

Planning Commission Meeting
Monday, May 19, 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. April 28th, 2025 Minutes

3.B. Public Hearing on the proposed Zoning Change Request for CRETE PRCT PART SW 1/4 NE 1/4 SEC. 33-8-4 36.34 ACRES R-3 to C-2

3.C. Public Hearing on the proposed future land use Zoning Map Amendment for CRETE PRCT PART SW 1/4 NE 1/4 SEC. 33-8-4 36.34 ACRES R-3 to C-2

3.D. Consider a recommendation to the City Council on the proposed Zoning Change Request for CRETE PRCT PART SW 1/4 NE 1/4 SEC. 33-8-4 36.34 ACRES R-3 to C-2

3.E. Consider a recommendation to the City Council on the proposed future land use Zoning Map Amendment for CRETE PRCT PART SW 1/4 NE 1/4 SEC. 33-8-4 36.34 ACRES R-3 to C-2

3.F. Public Hearing on the proposed Zoning Change Request. CRETE CITY LOT 19 BLK.102, PT BLK. 105 &VAC. ALLEY & 15TH AVE, & PT BLK 106 & VAC. ALLEY & PINE AVE BETWEEN BLK. 105-106 Commonly Known AS 1530 Pine Ave from I-2 to I-1

3.G. Public Hearing on the proposed future land use Zoning Map Amendment. CRETE CITY LOT 19 BLK.102, PT BLK. 105 &VAC. ALLEY & 15TH AVE, & PT BLK 106 & VAC. ALLEY & PINE AVE BETWEEN BLK. 105-106 Commonly Known AS 1530 Pine Ave from I-2 to I-1

3.H. Consider a recommendation to the City Council on the proposed Zoning Change Request. CRETE CITY LOT 19 BLK.102, PT BLK. 105 &VAC. ALLEY & 15TH AVE, & PT BLK 106 & VAC. ALLEY & PINE AVE BETWEEN BLK. 105-106 Commonly Known AS 1530

Pine Ave from I-2 to I-1

- 3.I. Consider a recommendation to the City Council on the proposed future land use Zoning Map Amendment. CRETE CITY LOT 19 BLK.102, PT BLK. 105 &VAC. ALLEY & 15TH AVE, & PT BLK 106 & VAC. ALLEY & PINE AVE BETWEEN BLK. 105-106 Commonly Known AS 1530 Pine Ave from I-2 to I-1

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 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.
- 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.
- The complete agenda with attachments is available at www.crete.ne.gov.



CRETE PLANNING COMMISSION MEETING

April 28th, 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:	Absent
Drew Rische:	Absent
Jennifer Robison:	Absent
Carely Adame Ortiz:	Present
Dave Jurena:	Present
Justin Kozisek:	Absent
Scott Kunch:	Present
Tom Ourada:	Present
Jay Quinn:	Absent
Jeff Wenz:	Present

Present: 5, Absent: 5.

Also present: City Attorney Anna Burge, Building Inspector Trent Griffin, Waste Water Operator William Cody Benson, City Clerk Nancy Tellez, Finance Director Wendy Thomas arrived at 7:10 p.m.

3. Items of Business

3.A. Approve Planning Commission Minutes

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

Approved the March 24th, 2025 Planning Commission Meeting Minutes Carried with a motion by Scott Kuncl and a second by Carely Adame Ortiz.

Carely Adame Ortiz: Aye, Tom Ourada: Aye, Dave Jurena: Aye, Scott Kuncl: Aye, Jeff Wenz, Aye

Aye: 5, No: 0

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

City Administrator and Planning Commission member Tom Ourada stated that hearings were held to hear testimony in favor of and in opposition to and in relation to the Zoning Change request from C3 to C2 on the west Highway 33 area. Planning Commission member Jeff Wenz asked if a summary could be provided of what was discussed during the hearings. Ourada explained that a number of people were present and had concerns. Brian Pribyl was concerned and thought that an apartment complex was going to be built where the Great Wall Chinese Restaurant is located.

Ourada explained that an apartment complex is not allowed in C3 or C2 zoning. Pribyl stopped by Ourada's office the next day after the hearing and apologized that he had misunderstood what was taking place.

Planning Commission member Scott Kuncl stated that there are business currently in the area that are non-conforming and with the zoning change they would be conforming. Ourada explained that Dimas Adame had asked for his property to be rezoned and when they started looking into it, they realized that there were many businesses that were not conforming.

Recommend to the City Council the proposed Zoning Change request from C3 to C2 on west Highway 33 area. Carried with a motion by Scott Kuncl and a second by Jeff Wenz.

Carely Adame Ortiz: Abstain (With Conflict), Dave Jurena: Aye, Scott Kuncl: Aye, Tom Ourada: Aye, Jeff Wenz: Aye

Aye: 4, No: 0, Abstain (With Conflict): 1

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

City Administrator and Planning Commission member Tom Ourada stated that this follows what was done with the proposed zoning change request and is a requirement by state statute and for the comprehensive plan.

Recommend to the City Council the proposed future land use Zoning Map Amendment from C3 to C2 on west Highway 33 area. Carried with a motion by Scott Kuncl and a second by Jeff Wenz.

Carely Adame Ortiz: Abstain (With Conflict), Dave Jurena: Aye, Scott Kuncl: Aye, Tom Ourada: Aye, Jeff Wenz: Aye

Aye: 4, No: 0, Abstain (With Conflict): 1

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.

City Administrator and Planning Commission member Tom Ourada explained that this is located at 1530 Pine Ave where the old Douglas Manufacturing used to be at.

