

Planning Commission Regular Meeting  
Tuesday, June 6, 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. May 2, 2023, Planning Commission Meeting Minutes
4. Presentations & Introductions
  - 4.A. Welcome new member, Paul Tran, as the Alternate Member. PC Member Tran was appointed to his role by Mayor Goering.
5. Staff Report

6. Public Hearings

6.A. The purpose of the hearing is to provide an opportunity for public comment on a request from Buel Properties, LLC., for approval of a Final Plat of 6.72 acres as shown on the Hickman Hills 1<sup>st</sup> Addition Final Plat. This plat includes 2 lots for the continuation of a high-density residential subdivision and 1 outlot for stormwater detention and open green space. Legal Description: Hickman Hills Addition, Outlot C, located in the S28, T8, R7 6<sup>th</sup> Principal Meridian, Lancaster County, Nebraska. Generally located north of Hickman Road (7<sup>th</sup> Street) and east of S. 54<sup>th</sup> Street.

6.B.

6.C. The purpose of the hearing is to provide an opportunity for public comment on a request from Buel Properties, LLC for the annexation of 6.72 acres legally described as Hickman Hills 1<sup>st</sup> Addition Lot 1, Lot 2, and Outlot A, located in the S28, T8, R7 6<sup>th</sup> Principal Meridian, Lancaster County, Nebraska. Generally located north of Hickman Road (7<sup>th</sup> Street) and east of S. 54<sup>th</sup> Street. And to extend the Extraterritorial Jurisdiction (ETJ) upon approval of the annexation of said property, and to amend the Official Zoning Map of the City of Hickman to reflect said changes.

6.D.

7. Unfinished Business - None

8. New Business

8.A. Recommendation to the City Council for approval of a Final Plat of 6.72 acres as shown on the Hickman Hills 1<sup>st</sup> Addition Final Plat. This plat includes 2 lots for the continuation of a high-density residential subdivision and 1 outlot for stormwater detention and open green space. Legal Description: Hickman Hills Addition, Outlot C, located in the S28, T8, R7 6<sup>th</sup> Principal Meridian, Lancaster County, Nebraska. Generally located north of Hickman Road (7<sup>th</sup> Street) and east of S. 54<sup>th</sup> Street.

8.B.

8.C. Recommendation to the City Council for the annexation of 6.72 acres legally described as Hickman Hills 1<sup>st</sup> Addition Lot 1, Lot 2, and Outlot A, located in the S28, T8, R7 6<sup>th</sup> Principal Meridian, Lancaster County, Nebraska. Generally located north of Hickman Road (7<sup>th</sup> Street) and east of S. 54<sup>th</sup> Street. And to extend the Extraterritorial Jurisdiction (ETJ) upon approval of the annexation of said property, and to amend the Official Zoning Map of the City of Hickman to reflect said changes.

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

10. Meeting Adjournment

**MINUTES OF THE HICKMAN PLANNING COMMISSION  
REGULAR MEETING  
MAY 2, 2023**

**Call to Order**

Planning Commission Chair Josh Maurer called the Hickman Planning Commission Meeting to order at 7:00 PM on Tuesday, May 2, 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: ETJ representative Colby Huenink, Erik Nore, Eldren Echternkamp, Vice Chair Troy Pomajzl, Andrew Seufferer, Alternate Paul Tran, Cory Ostrander, and Chair Josh Maurer. Planning Commission Members Nancy Brandt and Dave Kulwicki were recorded as absent and excused.

**Approval of Minutes**

Chair Maurer presented the March 23, 2023 Planning Commission Special Meeting Minutes. Motion by PC Member Nore and a second by Pomajzl to approve the March 23, 2023 Planning Commission Special Meeting Minutes. The following PC Members voted "YEA," Huenink, Nore, Ostrander, and Maurer. The following PC Members voted "ABSTAIN," Echternkamp, Pomajzl, Seufferer, and Tran. The following PC Members voted "NAY," none. Motion failed due to lack of quorum vote.

**Presentations & Introductions – None**

**Staff Reports**

The City Zoning Officer spoke about Kaplan 2<sup>nd</sup> Addition, addressing an error in the name which does not alter the intent of the subdivision. Kaplan 2<sup>nd</sup> Addition is needing to be corrected to Kaplan 1<sup>st</sup> Addition.

**Public Hearings**

- 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: 153520020000 Legal Description: Kaplan Addition, Lot 2, Hickman NE 68372. Parcel ID: 15352000200000 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. Planning Commission Chair Maurer opened the Public Hearing at 7:16 PM.

PC Chair Maurer called those speaking in favor to come forward to the podium to be heard. Four parties were present in the audience. None of them approached the podium; however, they did announce from their seats that they were all in favor. PC Chair Maurer called those speaking in opposition to come forward to the podium to be heard – None. PC Chair Maurer called those speaking in neutral capacity to come forward to the podium to be heard – None.

Motion by PC Member Echternkamp and a second by Ostrander to close the Public Hearing at 7:17 PM. The following PC Members voted "YEA," Huenink, Nore, Echternkamp, Pomajzl, Seufferer, Tran, Ostrander, and Maurer. The following PC Members voted "NAY," none. Motion passed 8-0.

- B. 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: 153520020000 Legal Description: Kaplan Addition, Lot 2, Hickman NE 68372. Parcel ID: 15352000200000 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. PC Chair Maurer opened to Public Hearing at 7:18 PM.

PC Chair Maurer called those speaking in favor to come forward to the podium to be heard. Four parties were present in the audience. None of them approached the podium; however, they did announce from their seats that they were all in favor. PC Chair Maurer called those speaking in opposition to come forward to the podium to be heard – None. PC Chair Maurer called those speaking in neutral capacity to come forward to the podium to be heard – None.

Motion by PC Member Pomajzl and a second by Seufferer to close the Public Hearing at 7:20 PM. The following PC Members voted "YEA," Huenink, Nore, Echternkamp, Pomajzl, Seufferer, Tran, Ostrander, and Maurer. The following PC Members voted "NAY," none. Motion passed 8-0.

PC Member Kulwicki joined the meeting at 7:20 PM.

**Unfinished Business – None**

PC Chair Maurer requested reconsideration of Agenda item 3.A. March 23, 2023 Planning Commission Special Meeting Minutes due to lack of quorum vote prior in the meeting. Motion made by PC Member Nore and a second by Ostrander approve the March 23, 2023 Planning Commission Special Meeting Minutes. The following PC Members voted “YEA,” Huenink, Nore, Kulwicki, Ostrander, and Maurer. The following PC Members voted “ABSTAIN,” Echternkamp, Pomajzl, Seuferer, and Tran. The following PC Members voted “NAY,” none. Motion passed 5-0.

**New Business**

- A. Recommendation to the City Council on a Preliminary Plat for Kaplan 2<sup>nd</sup> 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.

Motion made by PC Member Echternkamp and a second by Pomajzl to recommend the approval of the preliminary plat to City Council, including the waivers noted on the plat, and to accept the applicant’s plat name change from Kaplan 2<sup>nd</sup> Addition to Kaplan 1<sup>st</sup> Addition. The following PC Members voted “YEA,” Huenink, Nore, Echternkamp, Pomajzl, Seuferer, Tran, Ostrander, and Maurer. The following PC Member voted “ABSTAIN,” Kulwicki. The following PC Members voted “NAY,” none. Motion passed 8-0.

- B. Recommendation to the City Council on a Final Plat for Kaplan 2<sup>nd</sup> 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.

Motion made by PC Member Seuferer and a second by Pomajzl to recommend approval of the final plat to the City Council, and to accept the applicant’s plat name change from Kaplan 2<sup>nd</sup> Addition to Kaplan 1<sup>st</sup> Addition. The following PC Members voted “YEA,” Huenink, Nore, Echternkamp, Pomajzl, Seuferer, Tran, Ostrander, and Maurer. The following PC Member voted “ABSTAIN,” Kulwicki. The following PC Members voted “NAY,” none. Motion passed 8-0.

