

HASTINGS PLANNING COMMISSION

A meeting of the Hastings Planning Commission has been scheduled for Monday, November 20, 2017 at 4:00 PM in the City Building, 220 North Hastings Avenue.

AGENDA:

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Motion to adopt the current agenda for the Planning Commission Meeting
5. Public Notice - Official Notice of the Regular Meeting was published in the Hastings Tribune on Friday, November 17, 2017. Pursuant to Nebraska Revised Statute Section 84-1412, the public is advised that a copy of today's agenda and all reproducible written material which will be discussed at today's meeting is located at the back of the Council Chambers. Also, a current copy of the Nebraska Open Meetings Act is posted on the south wall of the Council Chambers which is accessible to members of the public.
6. Approval of Minutes
 - a. Meeting of October 16, 2017
 - b. Special Meeting of October 23, 2017
7. Special Order of Business
 - a. Waiver of advanced notice and motion to amend the City of Hastings Planning Commission Rules of Procedure.
 - b. Election of Officers; Chair, First Vice-Chair, Second Vice-Chair.
8. Unfinished Business
 - a. Continued Applications - None
 - b. Tabled Applications - None
 - c. Postponed Applications - None
 - d. Unfinished Applications - None
9. Public Hearings.
10. Subdivisions
 - a. **2017-044.** Final plat for Raymaker and Blake's Second Subdivision, a parcel of land comprising a portion of Lots One (1), Two (2), and Three (3), Raymaker and Blake's Subdivision in the City of Hastings, Adams County, Nebraska.
11. Reports
 - a. Committee Reports
 - b. Chairman Comments

Planning Commission Agenda
November 20, 2017
Page 2

c. Staff Reports

Adjourn

Department: Development Services
Staff Contact: Donald Threewitt
Planning Commission Meeting Date: 11/20/2017
File No:
Prepared By: Donald Threewitt, Development Services Director

AGENDA ITEM SUMMARY SHEET

Description of Item:

Amend the titles of Commission Officers to reflect consistency among city boards and commissions.

Names of People/Business affected by this action:

The Commission, the people of Hastings, and the City.

Why Planning Commission action is required:

Amendments to the Rules of Practice may be made by the Commission at any regular or special meeting, provided, however, that the proposed amendment shall have been presented in writing at a previous regular meeting of the Commission or the requirement...has been waived by a majority of the Commission.

Type of action requested:

Motion

Suggested motion:

Waiver of advanced written notice for amendments as provided for in the Rules of Procedure, Article X, Section 1.

Motion to amend the Rules of Practice, amending the titles of Commission Officers from "Vice-Chairman" to "First Vice-Chair" and "Member-at-Large" to "Second Vice-Chair."

Deadlines associated with action:

The suggested amendment should be completed prior to the election of officers at the October 16, 2017 Planning Commission meeting.

Department head comments:

This action is suggested to change the title "Member-at-Large" to "Second Vice-Chair" in order to more adequately reflect the duties of the officer, as well as to maintain consistency with other Boards and Commissions.

Prior to a re-election of Officers at this meeting, it would be beneficial to change this title, as well as changing "Vice-Chair" to "First Vice-Chair" in order to clarify the succession. There is no change of duties, terms, or other conditions of the Officers of the Planning Commission.

As the Rules of Practice state that a proposed amendment shall be presented in writing at a previous meeting, the circumstances of the Commission warrant a waiver if the majority of Commissioners affirm the waiver.

Recommendation:

Staff recommends a motion to waive the notice requirement as provided in Article X, Section 1 for this item.

Staff further recommends a separate motion to amend the titles of the Officers from "Vice-Chair" to "First Vice-Chair," and from "Member-at-Large" to "Second Vice-Chair."

CITY OF HASTINGS
PLANNING COMMISSION



RULES OF PROCEDURE

RULES OF PROCEDURE
PLANNING COMMISSION
HASTINGS, NEBRASKA

ARTICLE I - AUTHORITY AND DUTIES

SECTION 1. Authority. The City of Hastings Planning Commission (hereinafter called "Commission") exists as an advisory planning commission under authority of the code of ordinances of the City of Hastings, Nebraska, and any amendments thereto.

SECTION 2. Duties. The duties of the City of Hastings Planning Commission shall be those set forth under Nebraska State Statutes and the Hastings City Code, together with such other responsibilities as may be assigned to it by the City council of the City of Hastings, Nebraska.

SECTION 3. Commission Membership.

a. The Commission shall consist of nine (9) voting members and an alternate member, appointed in accordance with the requirements of Nebraska State Statutes and the Hastings City Code.

b. The members shall ethically serve the public interest by making decisions and taking actions which will enhance the public health, safety and welfare of our community and by promoting public confidence in the integrity, independence, ability and impartiality of the Commission.

c. The AICP/APA "Statement of Ethical Principles in Planning" is hereby incorporated by reference and is attached to this document.

