST BOLLARD  
OF GAS GUARD ENCLOSURE -  
NORTHWEST - 32.15' M

NEAR FACE OF SOUTHEAST BOLLARD  
OF GAS GUARD ENCLOSURE -  
NORTHEAST - 34.03' M

N



- = CORNERS FOUND (5/8" R. ROD EXCEPT AS INDICATED)
- = CORNERS ESTABLISHED (5/8"x 24" R. ROD W/ I.D. CAP STAMPED "HUMPHREY LS 492")
- + = TEMPORARY POINTS
- P = PLATTED DISTANCES
- R = RECORDED DISTANCES
- M = MEASURED DISTANCES

SURVEY COMPLETED: DECEMBER 03, 2019

3.99 AC± TOTAL  
-0.63 AC± FLOOD  
3.36 AC± BALANCE

I, Mitchell W. Humphrey, President of Buffalo Surveying Corporation, do hereby certify that, Buffalo Surveying Corporation surveyed "HANKS ADMINISTRATIVE SUBDIVISION", an administrative subdivision being part of the Northeast Quarter of the Northwest Quarter (NE1/4 NW1/4) of Section Twenty-two (22), Township Eleven (11) North, Range Fifteen (15) West of the Sixth Principal Meridian, Buffalo County, Nebraska, as shown on the above plat, Mark W. Humphrey, Party Chief, that the lot is well and accurately staked off and marked, the dimensions of the lot is as shown on the above plat, the lot bears its own number, and that survey was made with reference to known and recorded monuments.

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

2020-02074

KELLIS JOHN  
BUFFALO COUNTY REGISTER OF DEEDS  
NEARBY, NEBRASKA  
RECORDED ON: 04/14/2020 09:58:19 AM  
PLAT  
REC REF: 70.00  
PAGES: 11  
PD: 70.00  
ESCRON:  
CK: 122 / (\$44.00) BUFFALO SURVEYING CORP

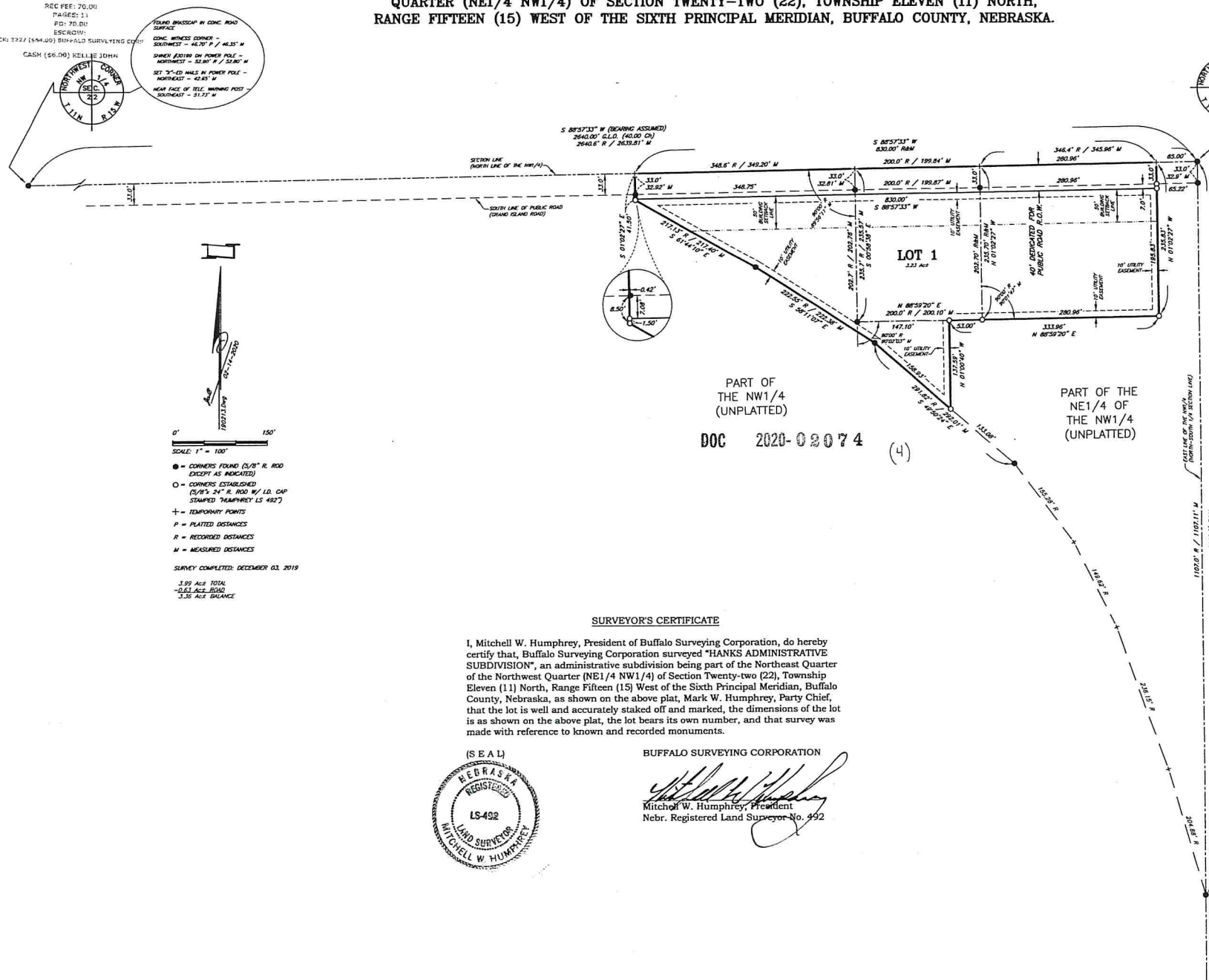
CASH (\$6.00) KELLIS JOHN

FOUND BRASS CAP IN CONC ROAD SURFACE  
CONC. WITNESS CORNER -  
SOUTHWEST - 46.70' P / 46.35' W  
SOUTH - 32.80' P / 32.80' W  
SET 3"-ED NAILS IN POWER POLE -  
NORTHEAST - 42.85' W  
NEAR FACE OF TIE, HUNTING POST  
SOUTHWEST - 31.73' W

FOUND 1 1/2" IRON PIPE W/ 1/2"  
IRON PIPE ROD.  
SPICE IN BRICKS STAMPED "LS 584"  
ON CORNER FIRST POST -  
SOUTH - 41.77' W  
SPICE IN BRICKS STAMPED "LS 584"  
ON POWER POLE -  
NORTHEAST - 80.44' W  
NEAR FACE OF SOUTHWEST ROLLAND  
OF GAS LANS EXCLUSION -  
NORTHEAST - 32.03' W  
NEAR FACE OF SOUTHWEST ROLLAND  
OF GAS LANS EXCLUSION -  
NORTHEAST - 34.01' W

# HANKS ADMINISTRATIVE SUBDIVISION

AN ADMINISTRATIVE SUBDIVISION BEING PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE1/4 NW1/4) OF SECTION TWENTY-TWO (22), TOWNSHIP ELEVEN (11) NORTH, RANGE FIFTEEN (15) WEST OF THE SIXTH PRINCIPAL MERIDIAN, BUFFALO COUNTY, NEBRASKA.



## SURVEYOR'S CERTIFICATE

I, Mitchell W. Humphrey, President of Buffalo Surveying Corporation, do hereby certify that, Buffalo Surveying Corporation surveyed "HANKS ADMINISTRATIVE SUBDIVISION", an administrative subdivision being part of the Northeast Quarter of the Northwest Quarter (NE1/4 NW1/4) of Section Twenty-two (22), Township Eleven (11) North, Range Fifteen (15) West of the Sixth Principal Meridian, Buffalo County, Nebraska, as shown on the above plat, Mark W. Humphrey, Party Chief, that the lot is well and accurately staked off and marked, the dimensions of the lot is as shown on the above plat, the lot bears its own number, and that survey was made with reference to known and recorded monuments.