Set Public Hearing for the Zoning Change request at 1530 Pine Ave from I-2 to I-1 for May 19th, 2025 at 7:00 p.m. Carried with a motion by Scott Kunch and a second by Jeff Wenz. Carely Adame Ortiz: Aye, Dave Jurena: Aye, Scott Kunch: Aye, Tom Ourada: Aye, Jeff Wenz: Aye

Aye: 5, No: 0

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.

Set Public Hearing to hear testimony in favor of and in opposition to and in relation to the proposed future land use Zoning Map Amendment at 1530 Pine Ave from I-2 to I-1 for May 19th, 2025 at 7:00 p.m. Carried with a motion by Scott Kunch and a second by Jeff Wenz.

Carely Adame Ortiz: Aye, Dave Jurena: Aye, Scott Kunch: Aye, Tom Ourada: Aye, Jeff Wenz: Aye

Aye: 5, No: 0

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

City Administrator and Planning Commission member Tom Ourada stated that although the owner of the property Matthew Hansen had not formally put in a request, he had stated his interest in having the zoning changed from R-3 to C-2.

Set 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 for May 19th, 2025 at 7:00 p.m. Carried with a motion by Scott Kunch and a second by Jeff Wenz.

Carely Adame Ortiz: Aye, Dave Jurena: Aye, Scott Kunch: Aye, Tom Ourada: Aye, Jeff Wenz: Aye

Aye: 5, No: 0

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

Set the 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 for May 19th, 2025 at 7:00 p.m. Carried with a motion by Scott Kunch and a second by Jeff Wenz.

Carely Adame Ortiz: Aye, Dave Jurena: Aye, Scott Kunch: Aye, Tom Ourada: Aye, Jeff Wenz: Aye

Aye: 5, No: 0

4. Officers' Reports

City Administrator and Planning Commission member Tom Ourada stated that he is an alternate member on the commission. In the past they had been having a difficult time getting five members to constitute a quorum. This has been the second time he has been a voting

member on the Planning Commission as the alternate member.

Ourada also explained that the two recommendations from the Planning Commission for the first two items now go to the City Council. There will be public hearings on the proposed changes. The next meeting will be on Monday, May 19, 2025 at 7:00 p.m.

5. Adjournment

Planning Commission Chair Dave Jurena Adjourned the meeting at 7:22 p.m.

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 _____

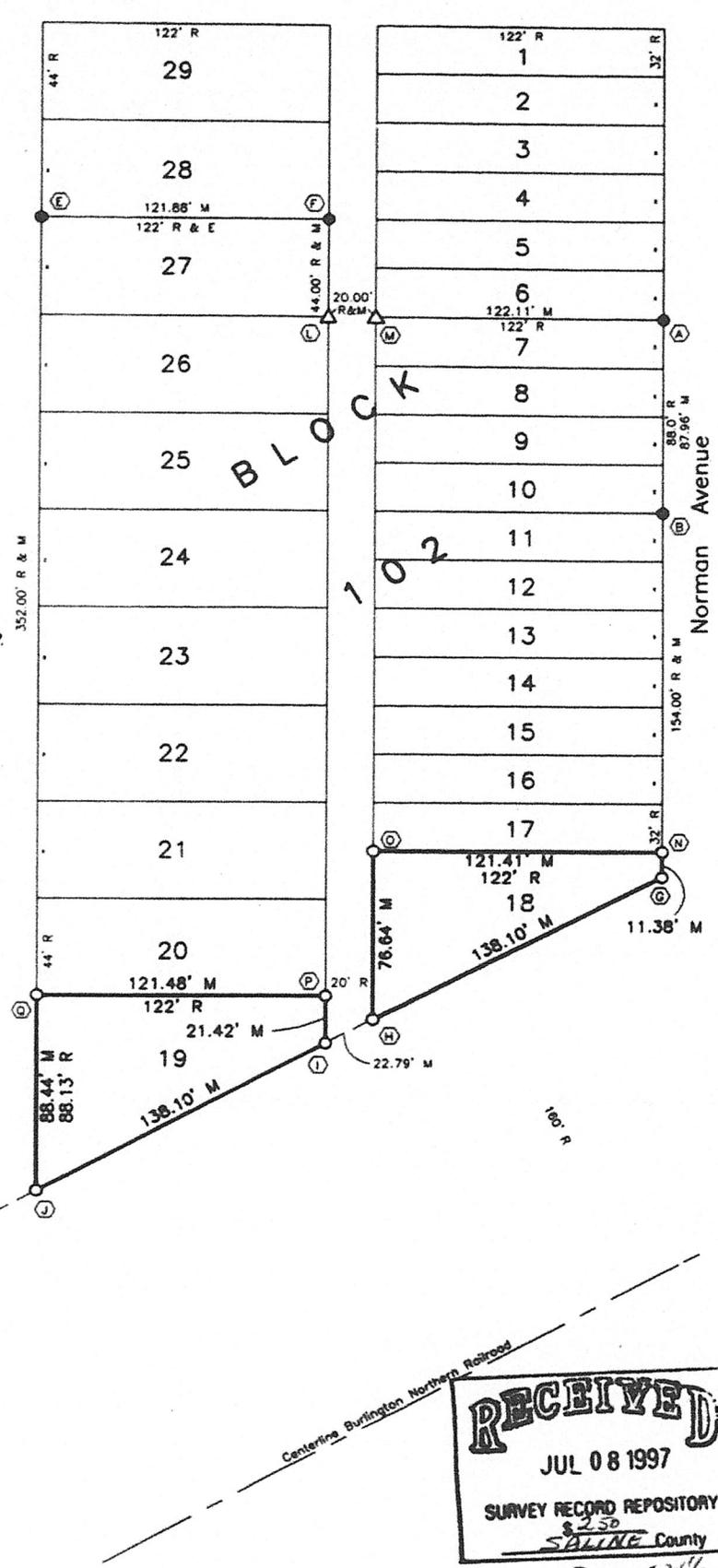
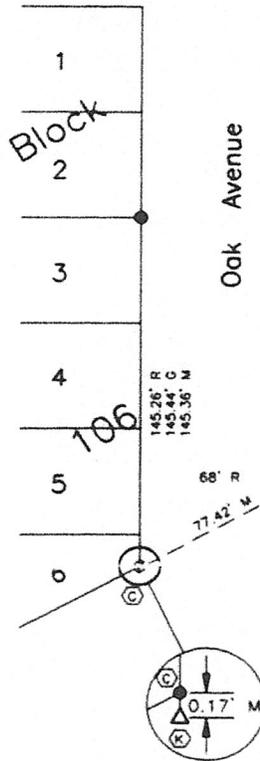
N



