

**APPLICATION FOR ADMINISTRATIVE PLAT:
LOT SPLIT, LOT COMBINATION, OR BOUNDARY ADJUSTMENT
CITY JURISDICTION OF ALBION, NEBRASKA**

Application No. _____

Address/Legal Description See Attached Exhibit A

Fee \$50.00

Albion, Nebraska April 24, 2024

Under the Provision of Article 3 Section 9 of the Subdivision Regulation the undersigned hereby applies for approval of a lot split, lot combination, and/or boundary adjustment to (describe request including all current legal descriptions of property)

The undersigned requests a lot split of Lot 1 which will also adjust the boundary of Lot 1 on Exhibit A

on property described as lot(s) _____, block _____, addition _____

Three (3) full sized hard copies, two (2) 11 x 17 hard copies and a digital file of a land survey of the lots involved and the location of the structure(s) thereon together with the precise nature, location and dimensions of the proposed administrative plat is attached to this application.

Property Owner Jerry H. Niewohner, Trustee of the Delbert H. Niewohner Family Trust

DocuSigned by: Jerry Niewohner 2609 190th Street, Albion, NE 68620
951DB326C1D34E8... Address

Applicant's Telephone No. 402-395-6753

TO BE COMPLETED BY ZONING ADMINISTRATOR

Date Application Received _____

Applicant Complies with all Requirements Specified in Article 3, Section 9

Yes X No _____

If No, state reasons _____

Inside City Limits or Outside City Limits and Within City EJT?

If inside City Limits _____ Approved _____ Disapproved _____

If EJT, Recommendation to Planning Commission _____ Approve _____ Disapprove _____

Signature _____

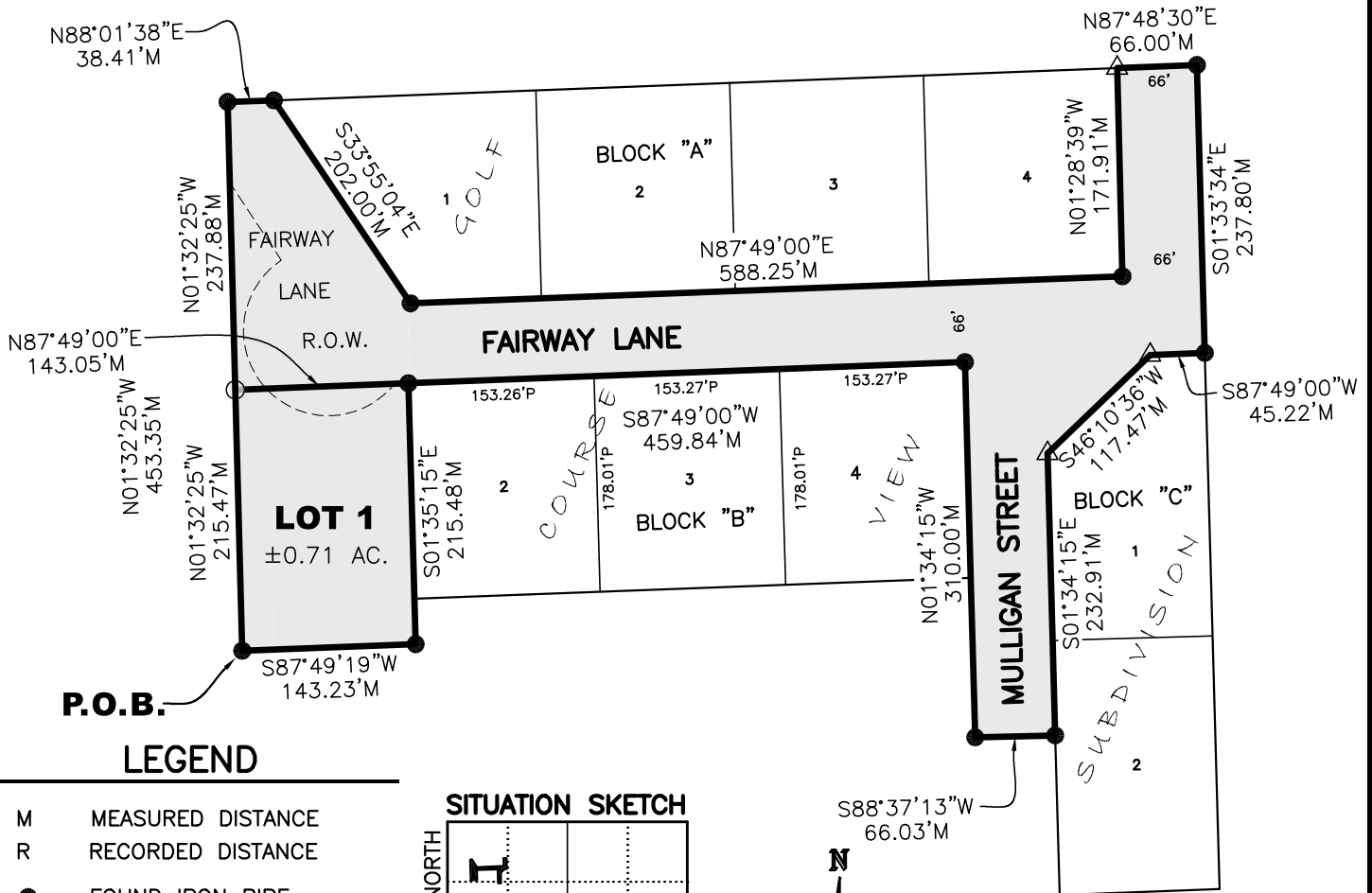
Placed on Planning Commission Agenda, Date _____