SECTION 4. Rules. In all matters not otherwise provided for by statute, ordinance, or these rules, the 2000 edition of Robert's Rules of Order, as interpreted by the Commission's presiding officer, shall govern the conduct of Commission meetings.

a. Regular Meetings - The Commission shall hold regular monthly meetings on the third Monday of each month at 4:00 o'clock p.m. Whenever the regular monthly meeting date falls on an official holiday of the City of Hastings, another date shall be selected. All regular meetings will be held at the Hastings City Building, unless notice is published as to the holding of a meeting at another location.

b. Special Meetings - Special meetings of the Commission may be called at any time by the Chairman or by a majority of members. Written notice of a special meeting shall not be required if the time, place and purpose of the special

meeting has been fixed in a regular meeting of the Commission, provided that a quorum of members of the Commission shall be present at said regular meeting.

c. Annual Organizational Meeting. At its regular meeting in February each year, the Commission shall hold an annual organizational meeting and elect from its members a chairman and vice-chairman and a member-at-large.

d. Worksessions. The Chairman may call a worksession for the purpose of briefing the Commission or discussion of Commission business. No formal action may be taken at a worksession. Notice of the worksession shall be given to all members and posted on the bulletin board in the City building.

e. Cancellation. Whenever there is a lack of business for Commission consideration, the Chairman may cancel a regular meeting. Notice of such cancellation shall be given to all members, and the news media shall be notified of such cancellation. Whenever it is determined that a quorum is not available for a regular or special meeting, the chairman of the Commission may dispense with such meeting, and all business scheduled for such meeting will be automatically continued to the next regular or special meeting. The chairman of the Commission also may dispense with a scheduled regular or special meeting. The chairman of the Commission also may dispense with a scheduled regular or special meeting in the event of natural disaster, snow emergency or similar causes. In the event of cancellation for any reason, the chairman may require re-notification to interested parties by the Commission as the chairman deems appropriate.

ARTICLE II - OFFICERS AND STAFF

SECTION 1. Commission Officers. At its regular meeting in February each year, the Commission shall hold an annual organizational meeting and elect from its members a chairman and vice-chairman and a member-at-large.

SECTION 2. Duties of Commission Officers.

a. Chairman - The Chairman shall preside over Commission meetings and on behalf of the Commission shall exercise general supervision over the affairs of the Commission, the appointment of committees and representatives, the determination of points of order and procedure, and the signing of all official documents.

b. Vice-chairman - The vice-chairman shall have authority to act as chairman of the Commission during the absence or disability of the chairman.

c. Member-at-large - The member-at-large shall during the absence of both the Chair and Vice-chair or their inability to act, have and exercise all of the

duties and powers of the Chair, and shall perform such other duties as may from time to time be assigned to the Chair by the Commission.

d. Secretary - The Development Services Director of the City appointed by the Mayor or his designee shall act as the commission secretary. The secretary shall certify all official acts of the Commission, including the electronic/roll call votes of the Commission on any and all matters for which such vote is required. In the event of the absence or disability of the secretary, their designee or another individual appointed by the Mayor shall serve secretary protempore.

SECTION 3. Election of Officers.

a. Nomination of officers shall be made from the floor at the annual organizational meeting in February of each year, and the elections of officers shall follow immediately thereafter.

b. A candidate receiving a majority of the vote of the entire membership of the Commission shall be declared elected and shall take office the next regularly scheduled meeting.

c. Vacancies in offices shall be filled immediately by regular election procedures.

ARTICLE III - CONDUCT OF MEETINGS

SECTION 1. Quorum. Five (5) voting members of the Commission shall constitute a quorum. No business shall be transacted nor shall a public hearing be opened at any meeting of the Commission unless a quorum is in attendance.

SECTION 2. Voting.

a. Duty to vote. Every member must vote unless excused by the Chair. No member shall be excused from voting except in cases involving conflict of interest as defined by these rules and law.

b. Majority - No action of the Commission shall be official and effective unless such action is authorized at a regular or special meeting by a majority of the Commission members present and voting at such meeting.

c. Method - All votes of the Commission on matters requiring a public hearing shall be by electronic ballot. Secret ballot votes shall not be permitted except in the election of officers. A voice vote, with record as to the vote cast by each member shall only be allowed when the electronic voting machine is inoperative.

