

**Public Works Committee Meeting
Tuesday, August 4, 2026 5:00 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 members will be recorded to determine the presence of a quorum for official actions.

3. Items of Business

- The Committee may discuss or limit discussion on, hear testimony in favor of or in opposition to, or take action to provide a recommendation to the City Council on any matter presented under this title.

3.A. One-way signs on the alley exits on Norman between 13th & 14th and on 14th between Main and Norman

3.B. Consider the Davis Estates Administrative Subdivision

3.C. Consider the Street Right of Way Dedication Plat

3.D. Consider the Dittmer West Estates Preliminary Plat

3.E. Consider the Dittmer West Estates Final Plat

4. Officers' Reports

- Reports may be given by the Mayor, Officers, Departments, or Councilmembers concerning the current operations of the City.
- No action can be taken on matters presented under this title except to answer any questions or to refer the matter for further action.

5. Adjournment

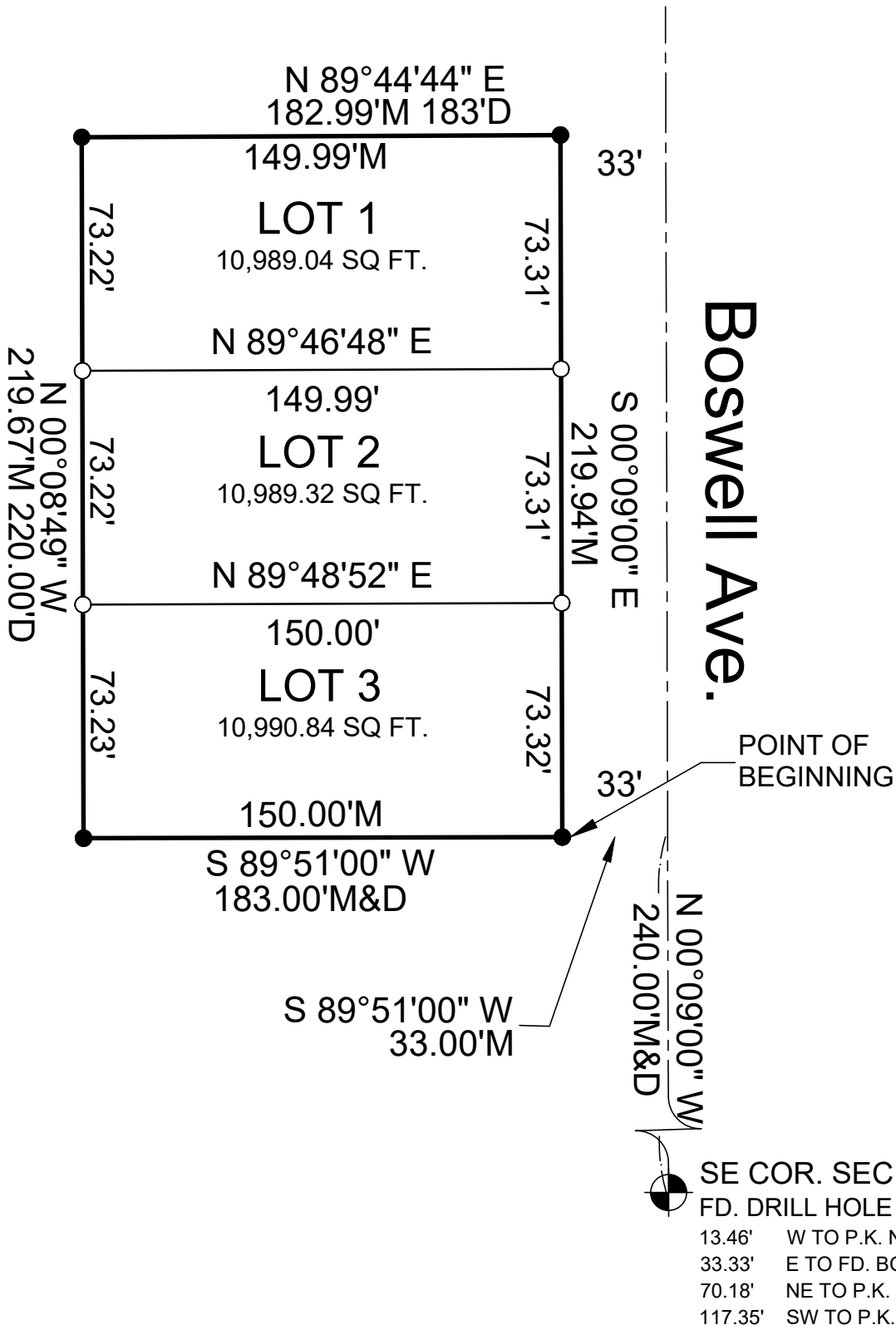
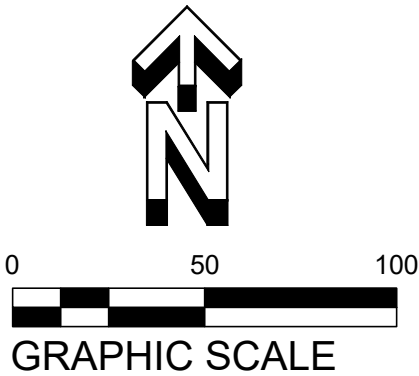
Disclaimers & Notices

- 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.

DAVIS ESTATES

AN "ADMINISTRATIVE SUBDIVISION"

OF A PARCEL OF LAND LOCATED IN THE NORTHWEST ¼ OF SECTION 24 T8N R4E OF THE 6TH P.M.,
CITY OF CRETE, SALINE COUNTY, NEBRASKA.



Legend
M = Measured
D = Deeded
R = Recorded
P = Platted
● = Fd. 5/8" Rebar
○ = Set 5/8" Rebar & Cap
Δ = Set Temp. Point

LEGAL DESCRIPTION

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST ONE QUARTER OF SECTION 34; THENCE NORTH 00°09'00" WEST (AN ASSUMED BEARING), ON THE THE EAST LINE OF THE SOUTHEAST ONE QUARTER, A DISTANCE OF 240.00 FEET, THENCE SOUTH 89°51'00" WEST, A DITSANCE OF 33.00 FEET, TO T HE POINT OF BEGINNING,SAID POINT BEING ON THE WEST RIGHT OF WAY OF BOSWELL AVENUE.; THENCE SOUTH 89°51'00" WEST, A DISTANCE OF150.00 FEET; THENCE NORTH 00°08'49" WEST, A DISTANCE OF 219.67 FEET; THENCE NORTH 89°44'44" EAST, A DISTANCE OF 149.99 FEET, TO A POINT ON THE WEST RIGHT OF WAY OF BOSWELL AVENUE; THENCE SOUTH 00°09'00" EAST, ON SAID WEST RIGHT OF WAY LINE A DISTANCE OF 219.94 FEET, TO THE POINT OF BEGINNING, AND CONTAINING A CALCULATED AREA OF 32,969.19 SQUARE FEET OR 0.757 ACRES.

CERTIFICATION

I, PETER CLARK, PRESIDENT OF BOONE CORPORATION, (A NEBRASKA DOMESTIC CORPORATION), THE SOLE OWNER(S) OF THE TRACT OF LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, DO HEREBY APPROVE THIS SUBDIVISION KNOWN AS "DAVIS ESTATES", LOCATED IN THE NORTHWEST 1/4 OF SECTION 34 T8N R4E OF THE 6TH P.M., CITY OF CRETE, SALINE COUNTY,NEBRASKA. THIS SUBDIVISION IS ALSO SUBJECT TO ALL EASEMENTS, COVENANTS, AND RESTRICTIONS OF RECORD, AS OF THE LAST DATE SHOWN HEREON.

SIGNED THIS _____ DAY OF _____, 20____.

PETER CLARKE
PRESIDENT
BOONE CORPORATION
A NEBRASKA DOMESTIC CORPORATION

ACKNOWLEDGEMENT OF NOTARY

STATE OF _____)
COUNTY OF _____)ss
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY ME ON THS _____ DAY OF _____, 20____, BY,

NAME _____ TITLE _____
NOTARY PUBLIC MY COMMISSION EXPIRES _____.

SURVEYORS CERTIFICATE

I, DEREK A. BEENBLOSSOM, A PROFESSIONAL LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEBRASKA, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE BY ME ON JULY 7, 2026, AND THAT ALL DIMENSIONS ARE IN FEET, AND DECIMALS OF A FOOT, ALL CURVILINEAR DISTANCES ARE SHOWN IN CHORD DISTANCE, AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEFS.

SIGNED THIS 7TH DAY OF JULY, 2026.

DEREK A. BEENBLOSSOM RLS 570

CITY OF CRETE CITY COUNCIL APPROVAL

THIS PLAT OF "DAVIS ESTATES" AS DESCRIBED IN THE ABOVE LEGAL DESCRIPTION WAS APPROVED BY THE MAYOR AND THE MAYOR AND THE CITY COUNCIL OF THE CITY OF CRETE, SALINE COUNTY, NEBRASKA.

ON THIS _____ DAY OF _____, 20____

DAVID A BAUER MAYOR ATTEST: NANCY TELLEZ CITY CLERK

APPROVAL OF ZONING ADMINISTRATOR

THIS PLAT "DAVIS ESTATES" AS DESCRIBED IN THE ABOVE LEGAL DESCRIPTION WAS APPROVED BY THE MAYOR AND THE ZONING ADMINISTRATOR OF THE CITY OF CRETE, SALINE COUNTY, NEBRASKA.