BUFFALO SURVEYING CORPORATION

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





# HANKS ADMINISTRATIVE SUBDIVISION

AN ADMINISTRATIVE SUBDIVISION BEING PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE1/4 NW1/4) OF SECTION TWENTY-TWO (22), TOWNSHIP ELEVEN (11) NORTH, RANGE FIFTEEN (15) WEST OF THE SIXTH PRINCIPAL MERIDIAN, BUFFALO COUNTY, NEBRASKA.

## LEGAL DESCRIPTION

A tract of land being part of the Northeast Quarter of the Northwest Quarter (NE1/4 NW1/4) of Section Twenty-two (22), Township Eleven (11) North, Range Fifteen (15) West of the Sixth Principal Meridian, Buffalo County, Nebraska, more particularly described as follows: Referring to the Northeast Corner of the Northwest Quarter of Section 22 and assuming the North line of the Northwest Quarter of said Section 22 as bearing S 88°57'33" W and all bearings contained herein are relative thereto; thence on the North line of the Northwest Quarter of said Section 22, S 88°57'33" W a distance of 65.00 feet to the ACTUAL PLACE OF BEGINNING; thence continuing on the North line of the Northwest Quarter of said Section 22, S 88°57'33" W a distance of 830.00 feet; thence leaving the North line of the Northwest Quarter of said Section 22, S 01°02'27" E a distance of 41.50 feet; thence S 61°44'10" E a distance of 217.40 feet; thence S 58°11'07" E a distance of 222.38 feet; thence S 49°50'24" E a distance of 158.93 feet; thence N 01°00'40" W a distance of 137.59 feet; thence N 88°59'20" E a distance of 333.96 feet; thence N 01°02'27" W a distance of 235.83 feet to the place of beginning. Containing 3.99 acres, more or less, of which 0.63 acres, more or less, are presently being used for road purposes on the North side.

DOC 2020-02074  
DEDICATION

KNOW ALL MEN BY THESE PRESENTS: that Tyler J. Hanks and Brittany L. Hanks aka, Brittany L. Stark-Hanks, husband and wife, and Timothy A. Bockerman and Helen M. Bockerman, husband and wife, Owners, West Gate Bank, as Beneficiary under Deed of Trust, First Central Bank, as Beneficiary under Deed of Trust, and United States of America, acting through the Farm Service Agency, United States Department of Agriculture, as Beneficiary under Deed of Trust, being the sole owners and beneficiaries, of the land described hereon, have caused the same to be surveyed, subdivided and platted and designated as "HANKS ADMINISTRATIVE SUBDIVISION", an administrative subdivision being part of the Northeast Quarter of the Northwest Quarter (NE1/4 NW1/4) of Section Twenty-two (22), Township Eleven (11) North, Range Fifteen (15) West of the Sixth Principal Meridian, Buffalo County, Nebraska, and said owners and beneficiary hereby ratify and approve the disposition of their property as shown on the above plat, and hereby dedicate to the use and benefit of the public, the street right-of-way and utility easements as shown on said plat, and acknowledge said addition to be made with the free consent and in accord with the desires of said owners and beneficiary.

Dated this 10<sup>th</sup> day of MARCH, 2020.

Tyler J. Hanks  
Tyler J. Hanks,  
husband of Brittany L. Hanks aka,  
Brittany L. Stark-Hanks

Brittany L. Hanks  
Brittany L. Hanks aka,  
Brittany L. Stark-Hanks,  
wife of Tyler J. Hanks

Timothy A. Bockerman  
Timothy A. Bockerman,  
husband of Helen M. Bockerman

Helen M. Bockerman  
Helen M. Bockerman,  
wife of Timothy A. Bockerman

WEST GATE BANK,  
as Beneficiary under Deed of Trust

by: (signed name)  
Jeremy Shiers  
(print name)  
SUP  
(print title)

FIRST CENTRAL BANK,  
as Beneficiary under Deed of Trust

by: (signed name)  
Jason T. Houghtelling  
(print name)  
Vice President  
(Print Title)

UNITED STATES OF AMERICA, acting  
Through the Farm Service Agency,  
United States Department of Agriculture,  
as Beneficiary under Deed of Trust

Wayne T. Gosamer  
by: (signed name)  
Wayne T. Gosamer  
(print name)  
Farm Loan Manager  
(print title)

## ACKNOWLEDGEMENTS

STATE OF NEBRASKA }  
COUNTY OF Buffalo } ss:

The foregoing instrument was acknowledged before me this 17 day of March, 2020, by Tyler J. Hanks, husband of Brittany L. Hanks aka, Brittany L. Stark-Hanks.

(S E A L)



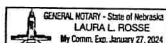
Laura L. Rosse  
Notary Public

My commission expires Jan 27, 2024.

STATE OF NEBRASKA }  
COUNTY OF Buffalo } ss:

The foregoing instrument was acknowledged before me this 17 day of March, 2020, by Brittany L. Hanks aka, Brittany L. Stark-Hanks, wife of Tyler J. Hanks.

(S E A L)



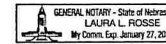
Laura L. Rosse  
Notary Public

My commission expires Jan 27, 2024.

STATE OF NEBRASKA }  
COUNTY OF BUFFALO } ss:

The foregoing instrument was acknowledged before me this 17 day of March, 2020, by Timothy A. Bockerman, husband of Helen M. Bockerman.

(S E A L)



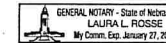
Laura L. Rosse  
Notary Public

My commission expires Jan 27, 2024.

STATE OF NEBRASKA }  
COUNTY OF BUFFALO } ss:

The foregoing instrument was acknowledged before me this 17 day of March, 2020, by Helen M. Bockerman, wife of Timothy A. Bockerman.

(S E A L)



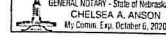
Laura L. Rosse  
Notary Public

My commission expires Jan 27, 2024.

STATE OF NEBRASKA }  
COUNTY OF Lancaster } ss:

The foregoing instrument was acknowledged before me this 9th day of April, 2020, by Jeremy Shiers, SVP of West Gate Bank as Beneficiary under Deed of Trust.

(S E A L)



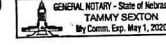
Chelsea A. Anson  
Notary Public

My commission expires Oct 6, 2020.

STATE OF NEBRASKA }  
COUNTY OF Furnas } ss:

The foregoing instrument was acknowledged before me this 10th day of March, 2020, by Jason Houghtelling, Vice President of First Central Bank as Beneficiary under Deed of Trust.

(S E A L)



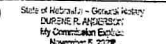
Tammy Sexton  
Notary Public

My commission expires 5-1-20.

STATE OF NEBRASKA }  
COUNTY OF BUFFALO } ss:

The foregoing instrument was acknowledged before me this 10th day of March, 2020, by WAYNE T. GOSAMER, FARM MANAGER of the Farm Service Agency, United States Department of Agriculture acting on behalf of the United States of America as Beneficiary under Deed of Trust.

(S E A L)



Duane R. Anderson  
Notary Public

My commission expires 11-06-2022.

## RESOLUTION NO. 2020-07

BE IT RESOLVED BY THE BUFFALO COUNTY BOARD OF COMMISSIONERS OF BUFFALO COUNTY, NEBRASKA, in regular session with quorum present, that the plat of "HANKS ADMINISTRATIVE SUBDIVISION", an administrative subdivision being part of the Northeast Quarter of the Northwest Quarter (NE1/4 NW1/4) of Section Twenty-two (22), Township Eleven (11) North, Range Fifteen (15) West of the Sixth Principal Meridian, Buffalo County, Nebraska, duly made out, acknowledged and certified is hereby approved, accepted, ratified and authorized to be filed and recorded in the Office of the Register of Deeds, Buffalo County, Nebraska.