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



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".

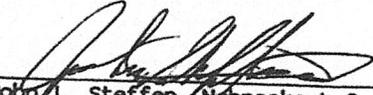
DESCRIPTION

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.

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
1. Add 24th St Right of Way
2. Add 25th St Right of Way
3. Add 26th St Right of Way
4. Add 27th St Right of Way
5. Add 28th St Right of Way
6. Add 29th St Right of Way
7. Add 30th St Right of Way
8. Add 31st St Right of Way
9. Add 32nd St Right of Way
10. Add 33rd St Right of Way
11. Add 34th St Right of Way
12. Add 35th St Right of Way
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73. Add 96th St Right of Way
74. Add 97th St Right of Way
75. Add 98th St Right of Way
76. Add 99th St Right of Way
77. Add 100th St Right of Way

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
January 23, 1962.

- "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, 1962.
- On range of fence north
- 37 N to range of fence west
- 0.3 N to rear fillet of corner post
- 0.8 N to rear fillet of corner post
- 57.89 SSW to nail in disk in right stake
- 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 pin in 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 pin in Outside line
- 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 pin in Outside line
- 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" and "P" - 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.

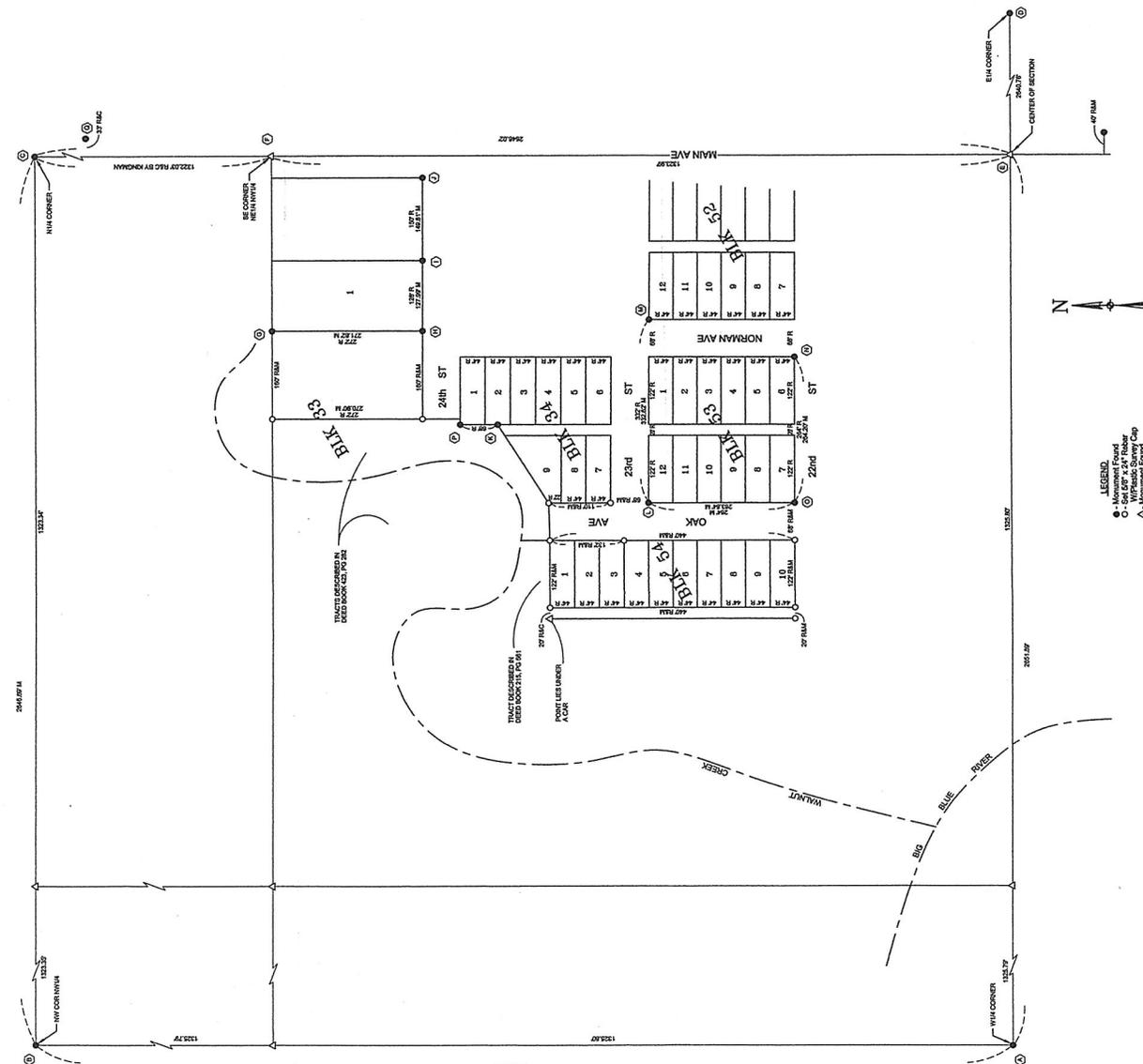
Set the northeast corner of Lot 1 and the southeast corner of Lot 3, Block 54, parallel to line "O-L" at recorded distance, and the northeast corner of Lot 1 was set at recorded distance and parallel to south line of the block, the west line of Block 24 was set at recorded distance on an extension of line "O-L".

