BOARD OF COUNTY COMMISSIONERS
SARPY COUNTY, NEBRASKA

APPROVE PRELIMINARY PLAT – MEADOWLARK RIDGE REPLAT 1, Lots 1-3

WHEREAS, pursuant to Neb. Rev. Stat. § 23-104, the County has the power to do all acts in relation to the concerns of the County necessary to the exercise of its corporate powers; and,

WHEREAS, pursuant to Neb. Rev. Stat. § 23-103, the powers of the County as a body are exercised by the County Board of Commissioners (County Board); and,

WHEREAS, the County Board has the authority to adopt Subdivision Regulations, which shall have the force and effect of law pursuant to Neb. Rev. Stat. • 23-374; and,

WHEREAS, said Subdivision Regulations require the County Board to approve applications for preliminary plats; and

WHEREAS, the applicants, Kim and Mary Ann Cafferty applied for approval of a preliminary plat on property generally located southeast of 237th Street and Lincoln Road and legally described as follows, hereinafter “the Property”:

Being a replat of Lots 1 and 2 Meadowlark Ridge located in the E ½ of the SW ¼ of Section 27, Township 14N, Range 10E, of the 6th P.M., Sarpy County, Nebraska.

WHEREAS, the Sarpy County Planning Department staff reviewed the application of the preliminary plat of a subdivision to be known as Meadowlark Ridge Replat 1 for compliance with the Subdivision Regulations and made a recommendation of approval as noted in Exhibit A, attached hereto and incorporated by reference, which Exhibit A includes the Planning Department reports, the aerial map of the Property and a copy of the preliminary plat of the subdivision to be known as Meadowlark Ridge Replat 1.

NOW, THEREFORE, BE IT RESOLVED BY THE SARPY COUNTY BOARD OF COMMISSIONERS THAT this County Board makes the following findings of fact:

I. This Preliminary Plat application has been submitted concurrently with an application for a Change of Zoning at Resolution 2016-437. An approved Change of Zoning application only takes effect on the Property, or, in a phased development a portion of the Property, upon (A) the Sarpy County Board’s approval of a Final Plat of the Property or a Final Plat of a portion of the Property and (B) the subsequent timely filing of said Final Plat with the Sarpy County Register of Deeds.

II. A public hearing regarding the approval of the preliminary plat was held on November 15, 2016 before the Sarpy County Planning Commission. The Planning Commission provided their recommendation to the County Board.
III. A public hearing regarding the approval of the preliminary plat was held by this County Board.

IV. Notice of each of the public hearings described above was published at least ten (10) days prior to each respective public hearing and the proof of publication has been filed in the Office of the Sarpy County Clerk.

V. The Planning Department staff recommends approval with some notations as described in the Planning Department report.

VI. The proposed preliminary plat of a subdivision to be known as Meadowlark Ridge Replat 1 is in conformity with the Zoning Regulations, the Subdivision Regulations, and the Sarpy County Comprehensive Plan.

VII. Approval of a Final Plat shall require submission of an updated study of the current and future flood plan plain (including all proposed development) for the area.

BE IT FURTHER RESOLVED THAT the Preliminary Plat of a subdivision to be known as Meadowlark Ridge Replat 1 and as further described in the attached Exhibit A is hereby approved subject to the following condition:

1. Without additional action by the County Board, approval of this Resolution 2016-436 shall become void after 12 months from the date of such approval unless either (A) the County Board has approved all of, or a portion of the Preliminary Plat as a Final Plat, or (B) the County Board approves a twelve month extension of the Preliminary Plat approval. Final Plats and Extension requests for the Preliminary Plat approval must be acted upon by the County Board no later than 12 months from the date of this Resolution.

The above Resolution was approved by a vote of the Sarpy County Board of Commissioners at a public meeting duly held in accordance with applicable law on the 20th day of December, 2016.

Sarpy County Board Chairman

Attest

County Clerk
TABLED FROM DECEMBER 13, 2016

<table>
<thead>
<tr>
<th>Subject</th>
<th>Type</th>
<th>By</th>
</tr>
</thead>
<tbody>
<tr>
<td>Change of Zone from AG/AGD (Agricultural Farming/Agricultural Development District) to AG/AGD/AGR (Agricultural Farming/Agricultural Development/Agricultural Residential District) and a Preliminary Plat and Final Plat of a proposed subdivision to be known as Meadowlark Ridge Replat 1 (Lots 1–3, located southeast of 237th and Lincoln Road.)</td>
<td>Public Hearings and Resolutions</td>
<td>Donna Lynam, CFM Assistant Director, Planning &amp; Building</td>
</tr>
</tbody>
</table>

I. GENERAL INFORMATION

A. APPLICANT:
Kim and Mary Ann Cafferty
11011 S 237th Street
Gretna NE 68028

B. PROPERTY OWNERS:
Kim and Mary Ann Cafferty
11011 S 237th Street
Gretna, NE 68028

C. SUBJECT PROPERTY LOCATION: Subject property is located southeast of 237th Street and Lincoln Road.

D. LEGAL DESCRIPTION: Being a replat of Lots 1 and 2, Meadowlark Ridge, a subdivision located in the E ½ of the SW ¼ of Section 27, Township 14N, Range 10E, of the 6th P.M., Sarpy County, Nebraska.

