

# **MCCOOK CITY COUNCIL**

## **REGULAR MEETING**

**Monday, November 9, 2020  
5:15 PM - City Council Chambers**

Open Meetings Act Announcement.

Items

1. Approve the minutes of the October 12, 2020 regular Planning Commission meeting.
2. Public Hearings and Regular Agenda.
  - A. Public Hearing - Request for a special exception by Blake Bethell, Community Hospital Project Manager (Project Sponsor); The Community Hospital Association (Land Owner); to locate a daycare center in a Residential High Density District (RH) - property located at 605 East 11th Street.
    1. Adjourn the Public Hearing.
  - B. Recommend approval of a special exception to the City Council to allow a daycare center in a Residential High Density District (RH) - property located at 605 East 11th Street, with the condition that sufficient off-street parking be constructed within a specified time period to be determined by the Planning Commission.

Adjournment.

**CITY MANAGER'S REPORT  
NOVEMBER 9, 202 PLANNING COMMISSION MEETING**

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**ITEM:** \_\_\_\_\_

**RECOMMENDATION:**

Approve the minutes of the October 12, 2020 regular meeting.

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**BACKGROUND:**

Receive and approve the minutes.

**FISCAL**

**IMPACT:** None.

**APPROVALS:**

  
\_\_\_\_\_  
Lea Ann Doak, City Clerk

November 1, 2020

McCook Planning Commission  
October 12, 2020  
5:15 PM Central

A MEETING OF THE PLANNING COMMISSION OF THE CITY OF MCCOOK, NEBRASKA convened in open, regular, and public session at 5:15 o'clock P.M. in the City Council Chambers.

Present: Chair Vosburg; Vice Chair Hilker; Commissioners Davidson, Friehe, McDowell, Stevens.

Absent: Commissioners Bradley, Dueland, Lyons, Graham.

City Officials present: City Manager Schneider, City Attorney Mustion, City Clerk Doak.

Notice of the meeting was given in advance thereof by publication in the McCook Daily Gazette on October 8, 2020, the designated method of giving notice, a copy of the proof of publication being attached to these minutes. Advance notice of the meeting was also given to all members of the Planning Commission. Availability of the agenda was communicated in the advance notice. All proceedings hereafter shown were taken while the meeting was open to the attendance of the public.

Chair Vosburg announced that a copy of the Open Meetings Act was posted by the entrance to the Council Chambers and available for public review.

1. Approve the minutes of the September 14, 2020 regular Planning Commission meeting.

Motion to approve the minutes of the September 14, 2020 regular Planning Commission meeting. This motion, made by Friehe and seconded by McDowell, passed.

Vosburg: YEA, Hilker: YEA, Bradley: ABSENT, Davidson: YEA, Dueland: ABSENT, Friehe: YEA, Graham: ABSENT, Lyons: ABSENT, McDowell: YEA, Stevens: YEA.  
YEA: 6, NAY: 0, ABSENT: 4

2. Public Hearings and Regular Agenda.

- 2.A. Public Hearing - Request for a special exception by Lexis Jones and Courtney Williams (Project Sponsor) to locate a daycare center in a Residential Medium Density District (RM) - property located at 910 West "L" Street.

Motion to recess as a Planning Commission and convene a public hearing for the purpose of receiving public comment with respect to the request for a special exception by Lexis Jones and Courtney Williams (Project Sponsor) to locate a daycare center in a Residential Medium Density District (RM) - property located at 910 West "L" Street, with the City Attorney to act as hearing officer. This motion, made by Vosburg and seconded by Stevens, passed.

Vosburg: YEA, Hilker: YEA, Bradley: ABSENT, Davidson: YEA, Dueland: ABSENT, Friehe: YEA, Graham: ABSENT, Lyons: ABSENT, McDowell: YEA, Stevens: YEA.  
YEA: 6, NAY: 0, ABSENT: 4

The City Attorney received into evidence Exhibit #1 - City Manager's Report prepared for the October 12, 2020 Planning Commission meeting (2 pages), Exhibit #2 - Notice of Hearing published (1 page); Exhibit #3 - ownership list for mailing of Notice of Hearing (2 pages); Exhibit #4 - Land Use Application and attachments (4 pages); and Exhibit #5 - Findings and Determinations

of McCook City Council (2 pages), and excepted comment from city staff before opening for public comment.