Set the north line of Lot 10, Block 54, Original City of Crete on an extension of line "N-O" at 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 24 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.

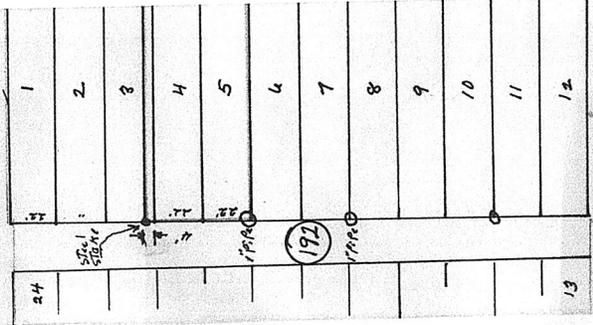
Eric W. Brown
REGISTERED SURVEYOR
STATE OF NEBRASKA
L.S. 586
GILMORE & ASSOCIATES, INC.



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

Copyright © 2020 Gilmore & Associates, Inc. All rights reserved. 1-800-331-9566

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

103

102

● 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

City Hall - 243 East 13th Street, Crete NE 68333

Case #

Land Development, Planning and Zoning Application

	QTY	TOTAL	
Subdivision Development			Crete Municipal Code Article 3 Subdivisions
Application Fee	\$100		
Preliminary Plat (plus City Attorney Fees)	\$200		Crete Municipal Code 11-306.01
Final Plat	\$200		Crete Municipal Code 11-306.02
Other Plats	\$200		
Subdivision Review and Inspections	\$250		City Engineer fees are in addition to listed fees
Recording Fee	\$25		
Administrative Subdivision			City Municipal Code 11-306.03 Administrative Subdivisions
Subdivision Review and Inspections	\$250		
Recording Fee	\$25		
Zoning Change	\$200	200	Crete municipal Code Chapter 11 Article 2
Special Exception	\$200		Crete municipal Code Chapter 11-230
Variance Request	\$300		Crete Municipal Code 11-213
Comprehensive Plan Amendment	\$200		Future Land Use Map, Existing Land Use Map
Total Fees		200	City Attorney fees are in addition to listed fees

Owner Information

Name	H3Q Properties	Phone	402-706-6742	Email	johnq@wcrimail.com
Street Address	10602 Ridgemoor Cr.	City	Omaha	State	NE
				Zip	68136
Signature	[Signature]		Application Date	4-22-25	

Applicant Information

Name	Mitchell Falfin	Phone	402-312-6167	Email	mitchell.f@enertaxwindows.com
Street Address	1530 Pine Ave.	City	Crete	State	NE
				Zip	68333
Signature	[Signature]		Application Date	4-22-25	

