

Planning Commission Meeting
Monday, April 13, 2026 6:00 PM
City Hall
1029 Court Street
Gibbon, NE 68840

1. Opening Procedures

- 1.1. Call to Order

- 1.2. Announcement of Open Meetings Act

This is an open meeting of the Gibbon Planning Commission. The City of Gibbon abides by the Open Meetings Act in conducting business. A copy of the Open Meetings Act is displayed on the south wall of the Council Chambers as required by state law.

- 1.3. Roll Call

2. Approval of Minutes from Last Meeting

3. Submitted Permit Requests

- 3.1. Permit 2026-07 Baker - Storage shed

- 3.2. Permit 2026-08 Avina - Carport

4. Property Split

- 4.1. Kroll - Property Split

5. Other Items

- 5.1. Next Planning Commission Meeting will be held on Monday, May 11th, 2026 at 6:00 p.m.

6. Adjourn

GIBBON PLANNING COMMISSION MEETING

MONDAY, March 9, 2026

6:00PM

1) Opening Procedures

a. Call to order. Steven Ackley called the meeting to order at 6:02pm.

b. Announcement of Open Meeting Act

i. This is an open meeting of the Gibbon Planning Commission. The City of Gibbon abides by the Open Meeting Act in conducting business. A copy of the Open Meetings Act is displayed on the wall of the meeting room as required by state law.

c. Roll Call

i. Members Present – Brandon Jacques, Steven Ackley , Kyle Swanson

2) Approval of minutes from last meeting.

3) Submitted Permit Requests.

a. Permit 2026 – 06 – Babb– 311 May Avenue – Step for back door

i. Motion made by Jacques. Seconded by Ackley

4) Other Items

a. The next Planning Commission meeting will be held on Monday, April 13th, 2026 at 6:00pm at City Hall.

5) Adjourn

a. Meeting adjourned at 6:08pm.



FOR OFFICE USE ONLY

Permit Number: 2026-07 Date Paid: 3-27-26
 Value of Improvement: _____ Fee Paid: Cash \$ _____
 Floodplain: Yes No Check \$ CC 2500 # 98215654
 Present Zoning: AGR, R-1, R-2, R-3, C-1, C-2, I, F-1, PUD-1 Initial: AL

APPLICATION FOR ZONING & BUILDING PERMIT
GIBBON, NEBRASKA

Fill in the following information as accurately and completely as possible. A complete, and current, copy of the City of Gibbon's Zoning Regulations is available at City Hall. This application is not acceptable unless all required information is furnished. Application must be submitted to City Hall by noon on Friday, prior to scheduled Planning Commission Meeting. Planning Commission is scheduled to meet the second Monday of each month. Please print.

Starting any portion of improvements before permit is approved by designated representative is considered a Violation of the Zoning Ordinance.

Penalty for Violation of Zoning Ordinance: A fine of one hundred dollars (\$100) for any one offense, recoverable with costs, or punishment in the County Jail for a term not to exceed thirty (30) days, shall be administered. Each and every day that such violation continues after notification shall constitute a separate offense.

IMPROVEMENT INFORMATION

Property Owner: Janae Baker Phone Number: _____
 Address: _____ Email: _____
 Contractor: _____ Phone Number: 308-240-9513
 Address: _____ Email: _____
 Certificate of Insurance: policy # CPP10090665
 Construction Site Address: 710 River St.
(If no address exists, one must be issued from the City of Gibbon.)

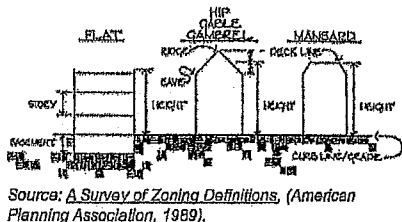
Residential structures located on less than 10 acres in the one-mile radius outside the corporate limits:
 Date this property was platted as a separate parcel: _____
 Name of the lot split or subdivision: _____

Type of Improvement:

<input type="checkbox"/> New Residential	<input type="checkbox"/> Structural Change	<input type="checkbox"/> Deck
<input type="checkbox"/> Residential Addition	<input type="checkbox"/> Opening Change	<input type="checkbox"/> Underground Sprinklers
<input type="checkbox"/> Demolition	<input checked="" type="checkbox"/> Accessory Building	

Permits for signage, fences, and industrial uses require a separate application form.

