

Planning Commission Regular Meeting
Tuesday, May 2, 2023 7:00 PM

Hickman Community Center/City Hall 115
Locust Street, Room 128 Hickman, Nebraska

1. Call to Order
 - 1.A. Participant Sign-In Sheet Available & Disclosure of Meeting Recording Process Notice Posted.
 - 1.B. This is an Open Meeting of the Hickman Nebraska Planning Commission. The Hickman Nebraska Planning Commission abides by the Nebraska Open Meetings Act in conducting business. A copy of the Nebraska Open Meetings Act is on display in this meeting room as required by Nebraska State Law. Notice of meeting and copies of this agenda have been publically posted prior to the meeting at the Hickman City Hall, Hickman U.S. Post Office and U-Stop Market.
 - 1.C. The Hickman Nebraska Planning Commission may vote to go into Executive Closed Session on any agenda item as allowed by Nebraska State Law. The Planning Commission Members may be excused and re-enter the meeting room at any time after reconvening open session.
 - 1.D. Registered Agenda Speakers: All individuals requesting to be Registered Agenda Speakers must fill out a Registered Speaker Card & submit to Recording Clerk. The Planning Commission Chairperson or Presiding Meeting Officer reserves the right to deny this request, or will call you to the podium when your agenda Item is ready to be heard. Presentations, if allowed, may be limited to five (5) minutes per person, with a limit of three (3) individuals speaking per topic position. Please come to the podium, and clearly state your name and address for the record and the agenda topic you wish to speak upon in a professional manner.
2. Roll Call
3. Approval of Meeting Minutes
 - 3.A. March 23, 2023, Planning Commission Special Meeting Minutes
4. Presentations & Introductions - None
5. Staff Report
6. Public Hearings

6.A. The purpose of the hearing is to provide an opportunity for public comment on a Preliminary Plat submitted for the purpose of redistributing boundary lines for three parcels, making four parcels in Hickman's extraterritorial jurisdiction using 52.18 acres, as shown on the Preliminary Plat for Kaplan 2nd Addition. The application was provided by REGA Engineering Group Inc. The three lots are generally located south of Hickman Road, north of Wagon Train Road and a ½ mile east of S. 82nd Street. Parcel ID: 1535202002000 Legal Description: Kaplan Addition, Lot 2, Hickman NE 68372. Parcel ID: 1535200020000 Legal Description: S35, T8, R7, 6th Principal Meridian, Lot 33 NE, Hickman NE 68372. Parcel ID: 1535200021000 Legal Description: S35, T8, R7, 6th Principal Meridian, Lots 29-30 NE, Hickman NE 68372

6.B.

6.C. The purpose of the hearing is to provide an opportunity for public comment on a Final Plat submitted for the purpose of redistributing boundary lines for three parcels, making four parcels in Hickman's extraterritorial jurisdiction using 52.18 acres, as shown on the Final Plat for Kaplan 2nd Addition. The application was provided by REGA Engineering Group Inc. The three lots are generally located south of Hickman Road, north of Wagon Train Road and a ½ mile east of S. 82nd Street. Parcel ID: 1535202002000 Legal Description: Kaplan Addition, Lot 2, Hickman NE 68372. Parcel ID: 1535200020000 Legal Description: S35, T8, R7, 6th Principal Meridian, Lot 33 NE, Hickman NE 68372. Parcel ID: 1535200021000 Legal Description: S35, T8, R7, 6th Principal Meridian, Lots 29-30 NE, Hickman NE 68372.

6.D.

7. Unfinished Business - None

8. New Business

8.A. Recommendation to the City Council on a Preliminary Plat for Kaplan 2nd Addition, submitted by REGA Engineering Group. Legal Description: Kaplan Addition, Lot 2, Hickman NE 68372. Legal Description: S35, T8, R7, 6th Principal Meridian, Lot 33 NE, Hickman NE 68372. Legal Description: S35, T8, R7, 6th Principal Meridian, Lots 29-30 NE, Hickman NE 68372.

8.B.

8.C. Recommendation to the City Council on a Final Plat for Kaplan 2nd Addition submitted by REGA Engineering Group. Legal Description: Kaplan Addition, Lot 2, Hickman NE 68372. Legal Description: S35, T8, R7, 6th Principal Meridian, Lot 33 NE, Hickman NE 68372. Legal Description: S35, T8, R7, 6th Principal Meridian, Lots 29-30 NE, Hickman NE 68372.

8.D.

9. Planning Commission Comments & Correspondence

9.A. Discussion of the Draft Update to the Zoning Regulations for the City of Hickman and its Zoning Authority

9.B.

10. Meeting Adjournment

**MINUTES OF THE HICKMAN PLANNING COMMISSION
SPECIAL MEETING
March 23, 2023**

Call to Order

Planning Commission Chair Josh Maurer called the Hickman Planning Commission Meeting to order at 6:00 PM on Thursday, March 23, 2023. Notices of the meeting were distributed and posted at the Hickman City Hall, U.S. Post Office-Hickman, and U-Stop Market. The Open Meeting Laws Act, document placement in the meeting room and Executive Closed Session allowances were acknowledged and referenced. The participant sign-in sheet, registered agenda topic speaker cards and the meeting recording process were referenced

Roll Call

Planning Commission Members present for Roll Call included: Chair Josh Maurer, ETJ representative Colby Huenink, Erik Nore, Nancy Brandt, and Cory Ostrander. Planning Commission Members Eldren Echterkamp, Vice Chair Troy Pomajzl, Andrew Seuferer, Dave Kulwicki, and Paul Tran ALT were recorded as absent and excused.

Approval of Minutes

Chair Maurer presented the December 20, 2022 Special Meeting Minutes and the February 21, 2023 Special Meeting Minutes. Motion by PC Member Ostrander and a second by Brandt to approve the February 21, 2023 Special Meeting Minutes. PC Member Ostrander made a friendly amendment to the motion to approve the February 21, 2023 Special Meeting minutes to include the approval of the December 20, 2022 Special Meeting Minutes and the friendly amendment was seconded by PC Member Brandt. The following PC Members voted "YEA," Maurer, Huenink, Nore, Brandt, and Ostrander. The following PC Members voted "NAY," none. Motion passed 5-0.

Presentations & Introductions – None

Staff Reports – None

Public Hearings – None

Unfinished Business – None

New Business – None

Planning Commission Comments & Correspondence

Mr. Keith A Marvin AICP with Marvin Planning Consultants, Inc., presented a Draft Update to the Zoning Regulations for the City of Hickman. Mr. Marvin and Planning Commission members discussed making adjustments as needed. Mr. Marvin is to have a revised draft copy including the Zoning Map to the Planning Commission members by April 3, 2023 to review. City Staff will continue to zoom/communicate with Mr. Marvin on the document. One work session to be held on April 13, 2023, at 6 pm at the Hickman Community Center for the Final Draft of the Zoning Regulations for the City of Hickman. The public hearing for input by the residents of Hickman of the Final Draft Update to the Zoning Regulations for the City of Hickman and its Zoning Authority is tentatively scheduled for May 2, 2023 at 7:00 PM, before being presented to City Council. No action was taken.

PC Member Kulwicki joined the meeting at 6:18 PM.

Meeting Adjournment

Motion by PC Member Kulwicki and a second by Ostrander to adjourn at 7:52 PM. The following PC Members voted "YEA," Maurer, Huenink, Nore, Brandt, Kulwicki, and Ostrander. The following PC Members voted "NAY," none. Motion passed 6-0.

Josh Maurer, Chair

Date

Karissa Draper, Recording Clerk

Date

CITY OF HICKMAN
STAFF REPORT FOR PLANNING COMMISSION
MAY 2, 2023, MEETING

APPLICATION/FACTS

PROJECT: #2023-45 PRELIMINARY PLAT APPLICATION FOR KAPLAN 2ND ADDITION
SUBDIVISION #2023-46 FINAL PLAT APPLICATION FOR KAPLAN 2ND ADDITION
SUBDIVISION

APPLICANT: REGA ENGINEERING GROUP INC
601 OLD CHENEY RD
LINCOLN, NEBRASKA 68512

OWNER: MITCHEL & CYNTHIA BAUMAN
6971 MORNINGSIDE AVE
SIOUX CITY, IA 51106

LOCATION: THREE LOTS GENERALLY LOCATED SOUTH OF HICKMAN ROAD, NORTH OF
WAGON TRAIN ROAD AND A ½ MILE EAST OF S. 82ND STREET

LEGAL DESCRIPTION: KAPLAN ADDITION, LOT 2, HICKMAN NE 68372
S35, T8, R7, 6TH PRINCIPAL MERIDIAN, LOT 33 NE, HICKMAN NE 68372
S35, T8, R7, 6TH PRINCIPAL MERIDIAN, LOTS 29-30 NE, HICKMAN NE 68372

LAND AREA: 52.18 ACRES

PROPOSAL: REQUEST APPROVAL OF A PRELIMINARY PLAT AND A FINAL PLAT SUBMITTED
FOR THE PURPOSE OF REDISTRIBUTING BOUNDARY LINES FOR THREE PARCELS,
MAKING FOUR PARCELS IN HICKMAN'S EXTRATERRITORIAL JURISDICTION

EXISTING ZONING: TA (TRANSITIONAL AGRICULTURE)

EXISTING LAND USE: AGRICULTURAL AND SINGLE FAMILY RESIDENTIAL

Zoning History and Land Use

The land use map from 1995 shows these parcels were zoned TA and used for agriculture farming. The most recent use of the land is for single family residential and some crop production.

Comprehensive Plan Specifications

The Future Land Use Map shows the parcels to be LDR or Low Density Residential, which is consistent with large lot single family acreages.

Subdivision Regulations

Many of the design standards and improvements listed in Article 5 do not apply to this subdivision as it is unique in intent. This subdivision is not requesting to increase in density and subdivide into a multitude of buildable lots. The nature of the request is to redistribute lot lines to accommodate for one more lot. The subdivision regulations will not allow for another administrative plat as one of the previous platted lots is included in this plat and cannot be split again using an Administrative Plat. Therefore a Replat is required. The City Engineer reviewed the plats and has given approval for both the preliminary plat and final plat to be brought to the same meeting as it is in the best interest of the public to do so.

Replat and Subdivision Regulations

REPLAT is the act of platting the lots, parcels and easements in a recorded subdivision to achieve a reconfiguration of existing subdivision or to increase or decrease the number of lots in the subdivision.

Section 3.08 Replats

Whenever a re-subdivision of a parcel consists of four or fewer lots, the City may waive the separate submission requirements for the Preliminary and Final Plats to expedite the subdivision review process if, in the judgment of the City Engineer, separate submission will not serve the public interest and will not conflict with the intent of this Ordinance. Concurrent Plats shall be:

- 3.08.01 Replats shall be discussed with the City at a scheduled pre-application Conference, as set out in Section 3.01.
- 3.08.02 Be submitted to the City at least 21 days prior to the meeting in which it is to be considered or in accordance with the review schedule;
- 3.08.03 Be accompanied by the applications fees and completed application forms as required;
- 3.08.04 Follow the procedure set forth for herein and contain the required information Preliminary and Final Plats;
- 3.08.05 Include a drainage plan showing how run-off generated by the proposed development impacts drainage on downstream drainage systems.
- 3.08.06 Changes required by the Planning Commission shall be made prior to submission to City Council. Final plans shall be submitted to the City at least seven days prior to the next regular meeting of the City Council.
- 3.08.07 A final plat, in conformance with Section 3.05, shall be submitted to the City.
- 3.08.08 All requirements of Section 3.05 shall be met and a revised preliminary platting shall be required if the guidelines of section 3.09.03, 1 through 8 are found.

Build-Through Acreage Applicability (Ghost Plat)

The BTA requirements apply to all land designated as LDR Low Density Residential in the Future Land Use Plan and zoned R-1 in the zoning regulations outside of, but within the extraterritorial zoning jurisdiction of Hickman. This requirement does not apply to Kaplan 2nd Addition, which is zoned TA.

Subdivisions Standards, Improvements, and Dedications

Many of the design standards listed in Article's 5, 6, 7 & 8 do not apply to this subdivision as it is unique in intent. The City Engineer reviewed the waivers requested by REGA Engineering for the plats and gave approval for the waivers to be granted.

Streets

There is not an internal street layout and future connections shown for the proposed subdivision, as the request for this subdivision is not to subdivide the parcels into a housing development, but to remain as 4 large single-family acreages.

Dedication of Right-of-Way for Existing Streets

The County Surveyor recommends 50' of ROW (right-of-way) from the centerline of Hickman Road for this county owned and maintained road. When Kaplan Addition was platted in 2018, they complied with the request of 50' ROW for Kaplan Addition lot 2, which is a part of this proposed subdivision. Therefor in preparing this plat, Lot 33 NE it is recommended to continue the 50' ROW buffer on Hickman Road.

Access/Egress

Access driveways exist for three of the four lots. The new configuration of lot lines allows for a more evenly distributed frontage to Hickman Road.

Utilities:

Electricity, Sewer, and Water are not available from the City of Hickman, as these parcels are not contiguous with city limits. Extension of City utilities would not be cost appropriate. The Lincoln-Lancaster County Health Department is the responsible party for permits for onsite wastewater systems. Norris Public Power will supply electricity.

Floodplain:

The parcels are not located within the 100-year Floodplain.

Trail Master Plan:

The Trail Master Plan contains a conceptual regional trail on Hickman Road. It would link the future "Hickman Road East Trail" through a regional trail to Wagon Train Lake. Hickman has installed a trail up to Larkspur Drive. The next section is "Hickman Road East Trail" connecting it to 82nd Street. Beyond 82nd Street to the east is the "Regional Trail" which abuts this property. The 50' of dedicated ROW should be sufficient. For reference, the current trail on Hickman Road sits within 33' of ROW.

Waivers Requested for Kaplan 2nd Addition:

The following waivers are being requested as follows:

1. Both existing and proposed grades shall be shown. (Preliminary Plat Specifications 3.03.02, 3.03.12)
No plans are made to change any grades on the subject property.
2. Itemized cost estimate for public improvements. (Preliminary Plat Specifications 3.03.15) There are not any needed public improvements for this project. All sanitary systems are to be private.
3. Erosion and sediment control plan. (Preliminary Plat Specifications 3.03.16) There is no new grading plan for the project so there is no need for an erosion and sediment control plan.
4. Sanitary sewer plan, drainage study and street profiles. (Preliminary Plat Specifications 3.03.22) All sanitary sewer is to be private. There are no proposed changes to grading. No new streets are proposed.
5. No sidewalks. (rural development)
6. No pedestrian easement for blocks greater than 600 feet. (rural subdivision)
7. Block length. (rural subdivision)
8. Landscape screening. (rural development with existing trees for screening)
8. No street lighting. (rural subdivision)
9. No street trees. (rural subdivision with existing trees)
10. 10% open space for public use calculated from overall boundary of the preliminary plat. (rural development)

Other Entities comments for the Final Plat as of April 27th, 2023.

- A. April 13, 2023, John V. Berry RLS #535 Lancaster County Surveyor reviewed the plat.

“Comments:

1. The 33’ of statutory right-of-way on Hickman Road and Wagon Train Road, need to be included in the description, and then show hatch marks and label the 50’ of right-of-way as “50’ right-of-way Dedication” if not this will remain as statutory and will be assigned Irregular Tract numbers, and it will still be owned by the grantor when dedicated or deeded. The area’s of the lots may change based upon this. This will also need to be changed in the dedication statement on the plat. Monuments will need to be set along Wagon train road at the 50’ right of way distance.
2. In the dedication, state how many driveways each lot will be allowed.
3. Show recorded and measured distances between all round monuments including section corners.
4. On the south line of lot 2 and south westerly line of lot 3, $782.57+207.12=989.69$, shown as 989.70
5. In the legend, remove the statement “to Hickman Road” should be only “Row to be dedicated show thus”
6. On the plat “50.00 (tie)” what does that mean?

I would suggest that all these be changed before the hearing, I have not drawn or reviewed the description, the above changes to the description will need to be changed before I can do that.”

- B. April 14, 2023, Christopher Ladegard, Property Appraisal Technician, Lancaster County Assessor/Register of Deeds “This looks ok for my part. See the note about cross ownership on Lot 3 and the homestead exemption. 2022 taxes will also have to be paid in full on all parent parcels prior to filing. GIS will let you know of any issues on their end. Thanks for the review.”
- C. April 14, 2023, Hickman City Engineer Justin Stark, “No comments from me on these plats.”
- D. April 17. 2023, Chad Kendall Lancaster County GIS Dept “GIS finds no issues.”

Conclusion:

- 1) Minimum Design Standards are met and waivers accepted to the satisfaction of the City Engineer.
- 2) Lancaster County Surveyor recommend 50' of ROW dedication.
- 3) County Surveyor to review updated Plats prior to City Council approval.
- 4) No Improvements, as outlined in the Subdivision Regulations, will be utilizing public funds for this subdivision.
- 5) Future trail is indicated for the two properties abutting Hickman Road. 50' of ROW should be adequate to allow for tie in, when a trail project reaches this area.

Staff Recommended Motion:

Recommend approval by the Planning Commission to the City Council on the Preliminary Plat and Final Plat for Kaplan 2nd Addition Subdivision, with the inclusion of any conditions requested by the Planning Commission, City Engineer and County Surveyor.

PUBLIC NOTICE
City of Hickman, Nebraska
Planning Commission Meeting

Notice is hereby given that the Hickman Planning Commission will hold a public hearing on Tuesday, May 2, 2023, during the regular meeting beginning at 7:00 pm at the Hickman Community Center/City Hall 115 Locust Street, Room 128 Hickman, Nebraska.

The purpose of the hearing is to provide an opportunity for public comment on a Preliminary Plat submitted for the purpose of redistributing boundary lines for three parcels, making four parcels in Hickman's extraterritorial jurisdiction using 52.18 acres, as shown on the Preliminary Plat for Kaplan 2nd Addition. The application was provided by REGA Engineering Group Inc.

