

Planning Commission Meeting
Monday, April 28, 2025 7:00 PM
Crete City Hall
243 E 13th Street
Crete, NE 68333

1. **Open Meeting**

In accordance with Nebraska law, a copy of the Open Meetings Act can be found in the back of the council chambers. Items listed on the agenda may be considered in any order.

2. **Roll Call**

Attendance of Planning Commission members will be recorded to determine the presence of a quorum for official actions.

3. **Items of Business**

The Planning Commission may take action to hear testimony in favor of or in opposition to, discuss/limit discussion and take action to approve or disapprove a recommendation to the City Council on any matter presented under this title.

3.A. Approve Planning Commission Minutes

3.A.1. March 24th, 2025 Meeting Minutes

3.B. Consider the proposed Zoning Change request from C3 to C2 on west Highway 33 area.

3.C. Consider the proposed future land use Zoning Map Amendment from C3 to C2 on west Highway 33 area.

3.D. Set the date and time for a Public Hearing to hear testimony in favor of and in opposition to and in relation to the Zoning Change request at 1530 Pine Ave from I-2 to I-1.

3.E. Set the date and time for a Public Hearing to hear testimony in favor of and in opposition to an in relation to the proposed future land use Zoning Map Amendment at 1530 Pine Ave from I-2 to I-1.

3.F. Set the date and time for a Public Hearing to hear testimony in favor of and in opposition to and in relation to the zoning change for the property CRETE PRCT SW 1/4 NE 1/4 SEC. 33-8-4 36.34 ACRES from R-3 to C-2

3.G. Set the date and time for a Public Hearing to hear testimony in favor of and in opposition to and in relation to the proposed future land use Zoning Map Amendment from R-3 to C-2 for the property CRETE PRCT SW 1/4 NE 1/4 SEC. 33-8-4 36.34 ACRES from R-3 to C-2

4. **Officers' Reports**

Reports may be given by Department Heads, other Committees and Commission members concerning current operations of the City. Questions may be asked and answered. No action can be taken by the Planning Commission on matters presented under this title except to answer any question posed and to refer the matter for further action.

5. **Adjournment**

The Planning Commission will review the above matters and take such actions as they deem appropriate. The Planning Commission may enter into closed session to discuss any matter on this agenda when it is determined by the Commission that it is clearly necessary for protection of the public interest or the prevention of needless injury to the reputation of an individual and if

such and individual has not requested a public meeting, or as otherwise allowed by law. Any closed session shall be limited to the subject matter for which the closed session was called. If the motion to close passes, then the presiding officer immediately prior to the closed session shall restate on the record the limitation of the subject matter of the closed session.

The City of Crete assures that no person shall on the grounds of race, color, national origin, age, disability, handicap or sex, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity of the City receiving Federal financial assistance. To report discrimination, contact the City Clerk's office.

Disclaimers & Notices

- The Council may enter into closed session to discuss any matter on this agenda when it is determined that a closed session is clearly necessary for the protection of the public interest or the prevention of needless injury to the reputation of an individual (if such individual has not requested a public meeting) or as otherwise allowed by law. Any closed session shall be limited to the subject matter for which the closed session was called. If the motion to close passes, then immediately prior to the closed session the Mayor shall restate on the record the limitation of the subject matter of the closed session.
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- The complete agenda with attachments is available at www.crete.ne.gov.



CRETE PLANNING COMMISSION MEETING

March 24th, 2025 at 7:00 PM
Crete City Hall, 243 East 13th Street

MINUTES

Notice of the meeting was given by posting, the appointed method for giving notice as shown by the attached notice, at the following locations:

City Hall, 243 East 13th Street
Post Office, 1242 Linden Avenue
City Bank and Trust, 1135 Main Avenue

Advance notice of the meeting was also given to committee members. Pursuant to Section 84-1412(8) of the Nebraska Open Meetings Act, the City has posted a current copy of the Open meetings Act, Laws of the State of Nebraska, in the back of the council chambers. All proceedings shown were taken while the meeting was open to the attendance of the public.

1. Open Meeting

2. Roll Call

Ryan Jindra:	Present
Jay Quinn:	Present
Drew Rische:	Present
Carely Adame Ortiz:	Present
Dave Jurena:	Present
Justin Kozisek:	Absent
Scott Kunch:	Present
Jennifer Robison:	Present
Jeff Wenz:	Absent

Present: 7, Absent: 2.

City Administrator Tom Ourada was also present for the meeting and did not vote.

Also present: City Attorney Anna Burge, Building Inspector Trent Griffin, City Clerk Nancy Tellez, Finance Director Wendy Thomas.

3. Items of Business

3.A. Approve Planning Commission Minutes

Approved the February 26th, 2025 Planning Commission Meeting Minutes Carried with a motion by Scott Kuncel and a second by Jennifer Robison.

Carely Adame Ortiz: Aye, Ryan Jindra: Aye, Dave Jurena: Aye, Jennifer Robison: Aye, Scott Kuncel: Aye, Drew Rische: Aye, Jay Quinn: Aye
Aye: 7, No: 0

3.B. Public Hearing to hear testimony in favor of and in opposition to and in relation to the Zoning Change from C3 to C2 on west Highway 33 area.

Opened the Public Hearing at 7:01 p.m. Carried with a motion by Scott Kuncel and a second by Ryan Jindra.

Carely Adame Ortiz: Aye, Ryan Jindra: Aye, Dave Jurena: Aye, Jennifer Robison: Aye, Scott Kuncel: Aye, Drew Rische: Aye, Jay Quinn: Aye
Aye: 7, No: 0

City Administrator Tom Ourada stated that there had been a request for a zoning change and they started looking more into the area. They found there are many non-conforming buildings. A property owner had also voiced wanting to possibly get a liquor license in the future. As that property is now in the current zone that would not be possible. There are also storage units that are con-conforming. Ourada stated that his is for a zoning change and not for annexation.

Vernon Boosinger from 777 Arizona Avenue, Crete addressed the Planning Commission and stated that he has been living at that address for over 25 years. Ourada explained that in C3 single-family dwellings are not allowed. However, in C2 zoning that is allowed.

Byron Lyman owner of 4 Star Pallet, LLC at 1425 West Highway 33, Crete addressed the Planning Commission and stated that he would not like to see any apartments built in the area. He also asked if there are any conflicts with the current business that are in the area. Ourada explained that if the zoning is changed to C2 there wouldn't be any conflicts with the business that are there. Ourada further explained that apartments would not be allowed in the area.