ON THIS _____ DAY OF _____, 20____

TOM OURADA ZONING ADMINISTRATOR

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
Application Fee	\$100	1 100.00	
Subdivision Review and Inspections	\$250	1 250.00	
Recording Fee	\$25	1 25.00	
Zoning Change	\$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		375.00	City Attorney fees are in addition to listed fees

Owner Information

Name	Boone Corporation	Phone	402 826 5099	Email	pclarke8@icloud.com
Street Address	925 Main Ave	City	Crete	State	Nebraska
				Zip	68333
Signature	Peter Clarke	Application Date	7-29-2026		

Applicant Information

Name	Peter Clarke	Phone	402 826 5099	Email	pclarke8@icloud.com
Street Address	940 Pine Ridge Rd	City	Crete	State	Nebraska
				Zip	68333
Signature	Peter Clarke	Application Date	7-29-2026		

Description

Property address 683 co Rd 2300 - ID Parcel 760130841
splitting into three parcels

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

Administrative Subdivision ChecklistPre Application Meeting Date 7-13-26 Time 8:00 am

City Council Meeting Date _____ Time _____

☒ Application Fee

- | | |
|--|---|
| ☒ Name | ☒ Dimensions |
| ☒ Date | ☒ Legal description |
| ☒ Title | ☒ Certification |
| ☒ Location | ☒ Signed by all parties holding Title |
| ☒ Names of abutting streets | ☒ Protective covenants |
| ☒ New lots, block numbers, setback lines | ☒ Have owners requested annexation |
| ☒ Graphic Scale and true North Point | ☒ Utility easements shown |
| ☒ Monuments | ☐ Final Plat Original & 3 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 _____

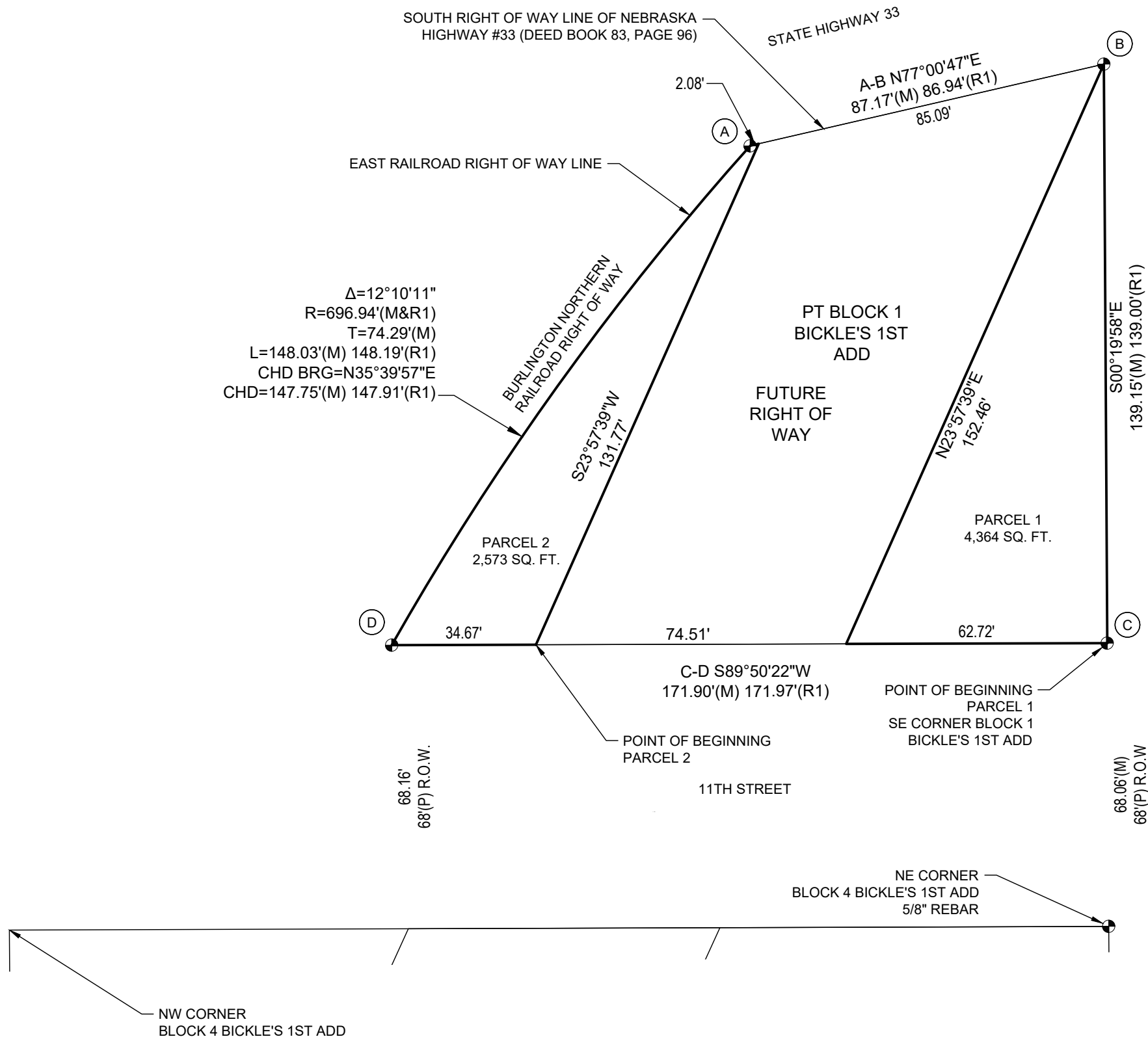
Special Exception Request

Pre Application Meeting Date _____ Time _____

☐ Application Fee

City Council Meeting Date _____ Time _____

PART OF BLOCK 1, BICKLE'S 1ST ADDITION TO
CITY OF CRETE



PERIMETER DESCRIPTION:

PARCEL 1

A PARCEL OF LAND LOCATED IN PART OF BLOCK 1, BICKLE'S 1ST ADDITION TO THE CITY OF CRETE, SALINE COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID BLOCK 1; THENCE S89°50'22"W (SALINE COUNTY LOW DISTORTION PROJECTION) ON THE SOUTH LINE OF SAID BLOCK 1, A DISTANCE OF 62.72 FEET; THENCE N23°57'39"E, A DISTANCE OF 152.46 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF NEBRASKA HIGHWAY #33, AS DESCRIBED AND RECORDED IN BOOK 83, PAGE 96 AND TO THE EAST LINE OF SAID BLOCK 1; THENCE S00°19'58"E ON SAID EAST LINE, A DISTANCE OF 139.15 FEET TO THE POINT OF BEGINNING, CONTAINING 4,364 SQUARE FEET, MORE OR LESS.

PARCEL 2

A PARCEL OF LAND LOCATED IN PART OF BLOCK 1, BICKLE'S 1ST ADDITION TO THE CITY OF CRETE, SALINE COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: REFERRING TO THE SOUTHEAST CORNER OF SAID BLOCK 1; THENCE S89°50'22"W (SALINE COUNTY LOW DISTORTION PROJECTION) ON THE SOUTH LINE OF SAID BLOCK 1, A DISTANCE OF 137.23 FEET; THENCE CONTINUING S89°50'22"W ON SAID SOUTH LINE, A DISTANCE OF 34.67 FEET TO THE EAST RAILROAD RIGHT OF WAY LINE AND A POINT OF NON-TANGENT CURVATURE; THENCE NORTHERLY ON SAID EAST RIGHT OF WAY LINE ON A 696.94 FOOT RADIUS CURVE TO THE RIGHT, AN ARC DISTANCE OF 148.03 FEET, THE CHORD OF SAID CURVE BEARS N35°39'57"E, A DISTANCE OF 147.75 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF NEBRASKA HIGHWAY #33, AS DESCRIBED AND RECORDED IN BOOK 83, PAGE 96; THENCE N77°00'47"E ON SAID SOUTH LINE, A DISTANCE OF 2.08 FEET; THENCE S23°57'39"W, A DISTANCE OF 131.77 FEET TO THE POINT OF BEGINNING, CONTAINING 2,573 SQUARE FEET, MORE OR LESS.

Project No.: R261144
Date: 5/29/2026
QAQC: AJG
Scale: 1" = 30'
Field Book: MISC #7
Field Crew: NH
Drawn By: TJW

JEO CONSULTING GROUP

US SURVEY FEET (±FT)

Sheet 1 of 1
Survey File No.: 2026-126

JEO Consulting, Inc.
2000 Q Street, Suite 500
Lincoln, NE 68503
402.435.3080 | jeo.com
Organization Certificate of
Authorization Number: CA-0069

N

0 15' 30'
SCALE: 1" = 30'

