

**City Hall**

**Wahoo, Nebraska**

**April 3, 2025**

The Council met in Committee session in the City Hall, in compliance with the agenda posted at City Hall, Post Office, and First Bank of Nebraska, and the City of Wahoo website, with each Council member being notified of the agenda prior to the meeting. The meeting was called to order by Mayor Gerald D. Johnson at 7:00 PM and opened with the Pledge of Allegiance. The public was informed of the location of posting of the Open Meetings Law. Roll call was taken with the following Council members:

{{Discussion: Agenda Item Discussion}}

Approved:

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Christina Fasel, City Clerk

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Gerald D. Johnson, Mayor

ACKNOWLEDGEMENT OF RECEIPT OF  
ADVANCE NOTICE OF MEETING

We, the undersigned, the Chair and each Board Member of the Planning Commission of the City of Wahoo, Nebraska, hereby acknowledge having received advance notice of the regular meeting of the Commission and the agenda for the same held on Thursday, April 3, 2025, at 7:00 p.m., at the Wahoo City Hall, 605 North Broadway, Wahoo, Nebraska.

Dated April 3, 2025

Andrew Brooks  
Chair

Jessica Beatty

Jason Gabel

Donald Luk

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## CERTIFICATE OF POSTING

The undersigned Zoning Administrator of the City of Wahoo, Nebraska, hereby certifies that a copy of Notice of a Meeting of the Planning Commission of the City of Wahoo, held on the 3rd day of April 2025, such notice being in the form attached hereto, was caused to be posted by me at the following locations on the 28th day of March 2025.

Wahoo City Hall, 605 North Broadway  
First Bank of Nebraska, 201 East 5<sup>th</sup>  
Wahoo Post Office, 134 East 6<sup>th</sup>