Proposed Structure Use: Storage
 Number of Off-street Parking Spaces Provided (if applicable): _____
 Proposed Structure Type: Wood Storage Shed
 Dimensions of Proposed Structure: 12ft x 20ft.
 Building Height: 8ft 10 1/2 inch
 Footing Depth (42" minimum): _____



Distance completed structure will be from:
 Front Property Line: 148ft. Rear Property Line: 6'2"
 Side Property Line: 14'5" Other Side Property Line: 27'9"
 Existing Buildings on Property (5' minimum): _____

Area of the property (square feet): 12,220.5 ft²
 Is this a corner lot? Yes No
 Are there dedicated easements on the property? Yes No

Approximate value of proposed structure: \$ 3409
 Approximate Start Dates for Construction: Start May 1st, 2026 Finish: _____

SETBACK INSPECTION

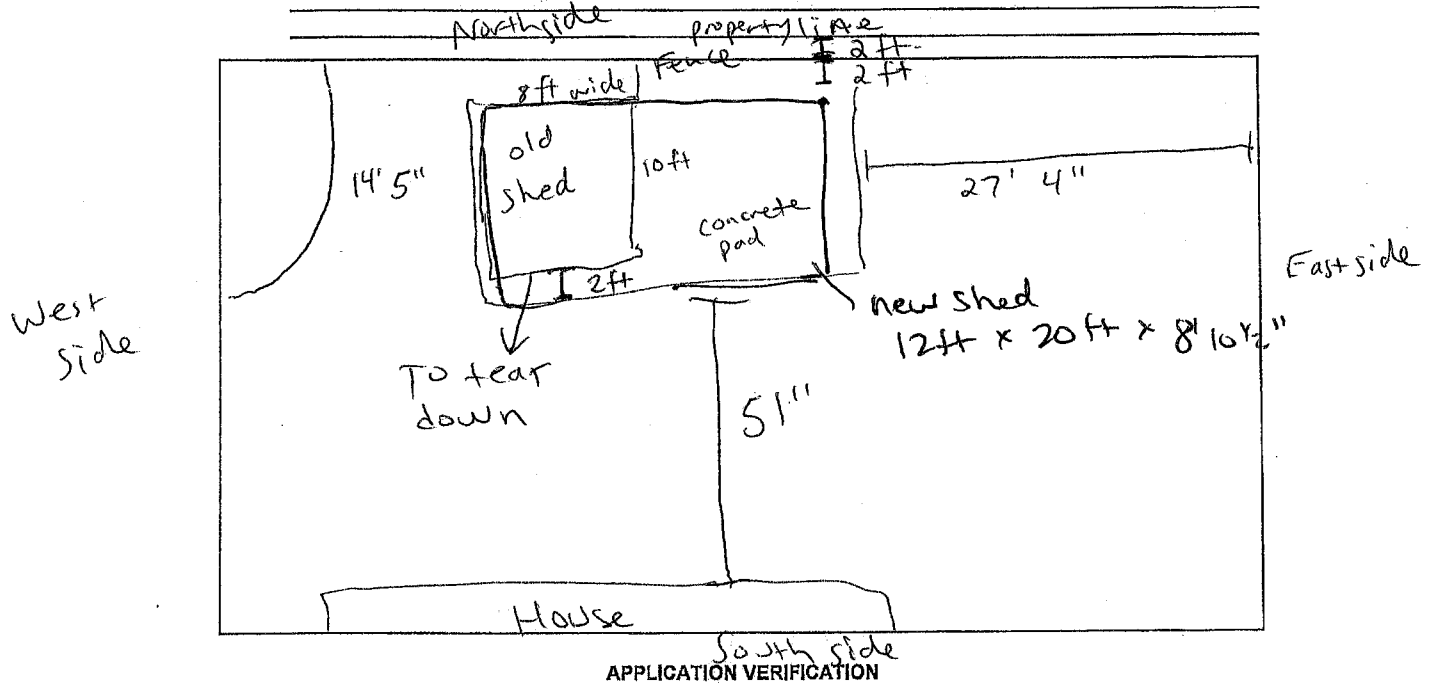
Contact Gibbon City Hall at 308.468.6118 to schedule required setback inspection. Please allow up to two (2) business days for scheduling.
 Date of Inspection: _____ Name of Inspector: _____
 Approval Signature: _____

