

Planning Commission Meeting

Monday, March 11, 2024 12:00 PM

City Hall
704 6th Street
St. Paul, NE 68873

Agenda

1. A meeting of the St. Paul Planning Commission was convened in open and public session on the 11th day of March, 2024 at 12:00 p.m. (noon) held in the City Council Chambers, 704 6th Street, St. Paul, Nebraska.
2. Chairman Tyler Solko called the meeting to order at ___ p.m. with a statement regarding the Open Meeting Act, which is posted on the west wall of the City Council Chambers. Member roll call: Chairman Tyler Solko, Connie Becker, Arvilla Jacobs, Dan Scheer, and Tony Walch, along with Zoning Administrator Matt Helzer and Laura Berthelsen (minutes). Notice of the meeting was posted in four (4) public places. The agenda was sent to the Board members prior to the meeting and was posted in four (4) public places.
3. Discuss - Approve / Deny the February 7, 2024 minutes.
4. Ratify the Administrative Approval of Zoning Permit applications:
 - (a) 2024-2 Tristin Kincheloe - fence at 310 6th Street
 - (b) 2024-4 Jerod & Stephanie Fling - fence at 915 Davis Street
5. Discuss - Approve / Deny Zoning Permit applications:
 - (a) 2024-3 River City Auto - commercial building at 964 Highway 92
 - (b) 2024-5 Brandon Rasmussen - house at 1617 Jay Street
6. Zoning Administrator Helzer Report
7. Public Comments
8. Chairman Solko announces the next Planning Commission meeting.
9. Adjournment

St. Paul Planning Commission
February 7, 2024
Meeting Minutes

A meeting of the St. Paul Planning Commission was convened in open and public session on the 7th day of February, 2024 in the Council Chambers at the City office, 704 6th Street, St. Paul, Nebraska.

Commission member Scheer as Acting Chairman called the meeting to order at 5:32 p.m. with a statement regarding the Open Meetings Act; which is posted on the west wall of the City Council chambers. The notice of the meeting was posted in four (4) public places. The agenda was sent to the Commission members prior to the meeting, and was posted in four (4) public places. Commission members present: Connie Becker, Arvilla Jacobs, Dan Scheer, and Tony Walch. Commission member absent: Tyler Solko. Also present Zoning Administrator Matt Helzer, Laura Berthelsen (minutes).

Commission member Becker moved to approve the December 11, 2023 meeting minutes. Commission member Walch seconded the motion. Commission members Becker, Jacobs, Scheer, and Walch voted aye, nays none. Motion carried 4/0.

Acting Chairman Scheer opened the public hearing at 5:34 p.m. to amend Section 5.9 of the zoning regulations to allow multi-family housing in I-1 Light Industrial zoning districts. This request was made by the St. Paul Development Corporation to allow multi-family housing in the development of Middle Loup Subdivision.

Parker Klinginsmith, Executive Director of the St. Paul Development Corporation indicated that they would like to have the option to have multi-family housing as a conditional use for some of the lots within the Middle Loup Subdivision. He indicated that the lots will receive tax-increment financing (TIF), so the lots and structures placed on them will need to meet a pre-determined valuation. It is the intent to sell the lots for commercial, retail, and/or industrial uses; however if the lots are not selling, the SPDC would like to have the option of allowing multi-family housing if necessary to generate income for the TIF valuations.

Mr. Klinginsmith also indicated that after talking with JEO Consulting (the group that prepared the City's Comprehensive Plan), that it was suggested that if housing was allowed in this area, that a four (4) to five (5) foot berm be installed and a fence be constructed above the berm to lessen the visibility from the industrial businesses to the residences. Maintaining a tree line would also be considered.

Jesse Jakubowski with Viterra indicated that as a business neighbor to the north of this subdivision, he is concerned with the potential complaints from residents regarding the noise of the fans or the odors if the grain gets wet if housing is built. Mr. Jakubowski indicated that adding a berm and fence would help.

Changing the regulations to allow multi-family housing will require a public hearing before the Planning Commission and the City Council to obtain a Conditional Use Permit. The Planning Commission and City Council could place "conditions" on housing projects to address issues about locating near industrial or commercial properties.

The public hearing was closed at 5:49 p.m. Commission member Walch moved to approve the proposed changes to Section 5.9 of the City zoning regulations to allow multi-family housing as a

conditional use in the I1-Light Industrial Zoning District. Commission member Becler seconded the motion. Commission members Scheer, Walch, and Becker voted aye; Commission member Jacobs voted nay. Motion carried 3/1. A public hearing will also be held on February 20, 2024 at 6:30 p.m. before the City Council.

Acting Chairman Scheer opened the public hearing at 5:51 p.m. regarding the request by Evelyn Dvorak to rezone a part of Lots One (1), Two (2), and Three (3), Block 116, Original Town of St. Paul from R3 – Residential zone to I-1 Light Industrial zone. This property is located at the southwest corner of 4th and Baxter Streets.

Bob Dvorak spoke on behalf of Evelyn Dvorak about the request. A portion of property is designated as light industrial and a portion is designated as residential. For this reason it is difficult to develop the property. Mr. Dvorak wants the entire property to be zoned the same. Based on the location by the railroad tracks, there isn't much use other than for industrial purposes. The location is not conducive for building a house so the preference would be to designate it as a light industrial zone.

Upon no public comment, the public hearing was closed at 5:55 p.m. Commission member Walch moved to approve the rezoning request to put all the property in a I-1 Light Industrial Zoning District. Commission member Jacobs seconded the motion. Commission members Scheer, Walch, Becker, and Jacobs voted aye, nays none. Motion carried 4/0. A final public hearing on this matter will be held on February 20, 2024 at 6:30 p.m. before the City Council.

Acting Chairman Scheer opened the public hearing at 5:56 p.m. regarding the request by Dan Scheer to rezone a part of Lot One (1), Block 109, Original Town of St. Paul from R3 – Residential zone to I-1 Light Industrial zone. This property is located at the northwest corner of 4th and Baxter Streets.

Mr. Scheer indicated that the property is not a good place for a house due to the close proximity to the City's Water Treatment Plant and the railroad tracks. It is also located on a gravel road. The property is better suited for light industrial purposes.

Upon no public comment, the public hearing was closed at 5:57 p.m. Commission member Walch moved to approve change the zoning to I-1 Light Industrial. Commission member Becker seconded the motion. Commission members Walch, Becker, and Jacobs voted aye, nays none. Commission member Scheer abstained from voting. Motion carried 3/0. A final public hearing on this matter will be held on February 20, 2024 at 6:30 p.m. before the City Council.

Acting Chairman Scheer opened the public hearing at 5:58 p.m. to amend Section 9.21 of the zoning regulations pertaining to outdoor storage containers. Proposed changes were a result of an application by Mel Fuller to install an outdoor storage container. City Council members identified discrepancies in the regulations that needed to be clarified.

The type of storage container that would be allowed is considered a "one-trip" shipping container meaning it has only made one trip across the ocean, and is designated as a one-tripper by an inspector at the distribution point. It has not been used for shipping on the railroad. No decals, letters or graphics are allowed on the container. No electricity or plumbing is allowed to be installed in the storage container.

The outdoor storage containers will only be allowed as a conditional use after public hearings and approval by the Planning Commission and City Council.

The public hearing was closed at 6:12 p.m. Commission member Walch moved to approve the proposed ordinance to amend Section 9.21 of the St. Paul zoning regulations. Commission member Jacobs seconded the motion. Commission members Jacobs, Scheer, Walch, and Becker voted aye, nays none. Motion carried 4/0. A public hearing will be held on February 20, 2024 at 6:30 p.m. before the City Council.

Commission member Becker moved to ratify the administrative approve the following zoning permit:

(a) 2024-1 Joe Ziemba – fence at 323 Nelson Street

Commission member Jacobs seconded the motion. Commission members Walch, Becker, Jacobs, and Scheer voted aye, nays none. Motion carried 4/0.

The City received a telephone call about a property owner that was interested in building a barndominium within a R1 Residential district. Photos of the proposed structure were reviewed by commission members. Commission members felt that the structure depicted in the photo would comply with the zoning regulations as long as the structure could comply with the setback requirements. A zoning permit application will need to be submitted and approved prior to any construction. No further action was taken.

The meeting was adjourned at 6:17 p.m.

Sincerely,

Matthew T. Helzer
Zoning Administrator

Dan Scheer
Acting Chairman

Laura Berthelsen
Planning Secretary

Zoning Classification R-3

Value \$ 2595⁰⁰

PERMIT NUMBER 2024-2

FEE \$25.00 CASH CHECK# CC

paid 2/27/24

APPLICATION FOR A FENCE PERMIT

St. Paul, Nebraska: DIRECTIONS: Fill in the following information as accurately and completely as possible. This application is not acceptable unless all required information is furnished.

Property Owner Tristin Kincheloe Contractor American Fence

Address 310 6th Street Address 1605 W Shady Bend E.I., NE 68801

City, State, Zip St. Paul, NE 68873 Phone Number 308-395-0793

Phone Number 308-379-3031 Cell Phone 308-249-7856

Complete Legal Description of the Property Lot 6 Block 101 CT St. Paul

Address of Fence Site 310 6th Street Size & Kind 5' Chain links

Replacement or New Fence: New fence

Approximately when will the construction: Start March 1, 2024 Finish March 2, 2024

To Whom Should the Improvements be assessed? Tristin Kincheloe

Contact Utility Superintendent at (308) 754-4483 regarding Inspection Matt Helzer Date of visit 2-12-24
(Matt Helzer's signature)

Recommendations needed before approval: _____

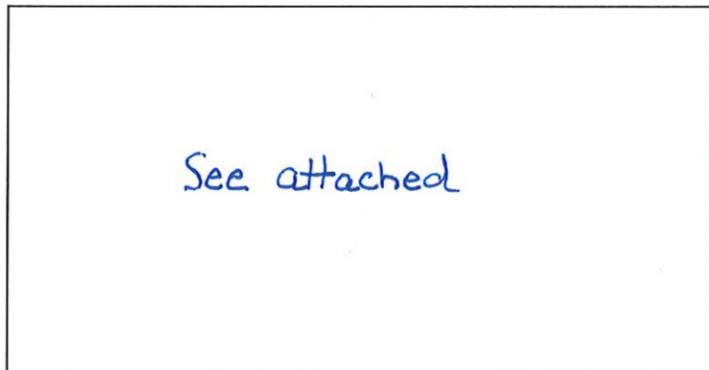
MUST CALL DIGGERS HOTLINE @ 811 BEFORE DIGGING – CONSTRUCTION ON UTILITY EASEMENTS IS NOT PERMITTED. The above information is, to the best of my knowledge, true and accurate. It is understood and agreed that any error, misstatement or misrepresentation of fact, either with or without intention on my part, such as might, if known, cause a refusal of this application, or any alteration or change in plans made without the approval of the Zoning Administrator subsequent to the issuance of the Permit, shall constitute sufficient grounds for the revocation of such permit. This permit is valid for one (1) year from approval date.

The signature also indicates permission granted to the Zoning Administrator to inspect the site in which this permit is granted at any time until completed.