The three lots are generally located south of Hickman Road, north of Wagon Train Road and a ½ mile east of S. 82nd Street. Parcel ID: 1535202002000 Legal Description: Kaplan Addition, Lot 2, Hickman NE 68372. Parcel ID: 1535200020000 Legal Description: S35, T8, R7, 6th Principal Meridian, Lot 33 NE, Hickman NE 68372. Parcel ID: 1535200021000 Legal Description: S35, T8, R7, 6th Principal Meridian, Lots 29-30 NE, Hickman NE 68372.



Jaala Johnson
City Clerk



115 Locust Street, P.O. Box 127
Hickman, NE 68372-0127
Phone 402.792.2212 - Fax 402.792.2210
www.hickman.ne.gov



April 1, 2023

Mitchel Bauman
6971 Morningside Ave
Sioux City IA 51106

REGA Engineering Group
Attn: Dillon Reese
601 Old Cheney Road, Suite A
Lincoln NE 68512

Olsson
Attn: Justin Stark P.E.
601 P Street
Lincoln, NE 68508

Mr. Kelly R. Hoffschneider
Hoffschneider Law
1120 K Street
Lincoln, NE 68508

Black Hills Energy
Attn: Planning & Engineering
1102 East 1st Street
Papillion, NE 68046

Windstream Communications
Attn: New Development Engineer
1440 M Street; 5th Floor
Lincoln, NE 68508

Zito Media
Attn: Engineering Dept
600 1/2 Grant Ave
York, NE 68467

Hickman Rural Fire District
P.O. Box 67
Hickman, NE 68372

Nextlink Internet
Attn: Planning & Engineering
95 Parker Oaks Ln
Hudson Oaks, TX 76087

Norris Public Power District
Attn: Planning & Engineering
606 Irving Street
Beatrice, NE 68310

Nebraska 811
824 Weathered Rock Road
Jefferson City, MO 65101

Norris School District 160
Attn: Administrative Office
25211 South 68th Street
Firth, NE 68358

Post Office – Hickman
Attn: Postmaster
116 Locust Street
Hickman, NE 68372

Ms. Pamela L. Dingman
Lancaster Co. Engineer's Office
444 Cherrycreek Road, Building C
Lincoln, NE 68528

Mr. John Berry
Lancaster Co. Engineer's Office
444 Cherrycreek Road, Building C
Lincoln, NE 68528

City Building Inspector Dale Stertz
115 Locust Street
Hickman, NE 68372

Lancaster County Assessor
Register of Deeds
555 South 10th Street, Room 102
Lincoln, NE 68508

Lancaster County Sheriff's Office
Administrative Office
575 South 10th Street
Lincoln, NE 68508

Lincoln/Lancaster County
Attn: Mr. Terry Kathe
555 South 10th Street, Room 203
Lincoln, NE 68508

Lincoln/Lancaster Co. Planning
Attn: Mr. Tom Cajka
555 South 10th Street, Room 213
Lincoln, NE 68508

Rural Water District No. 1
Attn: Mr. Ken Halvorsen
310 Fir Street; PO BOX 98
Bennet, NE 68317

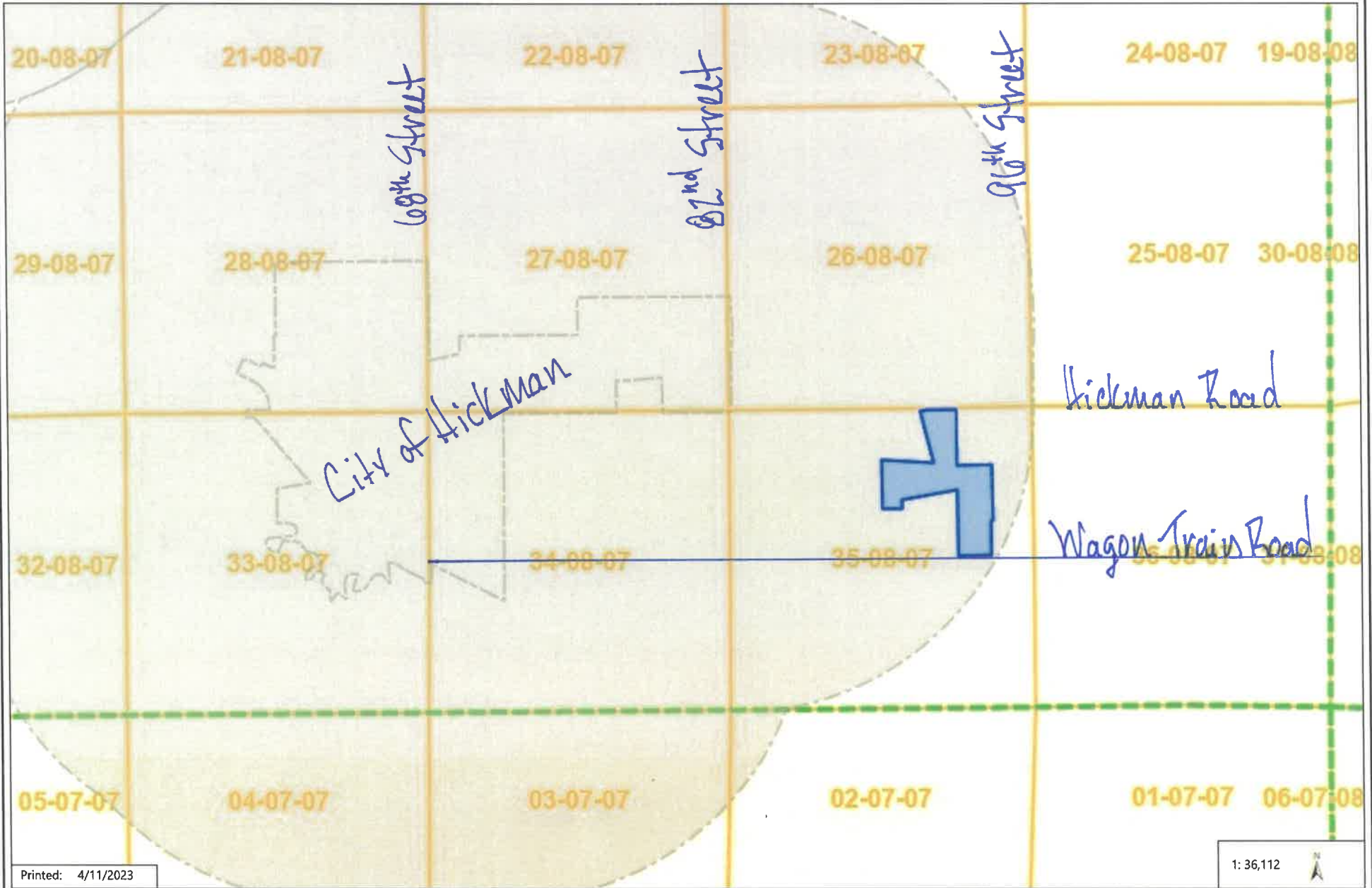
911 Communication Center
Attn: New Development Planning
575 South 10th, Room 045
Lincoln, NE 68508

Lower Platte S. Natural Res. Dist.
Attn: Planning Department
3125 Portia St.
Lincoln, NE 68501-3581

RE: Public Hearing for a Replat of previous platted lots creating a new Preliminary Plat and Final Plat named Kaplan 2nd Addition

1. Parcel ID: 1535202002000 Legal Description: KAPLAN ADDITION, Lot 2
2. Parcel ID: 1535200020000 Legal Description: S35, T8, R7, 6th Principal Meridian, LOT 33 NE
3. Parcel ID: 1535200021000 Legal Description: S35, T8, R7, 6th Principal Meridian, LOTS 29-30 NE, Hickman NE 68372

Enclosed is a map of the application site, Preliminary Plat and Final Plat as submitted by REGA Engineering Group, Inc., on behalf of Mitchel Bauman for the purpose of redistributing boundary lines for three parcels making four large lot parcels in Hickman's extraterritorial jurisdiction on 52.18 acres, south of Hickman Road, north of Wagon Train Road and a ½ mile east of S. 82nd Street. A **Public Hearing** will be held at Hickman City Hall Room 128, 115 Locust Street, Hickman, NE 68372 during the regular Planning Commission meeting on **Tuesday, May 2, 2023, at 7:00 pm**, at which time you may appear in person. Written comments should be submitted by Wednesday, April 26, 2023, at 12 pm. Comments may be in support of or opposition of the proposed Plat applications. If you would like additional information, you are encouraged to contact the Agent Dillon Reese, REGA Engineering Group at 402.484.7342, or the Hickman City Office by phone 402.792.2212 or email heidih@hickman.ne.gov.



Printed: 4/11/2023

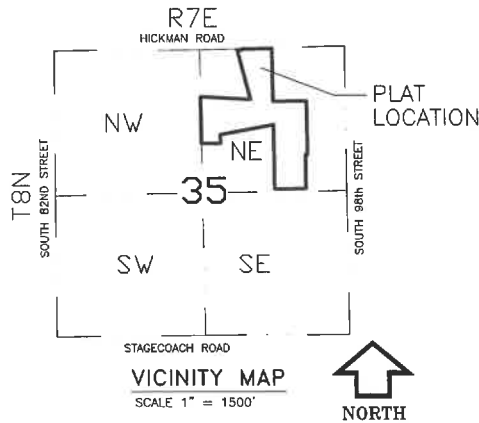
1: 36,112



Disclaimer: The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments. If you have questions or comments regarding the data displayed on this map, please email assessor@lanaster.ne.gov and you will be directed to the appropriate department.

KAPLAN 2ND ADDITION

PRELIMINARY PLAT



LEGAL DESCRIPTION

A parcel of land being all of Lot 2 as shown on Kaplan Addition, Lot 33 I.T., and Lot 29-30 I.T., located in the NE 1/4 of Section 35, T.81N., R.7E. of the 8th P.M., Lancaster County, Nebraska and more particularly described as follows:

Commencing at the NW corner of said NE 1/4;

Thence on the North line of said NE 1/4, N88°59'13"E, 690.06 feet, all bearings hereon are relative thereto;

Thence departing said North line, S01°00'47"E, 50.00 feet to the NW corner of said Lot 2 and the Point Of Beginning;

Thence 50' South of and parallel with said North line on the North boundary of said Lot 2, N88°59'13"E, 83.00 feet to the West boundary of said Lot 33 I.T.;

Thence on the West, North and East boundaries of said Lot 33 I.T. the following three (3) courses:
 N00°53'22"W, 17.00 feet;

33' South of and parallel with said North line, N88°59'13"E, 549.70 feet to the West line of the E 1/2 of said NE 1/4;

On said West line, S00°34'27"E, 969.90 feet to the NW corner of said Lot 29-30 I.T.;

Thence on the boundaries of said Lot 29-30 I.T. the following six (6) courses:

N89°01'17"E, 608.89 feet;

S00°33'01"E, 978.55;

S89°12'19"W, 36.77 feet;

S00°34'09"E, 619.10 feet;

33' North of and parallel with the South line of said NE 1/4, S89°12'56"W, 571.66 feet to said West line of said E 1/2;

On said West line, N00°34'26"W, 1168.32 feet to the SE corner of said Lot 33 I.T.;

Thence on the boundaries of said Lot 33 I.T. the following five (5) courses:

S79°47'46"W, 989.70 feet;

S00°39'12"E, 159.62 feet;

S89°09'13"W, 346.26 feet to the West line of said NE 1/4;

On said West line, N00°36'49"W, 854.94 feet;

S86°55'27"E, 915.00 feet to the SW corner of said Lot 2;

Thence on the West boundary of said Lot 2, N14°25'49"W, 932.59 feet to the Point of Beginning

Containing a calculated area of 2,272,988 square feet or 52.18 acres more or less.

WAIVERS:

1. BOTH EXISTING AND PROPOSED GRADES SHALL BE SHOWN
(Preliminary Plat Specifications 3.03.02, 3.03.12)
2. ITEMIZED COST ESTIMATE FOR PUBLIC IMPROVMENTS
(Preliminary Plat Specifications 3.03.15)
3. EROSION AND SEDIMENT CONTROL PLAN
(Preliminary Plat Specifications 3.03.18)
4. SANITARY SEWER PLAN, DRAINAGE STUDY AND STREET PROFILES
(Preliminary Plat Specifications 3.03.22)

OWNER:
 MITCHELL & CYNTHIA BAUMAN
 6971 MORNINGSIDE AVE.
 SIOUX CITY, IA 51106

SURVEYOR:
 LYLE LOTH
 REGA ENGINEERING GROUP, INC.
 601 OLD CHENEY ROAD, SUITE 'A'
 LINCOLN, NE 68512 (402)484-7342

OWNER:
 BRIAN & LINSEY POOLE
 9300 WAGON TRAIN RD.,
 HICKMAN, NE 68372

ENGINEER:
 NATHANIEL P. BURNETT
 REGA ENGINEERING GROUP, INC.
 601 OLD CHENEY ROAD, SUITE 'A'
 LINCOLN, NE 68512 (402)484-7342

SHEET LEGEND:
 VERBIAGE PAGE 1
 OVERALL DRAWING PAGE 2

APPROVAL OF CITY OF HICKMAN

This administrative plat of Kaplan Addition was approved by the City of Hickman this ____ day of _____, 2023.

Zoning Administrator _____

Hickman City Administrator _____

ACCEPTANCE BY HICKMAN CITY ENGINEER

This administrative plat of Kaplan Addition was reviewed and approved by the Hickman City Engineer on this ____ day of _____, 2023.

Hickman City Engineer _____

PLANNING DIRECTOR'S APPROVAL

The Planning Director, pursuant to Section 3.16 of the Lancaster County, Nebraska, Land Subdivision Regulations, hereby approves this PRELIMINARY Plat.

Planning Director _____

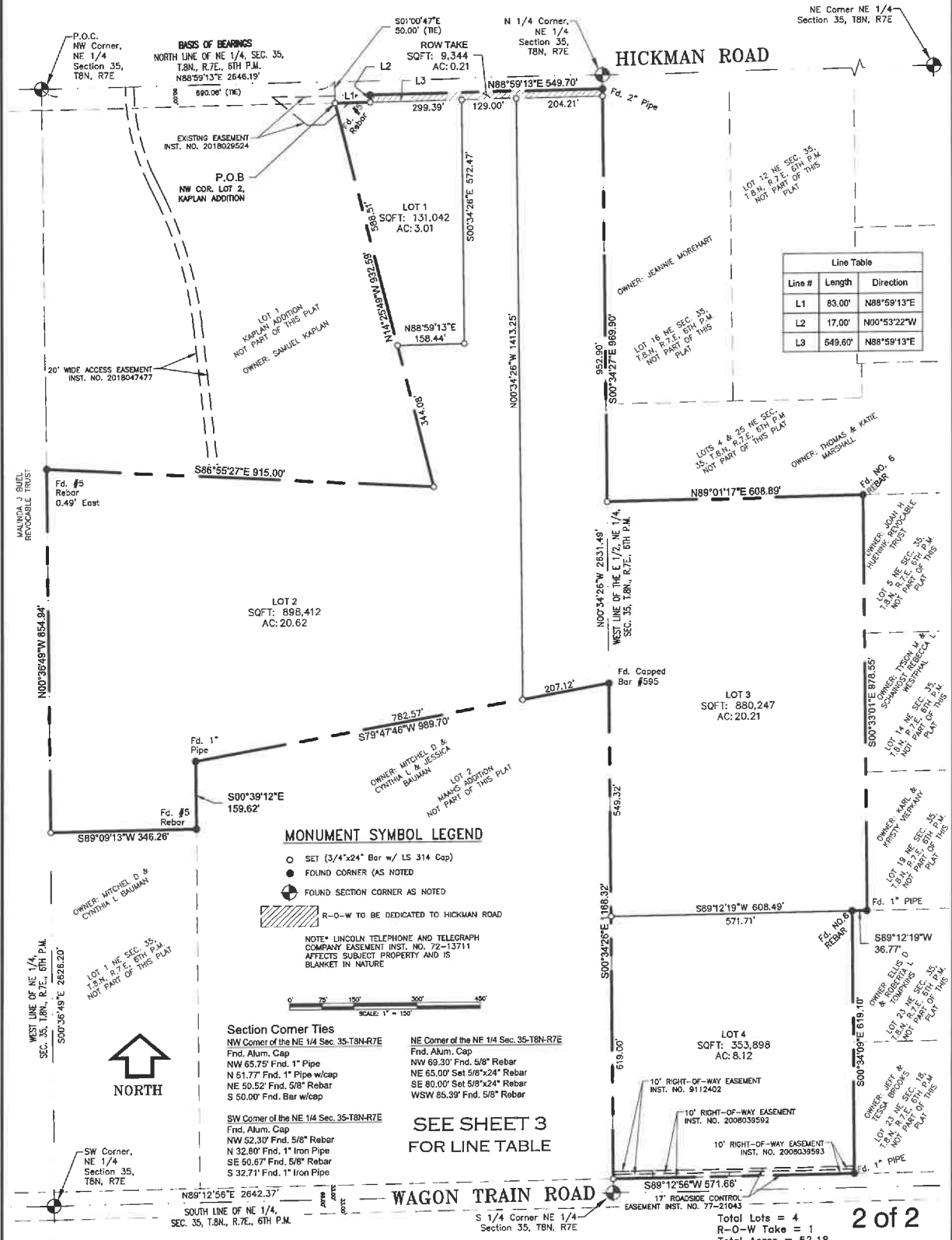
Date _____

REVIEW OF LANCASTER COUNTY SURVEYOR

This administrative plat of Kaplan Addition was reviewed by the office of Lancaster County Surveyor on this ____ day of _____, 2023.