Moved by: Higgins  
(Print Name)

Seconded by: Morrow  
(Print Name)

that the foregoing resolution be adopted. Said Motion carried on 7-0 vote(s).

STATE OF NEBRASKA }  
COUNTY OF BUFFALO } ss:

I, Janice I. Giffin, County Clerk in and for Buffalo County, Nebraska, being duly qualified, do hereby certify that the above is a true and correct copy of the resolution as passed by the Buffalo County Board of Commissioners on the 25th day of February, 2020.

(SEAL)



Janice I. Giffin  
Janice I. Giffin, County Clerk





2020-02110

KELLIE JOHN  
BUFFALO COUNTY REGISTER OF DEEDS  
KEARNEY, NEBRASKA  
RECORDED ON: 04/15/2020 11:14:40 AM  
DEED WARRANTY  
REC FEE: 16.00  
PAGES: 2  
PD: 16.00 ESCROW:  
CK: ACH SIMPLIFILE  
REC'D:SIMPLIFILE  
SUB:NE TITLE COMPANY  
35635 GRAND ISLAND ROAD-PLEASANTON  
NEBRASKA DOCUMENTARY STAMP TAX  
DOC TAX:  
EXEMPTION: 5A  
RECORDED ON: 04/15/2020  
AUTHORIZED BY: SM

PROPERTY OF BUFFALO COUNTY

**SURVIVORSHIP WARRANTY DEED**


Tyler J. Hanks and Brittany L. Stark Hanks, a/k/a Brittany L. Stark-Hanks, a married couple, GRANTOR, in consideration of One Dollar and other good and valuable consideration received from Tyler J. Hanks and Brittany L. Stark Hanks, a married couple, GRANTEES, hereby conveys to GRANTEES, as joint tenants with right of survivorship and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201)

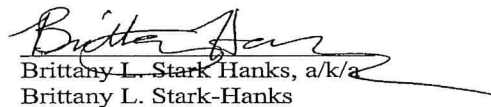
SEE ATTACHED EXHIBIT "A"

GRANTOR covenant with GRANTEES that GRANTOR:

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

Dated 3-17-20

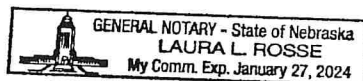
  
Tyler J. Hanks


  
Brittany L. Stark Hanks, a/k/a  
Brittany L. Stark-Hanks

STATE OF Nebraska

COUNTY OF Buffalo

The foregoing instrument was acknowledged before me this 17 day of March, 2020 by Tyler J. Hanks and Brittany L. Stark Hanks, a/k/a Brittany L. Stark-Hanks, a married couple.



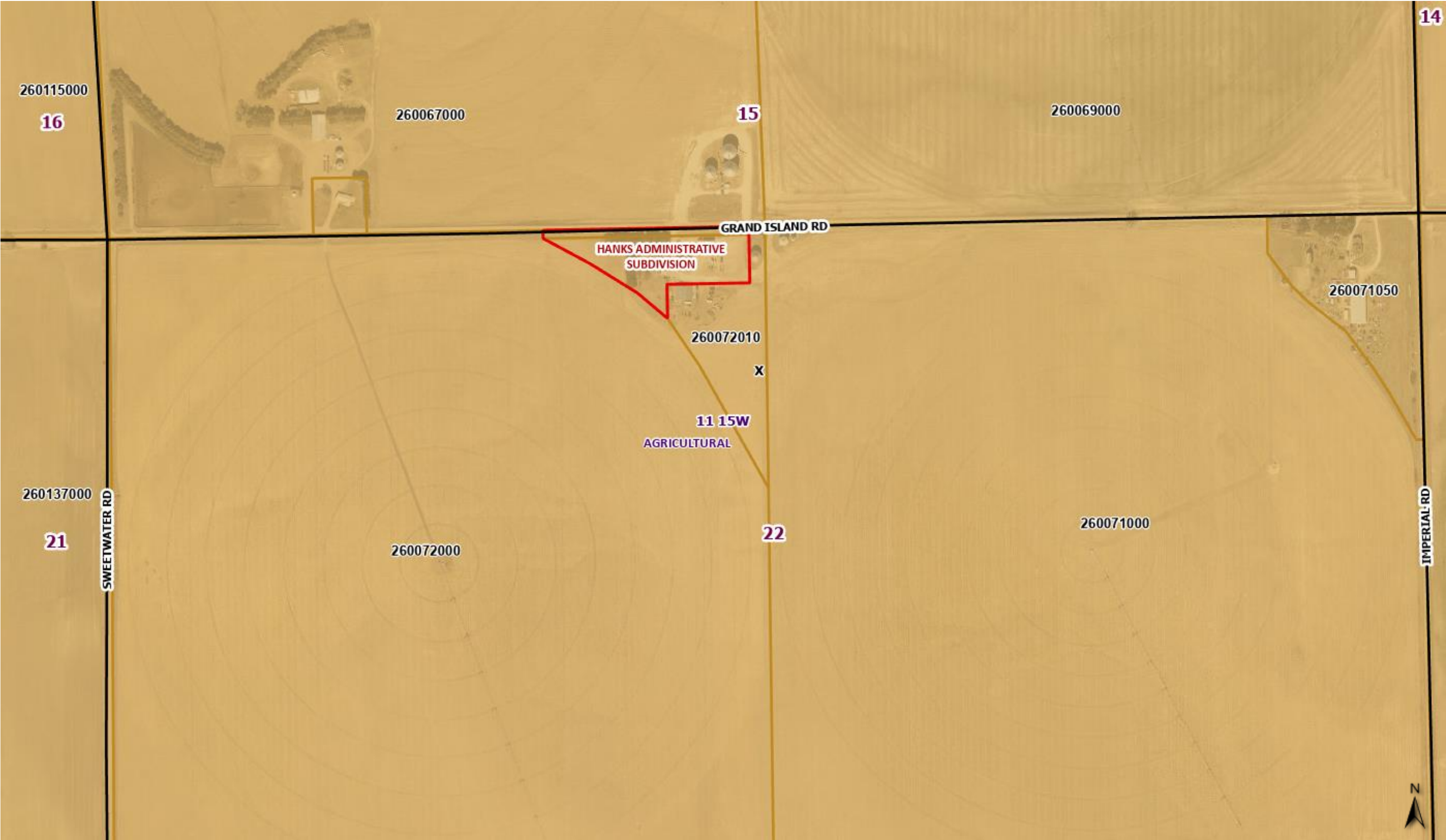
  
Notary Public  
NTK0004303A

Please Return recorded document to:  
Nebraska Title Company  
208 W. 29th Street, Suite B  
Kearney, NE 68845