Signature of Applicant *[Signature]* Date 02-12-2024

N 6"
Drawing:

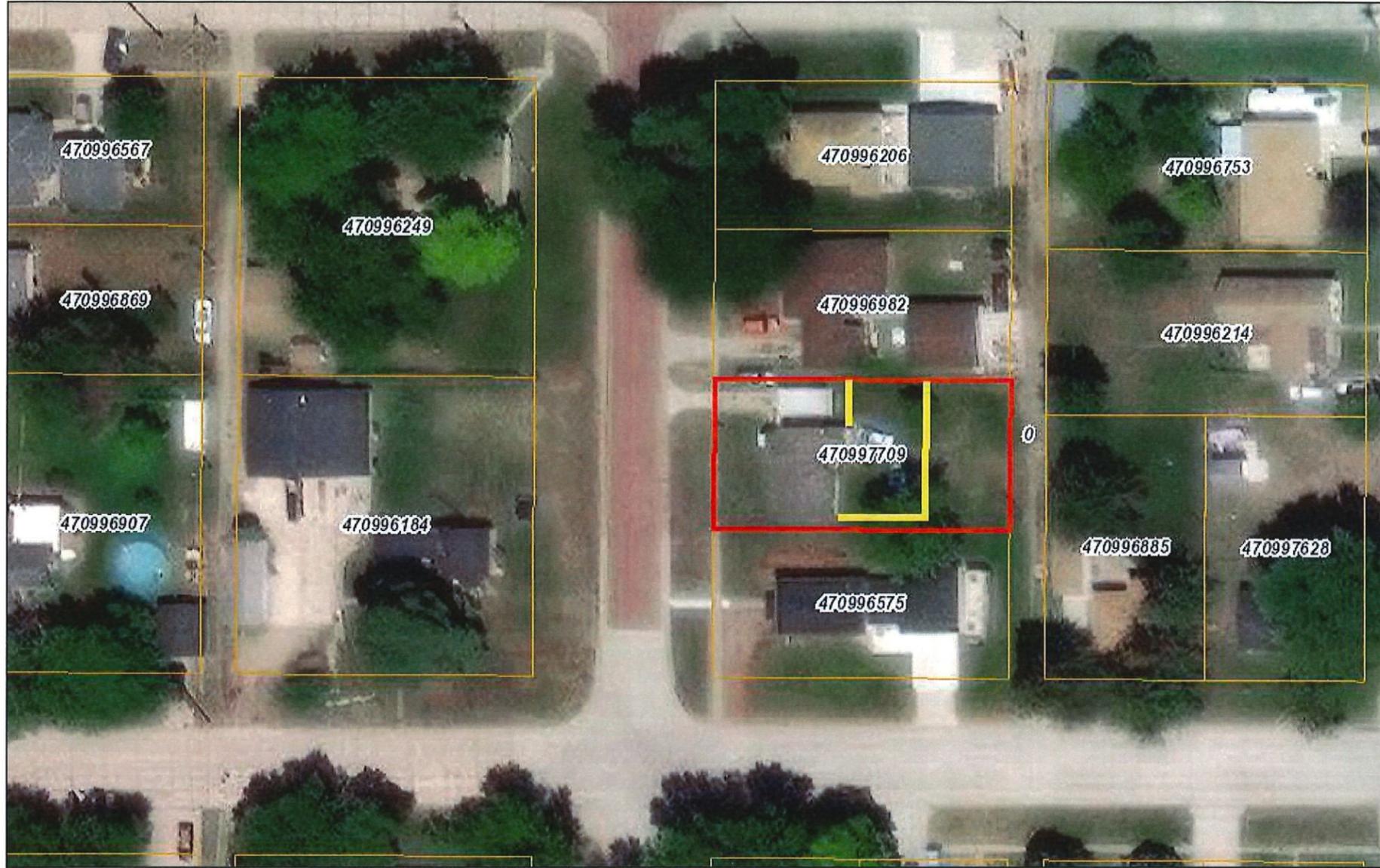
W 51'



E 51'

For Office Use Only: Permit is Approved Denied S 6' Date _____
Zoning Administrator

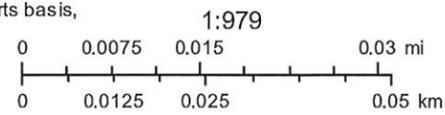
Reasons for Denial: _____



February 12, 2024

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.

Parcels



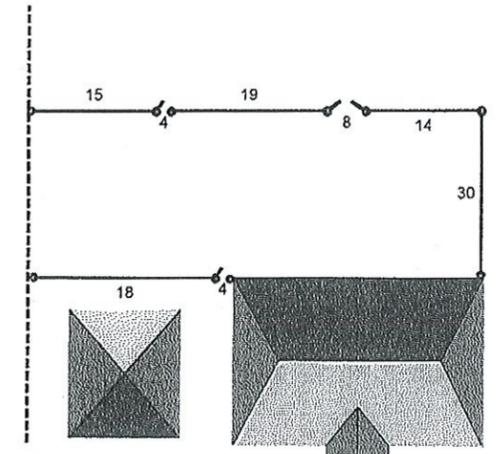
2024-2

AMERICAN FENCE COMPANY

Sioux City Rochester Kansas City Omaha Lincoln Grand Island Sioux Falls Des Moines Wichita Iowa City
 ADDRESS 1605 N. Shady Bend Rd., Grand Island, NE 68802 SALESMAN Patrick Donovan
 PH: (308) 395-0793

DATE 2/7/2024 PHONE: 308-379-7317 CELL _____
 CUSTOMER Gale Kincheloe WORK _____
 PROJECT LOCATION: 310 6th St
 CITY St Paul STATE NE ZIP 68873
 BILLING ADDRESS: _____ AFC JOB# _____
 CITY _____ STATE _____ ZIP _____
 EMAIL KINCHELOEGALE@GMAIL.COM

PHONE 308-249-7856		
PGRAR24-0028-A		
STYLE DRAWING	HEIGHT	LENGTH
5' Galv	5.0'	96.0'
PROJECT TOTAL		



GATE INFORMATION		
4' wide x 5' tall	<input checked="" type="checkbox"/> SS	<input type="checkbox"/> DD
4' wide x 5' tall	<input checked="" type="checkbox"/> SS	<input type="checkbox"/> DD
8' wide x 5' tall	<input type="checkbox"/> SS	<input checked="" type="checkbox"/> DD
	<input type="checkbox"/> SS	<input type="checkbox"/> DD

Fence Price \$2,595.99

OPTIONAL ITEMS BELOW ARE NOT INCLUDED IN FENCE PRICE

ESTIMATED SURVEY	\$0.00
SPRINKLER INS.	\$200.00
DIRT HAUL	\$162.00
OPTIONAL ITEMS SUB TOTAL	\$0.00

OFFICE USE ONLY	DATE	_____
	TYPE	_____
	AMOUNT	_____

DESCRIPTION OF GALE KINCHELOE PROJECT QUOTE IS GOOD FOR 14 DAYS

Fence 1: Install 96' of 5' Galvanized Chain Link with bottom tension wire and two 4' wide x 5' tall single swing gates and one 8' wide x 5' tall double drive gate. Posts are set in wet cement.

On the back and or second page of this proposal are very important terms and conditions that we are requesting that you review. If you do not have these terms and conditions; do not execute and contact your sales rep. Upon your review, if you have any questions please contact us. After review and agreement, please sign below indicating that you have fully read, understood and agree with the terms and conditions stated above. We impose a surcharge of 3% on all credit cards that is not greater than our cost of acceptance.

AFC REPRESENTATIVE:	DATE	CUSTOMER SIGNATURE:	DATE
<i>Patrick Donovan</i>	2/7/2024	<i>[Signature]</i>	2/7/2024

Please provide Billing Email Address: KINCHELOEGALE@GMAIL.COM

Zoning Classification R-2

Value \$ 7500

PERMIT NUMBER 2024-4

FEE \$25.00 CASH CHECK# 4086 CC

pd 3/6/24

APPLICATION FOR A FENCE PERMIT

St. Paul, Nebraska: DIRECTIONS: Fill in the following information as accurately and completely as possible. This application is not acceptable unless all required information is furnished.

Property Owner Jerod + Stephanie Fling Contractor Schumacher Bros Fencing

Address 915 Davis Address 3107 W Hwy 30 Kearney, NE 68845

City, State, Zip St. Paul, NE 68873 Phone Number 308-224-7647

Phone Number 402-760-2548 Cell Phone _____

Complete Legal Description of the Property E 1/3 of Lot 2 Blocks 5 Darnalls Add St. Paul

Address of Fence Site 915 Davis St. Is Fence new or replacing a current fence? New

Size and Type (material) of Fence: 6' Vinyl privacy

Approximately when will the construction: Start Mid March Finish approx. 1 week

Contact Utility Superintendent at (308) 754-4483 regarding Inspection Matt Helzer Date of visit 3-7-24
(Matt Helzer's signature)

Recommendations needed before approval: _____

MUST CALL DIGGERS HOTLINE @ 811 BEFORE DIGGING – CONSTRUCTION ON UTILITY EASEMENTS IS NOT PERMITTED. The above information is, to the best of my knowledge, true and accurate. It is understood and agreed that any error, misstatement or misrepresentation of fact, either with or without intention on my part, such as might, if known, cause a refusal of this application, or any alteration or change in plans made without the approval of the Zoning Administrator subsequent to the issuance of the Permit, shall constitute sufficient grounds for the revocation of such permit. This permit is valid for one (1) year from approval date.

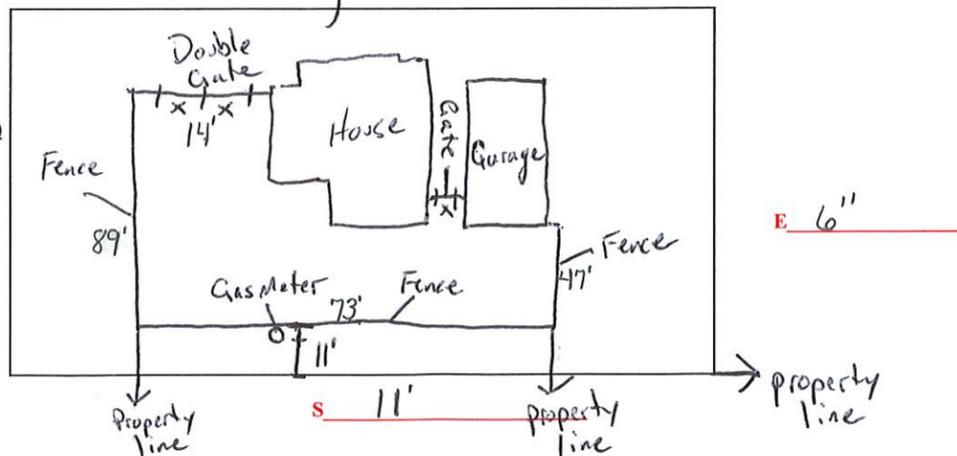
The signature also indicates permission granted to the Zoning Administrator to inspect the site in which this permit is granted at any time until completed.

Signature of Applicant [Signature] Date 3-6-24

N 32'

Drawing showing placement of Proposed fence on the property (include location of house, sheds, etc.)

W 6''



For Office Use Only: Permit is Approved _____ Denied _____ Date _____
Zoning Administrator

Reasons for Denial: _____

Davis Street

2024-4

OFFICIAL SURVEY F

Legal Description: East One-¹/₃ Lot Two (2), Block Five (5), Dar to St. Paul, Howard County