City Manager Schneider reviewed the following information contained in Exhibit #1: "An application for a special exception was submitted by Lexis Jones and Courtney Williams to allow for a daycare center in a Residential Medium Density (RM) District. The property at issue is located at 910 West "L" Street. The owners of the property are Brad and Courtney Williams. Pursuant to Zoning Ordinance No. 2016-2929, Article 9, Section 904, daycare facilities are allowed in the Residential Medium Density (RM) District, if a special exception is granted by the City Council. Originally, the applicants stated that Ms. Jones would be residing at the residence (which would have allowed the house to fall under the home occupation rules), however, Ms. Jones is engaged to be married within the year and 910 West "L" Street would not be her marital home."

"City Staff believes the property at issue has always been used for residential purposes. The surrounding properties are single family dwellings as well. Staff has had an opportunity to go on site and discuss the potential daycare with Mrs. Williams. Staff explained the special exception process and stressed the importance of complying with special exception requirements A - I. In particular, Staff explained that there have been a number of similar requests over the past few years, and during the prior discussions, requirements A, B, E, H, and I were the primary points of emphasis. Staff specifically asked Mrs. Williams to pay close attention to ingress/egress and parking. Mrs. Williams' application spells out their plan with respect to these items."

"With respect to ingress and egress, Mrs. Williams does not believe the traffic flow will be impacted by a childcare facility. Mrs. Williams states that there will be 10 or fewer children at her childcare facility at one time. The street is not a narrow street (as was the issue with the property at the corner of Norris and East M Street). Staff observed vehicles passing through West "L" Street without impediments."

"Next, the property contains a garage and driveway. The applicant states that the driveway has sufficient room for 4 vehicles. The applicant also stated that the daycare provider will park her car in the garage, freeing up space in the driveway. Upon review of the Zoning Ordinance's Off-Street Parking regulation (ie. Section 2111), a nursery must have enough parking spaces to cover 30% of capacity in students. Per the regulation, 3 off-street parking stalls are necessary assuming there will be 10 or fewer children at the childcare facility. The applicants have the space required in the Zoning Ordinance. Additionally, there is space for on-street parking if it is needed. A diagram of the premises and related parking spaces is attached to this packet."

"As far as screening and buffering, the home already has a backyard fence. According to the applicant, if the children are outside, they will be within the backyard fence. There should be no issues with children in the front yard."

"With respect to general compatibility with adjacent properties, the exterior of the residence will not be altered. Of note, if the special exception is approved, the house will be the only childcare facility in the neighborhood. This may be the largest concern associated with this request. Staff believes this concern can be minimized if the applicant develops a structured parking plan and that steps are taken to assure the children are inside the building or in the backyard. Unlike with a similar request from a few years ago that involved property near the elementary school, there is not another facility in the neighborhood that will have large numbers of occupants that would compete for space."

"With respect to McCook's Comprehensive Plan and Zoning Regulations, a childcare facility is an

allowable special exception in the RM District. Additionally, McCook's Comprehensive Plan incorporates the City of McCook's Economic Development Plan, which includes childcare facilities as a qualifying use under the program. The goal of the Economic Development Plan is to build on the strengths of the City to promote existing industries and the retention of jobs. Further the Plan is designed to aide in the recruitment of new industries and jobs to McCook to facilitate the development and expansion of new businesses. In order to achieve these goals, it is necessary to assure there is adequate childcare available for individuals that work in and around McCook."

Courtney Williams, applicant, was present to address questions from the Commission.

With no further comment, motion to adjourn the public hearing and to reconvene as a Planning Commission. This motion, made by Vosburg and seconded by McDowell, passed.

Vosburg: YEA, Hilker: YEA, Bradley: ABSENT, Davidson: YEA, Dueland: ABSENT, Friehe: YEA, Graham: ABSENT, Lyons: ABSENT, McDowell: YEA, Stevens: YEA.  
YEA: 6, NAY: 0, ABSENT: 4

2.B. Recommend approval of a special exception to the City Council to allow a daycare center in a Residential Medium Density District (RM) - property located at 910 West "L" Street due to special exception requirements A - I being satisfied.

Motion to recommend approval of a special exception to the City Council to allow a daycare center in a Residential Medium Density District (RM) - property located at 910 West "L" Street due to special exception requirements A - I being satisfied. This motion, made by McDowell and seconded by Friehe, passed.