E. SUBJECT PROPERTY SIZE: 40 acres.

F. EXISTING FUTURE LAND USE AND ZONING DESIGNATIONS:
- Future Land Use Designations: Conservation Residential
- Zoning: AG/AGD (Agricultural Farming/Agricultural Development District)

G. REQUESTED ACTION(S): Approval of a Change of Zone from AG (Agricultural Farming District) and AGD (Agricultural Development District) to AG (Agricultural Farming District), AGD (Agricultural Development District) and AGR (Agricultural Residential District), Preliminary Plat and Final Plat for a subdivision to be known as Meadowlark Ridge Replat 1 (Lots 1 – 3).

II. BACKGROUND INFORMATION

A. EXISTING CONDITION OF SITE: Property is currently a two parcel acreage subdivision with existing single-family dwellings and accessory structures.

B. GENERAL VICINITY AND LAND USE:
- North, South, East and West: Open farm ground with acreage developments.

C. RELEVANT CASE INFORMATION:
Existing parcels and a 20 acre parcel to the north, share one access from S 237th Street and use an existing easement to access each property. Existing parcels are served by private wells and septic systems. The newly proposed lot size meets the minimum requirements of Nebraska State Title 124 for a private well and septic system.

D. APPLICABLE REGULATIONS:
- Sarpy County Comprehensive Development Plan
- Sarpy County Zoning Regulations (SCZR):
  - Section 9 AG – Agricultural Farming District
  - Section 10 AGD– Agricultural Development District
  - Section 11 AGR– Agricultural Residential District
- Sarpy County Subdivision Regulations (SCSR)

III. ANALYSIS / STAFF COMMENTS

A. COMPREHENSIVE PLAN:
- The Comprehensive Plan designates the area as Conservation Residential.

B. TRAFFIC AND ACCESS:
- The newly platted parcel will utilize the existing access from S 237th Street.

C. GENERAL COMMENTS:

  ▪ Change of Zone
    - Currently zoned AG/AGD - Agricultural Farming/Agricultural Development
    - Requesting AG/AGD/AGR –
      - Lot 1 – AG, Agricultural Farming
      - Lot 2 – AGD, Agricultural Development
      - Lot 3 – AGR, Agricultural Residential

  ▪ Preliminary/Final Plat:
    - The proposed subdivision is proposing three large lot parcels, 22.71 acres, 10.04 acres, and 6.05 acres.
    - Pursuant to Stormwater Regulations, this property is exempt from the requirement of a Post Construction Stormwater Management Plan but developer should be advised that diverting of water onto another property could be illegal. (SCZR Section 38.22).

IV. OTHER AGENCY REVIEW/COMMENTS: The applications were sent to various jurisdictional agencies and departments within Sarpy County that may have an interest. No comments were received as of the date of this report.

V. GENERAL PUBLIC COMMENTS:

  ▪ Notice of the public hearing for this application was published in area newspapers, notification letters also were sent out to property owners within 300 feet of the subject property and the subject property was posted with a sign indicating a zoning action was pending on it.
  ▪ Prior to the Planning Commission meeting, one inquiry regarding the proposed project was received by staff relating to stormwater runoff.

VI. PLANNING COMMISSION RECOMMENDATION: The Planning Commission held public hearings on these applications at their November 15, 2016 meeting and recommended APPROVAL to the County Board.

MOTION: Malmquist moved, seconded by Whitfield, to recommend APPROVAL of the Change of Zone from AG (Agricultural Farming District) and AGD (Agricultural Development District) to AG
(Agricultural Farming District) for Lot 1, AGD (Agricultural Development District) for Lot 2 and AGR
(Agricultural Residential District) for Lot 3 of the proposed Meadowlark Ridge Replat 1. This
recommendation is being made as the Change of Zone is in conformance with the Sarpy County
Comprehensive Development Plan and Zoning Regulations. Ballot: Ayes – Korth, Lichter,
Huddleston, Whitfield, Ackley, Malmquist, Giff and George. Nays: None. Abstain: None. Absent:
Davis, Sotak and Torczon. Motion carried.

MOTION: Malmquist moved, seconded by Lichter, to recommend APPROVAL of the proposed
Preliminary Plat of a subdivision to be known as Meadowlark Ridge Replat 1 (Lots 1 – 3). This
recommendation is being made as the preliminary plat meets the requirements of the Sarpy County
Zoning and Subdivision Regulations. Ballot: Ayes – Korth, Lichter, Huddleston, Whitfield, Ackley,
Motion carried.

