

**AGENDA
CITY OF SEWARD, NEBRASKA
PLANNING COMMISSION**

NOTICE IS HEREBY GIVEN that a regular meeting of the Planning Commission of the City of Seward, Nebraska will be held at 7:30 PM on Monday, November 14, 2022, in the Council Chambers at the Municipal Building at 142 North 7th Street, Seward, NE 68434, which meeting will be open to the attendance of the public. An agenda for such meeting kept continually current, is available for public inspection at the office of the City Clerk.

Individuals requiring physical or sensory accommodations, who desire to attend or participate, please contact the City Clerk's Office at 402-643-2928, 537 Main Street, Seward, Nebraska 68434, no later than 3:30pm on the Friday preceding the meeting.

CALL TO ORDER

DISCLOSURE OF OPEN MEETINGS ACT & OTHER NOTIFICATIONS

This is an Open Meeting of the Seward Planning Commission. The Seward Planning Commission abides by the Nebraska Open Meetings Act in conducting business. A copy of the Nebraska Open Meetings Act is displayed on the north wall of this meeting room facility as required. Disclosure of meeting recording processes is posted in the Meeting Room. A participant sign-in sheet is available for use by any Citizen addressing the Commission. Presenters shall approach the podium, state their name & address for the record and are asked to limit remarks to five minutes. All remarks shall be directed to the Chair who shall determine by whom any appropriate response shall be made. The Seward Planning commission reserves the right to adjust the order of items on this Agenda if necessary and may elect to take action on any of the items listed.

ROLL CALL

CONSENT AGENDA

MINUTES

1. Consideration of Approval of Draft Minutes of September 12th, 2022

PUBLIC HEARINGS

1. Public Hearing 7:30pm: review a petition to vacate a portion of the Sumaran Estates Subdivision Plat.

ADMINISTRATIVE ITEMS

REPORTS

FUTURE REQUESTS FOR COMMISSION AGENDA ITEMS OR ADMINISTRATIVE ACTION

ANNOUNCEMENT OF UPCOMING EVENTS
MOTION TO ADJOURN

I, Ron Wallman, Chairman of the Planning Commission of the City of Seward, Nebraska, hereby certify:

That the foregoing Notice of Meeting and Agenda for such meeting has been posted in the following places: City Hall, County Courthouse, Municipal Building and Seward Public Library. IN WITNESS WHEREOF, I have hereunto set my hand officially this 10th Day of November 2022.

Tim Dworak (for R.W.)
Ron Wallman, Chairman

City of Seward Planning Commission
Minute Record September 12, 2022

The City of Seward Planning Commission met in regular session at 7:30p.m. September 12, 2022, in the Council Chambers at the Municipal Building at 142 North 7th Street, Seward, Nebraska. Upon roll call the following Commission Members were present: Russ Soucek, Dan Ellis, Ron Wallman, Sue Bowen, Ron Niemoth, Scott Seevers, and Traci Menke. Other Officials present: Building and Zoning Director, Tim Dworak, City Engineer, Michael Oneby, and Administrative Assistant, Sara Van Cura.

Absent members were: Clarence Kotera, Jeremy Tonniges and Lacey Koch

All proceedings hereafter shown were taken while the convened meeting was open to the public. The meeting with the Planning Commission was called to order by Chairperson Wallman at 7:30 p.m. He requested that all individuals speaking during the public hearing limit their comments to five minutes.

Minutes

Consideration of Approval of Draft Minutes of August 8, 2022.

Moved by Vice Chairperson Ellis, seconded by Commission Member Seevers to approve the minutes.

Aye: Soucek, Ellis, Wallman, Bowen, Niemoth, Seevers, Menke

Nay: None.

Absent: Kotera, Tonniges, Koch. Motion carried.

1. Public Hearing 7:30pm: review a special use permit application located at 310 N 5th St. Seward, to allow a downtown street level residential unit.

Chairperson Wallman opened the public hearing.

Dworak stated McNally's wish to convert the Columbus Federal building, 5th and Bradford, to a commercial space with residential living in the back. There is an existing demo plan and new floor plan which is outlining the residential unit. It meets all the codes to be first floor residential.