Brian Pribyl from 1475 Blue Acres Street, Crete addressed the Planning Commission and stated that he would not like to see any apartments being built in the area. Ourada explained that apartments are not consistent with what is currently there.

Patel owner of Crete Inn and restaurant 1515 Blue Acres Street, Crete addressed the Planning Commission and stated he didn't understand completely but wanted to know if he would be able to sell alcohol in the future. Ourada explained that in the current zone that is not allowed but if the zone changes to C2 that would be an allowed use.

Planning Commission member Drew Rische asked if something happens to the homes that are currently in the area if anything can be done or if they could be rebuilt. Ourada explained that currently nothing over 50% of the value of the home can be done to remodel or enhance the property.

Chad McDaniel from 1515 West 10th Street, Crete addressed the Planning Commission and stated he would not like to apartments being built in the area. Ourada explained multi-family commercial use is not allowed. That is something that would have to go to the Planning Commission and then the City Council.

It was asked if Dimas Adame can continue to rent out his building as an event venue. Ourada explained that building can't be rented out for gatherings or parties and it is not in city limits.

Patel asked if he would be able to stop using one of his buildings as a restaurant and turn it into a home. Ourada explained that is not consistent with what is currently there. Ourada explained that they are looking at this zoning change to help with the current uses that are there and the people who live in the area so it is zoned appropriately.

Matt Hansen from Dorchester addressed the Planning Commission and stated that he would like to possibly build storage units in the future. Ourada stated that his property is not included for the zoning change but if he would like to seek that possibility, they could discuss that when he is ready.

Brian Pribyl addressed the Planning Commission and stated that if the zone is changed and certain things are allowed and others are not, he would like to see the rules being enforced, so there are not any mistakes in the future. Ourada stated that for years the building inspector was also the zoning administrator and they are trying to change all of that.

Closed the Public Hearing at 7:44 p.m. Carried with a motion by Jennifer Robison and a second by Drew Rische.

Carely Adame Ortiz: Aye, Ryan Jindra: Aye, Dave Jurena: Aye, Jennifer Robison: Aye, Scott Kunch: Aye, Drew Rische: Aye, Jay Quinn: Aye
Aye: 7, No: 0

3.C. Public Hearing to hear testimony in favor of and in opposition to and in relation to the Zoning Map Amendment from C3 to C2 on west Highway 33 area.

Opened the Public Hearing at 7:44 p.m. Carried with a motion by Scott Kunch and a second by Ryan Jindra.

Carely Adame Ortiz: Aye, Ryan Jindra: Aye, Dave Jurena: Aye, Jennifer Robison: Aye, Scott Kunch: Aye, Drew Rische: Aye, Jay Quinn: Aye
Aye: 7, No: 0

City Administrator Tom Ourada explained that when there is a zoning change then there is a land use zoning map amendment. The comprehensive plan is a dynamic document that changes with the needs of the community. This goes along with the ordinance and statutory requirements. Only the hearings were held today and the voting will be for next month to recommend or not to recommend to the City Council.

Closed the Public Hearing at 7:47 p.m. Carried with a motion by Drew Rische and a second by Jay Quinn.

Carely Adame Ortiz: Aye, Ryan Jindra: Aye, Dave Jurena: Aye, Jennifer Robison: Aye, Scott Kunch: Aye, Drew Rische: Aye, Jay Quinn: Aye
Aye: 7, No: 0