MOTION: Malmquist moved, seconded by Korth, to recommend APPROVAL of the proposed Final
Plat of a subdivision to be known as Meadowlark Ridge Replat 1 (Lots 1 – 3), subject to the
completion of a drainage study that demonstrates no net increase in water flow onto another property
to be done prior to a building permit being issued for construction on Lot 3. This recommendation is
being made as the final plat meets the requirements of the Sarpy County Zoning and Subdivision
Regulations.

VII. PLANNING DEPARTMENT RECOMMENDATIONS:
- Staff recommends APPROVAL of the Change of Zone from AG (Agricultural Farming
  District) and AGD (Agricultural Development District) to AG (Agricultural Farming District) for
  Lot 1, AGD (Agricultural Development District) for Lot 2 and AGR (Agricultural Residential
  District) for Lot 3 of the proposed Meadowlark Ridge Replat 1 as it is in conformance with
  the Sarpy County Comprehensive Development Plan and the Sarpy County Zoning
  Regulations.
- Staff recommends APPROVAL of the proposed Preliminary Plat of a subdivision to be
  known as Meadowlark Ridge Replat 1 (Lots 1 – 3). Staff makes this recommendation as
  the preliminary plat meets the requirements of the Sarpy County Zoning and Subdivision
  Regulations.
- Staff recommends APPROVAL of the proposed Final Plat of a subdivision to be known
  as Meadowlark Ridge Replat 1 (Lots 1 – 3). Staff makes this recommendation as the
  preliminary plat meets the requirements of the Sarpy County Zoning and Subdivision
  Regulations.

VIII. ATTACHMENTS TO REPORT:
1. Change of Zoning Application and Exhibit
2. Preliminary Plat Application and proposed plat exhibit
3. Final Plat Application and proposed plat exhibit
4. Current Zoning Map (showing subject property area)
5. Current Development Structure Plan – Figure 5.1 of Comprehensive Plan (showing
   subject property area)

IX. COPIES OF REPORT SENT TO:
1. Kim and Mary Ann Cafferty (applicant and owner)
2. Roger Carrell, Carrell and Associates (applicant’s engineering consultant)
3. Public Upon Request
In order for your application to be considered **COMPLETE**, please answer all applicable questions and provide the following:

1. **Completed Change of Zoning Application**
2. **Non-Refundable Fee of** $500 **made** **payable** to Sarpy County (an additional fee of $25.00 is also required to cover cost of mailing of public notifications)
3. **Mailing list labels certified by a Title Company of all property owners within 300 ft. of the subject property.**
4. **Copy of Deed on file with Register of Deeds or other acceptable proof of ownership**
5. **Two (2) site plan drawings (folded)**
6. **One (1) reduced size site plan drawing (8.5 x 11)**
7. **One (1) electronic copy of site plan drawing in PDF form**
8. **Site plan drawing should include the following (as applicable)**
   a. Legal description with site layout (1"=20')
   b. Metes and bounds description with lot size
   c. Floodplain/floodway boundaries
   d. Existing easements
   e. General location map (2 mile radius)
   f. Elevations or other supporting materials
9. **Detailed operational plans**
10. **Please review Section 43 of the Sarpy County Zoning Regulations for a complete list of change of zoning process and submittal requirements.**

### APPLICATION FILING FEES—see Sarpy County Master Fee Schedule for the Planning and Building Department

**APPLICATION#: C2 16-006**

| **DATE RECEIVED:** | 11/10/16 |
| **CP DESIGNATION:** | Conservation Residential 1 |
| **CURRENT ZONING DESIGNATION:** | Lot 1 = A60 |
| **PROPOSED ZONING DESIGNATION:** | Lot 1, Lot 2, Lot 3 |
| **APPLICATION FEE:** | $500 |
| **PUBLIC NOTIFICATION PROCESSING FEE:** | $25.00 |
| **RECEIVED BY:** | Mike Kline/B. Johnson |

**NOTES:**

| APPLICATION FILING FEES—see Sarpy County Master Fee Schedule for the Planning and Building Department |

### APPLICANT INFORMATION:

- **NAME:** Kim & Mary Ann Cafferty
  - **E-MAIL:** Kim & Cafferty.US

- **ADDRESS:** 11011 S 237th St
  - **CITY/STATE/ZIP:** Gretna, NE 68028

- **MAILING ADDRESS:**
  - **CITY/STATE/ZIP:**

- **PHONE:** 402 510 5950
  - **FAX:** 402 339 4506

### PROPERTY OWNER INFORMATION:

- **NAME:** Same
  - **E-MAIL:**

- **ADDRESS:**
  - **CITY/STATE/ZIP:**

- **MAILING ADDRESS:**
  - **CITY/STATE/ZIP:**

- **PHONE:**
  - **FAX:**

### ENGINEERING/SURVEYING OR OTHER CONSULTING PROFESSIONAL'S INFORMATION:

- **NAME:** Carrillo & Associates
  - **E-MAIL:**

- **ADDRESS:**
  - **CITY/STATE/ZIP:**

- **MAILING ADDRESS:**
  - **CITY/STATE/ZIP:**

- **PHONE:**
  - **FAX:**
PROJECT DESCRIPTION: (Describe the project in detail, including physical features of the site, proposed improvements, proposed uses or business, operating hours, number of employees, anticipated customers, etc. – Attach additional sheets if necessary.)