Lancaster County Surveyor _____

KAPLAN 2ND ADDITION PRELIMINARY PLAT



Total Lots = 4
 R-O-W Take = 1
 Total Acres = 52.18

KAPLAN 2ND ADDITION FINAL PLAT

LEGAL DESCRIPTION

A parcel of land being all of Lot 2 as shown on Kaplan Addition, Lot 33 I.T., and Lot 29-30 I.T., located in the NE 1/4 of Section 35, T.24N., R.7E. of the 6th/ P.M., Lancaster County, Nebraska and more particularly described as follows:

Commencing at the NW corner of said NE 1/4:

Thence on the North Line of said NE 1/4, N88°59'13"E, 690.06 feet, all bearings hereon are relative thereto;

Thence departing said North line, S01°00'47"E, 50.00 feet to the NW corner of said Lot 2 and the Point Of Beginning;

Thence 50' South of and parallel with said North line on the North boundary of said Lot 2, N88°59'13"E, 83.00 feet to the West boundary of said Lot 33 I.T.;

Thence on the West, North and East boundaries of said Lot 33 I.T. the following three (3) courses:
N00°53'22"W, 17.00 feet;

33' South of and parallel with said North line on the North boundary of said Lot 2, N88°59'13"E, 83.00 feet to the West boundary of said Lot 33 I.T.;

On said West line, S00°34'27"E, 969.90 feet to the NW corner of said Lot 29-30 I.T.;

Thence on the boundaries of said Lot 29-30 I.T. the following six (6) courses:

N89°01'17"E, 808.89 feet;

S00°33'01"E, 978.55;

S89°12'19"W, 36.77 feet;

S00°34'09"E, 619.10 feet;

33' North of and parallel with the South line of said NE 1/4, S89°12'56"W, 571.66 feet to said West line of said E 1/2;

On said West line, N00°34'28"W, 1168.32 feet to the SE corner of said Lot 33 I.T.;

Thence on the boundaries of said Lot 33 I.T. the following five (5) courses:

S79°47'45"W, 989.70 feet;

S00°39'12"E, 159.82 feet;

S89°09'13"W, 348.28 feet to the West line of said NE 1/4;

On said West line, N00°36'49"W, 854.94 feet;

S88°55'27"E, 915.00 feet to the SW corner of said Lot 2;

Thence on the West boundary of said Lot 2, N14°25'49"W, 932.59 feet to the Point of Beginning

Containing a calculated area of 2,272,988 square feet or 52.18 acres more or less.

SURVEYOR'S CERTIFICATE

I, Lyle L. Loth, hereby certify that I am a professional land surveyor, registered in compliance with the laws of the State of Nebraska, that this plat correctly represents a survey conducted by me or under my direct supervision, that any changes from the description appearing in the last record transfer of the land contained in the final plat are so indicated, that all monuments shown thereon actually exist as described or will be installed and their position is correctly shown and that all dimensional and geodetic data is correct.

DATE
Lyle L. Loth, LS 314

APPROVAL OF CITY OF HICKMAN

This administrative plat of Kaplan Addition was approved by the City of Hickman

this ____ day of _____, 2023

Zoning Administrator

Hickman City Administrator

OWNERS CERTIFICATION

The foregoing plat, known as Kaplan 2nd Addition, as described in the Surveyor's Certificate, is made with free consent and in accordance with the desires of the under signed, sole owner.

We the Mitchel D Bauman, Cynthia L Bauman, Brian D Poole and Linsey K Poole, owners of the real estate shown and described herein, do hereby certify that I have laid out, platted and subdivided, and do hereby lay out, plat and subdivide, said real estate in accordance with this plat.

Clear title to the land contained in this plat is guaranteed. Any encumbrances or special assessments are explained as follows:

The 17' right-of-way along Hickman Road shown hereon is hereby dedicated to the public.

By: Mitchel D Bauman, Husband

By: Cynthia L Bauman, Wife

Title: Owner

Title: Owner

By: Brian D Poole, Husband

By: Linsey K Poole, Wife

Title: Owner

Title: Owner

ACKNOWLEDGMENT

STATE OF NEBRASKA } SS
LANCASTER COUNTY }

On this ____ day of _____, 20____, before me, the undersigned, a notary public, duly commissioned, qualified for and residing in said county, personally came Mitchel D Bauman and Cynthia L Bauman, to me personally known to be the identical people whose name is affixed to the dedication of the foregoing plat and she acknowledged the same to be her voluntary act and deed.

NOTARY PUBLIC

My commission expires the ____ day of _____, 20____.

ACKNOWLEDGMENT

STATE OF NEBRASKA } SS
LANCASTER COUNTY }

On this ____ day of _____, 20____, before me, the undersigned, a notary public, duly commissioned, qualified for and residing in said county, personally came Brian D Poole and Linsey K Poole, to me personally known to be the identical people whose name is affixed to the dedication of the foregoing plat and she acknowledged the same to be her voluntary act and deed.

NOTARY PUBLIC

My commission expires the ____ day of _____, 20____.

COUNTY TREASURER'S CERTIFICATION

This is to certify that I found no regular or special taxes due or delinquent against the property described in the Surveyor's Certificate and embraced in this plat as shown by the records of this office.

County Treasurer

Date

ACCEPTANCE BY HICKMAN CITY ENGINEER

This administrative plat of Kaplan Addition was reviewed and approved by

the Hickman City Engineer on this ____ day of _____, 2023.

Hickman City Engineer

PLANNING DIRECTOR'S APPROVAL

The Planning Director, pursuant to Section 3.16 of the Lancaster County, Nebraska, Land Subdivision Regulations, hereby approves this Final Plat.

Planning Director

Date

LIEN HOLDER CONSENT AND SUBORDINATION

The undersigned, holder of that certain lien against real property described in the plat known as "KAPLAN 2ND ADDITION", said lien being recorded in the Office of Registrar of Deeds of Lancaster County, Nebraska, as Instrument Number 2020033385, does hereby consent to the dedication of and subordinate the Lien to any utility (sewer, water, electric, cable TV, telephone, natural gas) easements, or streets, or roads, pedestrian way easements, and access easements and relinquishments of access, dedicated to the public, all as shown on the Plat, but not otherwise. The undersigned confirms that it is the holder of the Lien and has not assigned the Lien to any other person.

Charter West Bank

By: _____

Trustee & Beneficiary

Signature

Print Name

Print Title

ACKNOWLEDGMENT

STATE OF NEBRASKA }
LANCASTER COUNTY } SS

The foregoing instrument was acknowledged before me this ____ day of _____, 20____ by _____

Print Name

on behalf of said Charter West Bank

NOTARY PUBLIC

My commission expires the ____ day of _____, 20____.

LIEN HOLDER CONSENT AND SUBORDINATION

The undersigned, holder of that certain lien against real property described in the plat known as "KAPLAN 2ND ADDITION", said lien being recorded in the Office of Registrar of Deeds of Lancaster County, Nebraska, as Instrument Numbers 2020034689 and 2020044752, does hereby consent to the dedication of and subordinate the Lien to any utility (sewer, water, electric, cable TV, telephone, natural gas) easements, or streets, or roads, pedestrian way easements, and access easements and relinquishments of access, dedicated to the public, all as shown on the Plat, but not otherwise. The undersigned confirms that it is the holder of the Lien and has not assigned the Lien to any other person.

Union Bank and Trust Company

By: _____

Trustee & Beneficiary

Signature

Print Name

Print Title

ACKNOWLEDGMENT

STATE OF NEBRASKA }
LANCASTER COUNTY } SS

The foregoing instrument was acknowledged before me this ____ day of _____, 20____ by _____

Print Name

on behalf of said Union Bank and Trust Company

NOTARY PUBLIC

My commission expires the ____ day of _____, 20____.

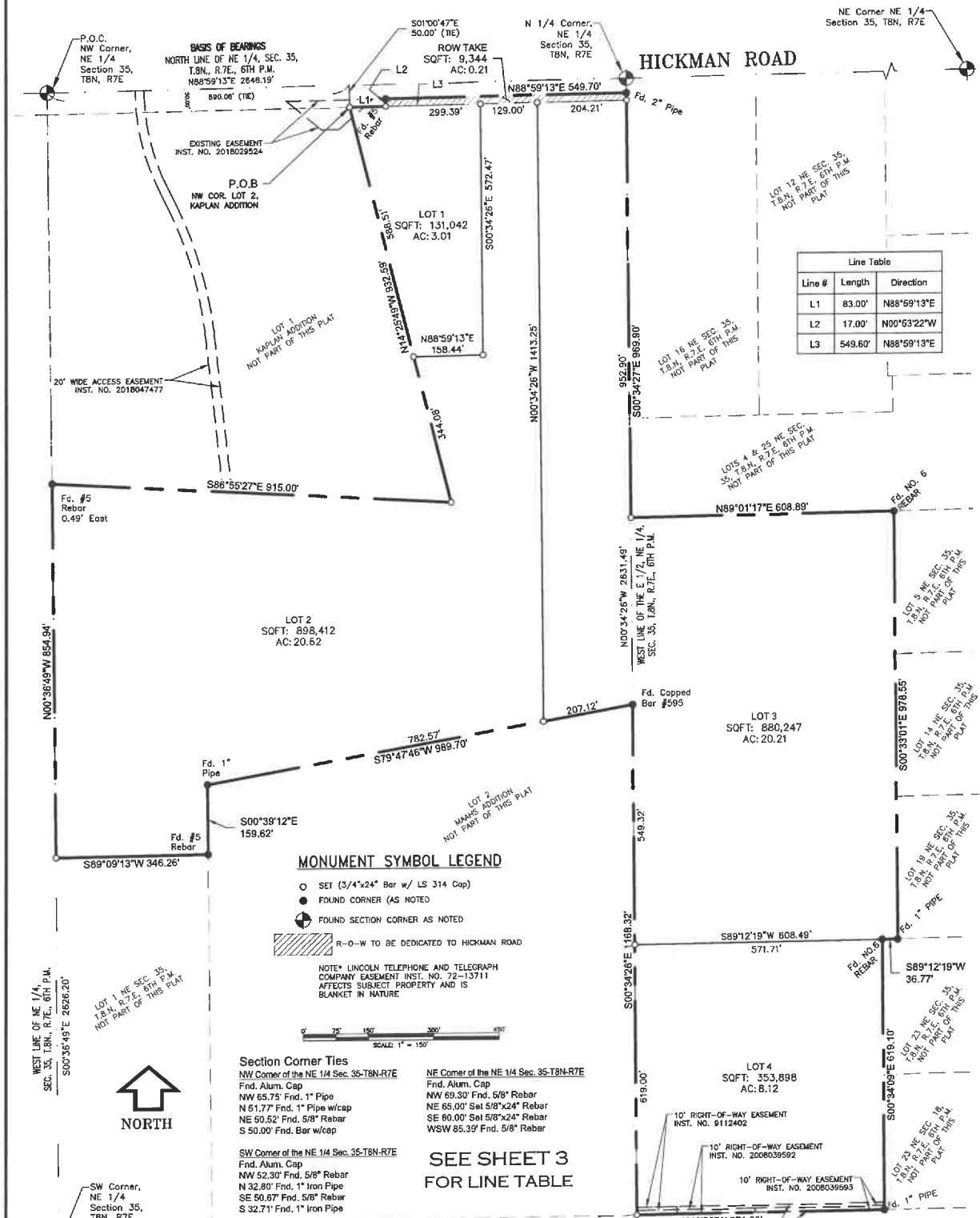
REVIEW OF LANCASTER COUNTY SURVEYOR

This administrative plat of Kaplan Addition was reviewed by the office of

Lancaster County Surveyor on this ____ day of _____, 2023.

Lancaster County Surveyor

KAPLAN 2ND ADDITION FINAL PLAT



Line #	Length	Direction
L1	83.00'	N88°59'13"E
L2	17.00'	N00°53'22"W
L3	549.60'	N88°59'13"E

MONUMENT SYMBOL LEGEND

- SET (3/4"x24" Bar w/ LS 314 Cap)
- FOUND CORNER (AS NOTED)
- ⊙ FOUND SECTION CORNER AS NOTED
- ▨ R-O-W TO BE DEDICATED TO HICKMAN ROAD

NOTE* LINCOLN TELEPHONE AND TELEGRAPH COMPANY EASEMENT INST. NO. 72-13711 AFFECTS SUBJECT PROPERTY AND IS BLANKET IN NATURE



Section Corner Ties
NW Corner of the NE 1/4 Sec. 35-T8N-R7E
 Fnd. Alum. Cap
 NW 65.75' Fnd. 1" Pipe
 N 51.77' Fnd. 1" Pipe w/cap
 NE 50.52' Fnd. 5/8" Rebar
 S 50.00' Fnd. Bar w/cap

NE Corner of the NE 1/4 Sec. 35-T8N-R7E
 Fnd. Alum. Cap
 NW 69.30' Fnd. 5/8" Rebar
 NE 65.00' Set 5/8"x24" Rebar
 SE 60.00' Set 5/8"x24" Rebar
 WSW 85.39' Fnd. 5/8" Rebar

SW Corner of the NE 1/4 Sec. 35-T8N-R7E
 Fnd. Alum. Cap
 NW 52.30' Fnd. 5/8" Rebar
 N 32.80' Fnd. 1" Iron Pipe
 SE 50.87' Fnd. 5/8" Rebar
 S 32.71' Fnd. 1" Iron Pipe

**SEE SHEET 3
FOR LINE TABLE**



WAGON TRAIN ROAD

Total Lots = 4
 R-O-W Take = 1
 Total Acres = 52.18

KAPLAN 2ND ADDITION

PRELIMINARY PLAT

LEGAL DESCRIPTION

A parcel of land being all of Lot 2 as shown on Kaplan Addition, Lot 33 I.T., and Lot 29-30 I.T., and a portion of the 33' Statutory Right-Of-Way of Hickman Road and Wagon Train Road, located in the NE 1/4 of Section 35, T.8.N., R.7.E. of the 6th P.M., Lancaster County, Nebraska and more particularly described as follows:

Commencing at the NW corner of said NE 1/4;

Thence on the North Line of said NE 1/4, N88°59'13"E, 690.06 feet to the **Point Of Beginning**, all bearings hereon are relative thereto;

Thence continuing on said North line, N88°59'13"E, 632.99 feet to the N 1/4 Corner of said NE 1/4;

Thence departing said North line on West line of the E 1/2 of said NE 1/4, S00°34'27"E, 1002.90 feet to the NW corner of said Lot 29-30 I.T.;

Thence on the boundaries of said Lot 29-30 I.T. the following six (6) courses:

N89°01'17"E, 608.89 feet;

S00°33'01"E, 978.55 feet;

S89°12'19"W, 36.77 feet;

S00°34'09"E, 652.10 feet to the South line of said NE 1/4;

On said South line S89°12'56"W, 571.66 feet to the South 1/4 Corner of said NE 1/4;

On the East line of the West half of said NE 1/4, N00°34'26"W, 1201.32 feet to the SE corner of said Lot 33 I.T.;

Thence on the boundaries of said Lot 33 I.T. the following five (5) courses:

S79°47'46"W, 989.70 feet;

S00°39'12"E, 159.62 feet;

S89°09'13"W, 346.26 feet to the West line of said NE 1/4;

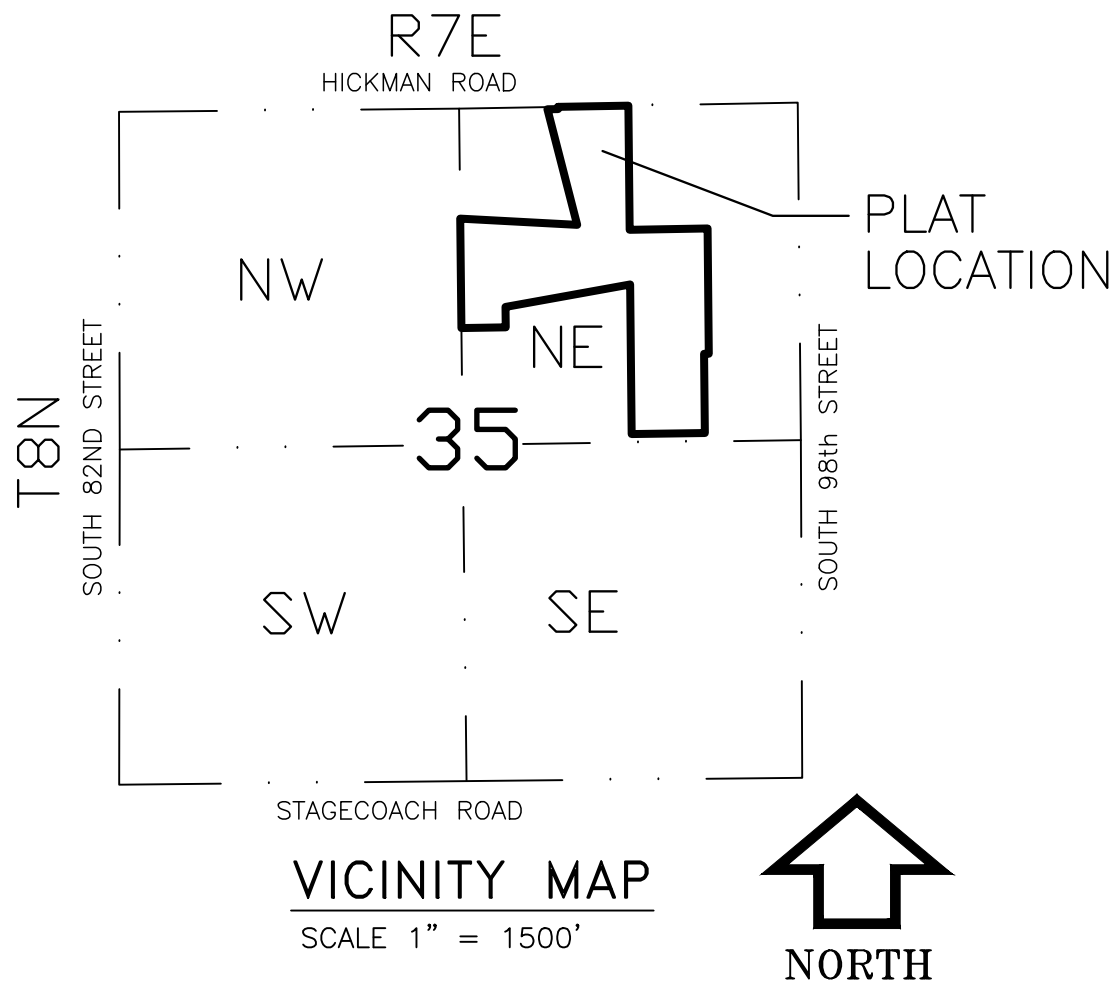
On said West line, N00°36'49"W, 854.94 feet;

S86°55'27"E, 915.00 feet to the SW corner of said Lot 2;

Thence on the West boundary of said Lot 2, N14°25'49"W, 932.59 feet to the NW Corner of said Lot 2,

Thence N89°01'17"E, 608.89 feet to the **POINT OF BEGINNING**.