**Planning Commission Comments & Correspondence**

PC Members discussed the Draft Update to the Zoning Regulations for the City of Hickman and its Zoning Authority. The City Zoning Officer explained to PC Members that Keith Marvin is continuing to work on the draft version and the Zoning Map is nearly complete and Mr. Marvin is half way through the formatting. City Staff will continue to Zoom/communicate with Mr. Marvin on the document. No action taken.

**Meeting Adjournment**

Motion by PC Member Kulwicki and a second by Echternkamp to adjourn at 7:38 PM. The following PC Members voted “YEA,” Huenink, Nore, Echternkamp, Pomajzl, Seuferer, Kulwicki, Tran, Ostrander, and Maurer. The following PC Members voted “NAY,” none. Motion passed 8-0.

\_\_\_\_\_  
Josh Maurer, Chair

\_\_\_\_\_  
Date

\_\_\_\_\_  
Karissa Draper, Recording Clerk

\_\_\_\_\_  
Date

CITY OF HICKMAN  
STAFF REPORT FOR PLANNING COMMISSION  
JUNE 6, 2023, MEETING

APPLICATION/FACTS

PROJECT: Final Plat application #2023-64 and Annexation request #2023-65 of a 6.72-acre parcel named Hickman Hills 1<sup>st</sup> Addition.

APPLICANT: Mr. Travis Buel on behalf of Buel Properties, LLC  
18400 S. 54th Street  
Hickman, Nebraska 68372  
Phone: (215) 688-8344

OWNER: Buel Properties, LLC  
18400 S. 54th Street  
Hickman, Nebraska 68372

LOCATION: North of Hickman Road (7<sup>th</sup> Street) and East of S. 54<sup>th</sup> Street.

LEGAL DESCRIPTION: Hickman Hills Addition, Outlot C

LAND AREA: 6.72 Acres

PROPOSAL: Request for approval of a Final Plat application for a multi-family dwelling subdivision of 2 lots and 1 outlot. Request for approval of an Annexation Request of the area shown on the final plat.

EXISTING ZONING: R-3 High Density Residential District

EXISTING LAND USE: Undeveloped land

SURROUNDING LAND USE AND ZONING:

North:	Agriculture	TA	South:	High Density Residential	R-3
East:	Residential	R-2	West:	Agriculture	TA

### Zoning History and Land Use

The change of zone request from TA to R-3 was recommended for approval by Planning Commission on August 7, 2018, and approved by the City Council on August 28, 2018. The preliminary plat was approved on August 28, 2018, showing six apartment buildings, a club house, and detached garage buildings. The final plat for Hickman Hills Addition was approved on November 27, 2018. The first building of construction was completed in 2019 and the second building was completed in 2021 for a total of fifty-four units. The next phase of construction will take place in Lot 1 of the 1<sup>st</sup> Addition final plat and include approximately fifty-nine dwelling units with two building abutting each other with a central elevator and parallel to the north property line in the west corner, and then a clubhouse, gym, dog park and amenities centrally located on the property near the first two buildings. Lot 2 will remain undeveloped at this time; future use of the lot may include multifamily dwelling units. An outlot is included for stormwater detention.

### Utilities:

The preliminary plat calculations for utilities were approved for the full build out of six apartment buildings in three phases. The final plat and request for annexation approvals will allow extension of City services and utilities. The moratorium allows for the continuation of approved land use applications which includes the Hickman Hills Preliminary Plat just as Terrace View 5<sup>th</sup> Addition Final Plat and Annexation was approved.

### Comprehensive Plan Specifications

The city had one apartment building built in 1973 along Chestnut Street housing 14 dwelling units. The comprehensive plan indicates a housing goal and policies to achieve diverse housing options in Hickman. Apartment complexes provide relief to the housing diversity need, while creating a compact private development which does not include street maintenance cost, equipment, and resources from the Public Works department like a traditional single-family subdivision. The Future Land Use Map shows the parcels to be HDR or High Density Residential, which is consistent with multifamily dwelling units.

### Corridor Overlay District:

This parcel is within the Corridor Overlay District. Prior to approval of a building permit, the site and building plans will be submitted for review. Factors in the review will include consistency with the architectural design theme of the two existing buildings, number of parking stalls, pedestrian access, lighting, landscape treatment, and more per the zoning regulations.

### Trail Master Plan:

The Trail Master Plan contains a connecting trail from Hickman Road through Arbor Ridge Subdivision to connect with the Baylor Heights Subdivision. The eight-foot-wide trail and landscaping were installed in Outlot B of Hickman Hills Addition and dedicated to the city.

### Other Entities comments for the Final Plat as of June 1, 2023:

1. Drew Ratkovec, Stormwater/Watershed Specialist. Lower Platte South NRD reviewed the plat and annexation request and had no comments on either.
2. Christopher Ladegard, Lancaster County Assessor/Register of Deeds made one comment in the Surveyor's Certificate, and it was addressed.
3. Ken Schroeder, Lancaster County Surveyor comments were addressed to his satisfaction.
4. Justin Stark, Hickman City Engineer, reviewed the final plat and drainage report for compliance with the subdivision regulations, specifications and conformance to the preliminary plat and they meet the requirements. He recommended the proposed grading is staked along the water main and City Staff is to verify the depth of cover of the pipe is maintained in the range of 5-8'. If the depth is changed outside of that range, it needs to be reviewed and approved by the City Engineer.

### Preliminary Plat Conditions:

#### Requirements from Resolution #2018-14 Hickman Hills Preliminary Plat Approval Conditions:

*WHEREAS, the Planning Commission of the City of Hickman met on July 17th, 2018 to hold a public hearing and review said preliminary plat, and met again on August 7, 2018 at which time they voted to recommend to the City Council approval of Hickman Hills Preliminary Plat to City Council including the recommendation of the City Engineer and Lancaster County Surveyor contingent of the inclusion of the identified Trail and Landscaping to be included in Phase I within Outlot B; and,*

*WHEREAS, the City Council of the City of Hickman has reviewed the Hickman Hills Preliminary Plat and has determined it is in the best interest of the City of Hickman, Nebraska to grant acceptance of said preliminary plat including the following conditions:*

- 1) Trail construction and landscaping along the entire eastern edge of the Preliminary Plat within Outlot B shall be included and constructed at the sole cost of the developer during the first phase of any approved Final Plat and prior to issuance of a Certificate of Occupancy.*
- 2) Two ingress/egress drives shall be included within the first phase of any approved Final Plat and prior to issuance of a Certificate of Occupancy.*
- 3) Utility easements shall be included, as negotiated, during each phase of the Final Plat.*
- 4) City of Hickman will participate in the cost of upsizing the sewer main along 54th Street from eight (8) inch to twelve (12) inch to allow for continued growth along 54th Street; and,*
- 5) Per County Surveyor, development stormwater drainage shall not adversely affect roadway drainage in Lancaster County's maintenance jurisdiction.*

The Preliminary Plat was approved, trail and landscaping installed, items 1, 2, 4, 5 listed in the resolution were completed and item 3 is shown on the final plat.

Final Plat Conclusion:

1. Per the City Engineer, the proposed grading is to be staked along the water main and City Staff is to verify the depth of cover, above the pipe, is maintained in the range of 5-8'. If the depth is changed outside of that range, it shall be reviewed and approved by the City Engineer.
2. City Public Works Director requests from Developers Engineer, or responsible party, the benchmark elevation or control point used for construction of the water main, to verify the cover depth is within acceptable range as noted by the City Engineer.
3. Preliminary Plat conditions have been satisfied.
4. Utilities can be provided to the subdivision.

Final Plat Staff Recommended Motion for the Planning Commission:

Recommend conditional approval to the City Council on the Final Plat for Hickman Hills 1<sup>st</sup> Addition, with the inclusion of the City Engineers recommendation for the proposed grading to be staked along the water main and benchmark elevation to be provided to City Staff for verification the depth of cover. If the depth is outside of the 5-8' range, it shall be reviewed, resolved, or approved by the City Engineer before proceeding with development.