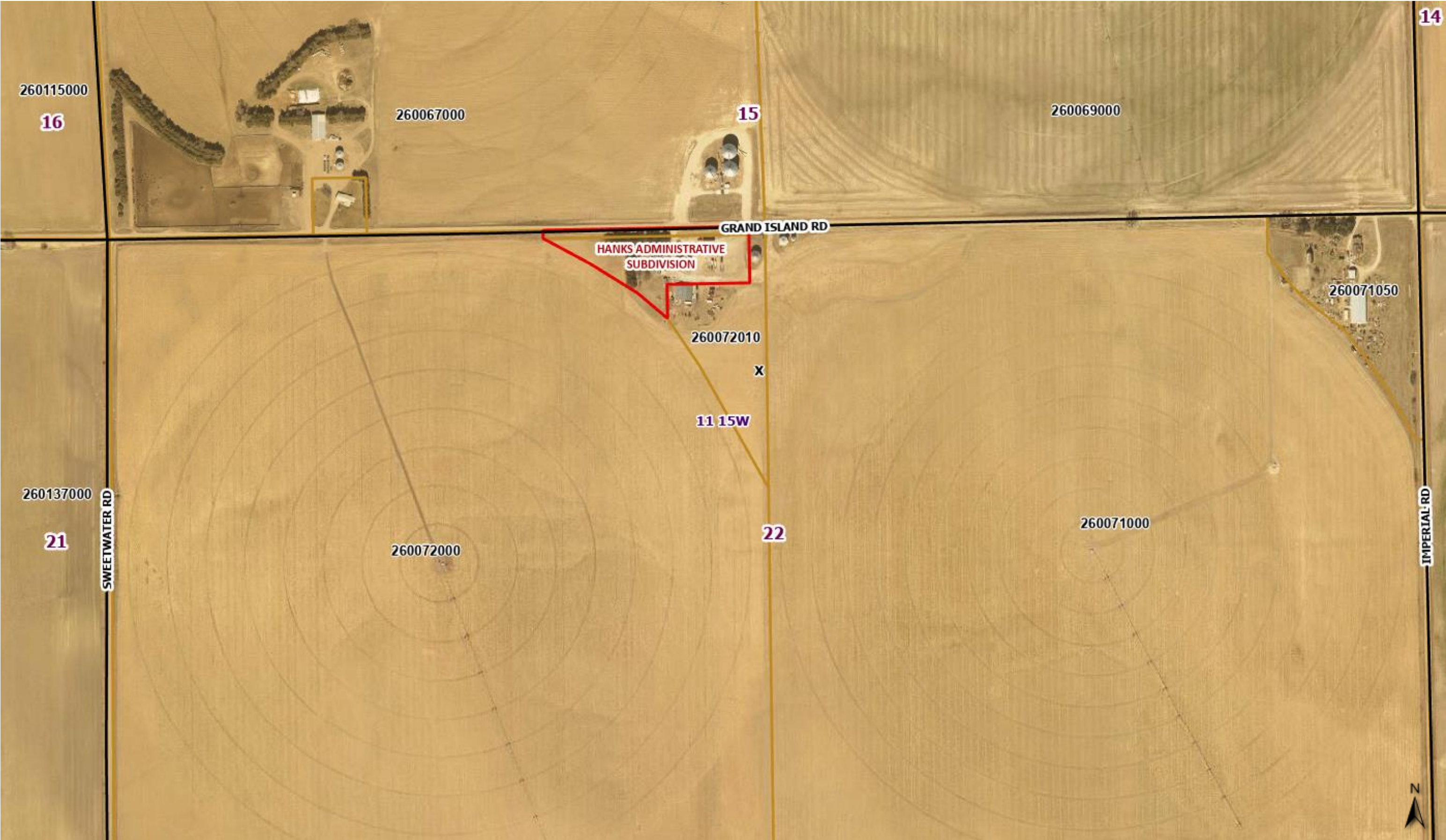
NTK0004303

EXHIBIT "A"

Lot One (1), Hanks Administrative Subdivision, an administrative subdivision being part of the Northeast Quarter of the Northwest Quarter (NE1/4 NW1/4) of Section Twenty-two (22), Township Eleven (11) North, Range Fifteen (15) West of the Sixth Principal Meridian, Buffalo County, Nebraska.







# Zoning Agenda

Item #5



22-11-15  
cedar

**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

Type of Plat   Administrative Sub xxx   Preliminary Plat \_\_\_\_\_ Final Plat \_\_\_\_\_  
Vacation of Plat \_\_\_\_\_ Variance \_\_\_\_\_

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

Subdivision name: HANKS SECOND ADMINISTRATIVE SUBDIVISION      Date 07/03/2025

Owner's name: Tyler J. Hanks and Brittany L. Stark Hanks, and Timothy A. Bockerman, Inc.

Owner's home address: See Attached Sheet

Telephone number(home): \_\_\_\_\_ (daytime) \_\_\_\_\_

Developer's name: Tyler J. Hanks and Brittany L. Stark Hanks, and Timothy A. Bockerman, Inc., Timothy A. Bockerman, Pres.

Developer's address: See Attached Sheet

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

List all people who own, have liens and other interest See Attached Sheet

Present use of property: Rural Residential / Agricultural

Desired use of property: Rural Residential      Present Zoning Agricultural

Legal Description of property: See Attached Sheet

Area of property(square feet and/or acres) 4.01 Acres, more or less

Number of lots or parcels: One (1)

School District \_\_\_\_\_ Fire District \_\_\_\_\_

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

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

Signature of Owner:  Printed Name Timothy A. Bockerman, President

And agent:  Mitchell W. Humphrey, Nebr. P.L.S. 492

Preliminary Plat approval date: \_\_\_\_\_

Office Use Only		
Permit Number	<u>2025-062</u>	
Filing Fee	<u>370<sup>00</sup></u>	Receipt # <u>975109</u>
Zoning Classification	<u>AG</u>	
Floodplain Yes or No	<u>No</u>	
8/09	Date <u>7-10-25</u>	Initial <u>DW</u>

Action Taken:

P & Z Recommendation:      \_\_\_\_\_ approved      \_\_\_\_\_ disapproved      Date: \_\_\_\_\_

County Commissioners      \_\_\_\_\_ approved      \_\_\_\_\_ disapproved      Date: \_\_\_\_\_



ATTACHMENT TO THE APPLICATION FOR SUBDIVISION  
(HANKS SECOND ADMINISTRATIVE SUBDIVISION)

LEGAL DESCRIPTION

A tract of land being part of the Northeast Quarter of the Northwest Quarter (NE1/4 NW1/4) of Section Twenty-two (22), Township Eleven (11) North, Range Fifteen (15) West of the Sixth Principal Meridian, Buffalo County, Nebraska, with said tract of land being inclusive of Vacated Lot One (1), Hanks Administrative Subdivision, an administrative subdivision being part of the Northeast Quarter of the Northwest Quarter (NE1/4 NW1/4) of Section Twenty-two (22), Township Eleven (11) North, Range Fifteen (15) West of the Sixth Principal Meridian, Buffalo County, Nebraska, all more particularly described as follows: Referring to the Northeast Corner of the Northwest Quarter of Section 22 and assuming the North line of the Northwest Quarter of said Section 22 as bearing S 88°57'33" W and all bearings contained herein are relative thereto; thence on the North line of the Northwest Quarter of said Section 22, S 88°57'33" W a distance of 65.00 feet to the Northeast Corner of Hanks Administrative Subdivision, an administrative subdivision being part of the Northeast Quarter of the Northwest Quarter (NE1/4 NW1/4) of Section Twenty-two (22), Township Eleven (11) North, Range Fifteen (15) West of the Sixth Principal Meridian, Buffalo County, Nebraska; thence leaving the North line of said Northwest Quarter of Section 22, S 01°02'27" E on the East line of said Hanks Administrative Subdivision a distance of 40.0 feet to the ACTUAL PLACE OF BEGINNING, said point being the Southeast Corner of the dedicated Public Road (Grand Island Road) right-of-way shown on the plat and dedication of said Hanks Administrative Subdivision, such point also being the Northeast Corner of Vacated Lot 1 of said Hanks Administrative Subdivision; thence S 88°57'33" W on the South line of said dedicated Public Road (Grand Island Road) right-of-way and on the North line of said Vacated Lot 1 of Hanks Administrative Subdivision a distance of 830.00 feet to the Southwest Corner of the dedicated Public Road (Grand Island Road) right-of-way shown on the plat and dedication of said Hanks Administrative Subdivision, such point also being the Northwest Corner of Vacated Lot 1 of said Hanks Administrative Subdivision; thence S 01°02'27" E on the West line of said Vacated Lot 1 of Hanks Administrative Subdivision a distance of 1.50 feet to a point on the Southerly line of said Vacated Lot 1 of Hanks Administrative Subdivision; thence S 61°44'10" E on the Southerly line of said Vacated Lot 1 of Hanks Administrative Subdivision a distance of 217.40 feet; thence S 58°11'07" E continuing on the Southerly line of said Vacated Lot 1 of Hanks Administrative Subdivision a distance of 222.38 feet; thence S 49°50'24" E continuing on the Southerly line of said Vacated Lot 1 of Hanks Administrative Subdivision a distance of 158.93 feet; thence leaving the Southerly line of said Vacated Lot 1 of Hanks Administrative Subdivision, S 01°00'40" E a distance of 32.41 feet; thence N 88°59'20" E a distance of 199.05 feet; thence N 01°02'27" W a distance of 170.00 feet to a point on the South line of said Vacated Lot 1 of Hanks Administrative Subdivision; thence N 88°59'20" E on the South line of said Vacated Lot 1 of Hanks Administrative Subdivision a distance of 135.00 feet to the Southeast Corner of said Vacated Lot 1 of Hanks Administrative Subdivision; thence N 01°02'27" W on the East line of said Vacated Lot 1 of Hanks Administrative Subdivision a distance of 195.83 feet to the place of beginning. Containing 4.01 acres, more or less.