LEGEND

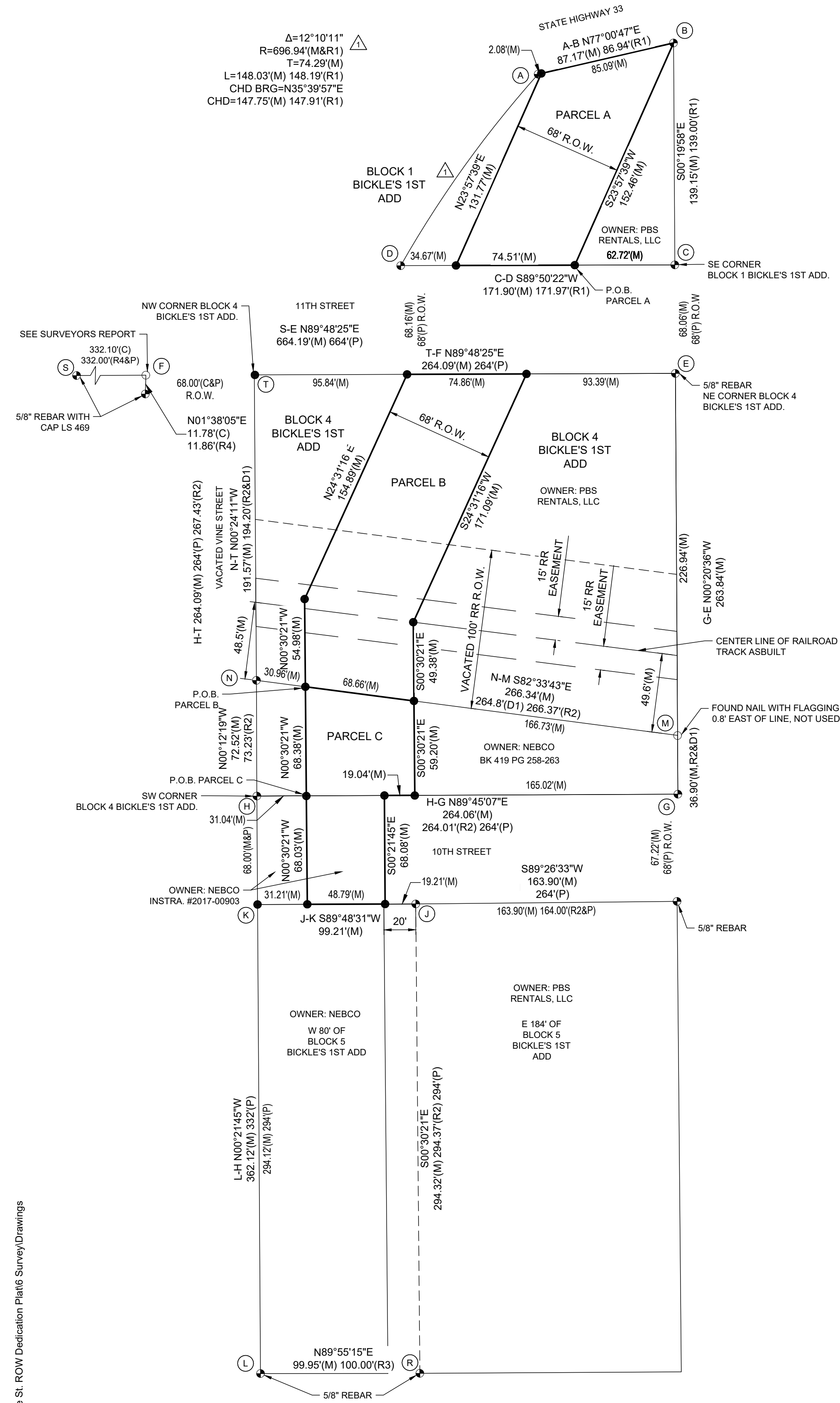
MONUMENT FOUND
 MONUMENT SET
 CALCULATED POINT
 POINT OF BEGINNING
 RIGHT-OF-WAY
 MEASURED DISTANCE
 RECORDED DISTANCE, BEENBLOSSOM SURVEY# 1744-509



JEO CONSULTING GROUP

JEO Consulting, Inc.
2000 Q Street, Suite 500
Lincoln, NE 68503
402.435.3080 | jeo.com
Organization Certificate of
Authorization Number: CA-0069

STREET RIGHT-OF-WAY DEDICATION PLAT
CITY OF CRETE, SALINE COUNTY, NEBRASKA



PERIMETER DESCRIPTION:

PARCEL A
A PARCEL OF LAND LOCATED IN PART OF BLOCK 1, BICKLE'S 1ST ADDITION TO THE CITY OF CRETE, SALINE COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: REFERRING TO THE SOUTHEAST CORNER OF SAID BLOCK 1; THENCE S89°50'22\"W (SALINE COUNTY LOW DISTORTION PROJECTION) ON THE SOUTH LINE OF SAID BLOCK 1, A DISTANCE OF 62.72 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S89°50'22\"W ON SAID SOUTH LINE, A DISTANCE OF 74.51 FEET; THENCE N23°57'39\"E, A DISTANCE OF 131.77 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF NEBRASKA HIGHWAY #33, AS RECORDED IN BOOK 83, PAGE 96; THENCE N77°00'47\"E ON SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 85.09 FEET TO THE EAST LINE OF SAID BLOCK 1; THENCE S23°57'39\"W, A DISTANCE OF 152.46 FEET TO THE POINT OF BEGINNING, CONTAINING 9,664 SQUARE FEET, MORE OR LESS.

PARCEL B
A PARCEL OF LAND LOCATED IN PART OF BLOCK 4, BICKLE'S 1ST ADDITION TO THE CITY OF CRETE, SALINE COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: REFERRING TO THE SOUTHWEST CORNER OF SAID BLOCK 4; THENCE N89°45'07\"E (SALINE COUNTY LOW DISTORTION PROJECTION) ALONG THE SOUTH LINE OF SAID BLOCK 4, A DISTANCE OF 31.04 FEET; THENCE N00°30'21\"W, A DISTANCE OF 68.38 FEET TO THE NORTH LINE OF A DEED AS RECORDED IN BOOK 419, PAGE 258-263, SURVEYED AND RECORDED BY BEENBLOSSOM 2025 STATE SURVEY RECORD #1744-500 AND THE POINT OF BEGINNING; THENCE CONTINUING N00°30'21\"W, A DISTANCE OF 54.98 FEET; THENCE N24°31'16\"E, A DISTANCE OF 154.89 FEET TO THE NORTH LINE OF SAID BLOCK 4; THENCE N89°48'25\"E ON SAID NORTH LINE, A DISTANCE OF 74.86 FEET; THENCE S24°31'16\"W, A DISTANCE OF 171.09 FEET; THENCE S00°30'21\"E, A DISTANCE OF 49.38 FEET TO SAID NORTH LINE; THENCE N82°33'43\"W ON SAID NORTH LINE, A DISTANCE OF 68.66 FEET TO THE POINT OF BEGINNING, CONTAINING 14,632 SQUARE FEET, MORE OR LESS.

PARCEL C
A PARCEL OF LAND LOCATED IN PART OF BLOCK 4, BICKLE'S 1ST ADDITION AND PART OF THE ADJACENT 10TH STREET, RIGHT OF WAY DEEDED IN INSTRUMENT #2017-00903 IN THE OFFICE OF THE RECORDER OF SALINE COUNTY, NEBRASKA, PART OF THE CITY OF CRETE, SALINE COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: REFERRING TO THE SOUTHWEST CORNER OF SAID BLOCK 4; THENCE N89°45'07\"E (SALINE COUNTY LOW DISTORTION PROJECTION) ON THE SOUTH LINE OF SAID BLOCK 4, A DISTANCE OF 31.04 FEET TO THE POINT OF BEGINNING; THENCE N00°30'21\"W, A DISTANCE OF 68.38 FEET TO THE NORTH LINE OF A DEED AS RECORDED IN BOOK 419, PAGE 258-263, SURVEYED AND RECORDED BY BEENBLOSSOM 2025 STATE SURVEY RECORD #1744-500; THENCE S82°33'43\"E ON SAID NORTH LINE OF SURVEY, A DISTANCE OF 68.66 FEET; THENCE S00°30'21\"E, A DISTANCE OF 59.20 FEET TO SAID SOUTH LINE; THENCE S89°45'07\"W ON SAID SOUTH LINE, A DISTANCE OF 19.04 FEET; THENCE S00°21'45\"E ON THE EAST LINE OF A TRACT OF LAND AS DESCRIBED IN INSTRUMENT #2017-00903, A DISTANCE OF 68.08 FEET TO THE SOUTH RIGHT OF WAY LINE OF 10TH STREET; THENCE S89°48'31\"W ON SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 48.79 FEET; THENCE N00°30'21\"W, A DISTANCE OF 68.03 TO THE POINT OF BEGINNING, CONTAINING 7,664 SQUARE FEET, MORE OR LESS.

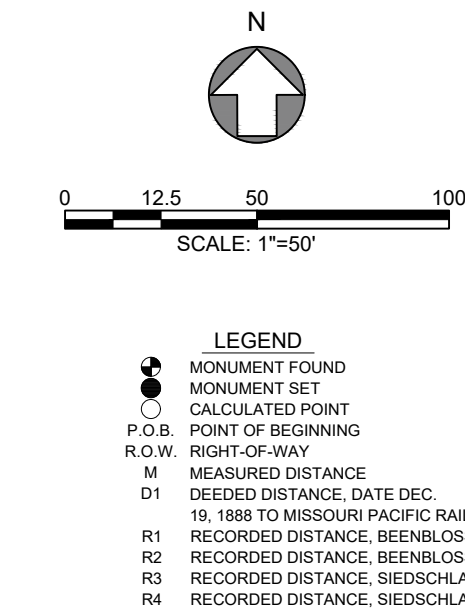
DEDICATION:

KNOW ALL BY MEN BY THESE PRESENTS: BLAINE SPANJER, BEING THE OWNER OF PBS RENTALS, LLC, A NEBRASKA LIMITED LIABILITY COMPANY OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREBY AS PARCELS A AND B, DO HEREBY LAYOUT, PLAT AND DEDICATE SAID REAL ESTATE FOR STREET RIGHT OF WAY IN ACCORDANCE WITHIN THIS PLAT.