City of Gibbon, Nebraska
 715 Front Street, Gibbon, NE, 68840
 308.468.6118

PROPOSED LAYOUT OF IMPROVEMENTS

Include the following requirements in the box below or as an attached drawing. Proposed improvements must conform with the City of Gibbon's Zoning Regulations. This does not need to be drawn to scale.

- Location, ground area, height, and bulk of all present buildings on the lot and all proposed structures or additions, parking areas, and site improvements.
- The actual dimensions and shape of the lot lines.
- Location, dimensions, and type of any dedicated easements.
- The uses to be built upon.
- The building lines in proposed structures or additions.
- Distances between existing buildings measured from the foundation of each building.
- Distances between existing buildings and lot lines measured from the foundation of each building.
- All building permits shall include sidewalk plans prior to approval of building permit. (Ord. 391)
- Any other reasonable and pertinent information as may be required by the Zoning Administrator: _____



APPLICATION VERIFICATION

The above requested 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 this permit, shall constitute sufficient grounds for the revocation of this permit. This permit is valid for two (2) years from the final approval date. Physical improvements must begin within one (1) year of final permit approval. By this signature, the Zoning Administrator, or designated representative, is authorized to enter upon the property described for the purpose of inspection.

Signature of Applicant: Janae Baker
 Printed Name: Janae Baker Date: 3-27-26

ADDITIONAL REQUIREMENTS FOR SUBMITTAL

- Call Diggers Hot Line to locate all utilities: *811 or 800-331-5666
- Inspections as Required on Matrix ##
- Attach Floodplain Development Permit (if located within a floodplain)
- Attach Approval by Power District
- Attach Other: _____

FOR OFFICE USE ONLY

Disapproved (Date: _____) Recommendations before approval: _____

Approved (Date: _____) Signature: _____
 Title: _____



FOR OFFICE USE ONLY

Permit Number: 2026-08 Date Paid: 3/30/26
 Value of Improvement: _____ Fee Paid: Cash \$ _____
 Floodplain: Yes No Check \$ 25.00 # 1342
 Present Zoning: AGR, R-1, R-2, R-3, C-1, C-2, I, F-1, PUD-1 Initial: AM

**APPLICATION FOR ZONING & BUILDING PERMIT
GIBBON, NEBRASKA**

Fill in the following information as accurately and completely as possible. A complete, and current, copy of the City of Gibbon's Zoning Regulations is available at City Hall. This application is not acceptable unless all required information is furnished. Application must be submitted to City Hall by noon on Friday, prior to scheduled Planning Commission Meeting. Planning Commission is scheduled to meet the second Monday of each month. Please print.

Starting any portion of improvements before permit is approved by designated representative is considered a Violation of the Zoning Ordinance.

Penalty for Violation of Zoning Ordinance: A fine of one hundred dollars (\$100) for any one offense, recoverable with costs, or punishment in the County Jail for a term not to exceed thirty (30) days, shall be administered. Each and every day that such violation continues after notification shall constitute a separate offense.

IMPROVEMENT INFORMATION

Property Owner: Arturo Arina Phone Number: _____
 Address: _____ Email: _____
 Contractor: _____ Phone Number: _____
 Address: _____ Email: _____
 Certificate of Insurance: _____

Construction Site Address: 118 Miles St Gibbon NE
(If no address exists, one must be issued from the City of Gibbon.)