PLEASE NOTE: A detailed project description is essential to the reviewing process of this request.

PROJECT SITE INFORMATION: Complete each section in its entirety. If a question is not applicable to your project, please indicate this to show that each question has been carefully considered.

SUBDIVISION NAME: Meadowlark Ridge Repint 1

GENERAL LOCATION: 10903 30 237 (lot 2), 11011 30 237m (lot 1)

ASSESSOR'S PARCEL NUMBER: 011217 006 ADDITIONAL PARCEL NUMBERS 011217 014

LEGAL DESCRIPTION: (Describe property to wit): Lots 1 + 2 Meadowlark Ridge Subdivision

SIZE OF PROPERTY: 40 acres

CURRENT ZONING: AG - AGD REQUESTED ZONING: AGD - AGD AGD

SOURCE OF UTILITY SERVICES: Water - Well Sewer - On Site Drain Field

Gas - Firepane Tank Electric - OPP Underground

PLEASE NOTE THE FOLLOWING PROCEDURES:

1. The Planning Department will review the application material along with other appropriate departments and/or agencies and provide a recommendation report to the Planning Commission and County Board.
2. The Planning Commission will hold a public hearing and make a recommendation to the County Board.
3. The County Board will hold a public hearing and make a final decision on the Change of Zoning application.
4. Any necessary agreements will be recorded with the Sarpy County Register of Deeds, the cost of which will be borne by the applicant or the property owner.

The applicant (or authorized agent) has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true and correct.

Kim Coffin
Applicant/Property Owner Signature

DATE: 8-12-16

I, the undersigned, understand a sign will be posted on my property and will remain until the public hearing process of the Planning Commission and County Board is complete. I further understand the Change of Zoning process as stated above and I authorize Sarpy County staff to enter the property for inspection related to the specific request during this process.

Kim Coffin
Property Owner Signature

DATE: 8-12-16

Mary Ann Coffin
Property Owner Signature

DATE: 8-12-16
In order for your application to be considered COMPLETE, please answer all applicable questions and provide the following:
1. Completed Preliminary Plat Application
2. Non-Refundable Fee of $1050 made payable to Sarpy County
3. Two (2) full sized, folded plat drawings
4. One (1) reduced size site plan drawing (8.5 x 11)
5. One (1) electronic copy of the plat drawing in PDF form
6. One (1) electronic copy in autoCAD format as required by the County GIS Section (for subdivisions of 20+ lots)
7. Please review Sections 5 and 6 of the Sarpy County Subdivision Regulations for a complete list of Preliminary Plat process and submittal requirements.

APPLICATION FILING FEES – see Sarpy County Master Fee Schedule for the Planning and Building Department

APPLICANT INFORMATION:

NAME: Kim A. & Mary Ann Cafferty
MARRIED NAME: Cafferty Trust
ADDRESS: 10969 St. 237th St, UNIT #2, CITY/STATE/ZIP: Gretna, NE 68028
MAILING ADDRESS: 11011 St. 237th St, CITY/STATE/ZIP: 

PROPERTY OWNER INFORMATION: (If multiple owners, please attach separate sheet)

NAME: Mary Ann Cafferty Trust
ADDRESS: Same
MAILING ADDRESS: Same
PHONE: 

ENGINEERING/SURVEYING PROFESSIONAL’S INFORMATION:

NAME: Carrier Assoc
ADDRESS: 5004 So 110th St, CITY/STATE/ZIP: Omaha, NE 68137
MAILING ADDRESS: 
PHONE: 402-331-2334, FAX: 

PLANNING STAFF USE ONLY:

APPLICATION #: PP 116-010
DATE RECEIVED: 02/18/16
CP DESIGNATION: Conservation Residential
LOT 1 = AG
Lot 2 = AG-
LOT 1, LOT 2, LOT 3
PROPOSED ZONING DESIGNATION: AG, AG-, AG-
APPLICATION FEE: $1050 - RECEIPT NO. 8517

RECEIVED BY: Luise Zintar Fountular
PROJECT DESCRIPTION: Describe the project in detail, including physical features of the site, proposed improvements, proposed uses or business, operating hours, number of employees, anticipated customers, etc. Attach additional sheets if necessary.