Survey Record Repository
RECEIVED

\$2.50

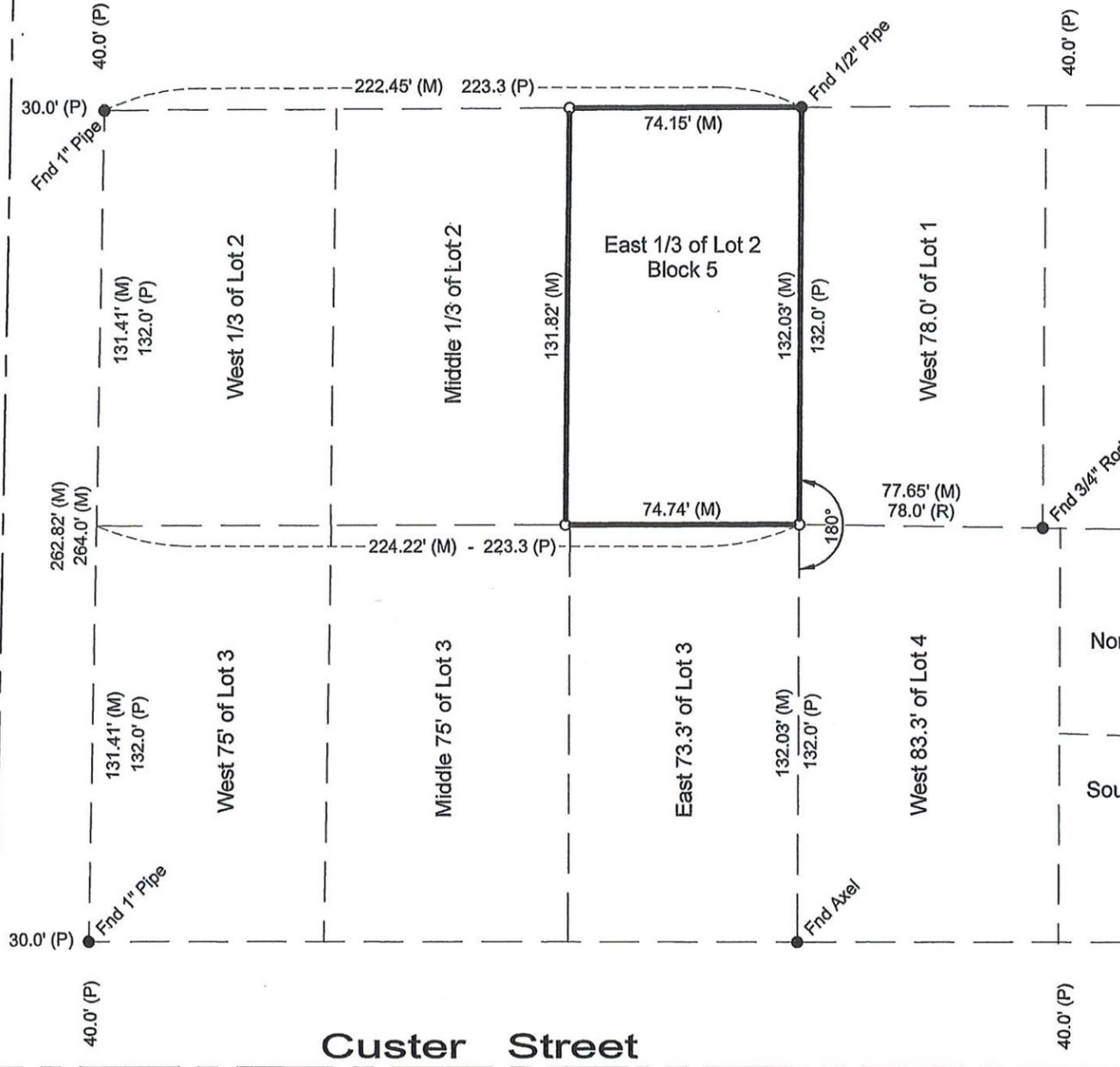
APR 17 2013

HOWARD
1117-230

SURVEYOR'S I

This survey w
report. Property
easements, agr
documents whic

Grant Street



North 66' of the East 140' Lot 4

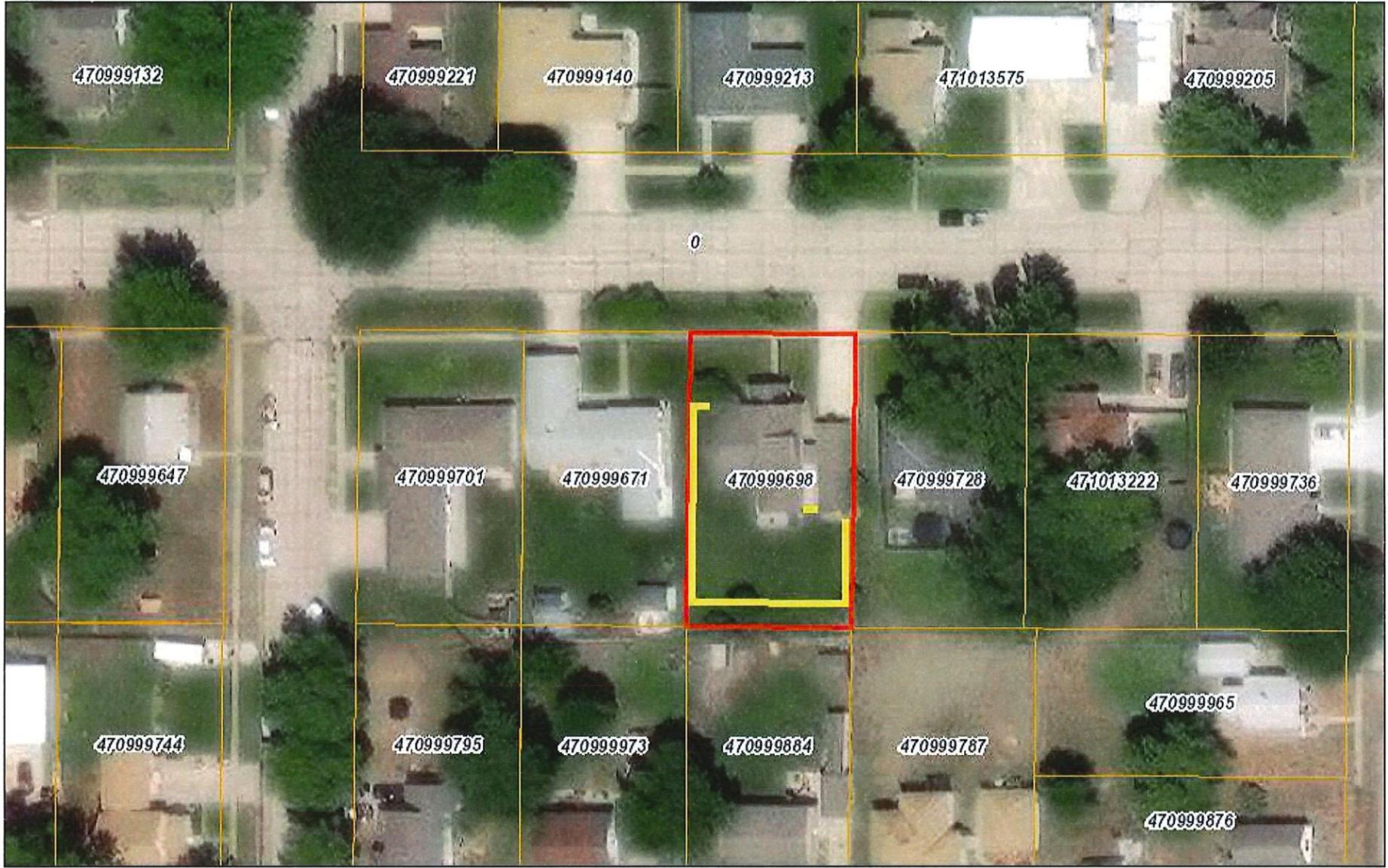
South Half of the East 140' Lot 4

Sca



I hereby c
prepared I
performed
supervisio
Surveyor i

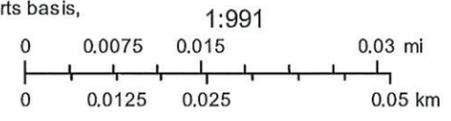
Jai
Jamie L
License
Pages c



March 7, 2024

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Parcels



Zoning Classification HC Value \$ 130,000 PERMIT NUMBER 2024-3
 FEE \$100.00 CASH _____ CHECK# 1161
paid 2/14/24

APPLICATION FOR A COMMERCIAL ZONING PERMIT

St. Paul, Nebraska: DIRECTIONS: Fill in the following information as accurately and completely as possible. This application is not acceptable unless all requirement information is furnished.

Property Owner River Valley Auto LLC Contractor Starkey Construction
 Address 4264 Arizona Ave. Address 121 Jansen Circle St. Paul Ne. 68873
 City, State, Zip Grand Island NE, 68803 Phone Number 308-750-7968
 Phone Number 308-227-4238 Cell Phone 308-750-7968

Complete Legal Description of the Property Lot 1, Pauls North Subdivision, a part of the SW 1/4 of section 34, Township 15 North, Range 10 West of the 6th P.M., Howard County, Ne

Address of Construction Site 964 Hwy 92, ST. Paul Ne. 68873
 (If none, one must be registered with City of St. Paul or the 911 center.) Is property in the Flood Plain? No See attached LOMA

Proposed Structure & Use Auto Sales/Storage Dimension of Structure 40'x80'
Pole Sign, banners, fence
 Plans Submitted to Fire Marshall Office YES

Distance from Front property line 110' Distance from Rear Property Line 96'
 Distance from Side Property Line 100' Distance from Second Side Property Line 644'

Is there a utility easement on either the back or side property? No If so attach a copy of neighbor approval.
 Approximately when will construction Start 3/1/2024 Finish 3/1/2025

Contact Utility Superintendent at (308) 754-4483 regarding Set-Back Inspection. Matt Helzer Date of visit 2-14-24
 (Matt Helzer's signature)

Recommendations needed before approval: _____

(One Mile radius outside city limits) If the structure is a residence on less than 10 acres indicate the date this property was platted as a separate parcel _____ and the Name of the Lot Split or Subdivision _____

For Office Use Only:

Is the proposed use permitted within this zoning district? YES NO _____

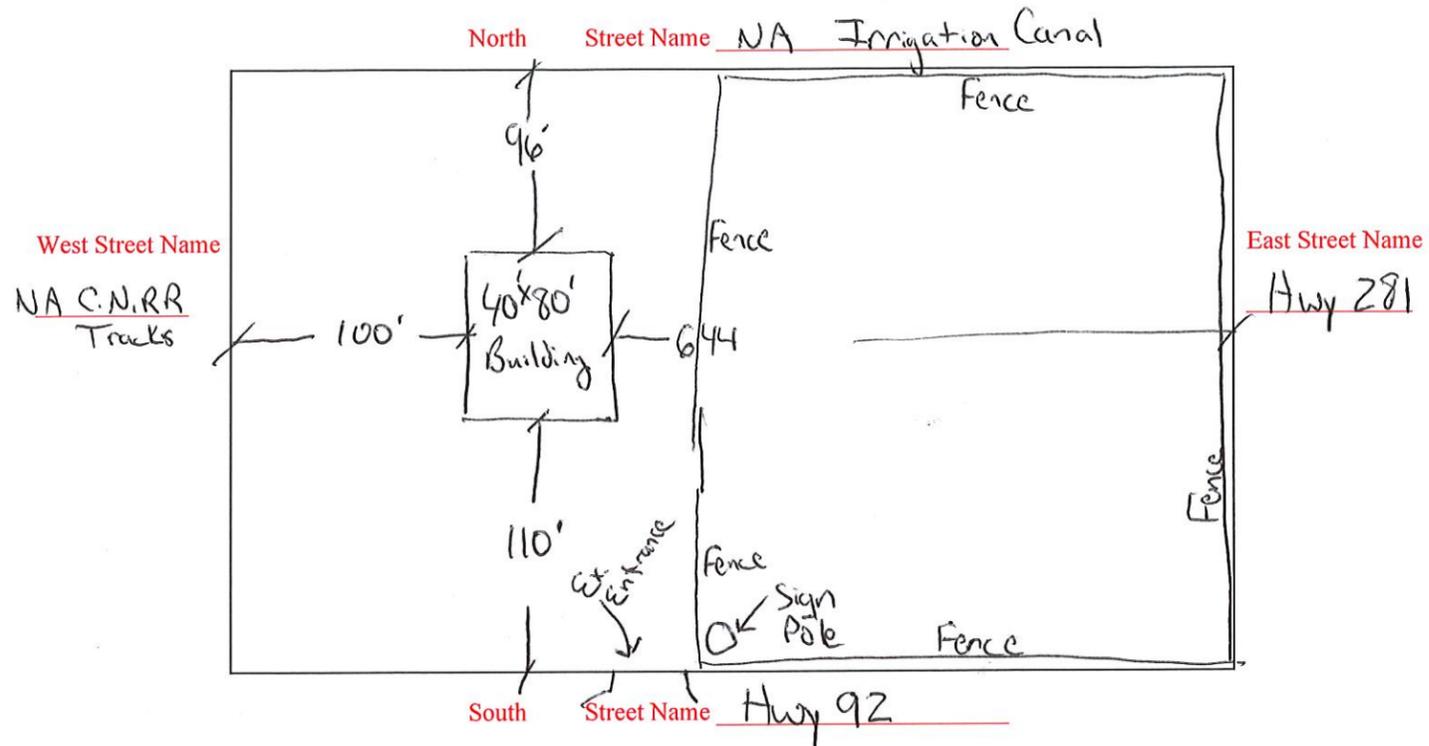
Does the proposed use meet all the required setback distances? YES NO _____

Is a conditional use required for the proposed use? YES _____ NO

Has a Conditional Use Permit been issued for this proposed use? YES _____ NO

If yes, when does it expire? _____

Site Plan Sketch:



Indicate, by drawing, the shape and dimensions of the land, shape and dimensions of all existing and proposed building and structures and the distances from the proposed building and structures to all lot lines (from road frontages, side and rear lot lines). Show the location of roads fronting the property. **MUST CALL DIGGERS HOTLINE @ 811 BEFORE DIGGING – CONSTRUCTION ON UTILITY EASEMENTS IS NOT PERMITTED. NEW CONSTRUCTION MUST CALL Electrical Inspector, Kim Farnstrom 308-728-7612**

The above information is, to the best of my knowledge, true and accurate. It is understood and agreed that any error, misstatement or misrepresentation of fact, either with or without intention on my part, such as might, if known, cause a refusal of this application, or any alteration or change in plans made without the approval of the Zoning Administrator subsequent to the issuance of the Permit, shall constitute sufficient grounds for the revocation of such permit. This permit is valid for one (1) year from approval date and work must be started within the first 6 months.

The signature also indicates permission granted to the Zoning Administrator to inspect the construction site in which this permit is granted at any time until construction is completed and a Certificate of Occupancy is issued.