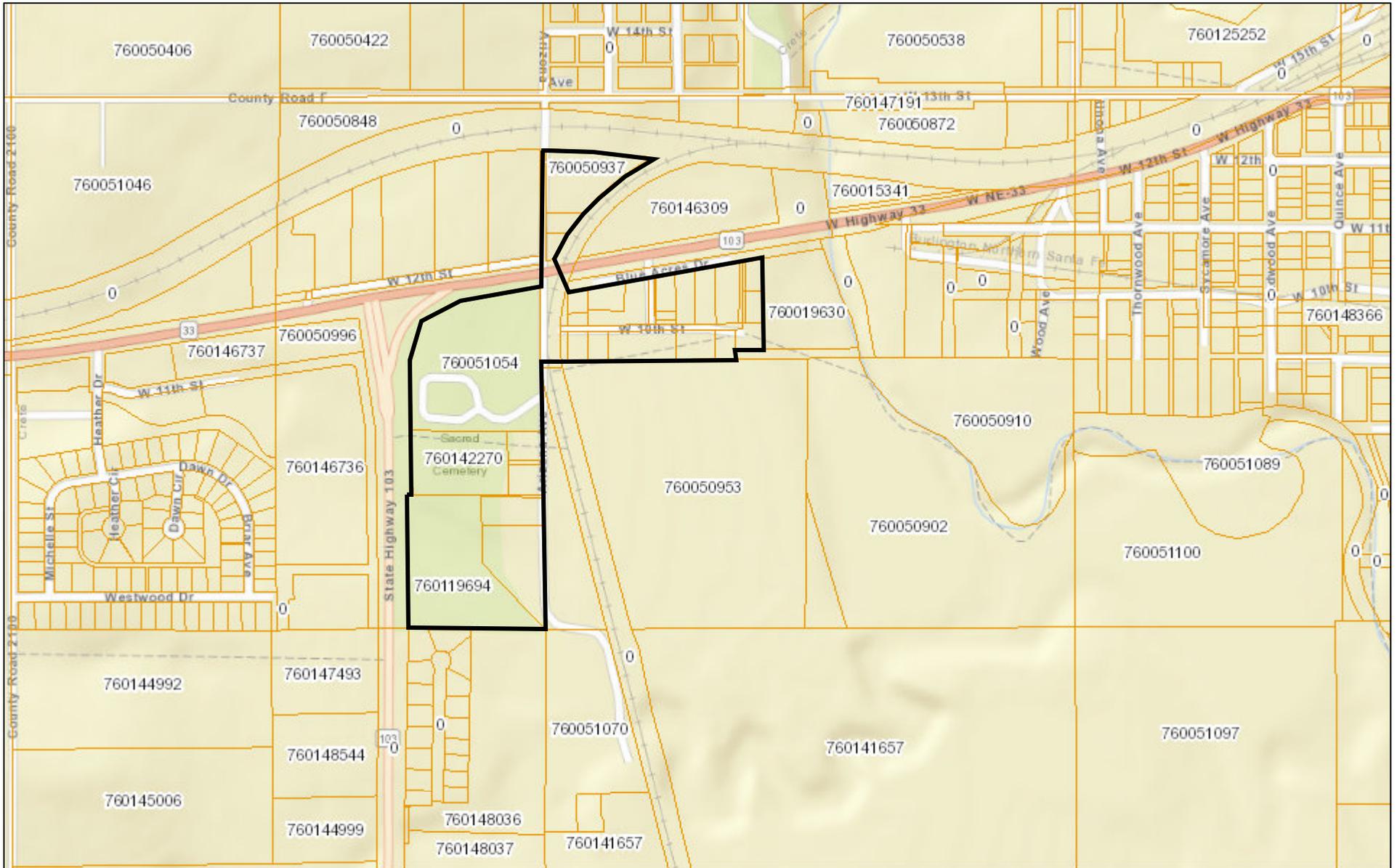
4. Officers' Reports

Planning Commission Chair Dave Jurena stated that he, along with City Attorney Anna Burge and Building Inspector Trent Griffin, attended the Nebraska Planning and Zoning Association Conference on Wednesday, March 5th, 2025 through Friday, March 7th, 2025 in Kearney, Nebraska. City Administrator Tom Ourada was not able to attend. Jurena stated that

they had learned a lot and Crete is in a good place and excited about things to come, and he loves this town.

5. Adjournment

The meeting adjourned at 7:48 p.m.

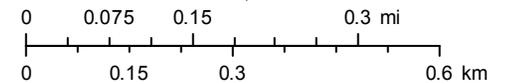


March 24, 2025
08:52 AM

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

1:10,909

- Parcels (Saline County)
- Parcels (Lancaster County)



Use and Zone Allowed**C-2****C 3**

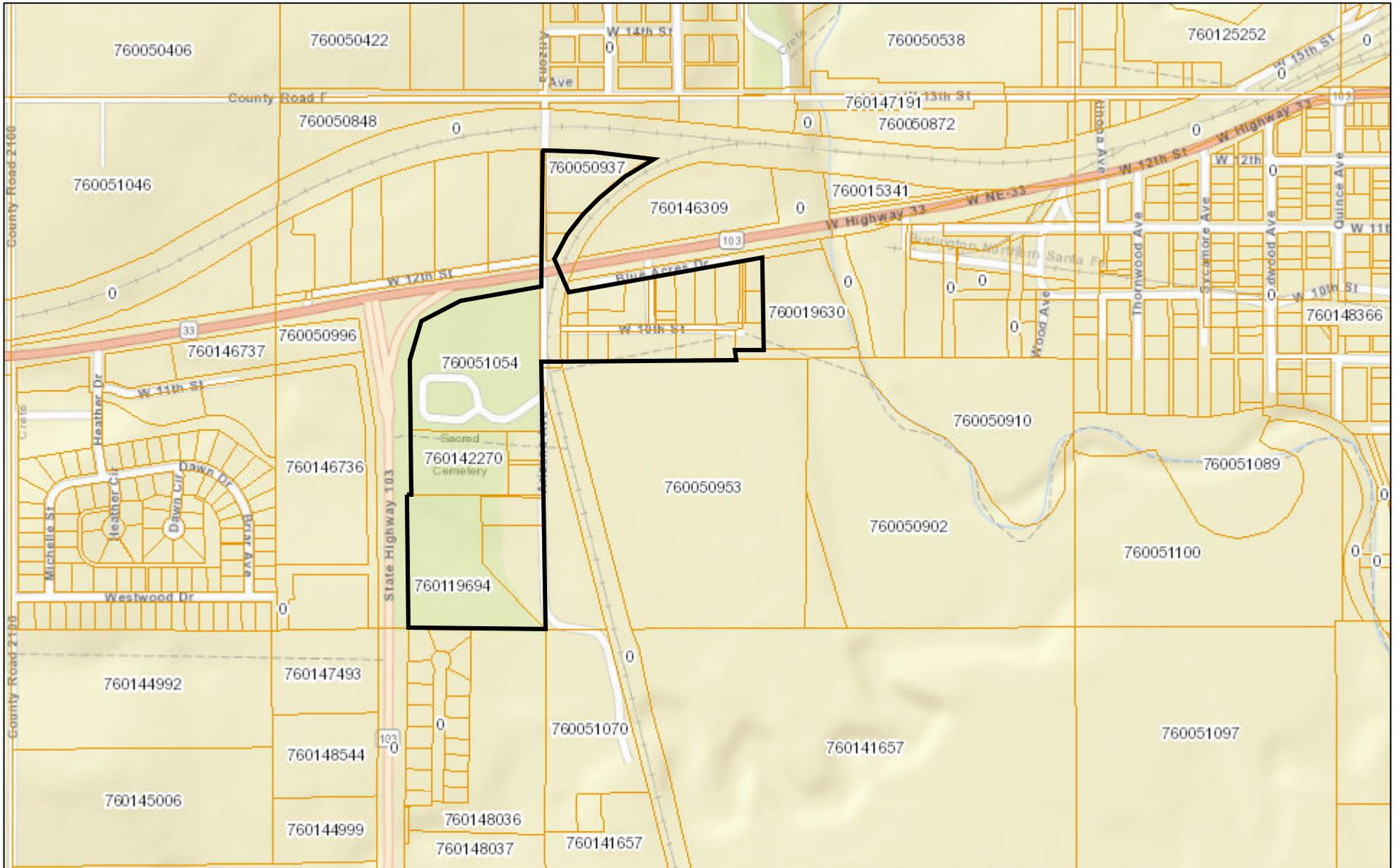
Automobile and truck dealerships, service, and repair facilities.....	X	X
Automotive parts supplies stores.....		X
Automobile wash facilities.....	X	
Barber shops, beauty salons, and shoe repair shops.....	X	
Banking and financial services institutions.....	X	
Big box discount department stores, grocery, and hardware stores.....		X
Commercial operations and businesses intended for the purpose of servicing travel and recreational users.....	X	
Commercial recreational facilities, bowling alleys, miniature golf courses, and similar uses.....	X	
Child care centers.....	X	X
Detached banking facilities (ATMs).....	X	
Electric and telephone substations.....	X	
Fast food dine-in and drive-through restaurants.....		X
Farm machinery and equipment sales and services.....		X
Feed, grain, and fertilizer sales.....		X
Garden centers and nurseries.....	X	
Gas stations, service stations, and convenience stores.....	X	X
Golf driving ranges and miniature golf courses.....		X
Grocery stores.....	X	
Lumber yards and construction materials sales.....	X	X
Machine shops.....	X	X
Medical, dental, and other health services.....	X	X
Mobile home sales.....	X	X
Mini-storage facilities.....	X	
Motion picture theaters, including drive-in theaters.....	X	X
Motels and hotels, including accessory service uses.....	X	
Motels, including accessory service uses such as swimming pools, liquor stores, and restaurants.....	X	
Restaurants and cafes.....	X	

