

RESOLUTION 2019-59

WHEREAS: Haythorn Land & Cattle Company has requested a Change of Zone from A to RR for the following eight properties (see attached map):

- 1 - ALL LESS ROW & HWY 92 & TRS of Section 15, Township 15 North, Range 39 West of the 6th P.M., Keith County, Nebraska;
- 2 - ALL EX TRS of Section 14, Township 15 North, Range 39 West of the 6th P.M., Keith County, Nebraska;
- 3 - ALL EX TR of Section 13, Township 15 North, Range 39 West of the 6th P.M., Keith County, Nebraska;
- 4 - ALL S & W OF HWY 61 of Section 18, Township 15 North, Range 38 West of the 6th P.M., Keith County, Nebraska;
- 5 - TR IN N1/2 of Section 23, Township 15 North, Range 39 West of the 6th P.M., Keith County, Nebraska;
- 6 - TR IN N1/2 of Section 24, Township 15 North, Range 39 West of the 6th P.M., Keith County, Nebraska;
- 7 - ALL N OF R.R. EX TRS & ROAD of Section 19, Township 15 North, Range 38 West of the 6th P.M., Keith County, Nebraska;
- 8 - TR IN N1/2 of Section 20, Township 15 North, Range 38 West of the 6th P.M., Keith County, Nebraska (Survey Record Repository Keith 1420-287); and

WHEREAS: The Keith County Planning Commission, after due public notice in the official county newspaper, did hold a public hearing on August 1, 2019 at 7:30 p.m. in the Keith County Courthouse; and

WHEREAS: The Keith County Planning Commission found the request for the change in zoning in conformance with the Keith County Comprehensive Plan and Zoning Ordinance, has, therefore, recommended approval of the request; and

WHEREAS: The Keith County Board of Commissioners, after due notice in the official county newspaper, did hold a public hearing on August 21, 2019, in the Keith County Courthouse on said request and recommendation.

NOW THEREFORE BE IT RESOLVED, THAT
The Keith County Board of Commissioners hereby approves the request for change of zoning from Agricultural District (A) to Residential Rural District (RR), on the aforementioned properties; as recommended by the Keith County Planning Commission.

Dated this 21st day of August, 2019.