d. Conflict of interest - A Commission member may not participate in a hearing or decision concerning a matter in which he has a personal interest, direct or indirect financial interest. A member shall declare for the record such known conflict of interest. Questions as to whether such conflict exists shall be determined by the chairman or the Hastings City Attorney. When there is uncertainty as to the applicability of this section, the member shall be automatically disqualified. The Commission shall enter in its records the fact that a member has been disqualified. A member who has a conflict of interest shall leave the commission table. Such member may join the audience but may not give testimony on the matter before the Commission. Nothing in this section shall prevent a member of the Commission from presenting an application on his/her own behalf, but members shall not appear before the Commission on behalf of others.

e. Absentee - Absentee or proxy voting shall not be permitted. Members must be present for the hearing in order to be eligible to vote on any matter. In the event that a member is absent for part of a public hearing, such member's eligibility to vote on the matter shall be at the discretion of the presiding officer.

SECTION 3. Order of Business. The order of business of regular meetings of the Commission shall be as listed below, except that said order of business may be changed by the chairman upon the consenting vote of a majority of those members present and voting.

1. Call to order
2. Roll call
3. Pledge of Allegiance
4. Special order of business
5. Communications and appearance request
6. Unfinished business
 - a. Continued applications
 - b. Tabled applications
 - c. Postponed applications
 - d. Unfinished items
7. New applications
 - a. Public hearings
 - b. Subdivisions
 - c. Other items
8.
 - a. Committee Report
 - b. Chairman's Report
 - c. Staff Report
9. Adjournment

SECTION 4. Motions.

a. Action by the Commission. The Commission shall proceed by motion except as otherwise provided for in these Rules. Any member, including the chair, may make a motion

b. Main motions. Any application duly filed shall be brought before the Commission in a main motion. A main motion can only be made when no other motion is pending.

c. Procedural motions. Procedural motions assist the Commission in treating or disposing of the main motion.

1. Withdraw. Any application may be withdrawn provided a written request for withdrawal signed by the applicant or an authorized representative is received by the Commission's staff at least fourteen (14) days before the scheduled hearing. Any request for withdrawal made less than fourteen (14) days before the scheduled hearing may be granted or denied by the Commission. Such request may be in writing or oral and must state the reasons for the request. No application may be withdrawn after a motion has been made and seconded and a vote has been ordered by the presiding officer.

2. Amend. Any member of the commission may offer a motion to modify or amend a main motion on an application.

3. Continuance. Any interested party or Commission member may request a continuance in writing prior to the hearing and/or orally at the beginning of the hearing. The party requesting such continuance shall be required to show good and sufficient cause for such continuance, and it shall be within the discretion of the Commission to grant or deny such request.

ARTICLE IV - PUBLIC HEARINGS

SECTION 1. Procedure.

a. Opening the hearing - The Chairman shall call the number of the item scheduled for public hearing and declare the public hearing open.

b. Order of testimony - The order of testimony shall be as follows:

1. Background and comments by the Development Services Director of the City of Hastings
2. Interested parties

c. Closing the hearing - After all public comments have been heard under the rules of this section, the presiding officer shall declare the hearing closed and shall call for a motion. Additional public comment shall not be permitted after the close of the hearing. Any motion which has been made and seconded is open for discussion by the Commission members, but such motion is closed to discussion by the public unless the presiding officer exercises the authority to limit such discussion by the public or the Commission members.

d. Voting - Each motion on a matter requiring a public hearing shall be by written or electronic ballot to the members, in accordance with the provisions of Article III, Section 2 of these rules. Each ballot shall bear the case number of the application. At the conclusion of the vote, the secretary shall report the recorded vote. The vote of each member shall become a part of the record on the application and the vote of each member shall be disclosed by any Commission officer or the staff to anyone requesting such information.

SECTION 2. Conduct

a. Representation - The applicant may appear in person, by agent, or attorney, and may present any supporting witnesses, evidence, statements and arguments in favor of the request. Those persons in opposition or in favor of the request may appear in person, by agent or by attorney, and may present witnesses, evidence, statements and arguments. Any person interested in any application shall have the right but shall not be required to enter a written appearance in the hearing.

b. Commission participation - The Commission members shall be provided adequate opportunity to examine witnesses and question any evidence, statements and arguments in the interest of a fair hearing.

c. Identification - All persons wishing to be heard on any matter in a public hearing or other hearing must come before the Commission and provide their names and addresses for the record. Statements or comments from the audience shall not be allowed or accepted as part of the record.

d. Commentary addressed to Commission - All commentary at a public hearing or other hearing shall be addressed to the Commission through its presiding officer. Such commentary shall not be permitted between opposing parties without the consent of such officer.

e. Authority of presiding officer - The presiding officer shall have the authority to prohibit repetitious and irrelevant testimony and shall have authority to limit the length of testimony by each speaker deemed appropriate to a fair hearing.

f. Orderly conduct - Every person appearing before the Commission shall abide by the order and direction of the presiding officer. Discourteous, disorderly, or contemptuous conduct shall not be tolerated, and the presiding officer may take such action as is deemed necessary to prevent such conduct or to require the removal from the premises of any disorderly persons by the Hastings Police Department.