Legal Desc: Hanks Second Administrative Sub., Pt. NE1/4 NW1/4 of Sect. 22, T11N, R15W of the 6th P.M., Buffalo Co., NE  
Client: Tyler & Brittany Hanks, and Timothy A. Bockerman, Inc.  
Prepared By: Mitchell Humphrey  
Date: July 8, 2025  
BSC Project No.: 240123  
File Name: Legal Desc Attachment 240123 07-08-2025

Address of Owners:

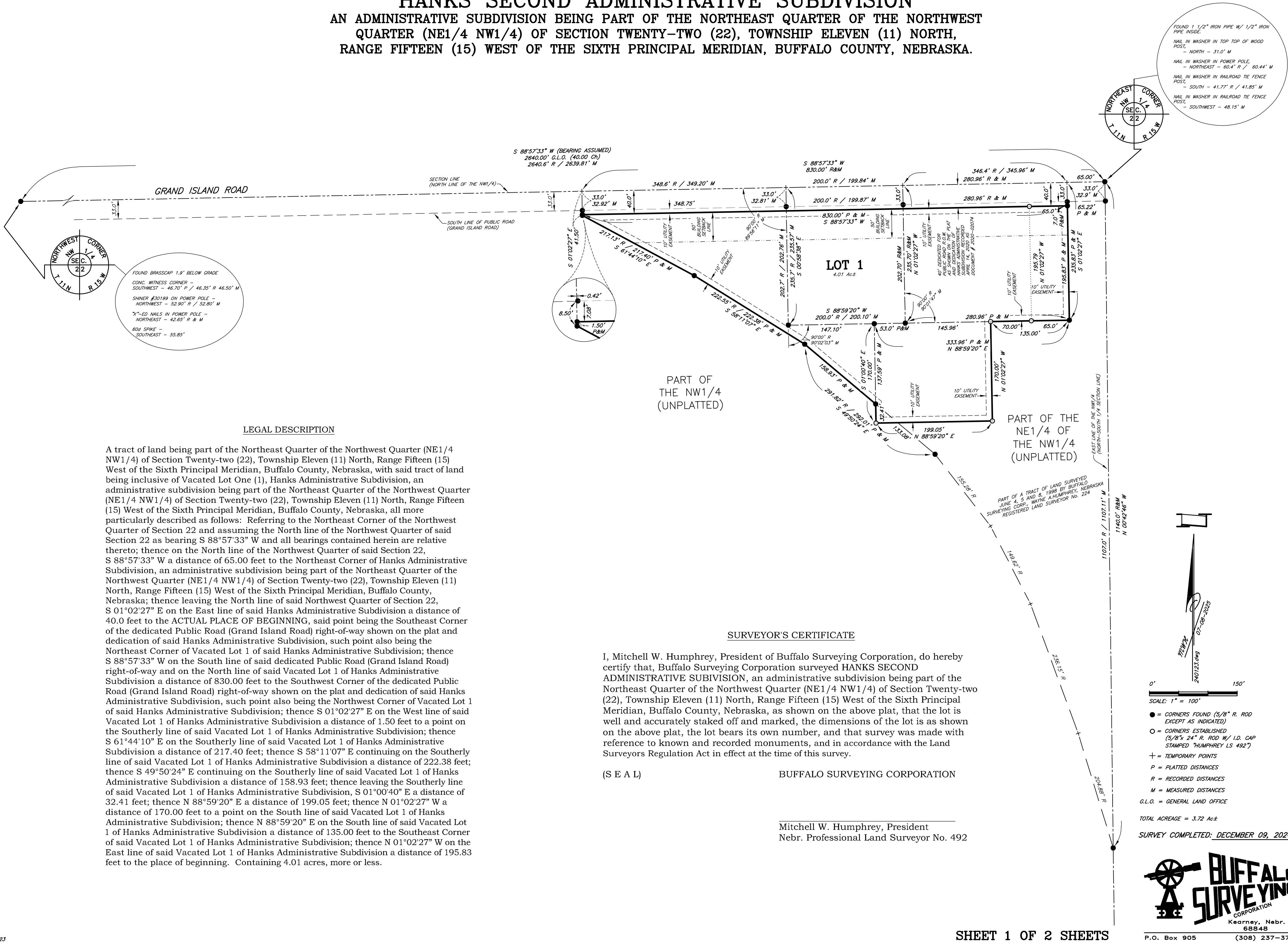
Tyler J. Hanks  
Brittany L. Stark Hanks  
35635 Grand Island Road  
Pleasanton, NE 68866

Timothy A. Bockerman, Inc.  
1506 15th Avenue  
Kearney, NE 68845

People/Entities who have liens and other interest:

1. Mortgage Electronic Registration Systems, Inc., Beneficiary under Deed of Trust acting solely as nominee for the lender West Gate Bank
2. Town and Country Bank, Beneficiary under Deed of Trust

HANKS SECOND ADMINISTRATIVE SUBDIVISION  
AN ADMINISTRATIVE SUBDIVISION BEING PART OF THE NORTHEAST QUARTER OF THE NORTHWEST  
QUARTER (NE1/4 NW1/4) OF SECTION TWENTY-TWO (22), TOWNSHIP ELEVEN (11) NORTH,  
RANGE FIFTEEN (15) WEST OF THE SIXTH PRINCIPAL MERIDIAN, BUFFALO COUNTY, NEBRASKA.





HANKS SECOND ADMINISTRATIVE SUBDIVISION
AN ADMINISTRATIVE SUBDIVISION BEING PART OF THE NORTHEAST QUARTER OF THE NORTHWEST
QUARTER (NE1/4 NW1/4) OF SECTION TWENTY-TWO (22), TOWNSHIP ELEVEN (11) NORTH,
RANGE FIFTEEN (15) WEST OF THE SIXTH PRINCIPAL MERIDIAN, BUFFALO COUNTY, NEBRASKA.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: that Tyler J. Hanks and Brittany L. Stark Hanks a/k/a Brittany L. Stark-Hanks, husband and wife, owners by virtue of the Survivorship Warranty Deed filed of public record as Document #2020-02110, and, and Timothy A. Bockerman, Inc., a Nebraska corporation, owner by virtue of a Corporation Warranty Deed filed of public recorded as Inst. 2005-11304 and by virtue of a Quitclaim Deed filed as Document #2025-02557, and Mortgage Electronic Registration Systems, Inc., Beneficiary under Deed of Trust acting solely as nominee for the lender West Gate Bank by virtue of a Deed of Trust recorded as Document #2020-02439, and Town & Country Bank, Organized and existing under the Laws of Nebraska, Beneficiary under Deed of Trust by virtue of a Deed of Trust recorded as Document #2023-01973, being the sole owners and beneficiaries of the land described hereon, have caused the same to be surveyed, subdivided and platted and designated as HANKS SECOND ADMINISTRATIVE SUBDIVISION, an administrative subdivision being part of the Northeast Quarter of the Northwest Quarter (NE1/4 NW1/4) of Section Twenty-two (22), Township Eleven (11) North, Range Fifteen (15) West of the Sixth Principal Meridian, Buffalo County, Nebraska, and said owners and beneficiaries hereby ratify and approve the disposition of their property as shown on the above plat, and hereby dedicate to the use and benefit of the public, the street right-of-way and utility easements as shown on said plat, and acknowledge said addition to be made with the free consent and in accord with the desires of said owners and beneficiaries.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2025.