Vosburg: YEA, Hilker: YEA, Bradley: ABSENT, Davidson: YEA, Dueland: ABSENT, Friehe: YEA, Graham: ABSENT, Lyons: ABSENT, McDowell: YEA, Stevens: YEA.  
YEA: 6, NAY: 0, ABSENT: 4

City Manager Schneider informed the Commission that there would most likely be a meeting in November for consideration of another Child Care facility.

### **Adjournment.**

With no further business, Chair Vosburg declared the Planning Commission meeting adjourned at 5:33 P.M.

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Lea Ann Doak, City Clerk  
Recording Secretary

**CITY MANAGER'S REPORT  
NOVEMBER 9, 2020 PLANNING COMMISSION MEETING**

**ITEM:** \_\_\_ Public Hearing - Request for a special exception by McCook Community Hospital (Project Sponsor) to locate a daycare center in a High Density Residential District (RM) - property located at 605 East 11<sup>th</sup> Street.

**ITEM:** \_\_\_ Recommend approval of a special exception to the City Council to allow a daycare center in a High Density Residential District (RM) - property located at 605 East 11<sup>th</sup> Street with the condition that sufficient off-street parking be constructed within a specified time period to be determined by the Planning Commission.

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**BACKGROUND:**

The McCook Community Hospital has submitted a special exception application for its property located at 605 East 11th Street. The property is zoned Residential High Density District. The hospital is requesting that the property be granted a special exception to allow for a daycare facility.

The hospital is making this request as part of its COVID response contingency plan. Specifically, the special exception would address potential daycare shut-downs if local daycare providers are forced to close. The concern is that if numerous daycare providers close due to COVID, the hospital staff members would need a daycare alternative.

The hospital owns the property at 605 East 11th Street and the hospital has identified the property as an appropriate area for a temporary daycare facility. This request is temporary in nature. The hospital does not oppose eliminating the designation once the COVID pandemic subsides.

When reviewing the city's special exception criteria in relationship to the daycare request, special exception considerations A and B are typically the conditions that receive the most scrutiny.

With respect to A, the city is not concerned with ingress/egress issues. East 11th Street is a wide thoroughfare. The hospital owns a commercial facility to the North that employs numerous people. That facility has not experienced any ingress/egress concerns due to an uptick in traffic due to the facility's commercial nature. Additionally, SWAT's is located to the South. There have been no ingress/egress related concerns regarding the SWAT's facility. The hospital employees that would use the property for daycare purposes would enter the facility off of East 11th Street. They would exit the premises via East F Street. This circular ingress/egress pattern will help ease any traffic concerns.

As for consideration B, off-street parking should not be a concern. Blake Bethell, McCook Community Hospital facility manager, states that the maximum number of children the daycare would serve is twelve. The city's parking ordinance requires a 30% ratio of children to off-street parking spaces. Three to four spaces would be necessary. The residence has plenty of space available to accommodate three to four parking spaces. With respect to the additional special exception criteria, staff has no concerns.

As mentioned, this request is temporary in nature. When the COVID pandemic is over, the hospital is willing to have the designation removed if the governing body is inclined to do so.

**RECOMMENDATIONS:**

**ITEM:** \_\_\_ Public Hearing - Request for a special exception by McCook Community Hospital (Project Sponsor) to locate a daycare center in a High Density Residential District (RM) - property located at 605 East 11<sup>th</sup> Street.

**ITEM:** \_\_\_ Recommend approval of a special exception to the City Council to allow a daycare center in a High Density Residential District (RM) - property located at 605 East 11<sup>th</sup> Street with the condition that sufficient off-street parking be constructed within a specified time period to be determined by the Planning Commission.

**APPROVALS:**

  
\_\_\_\_\_  
Lea Ann Doak, City Clerk

November 3, 2020

  
\_\_\_\_\_  
Nathan A. Schneider, City Manager

November 3, 2020

**NOTICE OF HEARING  
REQUEST FOR  
SPECIAL EXCEPTION**

NOTICE IS HEREBY GIVEN that a public hearing will be held on a request for a special exception to allow an in home child care center in a Residential High Density (RH) District.