Description

Re-zone from I-2 to I-1

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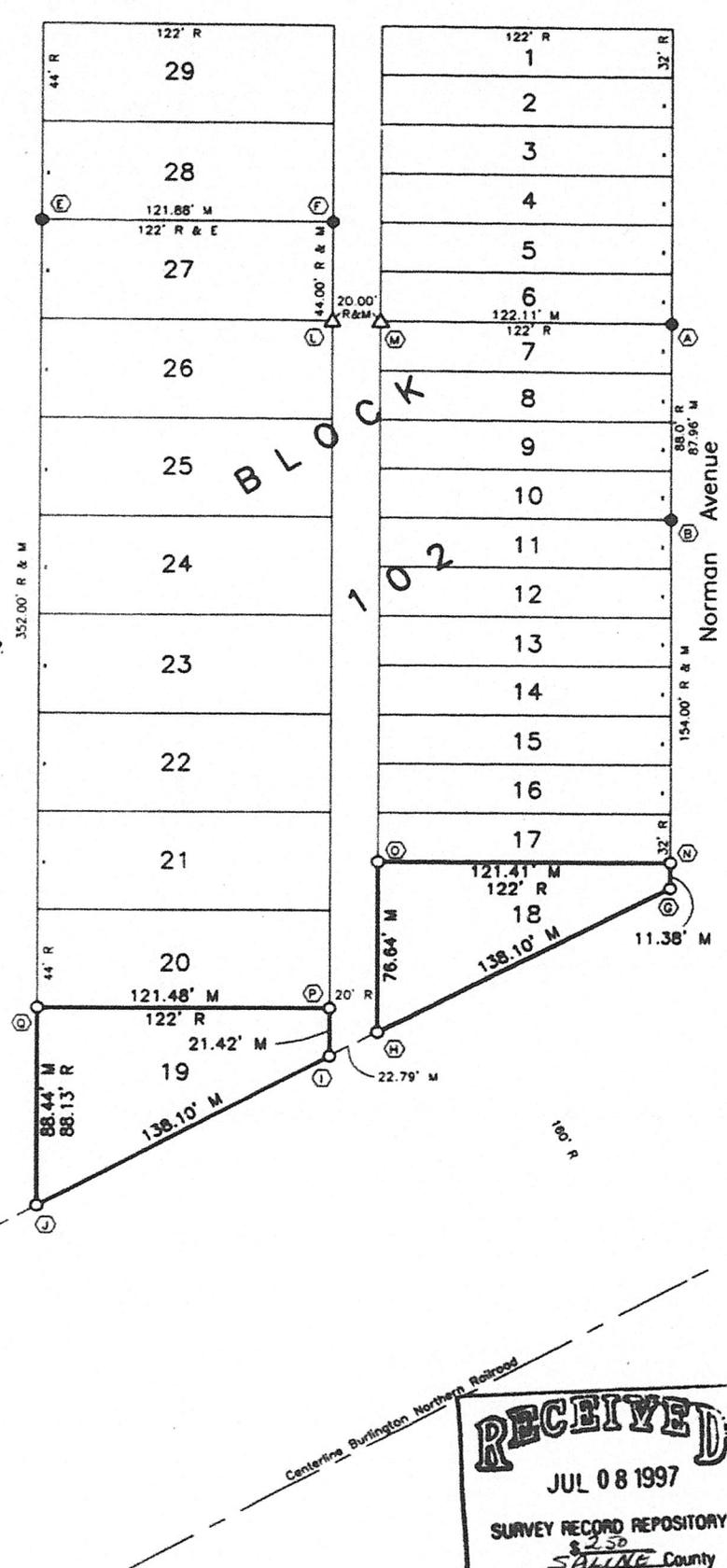
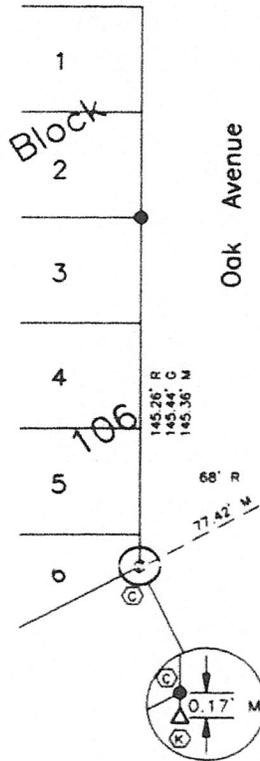
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1" = 60'
4/16/97
SMZ
F.B. #519
CS-1584

LEGEND

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



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.

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

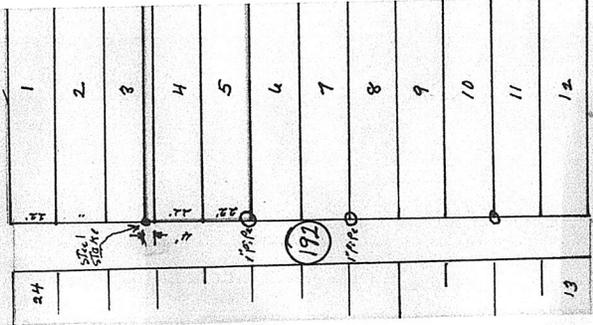
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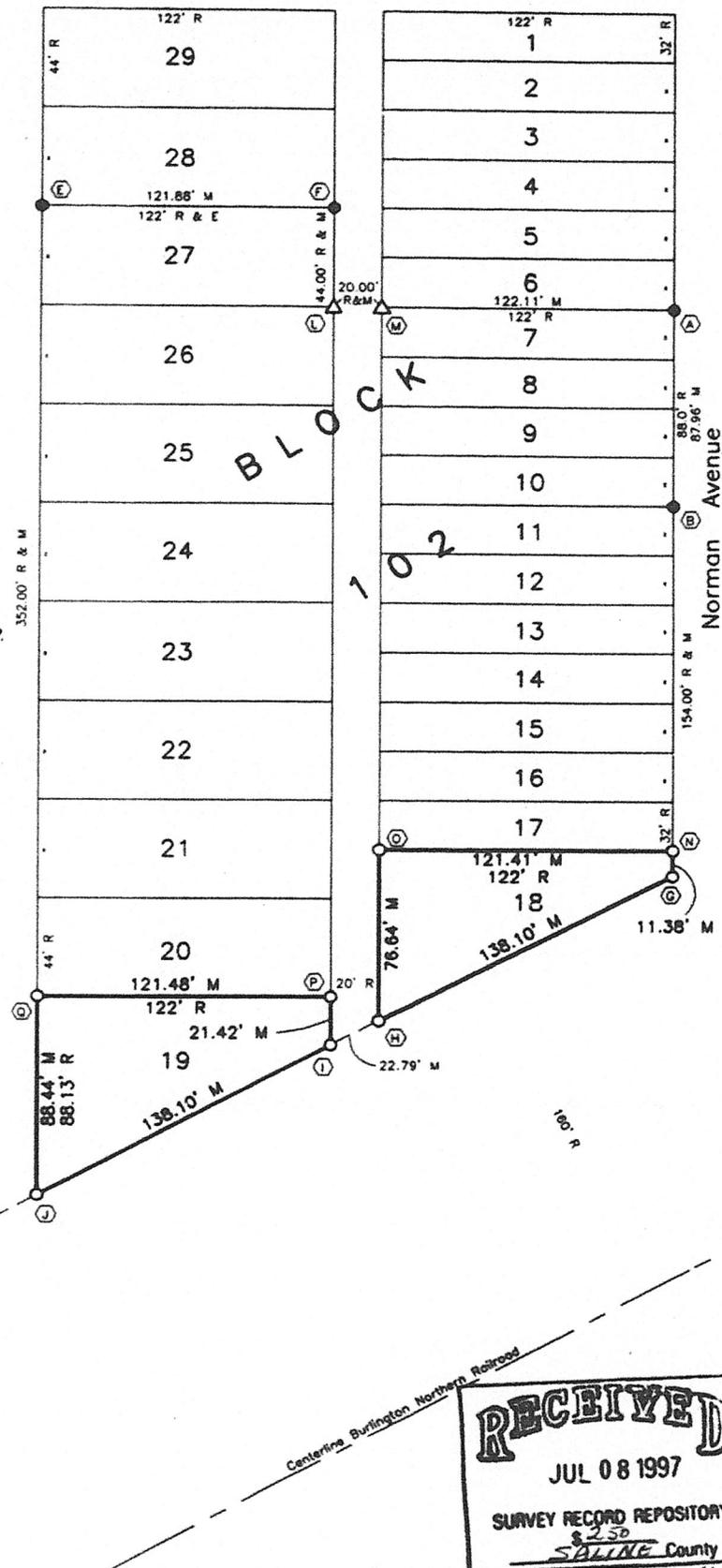
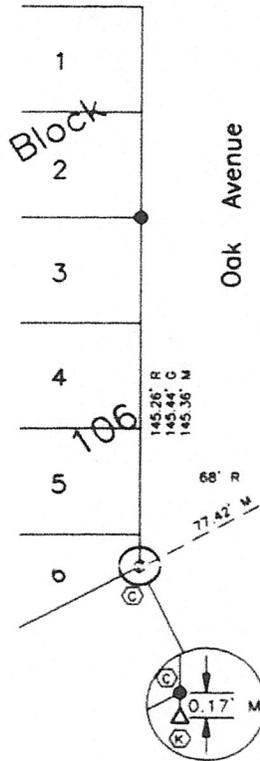
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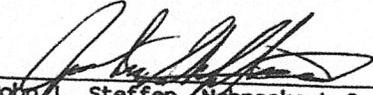
DESCRIPTION

