

BELLEVUE PLANNING COMMISSION

Thursday, January 22, 2026 6:00 PM

Bellevue City Hall

1500 Wall Street

Bellevue, NE 68005

1. CALL TO ORDER:

a. Pledge of Allegiance

b. Roll Call

c. The Open Meetings Act location

d. Approve Minutes of November 20, 2025 Regular Meeting

e. Accept into the record all staff reports, attachments, memos, and handouts regarding each application.

2. CONSENT AGENDA/PUBLIC HEARINGS:

3. PUBLIC HEARINGS:

a. Request to rezone Lot 1, Roth's Anderson Grove, Replat 1, being a replat of Lot 1, Roth's Anderson Grove, and Tax Lot 18A1B2B Except Right-of-Way, located in the Northeast ¼ of Section 5, T13N, R13E of the 6th P.M., Sarpy County, Nebraska, from BN and AG to RG-20 for the purpose of multi-family residential development; and preliminary plat Lot 1 Roth's Anderson Grove. Applicant: Foundations Development, LLC. General Location: NW Corner of S 36th St & Granada Pkwy. Case #'s: Z-2510-09, S-2510-20.

4. CURRENT BUSINESS

5. ADJOURNMENT

MINUTE RECORD

Bellevue Planning Commission Meeting, November 20, 2025, Page 1

The Bellevue Planning Commission held a regular meeting on Thursday, November 20, 2025, at 6:00 p.m. in the Bellevue City Council Chambers. Upon roll call, present were Commissioners Taylor-Jones, Hankins, Ackley, Bennett, and Perrin. Absent were Commissioners Yoder, Aerni, Sims, and Lasenburg. Also present was Tammi Palm, Planning Director and Angela Curry, Assistant Planning Manager.

Notice of this meeting was given in advance thereof by publication in the Sarpy County Times and posting in two public places and was also given to the Chairperson and members prior to the meeting. These minutes were written and available for public inspection within ten days of the meeting.

Hankins announced a copy of the Open Meetings Act was posted on the rear wall on the outside of the City Council Chambers.

Motion was made by Ackley, seconded by Taylor-Jones, to approve the minutes of the September 25, 2025, regular meeting as presented. Upon roll call, all present voted yes.

Hankins asked if there were any updates or additions to staff reports. Palm advised there were no updates.

Motion was made by Taylor-Jones, seconded by Bennett, to accept into the record all staff reports, attachments, memos, and handouts regarding each application and including those received after the agenda was presented. Upon roll call, all present voted yes. Motion carried unanimously.

Hankins explained the public hearing procedures.

PUBLIC HEARING was held on a request to approve the Bellevue & Papillion Housing Resilience Plan. Applicant: City of Bellevue. Case #: 189.

Hankins asked staff for updates. Palm stated there were no updates.

Amy Haase, 1302 Howard St, Omaha, NE, appeared on behalf of the applicant. Haase, of RDG Planning & Design, presented an overview of the Housing Resilience Study completed for the cities of Bellevue and Papillion. She stated the Housing Resilience Plan is an opportunity to strengthen housing to better withstand floods, storms, and other weather-related disasters. Haase explained the plan enables cities to be better prepared for the types of storms experienced in recent years. It provides a framework to identify vulnerable areas, prioritize improvements, and offer guidelines for more resilient construction. The plan also promotes flood-proofing strategies, sustainable building materials, energy-efficient designs, and overall housing resilience. She explained the primary goals of the plan are to reduce the impact of future disasters on the community's housing stock, particularly its most vulnerable and affordable units, expand access to funding for disaster-prone areas, and prioritize equitable recovery, especially for low-income and senior households. She added the plan is intended to help the cities take a proactive approach to addressing risk areas, reduce the impact of storms on housing infrastructure, incorporate resilience strategies into existing planning documents, foster collaboration among partners, and identify future funding opportunities.

Haase described the project timeline, noting that work began in late April. She stated the project's website received great community feedback. The team analyzed all community input and technical data and used it to build the policy map, the loss reduction plan, the education plan, and the funding components of the study. She stated engagement activities included a community survey, which received a great response from Bellevue, an interactive map where residents identified areas of concern, and several in-person outreach events, including time spent at local farmers markets. Haase said the interactive map was especially helpful for identifying locations of concern like those experiencing flash flooding in areas located outside mapped floodplains. Those reports helped to guide additional analysis of stormwater infrastructure in those areas. She summarized key themes from public engagement, including the need for education; limited awareness among some residents of certain risks and available mitigation options; interest in strengthening housing maintenance programs and improving funding sources; and significant concern about rising insurance costs. She noted the project team heard accounts from older homeowners, who have paid off their homes and are on fixed incomes, considering dropping their insurance due to increasing rates they could not afford. Haase explained the long-term impact this has on our housing stock, and its likelihood of affecting affordable units in our community, and the increased strength and frequency of disasters. She stated that historical data showed only about five official disaster declarations between 1960 and 1990, but since 1990, that number has doubled. These events are occurring more frequently than in the past, making it increasingly important to ensure housing is prepared. Haase explained that the project team spent a lot of time finding potentially vulnerable areas, mapping higher-risk flood areas, and reviewing data