ADDRESS: 605 East 11<sup>th</sup> Street

LEGAL DESCRIPTION: W/2 of Block 4 (Replatted) and ½ Vacated "G" Street, Brown's Park Addition to the City of McCook, Red Willow County, Nebraska (Parcel ID: 000940200)

PROJECT SPONSOR/  
DEVELOPER: Blake Bethell, Community Hospital Project Manager

LAND OWNER: The Community Hospital Association

Public Hearings will be held on the dates, times, and at the places listed below:

NOVEMBER 9, 2020 - 5:15 P.M.  
MCCOOK PLANNING COMMISSION  
CITY COUNCIL CHAMBERS  
505 WEST "C" STREET

NOVEMBER 16, 2020 - 5:30 P.M.  
MCCOOK CITY COUNCIL  
CITY COUNCIL CHAMBERS  
505 WEST "C" STREET

ANY AND ALL PERSONS desiring to comment on the above-described request will be given an opportunity to be heard. Please direct all inquiries to Nate Schneider, City Manager, at 308-345-2022 ext. 225.

-s- Lea Ann Doak  
City Clerk

Publish: October 30, 2020  
Post: October 30, 2020  
Mail: October 30, 2020

**OWNERSHIP LIST FOR MAILING:**

Tom Bredvick, President  
McCook Public Schools  
600 West 7<sup>th</sup> Street  
McCook NE 69001

Red Willow Co. School Dist. #17  
700 West 7<sup>th</sup> Street  
McCook NE 69001

Red Willow County  
%Tami Teel  
502 Norris Avenue  
McCook NE 69001

Red Willow County Planning Commission  
502 Norris Avenue  
McCook NE 69001

BSB Construction, INC.  
C/O Norma Lashley  
209 E 2<sup>ND</sup>  
Curtis, NE 69025

Royce Clapp  
612 E 11  
McCook, NE 69001

Barbara Remer  
PO Box 2  
McCook, NE 69001

SWATS  
PO Box 582  
McCook, NE 69001

James Thompson  
13708 SO 131<sup>st</sup>  
Springfield, NE 68059

Krystal Barratt  
1205 E F  
McCook, NE 69001

William and Tammy Jo Moore  
1301 E F  
McCook, NE 69001

Jaime Helm  
1302 E F  
McCook, NE 69001

Dennis and Brenda Liess  
505 E 12<sup>th</sup>  
McCook, NE 69001

Richard Kring  
406 W 10  
McCook, NE 69001

# CITY OF McCOOK

## LAND USE ACTION REQUEST FORM

This request is for a:  
(Check all that apply)

- Zone Change  
 Special Exception  
 Administrative Permit (Personal Wireless Facility)  
 Special Exception (Personal Wireless Facility)  
 Minor Subdivision  
 Major Subdivision  
 Planned Development(Includes Zone Change)

Name of Project: Temporary Daycare

Description of Project: We would like to use the house that we just purchased at 605 East 11th for a temporary daycare if daycares in town close due to Covid. This will only be used for hospital employees children in the event that local daycare facilities close down.

Project sponsor or developer:

Name: Blake Bethell Community Hospital Project manager

Address: 1301 East H Street

Phone number: 308-344-8336

Fax number: \_\_\_\_\_

E-mail Address: bbethell@CHMcCook.org

Land owner or owners:

Name: Community Hospital

Address: 1301 East H Street

Phone number: 308-344-8336

Fax number: \_\_\_\_\_

E-Mail Address: \_\_\_\_\_

Authorization of the land use action by land owner:

I hereby certify that I own and/or control the following land where the land use action is being requested. (Attach evidence of ownership or control. e.g. power of attorney, deed, or purchase agreement)

Community Hospital Blake Bethell

Printed Name:

Printed Name:

Blake Bethell

Signature:

Signature:

10/5/2020

Date:

Address and physical location of the Proposed Land Use Action: 605 East 11th

Property Description (Of the parent parcel for subdivisions):

**Required Information:**

See Attached sheets for required information for:

- Subdivisions
- Zone Changes and special exceptions
- Planned developments

**FEE PAID:** \$ \_\_\_\_\_ (See attached schedule of fees)

**Fee, complete application, and required attachments accepted by:**

Printed name

Signature

Date

## REQUIRED ATTACHMENTS:

**For Zone Changes and Special Exceptions:** \*

(For Zone Changes or Amendments see Article 27 of the Zoning Ordinance; for Special Exceptions see Article 24 Special Exceptions)

\_\_\_\_\_ Include a description of the reason for the request for a change of zone:

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\_\_\_\_\_ Include a description of any special exception requested including the section of the zoning ordinance under which it is requested: (Example: Special exception to construct multi-family dwellings in (RM) Residential Medium Density area comprised of single family dwellings.)