BLAINE SPANJER, OWNER
PBS RENTALS, LLC, A NEBRASKA LIMITED LIABILITY COMPANY

KNOW ALL BY MEN BY THESE PRESENTS: JACK P. ABEL, BEING THE PRESIDENT OF NEBCO, INC., A NEBRASKA CORPORATION OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREBY AS PARCEL C, DO HEREBY LAYOUT, PLAT AND DEDICATE SAID REAL ESTATE FOR STREET RIGHT OF WAY IN ACCORDANCE WITHIN THIS PLAT.

JACK P. ABEL, PRESIDENT
NEBCO, INC., A NEBRASKA CORPORATION



NOTE: ALL BEARINGS ARE BASED ON SALINE COUNTY LOW DISTORTION PROJECTION.

OWNERS CERTIFICATION:

KNOWN ALL PERSONS BY THESE PRESENTS: THAT THE UNDERSIGNED ARE OWNERS OF THE PROPERTY AS DESCRIBED IN THE LEGAL DESCRIPTION AND EMBRACED WITHIN THIS PLAT AND HAVE CAUSED SAID LAND TO BE DEDICATED AS STREET RIGHT OF WAY AS SHOWN ON THIS PLAT.

SIGNED THIS _____ DAY OF _____, 2026.

BLAINE SPANJER, OWNER
PBS RENTALS, LLC, A NEBRASKA LIMITED LIABILITY COMPANY

SIGNED THIS _____ DAY OF _____, 2026.

JACK P. ABEL, PRESIDENT
NEBCO, INC., A NEBRASKA CORPORATION

ACKNOWLEDGMENT OF NOTARY:

STATE OF _____ (NEBRASKA)
COUNTY OF _____) S.S.

ON THIS _____ DAY OF _____, 2026, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY APPEARED BLAINE SPANJER, WHOSE NAME IS AFFIXED TO THE DEDICATION ON THIS PLAT, WITH ACKNOWLEDGEMENT OF EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED AS OWNERS.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC

STATE OF _____ (NEBRASKA)
COUNTY OF _____) S.S.

ON THIS _____ DAY OF _____, 2026, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY APPEARED JACK P. ABEL, WHOSE NAME IS AFFIXED TO THE DEDICATION ON THIS PLAT, WITH ACKNOWLEDGEMENT OF EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED AS OWNERS.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC

PLANNING COMMISSION APPROVAL:

THIS STREET RIGHT OF WAY DEDICATION PLAT TO THE CITY OF CRETE, SALINE COUNTY, NEBRASKA, WAS APPROVED BY THE PLANNING COMMISSION ON THIS _____ DAY OF _____, 2026.

DAVE JURENA, CHAIRPERSON

CITY COUNCIL APPROVAL:

THIS STREET RIGHT OF WAY DEDICATION PLAT TO THE CITY OF CRETE, SALINE COUNTY, NEBRASKA, WAS APPROVED BY THE CITY COUNCIL OF CRETE, SALINE COUNTY, NEBRASKA ON THIS _____ DAY OF _____, 2026.

DAVE BAUER, MAYOR NANCY TELLEZ, CITY CLERK

SURVEYOR'S REPORT:

THIS SURVEY WAS PERFORMED AT THE REQUEST OF THE CITY OF CRETE. THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH THE PERIMETER AND CREATE A METES AND BOUNDS DESCRIPTION OF AN EXISTING UNPLATTED ROAD LOCATED IN BLOCKS 1 AND 4 AND ADJACENT ROAD RIGHT OF WAY LOCATED IN BICKLE'S 1ST ADDITION TO THE CITY OF CRETE, SALINE COUNTY, NEBRASKA.

MONUMENTS WERE FOUND AT LOCATIONS SHOWN ON THIS PLAT. ALL MONUMENTS FOUND ARE 5/8\" REBAR WITH CAP MARKED \"PLS 570\". UNLESS NOTED OTHERWISE, ALL MONUMENTS SET ARE A 5/8\" BY 24\" REBAR WITH A PLASTIC CAP STAMPED \"SURVEY MARKER WEERS LS 807\", UNLESS NOTED OTHERWISE.

FOR POINT T, I PRORATED LINE S-E. FOR POINT K, I HELD THE PLATTED RIGHT OF WAY DISTANCE AND ON LINE L-H. POINT F, FOUND SURVEY SPIKE IN TREE BASE, 0.5' EAST OF RECORDED MEASUREMENT FROM R4, SIEDSCHLAG 1233-116, NOT USED, TREE AT CALCULATED LOCATION NOT SET.

ALL BEARING AND DISTANCES WERE PRODUCED WITH A TRIMBLE R12i GNSS RECEIVER UTILIZING THE SIELER MIDWEST RTK NETWORK OR A TRIMBLE R12i GNSS BASE RECEIVER.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA; THAT THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE LAND SURVEYORS REGULATION ACT IN EFFECT AT THE TIME OF THIS SURVEY; THAT THIS SURVEY WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

TYLER J. WEERS, PLS 807

RIGHT OF WAY
DEDICATION
PART OF BLOCKS 1 AND 4,
BICKLE'S 1ST ADDITION
TO CITY OF CRETE,
SALINE COUNTY,
NEBRASKA

JEO Project No.: 261144
Date: 7/23/2026
QAQC: TW
Field Book: MISC #7
Field Crew: NPH
Survey File No.: 2026-107
Drawn By: MD

US SURVEY FEET (sFT)

SHEET

DITTMER WEST ESTATES

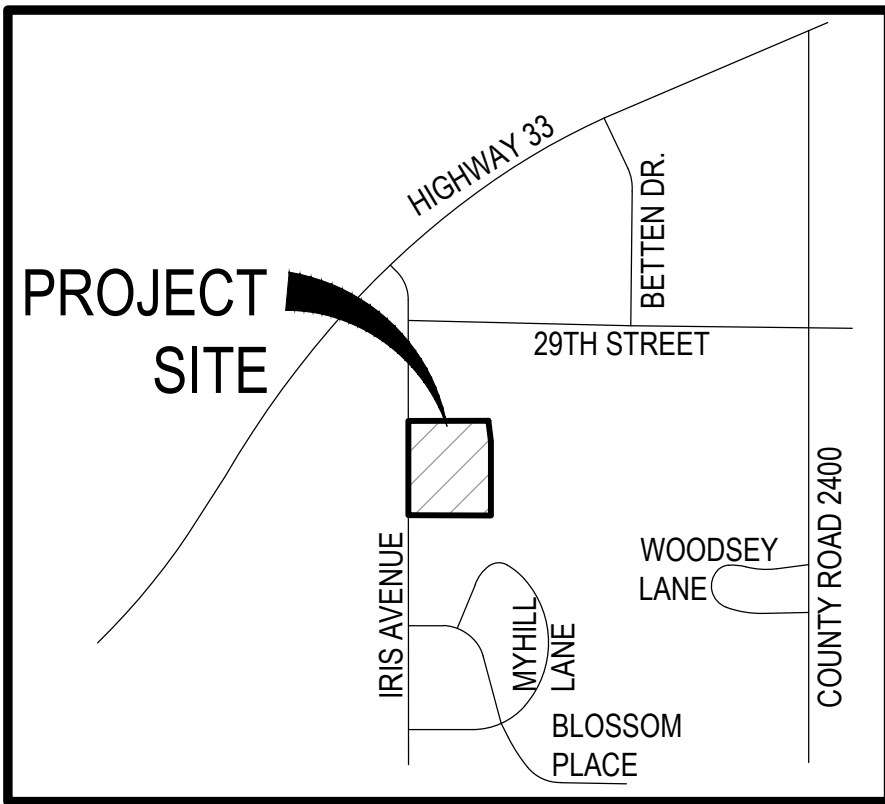
PRELIMINARY PLAT

CRETE, NEBRASKA

OWNER/DEVELOPER:
DITTMER & DITTMER, L.L.C.
RON DITTMER, MANAGING MEMBER
P.O. BOX 283
1600 W 12TH
CRETE, NE 68333
402-641-7740

ENGINEER:
E & A CONSULTING GROUP, INC.
RICHARD ONNEN
2077 N STREET, SUITE 400
LINCOLN, NE 68510
402-420-7217

SURVEYOR:
CATLETT SURVEYING
THOMAS CATLETT
13650 S. 150TH COURT
BENNETT, NE 68317
402-217-5816



VICINITY MAP

CENTERLINE CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	TANGENT	CHORD LENGTH	DELTA
1	300.00'	169.46'	N16°06'04"E	87.06'	167.22	32°21'52"