Tyler J. Hanks,
husband of Brittany L. Stark Hanks
a/k/a Brittany L. Stark-Hanks

Brittany L. Stark Hanks a/k/a
Brittany L. Stark-Hanks,
wife of Tyler J. Hanks

TIMOTHY A. BOCKERMAN, INC., a Nebraska Corporation

By: Timothy A. Bockerman,
President of Timothy A. Bockerman, Inc., a Nebraska
Corporation

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.,
Beneficiary under Deed of Trust acting solely as nominee for
the lender West Gate Bank

By: Craig Smith, Vice President of Mortgage Electronic
Registration Systems, Inc.

TOWN & COUNTRY BANK, Organized and existing under
The laws of Nebraska, Beneficiary under Deed of Trust

By: James E. Friesen, President of Town & Country Bank

ACKNOWLEDGEMENTS

STATE OF NEBRASKA )
) ss:
COUNTY OF BUFFALO )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of
\_\_\_\_\_, 2025, by Tyler J. Hanks, husband of Brittany L. Stark
Hanks a/k/a Brittany L. Stark-Hanks.

(S E A L)

Notary Public

My commission expires \_\_\_\_\_.

STATE OF NEBRASKA )
) ss:
COUNTY OF BUFFALO )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of
\_\_\_\_\_, 2025, by Brittany L. Stark Hanks, a/k/a Brittany L.
Stark-Hanks, wife of Tyler J. Hanks.

(S E A L)

Notary Public

My commission expires \_\_\_\_\_.

STATE OF NEBRASKA )
) ss:
COUNTY OF BUFFALO )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of
\_\_\_\_\_, 2025, by Timothy A. Bockerman, President of Timothy A.
Bockerman, Inc., a Nebraska Corporation.

(S E A L)

Notary Public

My commission expires \_\_\_\_\_.

ACKNOWLEDGEMENTS Continued

STATE OF NEBRASKA )
) ss:
COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of
\_\_\_\_\_, 2025, by Craig Smith, Vice President of Mortgage
Electronic Registration Systems, Inc., as Beneficiary under Deed of Trust acting
solely as nominee for the lender West Gate Bank.

(S E A L)

Notary Public

My commission expires \_\_\_\_\_.

STATE OF NEBRASKA )
) ss:
COUNTY OF BUFFALO )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of
\_\_\_\_\_, 2025, by James E. Friesen, President of Town &
Country Bank, Organized and existing under the laws of Nebraska, as Beneficiary
under Deed of Trust.

(S E A L)

Notary Public

My commission expires \_\_\_\_\_.

RESOLUTION NO. \_\_\_\_\_

BE IT RESOLVED BY THE BUFFALO COUNTY BOARD OF COMMISSIONERS OF
BUFFALO COUNTY, NEBRASKA, in regular session with quorum present, that the
plat of HANKS SECOND ADMINISTRATIVE SUBDIVISION, an administrative
subdivision being part of the Northeast Quarter of the Northwest Quarter (NE1/4
NW1/4) of Section Twenty-two (22), Township Eleven (11) North, Range Fifteen (15)
West of the Sixth Principal Meridian, Buffalo County, Nebraska, duly made out,
acknowledged and certified is hereby approved, accepted, ratified and authorized to
be filed and recorded in the Office of the Register of Deeds, Buffalo County,
Nebraska.

Moved by: \_\_\_\_\_
(Print Name)

Seconded by: \_\_\_\_\_
(Print Name)

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

STATE OF NEBRASKA )
) ss:
COUNTY OF BUFFALO )

I, Heather A. Christensen, County Clerk in and for Buffalo County, Nebraska,
being duly qualified, do hereby certify that the above is a true and correct copy of
the resolution as passed by the Buffalo County Board of Commissioners on the
\_\_\_\_ day of \_\_\_\_\_, 2025.

(SEAL)

Heather A. Christensen, County Clerk





260067000

260069000

15

GRAND ISLAND RD

260072100

260072010

260071050

Timothy A. Bockerman, Inc.  
Before Split: 156.01 Acres  
Less Split (Admin. Sub.): 0.79 Acres  

---

Remnant Acres: 155.22 Acres

Tyler & Brittany Hanks (Starks)  
(Original Subdivision)  
Before Split: 3.23 Acres  
After Split (Admin. Sub.): 3.23 Acres  

---

Remnant Acres: 0.00 Acres

Proposed Admin. Sub.  
Before Split: 3.23 Acres  
Plus Land Add (Admin. Sub.): 0.79 Acres  

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Total Acreage (+/- Admin. Sub.): 4.02 Acres

260072000

11 15W

260071000

22

260073000

260075000

IMPERIAL RD







# NEBRASKA TITLE COMPANY

SERVICE BEYOND EXPECTATION

## LIMITED TITLE REPORT

FILE NO: NTK0012294

TO: **Buffalo Surveying Corporation**  
**Mitchell Humphrey**

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

### LEGAL DESCRIPTION:

A tract of land being part of the Northeast Quarter of the Northwest Quarter of Section 22, Township 11 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska, with said tract of land being inclusive of part of vacated Lot 1, Hanks Administrative Subdivision, an administrative subdivision being part of the Northeast Quarter of the Northwest Quarter of Section 22, Township 11 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska, all more particularly described as follows: Referring to the Northeast Corner of the Northwest Quarter of Section 22 and assuming the North line of the Northwest Quarter of said Section 22 as bearing S 88° 57' 33" W and all bearings contained herein are relative thereto; thence on the North line of the Northwest Quarter of said Section 22, S 88° 57' 33" W a distance of 65.00 feet to the Northwest Corner of Hanks Administrative Subdivision, an administrative subdivision being part of the Northeast Quarter of the Northwest Quarter of Section 22, Township 11 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska; thence leaving the North line of said Northwest Quarter of Section 22, S 01° 02' 27" E on the West line of said Hanks Administrative Subdivision a distance of 40.0 feet to the Southeast Corner of the dedicated Public Road (Grand Island Road) right-of-way shown on the plat and dedication of said Hanks Administrative Subdivision, said point also being the Northeast Corner of vacated Lot 1 of said Hanks Administrative Subdivision; thence S 88° 57' 33" W on the South line of said dedicated Public Road (Grand Island Road) right-of-way and on the North line of said vacated Lot 1 of Hanks Administrative Subdivision a distance of 65.0 feet to the ACTUAL PLACE OF BEGINNING; thence continuing S 88° 57' 33" W on the South line of said dedicated Public Road (Grand Island Road) right-of-way and on the North line of said vacated Lot 1 of Hanks Administrative Subdivision a distance of 830.00 feet to the Southwest Corner of the dedicated Public Road (Grand Island Road) right-of-way shown on the plat and dedication of said Hanks Administrative Subdivision, said point also being the Northwest Corner of vacated Lot 1 of said Hanks Administrative Subdivision; thence S 01° 02' 27" E on the West line of said vacated Lot 1 of Hanks Administrative Subdivision a distance of 1.50 feet to a point on the Southerly line of said vacated Lot 1 of Hanks Administrative Subdivision; thence S 61° 44' 10" E on the Southerly line of said vacated Lot 1 of Hanks Administrative Subdivision a distance of 217.40 feet; thence S 58° 11' 07" E continuing on the Southerly line of said vacated Lot 1 of Hanks Administrative Subdivision a distance of 222.38 feet; thence S 49° 50' 24" E continuing on the Southerly line of said vacated Lot 1 of Hanks Administrative Subdivision a distance of 158.93 feet; thence leaving the Southerly line of said vacated Lot 1 of Hanks Administrative Subdivision, S 01° 00' 40" E a distance of 32.41 feet; thence S 88° 59' 20" E a distance of 199.05 feet; thence N 01° 02' 27" W a distance of 170.00 feet to a point on the South line of said vacated Lot 1 of Hanks Administrative Subdivision; thence S 88° 59' 20" E on the South line of said vacated Lot 1 of Hanks Administrative Subdivision a distance of 70.0 feet to a point being