Annexation Conclusions:

1. The Annexation request follows the Comprehensive Development Plan.
2. It is contiguous to city limits and utilities can be extended to the area.

Annexation Staff Recommended Motion for the Planning Commission:

Recommend approval to the City Council on the request for Annexation, for property legally described as of Hickman Hills 1st Addition Lots 1 & 2, outlot A and adjacent right-of-way into the city limits of Hickman, extending the extraterritorial jurisdiction, and amending the Official Zoning Map of the City of Hickman to reflect said changes.

**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, June 6, 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 request from Buel Properties, LLC., for approval of a Final Plat of 6.72 acres as shown on the Hickman Hills 1<sup>st</sup> Addition Final Plat. This plat includes 2 lots for the continuation of a high-density residential subdivision and 1 outlot for stormwater detention and open green space. Legal Description: Hickman Hills Addition, Outlot C, located in the S28, T8, R7 6<sup>th</sup> Principal Meridian, Lancaster County, Nebraska. Generally located north of Hickman Road (7<sup>th</sup> Street) and east of S. 54<sup>th</sup> Street.



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Jaala Johnson  
City Clerk

# The Voice News

P.O. Box 148  
 Hickman, NE 68372-0148  
 402-792-2255

<b>BILL TO</b>
City of Hickman ATTN: Clerk 115 Locust Street Hickman, NE 68372

## INVOICE - AFFIDAVIT OF PUBLICATION

INVOICE #	3026576	DUE DATE	6/24/2023
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THE STATE OF NEBRASKA } Darren P. Ivy, being duly sworn,  
 County of Lancaster } SS. says that he is the publisher of

### VOICE NEWS

News of Otoe, Johnson, Gage, Cass, Lancaster &  
 Scotts Bluff Counties,

a legal newspaper which is published and is in general circulation in Lancaster, Gage, Johnson, Otoe, Cass and Scotts Bluff Counties, Nebraska, and is printed in the English Language weekly at its office in Hickman, Nebraska; that said newspaper has been so published for more than fifty-two successive weeks prior to the publication of the annexed notice, and has a bona fide circulation of more than three hundred copies each issue. That to affiant's personal knowledge, the annexed notice was published in said newspaper:

1	Successive Week(s)
Beginning with the issue of:	5/25/2023
and ending with the issue of:	5/25/2023
Publisher's fee at Legal Rate is:	<b>\$13.89</b>

*Darren P. Ivy*

Darren P. Ivy, Publisher

**PUBLIC NOTICE  
 CITY OF HICKMAN, NEBRASKA  
 PLANNING COMMISSION  
 MEETING**

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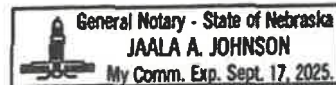
Jaala Johnson  
 City Clerk

May 25 - 33 lns  
 ZNEZ

Summary Information	Weekly Cost
Hickman Planning Commission - Notice of of June 6 Meeting Buel Properties, LLC Final Plat - May 25	13.89

Subscribed and sworn before me, this 25th day  
 of

May, 20 23  
*Jaala Johnson*  
 Notary Public





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



May 11, 2023

- Buel Properties, LLC  
Attn: Travis Buel  
18400 S. 54<sup>th</sup> Street  
Hickman, NE 68372
- Paul Catlett  
13650 S. 150<sup>th</sup> Court  
Bennet, NE 68317
- Olsson  
Attn: Justin Stark P.E.  
601 P Street  
Lincoln, NE 68508
- Mr. Kelly R. Hoffschneider  
Hoffschneider Law  
1120 K Street, Ste 200  
Lincoln, NE 68508
- Chief Building Inspector Dale Stertz  
115 Locust Street  
Hickman, NE 68372
- Hickman Rural Fire District  
Attn: Fire Chief  
P.O. Box 67  
Hickman, NE 68372
- Nebraska 811  
824 Weathered Rock Road  
Jefferson City, MO 65101
- Zito Media  
Attn: Engineering Dept  
600 1/2 Grant Ave  
York, NE 68467
- NeXT link Internet  
Attn: Planning & Engineering  
95 Parker Oaks Ln  
Hudson Oaks, TX 76087
- Windstream Communications  
Attn: New Development Engineer  
1440 M Street; 5<sup>th</sup> Floor  
Lincoln, NE 68508
- Norris Public Power District  
Attn: Planning & Engineering  
606 Irving Street  
Beatrice, NE 68310
- Black Hills Energy  
Attn: Planning & Engineering  
1102 East 1<sup>st</sup> Street  
Papillion, NE 68046
- Norris School District 160  
Attn: Administrative Office  
25211 South 68<sup>th</sup> Street  
Firth, NE 68358
- Post Office – Hickman  
Attn: Postmaster  
116 Locust Street  
Hickman, NE 68372
- Lincoln/Lancaster County  
Attn: Mr. Terry Kathe  
555 South 10<sup>th</sup> Street, Room 203  
Lincoln, NE 68508
- Mr. John Berry  
Lancaster Co. Engineer's Office  
444 Cherrycreek Road, Building C  
Lincoln, NE 68528
- Lancaster County Assessor  
Register of Deeds  
555 South 10<sup>th</sup> Street, Room 102  
Lincoln, NE 68508
- Lancaster County Sheriff's Office  
Administrative Office  
575 South 10<sup>th</sup> Street  
Lincoln, NE 68508
- Lincoln/Lancaster Co. Planning  
Attn: Mr. Tom Cajka  
555 South 10<sup>th</sup> 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 10<sup>th</sup>, Room 045  
Lincoln, NE 68508
- Lower Platte S. Natural Resources Dist.  
Attn: Planning Department  
3125 Portia St.  
Lincoln, NE 68501-3581

RE: **PLANNING COMMISSION PUBLIC HEARINGS NOTICE** for a Final Plat application for Hickman Hills 1st Addition and its Annexation (ETJ Extension) into the city limits of Hickman NE 68372.

Legal Description: Outlot C, Hickman Hills Addition, located in the SW ¼ Section 28, T8N, R7E of the 6<sup>th</sup> Principal Meridian, Lancaster County, Nebraska.

Dear Stakeholder:

Enclosed is a map and copy of the Hickman Hills 1<sup>st</sup> Addition Final Plat located adjacent to the city limits of Hickman on 6.72 acres, north of Hickman Road and east of S. 54<sup>th</sup> Street. The purposes of the public hearings are to provide an opportunity for public comment on requests from Buel Properties LLC., for the Final Plat and Annexation of Hickman Hills 1<sup>st</sup> Addition. If approved, the Official Zoning Map will be amended to reflect the annexation, extension of the ETJ (extraterritorial jurisdiction) and final plat boundaries.

**The two (2) Public Hearings (FINAL PLAT AND ANNEXATION) will be held at Hickman Community Center/City Hall, Room 128, 115 Locust Street, Hickman, NE 68372 during the regular Planning Commission meeting on Tuesday, June 6, 2023, at 7:00 pm, at which time you may appear in person. Written comments are to be submitted by Wednesday, May 31, 2023, by noon (12 pm). Comments may be in support or opposition of the proposed Annexation request and/or Final Plat application. If you would like additional information, you are encouraged to contact the Applicant, Travis Buel, by phone at (215) 688-8344, or the Hickman City Office either by phone (402) 792-2212 or email [heidih@hickman.ne.gov](mailto:heidih@hickman.ne.gov).**