ARTICLE V - FILING PROCEDURES

SECTION 1. Application - Each application to the Commission shall be on application forms prescribed by the Development Services Director and shall be accompanied by such information and exhibits as specified on such forms and/or required by City Code. Any communication purporting to be an application not on the prescribed forms or not containing the information required shall be considered incomplete and shall not be scheduled for hearing.

SECTION 2. Eligible Applicants - The owners of property included in any application before the Commission must consent to the filing of the application. Such consent may be evidenced by the owner's signature on said application or by a signature of a person having power of attorney authorizing such signature. In the case of property which is being purchased under a land contract, the signatures of both, the contract purchasers and the contract sellers or their duly authorized agents, shall be required.

ARTICLE VI - NOTICE REQUIREMENTS

SECTION 1. Contents - Any notice of public hearing required by Nebraska State Statute or the Hastings City Code shall contain as a minimum the following information:

- a. Description of the matter to be heard.
- b. General location by address or other description and legal description of the property.
- c. Name of the person or agency initiating the matter to be heard.
- d. Time and place of the hearing.
- e. Statement that interested parties may offer an oral opinion at the hearing.
- f. Any other information which may be required by law to be contained in such notice.

SECTION 2. Publication - When the Commission is required by law to publish in a newspaper of general circulation a notice prior to any hearing of the Commission, the Development Services Director shall cause such notice to be published in accordance with the time periods established by the applicable law. Proof of such publication shall be obtained by the Development Services Director and shall be kept in the application file.

ARTICLE VII - COMMITTEES

SECTION 1. Authority. The presiding officer is hereby authorized to appoint permanent and temporary committees to facilitate the work of or advise the Commission. Such committees may be comprised of Commission members only, or they may include other interested parties. A chairman shall be appointed for each committee, and reports on their assignments shall be made a part of the record. The chairman may be a member or an ex-officio member of any committee so appointed. The Development Services Director shall also be an ex-officio member of each committee.

SECTION 2. Committee Meetings. The Development Services Director shall assist any and all committees established under this section in scheduling the times and places for meetings.

ARTICLE VIII - COMMISSION RECORDS

SECTION 1. Responsibility. It shall be the duty of the Development Services Director or his designee to maintain all Commission files and records, including the official minutes of all meetings.

SECTION 2. Minutes. The Development Services Director shall prepare an accurate record of all hearings, official actions and committee meetings of the Commission, and the minutes representing such record shall be made available within a reasonable time after such hearing or action to all members of the Commission. Upon approval by the Commission, copies of such minutes shall be made available to interested parties.

SECTION 3. Tape Recordings. The Development Services Director may make taped or other mechanical recordings of the Commission's proceedings. Such recording products shall remain on file in the Development Services Director's office for a period not less than one year from the date of the hearing or determination, whichever is later. Such recordings shall not be removed from such office other than by order of a court of competent jurisdiction. Interested parties may listen to such recordings in the planning department office and may copy such recordings, under the supervision of the Development Services Director.

SECTION 4. Commission Case Files. A file shall be maintained for each item placed on the agenda of the Commission. Such files shall contain, as a minimum, the application form and supporting materials and any exhibits pertinent to the decision, conditions, or safeguards or other material related to the binding effects of the Commission's action.

SECTION 5. Public Records. The records and files of the Commission shall be public and shall be made available to the public.

ARTICLE IX - FEES

SECTION 1. Schedule of Fees. The Commission may recommend to the Hastings City Council a uniform schedule of fees to defray the administrative costs connected with processing and hearing applications for rezoning, special uses, and planned developments, for the checking and verifying of proposed subdivision plats, and for other official acts.

SECTION 2. Payment required. In no case shall the Commission take action on any application for which applicable fees have not been paid in full. No part of any fee paid pursuant to this section shall be returnable to the application unless authorized by the Hastings City Council.

SECTION 3. Publicly initiated applications. Nothing herein shall be construed to require a fee for actions initiated in the public interest by the Commission, the Hastings City Council or officials of the City of Hastings.

ARTICLE X - AMENDMENTS AND SUSPENSION

SECTION 1. Amendments. Amendments to the Rules of Procedure may be made by the Commission at any regular or special meeting, provided, however, that the proposed amendment shall have been presented in writing at a previous regular meeting of the Commission or the requirement of this article has been waived by a majority of the Commission as provided in Section 2 of this Article.