Single-family dwellings.....	X	
Stores or shops for sale of goods at retail.....	X	
Shopping centers and strip-malls.....		X
Transportation warehousing.....	X	
Trucks and freight terminals.....	X	
Utilities including shops and offices.....	X	X
Wholesale distribution and warehousing.....		X
SPECIAL EXCEPTIONS		
Bulk fertilizer plants.....	X	X
Churches and places of worship.....	X	X
Civic, social, and fraternal associations.....	X	X
Dwelling units, including mobile homes, for use by the owner, operator, or caretaker of the commercial establishment.....		X
Electrical and gas distribution substations and other public utility substations and other public utility installations, but not including equipment storage or maintenance yards.....	X	X
Funeral homes.....	X	X
Motion picture theaters.....	X	X
Outdoor advertising businesses.....	X	X
Veterinary services and small animal hospitals.....	X	X
Alternative energy systems utilizing biomass, geothermal, hydropower, solar or wind sources in conformance with net metering per Neb. Rev. Stat. §§ 70-2001 to 70-2005 (August 30, 2009, as amended.) and shall also be in conformance with the provisions of section 11-525 and 11-526.....	X	X
Co-location of additional cellular or communication antennas on an existing tower in conformance with the provisions of section 11-528.....	X	X

Railroad and truck terminals, excluding stockyards.

Shopping centers and strip-malls.

Wholesale distribution and warehousing.

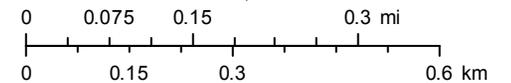


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1:10,909

- Parcels (Saline County)
- Parcels (Lancaster County)



Use and Zone Allowed**C-2****C 3**

Automobile and truck dealerships, service, and repair facilities.....	X	X
Automotive parts supplies stores.....		X
Automobile wash facilities.....	X	
Barber shops, beauty salons, and shoe repair shops.....	X	
Banking and financial services institutions.....	X	
Big box discount department stores, grocery, and hardware stores.....		X
Commercial operations and businesses intended for the purpose of servicing travel and recreational users.....	X	
Commercial recreational facilities, bowling alleys, miniature golf courses, and similar uses.....	X	
Child care centers.....	X	X
Detached banking facilities (ATMs).....	X	
Electric and telephone substations.....	X	
Fast food dine-in and drive-through restaurants.....		X
Farm machinery and equipment sales and services.....		X
Feed, grain, and fertilizer sales.....		X
Garden centers and nurseries.....	X	
Gas stations, service stations, and convenience stores.....	X	X
Golf driving ranges and miniature golf courses.....		X
Grocery stores.....	X	
Lumber yards and construction materials sales.....	X	X
Machine shops.....	X	X
Medical, dental, and other health services.....	X	X
Mobile home sales.....	X	X
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Motels, including accessory service uses such as swimming pools, liquor stores, and restaurants.....	X	
Restaurants and cafes.....	X	

Single-family dwellings.....	X	
Stores or shops for sale of goods at retail.....	X	
Shopping centers and strip-malls.....		X
Transportation warehousing.....	X	
Trucks and freight terminals.....	X	
Utilities including shops and offices.....	X	X
Wholesale distribution and warehousing.....		X
SPECIAL EXCEPTIONS		
Bulk fertilizer plants.....	X	X
Churches and places of worship.....	X	X
Civic, social, and fraternal associations.....	X	X
Dwelling units, including mobile homes, for use by the owner, operator, or caretaker of the commercial establishment.....		X
Electrical and gas distribution substations and other public utility substations and other public utility installations, but not including equipment storage or maintenance yards.....	X	X
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Co-location of additional cellular or communication antennas on an existing tower in conformance with the provisions of section 11-528.....	X	X

Railroad and truck terminals, excluding stockyards.

Shopping centers and strip-malls.

Wholesale distribution and warehousing.

Subdivision Development Checklist

Pre Application Meeting Date _____ Time _____

Planning Commission Meeting Date _____ Time _____ Application Fee

City Council Meeting Date _____ Time _____

- Preliminary Plat physical and digital copies
- Name, Location, Legal description, Date
- Names of Adjoining Properties
- North Point and Graphics Scale
- Roads
- Existing Utilities and sizes
- Name, Location, Legal description, Date
- Proposed Utility System
- Contours at intervals 2' or 5'
- Proposed improvement or grading
- Location of existing buildings
- Proposed Easements, Dedications
- Filing Fees
- Improvement schedule and restrictive covenants
- Notification of County Planning Commission
- Notification of School Board
- Final Plat one original and two mylar copies
- Date, title, Name, Location of Subdivision
- Graphics Scale and North Arrow
- Monuments 1" diameter maximum 30" length
- Dimensions, angles and bearings, legal description of the property
- Names of Adjoining Properties
- Location and dimensions of easements
- Purpose for which sites are dedicated or reserved
- Surveyor Certification as to the accuracy of plat
- Certification signed and acknowledged by all parties holding title
- Certification recording the approval of the Planning Commission
- Certification recording the approval of the City Council
- Detailed Construction plans of all required public improvements approved by and engineer
- Posted bond or certified check to the City of Crete in sufficient amount to complete the required improvements as approved by and engineer

Administrative Subdivision Checklist

Pre Application Meeting Date _____ Time _____

City Council Meeting Date _____ Time _____ Application Fee

- Name
- Date
- Title
- Location
- Names of abutting streets
- New lots, block numbers, setback lines
- Graphic Scale and true North Point
- Monuments
- Dimensions
- Legal description
- Certification
- Signed by all parties holding Title
- Protective covenants
- Have owners requested annexation
- Utility easements shown
- Final Plat Original & 2 Mylar's