LEGAL DESCRIPTION OF PRELIMINARY PLAT

A TRACT OF LAND BEING A PART OF OUTLOT 'A', DITTMER ESTATES ADDITION LOCATED IN THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 8 NORTH, RANGE 4 EAST OF THE 6TH P.M., CITY OF CRETE, SALINE COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF OUTLOT 'A', DITTMER COMMERCIAL ADDITION; THENCE N89°55'08"E (AN ASSUMED BEARING) ALONG THE SOUTH LINE OF SAID OUTLOT 'A', DITTMER COMMERCIAL ADDITION, A DISTANCE OF 558.32 FEET TO THE SOUTHEAST CORNER OF SAID OUTLOT 'A'; DITTMER COMMERCIAL ADDITION; THENCE S06°07'45"E, A DISTANCE OF 167.82 FEET; THENCE S00°04'52"E, A DISTANCE OF 494.46 FEET TO A POINT ON THE SOUTH LINE OF OUTLOT 'A', DITTMER ESTATES ADDITION, SAID POINT ALSO BEING A POINT ON THE NORTH LINE OF LOT 4, BLOCK 3, FARRINGTON ACRES ADDITION; THENCE N89°49'32"W ALONG THE SOUTH LINE OF SAID OUTLOT 'A', DITTMER ESTATES ADDITION, SAID LINE ALSO BEING THE NORTH LINE OF LOTS 3 AND 4, BLOCK 3, FARRINGTON ACRES ADDITION, A DISTANCE OF \$16.01 FEET TO THE NORTHWEST CORNER OF SAID LOT 3, BLOCK 3, FARRINGTON ACRES ADDITION, SAID POINT ALSO BEING THE NORTHEAST CORNER OF OUTLOT 'F', FARRINGTON ACRES ADDITION; THENCE N89°35'43"W ALONG THE SOUTH LINE OF SAID OUTLOT 'A', DITTMER ESTATES ADDITION, SAID LINE ALSO BEING THE NORTH LINE OF SAID OUTLOT 'F', FARRINGTON ACRES ADDITION, A DISTANCE OF 10.00 FEET TO THE NORTHWEST CORNER OF SAID OUTLOT 'F', FARRINGTON ACRES ADDITION, SAID POINT ALSO BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF IRIS AVENUE; THENCE N89°37'54"W CONTINUING ON THE SOUTH LINE OF SAID OUTLOT 'A', DITTMER ESTATES ADDITION, A DISTANCE OF 50.00 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 26; THENCE N00°04'52"W ALONG THE WEST LINE OF SAID OUTLOT 'A', DITTMER ESTATES ADDITION, SAID LINE ALSO BEING THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 26, A DISTANCE OF 658.56 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA OF 378,709.64 SQUARE FEET OR 8.69 ACRES, MORE OR LESS.

LAND SURVEYOR'S CERTIFICATE

I, THOMAS B. CATLETT, NEBRASKA PROFESSIONAL LAND SURVEYOR NO. 502, DULY REGISTERED UNDER THE LAND SURVEYOR'S REGULATION ACT, DO HEREBY STATE THAT I HAVE PERFORMED A SURVEY OF THE LAND DEPICTED ON THE ACCOMPANYING PLAT; THAT SAID PLAT IS A TRUE DELINEATION OF SAID SURVEY PERFORMED PERSONALLY OR UNDER MY DIRECT SUPERVISION; THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS, MARKED AS SHOWN, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS TRUE, CORRECT, AND IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR SURVEYS IN NEBRASKA IN EFFECT AT THE TIME OF THIS SURVEY.

THOMAS B. CATLETT
NEBRASKA P.L.S. #502

DATE _____

GENERAL NOTES

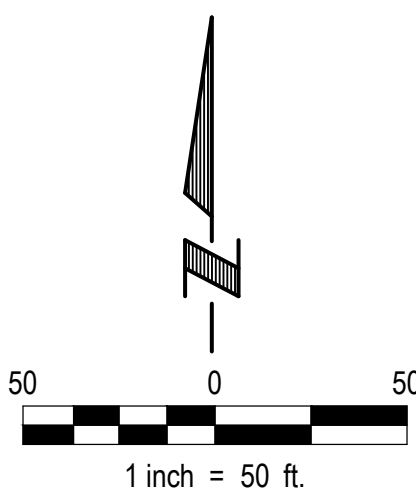
- THIS PRELIMINARY PLAT CONTAINS 8.70 ACRES.
- THIS PRELIMINARY PLAT INCLUDES 19 LOTS AND 2 OUTLOTS. THE DWELLING UNITS WITHIN THE 19 LOTS ARE AS FOLLOWS: 6 SINGLE FAMILY ATTACHED UNITS, 48 UNITS THAT ARE 4-PLEXES, AND 3 UNITS THAT IS A 3-PLEX.
- CURRENT ZONING IS C-2. PROPOSED ZONING IS R-3.
- SETBACKS SHALL MEET THE THE R-3 ZONING REQUIREMENTS.
- RIGHT-OF-WAY ADJACENT TO IRIS STREET SHALL BE DEDICATED TO THE CITY OF CRETE AT TIME OF FINAL PLAT.
- PUBLIC STREET RIGHT-OF-WAY SHALL BE 60 FEET WIDE. PAVEMENT WIDTH SHALL BE 32 FEET WIDE, BACK TO BACK OF CURB.
- SIDEWALKS SHALL BE 4 FEET WIDE AND ON BOTH SIDES OF PROPOSED STREETS WITHIN THE RIGHT-OF-WAY. AN 8 FEET WIDE SIDEWALK SHALL BE CONSTRUCTED ON THE EAST SIDE OF IRIS AVENUE.
- ALL OUTLOTS SHALL BE MAINTAINED BY A HOME OWNERS ASSOCIATION. SANITARY SEWER LIFT STATION TO BE MAINTAINED BY THE CITY OF CRETE.
- UTILITY EASEMENTS TO BE PROVIDED AS REQUIRED.
- SANITARY SEWER TO BE 8" PIPE TO THE PROPOSED SANITARY SEWER LIFT STATION. FORCE MAIN OF SANITARY SEWER LIFT STATION TO BE CONSTRUCTED ON THE EAST SIDE OF IRIS AVENUE TO EXISTING MANHOLE SOUTH OF PRELIMINARY PLAT.
- WATER TO BE 6" PIPE CONNECTED TO THE EXISTING WATER MAIN LOCATED ON THE WEST SIDE OF IRIS STREET.
- TOPOGRAPHIC GRADING CONTOURS ARE AT NAVD 88.
- ALL LOT LINES ARE CONCEPTUAL AND FINAL PLATS MAY SHOW DIFFERENT LOT DIMENSIONS.
- ALL CURVILINEAR DIMENSIONS ARE CHORD LENGTHS.
- DIRECT VEHICULAR ACCESS TO IRIS STREET SHALL BE RELINQUISHED EXCEPT FOR WOLF CREEK DRIVE AND DEER RIDGE DRIVE AS SHOWN.

VARIANCES

- WITHIN KATES LANE RIGHT-OF-WAY, ALLOW THE SANITARY SEWER MAIN ON THE WEST SIDE AND THE WATER MAIN ON THE EAST SIDE OF THE STREET. (Article 3 Subdivision Regulations, 11-308, (1) & (2))
- NOT REQUIRE STREET IMPROVEMENTS TO EXTEND TO THE NORTH AND EAST SUBDIVISION BOUNDARY LINE AND NOT REQUIRE A TEMPORARY TURNAROUND AT THE DEAD-END STREETS. (Article 3 Subdivision Regulations, 11-307, (2))

LEGEND

- BOUNDARY LINE
- - - SECTION LINE
- - - ADJACENT PROPERTY LINE
- PROPOSED LOT LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- - - EASEMENT LINE
- SECTION CORNER
- PROPERTY CORNER FOUND (AS NOTED)
- PROPERTY CORNER CALCULATED
- △ PROPERTY CORNER SET (5/8"x24" CAPPED REBAR PLS 502)
- (P) PLATTED DISTANCE
- (M) MEASURE DISTANCE
- X - FENCE LINE



CITY OF CRETE PLANNING COMMISSION APPROVAL

THIS PRELIMINARY PLAT OF "DITTMER WEST ESTATES" AS DESCRIBED HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF CRETE, SALINE COUNTY, NEBRASKA ON THE _____ DAY OF _____, 2026

DAVE JURENA, COMMISSION CHAIR

TOM OURADA, ZONING ADMINISTRATOR

CITY OF CRETE CITY COUNCIL APPROVAL

THIS PRELIMINARY PLAT OF "DITTMER WEST ESTATES" AS DESCRIBED HAS BEEN APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRETE, SALINE COUNTY, NEBRASKA ON THE _____ DAY OF _____, 2026

DAVE BAUER, MAYOR

NANCY TELLEZ, CITY CLERK

Preliminary Plans
Not for Construction

E & A CONSULTING GROUP, INC.

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Engineering Answers

DITTMER WEST ESTATES

PRELIMINARY PLAT

SITE & UTILITY PLAN

Proj No: P2022.289.004

Date: 06/05/2026

Designed By: MLK/DB

Drawn By: MLK/DB

Scale: AS SHOWN

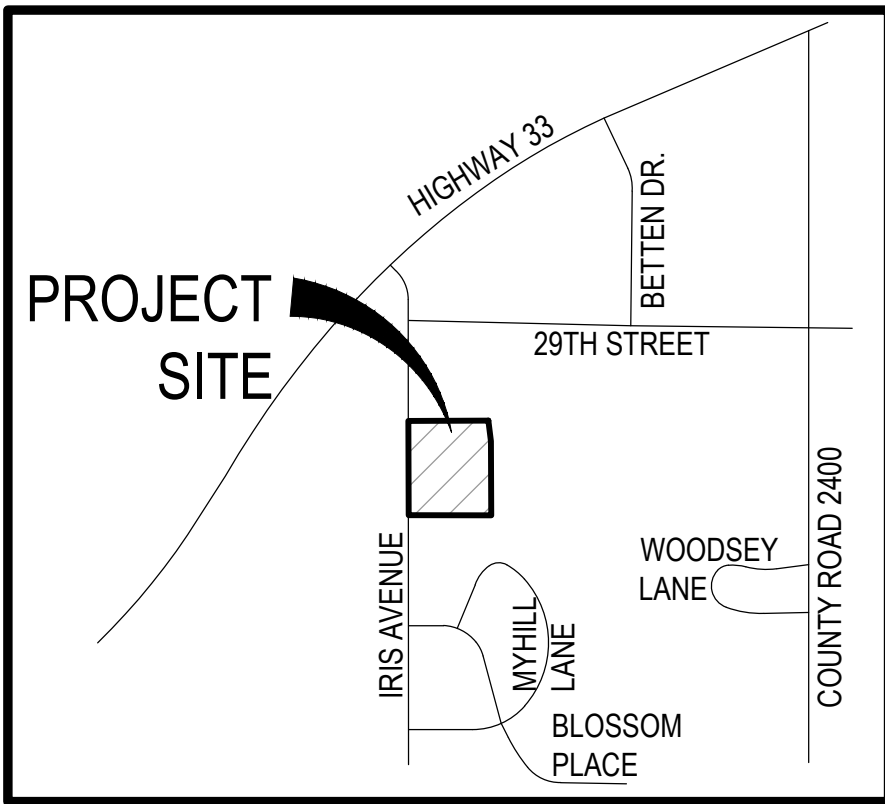
Sheet: 1 of 4

Marcus Kitting 7/24/2026 1:48 PM K:\Project\2022\289\004\Engineering\CAU Final\Plat Estates\Plat\Map\Plat West - SHEETS-000.dwg