PLEASE NOTE: A detailed project description is essential to the reviewing process of this request.

PLAT INFORMATION: Complete each section in its entirety. If a question is not applicable to your project, please indicate this to show that each question has been carefully considered.

PLAT NAME: Meadowlark Ridge Plat 1

ASSESSOR'S PARCEL NUMBER: 0112170060
ADDITIONAL PARCEL NUMBERS: 011217014

GENERAL LOCATION: 10909 So 237th (Lot 2) 11011 So 237th (Lot 1)

LEGAL DESCRIPTION: Lot 1 + 2 Meadowlark Ridge Subdivision

SIZE OF PROPERTY: 6.025 acres
CURRENT ZONING: A6 + A6D
REQUESTED ZONING: A6 + A6D, A6K

SOURCE OF UTILITY SERVICES: Water - Private Tank, Sewer - on-site drain field, Gas - Private Tank, Electric - above ground

ADDITIONAL INFORMATION: Please use this space to provide any other information you feel is appropriate for Sarpy County to consider during review of your application. Attach extra sheets if necessary.

We wish to build a "Barn Home" on a newly-created lot (3) or on our 40 Acre "Subdivision" (Farm)

PLEASE NOTE THE FOLLOWING PROCEDURES:
1. The Planning Department will review the application material along with other appropriate departments and/or agencies and provide a recommendation report to the Planning Commission and County Board.
2. The Planning Commission will hold a public hearing and make a recommendation to the County Board.
3. The County Board will hold a public hearing and make a final decision on the Preliminary Plat application.
4. All necessary agreements/drawings are to be recorded with the Sarpy County Register of Deeds, the cost of which will be borne by the applicant or the property owner.
5. If a Change of Zoning application is applied for concurrently with the Preliminary Plat, the conditional approval of the plat also allows for conditional approval of the rezoning request; however, the rezoning does NOT become official until the Final Plat is approved and filed with the Register of Deeds office.

The applicant (or authorized agent) has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true and correct.

Kris L. Coffey
Property Owner/Applicant Signature
10-12-16

I, the undersigned, understand a sign will be posted on my property and will remain until the public hearing process at the Planning Commission and County Board is complete. I further understand the Preliminary Plat process as stated above and I authorize Sarpy County staff to enter the property for inspection related to the specific request during this process.

Kris L. Coffey
Property Owner Signature
10-12-16

Sharon C. Coffey
Property Owner Signature
10-12-16
MEADOWLARK RIDGE REPLAT 1 — PRELIMINARY

Located in the 31/2 of the SW 1/4 of Section 21, T-19N-R-10E, of the 36th P.R., Sarpy County, Nebraska.

Being a Plat of Lots 1 and 2, Meadowlark Ridge

Kim Cafferty — INSTRUCTIONS

APPROVAL OF THE SARPY COUNTY BOARD

This subdivision of Meadowlark Ridge Replat 1 was approved by the Sarpy County Board

Chairman
Date

APPROVAL OF THE SARPY COUNTY PLANNING COMMISSION

This subdivision of Meadowlark Ridge Replat 1 was approved by the Sarpy County Planning Commission

Chairman, Sarpy County Planning Commission
Date

APPROVAL OF THE SARPY COUNTY PLANNING DIRECTOR

This subdivision of Meadowlark Ridge Replat 1 was approved by the Sarpy County Planning Director

Sarpy County Planning Director
Date

COUNTY TREASURER’S CERTIFICATION

This is to certify that I find no regular of special taxes due or delinquent against the property as described in the surveyor’s certificate and as shown by the records of this office this 2016 day of

Sarpy County Treasurer

BORN BY SARPY COUNTY PUBLIC WORKS

This plat of Meadowlark Ridge Replat 1, Lots 1 through 3, inclusive, was reviewed by the Sarpy County Surveyor’s Office the 2016 day of

County Surveyor/Engineer

ACREAGE: 11:11

SARPY COUNTY BOARD

MEMBERSHIP

Directors:

Chairman

Secretary

APPROVAL OF THE REZONING

This was approved by the Sarpy County Board of County Supervisors in the month of the year

Sarpy County Board

CERTIFICATION

This plat was reviewed by the Sarpy County Surveyor on the 2016 day of

Sarpy County Surveyor

DIMENSIONS:

1. Clarence Roger Carrell, a Registered Land Surveyor in the State of Nebraska, do hereby certify that I have found and do incorporate herein all data contained in the surveyor’s certificate and as shown on this plat, and this plat, in the course of my surveying, plotting, and recording in Sarpy County, Nebraska.