MINUTE RECORD

Bellevue Planning Commission Meeting, November 20, 2025, Page 2

provided by residents on the interactive map. Residents identified locations where they had observed flash flooding or pooling during storms, which allowed for additional stormwater data collection and the identification of potential strategies.

Haase reported data analysis supported the development of a Housing Resilience Policy Map, which is intended to function as a policy overlay rather than a replacement for the existing land-use map in the cities' comprehensive plans. She clarified the map is meant to guide broad policy considerations that can work in coordination with the comprehensive plans. She explained the map identifies five policy areas. The first area is no-build areas, which are generally within the floodway and highest-risk flood zones, where building is largely restricted. The second area is elevated-risk areas, including zones with steeper slopes, 500-year floodplain areas, and lower-lying regions prone to water pooling, where development should take these hazards into consideration. Haase explained one topic frequently raised by residents during the public engagement process was concern about trees and the damage they caused to homes and power lines during storm events. This led the team to take a closer look at the tree canopy, particularly in residential areas. Bellevue has a historic tree canopy. These trees are beautiful, but there are concerns about the age and viability of some of the older ones. As a result, the third policy area includes residential areas with older tree canopy, which presents both storm-related risks and benefits such as heat mitigation. The fourth policy map area includes heat-island zones within residential neighborhoods, where additional tree canopy may help reduce heat exposure and lower utility costs. The fifth policy map area includes new development areas, where policies and programs can ensure that newly built homes are constructed to be as resilient as possible. The identification of these policy areas then led to the development of the Housing Loss Reduction Plan. Haase explained the plan builds on the policy map and outlines overall goals for creating more resilient housing. These goals include ensuring safe, resilient, and affordable housing; reducing the community's vulnerability to disasters; supporting informed decision-making for both housing and land use; building awareness and collaboration around housing resilience; and strengthening local capacity for funding.

Within the Housing Loss Reduction Plan, the team identified five major categories for action. The first category focuses on land use and building practices, including building code considerations. The second addresses accommodations, emphasizing strategies to improve the resilience of existing housing stock while maintaining affordability. The third category targets socially vulnerable neighborhoods, ensuring continued investment in housing and including strategies for safe evacuation during emergencies. The fourth category concerns stormwater management, incorporating policies and improvements to reduce flooding and related impacts. The plan also includes a community engagement and education component. Under this component, the team identified 41 potential partner organizations, 11 community event opportunities for resident education on how to improve the resilience of their homes, and 13 example activities that could be applied. Haas noted that while not all recommendations or activities would be initiated by the cities, many could be implemented in partnership with other regional organizations. Finally, the plan outlines a Mitigation and Recovery Funding component. Haase explained that this section identifies potential funding agencies and partners and is intended to serve as a resource both for proactive resilience initiatives and for recovery after storm events.

Ackley inquired whether this type of plan is being adopted on a national level and whether other jurisdictions are adopting changes to their zoning ordinances or building codes based on similar studies, or if this work represents the early stages of a process whose outcomes are not yet clear. Haase responded that, outside of the Gulf Coast, this is likely the first study of its kind. She stated in Gulf Coast communities, similar efforts have led to zoning changes and the development of new programs and initiatives, many of which focus on flood reduction and storm surge impacts. She noted that this study took a different direction, as appropriate for a Midwestern community. She added that many communities nationwide are trying to balance improvements in building code standards with housing affordability, and that jurisdictions are selectively adopting measures that best fit their local context, resulting in a wide range of approaches in what they are choosing.