Zoning Change or Comprehensive Plan Amendment

Pre Application Meeting Date _____ Time _____ Scaled Survey Drawing

Publish and Post Date _____ Time _____ Application Fee

Planning Commission Meeting Date _____ Time _____

City Council Meeting Date _____ Time _____

Parcel # and Current Zoning _____ Requested Zoning _____

Special Exception Request

Pre Application Meeting Date _____ Time _____ Application Fee

City Council Meeting Date _____ Time _____

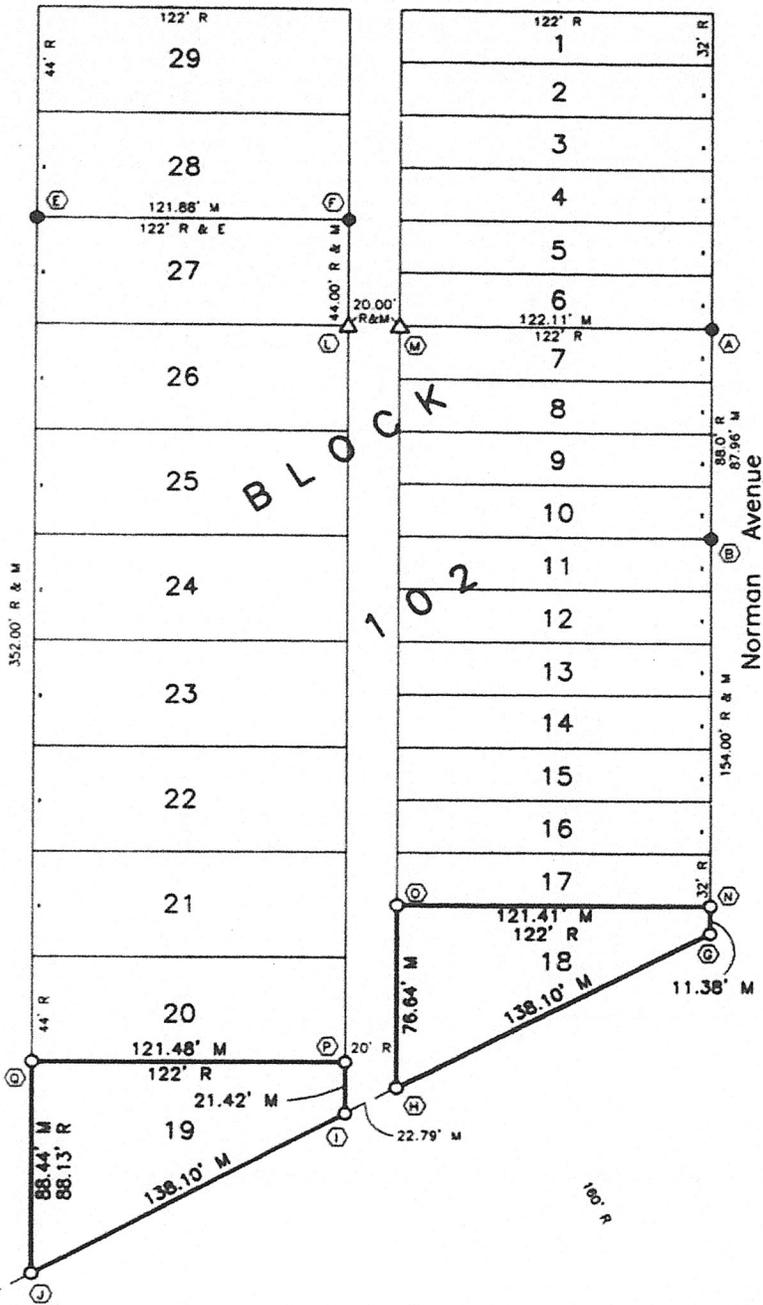
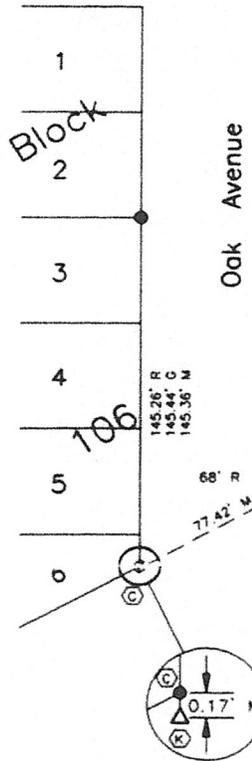
N



1" = 60'
4/16/97
SMZ
F.B. #519
CS-1584

LEGEND

- - Found Monument
- - Set 3/4" x 30" I.P.
- △ - Temporary Point
- R - Recorded Distance
- M - Measured Distance
- G - Gilmore
- E - Engel



Centerline Burlington Northern Railroad

RECEIVED
 JUL 08 1997
 SURVEY RECORD REPOSITORY
 \$2.50
 SALINE County
 370-33472

This plat was prepared at the request of Mr. Roger Douglas, Douglas Manufacturing Company, Crete, Nebraska.

FIELD NOTES

At points "A" and "B", found 1" iron pipe. At point "C", found 5/8" iron bar as recorded on survey by Bruce L. Gilmore, L.S. #96, dated April 26, 1994. At point "D", found 5/8" iron bar as recorded on survey by Bruce L. Gilmore, L.S. #96, dated August 31, 1989. At points "E" and "F", found 5/8" reinforcing bars as recorded on survey by Carl Engel, L.S. #35, dated February 15, 1977. At point "G", set 3/4" iron pipe at the intersection of railroad right-of-way and the extension of line "A-B". At point "K", set temporary point at the intersection of railroad right-of-way and the extension of line "D-C". At points "H", "I", and "J", set 3/4" iron pipes at proportionate distances on line "G-K". At point "L", set temporary point at plat distance on line "F-I". At point "M", set temporary point at plat distance on line "L-A". At point "N", set 3/4" iron pipe at plat distance on line "B-G". At point "O", set 3/4" iron pipe at plat distance on line "M-H". At point "P", set 3/4" iron pipe at plat distance on line "L-I". At point "Q", set 3/4" iron pipe at plat distance on line "E-J".