For the City, Heidi Hoglund, Zoning Enforcement Officer

Enclosures: final plat and location map



5. 54th Street

Marvell Road

Kirkman Road

Final Plot

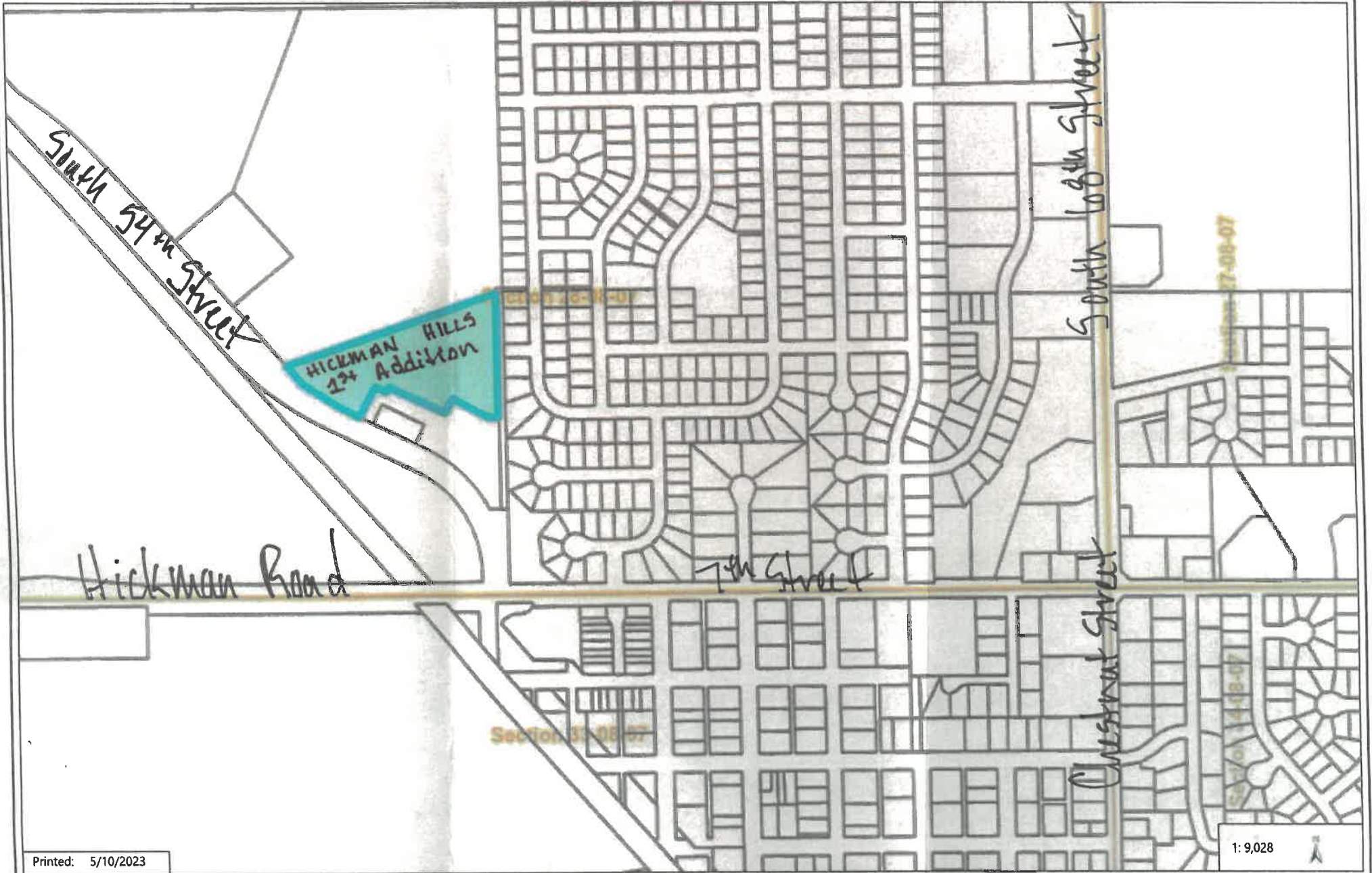
TAMMOUTH Sp

5. 68th Street

Marvell Road

Wagon Train Road

5. 82nd Street








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And to extend the Extraterritorial Jurisdiction (ETJ) upon approval of the annexation of said property, and to amend the Official Zoning Map of the City of Hickman to reflect said changes.

  
\_\_\_\_\_  
Jaala Johnson  
City Clerk

# The Voice News

P.O. Box 148  
 Hickman, NE 68372-0148  
 402-792-2255

## INVOICE - AFFIDAVIT OF PUBLICATION

INVOICE #	3026577	DUE DATE	6/24/2023
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<b>BILL TO</b>
City of Hickman ATTN: Clerk 115 Locust Street Hickman, NE 68372

THE STATE OF NEBRASKA } Darren P. Ivy, being duly sworn,  
 County of Lancaster } SS. says that he is the publisher of

### VOICE NEWS

News of Otoe, Johnson, Gage, Cass, Lancaster & Scotts Bluff Counties,

a legal newspaper which is published and is in general circulation in Lancaster, Gage, Johnson, Otoe, Cass and Scotts Bluff Counties, Nebraska, and is printed in the English Language weekly at its office in Hickman, Nebraska; that said newspaper has been so published for more than fifty-two successive weeks prior to the publication of the annexed notice, and has a bona fide circulation of more than three hundred copies each issue. That to affiant's personal knowledge, the annexed notice was published in said newspaper:

**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, June 6, 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 request from Buel Properties, LLC for the annexation of 6.72 acres legally described as Hickman Hills 1st Addition Lot 1, Lot 2, and Outlot A, located in the S28, T8, R7 6th Principal Meridian, Lancaster County, Nebraska. Generally located north of Hickman Road (7th Street) and east of S. 54th Street.

And to extend the Extraterritorial Jurisdiction (ETJ) upon approval of the annexation of said property, and to amend the Official Zoning Map of the City of Hickman to reflect said changes.

Jaala Johnson  
 City Clerk

May 25 - 33 lns  
 ZNEZ

1	Successive Week(s)
Beginning with the issue of:	5/25/2023
and ending with the issue of:	5/25/2023
Publisher's fee at Legal Rate is:	<b>\$13.89</b>

*Darren P. Ivy*

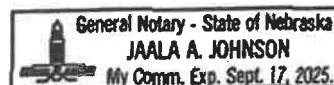
Darren P. Ivy, Publisher

Summary Information	Weekly Cost
Hickman Planning Commission - Notice of of June 6 Meeting Buel Properties, LLC Annexation - May 25	13.89

Subscribed and sworn before me, this 25th day of

May, 20 23

*Jaala Johnson*  
 Notary Public





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



May 11, 2023

□ Buel Properties, LLC  
Attn: Travis Buel  
18400 S. 54<sup>th</sup> Street  
Hickman, NE 68372

□ Paul Catlett  
13650 S. 150<sup>th</sup> Court  
Bennet, NE 68317

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

□ Mr. Kelly R. Hoffschneider  
Hoffschneider Law  
1120 K Street, Ste 200  
Lincoln, NE 68508

□ Chief Building Inspector Dale Stertz  
115 Locust Street  
Hickman, NE 68372

□ Hickman Rural Fire District  
Attn: Fire Chief  
P.O. Box 67  
Hickman, NE 68372

□ Nebraska 811  
824 Weathered Rock Road  
Jefferson City, MO 65101

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

□ NeXT link Internet  
Attn: Planning & Engineering  
95 Parker Oaks Ln  
Hudson Oaks, TX 76087

□ Windstream Communications  
Attn: New Development Engineer  
1440 M Street; 5<sup>th</sup> Floor  
Lincoln, NE 68508

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

□ Black Hills Energy  
Attn: Planning & Engineering  
1102 East 1<sup>st</sup> Street  
Papillion, NE 68046

□ Norris School District 160  
Attn: Administrative Office  
25211 South 68<sup>th</sup> Street  
Firth, NE 68358

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

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

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

□ Lancaster County Assessor  
Register of Deeds  
555 South 10<sup>th</sup> Street, Room 102  
Lincoln, NE 68508

□ Lancaster County Sheriff's Office  
Administrative Office  
575 South 10<sup>th</sup> Street  
Lincoln, NE 68508

□ Lincoln/Lancaster Co. Planning  
Attn: Mr. Tom Cajka  
555 South 10<sup>th</sup> 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 10<sup>th</sup>, Room 045  
Lincoln, NE 68508

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

RE: **PLANNING COMMISSION PUBLIC HEARINGS NOTICE** for a Final Plat application for Hickman Hills 1st Addition and its Annexation (ETJ Extension) into the city limits of Hickman NE 68372.