Ackley then asked Palm whether she anticipated adopting any of the study's recommendations as the city reviews its zoning ordinance over the next one to two years, noting that the intent is not to impose restrictions such as preventing residents from planting trees within ten feet of their homes. Palm responded that she does expect to incorporate elements of the study. She stated the city has funding in the 2026 budget to update the zoning ordinance and the timing of the study aligns well with the comprehensive plan. She explained the study complements the comprehensive plan and places the city in a good position moving forward as it undertakes updates to the zoning ordinance and refinement of subdivision regulations, and that several items can be carried forward into those endeavors. Haase added that tree-planting recommendations are a good example of how the educational component of the plan can be applied. She stated education can help residents understand the right type of tree to

MINUTE RECORD

Bellevue Planning Commission Meeting, November 20, 2025, Page 3

plant, where to plant them, and the importance of planting them.

MOTION was made by Taylor-Jones, seconded by Ackley, to recommend APPROVAL of a request to approve the Bellevue & Papillion Housing Resilience Plan. Applicant: City of Bellevue. Case #: 189.

Upon roll call, all present voted yes. MOTION carried unanimously.

This item will proceed to CITY COUNCIL for PUBLIC HEARING on December 16, 2025.

There was discussion regarding the election of officers.

MOTION was made by Ackley, seconded by Bennett, to NOMINATE Scott Hankins to serve as Planning Commission Chair. Hankins was approved by acclamation.

MOTION was made by Taylor-Jones, seconded by Ackley, to NOMINATE Michael Perrin to serve as Vice Chair. Perrin was approved by acclamation.

The Commission discussed the proposed 2026 Uniform Review Schedule.

MOTION was made by Ackley, seconded by Bennett, to approve the 2026 Uniform Review Schedule as presented. Upon roll call, all present voted yes. MOTION carried unanimously.

Meeting adjourned at 6:25 p.m.



Jenna Lance
Planning/Permits Technician

**CITY OF BELLEVUE
PLANNING DEPARTMENT**

RECOMMENDATION REPORT # 1

CASE NUMBERS: Z-2510-09
S-2510-20

FOR HEARING OF:
REPORT #1: January 22, 2026

I. GENERAL INFORMATION

A. APPLICANT:

Foundations Development, LLC
Attn: Rob Woodling
1886 S 126th Street
Omaha, NE 68144

B. PROPERTY OWNER:

RD Blair, LLC
1886 S 126th Street
Omaha, NE 68144

C. GENERAL LOCATION:

Northwest Corner of South 36th Street and Granada Parkway

D. LEGAL DESCRIPTION:

Lot 1, Roth's Anderson Grove, Replat 1, being a replat of Lot 1, Roth's Anderson Grove, and a platting of Tax Lot 18A1B2B except right-of-way, located in the Northeast ¼ of Section 5, T13N, R13E of the 6th P.M., Sarpy County, Nebraska.

E. REQUESTED ACTIONS:

1. Rezone Lot 1, Roth's Anderson Grove, Replat 1, from BN and AG to RG-20.
2. Preliminary plat Lot 1, Roth's Anderson Grove.

F. EXISTING ZONING AND LAND USE:

BN and AG, Vacant

G. PURPOSE OF REQUEST:

The purpose of this request is to obtain approval of a rezoning and preliminary plat to enable multi-family residential development.

H. SIZE OF SITE:

The site is approximately 3.6 acres.

II. BACKGROUND INFORMATION

A. EXISTING CONDITION OF SITE:

The site is presently vacant and covered in vegetation.

B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:

1. **North:** Single-Family Residential, RS-72
2. **East:** Multi-Family Residential (across South 36th Street), RG-28
3. **South:** Vacant, MU (across Granada Parkway)
4. **West:** Anderson Grove Elementary (across South 37th Street), AG

C. RELEVANT CASE HISTORY:

On August 22, 2014, Erich Rachwitz requested to rezone Lot 1, Roth's Anderson Grove, from RE to BN for the purpose of commercial development. The Planning Commission recommended approval of this request on September 25, 2014. On November 10, 2014, the City Council approved this request.

D. APPLICABLE REGULATIONS:

1. Section 5.14, Zoning Ordinance, regarding RG-20 uses and requirements.
2. Chapter 3, Subdivision Regulations, regarding Preliminary Plats.
3. Chapter 6, Subdivision Regulations, regarding Minimum Design Standards.

III. ANALYSIS

A. COMPREHENSIVE PLAN:

The Future Land Use Map of the Comprehensive Plan designates this area as mixed use.

B. OTHER PLANS:

None

C. TRAFFIC AND ACCESS:

1. There is no MAPA traffic data information available for this area.
2. Per the city's request, access for the proposed development will be from South 36th Street.

D. UTILITIES:

All utilities are available or will be constructed to serve this development.