SECTION 2. Suspension of Rules. The suspension of any Rule of Procedure herein may be authorized by the Commission at any regular or special meeting upon the affirmative vote of five (5) members, provided, however, that no rule which is required to comply with state or local law may be so suspended.

ARTICLE XI - SEPARABILITY

If any section, clause, provision, or portion of these rules shall be held invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity or constitutionality of any other section, clause, provision, or portion of these rules.

ARTICLE XII - CERTIFICATE OF ADOPTION

The foregoing Rules of Procedure of the City of Hastings Planning Commission are hereby adopted by the affirmative vote of the Commission this 15th day of May 2006.

Chairman

Vice-Chairman

Adopted January 19, 1987
Revised March 16, 1992
Re-adopted February 17, 1997
Re-adopted May 15, 2006

Department: Development Services
Staff Contact: Donald Threewitt
Planning Commission Meeting Date: 11/20/2017
File No:
Prepared By: Donald Threewitt, Development Services Director

AGENDA ITEM SUMMARY SHEET

Description of Item:

Election of Officers; Chair, First Vice-Chair, and Second Vice-Chair.

Names of People/Business affected by this action:

The Hastings Planning Commission, the people of Hastings.

Why Planning Commission action is required:

Article II, Section 3 (c) of the Rules of Procedure: "Vacancies in offices shall be filled immediately by regular election procedures."

Type of action requested:

Motion

Suggested motion:

Deadlines associated with action:

New officers should be nominated and elected at this meeting. A new election will be held at the regular interval during the February, 2018 meeting.

Department head comments:

The procedures call for a nomination of officers made from the floor. Elections shall follow immediately after. A candidate receiving a majority of the vote of the entire membership of the Commission shall be declared elected and shall take office the next regularly scheduled meeting.

Recommendation:

Recommendation to nominate and vote on Chair, then nominate and vote on First Vice-Chair (if necessary), then Second Vice-Chair (if necessary).

Department: Development Services
Staff Contact: Donald Threewitt
Planning Commission Meeting Date: 11/20/2017
File No: 2017-044
Prepared By: Donald Threewitt, Development Services Director

AGENDA ITEM SUMMARY SHEET

Description of Item:

Final plat for Raymaker and Blake's Second Subdivision, a parcel of land comprising a portion of Lots One (1), Two (2), and Three (3), Raymaker and Blake's Subdivision in the City of Hastings, Adams County, Nebraska.

Names of People/Business affected by this action:

The applicant, the people of Hastings, and the City.

Why Planning Commission action is required:

No plat of or instruments effecting the subdivision of real property shall be recorded or have any force and effect unless the same be approved by the City Council, subject however, to the exceptions set forth in Section 34-106 of Code. The City Council shall hold no public meeting, nor take any action upon any plat or instrument effecting a subdivision until it has received the recommendation of the Hastings Planning and Zoning Commission (38-201).

Type of action requested:

Motion

Suggested motion:

Motion to recommend approval of Raymaker and Blake's Second Subdivision of the City of Hastings, Adams County, Nebraska.

Deadlines associated with action:

This item is scheduled to be considered at the next regular meeting of City Council on December 11, 2017.

Department head comments:

This is a replat of existing industrial parcels, which are being assembled into a more logical lot configuration.

Current Zoning: I-2 Heavy Industrial.

Proposed Zoning: No Change.

Comp Plan: Urban Residential and Industrial Overlay.

Surrounding land uses are:

North: I-2 Heavy Industrial; with developed industrial uses,

South: I-2 Heavy Industrial and R-3 Multi-family Residential; with multifamily, mobile home, and salvage yard uses,

East: I-2 Heavy Industrial; with undeveloped industrial parcels,

West: I-2 Heavy Industrial; with developed industrial uses.

All requirements set forth in Section 38-203 of Hastings City Code have been fulfilled, and the plat may be approved without condition.

Recommendation:

Staff supports a motion to recommend approval of the final plat for Raymaker and Blake's Second Subdivision of the City of Hastings, Adams County, Nebraska.

- - INDICATES 1" IRON PIPE FOUND (UNLESS NOTED OTHERWISE)
- - INDICATES 1/2" IRON PIPE WITH PLASTIC CAP PLACED. CAP IS STAMPED "LS 557"

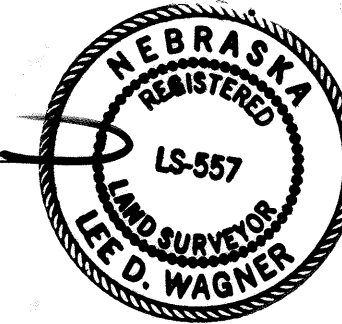
No portion of the property shown on this plat is located within the 100 Year Hazard Zone "A" according to the Flood Hazard Boundary Maps as provided by the U.S. Dept. of Housing and Urban Development, Federal Insurance Administration Community Panel No. 310001-0020-B for the City of Hastings, Adams County, Nebraska, effective date August 17, 1981.