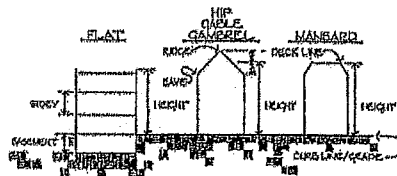
Residential structures located on less than 10 acres in the one-mile radius outside the corporate limits:
 Date this property was platted as a separate parcel: _____
 Name of the lot split or subdivision: _____

Type of Improvement:

<input type="checkbox"/> New Residential	<input type="checkbox"/> Structural Change	<input checked="" type="checkbox"/> Car Port
<input type="checkbox"/> Residential Addition	<input type="checkbox"/> Opening Change	<input type="checkbox"/> Deck
<input type="checkbox"/> Demolition	<input type="checkbox"/> Accessory Building	<input type="checkbox"/> Underground Sprinklers

Permits for signage, fences, and industrial uses require a separate application form.

Proposed Structure Use: Car Port
 Number of Off-street Parking Spaces Provided (if applicable): _____
 Proposed Structure Type: _____



Source: *A Survey of Zoning Definitions*. (American Planning Association, 1989).

Dimensions of Proposed Structure: 12 x 20 FT
 Building Height: 12'
 Footing Depth (42" minimum): _____

Distance completed structure will be from:

Front Property Line: _____	Rear Property Line: _____
Side Property Line: <u>✓</u> _____	Other Side Property Line: _____
Existing Buildings on Property (5' minimum): _____	

Area of the property (square feet): _____
 Is this a corner lot? Yes No
 Are there dedicated easements on the property? Yes No

Approximate value of proposed structure: \$ 5,000
 Approximate Start Dates for Construction: Start Jun Finish: Jul

SETBACK INSPECTION

Contact Gibbon City Hall at 308.468.6118 to schedule required setback inspection. Please allow up to two (2) business days for scheduling.

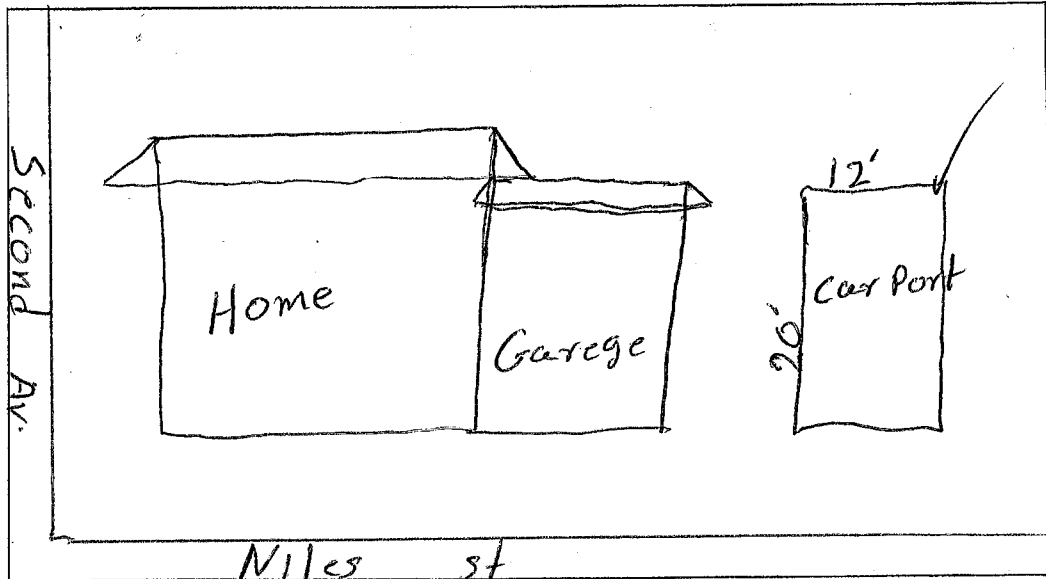
Date of inspection: _____ Name of Inspector: _____
 Approval Signature: _____

City of Gibbon, Nebraska
 715 Front Street, Gibbon, NE, 68840
 308.468.6118

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- All building permits shall include sidewalk plans prior to approval of building permit. (Ord. 391)
- Any other reasonable and pertinent information as may be required by the Zoning Administrator: _____



APPLICATION VERIFICATION

The above requested 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 this permit, shall constitute sufficient grounds for the revocation of this permit. This permit is valid for two (2) years from the final approval date. Physical improvements must begin within one (1) year of final permit approval. By this signature, the Zoning Administrator, or designated representative, is authorized to enter upon the property described for the purpose of inspection.