Legal Description: Outlot C, Hickman Hills Addition, located in the SW ¼ Section 28, T8N, R7E of the 6<sup>th</sup> Principal Meridian, Lancaster County, Nebraska.

Dear Stakeholder:

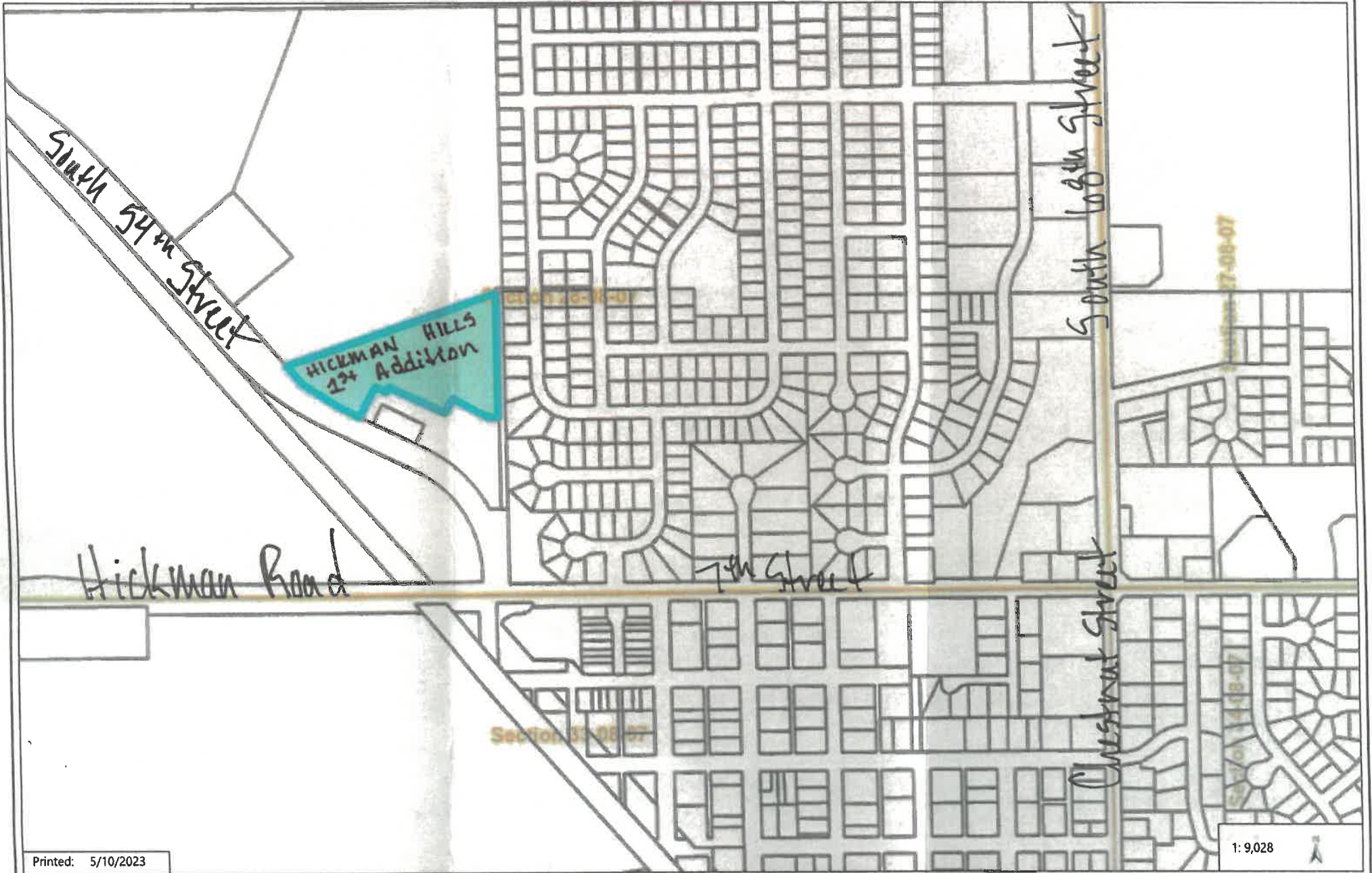
Enclosed is a map and copy of the Hickman Hills 1<sup>st</sup> Addition Final Plat located adjacent to the city limits of Hickman on 6.72 acres, north of Hickman Road and east of S. 54<sup>th</sup> Street. The purposes of the public hearings are to provide an opportunity for public comment on requests from Buel Properties LLC., for the Final Plat and Annexation of Hickman Hills 1<sup>st</sup> Addition. If approved, the Official Zoning Map will be amended to reflect the annexation, extension of the ETJ (extraterritorial jurisdiction) and final plat boundaries.

**The two (2) Public Hearings (FINAL PLAT AND ANNEXATION) will be held at Hickman Community Center/City Hall, Room 128, 115 Locust Street, Hickman, NE 68372 during the regular Planning Commission meeting on Tuesday, June 6, 2023, at 7:00 pm, at which time you may appear in person. Written comments are to be submitted by Wednesday, May 31, 2023, by noon (12 pm).** Comments may be in support or opposition of the proposed Annexation request and/or Final Plat application. If you would like additional information, you are encouraged to contact the Applicant, Travis Buel, by phone at (215) 688-8344, or the Hickman City Office either by phone (402) 792-2212 or email [heidih@hickman.ne.gov](mailto:heidih@hickman.ne.gov).