Commission Member Koch joined the meeting at 7:32 p.m.

Chairperson Wallman suspends the public hearing

Commission Member Seevers made a motion to approve the special use permit to allow downtown street level residential unit at 310 N 5th St. Vice Chairperson Ellis seconded.

Commission Member Seevers asked the location of egress.

Dworak stated there is a window in the back for the sleeping area. That is the only egress that is required.

Vice Chairperson Ellis stated that when all the requirements are met, generally the Planning Commission approves the permit.

Aye: Souchek, Ellis, Wallman, Bowen, Niemoth, Seevers, Koch, Menke

Nay: None.

Absent: Kotera, Tonniges. Motion carried.

2. Public Hearing 7:30pm: review a text amendment to the City of Seward Unified Land Development Ordinance; Article 3 Use Types 410-3.7, Article 31 Supplemental Use Regulations 410-31.5, and Chapter 410 Attachment 1 – Use Matrix for the addition of Dog Day Care Facilities.

Chairperson Wallman opens the public hearing.

Dworak stated originally, we were just going to change the types of pet services, as we got into it, we needed to create a new use. We added a use of dog day care, and a definition of dog day care. We then created a dog day care use with 8 criteria. Some is based off what the applicant said, and some is based on what Gretna said.

Kim McCord-Fisher, 232 N 5th St Seward Nebraska, stated they live east of the Alps Bark Park and supports the outdoor area.

Renea Gernant, 419 N 7th, is in support of the outdoor area.

Lynn Wake, 1420 N 8th, is in support of the outdoor area.

Natasha Kelly, 603 S Columbia, is in support of the outdoor area.

Jacob Jennings, Seward County Chamber and Development Partnership, stated they are in the workforce development and talent recruitment game, they see this as a talent recruitment piece and great for the community.

Scott Dinslage, 1869 154th Rd Garland Nebraska, stated he thinks Gretna's downtown area would be similar to our downtown square.

Chairperson Wallman suspends the public hearing.

Vice Chairperson Ellis made a motion to approve a text amendment to the City of Seward Unified Land Development Ordinance; Article 3 Use Types 410-3.7, Article 31 Supplemental Use Regulations 410-31.5, and Chapter 410 Attachment 1 – Use Matrix for the addition of Dog Day Care Facilities; Commission Member Koch seconded.

Chairperson Wallman stated for clarification we are moving text around, but it's establishment of doggy day care, the definition, and what the day care looks like.

Vice Chairperson Ellis stated he doesn't see any problems moving forwards but asked for clarification if there are complications with letter 'N' and 'R' by adding "boarding totally with in a building."

Dworak stated that dog day care is strictly for dogs, and a kennel can be outside unsupervised, and we do allow that with dog day care.

Commission Member Soucek asked for clarification on the deletion of the hours of operation.

Dworak stated we deleted dusk to dawn and added the hours of dawn to dusk.

Commission Member Seevers stated that G-1 does not specify what kind of supervision, whether it be electronic or present with the dogs outside. He stated it might be helpful to make that distinction.

Vice Chairperson Ellis stated that adding the word "direct" would suffice.

Commission Member Bowen the time frame should be more specific than dawn to dusk. She stated it should be 8a.m. to 5p.m.

Commission Member Koch stated 8a.m. to 8p.m. would be a better time frame because the dogs go outside right before bed and it's cooler during the summer months.

Chairperson Wallman asked the Vice Chairperson Ellis, who made the motion, and Commission Member Koch, who seconded the motion, if it was acceptable to change G-1 and add the word "direct" in front supervision.

Vice Chairperson Ellis and Commission Member Koch agreed it was acceptable.

Commission Member Bowen moved to amend the hours of operation from 8a.m. to 5p.m.

Chairperson Wallman stated that motion amend the hours of operation will die due to a lack of a second

Aye: Soucek, Ellis, Wallman, Niemoth, Seevers, Koch, Menke

Nay: Bowen.

Absent: Kotera, Tonniges. Motion carried

3. Public Hearing 7:30pm: review a special use permit application located at 511 Bradford St Seward, to allow an outdoor dog exercise area.