FLOOD PLAIN NOTE

SURVEYOR'S CERTIFICATE

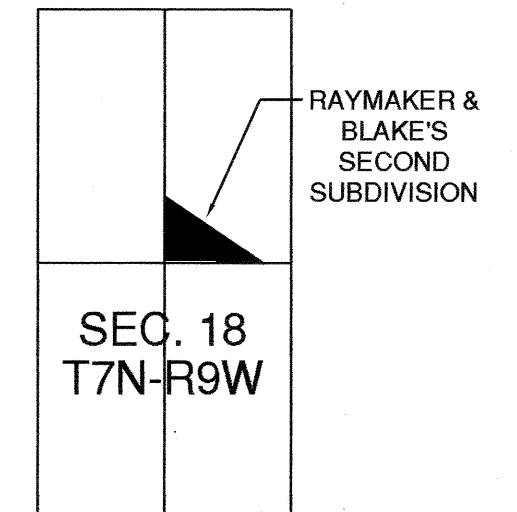
I hereby certify that on October 16, 2017, I completed an accurate survey (made under my supervision) of "RAYMAKER & BLAKE'S SECOND SUBDIVISION", in the City of Hastings, Adams County, Nebraska, as shown on the accompanying plat thereof; that the lots, blocks, streets, avenues, alleys, parks, commons, and other grounds as contained in said subdivision as shown on the accompanying plat thereof, are well and accurately staked off and marked; that iron markers were placed at all corners as shown on the plat; that each lot bears its own number; and that said survey was made with reference to known and recorded monuments.