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X \_\_\_\_\_ Include a site plan (minimum 17" X 11") and a letter of explanation showing and explaining the following special exception requirements:

- (A) ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe; *Ingress on West side of property, Egress on South side.*
- (B) off-street parking and loading areas where required, with particular attention to the items in (A) above, the economic, noise, glare or odor effects of the special exception or change of zone on adjoining properties and the properties generally in the district or the area; *See map for Parking*
- (C) the location of refuse and service areas, with particular reference to the items in (A) and (B) above; *See map*
- (D) utilities, with reference to locations, availability, and compatibility; *See map*
- (E) screening and buffering with reference to type, dimensions, and character; *Tree row on south, Fence on West*
- (F) signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district; *No signs of Exterior lighting at this time.*

(G) required yards and other open space; *Fenced in yard see map.*

(H) general compatibility with adjacent properties and other properties in the district;

(I) compatibility with existing and future land use plan in the McCook Comprehensive Plan.

\_\_\_\_\_ Explain how the project complies with the Comprehensive Plan: \_\_\_\_\_

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**FINDINGS AND DETERMINATIONS OF MCCOOK CITY COUNCIL**

CASE NO. \_\_\_\_\_

SIGNED: \_\_\_\_\_  
Mayor

DATE \_\_\_\_\_

ATTEST: \_\_\_\_\_  
City Clerk

SPECIAL EXCEPTION CONSIDERATIONS:

YES                  NO

1. The proposed special exception use would satisfactorily provide for:

a) ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe;

\_\_\_\_\_

b) off street parking and loading areas where required, with particular attention to the items in a) above, and the economic, noise, glare, or odor effects of the special exception on adjoining properties and properties generally in the district;

\_\_\_\_\_

c) refuse and service areas, with particular attention to the items in a) and b) above;

\_\_\_\_\_

d) utilities, with reference to locations, availability and compatibility;

\_\_\_\_\_

e) screening and buffering with reference to type, dimensions and character;

\_\_\_\_\_

f) signs, if any, and proposed exterior lighting with reference to glare, traffic safety and economic effect and comparability and harmony with properties in the district;

\_\_\_\_\_

g) required yard and other open space;

\_\_\_\_\_

h) general compatibility with adjacent properties and other property in the district.

\_\_\_\_\_

i) Compatibility with existing and future land use plan in the McCook Comprehensive Plan.

\_\_\_\_\_

2. The specific rules governing special exceptions have been complied with.

CITY COUNCIL FINDINGS AND DECISION:

The McCook City Council hereby determines that the special exception will \_\_\_\_\_, will not \_\_\_\_\_ adversely affect the public interest. The special exception herein requested is \_\_\_\_\_, is not \_\_\_\_\_ hereby granted subject to the stipulations noted below, if any.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.



Parcel Information	
<b>Parcel ID:</b>	000940200
<b>Map Number</b>	
<b>State Geo Code</b>	4281-00-0-00000-000-0000
<b>Cadastral #</b>	C1-83-1
<b>Images</b>	Photo #1 Sketch #1
<b>Current Owner:</b>	COMMUNITY HOSPITAL ASSOCIATION /THE 1301 EAST H STREET P O BOX 1328 MCCOOK, NE 69001-1328
<b>Situs Address:</b>	605 EAST 11TH STREET MCCOOK
<b>Tax District:</b>	80
<b>School District:</b>	S.D. #17 GEN/SPEC BLD, 73-0017
<b>Account Type:</b>	Residential
<b>Legal Description:</b>	0 3 29 BROWN'S PARK ADDITION MCCOOK BLK 4, W/2 OF BLOCK (REPLATTED) & 1/2 VACATED G STREET
<b>Lot Width:</b>	N/A
<b>Lot Depth:</b>	N/A
<b>Lot Size:</b>	46900.00 sq ft

Assessed Values				
Year	Total	Land	Outbuilding	Dwelling
2020	\$140,731	\$23,057	\$0	\$117,674
2019	\$86,136	\$4,179	\$0	\$81,957

Yearly Tax Information		
Year	Amount	Levy
2019	\$1,556.82	1.911555
2018	\$1,535.68	1.870361

2019 Tax Levy	
Description	Rate
COUNTY	0.32006800
S.D. #17 BOND	0.07105000
CITY OF MCCOOK GEN	0.34904400
MID-PLAINS GEN/CAP IMP	0.07404300
S.D. #17 GEN/SPEC BLD	1.04913600
ED UNIT #15	0.01499300
NATURAL RESOURCE	0.03157200
HIGH PLAINS HISTORICAL	0.00164900