DITTMER WEST ESTATES

PRELIMINARY PLAT

CRETE, NEBRASKA



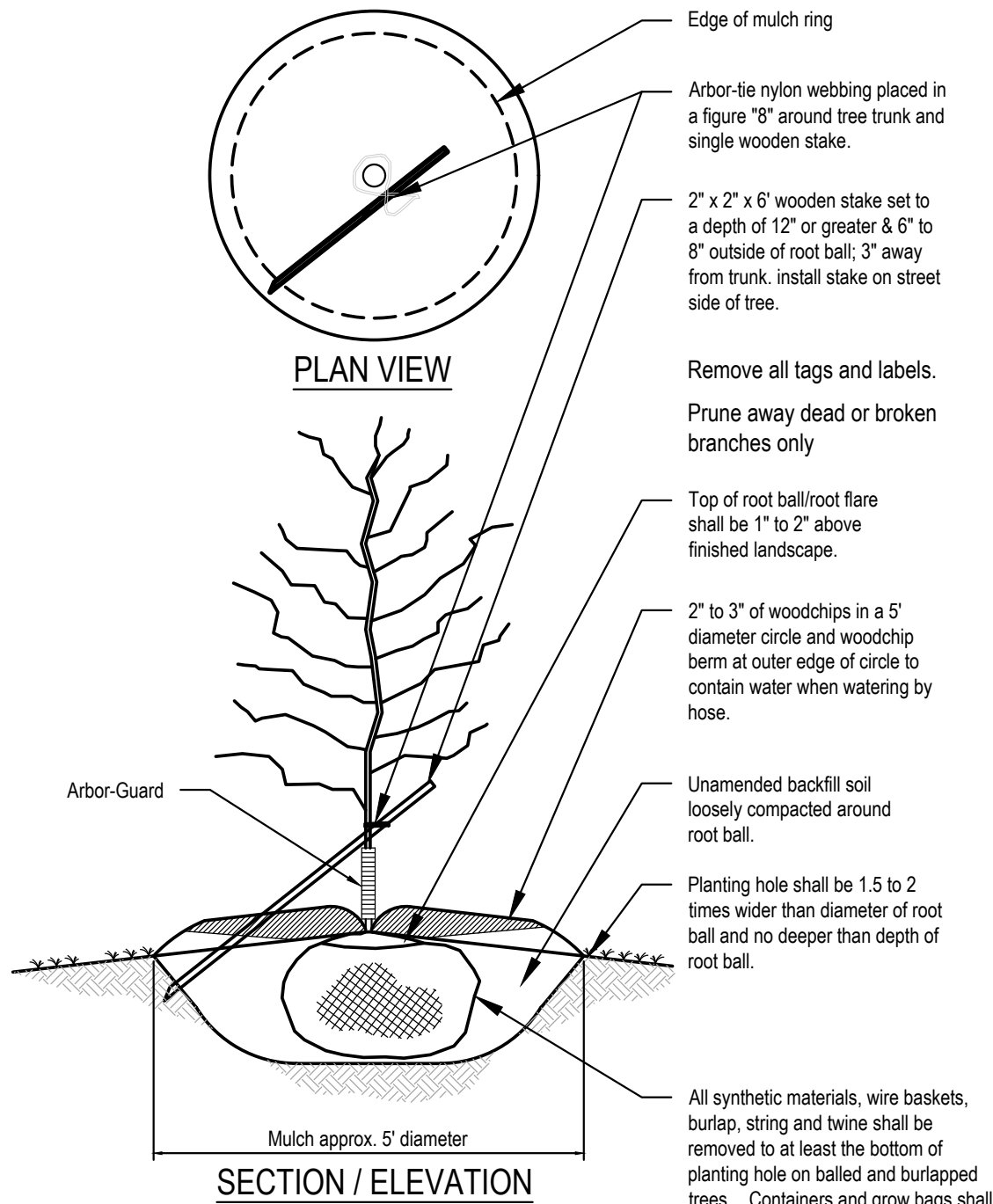
VICINITY MAP

STREET TREE PLANT SCHEDULE

SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	DESIGN		LOCATION
						WIDTH	HEIGHT	
GKO	9	Ginkgo biloba	Ginkgo	2"	B & B	35'	45'	Iris Avenue (East Side)
GSL	3	Tilia cordata 'Greenspire'	Greenspire Linden	2"	B & B	30'	40'	Wolf Creek Drive (North Side)
LOK	3	Quercus lyrata	Lyrata Oak	2"	B & B	35'	40'	Wolf Creek Drive (South Side)
HLO	4	Quercus ellipsoidalis	Hills Oak	2"	B & B	35'	40'	Kates Lane (West Side)
JTL	4	Syringa reticulata	Japanese Tree Lilac	2"	B & B	20'	25'	Deer Ridge Drive (South Side)
PSM	5	Acer truncatum x platanoides 'Warrenred'	Pacific Sunset Maple	2"	B & B	25'	25'	Deer Ridge Drive (North Side)
MSG	6	Liquidambar styraciflua	Moraine Sweetgum	2"	B & B	35'	40'	Kates Lane (East Side)

Preliminary Plans
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CENTERLINE CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	TANGENT	CHORD LENGTH	DELTA
1	300.00'	169.46'	N16°06'04"E	87.06'	167.22	32°21'52"



DECIDUOUS TREE PLANTING DETAIL FOR STREET TREES NOT TO SCALE

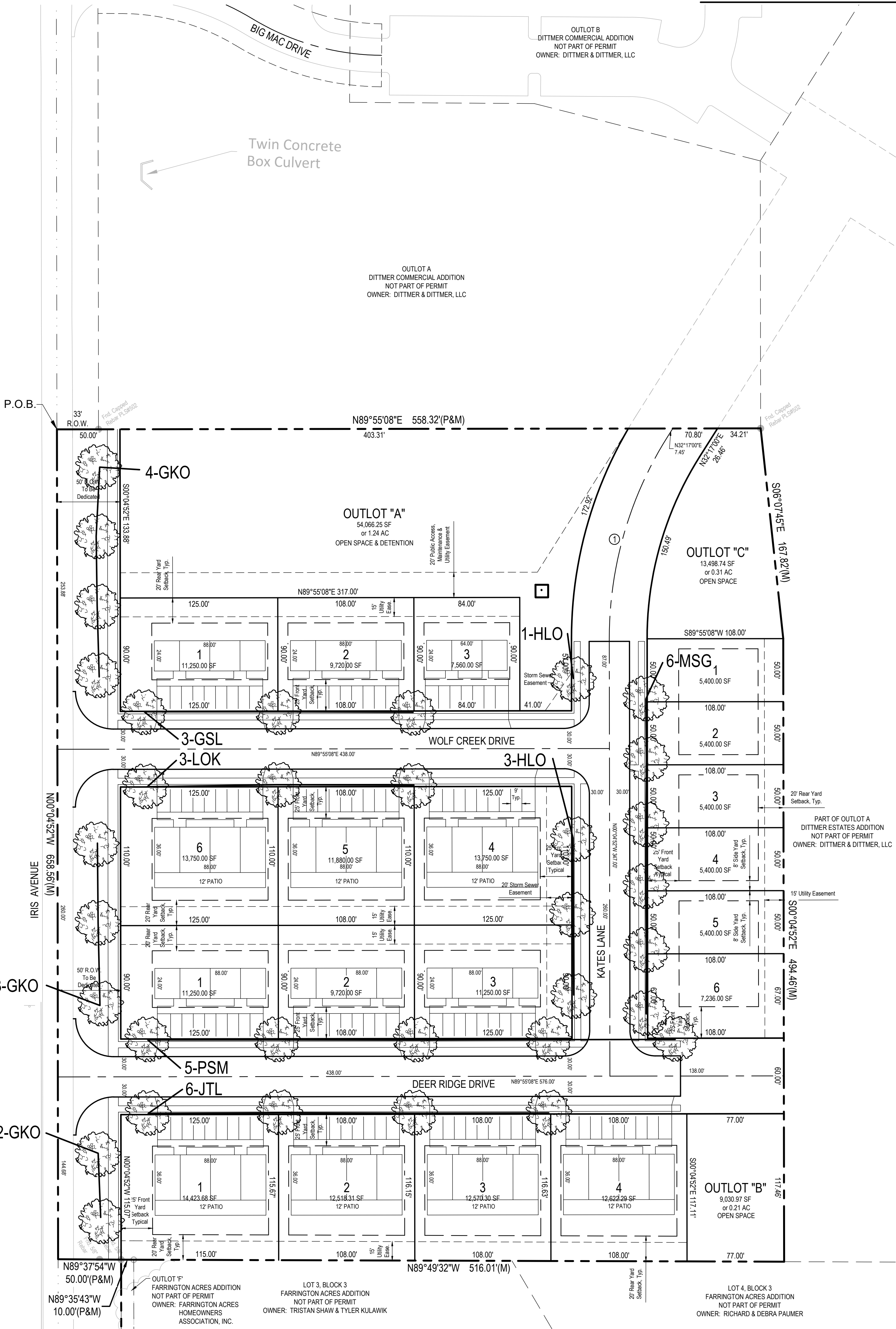
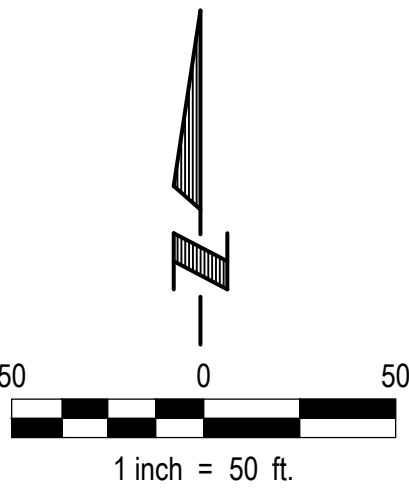
NOTES:

- UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL VERIFY LOCATIONS AND DEPTHS TO ALL UTILITIES WHICH EXIST ON OR NEAR THE PROJECT SITE. PRIOR TO PLANTING, THE CONTRACTOR SHALL CALL DIGGERS HOTLINE AT 1-800-331-5666 TO HAVE UTILITIES MARKED.
- CITY ORDINANCE REQUIRES THAT PLANTED TREES HAVE MINIMUM TRUNK DIAMETER OF 2" FOR LARGE CANOPY TREES AND 1-1/2" FOR ORNAMENTAL TREES.
- STREET TREE LOCATIONS ARE APPROXIMATE AND MAY CHANGE DUE TO DRIVEWAY PLACEMENT.



LEGEND

- BOUNDARY LINE
- SECTION LINE
- ADJACENT PROPERTY LINE
- PROPOSED LOT LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- SECTION CORNER
- PROPERTY CORNER FOUND (AS NOTED)
- PROPERTY CORNER SET (5/8"x24" CAPPED REBAR LS 502)
- RECORD DISTANCE
- MEASURE DISTANCE
- FENCE LINE



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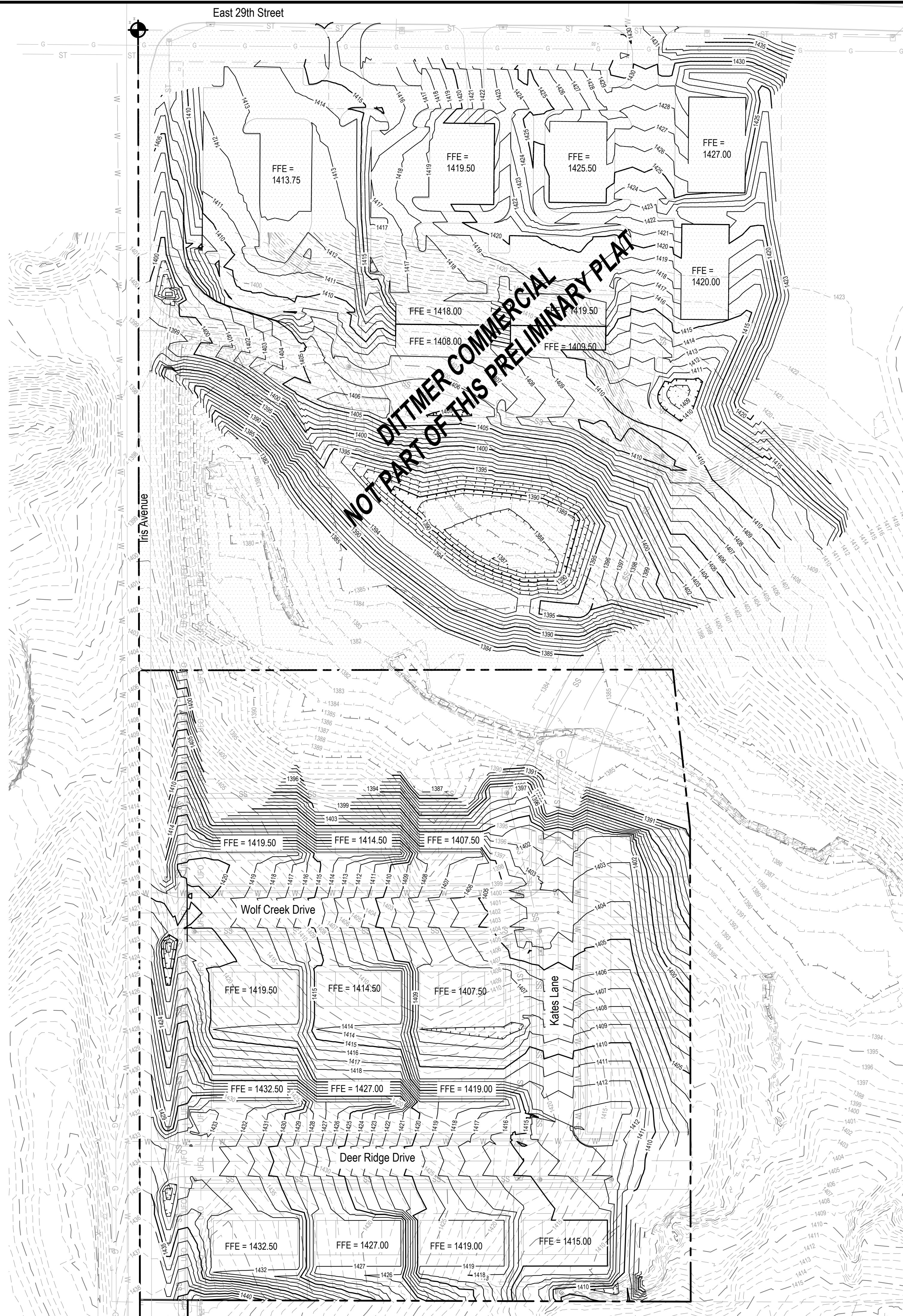


DITTMER WEST ESTATES
PRELIMINARY PLAT

STREET TREE PLAN

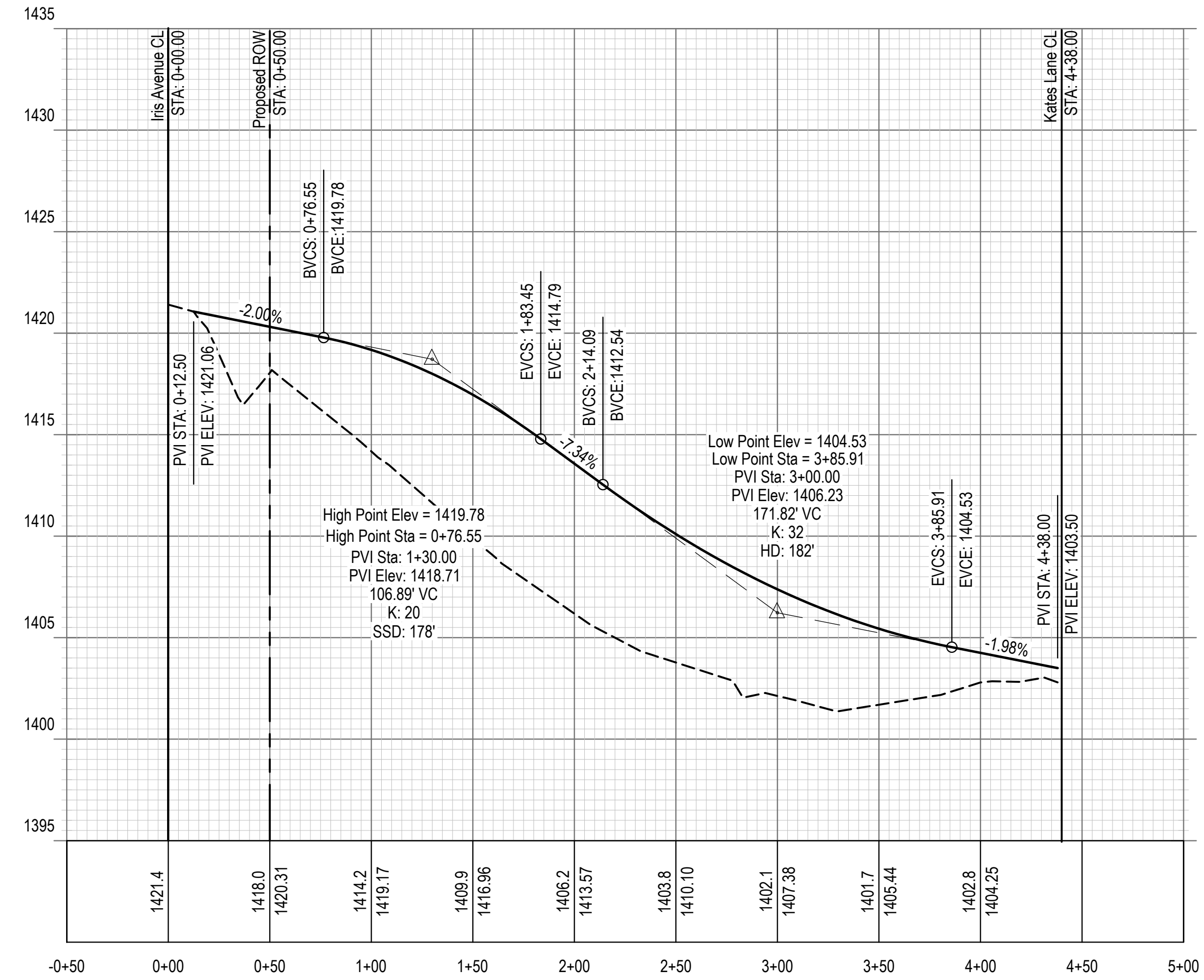
Revisions	Date	Description
1	06/05/2026	MLX/DB
2	07/23/2026	Revisions per Comments