65.0 feet Westerly from the Southeast Corner of said vacated Lot 1 of Hanks Administrative Subdivision; thence leaving the South line of said vacated Lot 1 of Hanks Administrative Subdivision, N 01° 02' 27" W on a line being 65.0 feet Westerly of as measured at right angles from the East line of said vacated Lot 1 of Hanks Administrative Subdivision a distance of 195.79 feet to the place of beginning.

**GRANTEE IN LAST DEED OF RECORD:**

Tyler J. Hanks and Brittany L. Stark Hanks, Timothy A. Bockerman and Helen M. Bockerman, and Timothy A. Bockerman, Inc., a Nebraska Corporation

**UNRELEASED LIENS OF RECORD:**

- a. Deed of Trust executed by Tyler J Hanks and Brittany L Stark Hanks, husband and wife, Trustor to West Gate Bank, Trustee for MERS (Mortgage Electronic Registration Systems, Inc.), MIN # 1003601-0000347098-6, acting solely as a nominee for Lender (West Gate Bank), Beneficiary, in the stated amount of \$180,000.00, dated April 20, 2020, recorded April 29, 2020, as Inst. No. 2020-02439; records of Buffalo County, Nebraska. (Part)
- b. Deed of Trust executed by Tyler J Hanks and Brittany L Stark Hanks A Married Couple, Trustor to Town & Country Bank, Trustee and Beneficiary, in the principal amount of \$51,000.00 dated May 10, 2023 and recorded May 15, 2023 as Inst. No. 2023-01973; records of Buffalo County, Nebraska. (Part)

**JUDGMENTS OR TRANSCRIPTS OF JUDGMENTS:**

None of Record

**TAXES/ASSESSMENTS:**

2023 and all prior years - paid in full  
2024 in the amount of \$2,108.70 - not paid.  
First half becomes delinquent May 1, 2025;  
Second half becomes delinquent September 1, 2025.  
Parcel ID No.: 260072100 (Includes other land)  
Assessed Value: \$249,735.00

2023 and all prior years - paid in full  
2024 in the amount of \$454.16 - not paid.  
First half becomes delinquent May 1, 2025;  
Second half becomes delinquent September 1, 2025.  
Parcel ID No.: 260072010 (Includes other land)  
Assessed Value: \$51,735.00

2023 and all prior years - paid in full  
2024 in the amount of \$5,726.02 - not paid.  
First half becomes delinquent May 1, 2025;  
Second half becomes delinquent September 1, 2025.  
Parcel ID No.: 260072000 (Includes other land)  
Assessed Value: \$709,595.00

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

**EASEMENTS AND RESTRICTIONS OF RECORD:**

- a. Grant of Easement recorded April 2, 2015 as Inst. No. 2015-01874; records of Buffalo County, Nebraska.
- b. Grant of Easement recorded April 2, 2015 as Inst. No. 2015-01875; records of Buffalo County, Nebraska.

- c. Plat and Dedication of Hanks Administrative Subdivision recorded April 14, 2020 as Inst. No. 2020-02074; records of Buffalo County, Nebraska.

**Effective Date: February 28, 2025 at 8:00 am**

**Nebraska Title Company**



By

Registered Abstracter

**Please direct inquiries to: Kaitlin Greene**

**NOTE: THIS IS AN INFORMATIONAL TITLE REPORT**

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

NUM PAGES 2  
DOC TAX Exempt PD     CHG     RET      
FEES 10.50 PD X CHG     RET      
TOTAL      
CK NUM 39375 BY PGB+B  
    BY      
REC'D      
RETURN      
PARKER G B & B  
BOX 1600  
KEARNEY, NE 68848

TRACT INDEX I  
COMPUTER I  
COMPARED X  
card

Inst. 2005 - 11304

RECORDED  
BUFFALO COUNTY, NE

2005 DE 30 AM 10:02

*Kellie John*  
REGISTER OF DEEDS

NEBRASKA DOCUMENTARY STAMP TAX	
Date	<u>12-30-2005</u>
\$ <u>Exempt 8</u>	By <u>KMH</u>

**CORPORATION  
WARRANTY DEED**

CARL I. BOCKERMAN FARMS, INC., a Nebraska Corporation, GRANTOR, in consideration of an Internal Revenue Code §351 tax-free exchange and pursuant to a corporate reorganization and plan of merger, conveys to GRANTEE, TIMOTHY A. BOCKERMAN, INC., a Nebraska Corporation, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Northwest Quarter (NW¼) of Section Twenty-two (22), Township Eleven (11) North, Range Fifteen (15), West of the 6<sup>th</sup> P.M., Buffalo County, Nebraska, EXCEPT a part of the Northeast Quarter of the Northwest Quarter (NE¼NW¼) of said Section Twenty-two (22), more particularly described as follows: Referring to the NE corner of the Northwest Quarter (NW¼) of said Section Twenty-two (22), thence Westerly on the North line of said Northwest Quarter (NW¼) a distance of 346.4 feet to the ACTUAL PLACE OF BEGINNING; thence continuing westerly on the aforescribed course a distance of 200.0 feet; thence with a deflection angle to the left of 90°00' a distance of 235.7 feet; thence left 90°00' and parallel with the North line of the Northwest Quarter (NW¼) of said section a distance of 200.0 feet; thence left of 90°00' a distance of 235.7 feet to the place of beginning, (containing 1.082 acres, more or less, of which 0.151 acres, more or less are presently being used for road purposes); AND EXCEPT a tract of land being part of the Northeast Quarter of the Northwest Quarter of said Section Twenty-two (22), more particularly described as a tract of land being part of the Northeast Quarter (¼) of the Northwest Quarter (¼) of said Section Twenty-two (22), more particularly described as follows: Beginning at the Northeast corner of the Northwest Quarter (NW¼) of said Section 22 and assuming the North line of said Northwest ¼ as bearing WEST and all bearings contained herein are relative thereto; thence WEST on the aforesaid North line a distance of 346.4 feet; thence SOUTH a distance of 235.7 feet; thence WEST a distance of 200.0 feet; thence NORTH a distance of 235.7 feet to the point on the North line of the Northwest Quarter of said section; thence WEST on the aforesaid North line a distance of 348.6 feet; thence SOUTH a distance of 41.5 feet; thence S 60°38'39" E a distance of 217.13 feet; thence S 57°07'13" E a distance of 222.55 feet; thence S 48°47'58" E a distance of 291.82 feet; thence S 36°33'44" E a distance of 155.28 feet; thence S 26°09'14" E a distance of 149.62 feet; thence S 19°12'48" E a distance of 236.15 feet; thence S 15°57'29" E a distance of 204.88 feet to a point on the East line of the Northwest ¼ of said section; thence N 00°20'29" E and on the aforesaid East line a distance of 1140.0 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.