Sales Information			
Sale Date	Sale Price	Book & Page	Grantor
07/31/2019	\$275,000.00	2019 / 01058	HARRISON/ROBERT & DIANE
05/29/2019	\$0.00	2019 / 00711	CITY OF MCCOOK
03/09/2004	\$0.00	130 / 993	
03/09/2004	\$0.00	130 / 993	

Property Classification			
<b>Status:</b>	Improved	<b>Location:</b>	Urban
<b>Property Class:</b>	Residential	<b>City Size:</b>	5,001-12,000
<b>Zoning:</b>		<b>Lot Size:</b>	20,001 sq. ft. - .99 ac.

Residential Datasheet			
<b>Zoning:</b>		<b>Style:</b>	100% One Story
<b>Year Built:</b>	1910	<b>Bathrooms:</b>	1.00
<b>Exterior:</b>	100% Frame, Hardboard Sheets	<b>Heating/Cooling:</b>	100% Warmed & Cooled Air
<b>Bedrooms:</b>	1	<b>Min Finish:</b>	300 sq. ft
<b>Roof Cover:</b>	Composition Shingle	<b>Part Finish:</b>	0 sq. ft
<b>Basement Size:</b>	300 sq. ft	<b>Garage 1:</b>	Detached Garage(SF)
<b>Building Size:</b>	870 sq. ft	<b>Garage 1 Size:</b>	1200 sq. ft
<b>Quality:</b>	Average	<b>Garage 2:</b>	Detached Garage(SF)
<b>Condition:</b>	Good	<b>Garage 2 Size:</b>	529 sq. ft

Dwelling Data			
Description	Units	Value	
Slab w/Roof	168	\$2,462	
Enclosed Porch, Solid Walls	348	\$12,093	
PRE-FAB CARPORT DIRT	216	\$803	
Flat Value Wd Shed	350	\$350	
Wood Deck with Roof	280	\$7,017	
Slab w/Roof	360	\$5,677	

Photo/Sketch	

Recorded July 31, 2019, 2:15 P.M.

Inst. No. 2019-01058

Fees: \$ 16.00 Pages 2

Tammy

Register of Deeds, Red Willow County, NE

NEBRASKA DOCUMENTARY STAMP TAX	
Date	<u>7/31/19</u>
\$	<u>618.75</u> By <u>AT</u>

**AFTER RECORDING RETURN TO:**

McCook Abstract Company

PO Box 648

McCook, NE 69001

**WARRANTY DEED**

Robert Harrison and Diane Harrison, husband and wife, GRANTOR, in consideration of One Dollar (\$1.00) and other good and valuable consideration, conveys to GRANTEE, The Community Hospital Association, as joint tenants and not as tenants in common the following described real estate (as defined in Neb. Rev. Stat. § 76-201):

The West 1/2 of Block of Block 4 as per "Administrative Subdivision City of McCook Nebraska" Instrument 2006-00787 recorded May 26, 2006, along with the S1/2 of vacated G street adjacent to the West 1/2 of Block 4 All in Brown's Park Addition, and a tract of land 100 feet wide (east-west) by 300 feet long (north-south), the location of which is described as follows; Beginning at the northeast corner of Lot 12 in block 4, Brown's Park Addition, City of McCook; thence east 100 feet in the extended north line of said Block 4; thence south 300 feet on line parallel with the west line of said Block 4; thence west 100 feet to the south east corner of lot 7 in said Block 4; thence 300 feet north on a line parallel with the west line of said block to the place of beginning, being a part of the NWNW of Section 28, Township 3 North, Range 29 West of the 6th P.M., formerly known as the West 1/2 of Lots 1-6 inclusive, Block 4 City of McCook, Red Willow County, Nebraska.

GRANTOR covenants (jointly and severally, if more than one) with GRANTEE that GRANTOR:

1. is lawfully seized of such real estate and that it is free from encumbrances, EXCEPT subject to easements, reservations, and restrictions of record;
2. has legal power and lawful authority to convey the same;

3. warrants and will defend title to the real estate against the lawful claims of all persons.

Executed: 7-30, 2019.