For the City, Heidi Hoglund, Zoning Enforcement Officer

Enclosures: final plat and location map

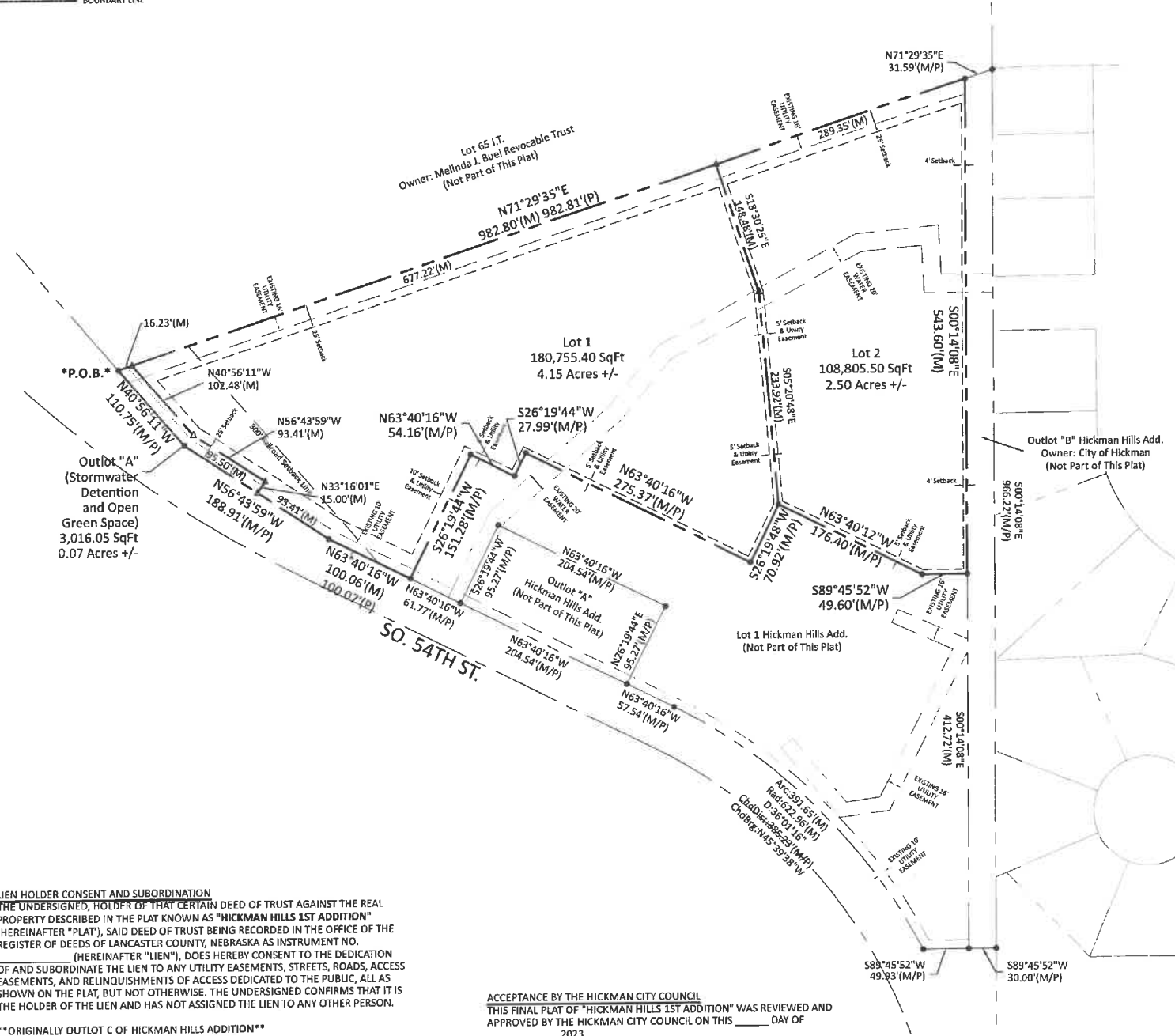




# HICKMAN HILLS 1ST ADDITION FINAL PLAT

REPLAT OF OUTLOT C, HICKMAN HILLS ADDITION  
CITY OF HICKMAN, LANCASTER COUNTY, NEBRASKA.

- LEGEND**
- ▲ SET 5/8"x24" CAPPED REBAR (LS502)
  - FOUND CAPPED REBAR (LS570) UNLESS NOTED OTHERWISE
  - CALCULATED SURVEY POINT
  - CTP - CRIMPED TOP PIPE
  - DTP - OPEN TOP PIPE
  - M - MEASURED DISTANCE
  - C - CALCULATED DISTANCE
  - P - PLAT DISTANCE
  - R - RECORDED DISTANCE
  - BOUNDARY LINE



**SURVEYOR'S CERTIFICATE**

I, THOMAS B. CATLETT, NEBRASKA REGISTERED LAND SURVEYOR NO. 502, DULY REGISTERED UNDER THE LAND SURVEYOR'S REGULATION ACT, DO HEREBY STATE THAT I HAVE PERFORMED A SURVEY OF THE LAND DEPICTED ON THE ACCOMPANYING PLAT TO BE KNOWN AS "HICKMAN HILLS 1ST ADDITION" BEING A REPLAT OF OUTLOT C, HICKMAN HILLS ADDITION, LOCATED IN THE SW 1/4 SECTION 28, TOWNSHIP 8 NORTH, RANGE 7 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA, THAT SAID PLAT IS A TRUE DELINEATION OF SAID SURVEY PERFORMED PERSONALLY OR UNDER MY DIRECT SUPERVISION; THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS MARKED AS SHOWN, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS TRUE, CORRECT AND IN ACCORDANCE WITH THE LAND SURVEYORS REGULATION ACT IN EFFECT AT THE TIME OF THIS SURVEY. SAID PLAT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID OUTLOT C, HICKMAN HILLS ADDITION, THENCE ON THE NORTH LINE OF SAID OUTLOT C, N71°29'35"E A DISTANCE OF 982.80 FEET TO THE NE CORNER OF SAID OUTLOT C; THENCE ON THE EAST LINE OF SAID OUTLOT C, S00°14'08"E A DISTANCE OF 543.60 FEET TO THE NORTH LINE OF LOT 1 OF HICKMAN HILLS ADD.; THENCE ON THE NORTHERLY LINE OF LOT 1 OF HICKMAN HILLS ADD. FOR THE NEXT 7 COURSES, S89°45'52"W A DISTANCE OF 49.60 FEET; THENCE N63°40'12"W A DISTANCE OF 176.40 FEET; THENCE S26°19'48"W A DISTANCE OF 70.92 FEET; THENCE N63°40'16"W A DISTANCE OF 275.37 FEET; THENCE S26°19'44"W A DISTANCE OF 27.99 FEET; THENCE N63°40'16"W A DISTANCE OF 54.16 FEET; THENCE S26°19'44"W A DISTANCE OF 151.28 FEET TO THE NORTH R.O.W. OF SOUTH 54TH STREET; THENCE ON THE NORTHERLY R.O.W. OF SOUTH 54TH STREET (AND THE SOUTH LINE OF SAID OUTLOT C) FOR THE NEXT 3 COURSES, N63°40'16"W A DISTANCE OF 100.06 FEET; THENCE N56°43'59"W A DISTANCE OF 188.91 FEET; THENCE N40°56'11"W A DISTANCE OF 110.75 FEET TO THE NORTHWEST CORNER OF SAID OUTLOT C AND THE POINT OF BEGINNING.

SAID TRACT CONTAINS 292,576.95 SQUARE FEET OR 6.72 ACRES, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD. PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL BOUNDARY CORNERS AND LOT CORNERS AS SHOWN ON THE FINAL PLAT. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMALS OF A FOOT.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

THOMAS B. CATLETT L.S. #502  
CATLETT SURVEYING  
13650 S. 150TH COURT  
BENNET, NE 68317

**DEDICATION**

The foregoing plat, known as "HICKMAN HILLS 1ST ADDITION", as described in the surveyor's certificate is made with the free consent and in accordance with the desires of the undersigned, the sole owner(s), and the easements shown thereon are hereby granted in perpetuity to the LANCASTER COUNTY, NEBRASKA, Windstream Nebraska Inc., Time Warner Cable Midwest LLC, Black Hills Energy, Lancaster County Rural Water District, and Lincoln Electric System (or Norris Public Power District), their successors and assigns, to allow entry for the purpose of construction, reconstruction, repair, operation and maintenance of wires, cables, conduits, fixtures, poles, towers, pipes, and equipment for the distribution of electricity and gas; telephone and cable television; wastewater collectors; storm drains; water mains and all appurtenances thereto, over, upon, or under the easements as shown on the foregoing plat.

Lancaster County, its successors and assigns are hereby held harmless for the cost of replacement or damage to any improvement or vegetation over, upon, or under any easement shown thereon. The construction or location of any building or structure, excluding fences, over, upon, or under any easement shown thereon shall be prohibited.

Witness my hand:

BUEL PROPERTIES, LLC. (MANAGER : TRAVIS D. BUEL)

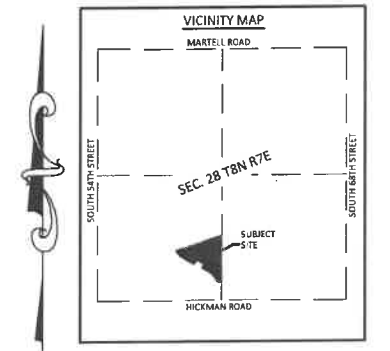
**ACKNOWLEDGMENT OF NOTARY**

STATE OF NEBRASKA )  
                                  ) SS.  
COUNTY OF LANCASTER )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, DULY COMMISSIONED, QUALIFIED FOR AND RESIDING IN SAID COUNTY, PERSONALLY CAME TO ME, TRAVIS D BUEL (MANAGER FOR BUEL PROPERTIES, LLC) KNOWN TO BE THE IDENTICAL PERSON(S) WHOSE NAME ARE FIXED TO THE DEDICATION OF THE FOREGOING PLAT AND THEY ACKNOWLEDGE THE SAME TO BE THEIR VOLUNTARY ACT AND DEED.