Dated the 3rd day of April 2025

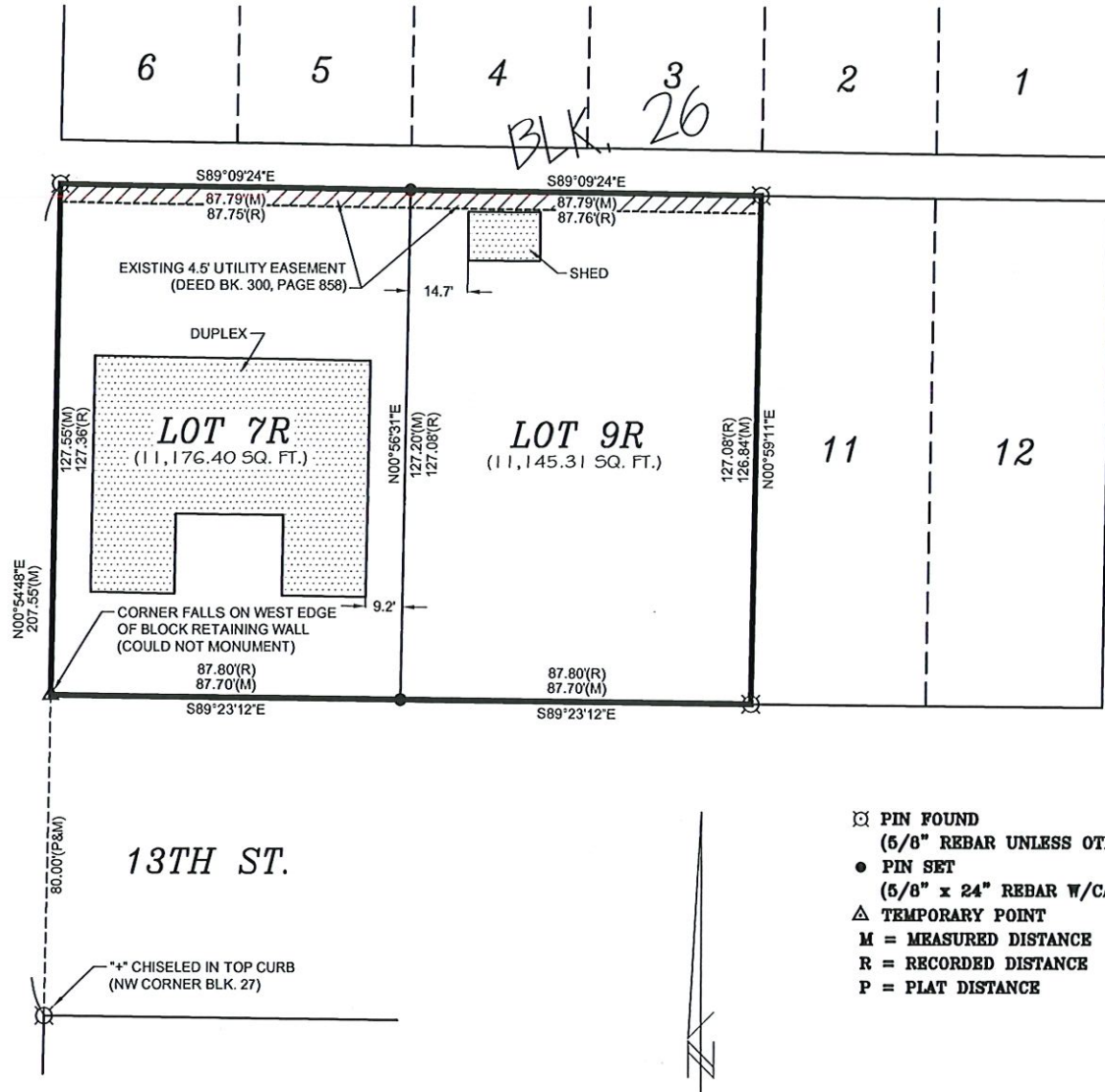


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Zoning Administrator

# FINAL PLAT "ORIGINAL TOWN BLOCK 26 REPLAT"

A REPLAT OF LOTS 7, 8, 9 AND 10, BLOCK 26, ORIGINAL TOWN,  
CITY OF WAHOO, SAUNDERS COUNTY, NEBRASKA.



LOCUST ST.

13TH ST.

- PIN FOUND  
(5/8" REBAR UNLESS OTHERWISE NOTED)
- PIN SET  
(5/8" x 24" REBAR W/CAP)
- ▲ TEMPORARY POINT
- M = MEASURED DISTANCE
- R = RECORDED DISTANCE
- P = PLAT DISTANCE

**SURVEYORS CERTIFICATE:**

I, JEREMY A. CHARLES, NEBRASKA PROFESSIONAL LAND SURVEYOR No. 618, DULY REGISTERED UNDER THE LAND SURVEYOR'S REGULATION ACT, HEREBY CERTIFY THAT I HAVE CAUSED LOTS 7, 8, 9 AND 10, BLOCK 26, ORIGINAL TOWN, CITY OF WAHOO, SAUNDERS COUNTY, NEBRASKA TO BE SURVEYED AND REPLATTED AND TO BE HERINAFTER KNOWN AS LOTS 7R AND 9R, BLOCK 26, ORIGINAL TOWN, CITY OF WAHOO, SAUNDERS COUNTY, NEBRASKA.

THIS 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 AS BELIEF IS TRUE, CORRECT AND IN ACCORDANCE WITH THE LAND SURVEYOR'S REGULATION ACT IN EFFECT AT THE TIME OF THIS SURVEY. PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS AS SHOWN ON THE PLAT AND ARE DESCRIBED IN THE LEGEND. ALL BEARINGS SHOWN ON THE PLAT ARE ASSUMED AND WERE USED FOR DESCRIPTIVE PURPOSES ONLY, THEY SHOULD NOT BE RELIED ON TO DETERMINE CARDINAL DIRECTIONS. ALL DIMENSIONS ARE CHORD MEASUREMENTS AND ARE IN FEET AND DECIMALS OF A FOOT. ALL ANGLES AND DISTANCES WERE MEASURED WITH AN SPECTRA PRECISION SP60 GPS, NIKON MODEL DTM-520 TOTAL STATION AND/OR A 200-FOOT SOKKIA NYCLAD TAPE.

SIGNED THIS 17<sup>th</sup> DAY OF MARCH, 2025.