E. ANALYSIS:

1. Rob Woodling, on behalf of Foundations Development, LLC, has submitted a request to preliminary plat Lot 1, Roth's Anderson Grove, Replat 1. In conjunction with the platting, the applicant is also requesting a change of zone from BN and AG to RG-20 for the purpose of multi-family residential development.
2. The RG-20 zoning district is intended to permit moderately high-density development and uses that are typical and compatible in the operation of apartment houses.

The requested RG-20 zoning designation does not require site plan approval. The applicant has provided a site plan for informational purposes only, which is attached to this report.
3. The applicant intends to construct a senior housing apartment building with on-site parking.
4. Any construction on this property will need to comply with Section 8.12, Zoning Ordinance, regarding design standards. Compliance with these regulations will be reviewed as part of the building permit process. Adherence to Article 9, landscaping, screening, and fencing requirements will also be reviewed as part of the building permit process.

5. This application was sent out to the following departments for review: Public Works, Permits and Inspections, Chief of Police, Community and Development Director, Offutt Air Force Base, Fire Inspector, Sarpy County Public Works, Sarpy County Planning Director, Metropolitan Utilities District, Cox Cable, Black Hills Energy, CenturyLink, Sarpy County GIS/911, Omaha Public Power District, Metropolitan Area Planning Agency, Papio-Missouri River NRD, and the Papillion LaVista Public School District. The cover letter indicated a deadline to send comments back to the Planning Department and also stated if the requested department did not have comments pertaining to the application, no response was needed.

Jeremy Bender, surveyor with the Sarpy County Public Works Department, requested minor revisions to the plat. These revisions have been addressed by the applicant's engineer.

Bellevue Public Works requested revisions to the grading plan and erosion control plan. The sanitary calculations were also requested. These revisions and requests have been addressed by the applicant's engineer.

No other comments were received on this case.

6. The Public Works Department has reviewed the preliminary grading and drainage plans for this proposed development and found them to be acceptable.

7. The applicant will take access from South 36th Street for this development. The developer's engineer is working with the Public Works Department to coordinate the details of this access.

8. The Future Land Use Map of the Comprehensive Plan shows this area as mixed use.

9. Based on the number of acres, this development will require a contribution to the Park Fund in the amount of \$3,064.25. This fee must be paid prior to the filing of the final plat.

10. The applicant is requesting a less intensive zoning than the commercial zoning currently in place. Additionally, access to the development will be from South 36th Street to alleviate additional traffic to the surrounding Quail Creek neighborhood and nearby Anderson Grove Elementary School. Therefore, staff believes this development is compatible with the surrounding area.

F. TECHNICAL DEFICIENCIES:

None

IV. DEPARTMENT RECOMMENDATION

APPROVAL based upon conformance with the Zoning Ordinance, Subdivision Regulations, and the Comprehensive Plan, as well as lack of perceived negative impact upon the surrounding area.

V. PLANNING COMMISSION RECOMMENDATION

Under Review.

VI. ATTACHMENTS TO REPORT

1. Vicinity map/Zoning Map
2. GIS aerial photo of the property
3. Zoning justification letter received January 12, 2026
4. Preliminary plat received December 3, 2025
5. Preliminary site plan received January 9, 2026

VII. COPIES OF REPORT TO:

1. Foundations Development, LLC. (Attn: Rob Woodling)
2. JEO Consulting Group, Inc. (Attn: David Harnisch)
3. Locher Pavelka Dostal Braddy & Hammes, LLC (Attn: Matt Eck)
4. Public Upon Request