Beginning of the Southwest corner of Lot 1, Meadowlark Ridge: Thence W 90° 01’ 27” S to a point on the Centerline of 237th Street, and said point being the Southwest corner of said Lot 1; Thence N 4° 31’ 16” W, along the North line of Lots 1 and 2, Meadowlark Ridge, a distance of 1315.68’, to a point on the Centerline of 237th Street, and said point being the Southwest corner of said Lot 2; Thence S 89° 56’ 40” W, along the North line of Lots 1 and 2, Meadowlark Ridge, a distance of 1318.49’, to the Northeast corner of said Lot 1; Thence N 89° 56’ 40” E, along the East line of said Lots 1 and 2, Meadowlark Ridge, a distance of 1314.77’, to a point on the Centerline of 237th Street, said point being the Northwest corner of said Lot 2; Thence S 47° 57’ 01” E, along the South line of said Lot 2, Meadowlark Ridge, a distance of 895.56’, to the South boundary line of said Lot 2, Meadowlark Ridge, as surveyed, plotted, and recorded in Sarpy County, Nebraska.

Know all persons by these presents that we KIM B. CAFFERTY and MARY ANN CAFFERTY, husband and wife, and the sole owners of the property described in the Surveyor’s Certificate and embraced therein, for ourselves and our heirs and assigns, for an indefinite period of time, do hereby convey, sell, and transfer unto the said KIM B. CAFFERTY and MARY ANN CAFFERTY, husband and wife, all of the property described in the Surveyor’s Certificate and as shown by the records of this office this 2016 day of

Mary Ann Cafferty

ACNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA )

COUNTY OF SARPY )

On this 2016 day of , 2016, before me, the undersigned, a Notary Public, duly commissioned, qualified and commissioned for said county and state, personally came Kim B. Cafferty and Mary Ann Cafferty, husband and wife, to me known to be the parties whose names appear in the instrument referred to in this certificate, and did sign, seal, and deliver the instrument referred to in said certificate, and acknowledged the execution thereof to be their voluntary act and deed, for the purpose of conveying the premises described in said instrument.

Witness my hand and seal this day and year written above,

Notary Public

SCALE:

1’ = 200’

- recorded distance

= - recorded distance

o = set corner S/F refer seq 306
In order for your application to be considered **COMPLETE**, please answer all applicable questions and provide the following:

1. Submit complete Final Plat Application
2. Submit Non-Refundable Fee of $530 made payable to Sarpy County
3. Two (2) full sized, folded plat drawings
4. One (1) reduced size site plan drawing (8.5 x 11)
5. One (1) electronic copy of the plat drawing in PDF form
6. One (1) electronic copy in AutoCAD format as required by the County GIS Section (for subdivisions of 20+ lots)
7. Please review Sections 7 and 8 of the Sarpy County Subdivision Regulations for a complete list of Final Plat process and submittal requirements.

**APPLICATION FILING FEES** – see Sarpy County Master Fee Schedule for the Planning and Building Department

<table>
<thead>
<tr>
<th>PLANNING STAFF USE ONLY:</th>
</tr>
</thead>
<tbody>
<tr>
<td>APPLICATION #: FP16-010</td>
</tr>
<tr>
<td>DATE RECEIVED: 10/12/16</td>
</tr>
<tr>
<td>CP DESIGNATION: Conventional Residential</td>
</tr>
<tr>
<td>CURRENT ZONING DESIGNATION: Lot 1: AG</td>
</tr>
<tr>
<td>PROPOSED ZONING DESIGNATION: AG, AGD, AGR</td>
</tr>
<tr>
<td>APPLICATION FEE: $530 RECEIPT NO. 2517</td>
</tr>
</tbody>
</table>

| RECEIVED BY: Leslie Jiminy B. Fountain |

**NOTES:** __________________________

**APPLICANT INFORMATION:**

| NAME: Kim Meyer Ann Caufield | E-MAIL: kim@caufielddesign.com |
| ADDRESS: 10909 50th St. | CITY/STATE/ZIP: Papillion, NE 68046 |
| MAILING ADDRESS: 11011 So 237th St. | CITY/STATE/ZIP: Gretna, NE 68028 |
| PHONE: 402-510-5950 | FAX: 402-339-4506 |

**PROPERTY OWNER INFORMATION:** (If multiple owners, please attach separate sheet)

| NAME: Mary Ann Caufield ITT Trust | E-MAIL: |
| ADDRESS: S. 50th St. | CITY/STATE/ZIP: |
| MAILING ADDRESS: | CITY/STATE/ZIP: |
| PHONE: | FAX: |

**ENGINEERING/SURVEYING PROFESSIONAL’S INFORMATION:**

| NAME: Carrell & Assoc | E-MAIL: |
| ADDRESS: 5204 So 110th St. | CITY/STATE/ZIP: |
| MAILING ADDRESS: | CITY/STATE/ZIP: |
| PHONE: | FAX: |
PROJECT DESCRIPTION: Describe the project in detail, including physical features of the site, proposed improvements, proposed uses or business, operating hours, number of employees, anticipated customers, etc. – Attach additional sheets if necessary. 