Signature of Applicant: Arturo Avina
 Printed Name: Arturo Avina Date: 03-30-26

ADDITIONAL REQUIREMENTS FOR SUBMITTAL

- Call Diggers Hot Line to locate all utilities: *811 or 800-331-5666
- Inspections as Required on Matrix ##
- Attach Floodplain Development Permit (if located within a floodplain)
- Attach Approval by Power District
- Attach Other: _____

FOR OFFICE USE ONLY

Disapproved (Date: _____) Recommendations before approval: _____

Approved (Date: _____) Signature: _____
 Title: _____

Return To: Trenton D. Snow, LLC
PO Box 1772
Kearney, NE 68848-1772

NOTICE, AFFIDAVIT & WAIVER

Dated this 2nd day of March, 2026

NOTICE

TO: THE CITY COUNCIL OF THE CITY OF GIBBON, BUFFALO COUNTY, NEBRASKA

You are hereby notified that the undersigned, who has an interest in the real estate hereinafter described, has found that a Deed to said property has failed or will fail to comply with the requirement relating to subdivision approval, and notice of governmental authority and approval jurisdiction relating to subdivisions of real estate, the property involved being described as follows, to wit:

LEGAL DESCRIPTION FOR 6.54 A± TRACT

A tract of land known as part of Tax Lot Sixteen (16) being located in the Northwest Quarter of the Northeast Quarter (NW1/4 NE1/4) of Section Twenty-four (24), Township Nine (9) North, Range Fourteen (14) West of the Sixth Principal Meridian, Buffalo County, Nebraska, more particularly described as follows: Referring to the Northwest corner of the Northwest 1/4 of the Northeast 1/4 of said Section 24 and assuming the North line of said Northwest 1/4 of the Northeast 1/4 as bearing S 89°33'39" E and all bearings contained herein are relative thereto; thence S 89°33'39" E on the aforesaid North line a distance of 590.0 feet to the ACTUAL PLACE OF BEGINNING; thence continuing S 89°33'39" E on the afore described course a distance of 143.0 feet; thence SOUTH a distance of 989.0 feet; thence WEST a distance of 320.0 feet; thence NORTH a distance of 697.4 feet; thence S 89°33'39" E parallel with the North line of the Northwest 1/4 of the Northeast 1/4 a distance of 177.0 feet; thence NORTH a distance of 294.0 feet to the place of beginning; TOGETHER WITH, the South 115.0 feet of a tract of land known as part of Tax Lot Sixteen (16) being located in the Northwest Quarter of the Northeast Quarter (NW1/4 NE1/4) of Section Twenty-four (24), Township Nine (9) North, Range Fourteen (14) West of the Sixth Principal Meridian, Buffalo County, Nebraska, more particularly described as follows: Referring to the Northwest corner of the Northwest 1/4 of the Northeast 1/4 of said Section 24 and assuming the North line of said Northwest 1/4 of the Northeast 1/4 as bearing S 89°33'39" E and all bearings contained herein are relative thereto; thence S 89°33'39" E on the aforesaid North line a distance of 413.0 feet to the ACTUAL PLACE OF BEGINNING; thence continuing S 89°33'39" E on the afore described course a distance of 177.0 feet; thence SOUTH a distance of 294.0 feet; thence N 89°33'39" W parallel with the aforesaid North line a distance of 177.0 feet; thence NORTH a distance of 294.0 feet to the place of beginning.