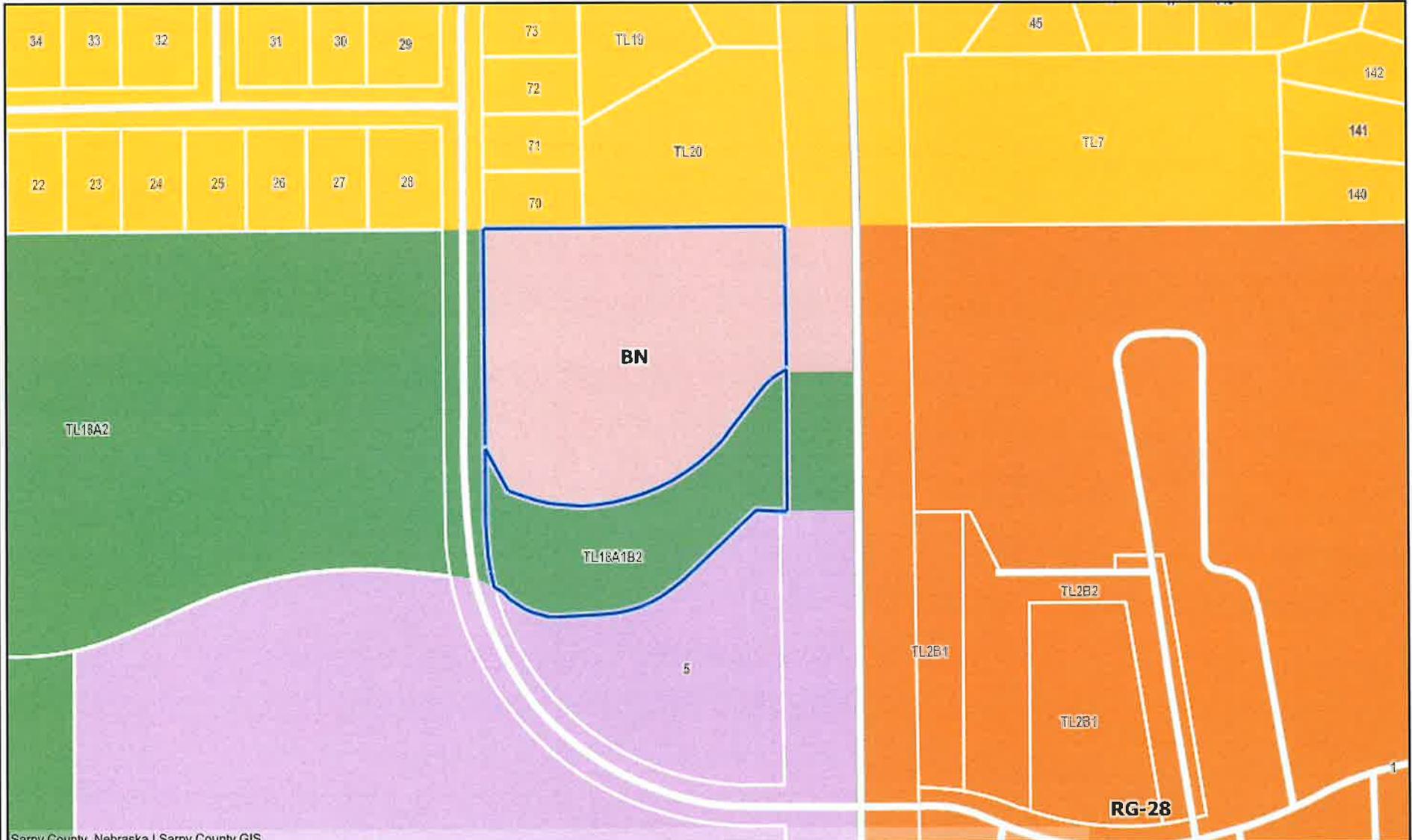

Assistant Planning Manager


Planning Director

01/16/25
Date of Report



Lot 1 Roth's Anderson Grove Replat 1



Sarpy County, Nebraska | Sarpy County GIS



Map Scale 1: 2629

This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the source records and information sources to ascertain the usability of the information.

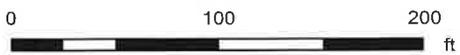


Notes





Lot 1 Roth's Anderson's Grove



Map Scale 1: 1402

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Notes





1886 South 126th Street
Omaha, Ne 68144

RECEIVED
JAN 12 2026
PLANNING DEPT.

January 12, 2026

Tammi Palm
Planning Director
City of Bellevue
1510 Wall Street
Bellevue, NE 68005

Zoning Justification Letter 11821 S 36th Street

Dear Ms. Palm,

Foundations Development, LLC and its subsidiaries would request a rezoning and replat of the area north and west of south 36th Street and Granda Parkway.

The site is currently vacant and undeveloped. The owner is proposing to construct a single, multi-story senior housing apartment building utilizing an existing access point off of 36th Street to connect. Project will include a parking lot, storm water BMP (Extended Dry Detention Basin), and code-compliant landscaping.

A change of zone from BN (Neighborhood Business) and AG (for the Tax Lot that previously contained Granada Parkway) to RG20 is necessary to allow multi-family residential construction.

Sincerely,

A handwritten signature in blue ink, appearing to read "Rob Woodling", is written over a light blue horizontal line.