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SURVEYOR'S CERTIFICATE

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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
1. Add 24th St Right of Way
2. Add 25th St Right of Way
3. Add 26th St Right of Way
4. Add 27th St Right of Way
5. Add 28th St Right of Way
6. Add 29th St Right of Way
7. Add 30th St Right of Way
8. Add 31st St Right of Way
9. Add 32nd St Right of Way
10. Add 33rd St Right of Way
11. Add 34th St Right of Way
12. Add 35th St Right of Way
13. Add 36th St Right of Way
14. Add 37th St Right of Way
15. Add 38th St Right of Way
16. Add 39th St Right of Way
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18. Add 41st St Right of Way
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71. Add 94th St Right of Way
72. Add 95th St Right of Way
73. Add 96th St Right of Way
74. Add 97th St Right of Way
75. Add 98th St Right of Way
76. Add 99th St Right of Way
77. Add 100th St Right of Way

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
January 23, 1962.

- "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, 1962.
- On range of fence north
- 37 N to range of fence west
- 0.3 N to rear fillet of corner post
- 0.8 N to rear fillet of corner post
- 57.89 SSW to nail in disk in right stake
- 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 Outside line
- 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 Outside line
- 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" and "P" - Found 5/8" iron bars as recorded on a survey by Bruce L. Gilmore, L.S. #698, dated July 23, 1976.
- "Q" - Found 5/8" rebar with plastic cap, as recorded on a survey by Richard Kingman, L.S. #695, dated May 6, 2019.