Proj No:	P2022.289.004
Date:	06/05/2026
Designed By:	MLX/DB
Drawn By:	MLX/DB
Scale:	AS SHOWN
Sheet:	2 of 4

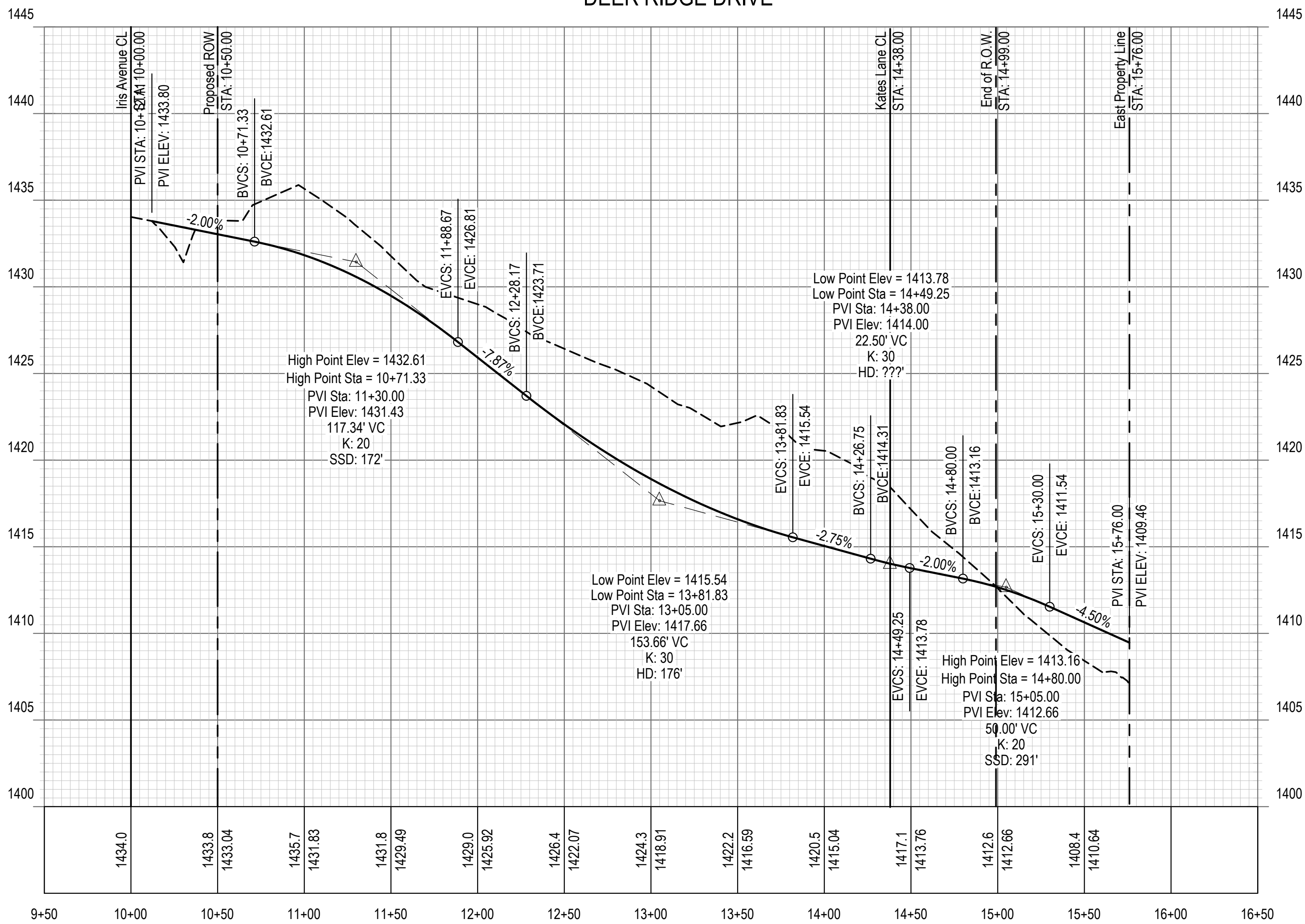


Scale: Horiz. 1"=50'
Vert. 1"=5'

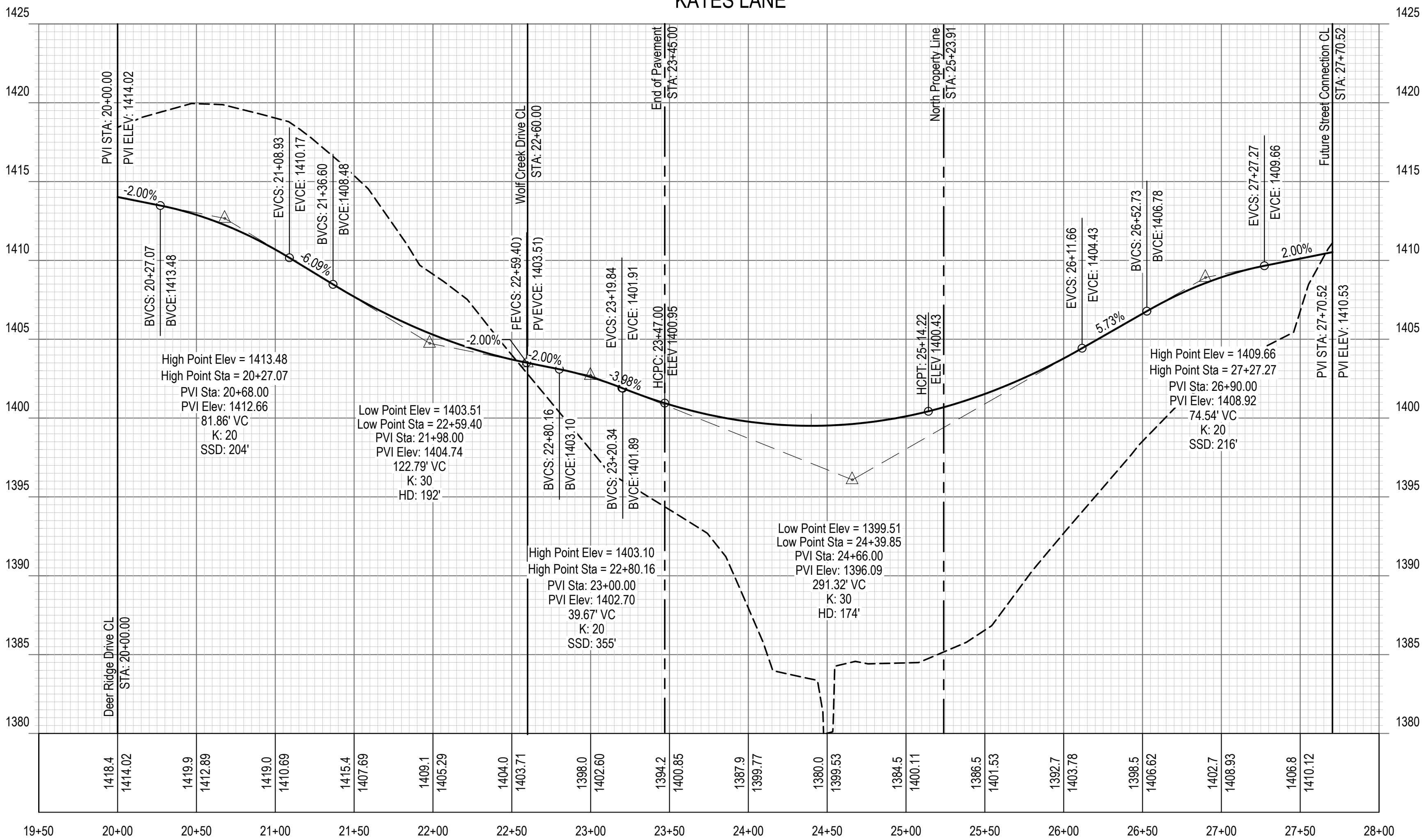
WOLF CREEK DRIVE



DEER RIDGE DRIVE



KATES LANE



DESIGN SPEED TABLE			
Street Name	Design Speed (mph)	Minimum K-Value	
		Crest	Sag
Wolf Creek Drive	25	20	30
Deer Ridge Drive	25	20	30
Kates Lane	25	20	30

Preliminary Plans
Not for Construction

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DITTMER WEST ESTATES
PRELIMINARY PLAT

STREET PROFILES

Revisions	
Δ	Description
1/23/2025	Revisions per Comments
Drawn By: MLK/JWB/LF	
Scale: AS SHOWN	
Sheet: 4 of 4	

Proj No: P2022.289.004
Date: 06/05/2025
Designed By: MLK/DB
Drawn By: MLK/JWB/LF
Scale: AS SHOWN
Sheet: 4 of 4

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State of NE Certificate of Authorization #CA0008

CRETE, NEBRASKA