Containing a calculated area of 2,314,104 square feet or 53.12 acres more or less.



ACCEPTANCE BY HICKMAN CITY ENGINEER

This final plat of Kaplan Addition was reviewed and approved by the Hickman City Engineer on this ____ day of _____, 2023.

Hickman City Engineer

APPROVAL OF THE PLANNING COMMISSION OF HICKMAN, NEBRASKA

This Final Plat of Kaplan 2nd Addition was approved by the Hickman planning commission on this ____ day of _____, 2023

Chairperson, Hickman Planning Commission

REVIEW OF LANCASTER COUNTY SURVEYOR

This final plat of Kaplan Addition was reviewed by the office of Lancaster County Surveyor on this ____ day of _____, 2023.

Lancaster County Surveyor

ACCEPTANCE OF CITY OF HICKMAN

This final plat of Kaplan Addition was approved by the City Council of the City of Hickman, Nebraska on this ____ day of _____, 2023, in accordance with the state statutes of Nebraska.

Mayor

Attest _____
City Clerk

OWNER:

MITCHELL & CYNTHIA BAUMAN
6971 MORNINGSIDE AVE,
SIOUX CITY, IA 51106

OWNER:

BRIAN & LINSEY POOLE
9300 WAGON TRAIN RD.,
HICKMAN, NE 68372

SURVEYOR:

LYLE LOTH
REGA ENGINEERING GROUP, INC.
601 OLD CHENEY ROAD, SUITE 'A'
LINCOLN, NE 68512 (402)484-7342

ENGINEER:

NATHANIEL P. BURNETT
REGA ENGINEERING GROUP, INC.
601 OLD CHENEY ROAD, SUITE 'A'
LINCOLN, NE 68512 (402)484-7342

SHEET LEGEND:

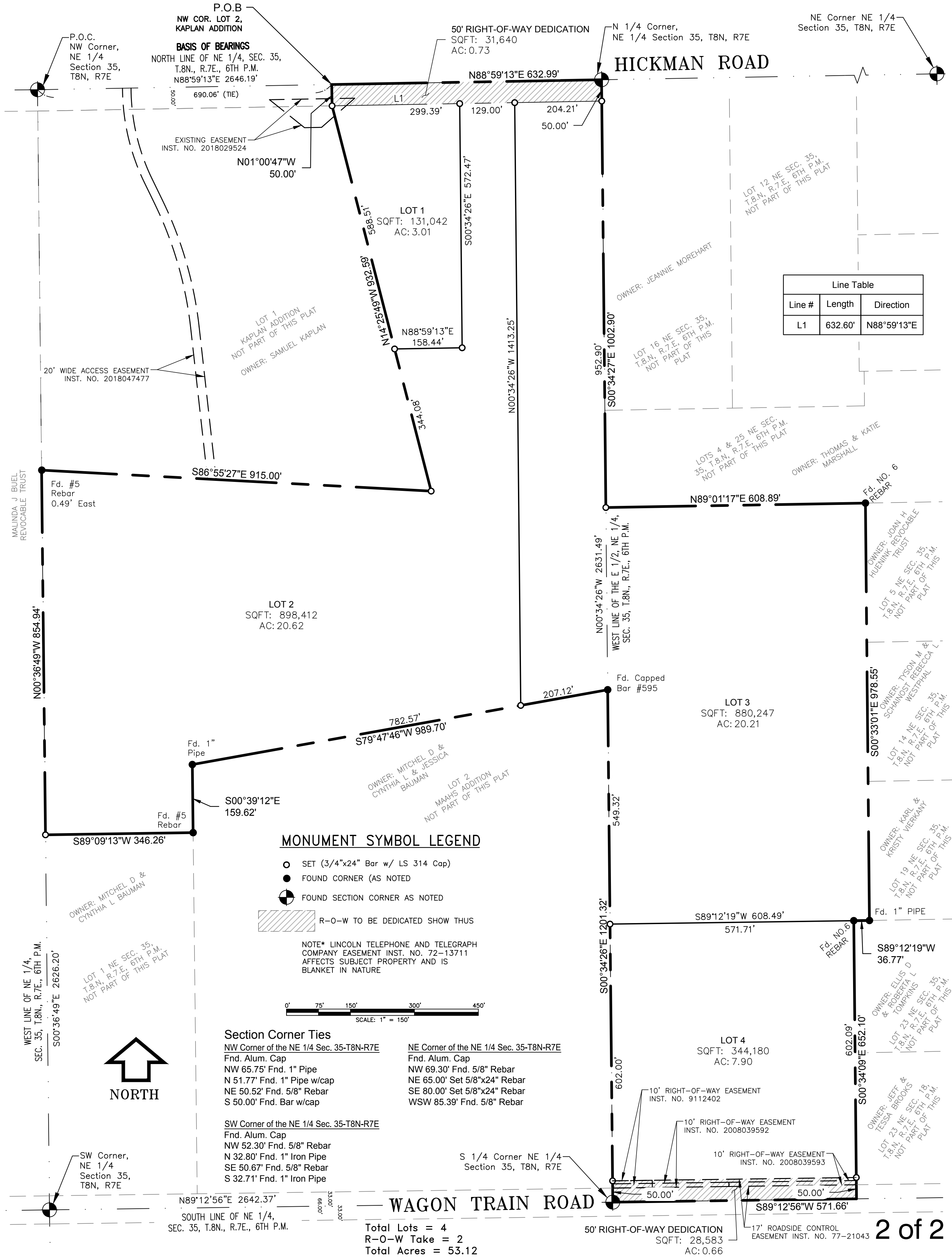
VERBIAGE PAGE 1
OVERALL DRAWING PAGE 2

WAIVERS:

- BOTH EXISTING AND PROPOSED GRADES SHALL BE SHOWN (Preliminary Plat Specifications 3.03.02, 3.03.12)
- ITEMIZED COST ESTIMATE FOR PUBLIC IMPROVMENTS (Preliminary Plat Specifications 3.03.15)
- EROSION AND SEDIMENT CONTROL PLAN (Preliminary Plat Specifications 3.03.16)
- SANITARY SEWER PLAN, DRAINAGE STUDY AND STREET PROFILES (Preliminary Plat Specifications 3.03.22)

KAPLAN 2ND ADDITION

PRELIMINARY PLAT

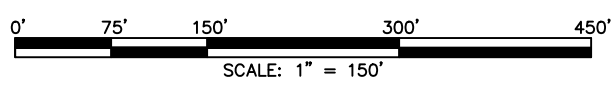


Line Table		
Line #	Length	Direction
L1	632.60'	N88°59'13"E

MONUMENT SYMBOL LEGEND

- SET (3/4"x24" Bar w/ LS 314 Cap)
- FOUND CORNER (AS NOTED)
- ⊙ FOUND SECTION CORNER AS NOTED
- ▨ R-O-W TO BE DEDICATED SHOW THUS

NOTE* LINCOLN TELEPHONE AND TELEGRAPH COMPANY EASEMENT INST. NO. 72-13711 AFFECTS SUBJECT PROPERTY AND IS BLANKET IN NATURE



Section Corner Ties

- | | |
|---|--|
| <p>NW Corner of the NE 1/4 Sec. 35-T8N-R7E
 Fnd. Alum. Cap
 NW 65.75' Fnd. 1" Pipe
 N 51.77' Fnd. 1" Pipe w/cap
 NE 50.52' Fnd. 5/8" Rebar
 S 50.00' Fnd. Bar w/cap</p> | <p>NE Corner of the NE 1/4 Sec. 35-T8N-R7E
 Fnd. Alum. Cap
 NW 69.30' Fnd. 5/8" Rebar
 NE 65.00' Set 5/8"x24" Rebar
 SE 80.00' Set 5/8"x24" Rebar
 WSW 85.39' Fnd. 5/8" Rebar</p> |
| <p>SW Corner of the NE 1/4 Sec. 35-T8N-R7E
 Fnd. Alum. Cap
 NW 52.30' Fnd. 5/8" Rebar
 N 32.80' Fnd. 1" Iron Pipe
 SE 50.67' Fnd. 5/8" Rebar
 S 32.71' Fnd. 1" Iron Pipe</p> | <p>S 1/4 Corner NE 1/4 Section 35, T8N, R7E</p> |



Total Lots = 4
 R-O-W Take = 2
 Total Acres = 53.12

50' RIGHT-OF-WAY DEDICATION
 SQFT: 28,583
 AC: 0.66

17' ROADSIDE CONTROL EASEMENT INST. NO. 77-21043

PUBLIC NOTICE
City of Hickman, Nebraska
Planning Commission Meeting

Notice is hereby given that the Hickman Planning Commission will hold a public hearing on Tuesday, May 2, 2023, during the regular meeting beginning at 7:00 pm at the Hickman Community Center/City Hall 115 Locust Street, Room 128 Hickman, Nebraska.

The purpose of the hearing is to provide an opportunity for public comment on a Final Plat submitted for the purpose of redistributing boundary lines for three parcels, making four parcels in Hickman's extraterritorial jurisdiction using 52.18 acres, as shown on the Final Plat for Kaplan 2nd Addition. The application was provided by REGA Engineering Group Inc.

The three lots are generally located south of Hickman Road, north of Wagon Train Road and a ½ mile east of S. 82nd Street. Parcel ID: 1535202002000 Legal Description: Kaplan Addition, Lot 2, Hickman NE 68372. Parcel ID: 1535200020000 Legal Description: S35, T8, R7, 6th Principal Meridian, Lot 33 NE, Hickman NE 68372. Parcel ID: 1535200021000 Legal Description: S35, T8, R7, 6th Principal Meridian, Lots 29-30 NE, Hickman NE 68372.



Jaala Johnson
City Clerk



115 Locust Street, P.O. Box 127
Hickman, NE 68372-0127
Phone 402.792.2212 - Fax 402.792.2210
www.hickman.ne.gov



April 1, 2023

Mitchel Bauman
6971 Morningside Ave
Sioux City IA 51106

REGA Engineering Group
Attn: Dillon Reese
601 Old Cheney Road, Suite A
Lincoln NE 68512

Olsson
Attn: Justin Stark P.E.
601 P Street
Lincoln, NE 68508

Mr. Kelly R. Hoffschneider
Hoffschneider Law
1120 K Street
Lincoln, NE 68508

Black Hills Energy
Attn: Planning & Engineering
1102 East 1st Street
Papillion, NE 68046

Windstream Communications
Attn: New Development Engineer
1440 M Street; 5th Floor
Lincoln, NE 68508

Zito Media
Attn: Engineering Dept
600 1/2 Grant Ave
York, NE 68467

Hickman Rural Fire District
P.O. Box 67
Hickman, NE 68372

Nextlink Internet
Attn: Planning & Engineering
95 Parker Oaks Ln
Hudson Oaks, TX 76087

Norris Public Power District
Attn: Planning & Engineering
606 Irving Street
Beatrice, NE 68310

Nebraska 811
824 Weathered Rock Road
Jefferson City, MO 65101

Norris School District 160
Attn: Administrative Office
25211 South 68th Street
Firth, NE 68358

Post Office – Hickman
Attn: Postmaster
116 Locust Street
Hickman, NE 68372

Ms. Pamela L. Dingman
Lancaster Co. Engineer's Office
444 Cherrycreek Road, Building C
Lincoln, NE 68528

Mr. John Berry
Lancaster Co. Engineer's Office
444 Cherrycreek Road, Building C
Lincoln, NE 68528

City Building Inspector Dale Stertz
115 Locust Street
Hickman, NE 68372

Lancaster County Assessor
Register of Deeds
555 South 10th Street, Room 102
Lincoln, NE 68508

Lancaster County Sheriff's Office
Administrative Office
575 South 10th Street
Lincoln, NE 68508

Lincoln/Lancaster County
Attn: Mr. Terry Kathe
555 South 10th Street, Room 203
Lincoln, NE 68508

Lincoln/Lancaster Co. Planning
Attn: Mr. Tom Cajka
555 South 10th Street, Room 213
Lincoln, NE 68508

Rural Water District No. 1
Attn: Mr. Ken Halvorsen
310 Fir Street; PO BOX 98
Bennet, NE 68317

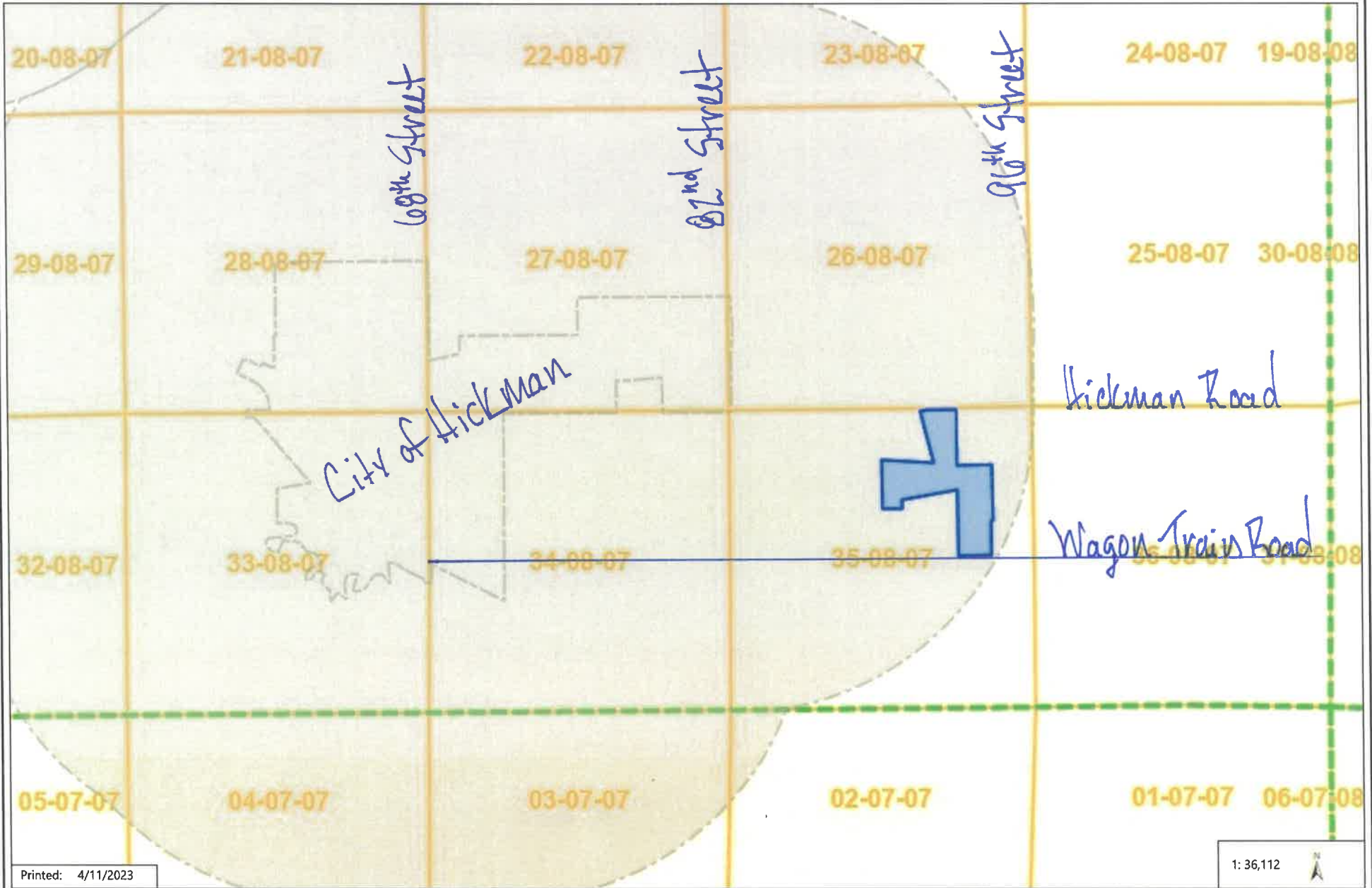
911 Communication Center
Attn: New Development Planning
575 South 10th, Room 045
Lincoln, NE 68508

Lower Platte S. Natural Res. Dist.
Attn: Planning Department
3125 Portia St.
Lincoln, NE 68501-3581

RE: Public Hearing for a Replat of previous platted lots creating a new Preliminary Plat and Final Plat named Kaplan 2nd Addition

1. Parcel ID: 1535202002000 Legal Description: KAPLAN ADDITION, Lot 2
2. Parcel ID: 1535200020000 Legal Description: S35, T8, R7, 6th Principal Meridian, LOT 33 NE
3. Parcel ID: 1535200021000 Legal Description: S35, T8, R7, 6th Principal Meridian, LOTS 29-30 NE, Hickman NE 68372

Enclosed is a map of the application site, Preliminary Plat and Final Plat as submitted by REGA Engineering Group, Inc., on behalf of Mitchel Bauman for the purpose of redistributing boundary lines for three parcels making four large lot parcels in Hickman's extraterritorial jurisdiction on 52.18 acres, south of Hickman Road, north of Wagon Train Road and a ½ mile east of S. 82nd Street. A **Public Hearing** will be held at Hickman City Hall Room 128, 115 Locust Street, Hickman, NE 68372 during the regular Planning Commission meeting on **Tuesday, May 2, 2023, at 7:00 pm**, at which time you may appear in person. Written comments should be submitted by Wednesday, April 26, 2023, at 12 pm. Comments may be in support of or opposition of the proposed Plat applications. If you would like additional information, you are encouraged to contact the Agent Dillon Reese, REGA Engineering Group at 402.484.7342, or the Hickman City Office by phone 402.792.2212 or email heidih@hickman.ne.gov.