PLEASE NOTE: A detailed project description is essential to the reviewing process of this request.

For the attached Site Plan/Engineering Plan ….. we plan to create a new lot on our current 2 lot site to build a new back home.

PLAT INFORMATION: Complete each section in its entirety. If a question is not applicable to your project, please indicate this so that each question has been carefully considered.

PLAT NAME: Meadowlark Ridge Plat 1

ASSESSOR’S PARCEL NUMBER: 011217006  ADDITIONAL PARCEL NUMBERS 011217014

GENERAL LOCATION: 109°49.50 237'W (Lot 2) 119°11.50 237'W (Lot 2)

LEGAL DESCRIPTION: (Describe property to wit:) Lots 1-2 Meadowlark Ridge Subdivision

SIZE OF PROPERTY: 20.10 acres CURRENT ZONING: AG + AGD REQUESTED ZONING:

SOURCE OF UTILITY SERVICES: Water - Well

Sewer - ON SITE Drawnfield

Gas - PROPANE Tank

Electric - COLD Underground

ADDITIONAL INFORMATION: Please use this space to provide any other information you feel is appropriate for Sarpy County to consider during review of your application. Attach extra sheets if necessary.

See attached Letter of Proposed New Plat or Site Plan

PLEASE NOTE THE FOLLOWING PROCEDURES:

1. The Planning Department will review the application material along with other appropriate departments and/or agencies and provide a recommendation report to the Planning Commission and County Board.

2. The Planning Commission will hold a public hearing and make a recommendation to the County Board.

3. The County Board will hold a public hearing and make a final decision on the Final Plat application.

4. All necessary agreements/drawings are to be recorded with the Sarpy County Register of Deeds, the cost of which will be borne by the applicant or the property owner.

5. Upon approval of the Final Plat, a certification of approval by the Board shall be endorsed thereon by the County Clerk, and eight (8) copies of the Final Plat shall be filed with the Register of Deeds office within 90 days. (3 mylar and 5 paper copies with signatures).

6. If a Change of Zoning application is applied for concurrently with the Preliminary Plat or Final Plat, the conditional approval of the plat also allows for conditional approval of the rezoning request, however, the rezoning does NOT become official until the Final Plat is approved and filed with the Register of Deeds office.

The applicant (or authorized agent) has prepared this application and certifies the facts stated herein and exhibits attached hereto are true and correct.

Property Owner/Applicant Signature

I, the undersigned, understand a sign will be posted on my property and will remain until the public hearing process of the Planning Commission and County Board is complete. I further understand the Final Plat process as stated above and I authorize Sarpy County staff to enter the property for inspection related to the specific request during this process.

Property Owner Signature

Mary Ann Coffey

Property Owner Signature

Date 08-12-16

Date 10-12-16
MEADOWLARK RIDGE REPLAT I

Located in the SW 1/4 of the NW 1/4 of Section 27-T19N-R10E, Sarpy County, Nebraska. Being a Replat of Lots 1 and 2, Meadowlark Ridge.

DEED

Know all persons by these presents, that we KIM B. CAFFERTY AND MARY ANN CAFFERTY, Husband and Wife, are the sole owners of the property described in the Surveyor's Certificate and embraced within the plat, hereof, and do hereby ratify and approve of the disposition of our property as shown on this plat, and we do hereby convey and grant unto the aforesaid uses or rights herein granted.

In witness whereof, we do set our hands and seals this day of , 2016.

Mary Ann Cafferty
Husband

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA

COUNTY OF SARPY

ON THIS the day of , 2016 before me, the undersigned, a Notary Public in and for the State of Nebraska and County of Sarpy, personally came Kim B. Cafferty and Mary Ann Cafferty, Husband and Wife, to be personally known to me to be the parties hereunto subscribed.

We acknowledge the signature of each party to this document, and that the signatures are genuine.

Witness by hand and notarial seal the day and year written above.

KIM B. CAFFERTY

COUNTY TREASURER'S CERTIFICATION

This plat of Meadowlark Ridge Replat 1, Lots 1 through 5, reference was reviewed by the Sarpy County Surveyor's Office this , day of , 2016.

County Surveyor/Engineer

APPROVAL OF THE SARPY COUNTY BOARD

This subdivision of Meadowlark Ridge Replat 1 was approved by the Sarpy County Board.

Chairman

Date

APPROVAL OF THE SARPY COUNTY PLANNING COMMISSION

This subdivision of Meadowlark Ridge Replat 1 was approved by the Sarpy County Planning Commission.

Chairman, Sarpy County Planning Commission

Date

APPROVAL OF THE SARPY COUNTY PLANNING DIRECTOR

This subdivision of Meadowlark Ridge Replat 1 was approved by the Sarpy County Planning Director.