Signature of Applicant Chris D River Valley Auto Date 2/13/24

For Office Use Only:

Permit is Approved _____ Denied _____ Date _____
 Zoning Administrator Signature _____

Reasons for Denial: _____

2024-3

N-LINE



LAND SURVEYING

P.O. BOX 173
Central City, NE 68826
Phone: 308-946-3601

Legend

- ▲ = Section Corner (See Description)
- = Corner Set 1/2" x 24" Rebar w/ Cap #610
- × = Calculated Point
- = Found 1" Pipe
- (M) = Measured Distance
- (P) = Platted Distance
- (R) = Recorded Distance

Scale: 1" = 100'

STATE OF NEBRASKA
HOWARD COUNTY
FILED FOR RECORD

MO _____ DAY _____ 20
 AT _____ O'CLOCK _____ M. RECORDED
 IN SURVEY BOOK _____ OF PAGE _____
 BY _____ COUNTY CLERK

SURVEYOR'S CERTIFICATE

I hereby certify that this Subdivision Survey was prepared by me and the related survey work was performed by me or under my direct personal supervision and that I am a duly Registered Land Surveyor under the laws of the State of Nebraska.

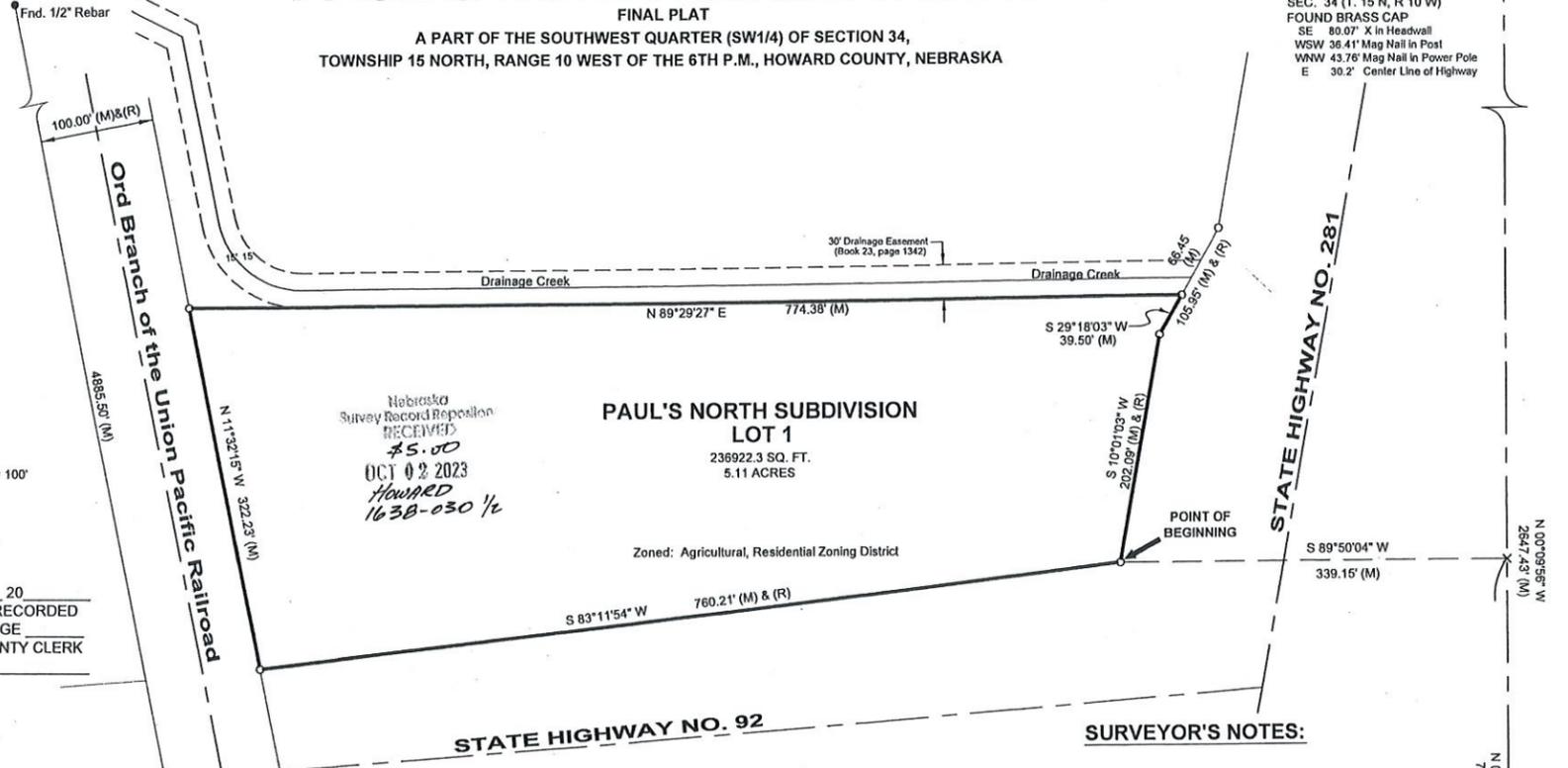
Jamie L. Blodgett
 NEBRASKA REGISTERED LAND SURVEYOR
 LS-610
 JAMIE L. BLODGETT
 Date: 7/6/2023

Jamie L. Blodgett
License Number 610

Sheet 1 of 2

PAUL'S NORTH SUBDIVISION

FINAL PLAT
A PART OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 34,
TOWNSHIP 15 NORTH, RANGE 10 WEST OF THE 6TH P.M., HOWARD COUNTY, NEBRASKA



Nebraska
 Survey Record Re-position
 RECEIVED
 \$5.00
 OCT 02 2023
 HOWARD
 1638-030 1/2

**PAUL'S NORTH SUBDIVISION
 LOT 1**
 236922.3 SQ. FT.
 5.11 ACRES

Zoned: Agricultural, Residential Zoning District

SURVEYOR'S NOTES:

This survey was prepared without the benefit of a title report. Property is subject to all restrictions, record easements, agreements, adjoiners, and other recorded documents which might affect the quality of the property.

All Bearing are referenced from the Howard County Local Projection Coordinate System

PAUL'S NORTH SUBDIVISION DESCRIPTION:

Part of the Southwest Quarter (SW1/4) of Section 34, Township 15 North, Range 10 West of the 6th P.M., Howard County, Nebraska, more particularly described as follows:

Commencing at the Southeast Corner of the said Southwest Quarter (SW1/4); thence on an assigned bearing of thence North 00°09'56" West on the easterly line of said Southwest Quarter (SW1/4) a distance of 730.02 feet; thence South 89°50'04" West a distance of 339.15 feet to the westerly right-of-way line of State Highway 281, the northerly right-of-way line of State Highway 92, and also being the POINT OF BEGINNING; thence South 83°11'54" West on the said northerly highway right-of-way line a distance of 760.21 feet to the easterly right-of-way line of the Ord Branch of the Union Pacific Railroad; thence North 11°32'15" West on said easterly railroad right-of-way line a distance of 322.23 feet; thence North 89°29'27" East a distance of 873.83 feet to the westerly right-of-way line of State Highway 281; thence South 29°18'03" West on said westerly highway right-of-way a distance of 39.50 feet; thence South 10°01'03" West continuing on said westerly highway right-of-way a distance of 202.09 feet to the Point of Beginning containing a calculated area of 5.11 Acres more or less. Subject to all easements, agreements and restrictions of record.

DATE OF SURVEY 3/XX/2023

JOB NUMBER 22104

NORTHEAST CORNER OF THE
 SOUTHWEST QUARTER (SW1/4)
 (CENTER QUARTER CORNER)
 SEC. 34 (T. 15 N, R 10 W)
 FOUND BRASS CAP
 SE 80.07' X in Headwall
 WSW 36.41' Mag Nail in Post
 WNW 43.78' Mag Nail in Power Pole
 E 30.2' Center Line of Highway

STATE HIGHWAY NO. 281
 S 89°50'04" W
 339.15' (M)

STATE HIGHWAY NO. 92
 N 00°09'56" W
 730.02' (M)

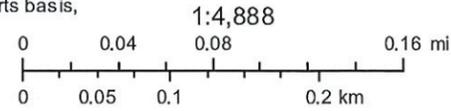
SOUTHEAST CORNER OF THE
 SOUTHWEST QUARTER (SW1/4)
 (SOUTH QUARTER CORNER)
 SEC. 34 (T. 15 N, R 10 W)
 Found 1/2" Pipe
 SW 42.30' MAG Nail in Power Pole
 NW 38.85' MAG Nail in Power Pole
 S 70.13' Near Side of Steel Post
 W 39.58' Nail in Paving Joint



February 15, 2024

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Parcels





Federal Emergency Management Agency

Washington, D.C. 20472

2024-3

LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	CITY OF ST. PAUL, HOWARD COUNTY, NEBRASKA	A portion of Lot 1, Paul's North Subdivision, as shown on the Plat recorded in Records Book 23, Pages 2392 and 2393, in the Office of the County Clerk, Howard County, Nebraska The portion of property is more particularly described by the following metes and bounds:
	COMMUNITY NO: 310119	
AFFECTED MAP PANEL	NUMBER: 31093C0255D	Commencing at the Southwest Corner of said Lot 1; thence North 11°32'15" West a distance of 10.03 feet to the POINT OF BEGINNING; thence North 11°32'15" West a
	DATE: 7/7/2014	
FLOODING SOURCE: MIDDLE LOUP RIVER		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 41.222956, -98.452983 SOURCE OF LAT & LONG: GPS DATUM: NAD 83

DETERMINATION

LOT	BLOCK/SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
1	--	Paul's North	964 Highway 92	Portion of Property	X (unshaded)	--	--	1792.8 feet

Special Flood Hazard Area (SFHA) - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

LEGAL PROPERTY DESCRIPTION
PORTIONS REMAIN IN THE SFHA/FLOODWAY
ZONE A
eLOMA DETERMINATION

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Amendment for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the described portion(s) of the property(ies) is/are not located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This document amends the effective NFIP map to remove the subject property from the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan.

This determination is based on the flood data presently available. If there are any errors on this eLOMA Determination Letter that cause FEMA to rescind and/or nullify the determination the property owner should consult the Licensed Professional that submitted this eLOMA. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Attn: North Wind Resource Partners (NWRP) eLOMA Coordinator, 3601 Eisenhower Avenue, Alexandria, VA 22304-4605, Fax: 703-751-7415.

Patrick "Rick" F. Sacbbit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration

eLOMA



Federal Emergency Management Agency

Washington, D.C. 20472

2024-3

LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL) ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LEGAL PROPERTY DESCRIPTION (CONTINUED)

distance of 302.01 feet; thence North 89°29'27" East a distance of 856.75 feet; thence South 10°01'03" West a distance of 216.33 feet; thence South 83°11'54" West a distance of 764.06 feet to the POINT OF BEGINNING.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Attn: North Wind Resource Partners (NWRP) eLOMA Coordinator, NWRP eLOMA Coordinator, 3601 Eisenhower Ave., Alexandria, VA 22304-6439, Fax: 703-751-7415

Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration

eLOMA



Federal Emergency Management Agency

Washington, D.C. 20472

2024-3

**LETTER OF MAP AMENDMENT
DETERMINATION DOCUMENT (REMOVAL)**
ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

Portion of Property Removal:

The following considerations may or may not apply to the determination for your Portion of Property:

ZONE A - The National Flood Insurance Program map affecting this property depicts a Special Flood Hazard Area that was determined using the best flood hazard data available to FEMA, but without performing a detailed engineering analysis. The flood elevation used to make this determination is based on approximate methods and has not been formalized through the standard process for establishing base flood elevations published in the Flood Insurance Study. This flood elevation is subject to change.

PORTIONS OF THE PROPERTY REMAIN IN THE SFHA and/or FLOODWAY - Portions of this property, but not the subject of the Determination document, may remain in the Special Flood Hazard Area (SFHA) and/or the regulatory floodway for the flooding source indicated on the Determination Document. The NFIP regulatory floodway is the area that must remain unobstructed in order to prevent unacceptable increases in base flood elevations. Therefore, no construction may take place in an NFIP regulatory floodway that may cause an increase in the base flood elevation. Therefore, any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management. The NFIP regulatory floodway is provided to the community as a tool to regulate floodplain development. Modifications to the NFIP regulatory floodway must be accepted by both the Federal Emergency Management Agency (FEMA) and the community involved. Appropriate community actions are defined in Paragraph 60.3(d) of the NFIP regulations. Any proposed revision to the NFIP regulatory floodway must be submitted to FEMA by community officials. The community should contact either the Regional Director (for those communities in Regions I-IV, and VI-X), or the Regional Engineer (for those communities in Region V) for guidance on the data which must be submitted for a revision to the NFIP regulatory floodway. Contact information for each regional office can be obtained by calling the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or from our web site at <https://www.fema.gov/regional-contact-information>

STUDY UNDERWAY - This determination is based on the flood data presently available. However, the Federal Emergency Management Agency may be currently revising the National Flood Insurance Program (NFIP) map for the community. New flood data could be generated that may affect this property. If a new NFIP map is issued it will supersede this determination. The Federal requirement for the purchase of flood insurance will then be based on the newly revised NFIP map.