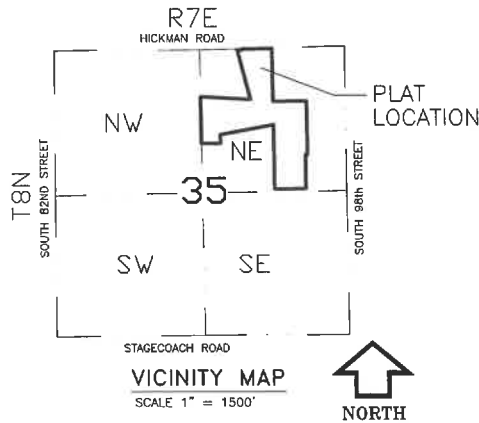
Printed: 4/11/2023

1: 36,112

Disclaimer: The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments. If you have questions or comments regarding the data displayed on this map, please email assessor@lanaster.ne.gov and you will be directed to the appropriate department.

KAPLAN 2ND ADDITION

PRELIMINARY PLAT



LEGAL DESCRIPTION

A parcel of land being all of Lot 2 as shown on Kaplan Addition, Lot 33 I.T., and Lot 29-30 I.T., located in the NE 1/4 of Section 35, T.81N., R.7E. of the 8th P.M., Lancaster County, Nebraska and more particularly described as follows:

Commencing at the NW corner of said NE 1/4;

Thence on the North line of said NE 1/4, N88°59'13"E, 690.06 feet, all bearings hereon are relative thereto;

Thence departing said North line, S01°00'47"E, 50.00 feet to the NW corner of said Lot 2 and the Point Of Beginning;

Thence 50' South of and parallel with said North line on the North boundary of said Lot 2, N88°59'13"E, 83.00 feet to the West boundary of said Lot 33 I.T.;

Thence on the West, North and East boundaries of said Lot 33 I.T. the following three (3) courses:
 N00°53'22"W, 17.00 feet;

33' South of and parallel with said North line, N88°59'13"E, 549.70 feet to the West line of the E 1/2 of said NE 1/4;

On said West line, S00°34'27"E, 969.90 feet to the NW corner of said Lot 29-30 I.T.;

Thence on the boundaries of said Lot 29-30 I.T. the following six (6) courses:

N89°01'17"E, 608.89 feet;

S00°33'01"E, 978.55;

S89°12'19"W, 36.77 feet;

S00°34'09"E, 619.10 feet;

33' North of and parallel with the South line of said NE 1/4, S89°12'56"W, 571.66 feet to said West line of said E 1/2;

On said West line, N00°34'26"W, 1168.32 feet to the SE corner of said Lot 33 I.T.;

Thence on the boundaries of said Lot 33 I.T. the following five (5) courses:

S79°47'46"W, 989.70 feet;

S00°39'12"E, 159.62 feet;

S89°09'13"W, 346.26 feet to the West line of said NE 1/4;

On said West line, N00°36'49"W, 854.94 feet;

S86°55'27"E, 915.00 feet to the SW corner of said Lot 2;

Thence on the West boundary of said Lot 2, N14°25'49"W, 932.59 feet to the Point of Beginning

Containing a calculated area of 2,272,988 square feet or 52.18 acres more or less.

WAIVERS:

1. BOTH EXISTING AND PROPOSED GRADES SHALL BE SHOWN
(Preliminary Plat Specifications 3.03.02, 3.03.12)
2. ITEMIZED COST ESTIMATE FOR PUBLIC IMPROVMENTS
(Preliminary Plat Specifications 3.03.15)
3. EROSION AND SEDIMENT CONTROL PLAN
(Preliminary Plat Specifications 3.03.18)
4. SANITARY SEWER PLAN, DRAINAGE STUDY AND STREET PROFILES
(Preliminary Plat Specifications 3.03.22)

OWNER:
 MITCHELL & CYNTHIA BAUMAN
 6971 MORNINGSIDE AVE.
 SIOUX CITY, IA 51106

SURVEYOR:
 LYLE LOTH
 REGA ENGINEERING GROUP, INC.
 601 OLD CHENEY ROAD, SUITE 'A'
 LINCOLN, NE 68512 (402)484-7342

OWNER:
 BRIAN & LINSEY POOLE
 9300 WAGON TRAIN RD.,
 HICKMAN, NE 68372

ENGINEER:
 NATHANIEL P. BURNETT
 REGA ENGINEERING GROUP, INC.
 601 OLD CHENEY ROAD, SUITE 'A'
 LINCOLN, NE 68512 (402)484-7342

SHEET LEGEND:
 VERBIAGE PAGE 1
 OVERALL DRAWING PAGE 2

APPROVAL OF CITY OF HICKMAN

This administrative plat of Kaplan Addition was approved by the City of Hickman this ____ day of _____, 2023.

Zoning Administrator _____

Hickman City Administrator _____

ACCEPTANCE BY HICKMAN CITY ENGINEER

This administrative plat of Kaplan Addition was reviewed and approved by the Hickman City Engineer on this ____ day of _____, 2023.

Hickman City Engineer _____

PLANNING DIRECTOR'S APPROVAL

The Planning Director, pursuant to Section 3.16 of the Lancaster County, Nebraska, Land Subdivision Regulations, hereby approves this PRELIMINARY Plat.

Planning Director _____

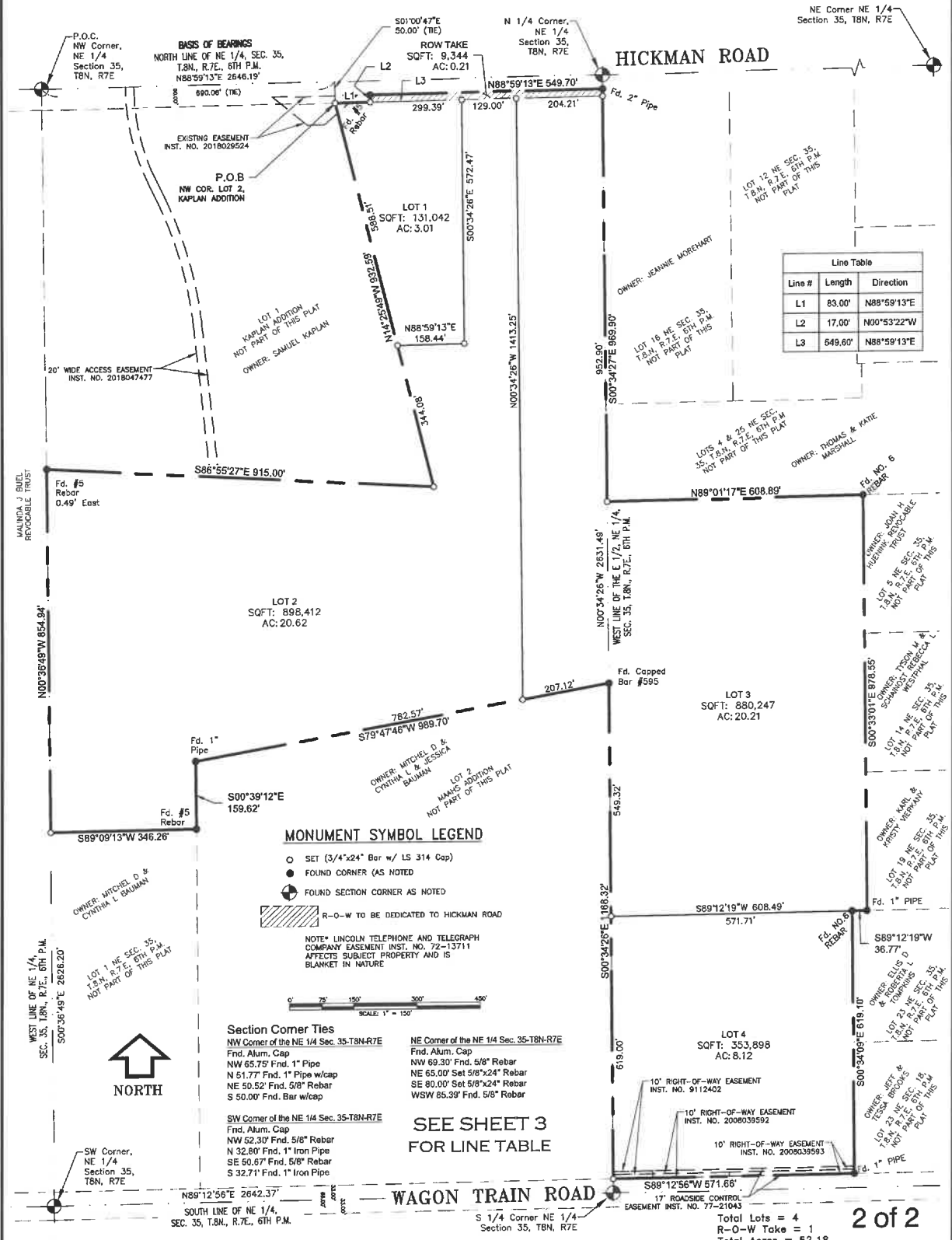
Date _____

REVIEW OF LANCASTER COUNTY SURVEYOR

This administrative plat of Kaplan Addition was reviewed by the office of Lancaster County Surveyor on this ____ day of _____, 2023.

Lancaster County Surveyor _____

KAPLAN 2ND ADDITION PRELIMINARY PLAT



Total Lots = 4
 R-O-W Take = 1
 Total Acres = 52.18

KAPLAN 2ND ADDITION

FINAL PLAT

LEGAL DESCRIPTION

A parcel of land being all of Lot 2 as shown on Kaplan Addition, Lot 33 I.T., and Lot 29-30 I.T., located in the NE 1/4 of Section 35, T.23N., R.7E. of the 6th/ P.M., Lancaster County, Nebraska and more particularly described as follows:

Commencing at the NW corner of said NE 1/4:

Thence on the North Line of said NE 1/4, N88°59'13"E, 690.06 feet, all bearings hereon are relative thereto;

Thence departing said North line, S01°00'47"E, 50.00 feet to the NW corner of said Lot 2 and the Point Of Beginning;

Thence 50' South of and parallel with said North line on the North boundary of said Lot 2, N88°59'13"E, 83.00 feet to the West boundary of said Lot 33 I.T.;

Thence on the West, North and East boundaries of said Lot 33 I.T. the following three (3) courses:
 N00°53'22"W, 17.00 feet;

33' South of and parallel with said North line on the North boundary of said Lot 2, N88°59'13"E, 83.00 feet to the West boundary of said Lot 33 I.T.;

On said West line, S00°34'27"E, 969.90 feet to the NW corner of said Lot 29-30 I.T.;

Thence on the boundaries of said Lot 29-30 I.T. the following six (6) courses:

N89°01'17"E, 808.89 feet;

S00°33'01"E, 978.55;

S89°12'19"W, 36.77 feet;

S00°34'09"E, 619.10 feet;

33' North of and parallel with the South line of said NE 1/4, S89°12'56"W, 571.66 feet to said West line of said E 1/2;

On said West line, N00°34'28"W, 1168.32 feet to the SE corner of said Lot 33 I.T.;

Thence on the boundaries of said Lot 33 I.T. the following five (5) courses:

S79°47'45"W, 989.70 feet;

S00°39'12"E, 159.82 feet;

S89°09'13"W, 348.28 feet to the West line of said NE 1/4;

On said West line, N00°36'49"W, 854.94 feet;

S88°55'27"E, 915.00 feet to the SW corner of said Lot 2;

Thence on the West boundary of said Lot 2, N14°25'49"W, 932.59 feet to the Point of Beginning

Containing a calculated area of 2,272,988 square feet or 52.18 acres more or less.

SURVEYOR'S CERTIFICATE

I, Lyle L. Loth, hereby certify that I am a professional land surveyor, registered in compliance with the laws of the State of Nebraska, that this plat correctly represents a survey conducted by me or under my direct supervision, that any changes from the description appearing in the last record transfer of the land contained in the final plat are so indicated, that all monuments shown thereon actually exist as described or will be installed and their position is correctly shown and that all dimensional and geodetic data is correct.

DATE
Lyle L. Loth, LS 314

APPROVAL OF CITY OF HICKMAN

This administrative plat of Kaplan Addition was approved by the City of Hickman

this ____ day of _____, 2023

Zoning Administrator

Hickman City Administrator

OWNERS CERTIFICATION

The foregoing plat, known as Kaplan 2nd Addition, as described in the Surveyor's Certificate, is made with free consent and in accordance with the desires of the under signed, sole owner.

We the Mitchel D Bauman, Cynthia L Bauman, Brian D Poole and Linsey K Poole, owners of the real estate shown and described herein, do hereby certify that I have laid out, platted and subdivided, and do hereby lay out, plat and subdivide, said real estate in accordance with this plat.

Clear title to the land contained in this plat is guaranteed. Any encumbrances or special assessments are explained as follows:

The 17' right-of-way along Hickman Road shown hereon is hereby dedicated to the public.

By: Mitchel D Bauman, Husband

By: Cynthia L Bauman, Wife

Title: Owner

Title: Owner

By: Brian D Poole, Husband

By: Linsey K Poole, Wife

Title: Owner

Title: Owner

ACKNOWLEDGMENT

STATE OF NEBRASKA } SS
 LANCASTER COUNTY }

On this ____ day of _____, 20____, before me, the undersigned, a notary public, duly commissioned, qualified for and residing in said county, personally came Mitchel D Bauman and Cynthia L Bauman, to me personally known to be the identical people whose name is affixed to the dedication of the foregoing plat and she acknowledged the same to be her voluntary act and deed.

NOTARY PUBLIC

My commission expires the ____ day of _____, 20____.

ACKNOWLEDGMENT

STATE OF NEBRASKA } SS
 LANCASTER COUNTY }

On this ____ day of _____, 20____, before me, the undersigned, a notary public, duly commissioned, qualified for and residing in said county, personally came Brian D Poole and Linsey K Poole, to me personally known to be the identical people whose name is affixed to the dedication of the foregoing plat and she acknowledged the same to be her voluntary act and deed.

NOTARY PUBLIC

My commission expires the ____ day of _____, 20____.

COUNTY TREASURER'S CERTIFICATION

This is to certify that I found no regular or special taxes due or delinquent against the property described in the Surveyor's Certificate and embraced in this plat as shown by the records of this office.

County Treasurer

Date

ACCEPTANCE BY HICKMAN CITY ENGINEER

This administrative plat of Kaplan Addition was reviewed and approved by

the Hickman City Engineer on this ____ day of _____, 2023.

Hickman City Engineer

PLANNING DIRECTOR'S APPROVAL

The Planning Director, pursuant to Section 3.16 of the Lancaster County, Nebraska, Land Subdivision Regulations, hereby approves this Final Plat.

Planning Director

Date

LIEN HOLDER CONSENT AND SUBORDINATION

The undersigned, holder of that certain lien against real property described in the plat known as "KAPLAN 2ND ADDITION", said lien being recorded in the Office of Registrar of Deeds of Lancaster County, Nebraska, as Instrument Number 2020033385, does hereby consent to the dedication of and subordinate the Lien to any utility (sewer, water, electric, cable TV, telephone, natural gas) easements, or streets, or roads, pedestrian way easements, and access easements and relinquishments of access, dedicated to the public, all as shown on the Plat, but not otherwise. The undersigned confirms that it is the holder of the Lien and has not assigned the Lien to any other person.

Charter West Bank

By: _____
Signature

Trustee & Beneficiary

Print Name

Print Title

ACKNOWLEDGMENT

STATE OF NEBRASKA }
 LANCASTER COUNTY } SS

The foregoing instrument was acknowledged before me this ____ day of _____, 20____ by _____

Print Name
on behalf of said Charter West Bank

NOTARY PUBLIC

My commission expires the ____ day of _____, 20____.

LIEN HOLDER CONSENT AND SUBORDINATION

The undersigned, holder of that certain lien against real property described in the plat known as "KAPLAN 2ND ADDITION", said lien being recorded in the Office of Registrar of Deeds of Lancaster County, Nebraska, as Instrument Numbers 2020034689 and 2020044752, does hereby consent to the dedication of and subordinate the Lien to any utility (sewer, water, electric, cable TV, telephone, natural gas) easements, or streets, or roads, pedestrian way easements, and access easements and relinquishments of access, dedicated to the public, all as shown on the Plat, but not otherwise. The undersigned confirms that it is the holder of the Lien and has not assigned the Lien to any other person.

Union Bank and Trust Company

By: _____
Signature

Trustee & Beneficiary

Print Name

Print Title

ACKNOWLEDGMENT

STATE OF NEBRASKA }
 LANCASTER COUNTY } SS

The foregoing instrument was acknowledged before me this ____ day of _____, 20____ by _____

Print Name
on behalf of said Union Bank and Trust Company

NOTARY PUBLIC

My commission expires the ____ day of _____, 20____.