MY COMMISSION EXPIRES THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

NOTARY PUBLIC



**LIEN HOLDER CONSENT AND SUBORDINATION**  
THE UNDERSIGNED, HOLDER OF THAT CERTAIN DEED OF TRUST AGAINST THE REAL PROPERTY DESCRIBED IN THE PLAT KNOWN AS "HICKMAN HILLS 1ST ADDITION" (HEREINAFTER "PLAT"), SAID DEED OF TRUST BEING RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF LANCASTER COUNTY, NEBRASKA AS INSTRUMENT NO. \_\_\_\_\_ (HEREINAFTER "LIEN"), DOES HEREBY CONSENT TO THE DEDICATION OF AND SUBORDINATE THE LIEN TO ANY UTILITY EASEMENTS, STREETS, ROADS, 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.

\*\*ORIGINALLY OUTLOT C OF HICKMAN HILLS ADDITION\*\*

FIRST STATE BANK : Trustee and Beneficiary

By: \_\_\_\_\_  
(Name of Bank Officer) (Title of Bank Officer)

**ACKNOWLEDGMENT OF NOTARY**

STATE OF NEBRASKA )  
                                  ) SS.  
COUNTY OF LANCASTER )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

\_\_\_\_\_ DAY OF \_\_\_\_\_, 2023 BY \_\_\_\_\_ (NAME OF BANK OFFICER)

\_\_\_\_\_ (TITLE OF BANK OFFICER), FIRST STATE BANK NEBRASKA (ON BEHALF OF SAID BANK).

NOTARY PUBLIC

**ACCEPTANCE BY THE HICKMAN CITY COUNCIL**  
THIS FINAL PLAT OF "HICKMAN HILLS 1ST ADDITION" WAS REVIEWED AND APPROVED BY THE HICKMAN CITY COUNCIL ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

MAYOR \_\_\_\_\_  
ATTEST: \_\_\_\_\_ CITY CLERK

**ACCEPTANCE BY THE CITY ENGINEER**  
THIS FINAL PLAT OF "HICKMAN HILLS 1ST ADDITION" WAS REVIEWED AND APPROVED BY THE HICKMAN CITY ENGINEER ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

HICKMAN CITY ENGINEER \_\_\_\_\_

**ACCEPTANCE BY THE HICKMAN PLANNING COMMISSION**  
THIS FINAL PLAT OF "HICKMAN HILLS 1ST ADDITION" WAS REVIEWED AND APPROVED BY THE HICKMAN PLANNING COMMISSION ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023

CHAIRPERSON - CITY OF HICKMAN PLANNING COMMISSION \_\_\_\_\_

**REVIEW OF LANCASTER COUNTY SURVEYOR**  
THIS FINAL PLAT OF "HICKMAN HILLS 1ST ADDITION" WAS REVIEWED BY THE OFFICE OF LANCASTER COUNTY SURVEYOR ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

LANCASTER COUNTY SURVEYOR \_\_\_\_\_

**COUNTY TREASURER CERTIFICATION**

THIS IS TO CERTIFY THAT I FIND 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 \_\_\_\_\_



115 Locust Street, P.O. Box 127  
Hickman, NE 68372-0127  
Phone 402.792.2212 - Fax 402.792.2210  
[www.hickman.ne.gov](http://www.hickman.ne.gov)

APPLICATION FOR FINAL PLAT

Legal Description and Location: SEE ATTACHED Hickman Hills Addition  
Outlot C

Subdivider: BUEL PROPERTIES LLC Agent: (Authorized to act on Subdivider's behalf)  
Name: BUEL PROPERTIES LLC Name: TRAVIS BUEL  
Address: 18400 S 54 ST Address: 18400 S 54 ST  
HICKMAN, NE 68372 HICKMAN, NE 68372  
Telephone: (253) 688-8344 Telephone: (253) 688-8344

Name of Final Plat: 1,020<sup>ac</sup> Number of Lots: 2  
Subdivision Final Plat Fee \$1,000.00 + \$10.00 per Lot Fee Total: \$1,020

- A. Does the subdivider have any interest in the land surrounding the final plat? Yes  No  If yes, please describe the nature of such interest: AGR LAND
- B. Will the final plat require any zoning or other action (rezoning, planned development, conditional use or vacations) to complete the development? Yes  No  If yes please describe the nature of action: \_\_\_\_\_
- C. The final plat is based upon the preliminary plat for HICKMAN HILLS, approved by the City Council on Aug-23, 2018, Resolution No. 2018-14
- D. Is the final plat consistent with the approved preliminary plat? Yes  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  (Please check the Planning Commission's letter indicating the approval of the preliminary plat.) If not, which improvements have not been completed: \_\_\_\_\_

Travis Buel

TRAVIS BUEL

08 May 2023

Signature of Applicant

Printed Name

Date

[Signature]

Heidi Hoglund

5-8-23

Signature of City Staff

Printed Name

Date

City Use Only

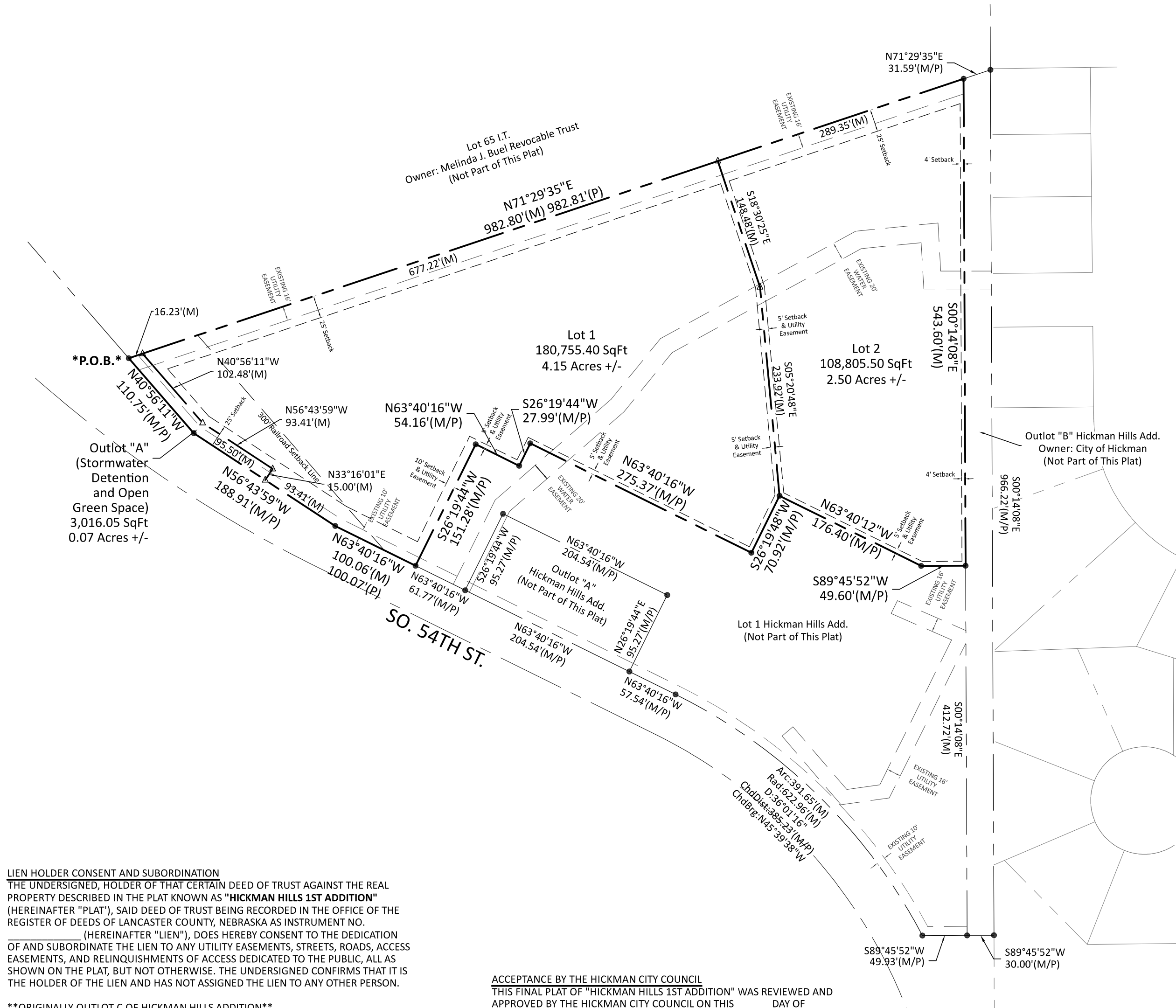
Receipt No. 73601 Date: 5.9.23 Final Plat #: 2023-15 Fee paid \$ 1040.00  
2023.64

# HICKMAN HILLS 1ST ADDITION

## FINAL PLAT

REPLAT OF OUTLOT C, HICKMAN HILLS ADDITION  
CITY OF HICKMAN, LANCASTER COUNTY, NEBRASKA.