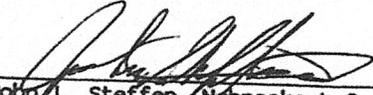
DESCRIPTION

Lots 18 and 19, Block 102, Original Town of Crete, Saline County, Nebraska.

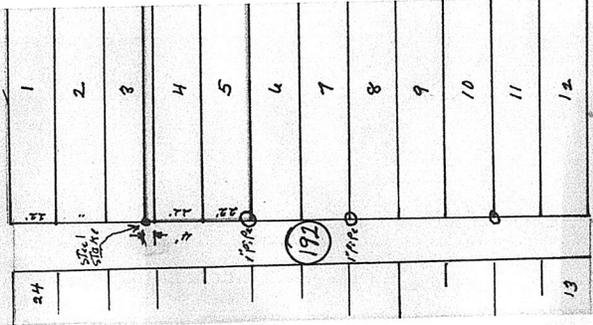
SURVEYOR'S CERTIFICATE

I, John I. Steffen, a registered surveyor of the State of Nebraska, hereby certify that this survey was made by me on April 14, 1997; that all dimensions are in feet and are correct to the best of my knowledge and belief.




John I. Steffen, Nebraska L.S. #488
GILMORE & ASSOCIATES, INC.

87



7TH

This is to certify that I have surveyed lots 28 & 29 in Blk. 102 in the city of Oreste as it appears on this plat.

Oct. 28 1968

Kubrick

87

AVENUE

17TH ST.

OAK ST.

102

103

● corners found
○ corners set

June 29 1968

This is to certify that I have surveyed lots 28 & 29 in Blk. 102 in the city of Oreste as it appears on this plat.

Carl Engel Surveyor
LS 335

10-28-68

6-29-68



City of Crete
 243 East 13th Street | PO Box 86
 Crete, NE 68333
 (402) 826-4312

XBP Confirmation Number: 229327882

▶ Transaction detail for payment to City of Crete.				Date: 04/22/2025 - 10:19:17 AM MT	
Transaction Number: 241401630 Visa — XXXX-XXXX-XXXX-6413 Status: Successful					
Account #	Item	Receipt Number	Void Receipt Number	Quantity	Item Amount
	Miscellaneous			1	\$200.00
Notes: Zoning Change Application					

TOTAL: \$200.00

Billing Information
 MITCHELL FALTIN
 68333

Transaction taken by: Admin czoubekCaselle czoubek

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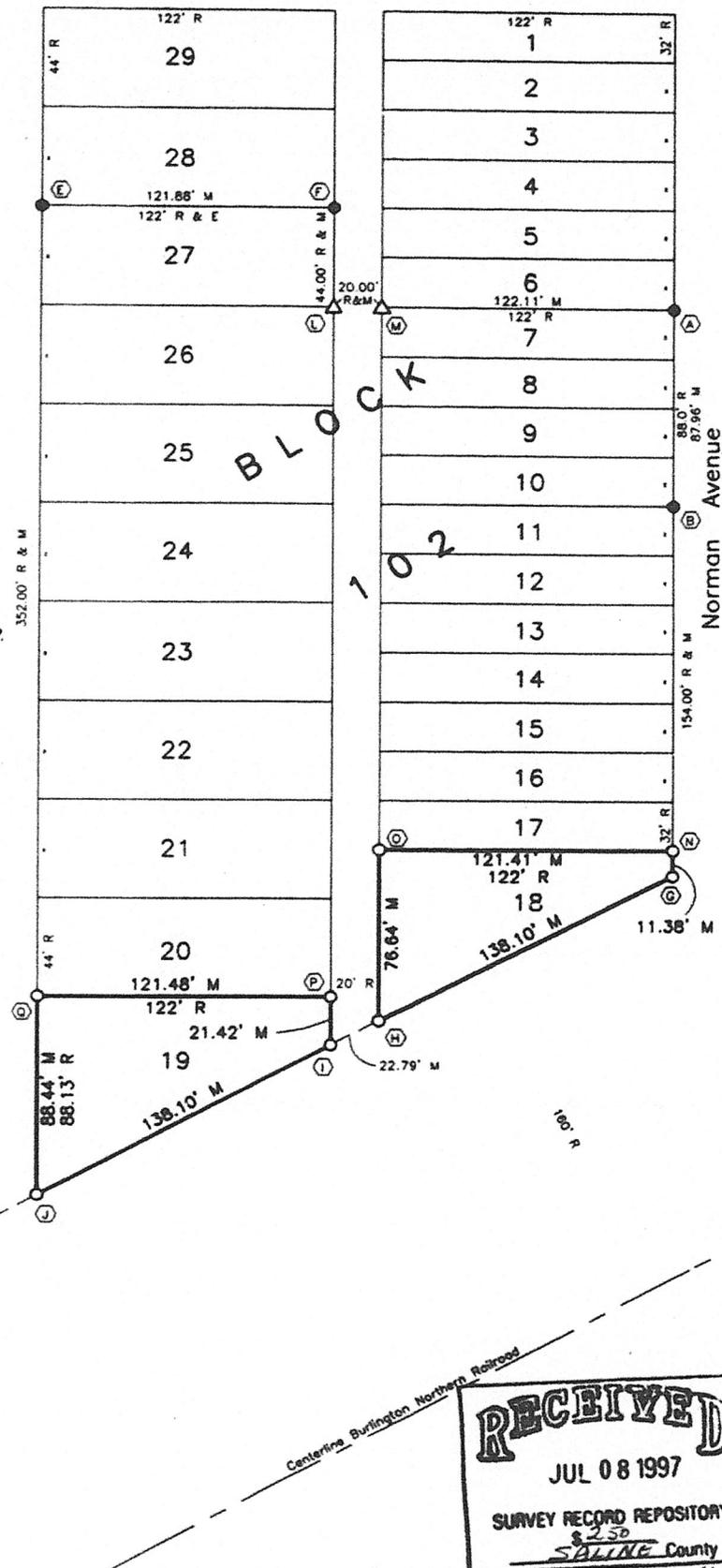
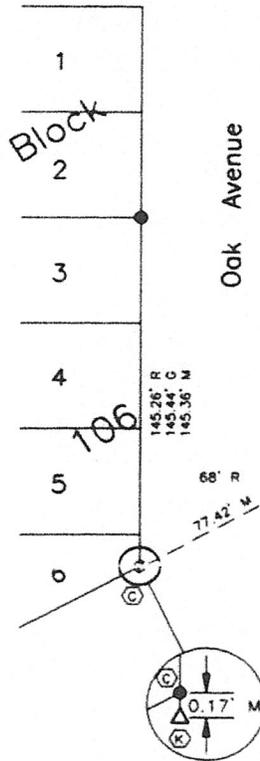
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This plat was prepared at the request of Mr. Roger Douglas, Douglas Manufacturing Company, Crete, Nebraska.