Sarpy County Planning Director

Date

REVIEW BY SARPY COUNTY PUBLIC WORKS

This plat of Meadowlark Ridge Replat 1, Lots 1 through 5, reference, was reviewed by the Sarpy County Public Works Office this , day of , 2016.

County Surveyor/Engineer

Sarpy County Treasurer

Date

Sarpy County Surveyor/Engineer

Job number

September 25, 2016

sheet
Kim & Mary Ann Cafferty
11011 So 237th St.
Gretna, NE 68028

Please find information concerning the redrawing of lot-lines on property that Mary Ann and I own referred to on the plat books as Lots 1 and 2, Meadowlark Ridge subdivision also known as:
10909 S. 237th and 11011 S. 237th

It is our desire to change the lot-lines on Lot 2, changing the footprint of the 10 acre parcel from a square, to a twice longer and half as wide rectangle. This will achieve right of-way frontage along S 237th St. for the future owners. (We have that property for sale now) Find enclosed the drawings prepared by our civil engineers, Carrell & Associates. We also wish to alter lot 1, reducing it from 30 to 23+- Acres, creating a new lot Called lot 3) consisting of 6.29 acres that will lay directly south of the newly re-platted Lot 2, giving this new lot access and frontage to the County road, South 237th street.

We propose to build a new “Barn home” on lot 3, with a proposed street address of 10929 S. 237th street, Gretna, NE 68028. The new “Barn home” will use the same road (Forfar Lane) that now serves all three homes currently along this stretch of S. 237th street, and the easement to all properties will be amended to include that parcel to be bound by the provisions of the easement. This agreement has served all of the tenants in our access very well. We have all shared in the maintenance of and care and use of the road. The road is in very good condition and has never failed to provide access for all users.

This barn home will be built of natural Ponderosa Pine (built by Sand Creek Post & Beam in Wayne Nebraska. We plan to start construction of the new home after the sale of our existing home on lot 2. We hope to start mid-winter or early spring depending on weather, financing, and county approvals.

We will work diligently to provide you whatever you need for the surveying, subdivision, and re-platting of the property as we are eager to sell the existing home and this lot resizing and re-plat will need to be complete before we can consummate the sale of the existing home, the newly re-platted lot 2, Meadowlark Ridge Subdivision. We will start construction of the new home whenever we have met the requirements of the County for this project.

Sincerely,

Kim and Mary Ann Cafferty
Subject Properties (Outlined in red)

Legend

Vicinity Map - Current Zoning

Lots 1 and 2, Meadowlark Ridge
Meadowlark Ridge Replat 1, Lots 1-3
STATE OF NEBRASKA  

County of Sarpy  

Being duly sworn, upon oath, Michael Harrington deposes and says that he is the Accounting Manager or Ron Petak deposes and says that he is the Executive Editor of the Bellevue Leader, Papillion Times, Gretna Breeze and Springfield Monitor, legal newspapers of general circulation in Sarpy County, Nebraska, and published therein; that said newspaper has been established for more than one year last past; that it has a bona-fide paid subscription list of more than three hundred; that to this personal knowledge, the advertisement, a copy of which is hereto attached, was printed in the said newspaper once each week, the first insertion

Wednesday, November 2, 2016

Bellevue Leader
Gretna Breeze
Papillion Times
Springfield Monitor

And that said newspaper is a legal newspaper under the statutes of the State of Nebraska.

The above facts are within my personal knowledge.

[Signature]
Michael Harrington  OR  Ron Petak
Accounting Manager  Executive Editor

Today's Date  11/2/16
Signed in my presence and sworn to before me:

[Signature]
Notary Public

Printer's Fee  $16.32
Customer Number: 40638
Order Number: 0001987766
STATE OF NEBRASKA
County of Sarpy

Being duly sworn, upon oath, Michael Harrington deposes and says that he is the Accounting Manager of Ron Petak deposes and says that he is the Executive Editor of the Bellevue Leader, Papillion Times, Gretna Breeze and Springfield Monitor, legal newspapers of general circulation in Sarpy County, Nebraska, and published therein; that said newspaper has been established for more than one year last past; that it has a bona-fide paid subscription list of more than three hundred; that to this personal knowledge, the advertisement, a copy of which is hereto attached, was printed in the said newspaper once each week, the first insertion.

Wednesday, November 30, 2016
Bellevue Leader
Gretna Breeze
Papillion Times
Springfield Monitor

And that said newspaper is a legal newspaper under the statutes of the State of Nebraska.

The above facts are within my personal knowledge.

Michael Harrington
Accounting Manager

Ron Petak
Executive Editor

Today's Date 11/30/16
Signed in my presence and sworn to before me:

Notary Public

Printer's Fee $13.68
Customer Number: 40638
Order Number: 0001992614