LEGAL DESCRIPTION FOR 0.73 A± TRACT

A tract of land known as part of Tax Lot Sixteen (16) being located in the Northwest Quarter of the Northeast Quarter (NW1/4 NE1/4) of Section Twenty-four (24), Township Nine (9) North, Range Fourteen (14) West of the Sixth Principal Meridian, Buffalo County, Nebraska, more particularly described as follows: Referring to the Northwest corner of the Northwest 1/4 of the Northeast 1/4 of said Section 24 and assuming the North line of said Northwest 1/4 of the Northeast 1/4 as bearing S 89°33'39" E and all bearings contained herein are relative thereto; thence S 89°33'39" E on the aforesaid North line a distance of 413.0 feet to the ACTUAL PLACE OF BEGINNING; thence continuing S 89°33'39" E on the afore described course a distance of 177.0 feet; thence SOUTH a distance of 294.0 feet; thence N 89°33'39" W parallel with the aforesaid North line a distance of 177.0 feet; thence NORTH a distance of 294.0 feet to the place of beginning; EXCEPTING HOWEVER, the South 115.0 feet thereof.

William E. Kroll (signature)
William E. Kroll, Trustee of the William E. Kroll Revocable Trust dated October 6, 2021.

Sharon K. Kroll (signature)
Sharon K. Kroll, Trustee of the Sharon K. Kroll Revocable Trust dated October 6, 2021.

Jeff Burwood (signature)
Jeff Burwood (print name) Member (print title) of
2B Legacy LLC, a Nebraska limited liability company.

WAIVER OF OBJECTION

The City Council of the City of Gibbon, Nebraska, hereby acknowledges receipt of the above Notice as to a defect in a Deed as to the description of the property hereinafter described, which deed failed or will fail to comply with the requirement relating to subdivision approval, and the undersigned, being the governmental authority having such subdivision approval jurisdiction over real estate, hereby waives the statutory 120 days objection period as to said subdivision

The description of the land involved being described as follows, to wit:

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A tract of land known as part of Tax Lot Sixteen (16) being located in the Northwest Quarter of the Northeast Quarter (NW1/4 NE1/4) of Section Twenty-four (24), Township Nine (9) North, Range Fourteen (14) West of the Sixth Principal Meridian, Buffalo County, Nebraska, more particularly described as follows: Referring to the Northwest corner of the Northwest 1/4 of the Northeast 1/4 of said Section 24 and assuming the North line of said Northwest 1/4 of the Northeast 1/4 as bearing S 89°33'39" E and all bearings contained herein are relative thereto; thence S 89°33'39" E on the aforesaid North line a distance of 590.0 feet to the ACTUAL PLACE OF BEGINNING; thence continuing S 89°33'39" E on the afore described course a distance of 143.0 feet; thence SOUTH a distance of 989.0 feet; thence WEST a distance of 320.0 feet; thence NORTH a distance of 697.4 feet; thence S 89°33'39" E parallel with the North line of the Northwest 1/4 of the Northeast 1/4 a distance of 177.0 feet; thence NORTH a distance of 294.0 feet to the place of beginning; TOGETHER WITH, the South 115.0 feet of a tract of land known as part of Tax Lot Sixteen (16) being located in the Northwest Quarter of the Northeast Quarter (NW1/4 NE1/4) of Section Twenty-four (24), Township Nine (9) North, Range Fourteen (14) West of the Sixth Principal Meridian, Buffalo County, Nebraska, more particularly described as follows: Referring to the Northwest corner of the Northwest 1/4 of the Northeast 1/4 of said Section 24 and assuming the North line of said Northwest 1/4 of the Northeast 1/4 as bearing S 89°33'39" E and all bearings contained herein are relative thereto; thence S 89°33'39" E on the aforesaid North line a distance of 413.0 feet to the ACTUAL PLACE OF BEGINNING; thence continuing S 89°33'39" E on the afore described course a distance of 177.0 feet; thence SOUTH a distance of 294.0 feet; thence N 89°33'39" W parallel with the aforesaid North line a distance of 177.0 feet; thence NORTH a distance of 294.0 feet to the place of beginning.