JEREMY A. CHARLES P.L.S. 618



**DEDICATION:**

KNOW ALL MEN BY THESE PRESENTS: THAT VERA J. HOPPE, BEING THE OWNER AND PROPRIETOR OF THE REAL ESTATE DESCRIBED IN THE SURVEYORS CERTIFICATE AND EMBRACED WITHIN THIS PLAT, DO HEREBY REPLAT SAID REAL ESTATE INTO TWO LOTS AS SHOWN ON THE ATTACHED PLAT, TO BE HERINAFTER KNOWN AS LOT 7R AND 9R, BLOCK 26, ORIGINAL TOWN TO THE CITY OF WAHOO, SAUNDERS COUNTY, NEBRASKA. SAID DEDICATION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER THEREOF. SAID OWNER HEREBY RATIFIES AND APPROVES OF THE DISPOSITION OF THEIR PROPERTY AS SHOWN ON THIS PLAT.

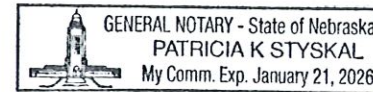
*Vera Hoppe*  
VERA J. HOPPE

**ACKNOWLEDGE OF NOTARY:**

STATE OF NEBRASKA )  
                                  )SS.  
COUNTY OF SAUNDERS )

ON THIS 17<sup>th</sup> DAY OF MARCH, 2025, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, QUALIFIED IN SAID COUNTY, PERSONALLY CAME, VERA J. HOPPE KNOWN TO ME TO BE THE IDENTICAL PERSONS WHOSE NAME IS AFFIXED TO THE FOREGOING PLAT AND DEDICATION, ACKNOWLEDGE THE EXECUTION OF THE SAME TO BE THEIR VOLUNTARY ACT AND DEED. WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

*Patricia K. Styskal*  
NOTARY PUBLIC



**TREASURER:**

I HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO TAXES DELINQUENT ON THE LAND ENCOMPASSED BY THE LOT 7R AND 9R DESCRIPTION WHICH APPEARS ON THIS PLAT.

*Amber G. Scanton*  
COUNTY TREASURER



**COUNTY SURVEYOR:**

I HEREBY APPROVE THE NUMBERING OF THE LOTS REPLATTED IN BLOCK 26, ORIGINAL TOWN, LOCATED IN THE CITY OF WAHOO, SAUNDERS COUNTY, NEBRASKA, THIS 17<sup>th</sup> DAY OF MARCH, 2025.

*Jeremy A. Charles*  
COUNTY SURVEYOR

**WAHOO PLANNING COMMISSION:**

THIS REPLAT WAS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF WAHOO AT ITS MEETING ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

CHAIRPERSON

**WAHOO CITY COUNCIL:**

THIS REPLAT WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF WAHOO AT ITS MEETING ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

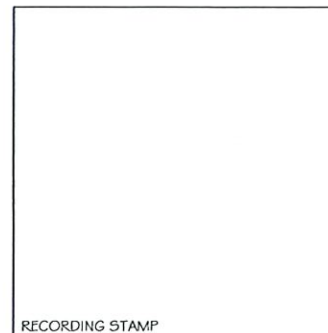
MAYOR

ATTEST: \_\_\_\_\_  
CITY CLERK

**WAHOO CITY ENGINEER:**

THE REPLAT WAS REVIEWED AND APPROVED BY THE WAHOO CITY ENGINEER ON THIS \_\_\_\_\_ DAY \_\_\_\_\_, 2025.

WAHOO CITY ENGINEER



**CHARLES SURVEYING LLC.**  
JEREMY A. CHARLES  
21 N. 3RD CIRCLE  
MEAD NE 68041  
(402) 443-6955

REPLAT	scale:	1"=30'
	date:	03/17/2025
	drawn by:	JC
	field wk:	JC/CB
A REPLAT OF LOTS 7, 8, 9 AND 10, BLOCK 26, ORIGINAL TOWN, CITY OF WAHOO, SAUNDERS COUNTY, NEBRASKA.		sheet:
		1 of 1