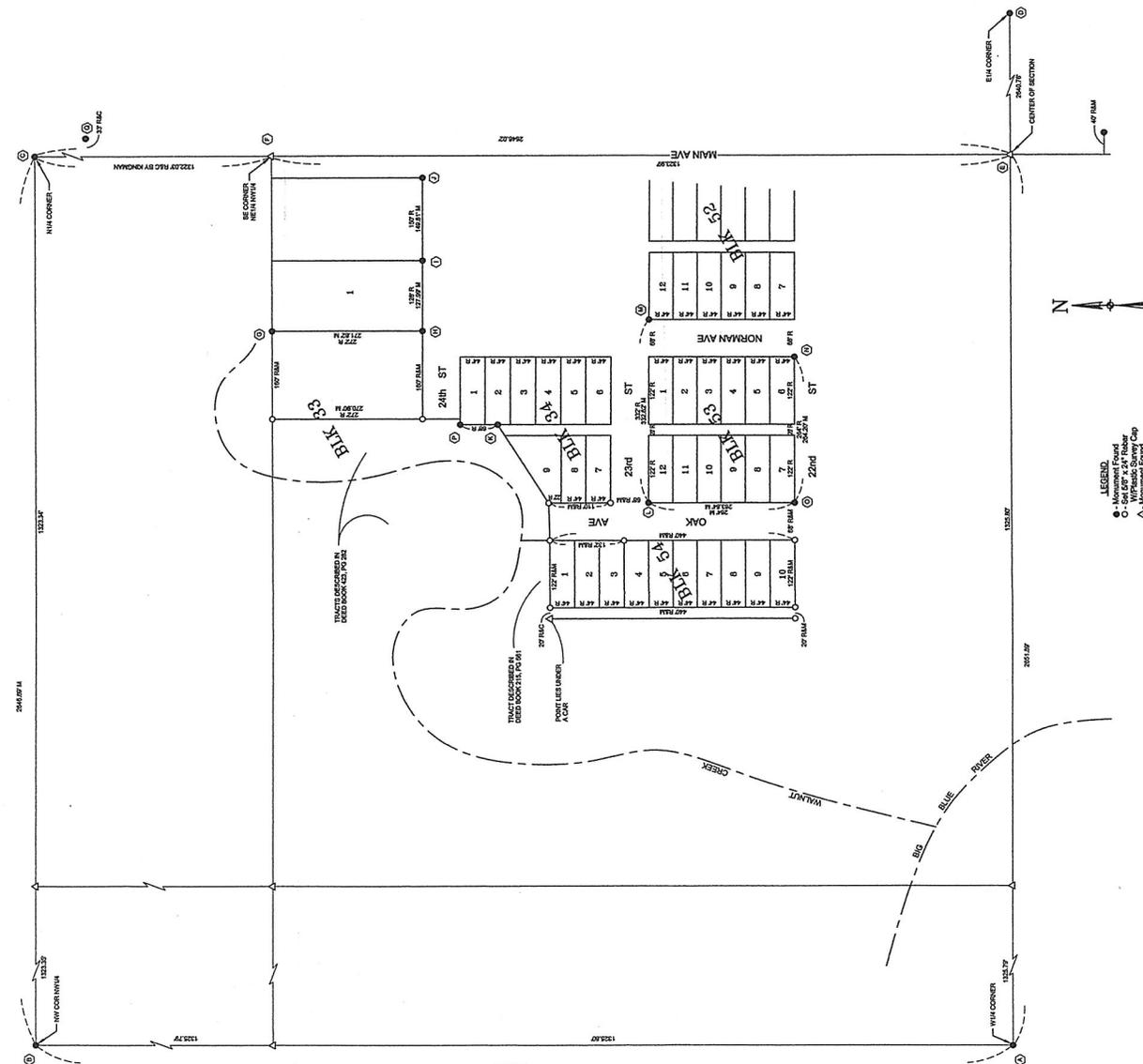
Set the northeast corner of Lot 1 and the southeast corner of Lot 3, Block 54, parallel to line "O-L" at recorded distance, and the northeast corner of Lot 1 was set at recorded distance and parallel to south line of the block, the west line of Block 24 was set at recorded distance on an extension of line "O-L".

Set the north line of Lot 10, Block 54, Original City of Crete on an extension of line "N-O" at 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 24 was set at recorded distance on an extension of line "O-L".

SURVEYOR'S CERTIFICATE
I, Eric W. Bruner, 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.

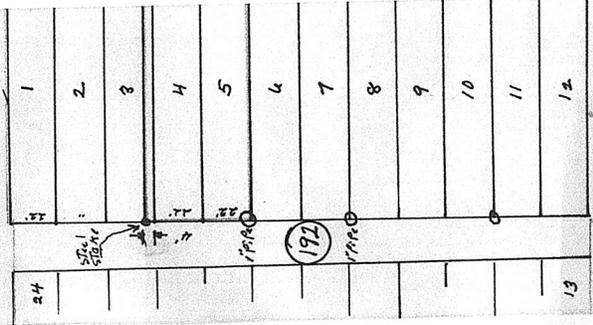
Eric W. Bruner
Eric W. Bruner, Registered Professional Surveyor
L.S. 586
GILMORE & ASSOCIATES, INC.



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

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87



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Kubrick

10-28-68

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OAK

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Carl Engel Surveyor
LS 335

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 (402) 826-4312

XBP Confirmation Number: 229327882

▶ Transaction detail for payment to City of Crete.				Date: 04/22/2025 - 10:19:17 AM MT	
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Notes: Zoning Change Application					