EXTRATERRITORIAL JURISDICTION - The subject of the determination is shown on the National Flood Insurance Program map and may be located in an Extraterritorial Jurisdiction area for the community indicated on the Determination Document.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Attn: North Wind Resource Partners (NWRP) eLOMA Coordinator, NWRP eLOMA Coordinator, 3601 Eisenhower Ave., Alexandria, VA 22304-6439, Fax: 703-751-7415

Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration

eLOMA



Federal Emergency Management Agency

Washington, D.C. 20472

2024-3

**LETTER OF MAP AMENDMENT
DETERMINATION DOCUMENT (REMOVAL)**
ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

GREAT LAKES - The Federal Emergency Management Agency (FEMA) has based this determination on elevation data which is published in the current Flood Insurance Study for the community. However, the elevations established in the U.S. Army Corps of Engineers (USACE) reports on the Great Lakes are the best available data known to us. If in the future there are any subsequent map revisions to the National Flood Insurance Program map and the USACE reports remain the best available data known, FEMA will use those elevations for any such revisions. Further, be advised that the elevations on the Flood Insurance Rate Map (FIRM) may only reflect the Stillwater elevation for the lake and may not account for the effects of wind driven waves or wave run-up. On-site conditions such as wind speed, wind direction, fetch distance, water depth and the slope of the beach or bluff may result in significant increases to the base flood elevation. Therefore, it is strongly recommended that the requestor be aware of these circumstances and, if warranted, evaluate the effects of wind driven waves along the shoreline of the property.

STATE AND LOCAL CONSIDERATIONS - Please note that this document does not override or supersede any State or local procedural or substantive provisions which may apply to floodplain management requirements associated with amendments to State or local floodplain zoning ordinances, maps, or State or local procedures adopted under the National Flood Insurance Program.

COASTAL BARRIER RESOURCE SYSTEM - Based upon information provided to FEMA by the U.S. Fish and Wildlife Service (USFWS), the subject property may be within a System Unit or an Otherwise Protected Area (OPA) of the John H. Chafee Coastal Barrier Resource System (CBRS). Federal flood insurance is generally not available within the CBRS for new construction or substantial improvements occurring after the flood insurance prohibition date (which is generally tied to the date that the area was first established as either a System Unit or OPA, but may differ in some cases). Other federal expenditures and financial assistance (including certain types of disaster assistance) are also restricted within System Units of the CBRS. The USFWS is the authoritative source for information regarding the CBRS. Additional information, including the CBRS Mapper, can be found on the USFWS website at: <https://www.fws.gov/cbra>.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Attn: North Wind Resource Partners (NWRP) eLOMA Coordinator, NWRP eLOMA Coordinator, 3601 Eisenhower Ave., Alexandria, VA 22304-6439, Fax: 703-751-7415

Patrick "Rick" F. Sacibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration

eLOMA



Federal Emergency Management Agency

Washington, D.C. 20472

2024-3

ADDITIONAL INFORMATION REGARDING LETTERS OF MAP AMENDMENT

When making determinations on requests for Letters of Map Amendment (LOMAs), the Department of Homeland Security's Federal Emergency Management Agency (FEMA) bases its determination on the flood hazard information available at the time of the determination. Requesters should be aware that flood conditions may change or new information may be generated that would supersede FEMA's determination. In such cases, the community will be informed by letter.

Requesters also should be aware that removal of a property (parcel of land or structure) from the Special Flood Hazard Area (SFHA) means FEMA has determined the property is not subject to inundation by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This does not mean the property is not subject to other flood hazards. The property could be inundated by a flood with a magnitude greater than the base flood or by localized flooding not shown on the effective National Flood Insurance Program (NFIP) map.

The effect of a LOMA is it removes the Federal requirement for the lender to require flood insurance coverage for the property described. The LOMA *is not* a waiver of the condition that the property owner maintain flood insurance coverage for the property. *Only* the lender can waive the flood insurance purchase requirement because the lender imposed the requirement. *The property owner must request and receive a written waiver from the lender before canceling the policy.* The lender may determine, on its own as a business decision that it wishes to continue the flood insurance requirement to protect its financial risk on the loan.

The LOMA provides FEMA's comment on the mandatory flood insurance requirements of the NFIP as they apply to a particular property. A LOMA is not a building permit, nor should it be construed as such. Any development, new construction, or substantial improvement of a property impacted by a LOMA must comply with all applicable State and local criteria and other Federal criteria.

If a lender releases a property owner from the flood insurance requirement, and the property owner decides to cancel the policy and seek a refund, the NFIP will refund the premium paid for the current policy year, provided that no claim is pending or has been paid on the policy during the current policy year. The property owner must provide a written waiver of the insurance requirement from the lender to the property insurance agent or company servicing his or her policy. The agent or company will then process the refund request.

Even though structures are not located in an SFHA, as mentioned above, they could be flooded by a flooding event with a greater magnitude than the base flood. In fact, more than 25 percent of all claims paid by the NFIP are for policies for structures located outside the SFHA in Zones B, C, X (shaded), or X (unshaded). More than one-fourth of all policies purchased under the NFIP protect structures located in these zones. The risk to structures located outside SFHAs is just not as great as the risk to structures located in SFHAs. Finally, approximately 90 percent of all federally declared disasters are caused by flooding, and homeowners insurance does not provide financial protection from this flooding. Therefore, FEMA encourages the widest possible coverage under the NFIP.

2024-3

LOMAs are based on minimum criteria established by the NFIP. State, county, and community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction in the SFHA. If a State, county, or community has adopted more restrictive and comprehensive floodplain management criteria, these criteria take precedence over the minimum Federal criteria.

In accordance with regulations adopted by the community when it made application to join the NFIP, letters issued to amend an NFIP map must be attached to the community's official record copy of the map. That map is available for public inspection at the community's official map repository. Therefore, FEMA sends copies of all such letters to the affected community's official map repository.

When a restudy is undertaken, or when a sufficient number of revisions or amendments occur on particular map panels, FEMA initiates the printing and distribution process for the affected panels. FEMA notifies community officials in writing when affected map panels are being physically revised and distributed. In such cases, FEMA attempts to reflect the results of the LOMA on the new map panel. If the results of particular LOMAs cannot be reflected on the new map panel because of scale limitations, FEMA notifies the community in writing and revalidates the LOMAs in that letter. LOMAs revalidated in this way usually will become effective 1 day after the effective date of the revised map.

2024-3

ELEVATION EXHIBIT

964 Highway 92, St. Paul, Nebraska

LEGAL: LOT 1, PAUL'S NORTH SUBDIVISION, TO THE CITY OF SAINT PAUL, NEBRASKA
LOCATED IN PART OF THE SOUTHWEST QUARTER (SW1/4)
OF SECTION 34,
TOWNSHIP 15 NORTH, RANGE 10 WEST, HOWARD COUNTY, NEBRASKA

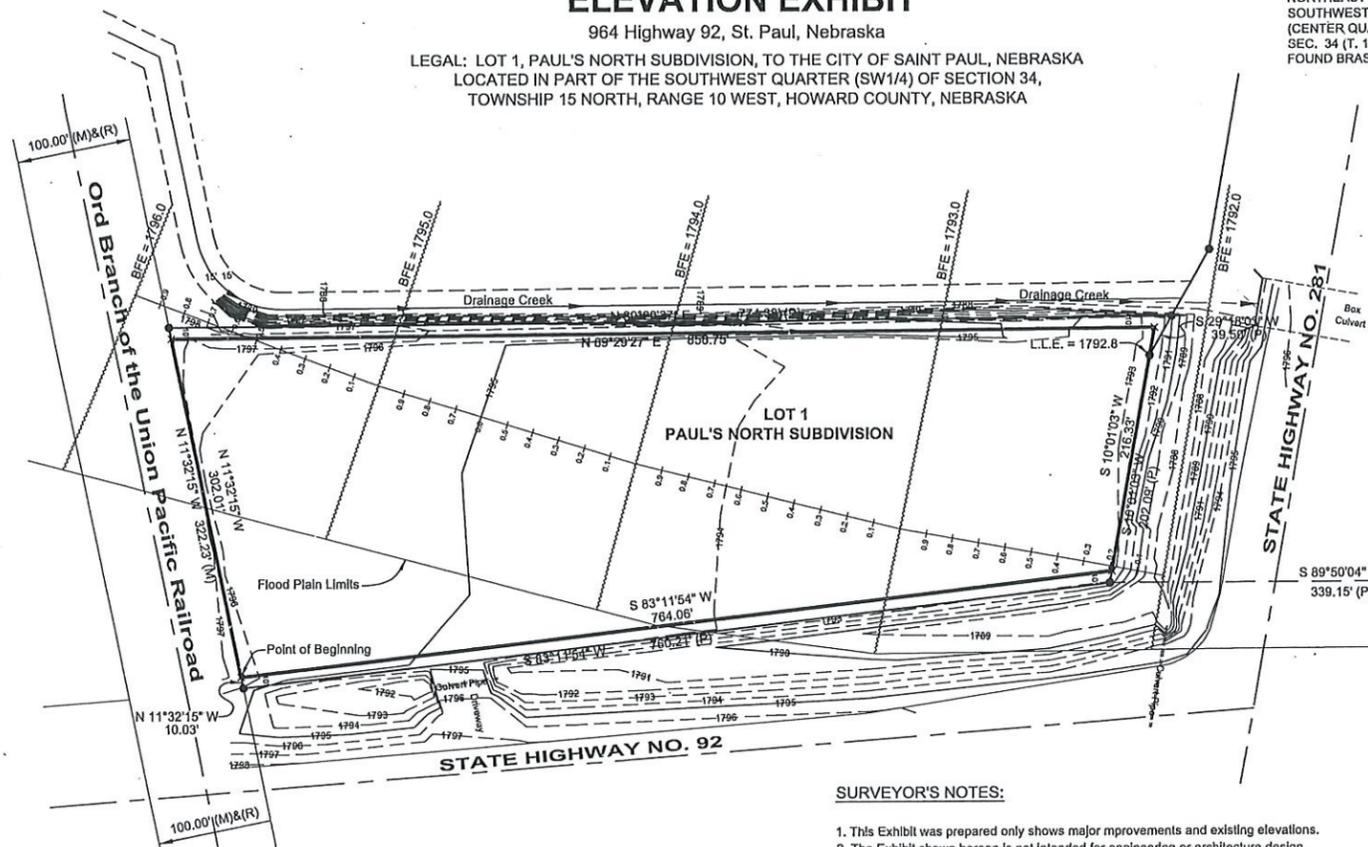
NORTHEAST CORNER OF THE
SOUTHWEST QUARTER (SW1/4)
(CENTER QUARTER CORNER)
SEC. 34 (T. 15 N, R 10 W)
FOUND BRASS CAP

N-LINE



LAND SURVEYING

P.O. BOX 173
Central City, NE 68826
Phone: 308-946-3601



North
Scale: 1" = 100'

LEGEND
▲ = Section Corner
(See Description)
x = Calculated Corner
● = Property Corner
(P) = Platted Distance

SURVEYOR'S NOTES:

1. This Exhibit was prepared only shows major improvements and existing elevations.
2. The Exhibit shown hereon is not intended for engineering or architecture design.
3. Benchmark: ML0152 (BM Reset), Elev. = 1786.2 NAVD'88.
4. All elevations shown hereon are at NAVD 1988 datum.
5. Improvements or any structures added to this site are subject to the local building codes and requirements.

The accompanying Exhibit is a representation of the conditions that were found at the time of the survey and is subject and that the document does not constitute a boundary survey and is subject to any inaccuracies that a subsequent boundary survey may disclose. The information shown on the exhibit should not be used to establish any structures or improvements. The measurements of Elevations are based NAVD 1988 Datum.



Jamie L. Blodgett 8/21/2023
Date:
Jamie L. Blodgett
License Number 610
Pages covered by this seal 1

SOUTHEAST CORNER OF THE
SOUTHWEST QUARTER (SW1/4)
(SOUTH QUARTER CORNER)
SEC. 34 (T. 15 N, R 10 W)
Found 1/2" Pipe

ELOMA TRACT DESCRIPTION:

A portion of Lot 1, Paul's North Subdivision, as shown on the Plat recorded in Records Book 23, pages 2392 and 2393, in the Office of the County Clerks Office, Howard County, Nebraska

The portion of the property is more particularly described by the following metes and bounds:

Commencing at the Southwest Corner of said Lot 1; thence North 11°32'15" West a distance of 10.03 feet to the POINT OF BEGINNING; thence North 11°32'15" West a distance of 302.01 feet; thence North 89°29'27" East a distance of 856.75 feet; thence South 10°01'03" West a distance of 216.33 feet; thence South 83°11'54" West a distance of 764.06 feet to the POINT OF BEGINNING.