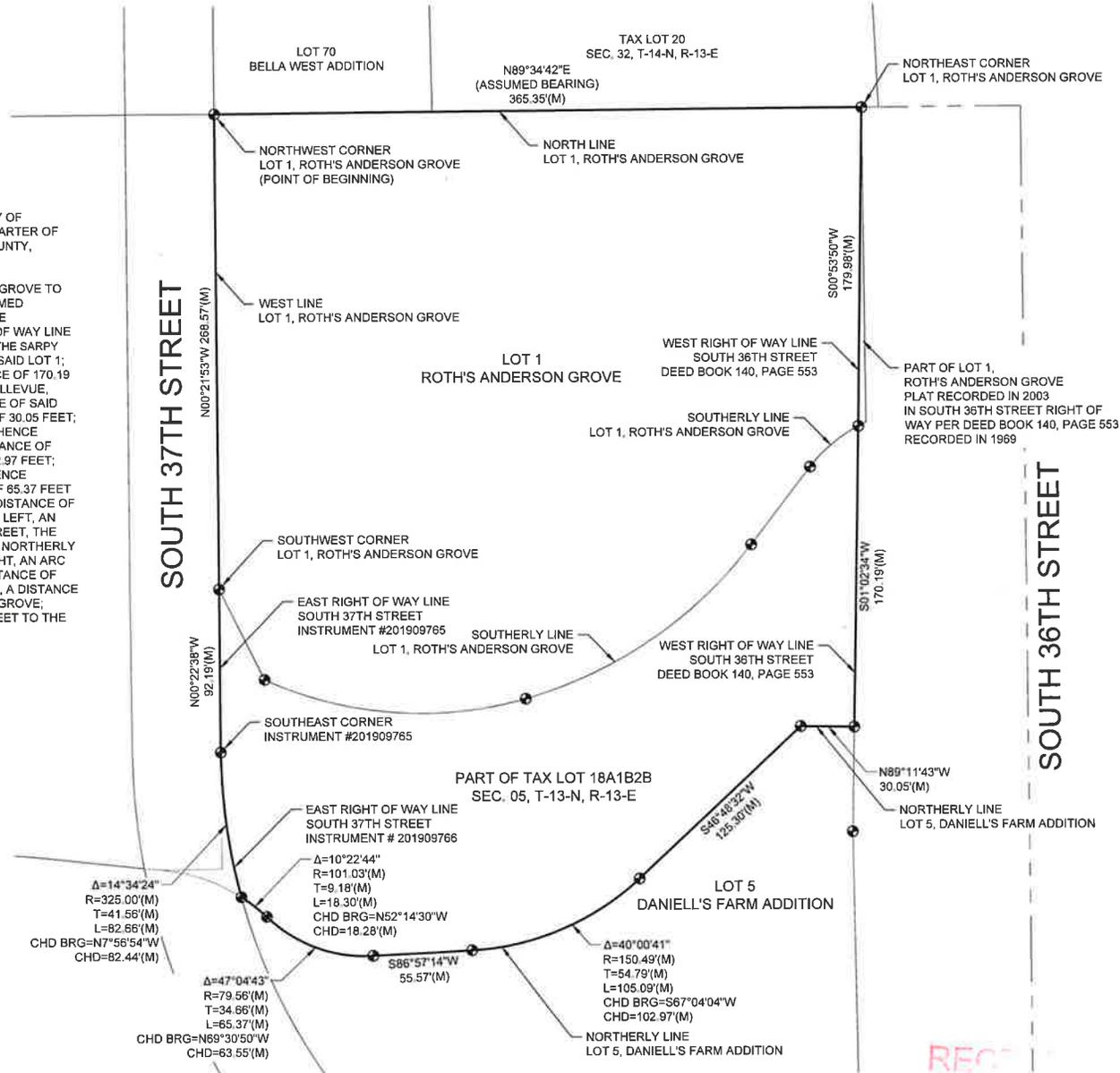
Rob Woodling

PRELIMINARY PLAT
LOT 1 ROTH'S ANDERSON GROVE REPLAT 1
 A COMBINATION OF LOT 1, ROTH'S ANDERSON GROVE,
 CITY OF BELLEVUE, SARPY COUNTY, NEBRASKA AND
 TAX LOT 18A1B2B OF THE NORTHEAST QUARTER OF
 SECTION 5, TOWNSHIP 13 NORTH, RANGE 13 EAST OF
 THE SIXTH P.M., SARPY COUNTY, NEBRASKA

TRACT DESCRIPTION:

A TRACT OF LAND BEING PART OF LOT 1, ROTH'S ANDERSON GROVE TO THE CITY OF BELLEVUE AND PART OF TAX LOT 18A1B2B, ALL LOCATED IN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 13 NORTH, RANGE 13 EAST OF THE SIXTH P.M., SARPY COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1, OF SAID ROTH'S ANDERSON GROVE TO THE CITY OF BELLEVUE, SARPY COUNTY, NEBRASKA; THENCE N89°34'42"E (ASSUMED BEARING) ON THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 365.35 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, THENCE S00°53'50"W ON THE WEST RIGHT OF WAY LINE OF SOUTH 36TH STREET AS DESCRIBED AND RECORDED IN BOOK 140, PAGE 553 AT THE SARPY COUNTY COURTHOUSE, A DISTANCE OF 179.98 FEET TO THE SOUTHERLY LINE OF SAID LOT 1; THENCE S01°02'34"W CONTINUING ON SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 170.19 FEET TO THE NORTHERLY LINE OF LOT 5, OF DANIELL'S FARM TO THE CITY OF BELLEVUE, SARPY COUNTY, NEBRASKA; THENCE SOUTHWESTERLY ON THE NORTHERLY LINE OF SAID LOT 5, DANIELL'S FARM THE FOLLOWING 6 COURSES; N89°11'43"W, A DISTANCE OF 30.05 FEET; THENCE S46°48'32"W, A DISTANCE OF 125.30 FEET TO A POINT OF CURVATURE, THENCE SOUTHWESTERLY ON A 150.49 FOOT RADIUS CURVE TO THE RIGHT, AN ARC DISTANCE OF 105.09 FEET, THE CHORD OF SAID CURVE BEARS S67°04'04"W, A DISTANCE OF 102.97 FEET; THENCE S86°57'14"W, A DISTANCE OF 55.57 FEET TO A POINT OF CURVATURE, THENCE WESTERLY ON A 79.56 FOOT RADIUS CURVE TO THE RIGHT, AN ARC DISTANCE OF 65.37 FEET TO A POINT OF CURVATURE, THE CHORD OF SAID CURVE BEARS N69°30'50"W, A DISTANCE OF 63.55 FEET; THENCE NORTHWESTERLY ON A 101.03 FOOT RADIUS CURVE TO THE LEFT, AN ARC DISTANCE OF 18.30 FEET TO THE EAST RIGHT OF WAY LINE SOUTH 37TH STREET, THE CHORD OF SAID CURVE BEARS N52°14'30"W, A DISTANCE OF 18.28 FEET; THENCE NORTHERLY ON SAID EAST RIGHT OF WAY LINE ON A 325.00 FOOT RADIUS CURVE TO THE RIGHT, AN ARC DISTANCE OF 82.66 FEET, THE CHORD OF SAID CURVE BEARS N07°56'54"W, A DISTANCE OF 82.44 FEET; THENCE N00°22'38"W CONTINUING ON SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 92.19 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, ROTH'S ANDERSON GROVE, THENCE N00°21'53"W ON THE WEST LINE OF SAID LOT 1, A DISTANCE OF 268.57 FEET TO THE POINT OF BEGINNING, CONTAINING 3.605 ACRES, MORE OR LESS.



Project No.:	251444 00	
Date:	10/21/2025	
QA/QC:	RMO	
Scale:	1" = 60'	
Field Book:	SARPY CO.	
Field Crew:	AK/HH	
Drawn By:	RMO	

JEO CONSULTING GROUP
 11213 Evergreen Street, Suite 200
 Omaha, NE 68154
 402.934.3680

US SURVEY FEET (NFT)

JEO Consulting, Inc.
 1637 N Chestnut St
 Wahoo, NE 68066
 800.723.6567 | JEO.com

Organization Certificate of
 Authorization Number CA-0069



NOTE: ALL BEARINGS ARE ASSUMED.