KEITH COUNTY NEBRASKA
BOARD OF COMMISSIONERS



Kim Elder, Chairman



Lane Anderson, Member



Toney Krajewski, Member

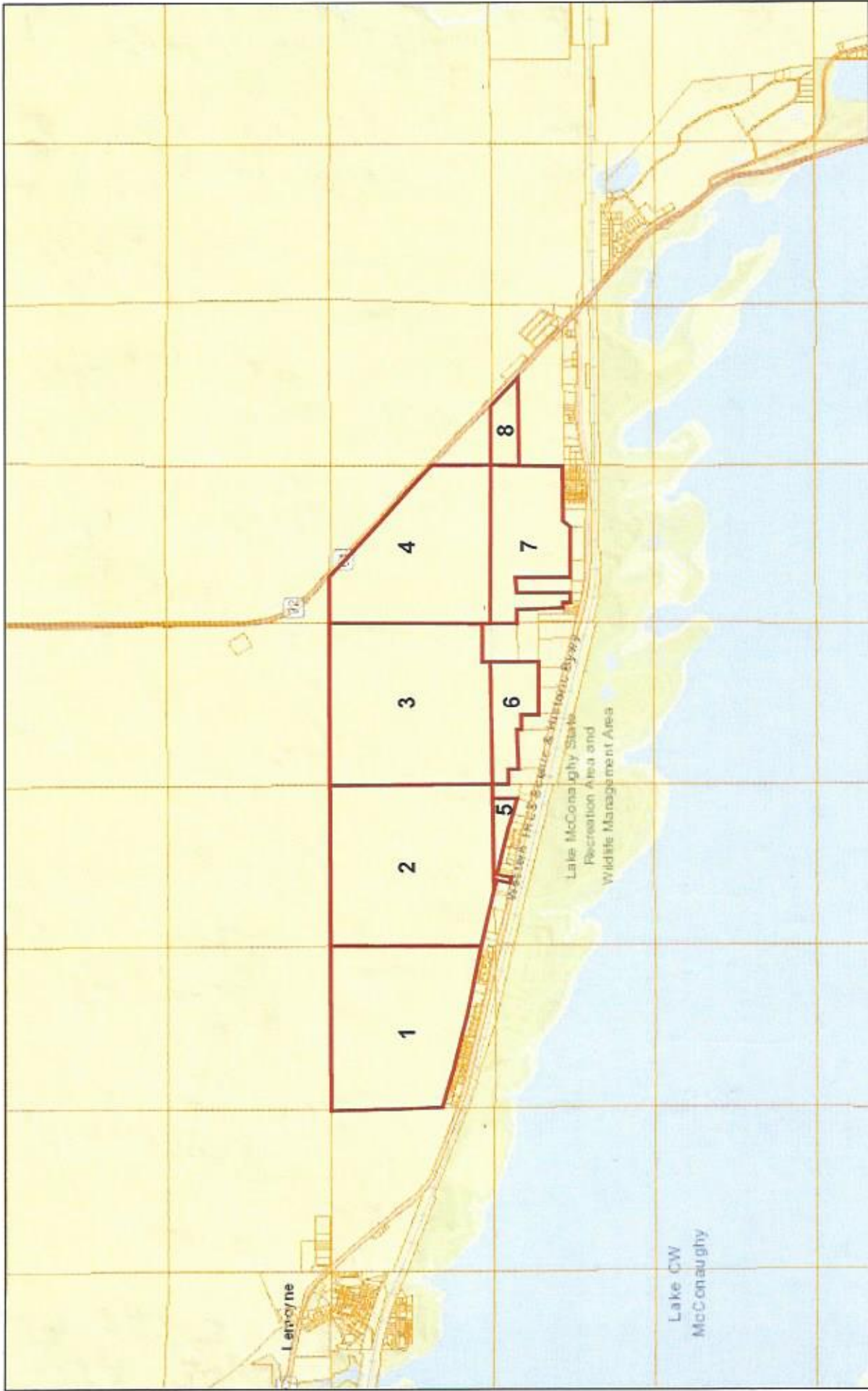


Joan Ervin, Member

Corey Crandall, Member

ATTEST:


Sandra K. Olson, Keith County Clerk

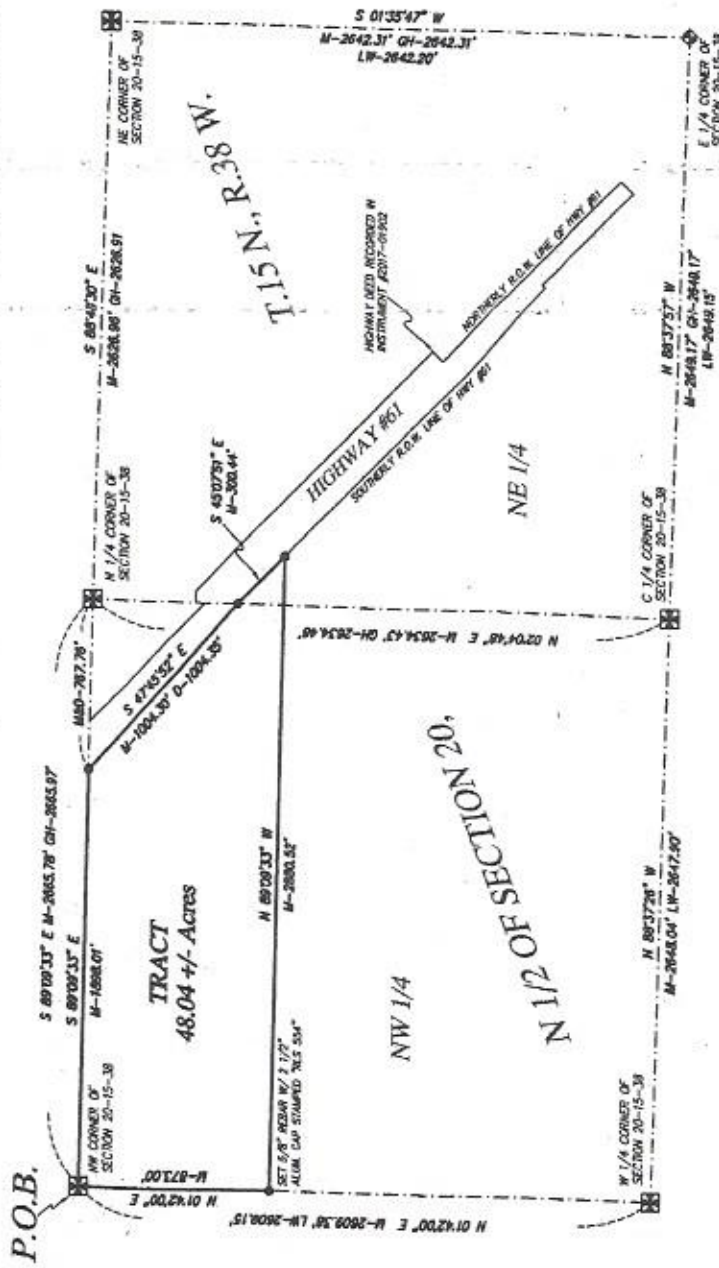


June 25, 2019

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

- ETJ
- City Limits
- Parcels
- Sections

A SURVEY PLAT OF A TRACT OF LAND LOCATED IN THE N 1/2 OF SECTION 20, T.15 N., R.38 W. OF THE 6th P.M., KEITH COUNTY, NEBRASKA



SCALE 1" = 500'
LEGEND
 FOUND SECTION AND QUARTER CORNER MONUMENTS
 SET SECTION AND QUARTER CORNER MONUMENTS
 MONUMENT SET FOR THIS SURVEY
 GLEN L. HICKS, L.S. 488, DISTANCE
 LEE W. WELLS, L.S. 315, DISTANCE
 DEED DISTANCE
 INSTRUMENT #2017-01902
 MEASURED DISTANCE

CORNER THE
 NW CORNER OF SECTION 20-15-38
 FOUND 1" ROD
 SET 21.7" SET NAIL & BRASS DISC IN TOP P.A.
 NE 11.0" SET NAIL & BRASS DISC IN TOP C.P.A.
 E 7.1" SET NAIL & BRASS DISC IN TOP P.A.
 E 23.0" SET NAIL & BRASS DISC IN TOP P.A.