DATE OF SURVEY 9/21/2022 JOB NUMBER 22084

Tif Project

Zoning Classification R-2 Value \$ 372,609 PERMIT NUMBER 2024-5
 Please call 811 before completing form FEE \$25.00 CASH CHECK# 1108
pd 3/7/24

APPLICATION FOR A RESIDENTIAL ZONING PERMIT

St. Paul, Nebraska: DIRECTIONS: Fill in the following information as accurately and completely as possible. This application is not acceptable unless all required information is furnished.

Property Owner Brandon Rasmussen Contractor Dillon Kohl
 Address 1421 Sheridan St. Address 2220 14th Ave Central City NE 68826
 City, State, Zip Saint Paul NE 68873 Phone Number 308-940-0650
 Phone Number 308-550-0636 Cell Phone _____
 Complete Legal Description of the Property Lot #1 to Dalton Meadows Subdivision
 Address of Construction Site 1617 Jay St.
 (If none, one must be registered with City of St. Paul) In the Flood plain? NO

Proposed Structure House Dimension of Structure 87' x 30'
 Distance from Front property line 25' Distance from Rear Property Line 50' 4"
 Distance from Side Property Line 18' - 9 3/16" Distance from Second Side Line 22' 4"

Is there a utility easement on any side of the property? YES
 Approximately when will construction Start 3/25/24 Finish 7/25/24

Contact Utility Superintendent at (308) 754-4483 regarding Set-Back Inspection. Matt Helzer Date of visit 3-7-24
 (Matt Helzer's signature)

Recommendations needed before approval: _____

(One Mile radius outside city limits) If the structure is a residence on less than 10 acres indicate the date this property was platted as a separate parcel _____ Name of the Lot Split or Subdivision _____

For Office Use Only:

Is the proposed use permitted within this zoning district? YES NO _____

Does the proposed use meet all the required setback distances? YES NO _____

Is a conditional use required for the proposed use? YES _____ NO

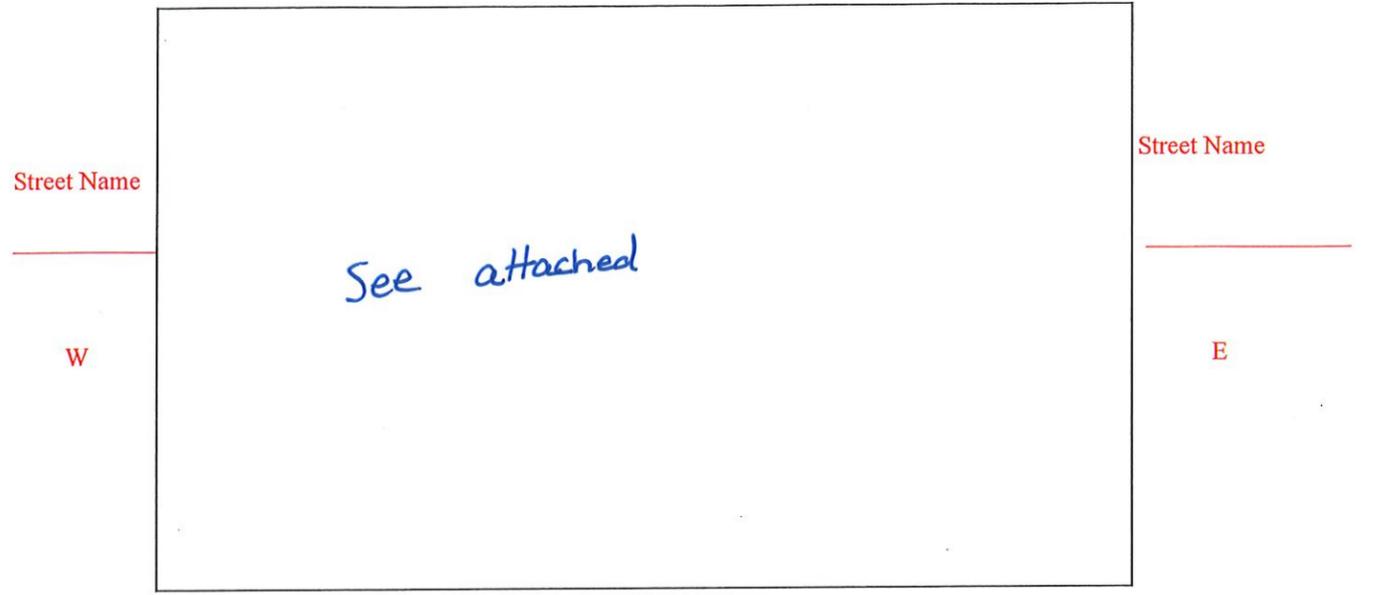
Has a Conditional Use Permit been issued for this proposed use? YES _____ NO

If yes, when does it expire? _____

PERMIT NUMBER 2024-5

Site Plan Sketch:

North Street Name Jay Street



South Street Name _____

Indicate, by drawing, the shape and dimensions of the land, shape and dimensions of all existing and proposed buildings and structures, and the distances from the proposed building and structures to all lot lines (from road frontages, side and rear lot lines). Show the location of roads fronting the property. **MUST CALL DIGGERS HOTLINE @ 811 BEFORE DIGGING – CONSTRUCTION ON UTILITY EASEMENTS IS NOT PERMITTED.**

The above information is, to the best of my knowledge, true and accurate. It is understood and agreed that any error, misstatement or misrepresentation of fact, either with or without intention on my part, such as might, if known, cause a refusal of this application, or any alteration or change in plans made without the approval of the Zoning Administrator subsequent to the issuance of the Permit, shall constitute sufficient grounds for the revocation of such permit. This permit is valid for one (1) year from approval date and work must be started within the first 6 months.

The signature also indicates permission granted to the Zoning Administrator to inspect the construction site in which this permit is granted at any time until construction is completed.

Signature of Applicant [Signature] Date 3/7/24

For Office Use Only:

Permit is Approved _____ Denied _____ Date _____
Zoning Administrator Signature _____

Reasons for Denial: _____

2024-5

DALTON MEADOWS SUBDIVISION

OF THE CITY OF SAINT PAUL, HOWARD COUNTY, NEBRASKA

TAX LOT 0, SECTION 4-TOWNSHIP 14 NORTH-RANGE 10 WEST, IN THE CITY OF ST. PAUL, HOWARD COUNTY, NEBRASKA.

LEGAL DESCRIPTION
A TRACT OF LAND LOCATED IN TAX LOT 0 IN PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SW1/4, NE1/4) OF SECTION FOUR (4), TOWNSHIP FOURTEEN (14) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., HOWARD COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER 1/4 CORNER OF SECTION 4-T14N-R10W, SAID POINT BEING THE POINT OF BEGINNING; THENCE ON AN ASSUMED BEARING OF N01°51'27"E, ALONG THE WEST LINE OF THE SW1/4, NE1/4, A DISTANCE OF 611.67 FEET TO A POINT BEING THE NORTHWEST CORNER OF A SURVEY OF TAX LOT 0 BY ROBERT T. HARVEY 1898 SURVEY; THENCE N89°29'23"E, ALONG THE SOUTH RIGHT-OF-WAY LINE OF JAY STREET, A DISTANCE OF 550.74 FEET; THENCE S01°14'14"W, ALONG THE WEST LINE OF OBERMILLER'S SUBDIVISION, A DISTANCE OF 330.42 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF INDIAN STREET; THENCE N89°14'15"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 132.00 FEET; THENCE S02°37'07"W A DISTANCE OF 24.29 FEET; THENCE S01°08'38"W A DISTANCE OF 294.65 FEET TO A POINT ON THE SOUTH LINE OF THE SW1/4, NE1/4; THENCE S89°50'32"W, ALONG SAID SOUTH LINE, A DISTANCE OF 689.82 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 400,027.64 SQUARE FEET OR 9.183 ACRES MORE OR LESS OF WHICH 1.871 ACRES ARE NEW DEDICATED ROAD RIGHT-OF-WAY.

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT ON 23rd May 2016, I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION, OF A TRACT OF LAND LOCATED IN TAX LOT 0 IN PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SW1/4, NE1/4) OF SECTION FOUR (4), TOWNSHIP FOURTEEN (14) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., HOWARD COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF; THAT IRON MARKERS, EXCEPT WHERE INDICATED, WERE FOUND AT ALL CORNERS; THAT THE DIMENSIONS ARE SHOWN ON THE PLAT; AND THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS.

Jason Amorist
JAI (JASON AMORIST, REGISTERED LAND SURVEYOR, MEMBER, LS-630)

DEDICATION OF PLAT
KNOW ALL MEN BY THESE PRESENTS, THAT MAD DEVELOPMENT, LLC, BEING THE OWNER OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "DALTON MEADOWS SUBDIVISION" BEING TAX LOT 0 IN PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SW1/4, NE1/4) OF SECTION FOUR (4), TOWNSHIP FOURTEEN (14) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., HOWARD COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF AND THAT THE FOREGOING SUBDIVIDED LOT IS MORE PARTICULARLY DESCRIBED IN THE DESCRIPTION HEREON AS APPEARS ON THIS PLAT IS MADE WITH THE FREE CONSENT IN WITNESS WHEREOF, I HAVE AFFIXED MY SIGNATURE HERETO AT Saint Paul, NEBRASKA, THIS 23rd DAY OF May 2016.

Caitlin Jerabek
CAITLIN JERABEK, OWNER - MAD DEVELOPMENT, LLC.

ACKNOWLEDGMENT
STATE OF NEBRASKA
COUNTY OF HOWARD
ON THIS 23rd DAY OF May 2016, BEFORE ME Valerie S. Killinger, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED CAITLIN JERABEK, OWNER - MAD DEVELOPMENT, LLC, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED HERETO AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED. IN WITNESS WHEREOF, I HAVE HERETO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Saint Paul, NEBRASKA, ON THE DATE LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES April 19, 2018
Valerie S. Killinger
NOTARY PUBLIC

CITY OF SAINT PAUL APPROVALS
THIS PLAT OF "DALTON MEADOWS SUBDIVISION" HAS BEEN SUBMITTED TO AND APPROVED BY THE CITY OF SAINT PAUL ON THIS ___ DAY OF ___ 2016.

MAYOR _____
CITY CLERK _____

APPROVAL OF PLANNING AND ZONING COMMISSION
THIS PLAT OF "DALTON MEADOWS SUBDIVISION" HAS BEEN SUBMITTED TO AND APPROVED BY THE CITY OF SAINT PAUL PLANNING AND ZONING COMMISSION ON THIS 31st DAY OF May 2016.
Chris Williams
CHAIRPERSON