Lee D. Wagner
Lee D. Wagner, Registered Land Surveyor, No. 557

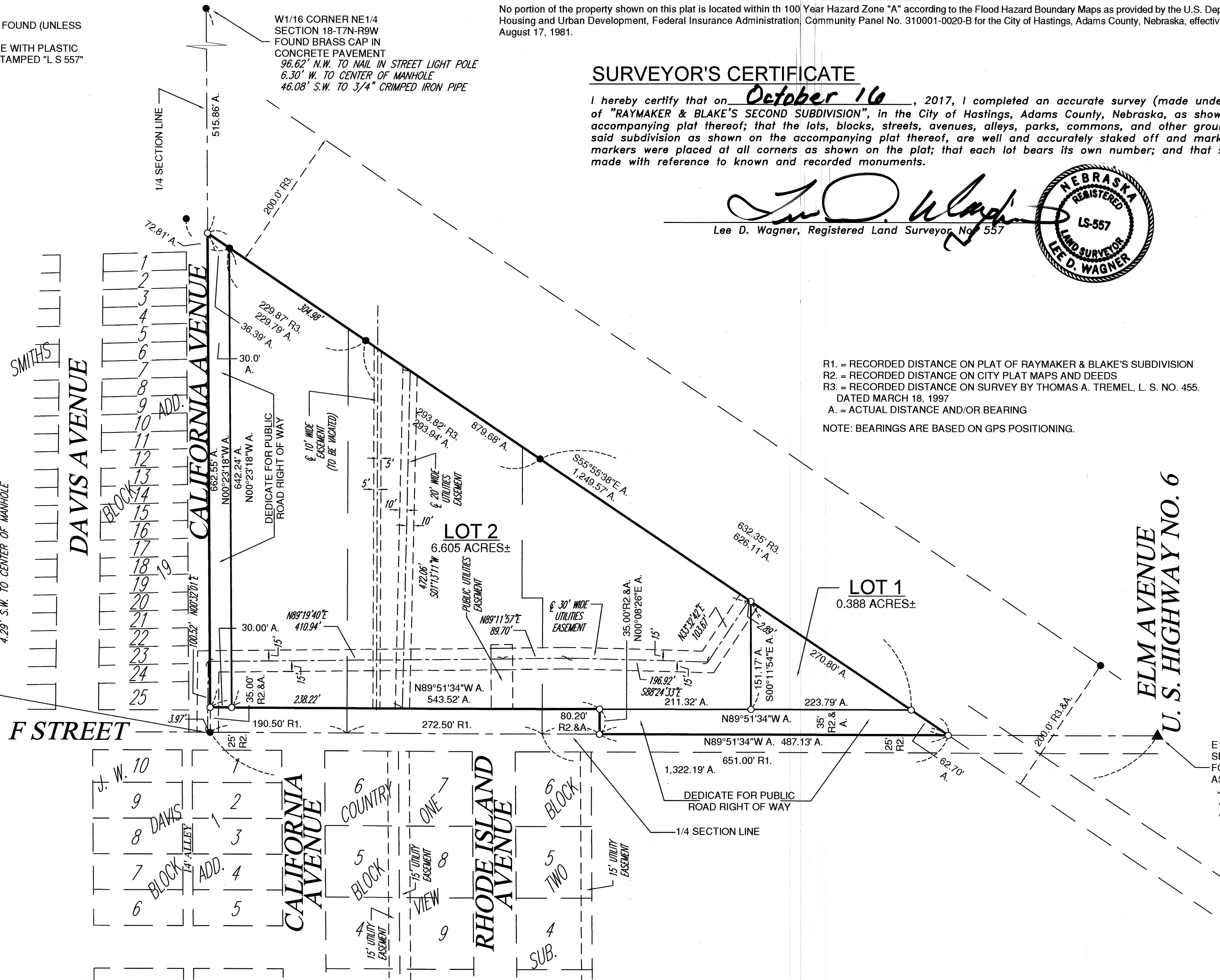


R1 = RECORDED DISTANCE ON PLAT OF RAYMAKER & BLAKE'S SUBDIVISION
R2 = RECORDED DISTANCE ON CITY PLAT MAPS AND DEEDS
R3 = RECORDED DISTANCE ON SURVEY BY THOMAS A. TREMEL, L. S. NO. 455,
DATED MARCH 18, 1997
A = ACTUAL DISTANCE AND/OR BEARING

NOTE: BEARINGS ARE BASED ON GPS POSITIONING.



VICINITY SKETCH



RAYMAKER & BLAKE'S SECOND SUBDIVISION

IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA

BENJAMIN & ASSOCIATES, INC. - ENGINEERS & SURVEYORS - GRAND ISLAND, NEBRASKA

LEGAL DESCRIPTION

A tract of land comprising a part of Lots One (1), Two (2) and Three (3), Raymaker & Blake's Subdivision in the City of Hastings, Adams County, Nebraska, and more particularly described as follows:

First to ascertain the point of beginning, start at the southwest corner of said Lot Three (3), Raymaker & Blake's Subdivision, said point also being the southwest corner of the East Half of the North Half (E1/2 N1/2) of Section Eighteen (18), Township Seven (7) North, Range Nine (9) West of the 6th P.M., in the City of Hastings, Adams County, Nebraska; thence N00°23'18"W, along and upon the west line of said Lot Three (3), Raymaker & Blake's Subdivision, and also being along and upon the west line of the East Half of the North Half (E1/2 N1/2) of said Section Eighteen (18), a distance of Thirty Five (35.00) feet to a point on the north line of F Street, said point being the ACTUAL point of beginning; thence continuing N00°23'18"W, along and upon the previously described course, a distance of Six Hundred Sixty Two and Fifty Five Hundredths (662.55) feet; thence S55°55'38"E, a distance of One Thousand Two Hundred Forty Nine and Fifty Seven Hundredths (1,249.57) feet to a point on the south line of said Lot One (1), Raymaker & Blake's Subdivision, said point also being on the south line of the East Half of the North Half (E1/2 N1/2) of said Section Eighteen (18); thence N89°51'34"W, along and upon the south line of said Lot One (1), Raymaker & Blake's Subdivision and also being along and upon the south line of the East Half of the North Half of said Section (18), a distance of Four Hundred Eighty Seven and Thirteen (487.13) feet; thence N00°08'26"E, a distance of Thirty Five (35.00) feet to a point on the north line of said F Street; thence N89°51'34"W, along and upon the north line of said F Street, which is Thirty Five (35.00) feet north of (measured perpendicular to) the south line of said said Lots One (1), Two (2) and Three (3), Raymaker & Blake's Subdivision, and being Thirty Five (35.00) feet north of (measured perpendicular to) the south line of the East Half of the North Half (E1/2 N1/2) of said Section Eighteen (18), a distance of Five Hundred Forty Three and Fifty Two Hundredths (543.52) feet to the ACTUAL point of beginning and containing 7.813 acres, more or less.

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, that we, Elton G. Hughes and Thelma J. Hughes, husband and wife, and John Volkmer, a single person being the owners of the land described hereon, have caused same to be subdivided, platted and designated as "RAYMAKER & BLAKE'S SECOND SUBDIVISION", in the City of Hastings, Adams County, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the streets as shown thereon, to the public for their use forever, and the easements, if any, for the location construction and maintenance of public service utilities forever, together with the right of ingress and egress thereto, and hereby prohibiting the planting of trees, bushes and shrubs, or placing other obstructions upon, over, along or underneath the surface of such easements, and that the foregoing subdivision as more particularly described in the description hereon as appears on this plat, is made with the free consent and in accordance with the desires of the undersigned owners and proprietors.