Robert Harrison  
Robert Harrison

Diane Harrison  
Diane Harrison

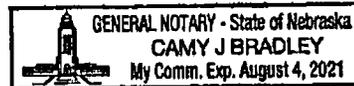
STATE OF Nebraska )  
COUNTY OF Red Willow )

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of July, 2019 by Robert Harrison and Diane Harrison, husband and wife.

Camy J Bradley  
Notary Public

My Commission Expires: 8-4-21

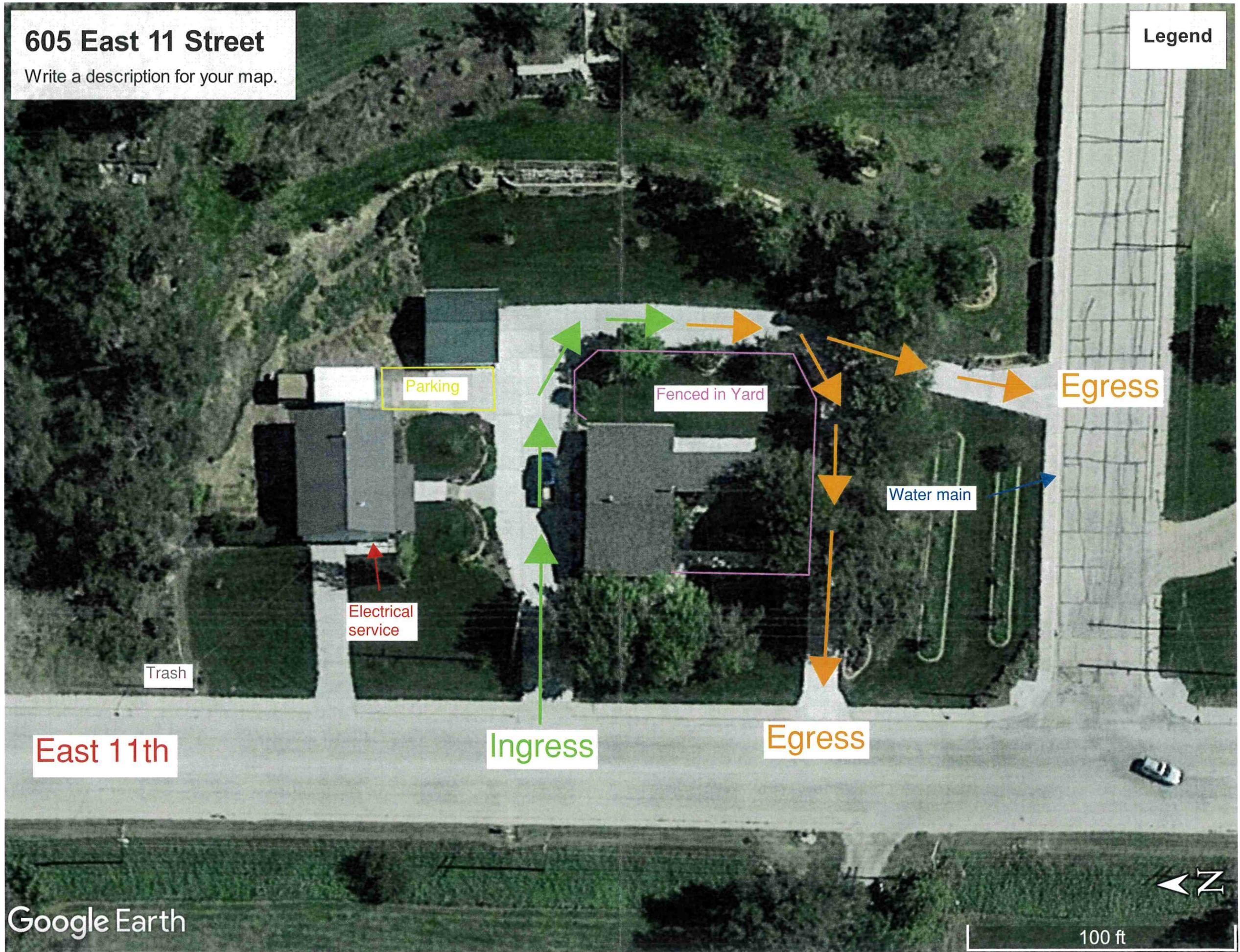
File No. M014250-



# 605 East 11 Street

Write a description for your map.

Legend



East 11th

Electrical service

Trash

Parking

Fenced in Yard

Water main

Ingress

Egress

Egress