SECRETARY _____

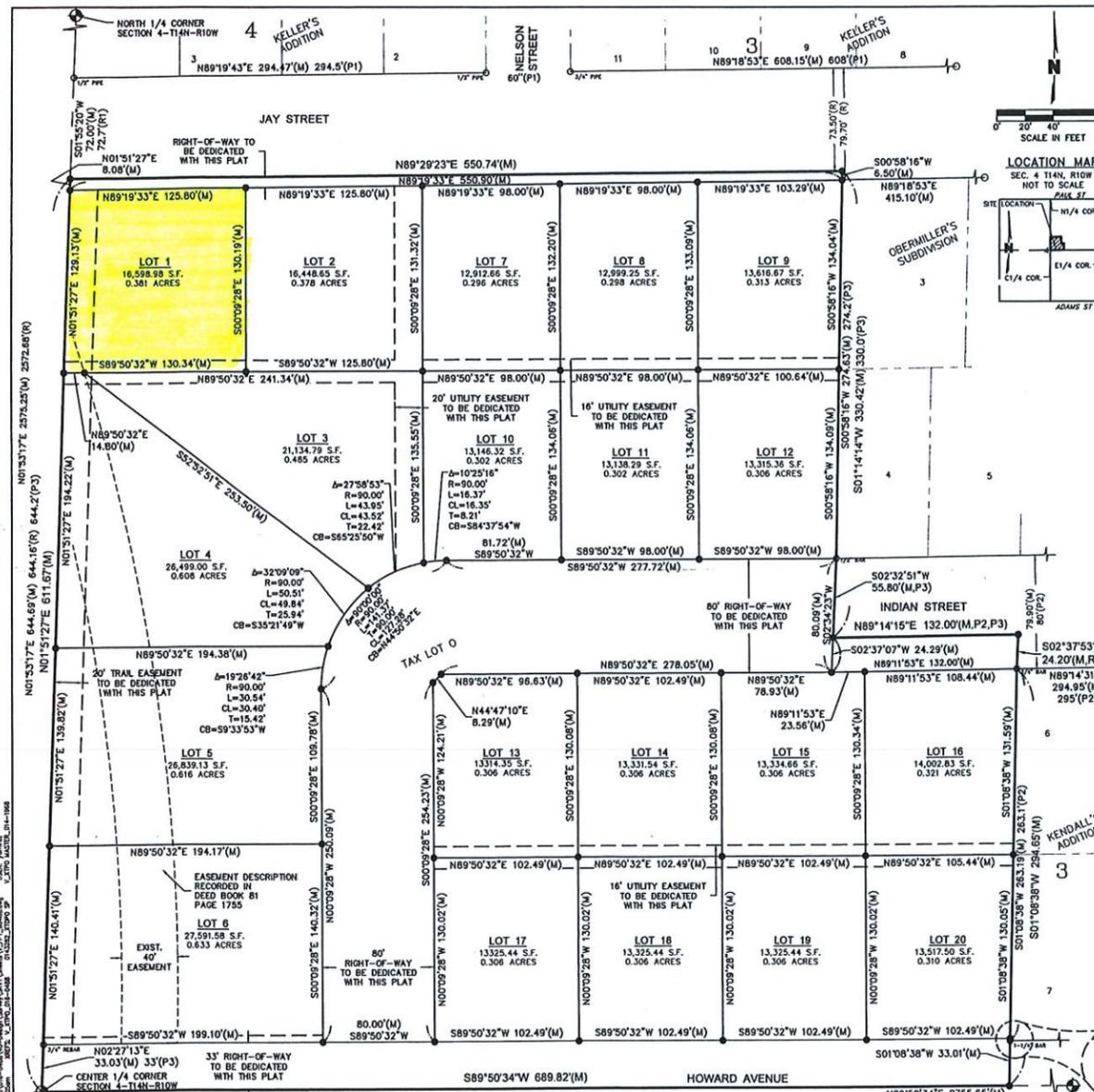
SECTION TIES
EAST 1/4 CORNER, SECTION 4 T14N R10W
FOUND ALUMINUM CAP, 2.0' BELOW CONCRETE SURFACE
NW 1.5' TO CHISELED 'X' IN CONCRETE
W 1.0' TO CENTERLINE N-S STREET
W 5.00' TO CENTER OF MANHOLE LID
SE 65.71' TO CHISELED 'X' ON NW CORNER OF CONCRETE LIGHT POLE BASE
NW 41.36' TO CHISELED 'X' ON SE CORNER OF CONCRETE LIGHT POLE BASE
NE 68.16' TO CHISELED 'X' ON FLAG POLE BASE

NORTH 1/4 CORNER, SECTION 4 T14N R10W
FOUND 1/2" PIPE, AT ASPHALT SURFACE
N 1.5' TO CENTERLINE E-W ROAD
S 32.95' TO 3/4" PIPE
NNE 23.90' TO RED HEAD NAIL IN POWER POLE
WNW 72.84' TO W/WASHER IN BLAZED 18" DECIDUOUS TREE

CENTER 1/4 CORNER, SECTION 4 T14N R10W
FOUND CHISELED 'X' IN CONCRETE SURFACE
S 0.1' TO CENTERLINE E-W STREET
E 32.0' TO CENTERLINE STREET SOUTH
SW 49.06' TO CHISELED 'X' ON TOP OF WEST END 24" CMP
ESE 86.62' TO CHISELED 'X' ON NW CORNER OF CONCRETE PAD STORM MH
NW 33.64' TO RED HEAD NAIL ON TOP OF WOOD FENCE POST
N 33.03' TO 3/4" REBAR

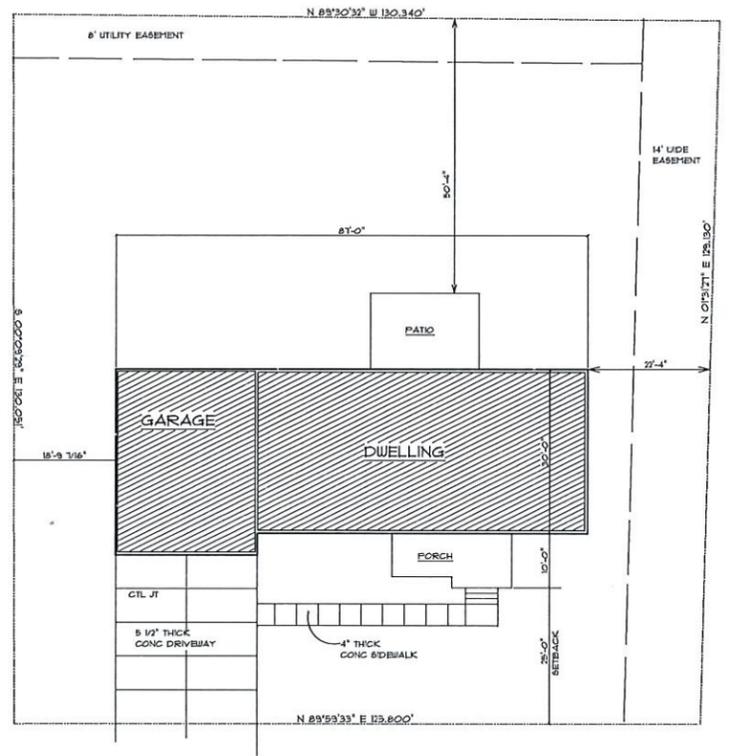
STATE OF NEBRASKA
HOWARD COUNTY
FILE FOR RECORD ON ___ DAY OF ___
AT ___ BOOK ___ OF ___ PAGE ___
BY _____ COUNTY CLERK

OLSSON ASSOCIATES
201 East 2nd Street
P.O. Box 1072
Omaha, Nebraska 68102-1072
TEL 402.541.8750
FAX 402.541.8752



LEGEND
SECTION CORNER
FOUND CORNER
SET CORNER (5/8" REBAR W/CAP)
SECTION LINE
SUBDIVISION LINE
PROPERTY LINE
RIGHT-OF-WAY LINE
EASEMENT LINE
M MEASURED DISTANCE
R1 R. T. PAUL DISTANCE 4/30/1973
P PLATTED DISTANCE
R FIELD NOTES R. HARVEY 1895
P1 KELLER'S SUB
P2 KENDALL'S SUB
P3 OBERMILLER'S SUB
OWNERS: MAD DEVELOPMENT, LLC.
SUBDIVIDER: MAD DEVELOPMENT, LLC.
SURVEYOR: OLSSON ASSOCIATES
ENGINEER: OLSSON ASSOCIATES
NUMBER OF LOTS: 20

2024-5



JAY STREET

SITE PLAN
SCALE 1" = 10'-0"



LEGAL DESCRIPTION
LOT #1 TO DALTON MEADOWS SUBDIVISION
ST. PAUL, HOWARD COUNTY, NEBRASKA

02-24
CROSS

DWN BY
KETH E

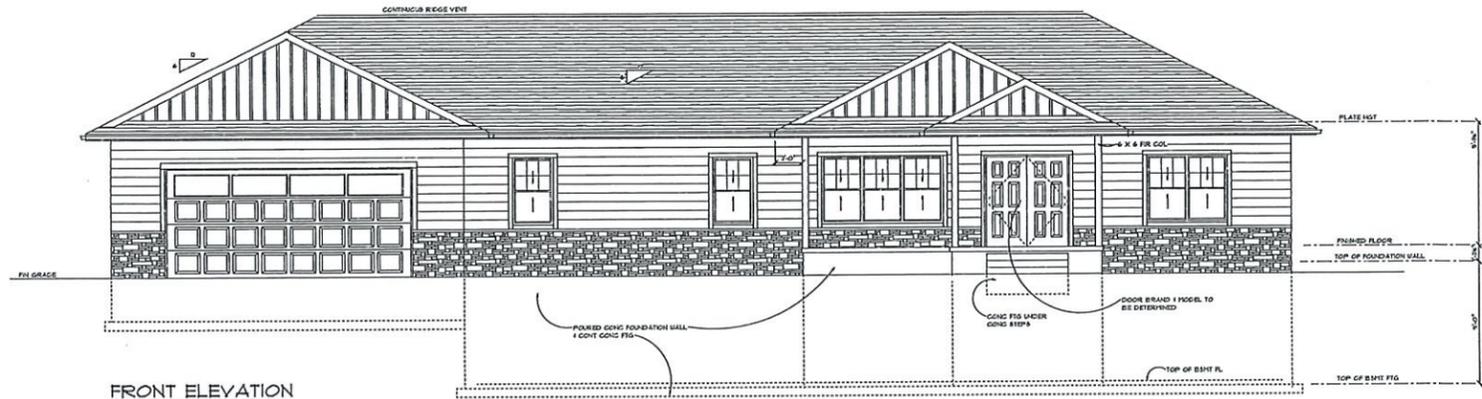
SITE PLAN
1/4" = 1'-0"

OWNER
**BRANDON RASMUSSEN &
TARYN FRIEND**

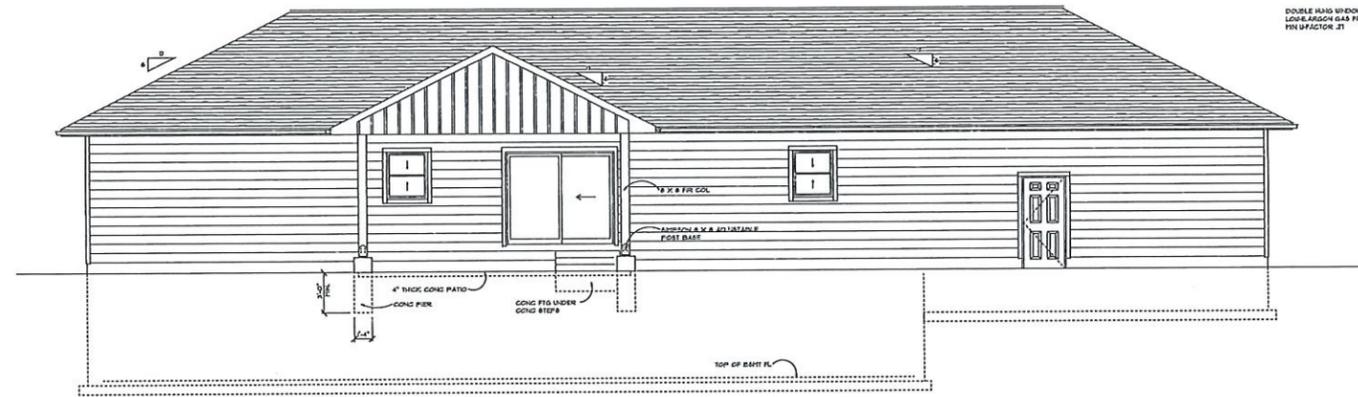
GENERAL CONTRACTOR
DDK CONSTRUCTION
DILLON KOHL

KD
DRAFTING & DESIGN
2024-07-23
2024-07-23

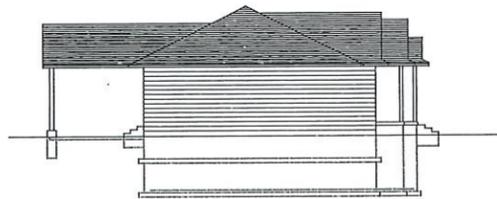
2024-5



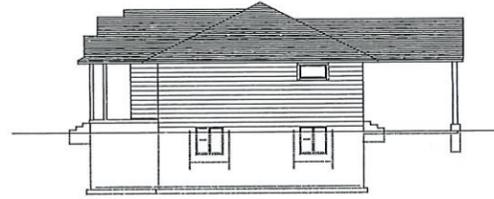
FRONT ELEVATION
1/4" = 1' - 0"



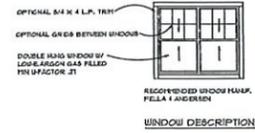
REAR ELEVATION
1/4" = 1' - 0"



LEFT ELEVATION
1/4" = 1' - 0"



RIGHT ELEVATION
1/4" = 1' - 0"