IN WITNESS WHEREOF, we have affixed our signatures hereto at Hastings, Nebraska, this 25th day of October, 2017.

Elton G. Hughes
Elton G. Hughes

Thelma J. Hughes
Thelma J. Hughes

IN WITNESS WHEREOF, I have affixed my signature hereto at Hastings, Nebraska, this 25th day of October, 2017.

John Volkmer
John Volkmer

WAIVER

Applicant hereby waives any and all claims for damages occasioned by the establishment of grades or the alteration of surfaces of any portion of the streets and alleys to conform to said grades as established.

Signed this 25th day of October, 2017.

Elton G. Hughes
Elton G. Hughes

Thelma J. Hughes
Thelma J. Hughes

Applicant hereby waives any and all claims for damages occasioned by the establishment of grades or the alteration of surfaces of any portion of the streetss and alleys to conform to said grades as established.

Signed this 25th day of October, 2017.

John Volkmer
John Volkmer

RAYMAKER & BLAKE'S SECOND SUBDIVISION
IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA
BENJAMIN & ASSOCIATES, INC. - ENGINEERS & SURVEYORS - GRAND ISLAND, NEBRASKA

ACKNOWLEDGEMENT

State of Nebraska

ss

County of Adams

On the 25th day of October, 2017, before me, Teri J. Schelkopf, a Notary Public within and for said County, personally appeared Elton G. Hughes and Thelma J. Hughes, husband and wife, to me personally known to be the identical persons whose signatures are affixed hereto, and they did acknowledge the execution thereof to be his and her voluntary act and deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal at Hastings, Nebraska, on the date last above written.

My commission expires May 8, 2019.

Teri J. Schelkopf
Notary Public (SEAL)

State of Nebraska

ss

County of Adams

On the 25th day of October, 2017, before me, Hastings, a Notary Public within and for said County, personally appeared John Volkmer, a single person, to me personally known to be the identical person whose signature is affixed hereto, and he did acknowledge the execution thereof to be his voluntary act and deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal at Hastings, Nebraska, on the date last above written.

My commission expires May 8, 2019.

Teri J. Schelkopf
Notary Public (SEAL)

CITY ENGINEER APPROVAL

This plat of RAYMAKER & BLAKE'S SECOND SUBDIVISION in the City of Hastings, Adams County, Nebraska, has been reviewed by me and is hereby _____ as proposed.

Signed this _____ day of _____, 2017.

HASTINGS CITY ENGINEER

COUNTY TREASURER'S CERTIFICATE

I hereby certify that the records of my office show no taxes due or delinquent on the property described in the legal description on this plat as of this day of August 30, 2017

Samuel Shant, Deputy
ADAMS COUNTY TREASURER

CITY TREASURER'S CERTIFICATE

I hereby certify that the records of my office show no taxes or special assessments delinquent on the property described in the legal description on this plat of RAYMAKER & BLAKE'S SECOND SUBDIVISION as of this 25 day of October, 2017

Ann Noh
HASTINGS CITY TREASURER

CITY PLANNING COMMISSION RECOMMENDATION

This plat of "RAYMAKER & BLAKE'S SECOND SUBDIVISION", a subdivision located within the corporate limits of the City of Hastings, Adams County, Nebraska, has been presented to and reviewed by the Planning Commission of the City of Hastings, Nebraska, and is hereby transmitted to the governing body of the City of Hastings, Nebraska with the recommendation that said plat be _____.

Signed this _____ day of _____, 2017.

CHAIRMAN OF PLANNING COMMISSION

PLANNING DIRECTOR

MAYOR AND CITY COUNCIL ACTION

This plat of "RAYMAKER & BLAKE'S SECOND SUBDIVISION", a subdivision located in the Corporate Limits of the City of Hastings, Nebraska, is hereby _____ by motion duly passed on this _____ day of _____, 2017.

MAYOR

CITY CLERK

(SEAL)

REGISTRAR OF DEEDS CERTIFICATE

State of Nebraska
County of Adams ss

This is to certify that this instrument was filed for record in the Registrar of Deeds Office on the _____ day of _____, 2017, at _____ o'clock _____ and is duly recorded.

INSTRUMENT NO. _____

ADAMS COUNTY REGISTRAR OF DEEDS

(SEAL)

RAYMAKER & BLAKE'S SECOND SUBDIVISION
IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA

BENJAMIN & ASSOCIATES, INC. - ENGINEERS & SURVEYORS - GRAND ISLAND, NEBRASKA