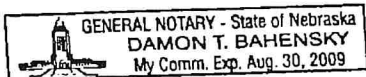
EXECUTED December 30, 2005.

**CARL I. BOCKERMAN FARMS, INC.,**  
a Nebraska Corporation, Grantor

By: Timothy A. Bockerman  
Timothy A. Bockerman, President

STATE OF NEBRASKA     }  
COUNTY OF BUFFALO    } ss:

The foregoing instrument was acknowledged before me on December 30, 2005, by **Timothy A. Bockerman**, President of **CARL I. BOCKERMAN FARMS, INC.**, a Nebraska Corporation, on behalf of the Corporation.



Damon T. Bahensky  
Notary Public

2025-02557

KELLIE JOHN  
BUFFALO COUNTY REGISTER OF DEEDS  
KEARNEY, NEBRASKA  
RECORDED ON: 06/06/2025 08:29:46 AM  
DEED QUIT CLAIM  
REC FEE: 16.00  
PAGES: 2  
PD: 16.00 ESCROW:  
CK: ACH SIMPLIFILE  
REC'D:SIMPLIFILE  
SUB:NEBRASKA TITLE-KEARNEY 215  
  
NEBRASKA DOCUMENTARY STAMP TAX  
DOC TAX:  
EXEMPTION: 5B  
RECORDED ON: 06/06/2025  
AUTHORIZED BY: JMR

After recording return to:  
Timothy A. Bockerman, Inc.  
1506 15<sup>th</sup> Avenue  
Kearney, NE 68845

QUITCLAIM DEED

Timothy A. Bockerman and Helen M. Bockerman, a married couple, GRANTOR, in consideration of One Dollar (\$1.00) and other valuable consideration received, hereby quitclaims to, GRANTEE, Timothy A. Bockerman, Inc., a Nebraska corporation, all of GRANTOR'S right, title and interest in and to the real estate (as defined in Neb. Rev. Stat. § 76-201) legally described as follows:

See attached Exhibit "A"

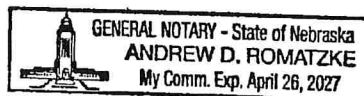
Dated as of the 5<sup>th</sup> day of June 2025.

Timothy A. Bockerman  
Timothy A. Bockerman

Helen M. Bockerman  
Helen M. Bockerman

STATE OF Nebraska )  
COUNTY OF Buffalo ) ss.

The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of June, 2025, by Timothy A. Bockerman and Helen M. Bockerman, a married couple.



[Signature]  
Notary Public

PROPER

## EXHIBIT "A"

A tract of land being part of the Northeast Quarter of the Northwest Quarter of Section 22, Township 11 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska, more particularly described as follows: Beginning at the Northeast Corner of the Northwest Quarter of said Section 22 and assuming the North line of said Northwest Quarter as bearing WEST and all bearings contained herein are relative thereto; thence WEST on the aforesaid North line a distance of 346.4 feet; thence SOUTH a distance of 235.7 feet; thence WEST a distance of 200.0 feet; thence NORTH a distance of 235.7 feet to a point on the North line of the Northwest Quarter of said section; thence WEST on the aforesaid North line a distance of 348.6 feet; thence SOUTH a distance of 41.5 feet; thence S 60° 38' 39" E a distance of 217.13 feet; thence S 57° 07' 13" E a distance of 222.55 feet; thence S 48° 47' 58" E a distance of 291.82 feet; thence S 36° 33' 44" E a distance of 155.28 feet; thence S 26° 09' 14" E a distance of 149.62 feet; thence S 19° 12' 48" E a distance of 236.15 feet; thence S 15° 57' 29" E a distance of 204.88 feet to a point on the East line of the Northwest Quarter of said section; thence N 00° 20' 29" E and on the aforesaid East line a distance of 1140.0 feet to the place of beginning; EXCEPT a tract of land being part of the Northeast Quarter of the Northwest Quarter of Section 22, Township 11 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska, more particularly described as follows: Referring to the Northeast Corner of the Northwest Quarter of Section 22 and assuming the North line of the Northwest Quarter of said Section 22 as bearing S 88° 57' 33" W and all bearings contained herein are relative thereto; thence on the North line of the Northwest Quarter of said Section 22, S 88° 57' 33" W a distance of 65.00 feet to the ACTUAL PLACE OF BEGINNING; thence continuing on the North line of the Northwest Quarter of said Section 22, S 88° 57' 33" W a distance of 830.00 feet; thence leaving the North line of the Northwest Quarter of said Section 22, S 01° 02' 27" E a distance of 41.50 feet; thence S 61° 44' 10" E a distance of 217.40 feet; thence S 58° 11' 07" E a distance of 222.38 feet; thence S 49° 50' 24" E a distance of 158.93 feet; thence N 01° 00' 40" W a distance of 137.59 feet; thence N 88° 59' 20" E a distance of 333.96 feet; thence N 01° 02' 27" W a distance of 235.83 feet to the place of beginning, now known as Lot 1, Hanks Administrative Subdivision, an Administrative Subdivision being part of the Northeast Quarter of the Northwest Quarter of Section 22, Township 11 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska.



2020-02110

KELLIE JOHN  
BUFFALO COUNTY REGISTER OF DEEDS  
KEARNEY, NEBRASKA  
RECORDED ON: 04/15/2020 11:14:40 AM  
DEED WARRANTY  
REC FEE: 16.00  
PAGES: 2  
PD: 16.00 ESCROW:  
CK: ACH SIMPLIFILE  
REC'D:SIMPLIFILE  
SUB:NE TITLE COMPANY  
35635 GRAND ISLAND ROAD-PLEASANTON  
NEBRASKA DOCUMENTARY STAMP TAX  
DOC TAX:  
EXEMPTION: 5A  
RECORDED ON: 04/15/2020  
AUTHORIZED BY: SM

PROPERTY OF BUFFALO COUNTY

**SURVIVORSHIP WARRANTY DEED**

Tyler J. Hanks and Brittany L. Stark Hanks, a/k/a Brittany L. Stark-Hanks, a married couple, GRANTOR, in consideration of One Dollar and other good and valuable consideration received from Tyler J. Hanks and Brittany L. Stark Hanks, a married couple, GRANTEES, hereby conveys to GRANTEES, as joint tenants with right of survivorship and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201)

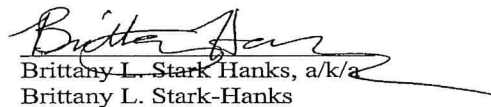
SEE ATTACHED EXHIBIT "A"

GRANTOR covenant with GRANTEES that GRANTOR:

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

Dated 3-17-20

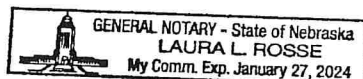
  
Tyler J. Hanks


  
Brittany L. Stark Hanks, a/k/a  
Brittany L. Stark-Hanks

STATE OF Nebraska

COUNTY OF Buffalo

The foregoing instrument was acknowledged before me this 17 day of March, 2020 by Tyler J. Hanks and Brittany L. Stark Hanks, a/k/a Brittany L. Stark-Hanks, a married couple.



  
Notary Public  
NTK0004303A

Please Return recorded document to:  
Nebraska Title Company  
208 W. 29th Street, Suite B  
Kearney, NE 68845

NTK0004303

EXHIBIT "A"

Lot One (1), Hanks Administrative Subdivision, an administrative subdivision being part of the Northeast Quarter of the Northwest Quarter (NE1/4 NW1/4) of Section Twenty-two (22), Township Eleven (11) North, Range Fifteen (15) West of the Sixth Principal Meridian, Buffalo County, Nebraska.