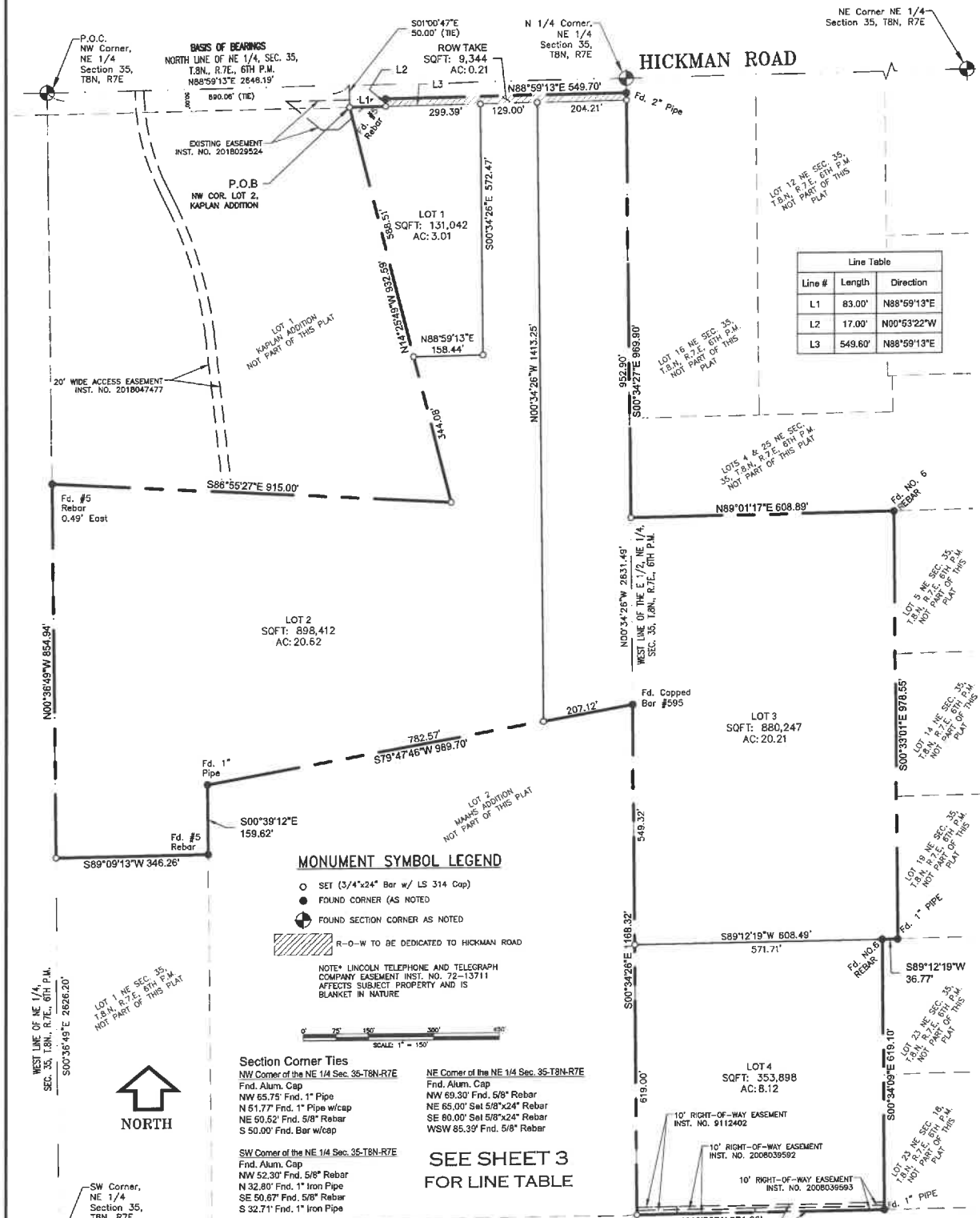
REVIEW OF LANCASTER COUNTY SURVEYOR

This administrative plat of Kaplan Addition was reviewed by the office of

Lancaster County Surveyor on this ____ day of _____, 2023.

Lancaster County Surveyor

KAPLAN 2ND ADDITION FINAL PLAT



Line #	Length	Direction
L1	83.00'	N88°59'13"E
L2	17.00'	N00°53'22"W
L3	549.60'	N88°59'13"E

MONUMENT SYMBOL LEGEND

- SET (3/4"x24" Bar w/ LS 314 Cap)
- FOUND CORNER (AS NOTED)
- ⊙ FOUND SECTION CORNER AS NOTED
- ▨ R-O-W TO BE DEDICATED TO HICKMAN ROAD

NOTE* LINCOLN TELEPHONE AND TELEGRAPH COMPANY EASEMENT INST. NO. 72-13711 AFFECTS SUBJECT PROPERTY AND IS BLANKET IN NATURE



Section Corner Ties
NW Corner of the NE 1/4 Sec. 35-T8N-R7E
 Fnd. Alum. Cap
 NW 65.75' Fnd. 1" Pipe
 N 51.77' Fnd. 1" Pipe w/cap
 NE 50.52' Fnd. 5/8" Rebar
 S 50.00' Fnd. Bar w/cap

NE Corner of the NE 1/4 Sec. 35-T8N-R7E
 Fnd. Alum. Cap
 NW 69.30' Fnd. 5/8" Rebar
 NE 65.00' Set 5/8"x24" Rebar
 SE 60.00' Set 5/8"x24" Rebar
 WSW 85.39' Fnd. 5/8" Rebar

SW Corner of the NE 1/4 Sec. 35-T8N-R7E
 Fnd. Alum. Cap
 NW 52.30' Fnd. 5/8" Rebar
 N 32.80' Fnd. 1" Iron Pipe
 SE 50.87' Fnd. 5/8" Rebar
 S 32.71' Fnd. 1" Iron Pipe

**SEE SHEET 3
FOR LINE TABLE**



WAGON TRAIN ROAD

Total Lots = 4
 R-O-W Take = 1
 Total Acres = 52.18

KAPLAN 2ND ADDITION

FINAL PLAT

LEGAL DESCRIPTION

A parcel of land being all of Lot 2 as shown on Kaplan Addition, Lot 33 I.T., and Lot 29-30 I.T., and a portion of the 33' Statutory Right-Of-Way of Hickman Road and Wagon Train Road, located in the NE 1/4 of Section 35, T.8.N., R.7.E. of the 6th P.M., Lancaster County, Nebraska and more particularly described as follows:

Commencing at the NW corner of said NE 1/4;

Thence on the North Line of said NE 1/4, N88°59'13"E, 690.06 feet to the **Point Of Beginning**, all bearings hereon are relative thereto;

Thence continuing on said North line, N88°59'13"E, 632.99 feet to the N 1/4 Corner of said NE 1/4;

Thence departing said North line on West line of the E 1/2 of said NE 1/4, S00°34'27"E, 1002.90 feet to the NW corner of said Lot 29-30 I.T.;

Thence on the boundaries of said Lot 29-30 I.T. the following six (6) courses:

N89°01'17"E, 608.89 feet;

S00°33'01"E, 978.55 feet;

S89°12'19"W, 36.77 feet;

S00°34'09"E, 652.10 feet to the South line of said NE 1/4;

On said South line S89°12'56"W, 571.66 feet to the South 1/4 Corner of said NE 1/4;

On the East line of the West half of said NE 1/4, N00°34'26"W, 1201.32 feet to the SE corner of said Lot 33 I.T.;

Thence on the boundaries of said Lot 33 I.T. the following five (5) courses:

S79°47'46"W, 989.70 feet;

S00°39'12"E, 159.62 feet;

S89°09'13"W, 346.26 feet to the West line of said NE 1/4;

On said West line, N00°36'49"W, 854.94 feet;

S86°55'27"E, 915.00 feet to the SW corner of said Lot 2;

Thence on the West boundary of said Lot 2, N14°25'49"W, 932.59 feet to the NW Corner of said Lot 2,

Thence N89°01'17"E, 608.89 feet to the **POINT OF BEGINNING**.

Containing a calculated area of 2,314,104 square feet or 53.12 acres more or less.

SURVEYOR'S CERTIFICATE

I, Lyle L. Loth, hereby certify that I am a professional land surveyor, registered in compliance with the laws of the State of Nebraska, that this plat correctly represents a survey conducted by me or under my direct supervision, that any changes from the description appearing in the last record transfer of the land contained in the final plat are so indicated, that all monuments shown thereon actually exist as described or will be installed and their position is correctly shown and that all dimensional and geodetic data is correct.

DATE
Lyle L. Loth, LS 314

ACCEPTANCE OF CITY OF HICKMAN

This final plat of Kaplan Addition was approved by the City Council of the City of Hickman, Nebraska

on this _____ day of _____, 2023, in accordance with the state statutes of Nebraska.

Mayor

Attest _____
City Clerk

OWNERS CERTIFICATION

The foregoing plat, known as Kaplan 2nd Addition, as described in the Surveyor's Certificate, is made with free consent and in accordance with the desires of the under signed, sole owner.

We the Mitchel D Bauman, Cynthia L Bauman, Brian D Poole and Linsey K Poole, owners of the real estate shown and described herein, do hereby certify that I have laid out, platted and subdivided, and do hereby lay out, plat and subdivide, said real estate in accordance with this plat.

Each lot shall have only one residential access.

Clear title to the land contained in this plat is guaranteed. Any encumbrances or special assessments are explained as follows:

The 50' Right-Of-Way along Hickman Road and Wagon Train Road shown hereon are hereby dedicated to the public.

By: Mitchel D Bauman, Husband

By: Cynthia L Bauman, Wife

Title: Owner

Title: Owner

By: Brian D Poole, Husband

By: Linsey K Poole, Wife

Title: Owner

Title: Owner

ACKNOWLEDGMENT

STATE OF NEBRASKA)
LANCASTER COUNTY) SS

On this _____ day of _____, 20____, before me, the undersigned, a notary public, duly commissioned, qualified for and residing in said county, personally came Mitchel D Bauman and Cynthia L Bauman, to me personally known to be the identical people whose name is affixed to the dedication of the foregoing plat and she acknowledged the same to be her voluntary act and deed.

NOTARY PUBLIC

My commission expires the _____ day of _____, 20____.

ACKNOWLEDGMENT

STATE OF NEBRASKA)
LANCASTER COUNTY) SS

On this _____ day of _____, 20____, before me, the undersigned, a notary public, duly commissioned, qualified for and residing in said county, personally came Brian D Poole and Linsey K Poole, to me personally known to be the identical people whose name is affixed to the dedication of the foregoing plat and she acknowledged the same to be her voluntary act and deed.

NOTARY PUBLIC

My commission expires the _____ day of _____, 20____.

COUNTY TREASURER'S CERTIFICATION

This is to certify that I found no regular or special taxes due or delinquent against the property described in the Surveyor's Certificate and embraced in this plat as shown by the records of this office.

County Treasurer

Date

ACCEPTANCE BY HICKMAN CITY ENGINEER

This final plat of Kaplan Addition was reviewed and approved by

the Hickman City Engineer on this _____ day of _____, 2023.

Hickman City Engineer

APPROVAL OF THE PLANNING COMMISSION OF HICKMAN, NEBRASKA

This Final Plat of Kaplan 2nd Addition was approved by the Hickman planning commission on this

_____ day of _____, 2023

Chairperson, Hickman Planning Commission

LIEN HOLDER CONSENT AND SUBORDINATION

The undersigned, holder of that certain lien against real property described in the plat known as "KAPLAN 2ND ADDITION", said lien being recorded in the Office of Register of Deeds of Lancaster County, Nebraska, as Instrument Number 2020033385, does hereby consent to the dedication of and subordinate the Lien to any utility (sewer, water, electric, cable TV, telephone, natural gas) easements, or streets, or roads, pedestrian way easements, and access easements and relinquishments of access, dedicated to the public, all as shown on the Plat, but not otherwise. The undersigned confirms that it is the holder of the Lien and has not assigned the Lien to any other person.

Charter West Bank

Trustee & Beneficiary

By: _____
Signature

Print Name

Print Title

ACKNOWLEDGMENT

STATE OF NEBRASKA)
LANCASTER COUNTY) SS

The foregoing instrument was acknowledged before me this _____ day of

_____, 20____, by _____,
Print Name

_____ on behalf of said Charter West Bank
Print Title

NOTARY PUBLIC

My commission expires the _____ day of _____, 20____.

LIEN HOLDER CONSENT AND SUBORDINATION

The undersigned, holder of that certain lien against real property described in the plat known as "KAPLAN 2ND ADDITION", said lien being recorded in the Office of Register of Deeds of Lancaster County, Nebraska, as Instrument Numbers 2020034969 and 2020044762, does hereby consent to the dedication of and subordinate the Lien to any utility (sewer, water, electric, cable TV, telephone, natural gas) easements, or streets, or roads, pedestrian way easements, and access easements and relinquishments of access, dedicated to the public, all as shown on the Plat, but not otherwise. The undersigned confirms that it is the holder of the Lien and has not assigned the Lien to any other person.

Union Bank and Trust Company

Trustee & Beneficiary

By: _____
Signature

Print Name

Print Title

ACKNOWLEDGMENT

STATE OF NEBRASKA)
LANCASTER COUNTY) SS

The foregoing instrument was acknowledged before me this _____ day of

_____, 20____, by _____,
Print Name

_____ on behalf of said Union Bank and Trust Company
Print Title

NOTARY PUBLIC

My commission expires the _____ day of _____, 20____.

REVIEW OF LANCASTER COUNTY SURVEYOR

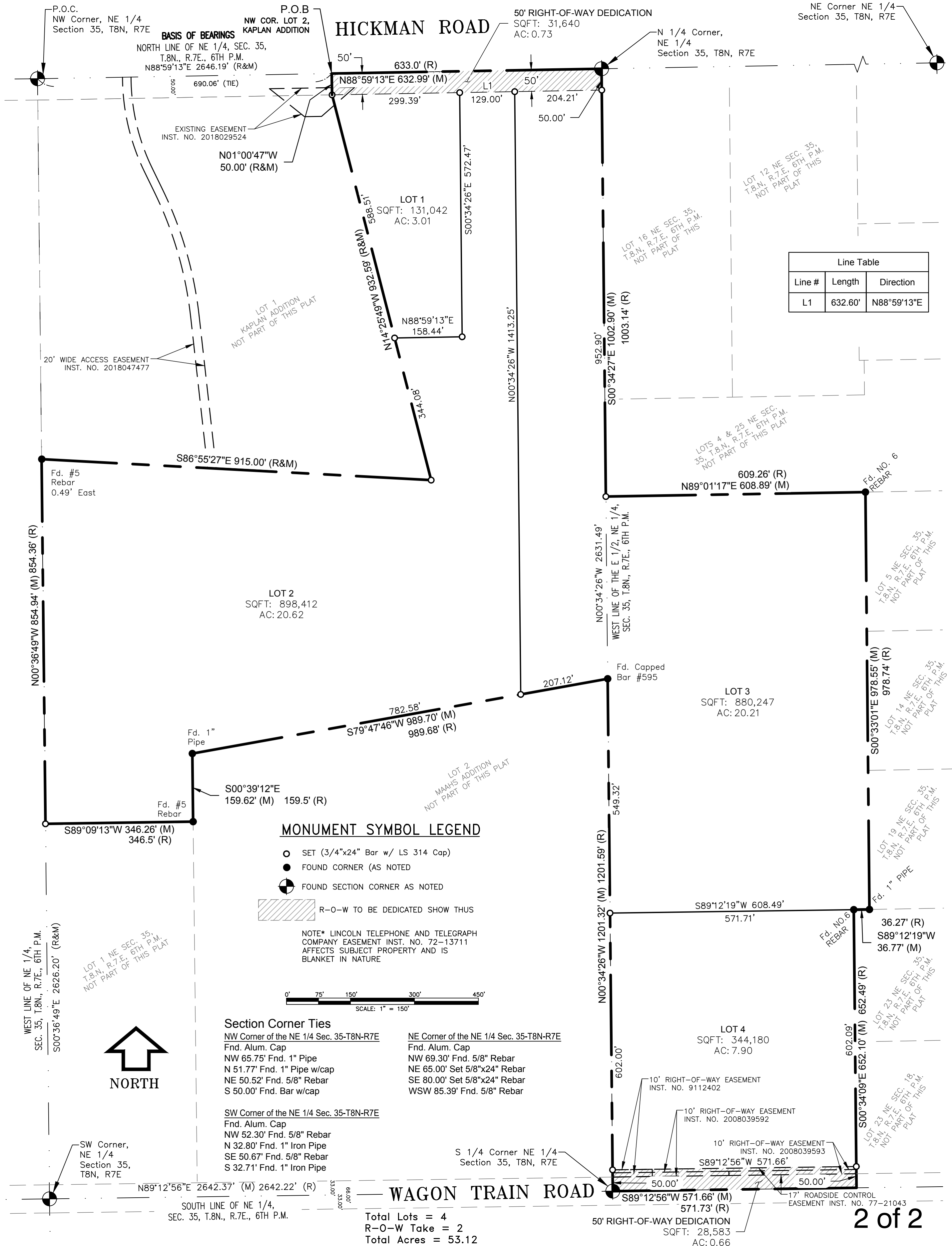
This final plat of Kaplan Addition was reviewed by the office of

Lancaster County Surveyor on this _____ day of _____, 2023.