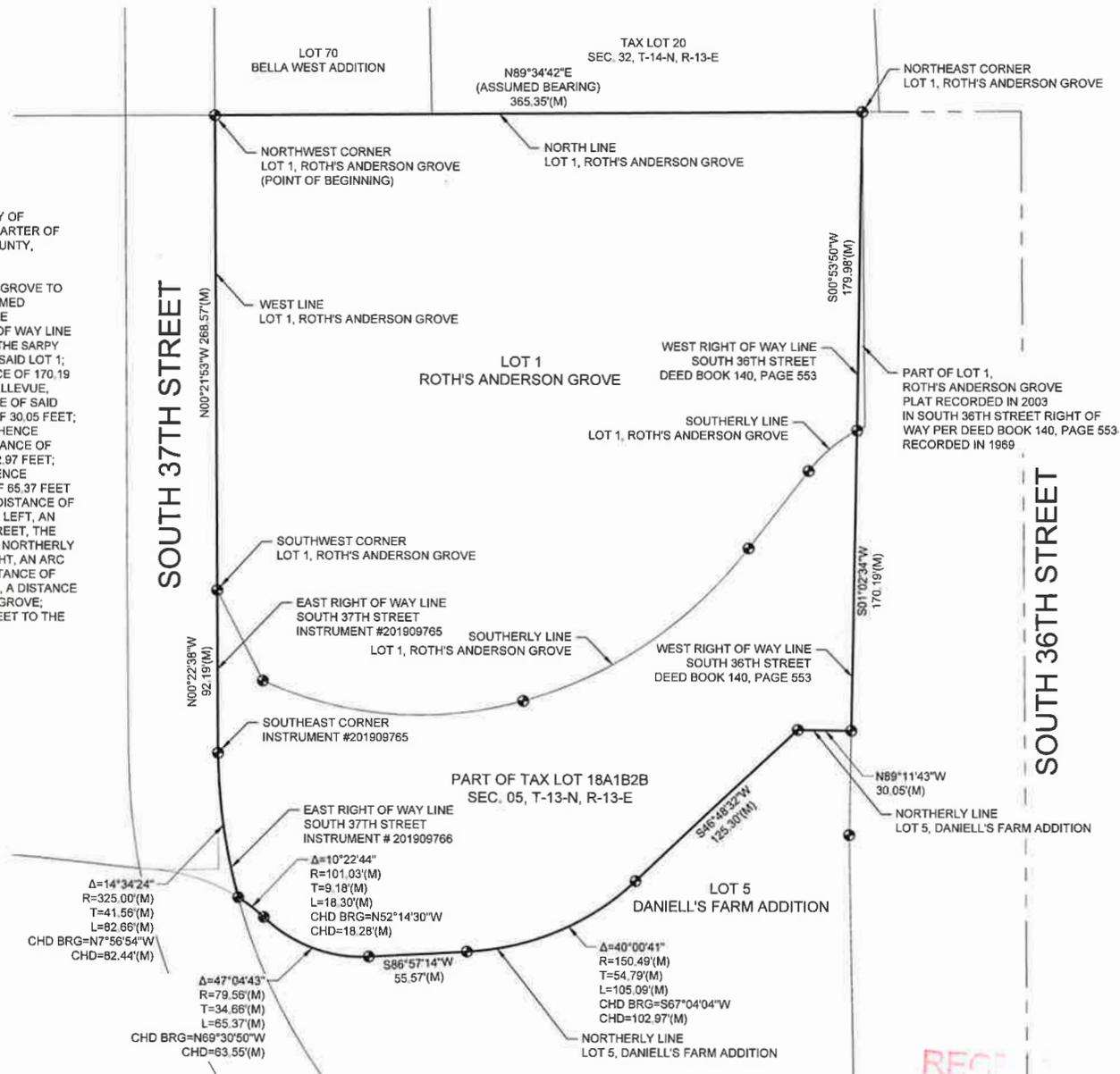
REC
 DEC 03 2025
 PLANNING DEPT.

PRELIMINARY PLAT
LOT 1 ROTH'S ANDERSON GROVE REPLAT 1
 A COMBINATION OF LOT 1, ROTH'S ANDERSON GROVE,
 CITY OF BELLEVUE, SARPY COUNTY, NEBRASKA AND
 TAX LOT 18A1B2B OF THE NORTHEAST QUARTER OF
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TRACT DESCRIPTION:

A TRACT OF LAND BEING PART OF LOT 1, ROTH'S ANDERSON GROVE TO THE CITY OF BELLEVUE AND PART OF TAX LOT 18A1B2B, ALL LOCATED IN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 13 NORTH, RANGE 13 EAST OF THE SIXTH P.M., SARPY COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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Project No.: 251444.00
 Date: 10/21/2025
 DADC: RMO
 Scale: 1" = 60'
 Field Book: SARPY CO.
 Field Crew: AK/HH
 Drawn By: RMO

JEO CONSULTING GROUP
 11213 Davenport Street, Suite 200
 Omaha, NE 68154
 402.934.3680

JEO Consulting, Inc.
 1937 N Chestnut St
 Winho, NE 68055
 800.723.8567 | jeo.com
 Organization Certificate of
 Authorization Number: CA-0069

US SURVEY FEET (UFT)

Sheet 1 of 1

Survey File No.:



SCALE: 1" = 60'

NOTE: ALL BEARINGS ARE ASSUMED.

REC'D
 DEC 03 2025
 PLANNING DEPT.