LEGAL DESCRIPTION FOR 0.73 A± TRACT

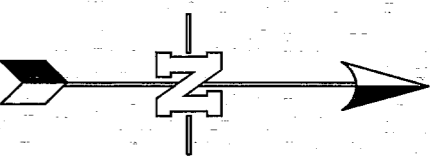
A tract of land known as part of Tax Lot Sixteen (16) being located in the Northwest Quarter of the Northeast Quarter (NW1/4 NE1/4) of Section Twenty-four (24), Township Nine (9) North, Range Fourteen (14) West of the Sixth Principal Meridian, Buffalo County, Nebraska, more particularly described as follows: Referring to the Northwest corner of the Northwest 1/4 of the Northeast 1/4 of said Section 24 and assuming the North line of said Northwest 1/4 of the Northeast 1/4 as bearing S 89°33'39" E and all bearings contained herein are relative thereto; thence S 89°33'39" E on the aforesaid North line a distance of 413.0 feet to the ACTUAL PLACE OF BEGINNING; thence continuing S 89°33'39" E on the afore described course a distance of 177.0 feet; thence SOUTH a distance of 294.0 feet; thence N 89°33'39" W parallel with the aforesaid North line a distance of 177.0 feet; thence NORTH a distance of 294.0 feet to the place of beginning; EXCEPTING HOWEVER, the South 115.0 feet thereof.

The City Council of the City of Gibbon,

ATTEST: _____
Mattie Webben
City Clerk

By _____
Derrick Clevenger
Mayor

SEAL:



NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, 19N, R14W

SEVENTH STREET

S 89°33'39" E (R)
319.71'

143.0' (R)

33'

ASSUMED S 89°33'39" E (R)
413.0' (R)

SECTION LINE

SOUTH LINE OF PUBLIC ROAD

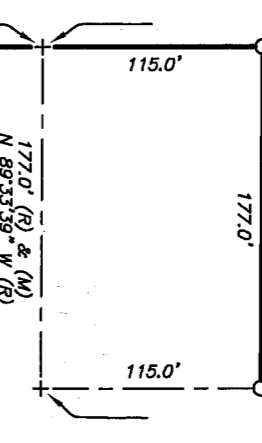
177.0' (R)

177.0' (R) & (M)

143.0' (R)/142.7' (M)

33'

146.0'
146.0'
0.73 AC TOTAL
- 0.13 AC ROAD
= 0.60 AC BALANCE



177.0' (R) & (M)
N 89°33'39" W (R)

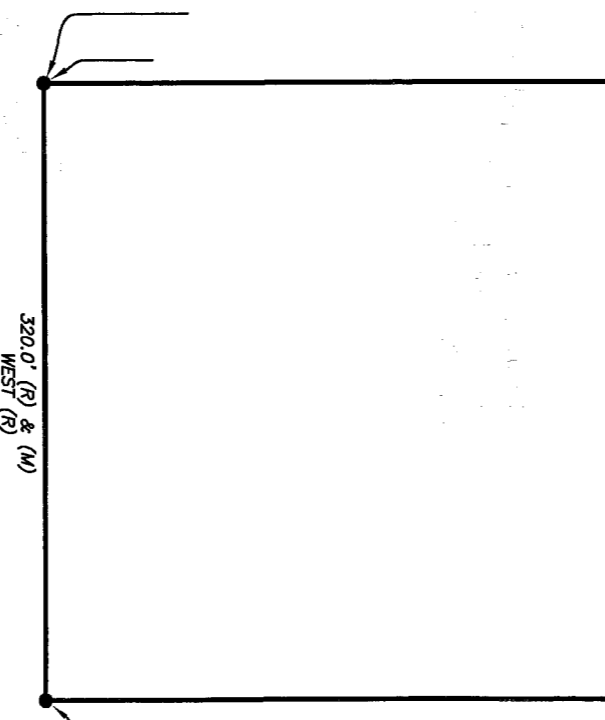
NORTH (R)
991.4' (R)