Lancaster County Surveyor

KAPLAN 2ND ADDITION

FINAL PLAT

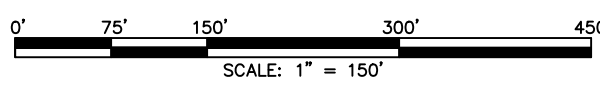


Line Table		
Line #	Length	Direction
L1	632.60'	N88°59'13"E

MONUMENT SYMBOL LEGEND

- SET (3/4"x24" Bar w/ LS 314 Cap)
- FOUND CORNER (AS NOTED)
- ⊙ FOUND SECTION CORNER AS NOTED
- ▨ R-O-W TO BE DEDICATED SHOW THUS

NOTE* LINCOLN TELEPHONE AND TELEGRAPH COMPANY EASEMENT INST. NO. 72-13711 AFFECTS SUBJECT PROPERTY AND IS BLANKET IN NATURE



Section Corner Ties

- | | |
|---|--|
| <p>NW Corner of the NE 1/4 Sec. 35-T8N-R7E
 Fnd. Alum. Cap
 NW 65.75' Fnd. 1" Pipe
 N 51.77' Fnd. 1" Pipe w/cap
 NE 50.67' Fnd. 5/8" Rebar
 S 50.00' Fnd. Bar w/cap</p> | <p>NE Corner of the NE 1/4 Sec. 35-T8N-R7E
 Fnd. Alum. Cap
 NW 69.30' Fnd. 5/8" Rebar
 NE 65.00' Set 5/8"x24" Rebar
 SE 80.00' Set 5/8"x24" Rebar
 WSW 85.39' Fnd. 5/8" Rebar</p> |
| <p>SW Corner of the NE 1/4 Sec. 35-T8N-R7E
 Fnd. Alum. Cap
 NW 52.30' Fnd. 5/8" Rebar
 N 32.80' Fnd. 1" Iron Pipe
 SE 50.67' Fnd. 5/8" Rebar
 S 32.71' Fnd. 1" Iron Pipe</p> | <p>S 1/4 Corner NE 1/4 Section 35, T8N, R7E</p> |



WAGON TRAIN ROAD

Total Lots = 4
 R-O-W Take = 2
 Total Acres = 53.12

50' RIGHT-OF-WAY DEDICATION
 SQFT: 28,583
 AC: 0.66

KAPLAN 2ND ADDITION

PRELIMINARY PLAT

LEGAL DESCRIPTION

A parcel of land being all of Lot 2 as shown on Kaplan Addition, Lot 33 I.T., and Lot 29-30 I.T., and a portion of the 33' Statutory Right-Of-Way of Hickman Road and Wagon Train Road, located in the NE 1/4 of Section 35, T.8.N., R.7.E. of the 6th P.M., Lancaster County, Nebraska and more particularly described as follows:

Commencing at the NW corner of said NE 1/4;

Thence on the North Line of said NE 1/4, N88°59'13"E, 690.06 feet to the **Point Of Beginning**, all bearings hereon are relative thereto;

Thence continuing on said North line, N88°59'13"E, 632.99 feet to the N 1/4 Corner of said NE 1/4;

Thence departing said North line on West line of the E 1/2 of said NE 1/4, S00°34'27"E, 1002.90 feet to the NW corner of said Lot 29-30 I.T.;

Thence on the boundaries of said Lot 29-30 I.T. the following six (6) courses:

N89°01'17"E, 608.89 feet;

S00°33'01"E, 978.55 feet;

S89°12'19"W, 36.77 feet;

S00°34'09"E, 652.10 feet to the South line of said NE 1/4;

On said South line S89°12'56"W, 571.66 feet to the South 1/4 Corner of said NE 1/4;

On the East line of the West half of said NE 1/4, N00°34'26"W, 1201.32 feet to the SE corner of said Lot 33 I.T.;

Thence on the boundaries of said Lot 33 I.T. the following five (5) courses:

S79°47'46"W, 989.70 feet;

S00°39'12"E, 159.62 feet;

S89°09'13"W, 346.26 feet to the West line of said NE 1/4;

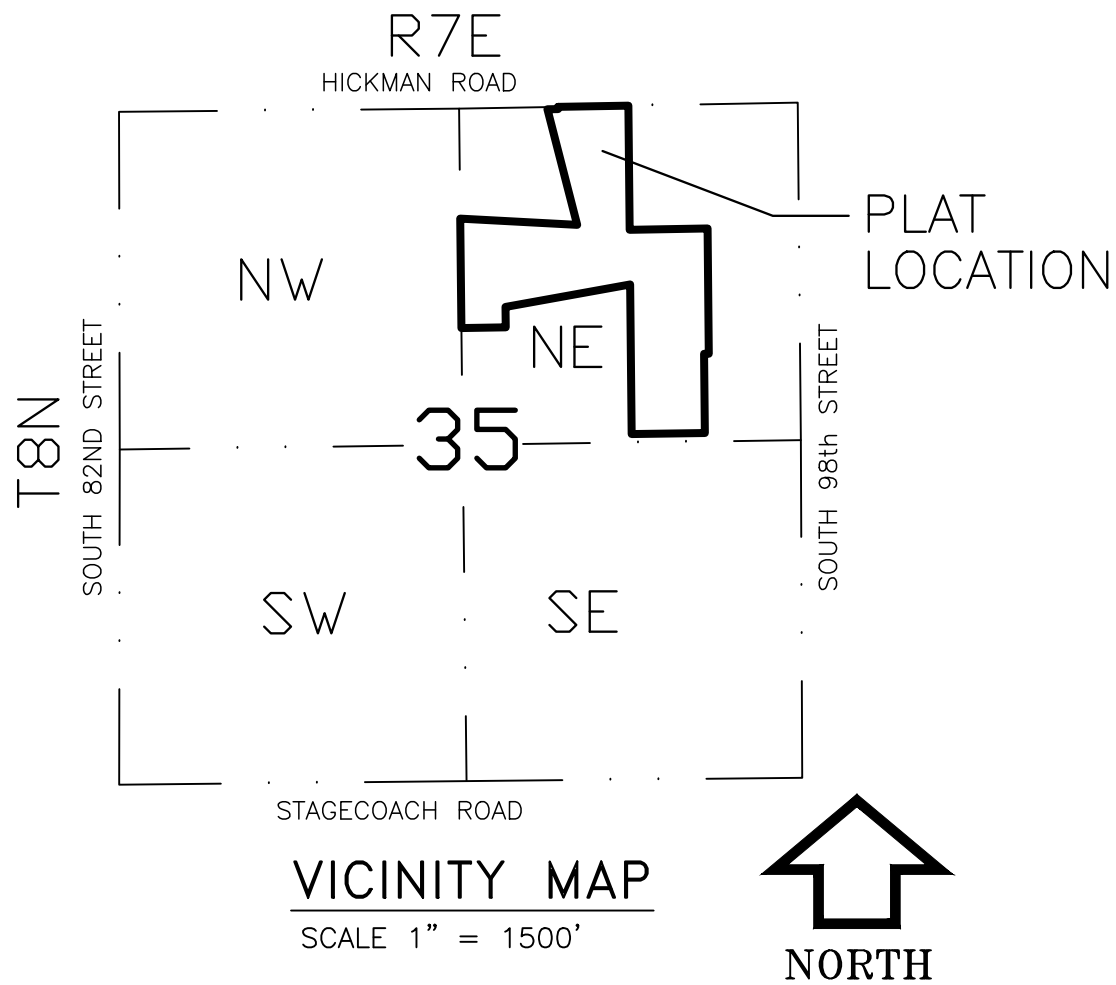
On said West line, N00°36'49"W, 854.94 feet;

S86°55'27"E, 915.00 feet to the SW corner of said Lot 2;

Thence on the West boundary of said Lot 2, N14°25'49"W, 932.59 feet to the NW Corner of said Lot 2,

Thence N89°01'17"E, 608.89 feet to the **POINT OF BEGINNING**.

Containing a calculated area of 2,314,104 square feet or 53.12 acres more or less.



ACCEPTANCE BY HICKMAN CITY ENGINEER

This final plat of Kaplan Addition was reviewed and approved by the Hickman City Engineer on this ____ day of _____, 2023.

Hickman City Engineer

APPROVAL OF THE PLANNING COMMISSION OF HICKMAN, NEBRASKA

This Final Plat of Kaplan 2nd Addition was approved by the Hickman planning commission on this ____ day of _____, 2023

Chairperson, Hickman Planning Commission

REVIEW OF LANCASTER COUNTY SURVEYOR

This final plat of Kaplan Addition was reviewed by the office of Lancaster County Surveyor on this ____ day of _____, 2023.

Lancaster County Surveyor

ACCEPTANCE OF CITY OF HICKMAN

This final plat of Kaplan Addition was approved by the City Council of the City of Hickman, Nebraska on this ____ day of _____, 2023, in accordance with the state statutes of Nebraska.

Mayor

Attest _____
City Clerk

OWNER:

MITCHELL & CYNTHIA BAUMAN
6971 MORNINGSIDE AVE,
SIOUX CITY, IA 51106

OWNER:

BRIAN & LINSEY POOLE
9300 WAGON TRAIN RD.,
HICKMAN, NE 68372

SURVEYOR:

LYLE LOTH
REGA ENGINEERING GROUP, INC.
601 OLD CHENEY ROAD, SUITE 'A'
LINCOLN, NE 68512 (402)484-7342

ENGINEER:

NATHANIEL P. BURNETT
REGA ENGINEERING GROUP, INC.
601 OLD CHENEY ROAD, SUITE 'A'
LINCOLN, NE 68512 (402)484-7342

SHEET LEGEND:

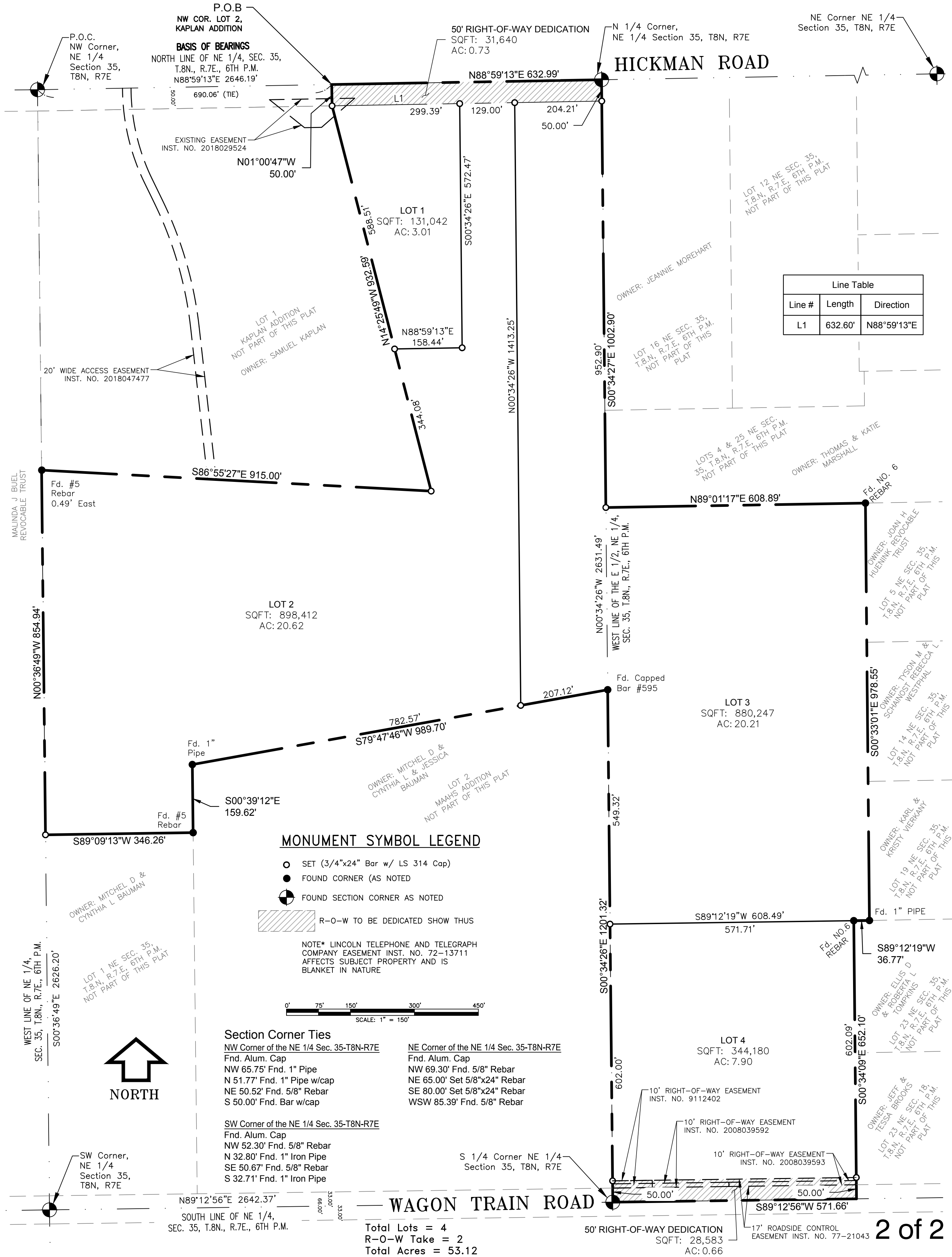
VERBIAGE PAGE 1
OVERALL DRAWING PAGE 2

WAIVERS:

- BOTH EXISTING AND PROPOSED GRADES SHALL BE SHOWN (Preliminary Plat Specifications 3.03.02, 3.03.12)
- ITEMIZED COST ESTIMATE FOR PUBLIC IMPROVMENTS (Preliminary Plat Specifications 3.03.15)
- EROSION AND SEDIMENT CONTROL PLAN (Preliminary Plat Specifications 3.03.16)
- SANITARY SEWER PLAN, DRAINAGE STUDY AND STREET PROFILES (Preliminary Plat Specifications 3.03.22)

KAPLAN 2ND ADDITION

PRELIMINARY PLAT

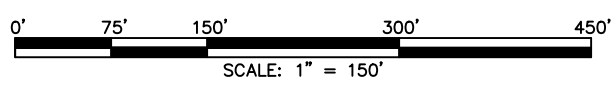


Line Table		
Line #	Length	Direction
L1	632.60'	N88°59'13"E

MONUMENT SYMBOL LEGEND

- SET (3/4"x24" Bar w/ LS 314 Cap)
- FOUND CORNER (AS NOTED)
- ⊙ FOUND SECTION CORNER AS NOTED
- ▨ R-O-W TO BE DEDICATED SHOW THUS

NOTE* LINCOLN TELEPHONE AND TELEGRAPH COMPANY EASEMENT INST. NO. 72-13711 AFFECTS SUBJECT PROPERTY AND IS BLANKET IN NATURE



Section Corner Ties

- | | |
|---|--|
| <p>NW Corner of the NE 1/4 Sec. 35-T8N-R7E
 Fnd. Alum. Cap
 NW 65.75' Fnd. 1" Pipe
 N 51.77' Fnd. 1" Pipe w/cap
 NE 50.52' Fnd. 5/8" Rebar
 S 50.00' Fnd. Bar w/cap</p> | <p>NE Corner of the NE 1/4 Sec. 35-T8N-R7E
 Fnd. Alum. Cap
 NW 69.30' Fnd. 5/8" Rebar
 NE 65.00' Set 5/8"x24" Rebar
 SE 80.00' Set 5/8"x24" Rebar
 WSW 85.39' Fnd. 5/8" Rebar</p> |
| <p>SW Corner of the NE 1/4 Sec. 35-T8N-R7E
 Fnd. Alum. Cap
 NW 52.30' Fnd. 5/8" Rebar
 N 32.80' Fnd. 1" Iron Pipe
 SE 50.67' Fnd. 5/8" Rebar
 S 32.71' Fnd. 1" Iron Pipe</p> | <p>S 1/4 Corner NE 1/4 Section 35, T8N, R7E</p> |



Total Lots = 4
 R-O-W Take = 2
 Total Acres = 53.12

50' RIGHT-OF-WAY DEDICATION
 SQFT: 28,583
 AC: 0.66

17' ROADSIDE CONTROL EASEMENT INST. NO. 77-21043



115 Locust Street, P.O. Box 127,
Hickman, NE 68372-0127
Phone 402.792.2212 - Fax 402.792.2210
www.hickman.ne.gov

APPLICATION FOR PRELIMINARY PLAT # 2023-45

Legal Description and Location: _____

Subdivider:

Name: MITCHEL & CYNTHIA BAUMAN
Address: 6971 MORNINGSIDE AVE.
SIOUX CITY, IA 51106
Telephone: _____

Agent: (Authorized to act on Subdivider's behalf)

Name: REGA ENGINEERING GROUP, Inc.
Address: 601 OLD CHENEY, SUITE A
LINCOLN, NE 68512
Telephone: 402-484-7342

Name of Preliminary Plat: KAPLAN 2ND ADDITION Number of Lots: 4

Subdivision Preliminary Plat Fee \$1,000.00 + \$10.00 per Lot

Fee Total: 1,040.00

A. Does the subdivider have any interest in the land surrounding the preliminary plat? Yes _____ No X
If yes, please describe the nature of such interest:

B. Will the preliminary plat require any zoning or other action (rezoning, planned development, conditional use or vacations) to complete the development? Yes _____ No X. If yes please describe the nature of action:

C. Does the preliminary plat deviate from the requirements of the Land Subdivision Ordinance of the City of Hickman or the City's Design Standards: Yes _____ No X. If yes, please state each deviation, how the proposal meets the intent of the subdivision ordinance and why the proposal should be accepted (Additional sheets may be added):

D. Is any part of the land within the preliminary plat within a flood plain? Yes _____ No X. If yes, please include the following information: Hydrological and grade information to determine frequency and extent of inundation of flood waters; location of proposed use and type of use; areas of habitation and employment to include location, size and floor elevation of any structures, location and elevation of parking areas, use, location and elevation of open space; all plans and other information conform to Development Standards; limits of the flood plain; amount of Fill Material brought into the flood plain; a certificate that grading will not result in any increase in the flood plain. (Additional sheets may be added):

[Signature]
Signature of Applicant

DILLON REESE
Printed Name

1/27/23
Date

[Signature]
Signature of City Staff

[Signature]
Printed Name

4-1-23
Date

Office Use Only
Receipt No. 7242 Date: 3.30.23

Preliminary Plat #: 2023-45 Fee paid \$ 1040.00



File No. 221102
April 27, 2023

Heidi Hoglund
Director of Permits, Zoning, and Codes Enforcement
City of Hickman
115 Locust Street
P.O. Box 127
Hickman, NE 68372

RE: KAPLAN 2ND ADDITION
PRELIMINARY PLAT

Dear Heidi,

On behalf of Mitchel & Cynthia Bauman, we are submitting an application for the preliminary plat of Kaplan 2nd Addition. The proposed plat will be 4 lots for development of single family housing. Lots 1-3 will access the site off Hickman Road and Lot 4 will have access via Wagon Train Road.

The proposed CUP Boundary includes 52.18 acres which is currently TA Zoning. The property is surrounded on the West and East by single family dwelling units and on the South and Southwest by acreage lots.

The development includes 4 single family lots and one Right-Of-Way take to be dedicated to Hickman Road.

A meeting and/or information of the development will take place and/or be given to the surrounding neighbors and neighborhood associations prior to the Planning Commission meeting.