CORNER THE
 N 1/4 CORNER OF SECTION 20-15-38
 FOUND 1" ROD
 SET 31.7" FOUND T-POST
 SET 32.8" FOUND T-POST
 SET 33.7" FOUND T-POST
 SET 43.5" FOUND T-POST

CORNER THE
 NE CORNER OF SECTION 20-15-38
 FOUND 1" REBAR AND T-POST
 SET 46.5" CONCRETE WITNESS CORNER
 SET 47.5" CONCRETE WITNESS CORNER



CORNER THE
 E 1/4 CORNER OF SECTION 20-15-38
 CORNER DESTROYED
 SET 5.0" SET NAIL & BRASS DISC IN C.P.A.
 STAMPED PER B.L.M. STANDARDS
 N 0.5" SET NAIL & BRASS DISC IN C.P.A.
 N 31.0" SET NAIL & BRASS DISC IN TOP P.A.
 E 25.8" SET NAIL & BRASS DISC IN TOP P.A.
 E 1.5" TO A.B.M. MARKER

CORNER THE
 C 1/4 CORNER OF SECTION 20-15-38
 FOUND 1" REBAR AND 2" T-POST OVER CORNER
 E 7.0" TO N/2 WIRE FENCE
 SE 22.3" NEAR CORNER 1/4" ELECTRIC P.D.
 ESE 51.5" NEAR CORNER OF 1/4" ELECTRIC METER

CORNER THE
 W 1/4 CORNER OF SECTION 20-15-38
 FOUND 3 1/2" ALUM. CAP
 CORNER IS ON CHISEL OF REBAR FOR NORTH/SOUTH DRIVEWAY WEST
 S 23.5" NORTH SIDE OF HOUSE EASTERN
 NE 64.1" NW CORNER OF HOUSE FOUNDATION
 ESE 62.1" SW CORNER OF HOUSE FOUNDATION
 SE 81.0" NW CORNER CONCRETE RETAINING WALL

SURVEYOR'S NOTES:
 This survey was set forth by Bayside Realty to survey a tract of land located in the N 1/2 of Section 20, T.15 N., R.38 W. of the 6th P.M., Keith County, Nebraska.

In the initial research I found surveys by Robert D. Temple, LS 503 dated September 1978 and February 1988, Ronald G. Ridway, LS 568, dated September 17, 2001, Lee W. Wells, LS 315, dated February 13, 2004 and Glenn L. Hicks, LS 488, dated May 31, 2006. I also found a Warranty Deed recorded in Instrument #2017-01902 for the new Highway Right-of-Way.

In the commencement of the field work I found the recorded corners as shown. Then using distance/sightline interest I reset the destroyed E 1/4 corner of Section 20 with a 3/8" rebar with 2 1/2" aluminum cap. This new property corner was then set as per request of the client.

The basis of the bearings for this plat was arrived by GPS solutions. A site search was not requested nor conducted by me for this tract of land. Therefore, all recorded and unrecorded Right-of-Ways or Easements may not be shown.

LEGAL DESCRIPTION TRACT:
 A tract of land located in the N 1/2 of Section 20, T.15 N., R.38 W. of the 6th P.M., Keith County, Nebraska, being more particularly described as follows:

Beginning at the NW corner of Section 20, T.15 N., R.38 W. of the 6th P.M., Keith County, Nebraska; thence S 89°09'33" E on the north line of the NW 1/4 of said Section, 1498.01 feet to a point on the southerly Right-of-Way line of Highway #61; thence now following said southerly Right-of-Way line of Highway #61, S 47°45'52" E 1004.30 feet to a point on the east line of said NW 1/4; thence S 45°07'51" E 300.44 feet; thence N 89°09'33" W parallel with said north line of said NW 1/4, 2880.52 feet to a point on the west line of said NW 1/4; thence N 01°42'00" E on said west line of said NW 1/4, 873.00 feet to the Point of Beginning containing 48.04 acres, more or less.

RESERVED FOR REPOSITORY
 Survey Record Repository
 RECEIVED
 MAY 21 2019
 Keith
 1420-207

SURVEYOR'S STATEMENT
 I, Ryan E. Dickinson, a Registered Land Surveyor in the State of Nebraska, do hereby state that the survey represented by this plat was made under my supervision, and the measurements shown thereon actually made, and the plat accurately represents said survey to the best of my knowledge and belief.
 Ryan E. Dickinson
 Nebraska Registered Land Surveyor
 Registration No. 554



CLIENT: BAYSIDE REALTY
 DATE OF SURVEY: 1 APRIL 2019
 PAGE 1 OF 1 PROJECT #: 19-025

Dickinson Land Surveyors, Inc.
 Nebraska and Colorado Certified
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