FIELD NOTES

At points "A" and "B", found 1" iron pipe. At point "C", found 5/8" iron bar as recorded on survey by Bruce L. Gilmore, L.S. #96, dated April 26, 1994. At point "D", found 5/8" iron bar as recorded on survey by Bruce L. Gilmore, L.S. #96, dated August 31, 1989. At points "E" and "F", found 5/8" reinforcing bars as recorded on survey by Carl Engel, L.S. #35, dated February 15, 1977. At point "G", set 3/4" iron pipe at the intersection of railroad right-of-way and the extension of line "A-B". At point "K", set temporary point at the intersection of railroad right-of-way and the extension of line "D-C". At points "H", "I", and "J", set 3/4" iron pipes at proportionate distances on line "G-K". At point "L", set temporary point at plat distance on line "F-I". At point "M", set temporary point at plat distance on line "L-A". At point "N", set 3/4" iron pipe at plat distance on line "B-G". At point "O", set 3/4" iron pipe at plat distance on line "M-H". At point "P", set 3/4" iron pipe at plat distance on line "L-I". At point "Q", set 3/4" iron pipe at plat distance on line "E-J".

DESCRIPTION

Lots 18 and 19, Block 102, Original Town of Crete, Saline County, Nebraska.

SURVEYOR'S CERTIFICATE

I, John I. Steffen, a registered surveyor of the State of Nebraska, hereby certify that this survey was made by me on April 14, 1997; that all dimensions are in feet and are correct to the best of my knowledge and belief.




John I. Steffen, Nebraska L.S. #488
GILMORE & ASSOCIATES, INC.

LEGAL SURVEY
CITY OF CRETE, NEBRASKA
STREET RIGHTS-OF-WAY

DRAWN BY: LDB
DATE: 11/02/2020
SCALE: 1" = 100'
PROJ: CS-1984
F.A.
SHEET 1 OF 1



Revisions table with columns for No., Date, and Description.

This survey was prepared at the request of the City of Crete, Saline County, Nebraska, to monument street rights-of-way.

FIELD NOTES - SECTION 27, 19N, 10E

"A" - W 1/4 Corner - Found 1-1/4" iron pipe as recorded on a survey by Bruce L. Gilmore, L.S. #698, dated January 23, 1992.
On range of fence north
37 N to range of fence west
0.3 N to rear fillet of corner post
0.6 N to rear fillet of corner post
57.89 SSW to nail in disk in right side
12.85 NE to southwest corner of south electrical transformer

"B" - Northwest Corner NW 1/4 - Found 2" aluminum cap in field.
On approximate field boundary line
2' W to base of lone bent post protruding 10" above ground
12.05 E to marker in 1" sign post for iron pinning Outside line
No other trees available

"C" - N 1/4 Corner - Found 2" aluminum cap as recorded on a survey by Richard Kingman, L.S. #695, dated May 6, 2019.
32.88 W to capped rebar
12.05 E to marker in 1" sign post for iron pinning
33.09 E to 5/8" rebar
On centerline road north-south
On range of fence east

"D" - E 1/4 Corner - Found iron bar in pavement.
7' Southeastly to centerline of highway
8' E to centerline of Bonwell Avenue
12.05 E to marker in 1" sign post for iron pinning
70.46 SSW to nail in disk in top of curb
67.99 E to 5/8" rebar

"E" - Center of Section and "F" - southeast corner NE 1/4 NW 1/4 were calculated using information from a survey by Richard Kingman, L.S. #695, dated May 6, 2019.

"G" and "H" - Found 3/4" iron pipes as recorded on a survey by Leslie J. Stedehag, L.S. #469, dated August 9, 2008.

"I" - Found 1" iron pipe as recorded on a survey by Leslie J. Stedehag, L.S. #469, dated August 9, 2008.

"J" - Found 5/8" rebar as recorded on a survey by Leslie J. Stedehag, L.S. #469, dated August 9, 2008.

"K" and "L" - Found 5/8" iron bars as recorded on a survey by Byron L. Wilman, L.S. #916, dated April 11, 2015.

"M" - Found 5/8" iron bar.
"N" - Found red header spike.
"O" - Found 5/8" iron bars as recorded on a survey by Bruce L. Gilmore, L.S. #698, dated July 23, 1979.
"Q" - Found 5/8" rebar with plastic cap, as recorded on a survey by Richard Kingman, L.S. #695, dated May 6, 2019.

Set the north line of Lot 10, Block 54, Original City of Crete on an extension of line "N-O" of recorded distance. A point on the west line of the alley was set at recorded distance on this same line.