The following waivers are being requested as follows:

1. BOTH EXISTING AND PROPOSED GRADES SHALL BE SHOWN
(Preliminary Plat Specifications 3.03.02, 3.03.12)
No plans are made to change any grades on the subject property.
2. ITEMIZED COST ESTIMATE FOR PUBLIC IMPROVMENTS
(Preliminary Plat Specifications 3.03.15)
There are not any needed public improvements for this project. All sanitary systems are to be private.
EROSION AND SEDIMENT CONTROL PLAN
(Preliminary Plat Specifications 3.03.16)
There is no new grading plan for the project so there is no need for an erosion and sediment control plan.
4. SANITARY SEWER PLAN, DRAINAGE STUDY AND STREET PROFILES
(Preliminary Plat Specifications 3.03.22)
All sanitary sewer is to be private. There are no proposed changes to grading. No new streets are proposed.
5. No sidewalks. (rural development)
6. No pedestrian easement for blocks greater than 600 feet. (rural subdivision)
7. Block length. (rural subdivision)
8. Landscape screening. (rural development with existing trees for screening)
9. No street lighting. (rural subdivision)
10. No street trees. (rural subdivision with existing trees)
11. 10% open space for public use calculated from overall boundary of the preliminary plat. (rural development)

We look forward to meeting with the Planning Department and other City Departments on this application. Please do not hesitate to contact me if you have any questions, comments or concerns.

Sincerely,

Dillon Reese

Cc: Mitchel Bauman
Enclosures: Preliminary Plat Application Check \$1,040.00



115 Locust Street, P.O. Box 127
Hickman, NE 68372-0127
Phone 402.792.2212 - Fax 402.792.2210
www.hickman.ne.gov

APPLICATION FOR FINAL PLAT

Legal Description and Location: A parcel of land being all of Lot 2 as shown on Kaplan Addition, Lot 33 I.T., and Lot 29-30 I.T., located in the NE 1/4 of Section 35, T.8.N., R.7.E. of the 6th P.M., Lancaster County, Nebraska

Subdivider:
Name: Mitchel & Cynthia Bauman
Address: 6971 Morningside Ave
Sioux City, IA 51106
Telephone:

Agent: (Authorized to act on Subdivider's behalf)
Name: REGA Engineering Group, Inc.
Address: 601 Old Cheney, Suite A
Lincoln, NE 68512
Telephone: 402-484-7342

Name of Final Plat: Kaplan 2nd Addition **Number of Lots:** 4
Subdivision Final Plat Fee \$200.00 + \$10.00 per Lot (\$2,000 max per lot fee) **Fee Total:** \$240.00

- A. Does the subdivider have any interest in the land surrounding the final plat? Yes__ No_X If yes, please describe the nature of such interest:.
- B. Will the final plat require any zoning or other action (rezoning, planned development, conditional use or vacations) to complete the development? Yes__ No X If yes please describe the nature of action:
- C. The final plat is based upon the ^{Preliminary} Final Plat for KAPLAN 2ND ADDITION, approved by the City Council on _____, 2023, Inst. No. _____.
- D. Is the final plat consistent with the approved preliminary plat? Yes X No ____ If not, please explain the proposed changes and the reasons on an additional sheet.
- E. Have all the improvements required by the preliminary plat been completed? Yes____ No X (Please check the Planning Commission's letter indicating the approval of the preliminary plat.) If not, which improvements have not been completed: No improvements have been completed.

[Signature]

DILLON REESE

1/27/2023

Signature of Applicant

Printed Name

Date

[Signature]

[Signature]

4-1-23

Signature of City Staff

Printed Name

Date

City Use Only

Receipt No. 7243 Date: 3.30.23 Final Plat #: 2023-46 Fee paid \$ 240.00



File No. 221102
January 27, 2023

Heidi Hoglund
Director of Permits, Zoning, and Codes Enforcement
City of Hickman
115 Locust Street
P.O. Box 127
Hickman, NE 68372

RE: KAPLAN 2ND ADDITION
FINAL PLAT

Dear Heidi,

On behalf of Mitchel & Cynthia Bauman, we are submitting an application for the final plat of Kaplan 2nd Addition. The proposed plat will be 4 lots for development of single family housing. The development will access the site off Hickman Road.

Please reach out to me if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'DR', is written over a light blue horizontal line.

Dillon Reese

Cc: Mitchel Bauman

Enclosures:
Final Plat Application
Check \$240.00

KAPLAN 2ND ADDITION

FINAL PLAT

LEGAL DESCRIPTION

A parcel of land being all of Lot 2 as shown on Kaplan Addition, Lot 33 I.T., and Lot 29-30 I.T., and a portion of the 33' Statutory Right-Of-Way of Hickman Road and Wagon Train Road, located in the NE 1/4 of Section 35, T.8.N., R.7.E. of the 6th P.M., Lancaster County, Nebraska and more particularly described as follows:

Commencing at the NW corner of said NE 1/4;

Thence on the North Line of said NE 1/4, N88°59'13"E, 690.06 feet to the **Point Of Beginning**, all bearings hereon are relative thereto;

Thence continuing on said North line, N88°59'13"E, 632.99 feet to the N 1/4 Corner of said NE 1/4;

Thence departing said North line on West line of the E 1/2 of said NE 1/4, S00°34'27"E, 1002.90 feet to the NW corner of said Lot 29-30 I.T.;

Thence on the boundaries of said Lot 29-30 I.T. the following six (6) courses:

N89°01'17"E, 608.89 feet;

S00°33'01"E, 978.55 feet;

S89°12'19"W, 36.77 feet;

S00°34'09"E, 652.10 feet to the South line of said NE 1/4;

On said South line S89°12'56"W, 571.66 feet to the South 1/4 Corner of said NE 1/4;

On the East line of the West half of said NE 1/4, N00°34'26"W, 1201.32 feet to the SE corner of said Lot 33 I.T.;

Thence on the boundaries of said Lot 33 I.T. the following five (5) courses:

S79°47'46"W, 989.70 feet;

S00°39'12"E, 159.62 feet;

S89°09'13"W, 346.26 feet to the West line of said NE 1/4;

On said West line, N00°36'49"W, 854.94 feet;

S86°55'27"E, 915.00 feet to the SW corner of said Lot 2;

Thence on the West boundary of said Lot 2, N14°25'49"W, 932.59 feet to the NW Corner of said Lot 2,

Thence N89°01'17"E, 608.89 feet to the **POINT OF BEGINNING**.

Containing a calculated area of 2,314,104 square feet or 53.12 acres more or less.

SURVEYOR'S CERTIFICATE

I, Lyle L. Loth, hereby certify that I am a professional land surveyor, registered in compliance with the laws of the State of Nebraska, that this plat correctly represents a survey conducted by me or under my direct supervision, that any changes from the description appearing in the last record transfer of the land contained in the final plat are so indicated, that all monuments shown thereon actually exist as described or will be installed and their position is correctly shown and that all dimensional and geodetic data is correct.

DATE
Lyle L. Loth, LS 314

ACCEPTANCE OF CITY OF HICKMAN

This final plat of Kaplan Addition was approved by the City Council of the City of Hickman, Nebraska

on this _____ day of _____, 2023, in accordance with the state statutes of Nebraska.

Mayor

Attest _____
City Clerk

OWNERS CERTIFICATION

The foregoing plat, known as Kaplan 2nd Addition, as described in the Surveyor's Certificate, is made with free consent and in accordance with the desires of the under signed, sole owner.

We the Mitchel D Bauman, Cynthia L Bauman, Brian D Poole and Linsey K Poole, owners of the real estate shown and described herein, do hereby certify that I have laid out, platted and subdivided, and do hereby lay out, plat and subdivide, said real estate in accordance with this plat.

Each lot shall have only one residential access.

Clear title to the land contained in this plat is guaranteed. Any encumbrances or special assessments are explained as follows:

The 50' Right-Of-Way along Hickman Road and Wagon Train Road shown hereon are hereby dedicated to the public.

By: Mitchel D Bauman, Husband

Title: Owner

By: Cynthia L Bauman, Wife

Title: Owner

By: Brian D Poole, Husband

Title: Owner

By: Linsey K Poole, Wife

Title: Owner

ACKNOWLEDGMENT

STATE OF NEBRASKA)
LANCASTER COUNTY) SS

On this _____ day of _____, 20____, before me, the undersigned, a notary public, duly commissioned, qualified for and residing in said county, personally came Mitchel D Bauman and Cynthia L Bauman, to me personally known to be the identical people whose name is affixed to the dedication of the foregoing plat and she acknowledged the same to be her voluntary act and deed.

NOTARY PUBLIC

My commission expires the _____ day of _____, 20____.

ACKNOWLEDGMENT

STATE OF NEBRASKA)
LANCASTER COUNTY) SS

On this _____ day of _____, 20____, before me, the undersigned, a notary public, duly commissioned, qualified for and residing in said county, personally came Brian D Poole and Linsey K Poole, to me personally known to be the identical people whose name is affixed to the dedication of the foregoing plat and she acknowledged the same to be her voluntary act and deed.

NOTARY PUBLIC

My commission expires the _____ day of _____, 20____.

COUNTY TREASURER'S CERTIFICATION

This is to certify that I found no regular or special taxes due or delinquent against the property described in the Surveyor's Certificate and embraced in this plat as shown by the records of this office.

County Treasurer

Date

ACCEPTANCE BY HICKMAN CITY ENGINEER

This final plat of Kaplan Addition was reviewed and approved by

the Hickman City Engineer on this _____ day of _____, 2023.

Hickman City Engineer

APPROVAL OF THE PLANNING COMMISSION OF HICKMAN, NEBRASKA

This Final Plat of Kaplan 2nd Addition was approved by the Hickman planning commission on this

_____ day of _____, 2023

Chairperson, Hickman Planning Commission

LIEN HOLDER CONSENT AND SUBORDINATION

The undersigned, holder of that certain lien against real property described in the plat known as "KAPLAN 2ND ADDITION", said lien being recorded in the Office of Register of Deeds of Lancaster County, Nebraska, as Instrument Number 2020033385, does hereby consent to the dedication of and subordinate the Lien to any utility (sewer, water, electric, cable TV, telephone, natural gas) easements, or streets, or roads, pedestrian way easements, and access easements and relinquishments of access, dedicated to the public, all as shown on the Plat, but not otherwise. The undersigned confirms that it is the holder of the Lien and has not assigned the Lien to any other person.

Charter West Bank

Trustee & Beneficiary

By: _____
Signature

Print Name

Print Title

ACKNOWLEDGMENT

STATE OF NEBRASKA)
LANCASTER COUNTY) SS

The foregoing instrument was acknowledged before me this _____ day of

_____, 20____, by _____,
Print Name

_____ on behalf of said Charter West Bank
Print Title

NOTARY PUBLIC

My commission expires the _____ day of _____, 20____.

LIEN HOLDER CONSENT AND SUBORDINATION

The undersigned, holder of that certain lien against real property described in the plat known as "KAPLAN 2ND ADDITION", said lien being recorded in the Office of Register of Deeds of Lancaster County, Nebraska, as Instrument Numbers 2020034969 and 2020044762, does hereby consent to the dedication of and subordinate the Lien to any utility (sewer, water, electric, cable TV, telephone, natural gas) easements, or streets, or roads, pedestrian way easements, and access easements and relinquishments of access, dedicated to the public, all as shown on the Plat, but not otherwise. The undersigned confirms that it is the holder of the Lien and has not assigned the Lien to any other person.

Union Bank and Trust Company

Trustee & Beneficiary

By: _____
Signature

Print Name

Print Title

ACKNOWLEDGMENT

STATE OF NEBRASKA)
LANCASTER COUNTY) SS

The foregoing instrument was acknowledged before me this _____ day of

_____, 20____, by _____,
Print Name

_____ on behalf of said Union Bank and Trust Company
Print Title

NOTARY PUBLIC

My commission expires the _____ day of _____, 20____.

REVIEW OF LANCASTER COUNTY SURVEYOR

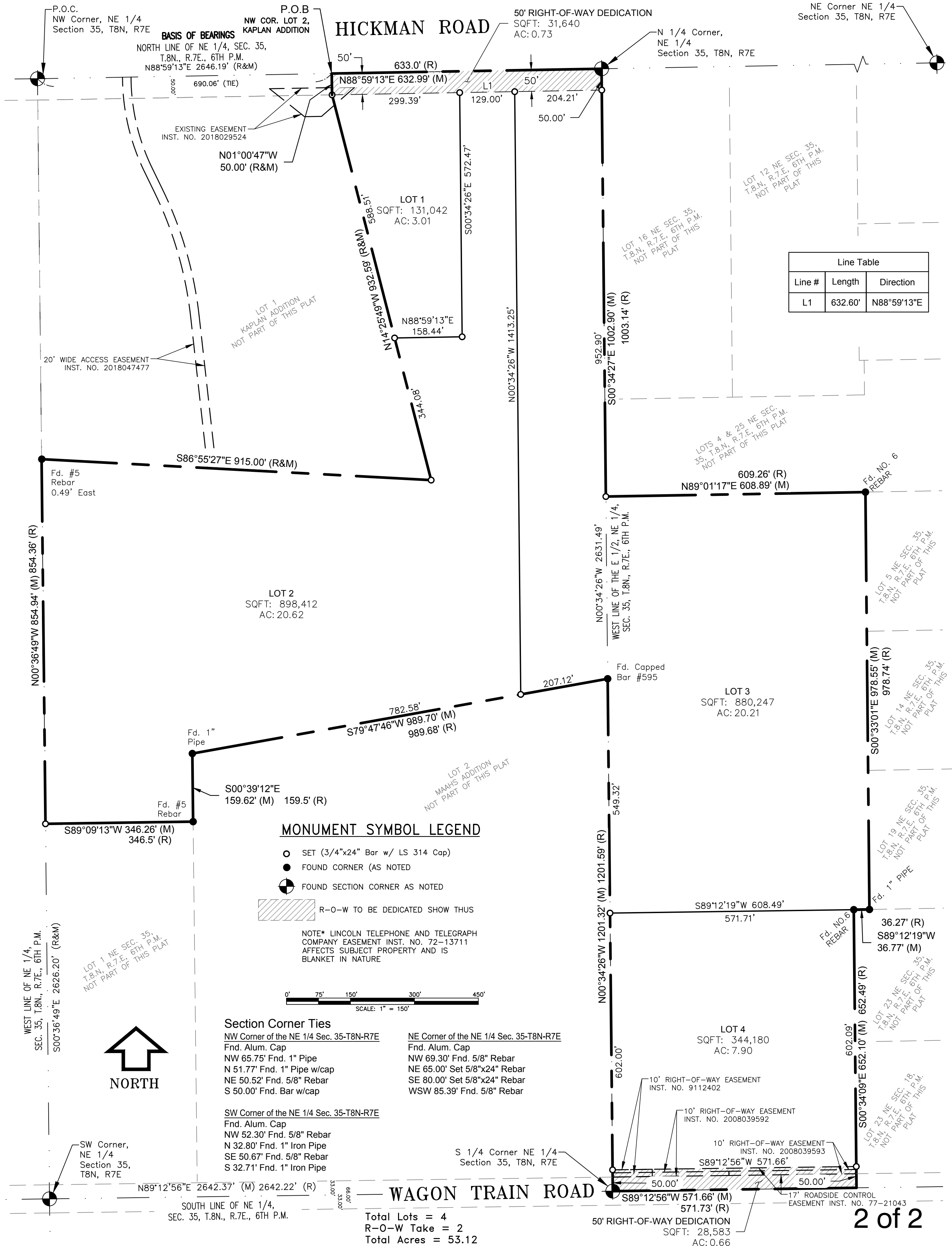
This final plat of Kaplan Addition was reviewed by the office of

Lancaster County Surveyor on this _____ day of _____, 2023.

Lancaster County Surveyor

KAPLAN 2ND ADDITION

FINAL PLAT

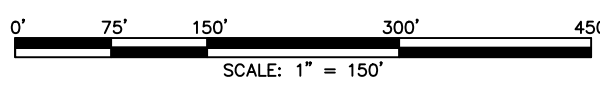


Line Table		
Line #	Length	Direction
L1	632.60'	N88°59'13"E

MONUMENT SYMBOL LEGEND

- SET (3/4"x24" Bar w/ LS 314 Cap)
- FOUND CORNER (AS NOTED)
- ⊙ FOUND SECTION CORNER AS NOTED
- ▨ R-O-W TO BE DEDICATED SHOW THUS

NOTE* LINCOLN TELEPHONE AND TELEGRAPH COMPANY EASEMENT INST. NO. 72-13711 AFFECTS SUBJECT PROPERTY AND IS BLANKET IN NATURE



Section Corner Ties

- | | |
|---|--|
| <p>NW Corner of the NE 1/4 Sec. 35-T8N-R7E
 Fnd. Alum. Cap
 NW 65.75' Fnd. 1" Pipe
 N 51.77' Fnd. 1" Pipe w/cap
 NE 50.67' Fnd. 5/8" Rebar
 S 50.00' Fnd. Bar w/cap</p> | <p>NE Corner of the NE 1/4 Sec. 35-T8N-R7E
 Fnd. Alum. Cap
 NW 69.30' Fnd. 5/8" Rebar
 NE 65.00' Set 5/8"x24" Rebar
 SE 80.00' Set 5/8"x24" Rebar
 WSW 85.39' Fnd. 5/8" Rebar</p> |
| <p>SW Corner of the NE 1/4 Sec. 35-T8N-R7E
 Fnd. Alum. Cap
 NW 52.30' Fnd. 5/8" Rebar
 N 32.80' Fnd. 1" Iron Pipe
 SE 50.67' Fnd. 5/8" Rebar
 S 32.71' Fnd. 1" Iron Pipe</p> | <p>S 1/4 Corner NE 1/4 Section 35, T8N, R7E</p> |



WAGON TRAIN ROAD

Total Lots = 4
 R-O-W Take = 2
 Total Acres = 53.12

50' RIGHT-OF-WAY DEDICATION
 SQFT: 28,583
 AC: 0.66