TAX LOT 16

956.0' (R) & (M)
989.0' (R)
SOUTH (R)

697.4' (R)/697.5' (M)

6.54 AC TOTAL
- 0.11 AC ROAD
= 6.43 AC BALANCE



LEGAL DESCRIPTION FOR 6.54 AC TRACT

A tract of land known as part of Tax Lot Sixteen (16) being located in the Northwest Quarter of the Northeast Quarter (NW1/4 NE1/4) of Section Twenty-four (24), Township Nine (9) North, Range Fourteen (14) West of the Sixth Principal Meridian, Buffalo County, Nebraska, more particularly described as follows: Referring to the Northwest corner of the Northwest 1/4 of the Northeast 1/4 of said Section 24 and assuming the North line of said Northwest 1/4 of the Northeast 1/4 as bearing S 89°33'39" E and all bearings contained herein are relative thereto; thence S 89°33'39" E on the aforesaid North line a distance of 590.0 feet to the ACTUAL PLACE OF BEGINNING; thence continuing S 89°33'39" E on the afore described course a distance of 143.0 feet; thence SOUTH a distance of 989.0 feet; thence WEST a distance of 320.0 feet; thence NORTH a distance of 697.4 feet; thence S 89°33'39" E parallel with the North line of the Northwest 1/4 of the Northeast 1/4 a distance of 177.0 feet; thence NORTH a distance of 294.0 feet to the place of beginning; TOGETHER WITH, the South 115.0 feet of a tract of land known as part of Tax Lot Sixteen (16) being located in the Northwest Quarter of the Northeast Quarter (NW1/4 NE1/4) of Section Twenty-four (24), Township Nine (9) North, Range Fourteen (14) West of the Sixth Principal Meridian, Buffalo County, Nebraska, more particularly described as follows: Referring to the Northwest corner of the Northwest 1/4 of the Northeast 1/4 of said Section 24 and assuming the North line of said Northwest 1/4 of the Northeast 1/4 as bearing S 89°33'39" E and all bearings contained herein are relative thereto; thence S 89°33'39" E on the aforesaid North line a distance of 413.0 feet to the ACTUAL PLACE OF BEGINNING; thence continuing S 89°33'39" E on the afore described course a distance of 177.0 feet; thence SOUTH a distance of 294.0 feet; thence N 89°33'39" W parallel with the aforesaid North line a distance of 177.0 feet; thence NORTH a distance of 294.0 feet to the place of beginning; thence NORTH 115.0 feet thereof.

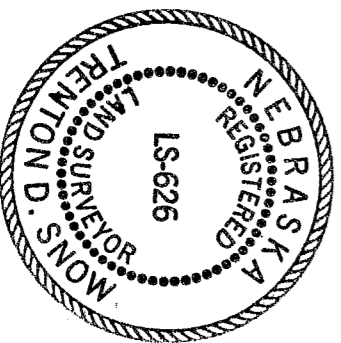
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SURVEYORS CERTIFICATE

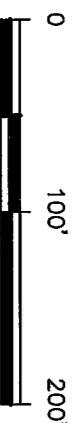
I, Trenton D. Snow, a Professional Land Surveyor licensed in the State of Nebraska, hereby certify that I surveyed the above platted and described tract of land using known and recorded monuments. All information shown hereon is true, correct and in accordance with the Land Surveyors Regulation Act in effect at the time of this survey to the best of my knowledge and belief.

(S E A I)



Trenton D. Snow
Nebr. Reg. L.S. No. 626

February 24, 2026
Date



Scale: 1" = 100'

- (M) = Measured
- (R) = Recorded (Wayne A. Humphrey April 26, 1995)
- + = Temporary Point
- = Corner Found (5/8" Rebar)
- = Corner Established (5/8" x 24" Capped Rebar)

TRENTON D. SNOW, LLC
A Land Surveying Company



1308 Central Avenue
Kearney, NE 68848
Office: (308) 234-1784
Fax: (308) 234-1785
Cellular: (308) 235-1055
www.nebraskasurveyors.com