- LEGEND**
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### SURVEYOR'S CERTIFICATE

I, THOMAS B. CATLETT, NEBRASKA REGISTERED LAND SURVEYOR NO. 502, DULY REGISTERED UNDER THE LAND SURVEYOR'S REGULATION ACT, DO HEREBY STATE THAT I HAVE PERFORMED A SURVEY OF THE LAND DEPICTED ON THE ACCOMPANYING PLAT TO BE KNOWN AS "HICKMAN HILLS 1ST ADDITION" BEING A REPLAT OF OUTLOT C, HICKMAN HILLS ADDITION, LOCATED IN THE SW 1/4 SECTION 28, TOWNSHIP 8 NORTH, RANGE 7 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA, THAT SAID PLAT IS A TRUE DELINEATION OF SAID SURVEY PERFORMED PERSONALLY OR UNDER MY DIRECT SUPERVISION; THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS MARKED AS SHOWN, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS TRUE, CORRECT AND IN ACCORDANCE WITH THE LAND SURVEYORS REGULATION ACT IN EFFECT AT THE TIME OF THIS SURVEY. SAID PLAT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL BOUNDARY CORNERS AND LOT CORNERS AS SHOWN ON THE FINAL PLAT. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMALS OF A FOOT.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

THOMAS B. CATLETT L.S. #502  
CATLETT SURVEYING  
13650 S. 150TH COURT  
BENNET, NE 68317

### DEDICATION

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Witness my hand:

BUELL PROPERTIES, LLC. (MANAGER : TRAVIS D. BUELL)

### ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA )  
                                  )SS.  
COUNTY OF LANCASTER )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, DULY COMMISSIONED, QUALIFIED FOR AND RESIDING IN SAID COUNTY, PERSONALLY CAME TO ME, TRAVIS D BUELL (MANAGER FOR BUELL PROPERTIES, LLC) KNOWN TO BE THE IDENTICAL PERSON(S) WHOSE NAME ARE FIXED TO THE DEDICATION OF THE FOREGOING PLAT AND THEY ACKNOWLEDGE THE SAME TO BE THEIR VOLUNTARY ACT AND DEED.

MY COMMISSION EXPIRES THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

NOTARY PUBLIC

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\*\*ORIGINALLY OUTLOT C OF HICKMAN HILLS ADDITION\*\*

FIRST STATE BANK : Trustee and Beneficiary

By: \_\_\_\_\_

(Name of Bank Officer) (Title of Bank Officer)

### ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA )  
                                  )SS.  
COUNTY OF LANCASTER )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

\_\_\_\_\_ DAY OF \_\_\_\_\_, 2023 BY

\_\_\_\_\_ (NAME OF BANK OFFICER)

\_\_\_\_\_ (TITLE OF BANK OFFICER), FIRST STATE BANK NEBRASKA (ON BEHALF OF SAID BANK).

NOTARY PUBLIC

**ACCEPTANCE BY THE HICKMAN CITY COUNCIL**  
THIS FINAL PLAT OF "HICKMAN HILLS 1ST ADDITION" WAS REVIEWED AND APPROVED BY THE HICKMAN CITY COUNCIL ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

MAYOR \_\_\_\_\_

ATTEST: \_\_\_\_\_ CITY CLERK

**ACCEPTANCE BY THE CITY ENGINEER**  
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HICKMAN CITY ENGINEER \_\_\_\_\_

**ACCEPTANCE BY THE HICKMAN PLANNING COMMISSION**  
THIS FINAL PLAT OF "HICKMAN HILLS 1ST ADDITION" WAS REVIEWED AND APPROVED BY THE HICKMAN PLANNING COMMISSION ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023

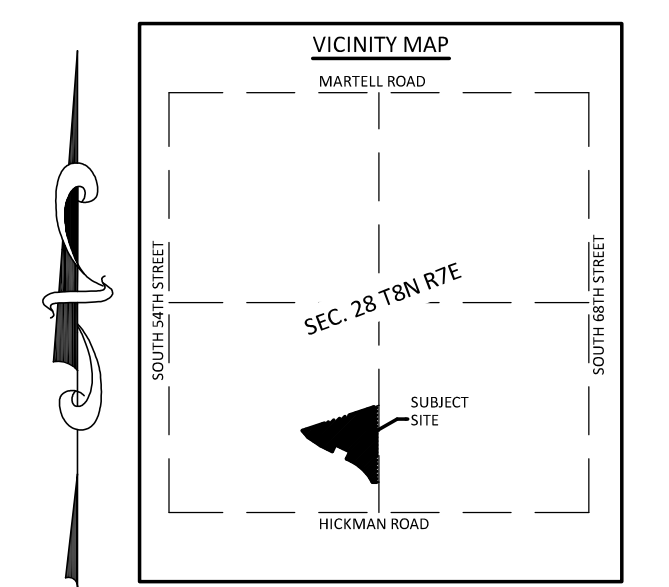
CHAIRPERSON - CITY OF HICKMAN PLANNING COMMISSION

**REVIEW OF LANCASTER COUNTY SURVEYOR**  
THIS PLAT OF "HICKMAN HILLS 1ST ADDITION" WAS REVIEWED BY THE OFFICE OF LANCASTER COUNTY SURVEYOR ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

LANCASTER COUNTY SURVEYOR \_\_\_\_\_

**COUNTY TREASURER CERTIFICATION**  
THIS IS TO CERTIFY THAT I FIND 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 \_\_\_\_\_





115 Locust Street, P.O. Box 127  
Hickman, NE 68372-0127  
Phone 402.792.2212 - Fax 402.792.2210  
[www.hickman.ne.gov](http://www.hickman.ne.gov)

PETITION/REQUEST FOR ANNEXATION

Legal Description and Location: HICKMAN HILLS 1ST ADDITION

Property Owner:

Name: Buel Properties LLC  
Address: 18400 S 54  
Hickman NE 68372  
Telephone: (405) 688-8344

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

Name: TRAVIS BUEL  
Address: ← SAME  
Telephone: \_\_\_\_\_

Name of Final Plat: HICKMAN HILLS 1ST ADDITION Area of Land in Acres: 6.65

Nebraska State Statutes 17-405.04.

Inhabitants of annexed land; benefits; ordinances.

The inhabitants of territories annexed under sections 17-405.01 to 17-405.05 shall receive substantially the benefits of other inhabitants of such city of the second class or village as soon as practicable, and adequate plans and necessary city council or village board of trustees action to furnish such benefits as police, fire, snow removal, and water service must be adopted not later than one year after the date of annexation, and such inhabitants shall be subject to the ordinances and regulations of such city or village, except that such one-year period shall be tolled pending final court decision in any court action to contest such annexation.

Travis Buel

Signature of Applicant

Travis Buel

Printed Name

09 May 2023

Date

Heidi Hoggland

Signature of City Staff

Heidi Hoggland

Printed Name

5-9-23

Date

City Use Only

Final Plat #: 2023-64 Fee paid \$ 150.00

Receipt No. 73102 Date: 5.9.23 Employee: KD