CS 25-24
CS 25-24

DWN BY
KEITH E

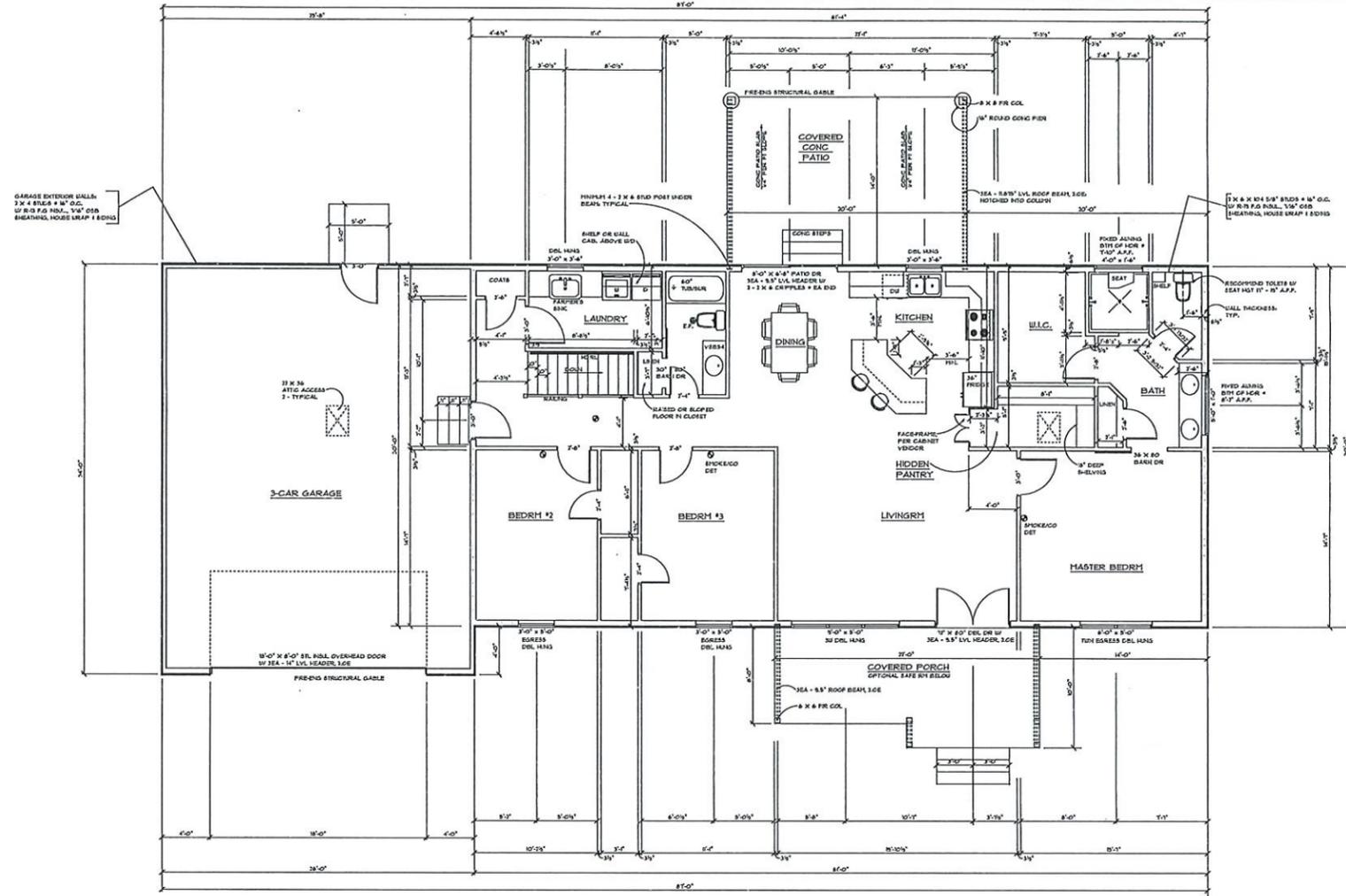
EXTERIOR ELEVATIONS

OWNER
BRANDON RASMUSSEN &
TARYN FRIEND

GENERAL CONTRACTOR
DDK CONSTRUCTION
PULLICH KOHL

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MAIN FLOOR PLAN
1/4" = 1' - 0"

SQ FT DATA	
MAIN FLOOR	1840 SQ FT
BASEMENT	1840 SQ FT
ATTACHED GARAGE	
COVERED PORCH	
COVERED DECK	

02-25-24
02-25-24
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KEITH E

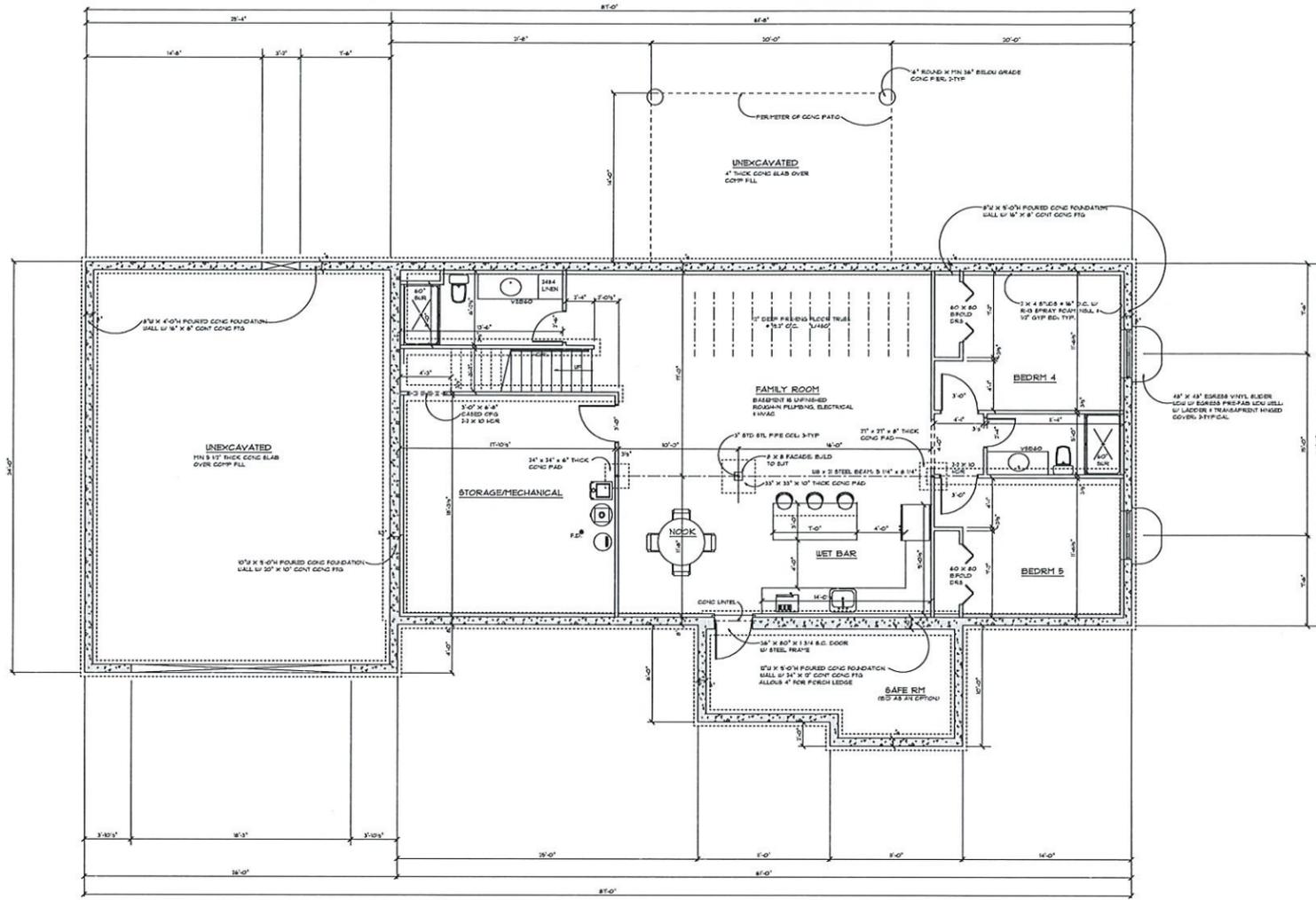
MAIN FLOOR PLAN
1/4" = 1' - 0"

OWNER
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2024-5



FOUNDATION/BSMT PLAN
1/4" = 1' - 0"

02.24.24
02.23.24
2
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KEITH E

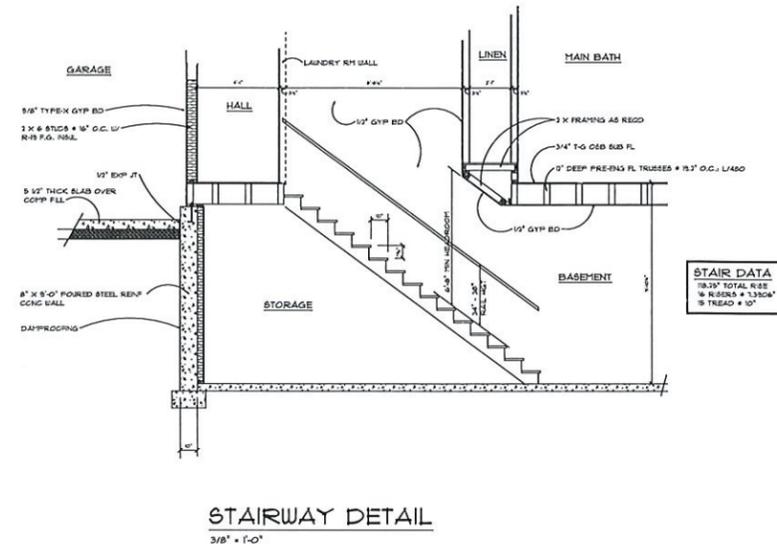
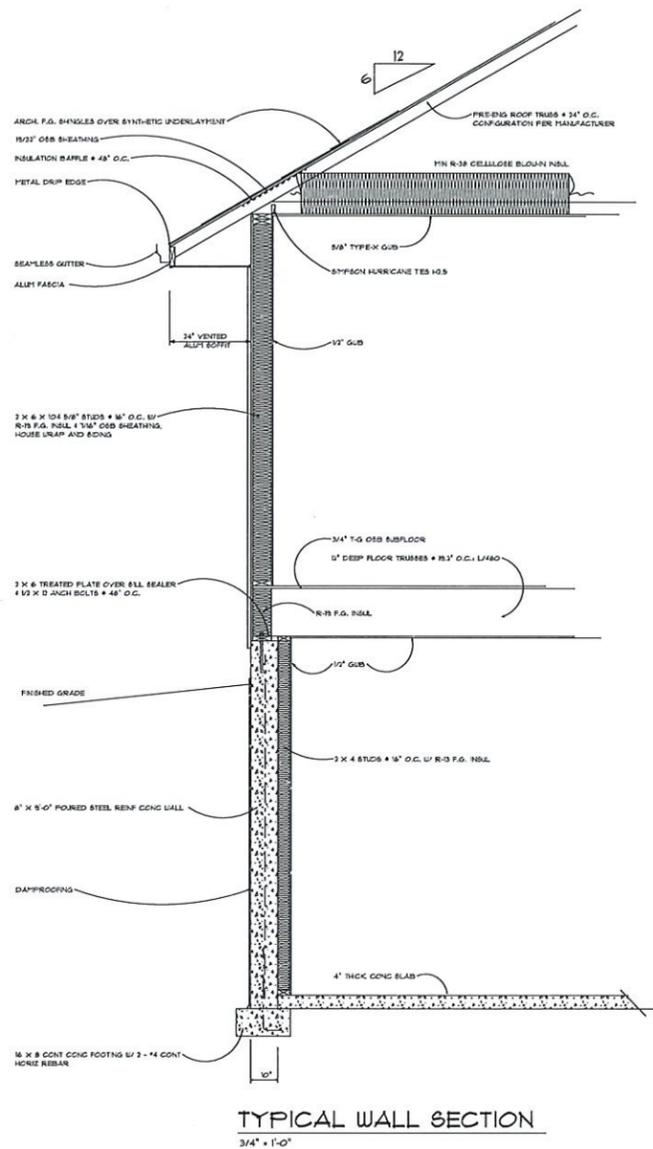
FOUNDATION/BSMT PLAN
1/4" = 1' - 0"

OWNER
BRANDON RASMUSSEN &
TARYN FRIEND

GENERAL CONTRACTOR
DDK CONSTRUCTION
DALLAS, TEXAS

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DALLAS, TEXAS

2024-5



02/24/24
02/25/24
4
DWG BY
KEITHE

TYP. WALL SECTION &
STAIRWAY DETAIL

OWNER
BRANDON RASMUSSEN &
TARYN FRIEND

GENERAL CONTRACTOR
DDK CONSTRUCTION
DULUTH, GA

KD
DRAFTING & DESIGN
02/24/24
02/25/24