Planning Commission Action _____ Approve _____ Disapprove _____ Date _____

Date of Notification to Applicant _____

Date Survey filed with Registrar of Deeds _____ Form No. _____

2024 ADMINISTRATIVE REPLAT OF LOT 1, BLOCK "B"
GOLF COURSE VIEW SUBDIVISION



BASIS OF BEARING
BEARINGS ARE BASED ON
BOONE COUNTY LDP AS
DETERMINED BY GPS RTK
OBSERVATIONS USING THE
DIGIFARM VIRTUAL BASE
NETWORK

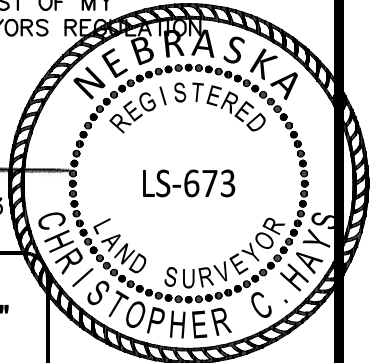
LEGAL DESCRIPTION:

A TRACT OF LAND COMPRISING A PART OF GOLF COURSE VIEW SUBDIVISION, IN PART OF THE W1/2 OF THE NW1/4 OF SECTION 28, TOWNSHIP 20 NORTH, RANGE 6 WEST OF THE 6TH P.M., BOONE COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: BEGINNING AT THE SW CORNER OF LOT 1, BLOCK "B", GOLF COURSE VIEW SUBDIVISION; THENCE N01°32'25"W, 453.35 FEET; THENCE N88°01'38"E, 38.41 FEET; THENCE S33°55'04"E, 202.00 FEET; THENCE N87°49'00"E, 588.25 FEET; THENCE N01°28'39"W, 171.91 FEET; THENCE N87°48'30"E, 66.00 FEET; THENCE S01°33'34"E, 237.80 FEET; THENCE S87°49'00"W, 45.22 FEET; THENCE S46°10'36"W, 117.47 FEET; THENCE S01°34'15"E, 232.91 FEET; THENCE S88°37'13"W, 66.03 FEET; THENCE N01°34'15"W, 310.00 FEET; THENCE S87°49'00"W, 459.84 FEET; THENCE S01°35'15"E, 215.48 FEET; THENCE S87°49'19"W, 143.23 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.10 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE:

I, CHRISTOPHER C. HAYS, NEBRASKA REGISTERED LAND SURVEYOR NO. 673, 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; 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.

Christopher C. Hays
CHRISTOPHER C. HAYS, L.S. NO. 673



PROJECT / TITLE

2024 ADMINISTRATIVE REPLAT OF LOT 1, BLOCK "B"
GOLF COURSE VIEW SUBDIVISION

FIELD WORK COMPLETION DATE: APRIL 12, 2024

SURVEY PLAT COMPLETION DATE: APRIL 16, 2024

SHEET

1 of 2

THIS SURVEY REQUESTED BY: CALEB POORE

160 North Polk St., P.O. Box 432, Osceola, NE 68651 (402) 366-7930 www.HLSNE.com

2024 ADMINISTRATIVE REPLAT OF LOT 1, BLOCK "B"
GOLF COURSE VIEW SUBDIVISION

OWNER’S CERTIFICATION:

KNOW ALL MEN BY THESE PRESENT: THAT JERRY H. NIEWOHNER, TRUSTEE OF THE DELBERT H. NIEWOHNER TRUST, BEING THE OWNERS OF CERTAIN LAND IN BOONE COUNTY, NEBRASKA, AS SHOWN ON THIS PLAT, HAVE BY THESE PRESENT LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS AS SHOWN ON THIS PLAT, UNDER THE NAME OF 2024 ADMINISTRATIVE REPLAT OF LOT 1, BLOCK "B", GOLF COURSE VIEW SUBDIVISION, AND DO HEREBY GRANT TO THE COUNTY OF BOONE, STATE OF NEBRASKA, FOR THE USE OF THE PUBLIC, THE ALLEYS, AVENUES, STREETS, DRIVES, COURTS, AND PLACES HEREON SHOWN. ALSO THE EASEMENTS ARE RESERVED AS SHOWN, FOR PUBLIC UTILITY PURPOSES, DRAINAGE, INGRESS AND EGRESS.

EXECUTED THIS _____ DAY OF _____, 2024 A.D.

BY: _____
JERRY H. NIEWOHNER, TRUSTEE OF THE DELBERT H. NIEWOHNER TRUST

ACKNOWLEDGMENT:

STATE OF _____
COUNTY OF _____ SS.

BE IT REMEMBERED ON THAT JERRY H. NIEWOHNER, TRUSTEE OF THE DELBERT H. NIEWOHNER TRUST, TO ME PERSONALLY KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME TO BE THEIR VOLUNTARY ACT OR DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTORIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

PLANNING COMMISSION APPROVAL:

THIS PLAT OF 2024 ADMINISTRATIVE REPLAT OF LOT 1, BLOCK "B" GOLF COURSE VIEW, LOCATED WITHIN THE PLANNING JURISDICTION OF THE CITY OF ALBION, BOONE COUNTY, NEBRASKA HAS BEEN SUBMITTED AND APPROVED BY THE ALBION PLANNING COMMISSION THIS _____ DAY OF _____, 2024.

CHAIRPERSON

ATTEST: _____
SECRETARY OF PLANNING COMMISSION

RECORDERS CERTIFICATE:

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE REGISTER OF DEEDS OF BOONE COUNTY AT _____ THE _____ DAY OF _____, 2024 A.D. IN BOOK _____
PAGE _____.

REGISTER OF DEEDS

BY _____
DEPUTY

STATE SURVEYOR



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2 of 2

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