TOTAL: \$200.00

Billing Information
 MITCHELL FALTIN
 68333

Transaction taken by: Admin czoubekCaselle czoubek

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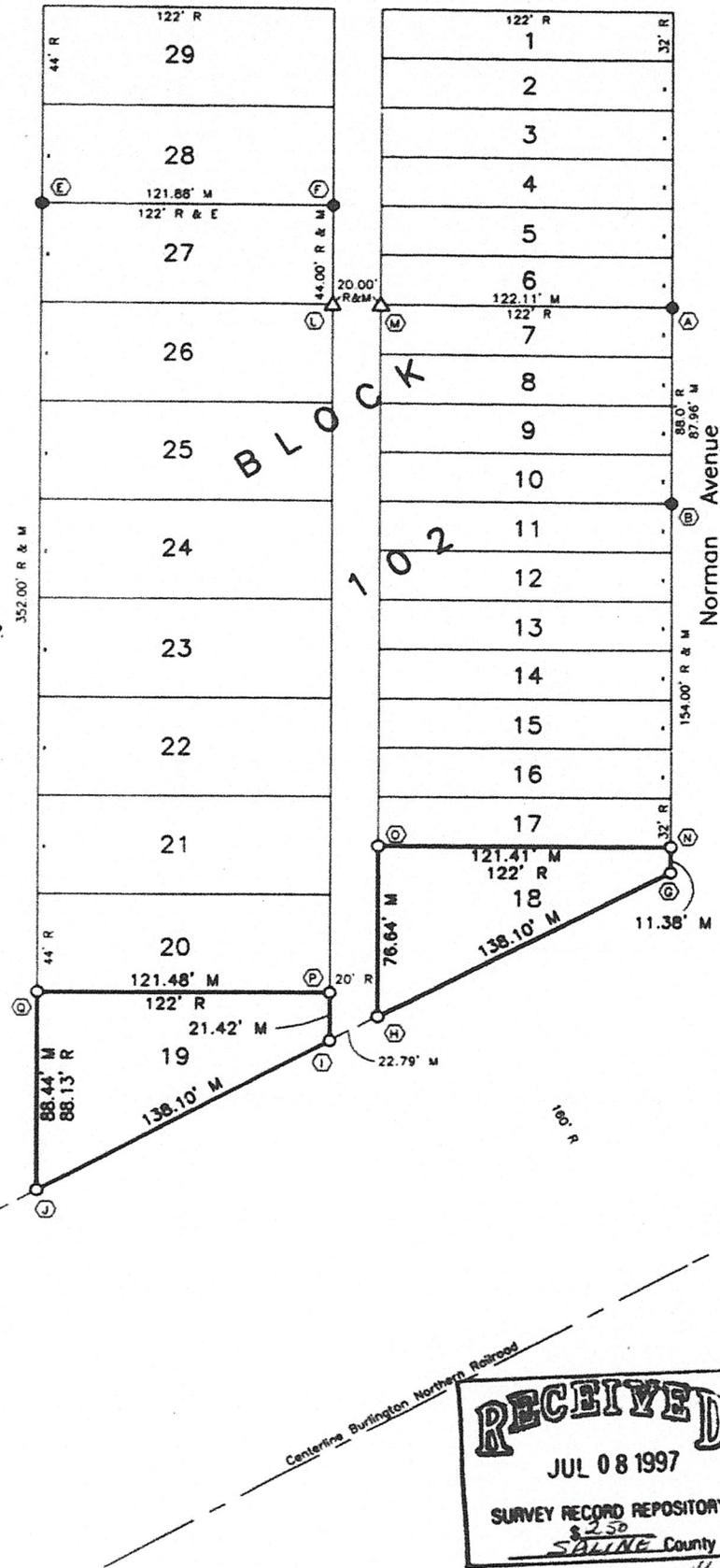
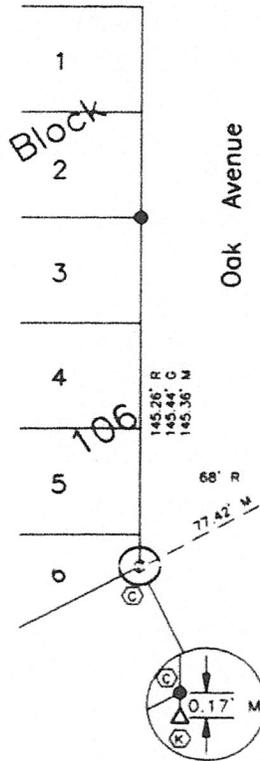
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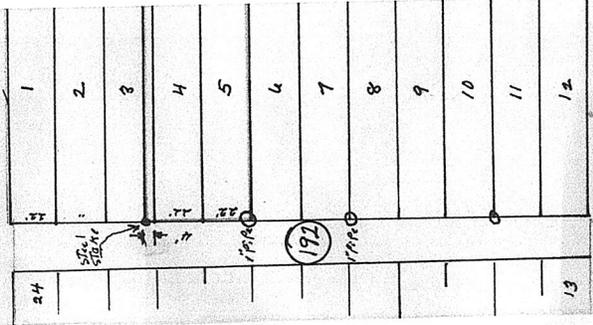
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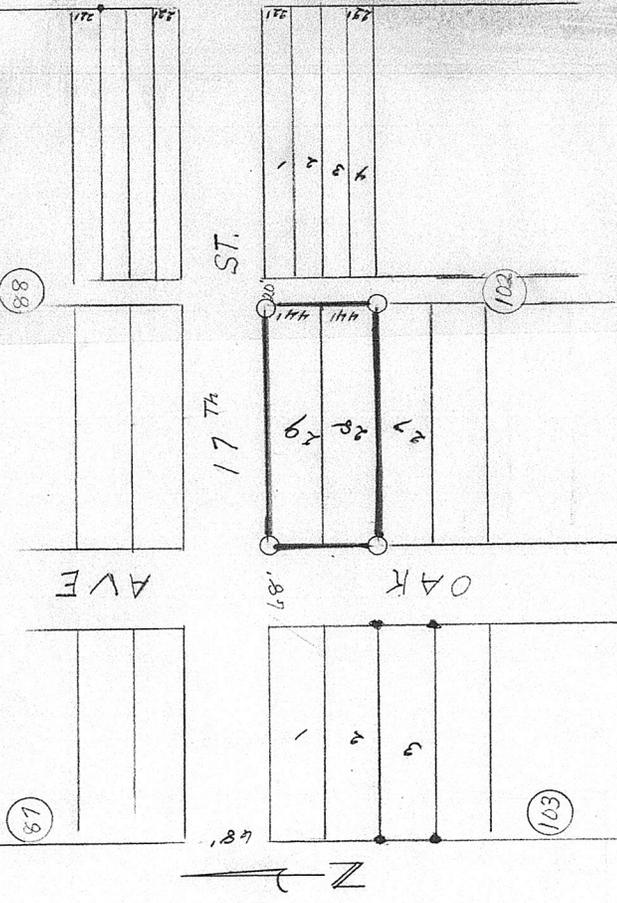
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