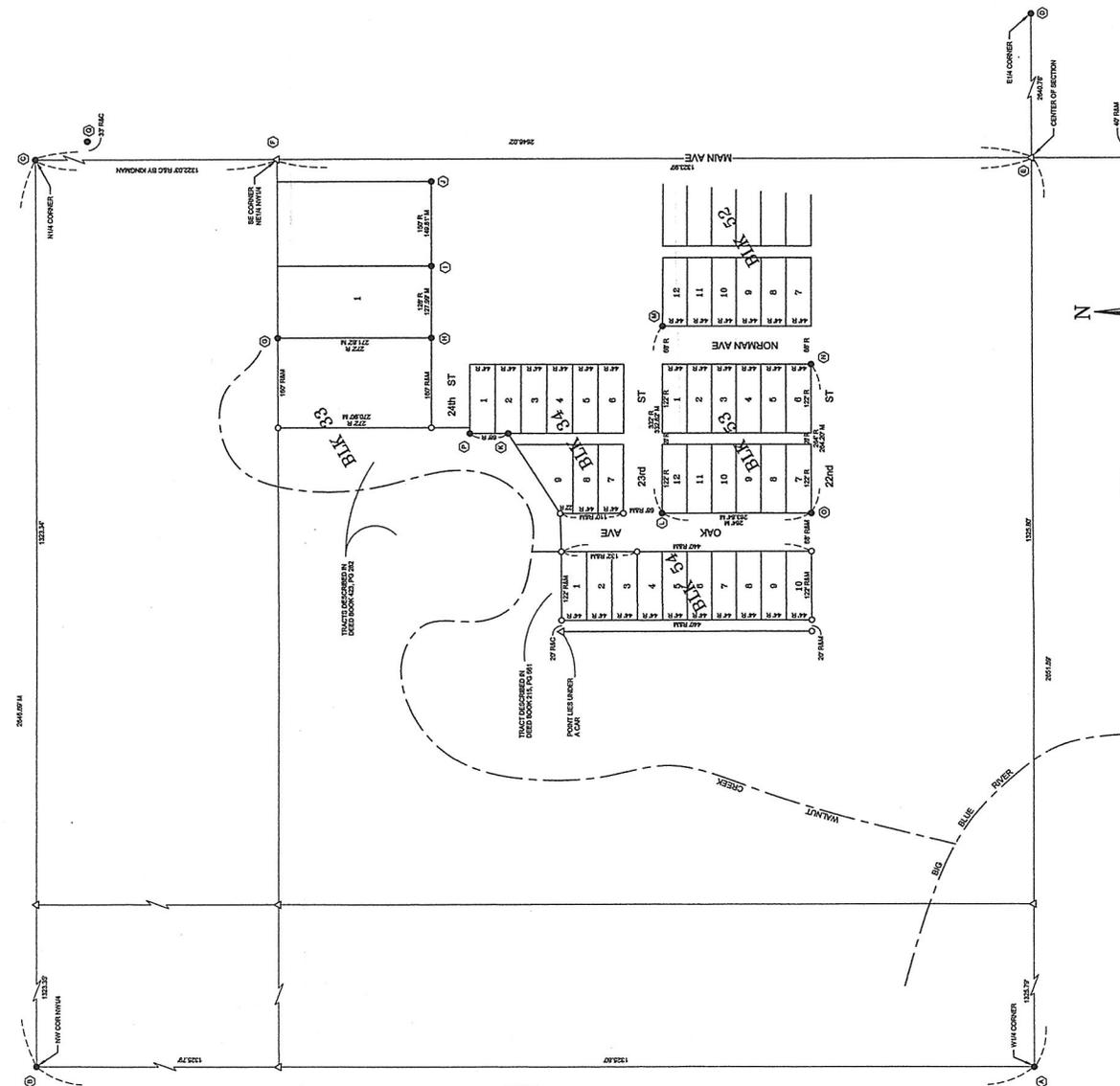
Set the northeast corner of Lot 1 and the southeast corner of Lot 3, Block 54, parallel to line "O-L" at recorded distance, and the northeast corner of Lot 1 was set at recorded distance and parallel to south line of the block, the west line of Block 54 was set at recorded distance on an extension of line "O-L".

SURVEYOR'S CERTIFICATE

I, Eric W. Brown, a registered surveyor of the State of Nebraska, hereby certify that this survey was made under my direction on November 3, 2020; that all dimensions are in feet and are correct to the best of my knowledge and belief.

Eric W. Brown
Eric W. Brown
Nebraska Registered Professional Surveyor
No. 0000000000
CRETE, NEBRASKA
JAN 27 2021
CALIFORNIA
1503-5917
510

GILMORE & ASSOCIATES, INC.
LS-586
STATE OF NEBRASKA
JAN 27 2021
CRETE, NEBRASKA

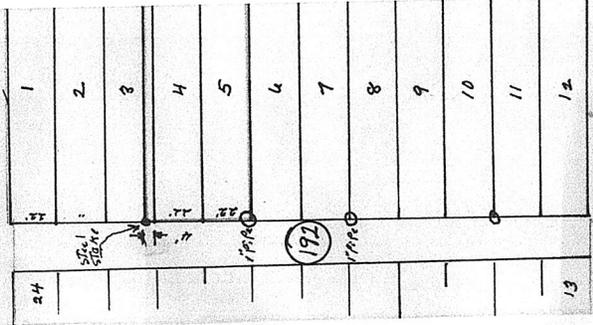


LEGEND

- - Monument Found
- - Set 5/8" x 24" Rebar
- △ - Monument Found
- - Monument Found
- R - Recorded Distance
- C - Calculated Distance

SCALE IN FEET
0 10 20 30 40 50 60 70 80 90 100

87



7TH

This is to certify that I have surveyed lots 28 & 29 in Blk. 102 in the city of Oreste as it appears on this plat.

Oct. 28 1968

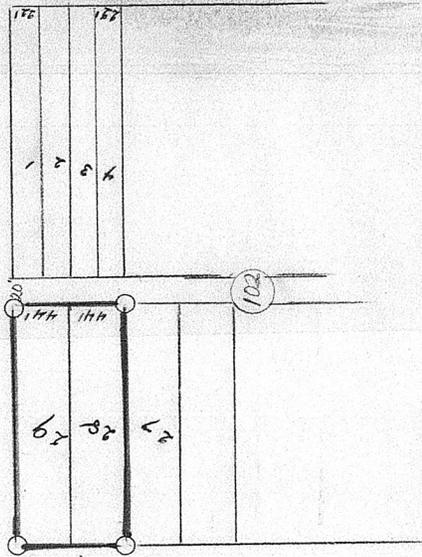
Kubrick

10-28-68

87

AVENUE

17TH ST.



OAK

● corners found
○ corners set

June 29 1968

This is to certify that I have surveyed lots 28 & 29 in Blk. 102 in the city of Oreste as it appears on this plat.

Carl Engel Surveyor
LS 335

6-29-68



City of Crete
 243 East 13th Street | PO Box 86
 Crete, NE 68333
 (402) 826-4312

XBP Confirmation Number: 229327882

▶ Transaction detail for payment to City of Crete.				Date: 04/22/2025 - 10:19:17 AM MT	
Transaction Number: 241401630 Visa — XXXX-XXXX-XXXX-6413 Status: Successful					
Account #	Item	Receipt Number	Void Receipt Number	Quantity	Item Amount
	Miscellaneous			1	\$200.00
Notes: Zoning Change Application					

TOTAL: \$200.00

Billing Information
 MITCHELL FALTIN
 68333

Transaction taken by: Admin czoubekCaselle czoubek