Chairperson Wallman opened the public hearing.

Dworak stated that this special use permit is different from the ones in the past. This special use would go with the owner not the land. A new owner would have to apply for a special use permit.

Chairperson Wallman suspended the public hearing.

Vice Chairperson Ellis moved to approve the special use permit at 511 Bradford St to allow an outdoor dog exercise area. Commission Member Koch seconded.

Commission Member Bowen stated we heard a lot about the business and what the business provides. That's not our goal. Our goal is what the future of Seward is going to be. This is not the right location.

Commission Member Koch stated the business is expanding and didn't know what else the space could be used for, so this is a good option.

Commission Member Seevers stated there is a risk and gamble with this. We are experimenting with the idea of a dog bark park as an attraction to the community and it's worth the risk.

Aye: Soucek, Ellis, Wallman, Niemoth, Seevers, Koch, Menke

Nay: Bowen.

Absent: Kotera, Tonniges. Motion carried

4. Public Hearing 7:30pm: review text amendment to the City of Seward Unified Land Development Ordinance; Article 35 Sign Regulations and Tables.

Chairperson Wallman opened the public hearing.

Dworak stated as a result of the June storm, and the upcoming elections. We were inundated with signs after the storms in town. Administrator Butcher pointed out in 2015 there was a supreme court ruling that we can govern what and where the sign

was, but not what it said. We were basically violating freedom of speech. We focused on the size of the sign and zoning of the area.

Seevers asked specifically about Concordia and their large sign out front of Weller Hall has two sides.

Dworak stated that we count one side on a two-sided sign.

Koch asked if this is given to builders when they come in.

Dworak stated that no, typically sign companies know the ordinances.

Wallman stated that his understanding is yard signs are temporary, but they can be there until rot.

Commission Member Seevers asked about the decision about not having a time frame on temporary signs.

Dworak stated that we've never had time limits on signs.

Ann Underwood, 535 Chestnut Circle, states the timing of this ordinance is disheartening. She asks that she would be able to put her signs she already purchased.

Chairperson Wallman asked if Ann's larger signs were legal under the current ordinance.

Dworak stated under the current ordinance, political signs were exempt.

Chairperson Wallman asked what the next practical meeting for this to be approved.

Dworak stated it is next Tuesday at City Council.

Darrell Zabrocki, 427 S 1st St, supports waiting until after the general election to enforce the ordinance.

Chairperson Wallman closed the public hearing.

Vice Chairperson Ellis made a motion to approve the text amendment to the City of Seward Unified Land Development Ordinance; Article 35 Sign Regulations and Tables; Commission Member Seevers seconded.

Chairperson Wallman stated he agrees that we should wait until after the general election to make this enforceable and pass it as a recommendation to the City Council.

Commission Member Seevers stated he supports the delay in implementation of this ordinance and also supports we have sixty-day window for political signage.

Commission Member Seevers withdrew his recommendation of a sixty-day window.

Chairperson Wallman asked Vice Chairperson Ellis who made the motion and Commission Member Seevers who seconded the motion if it would be acceptable to amend the motion to have the implementation be after the November election.

Vice Chairperson Ellis and Commission Member Seevers agreed.

Chairperson Wallman stated the motion is to recommend the approval of the text amendment to the ULDO Article 35 sign regulations and tables with any implementation be after the November election.

Aye: Soucek, Ellis, Wallman, Niemoth, Seevers, Koch, Menke

Nay: Bowen.

Absent: Kotera, Tonniges. Motion carried

5. Reports

6. Agenda Items

PC Training

7. Upcoming Events

Meeting adjourned 8:56 PM.

Sara Van Cura
Administrative Assistant

City of Seward Planning Commission
142 N 7th St, Seward, NE 68434

Staff Report
Tim Dworak, Building/Zoning &
Code Enforcement Director
402-643-2928 opt 3 opt 1

APPLICATION TYPE

Vacate Petition

FINAL ACTION?

DEVELOPER/OWNER

Kelby & Vicki Pflughaupt

PC HEARING DATE

November 14, 2022

RELATED APPLICATIONS

PROPERTY ADDRESS, ZONING DISTRICT/USE

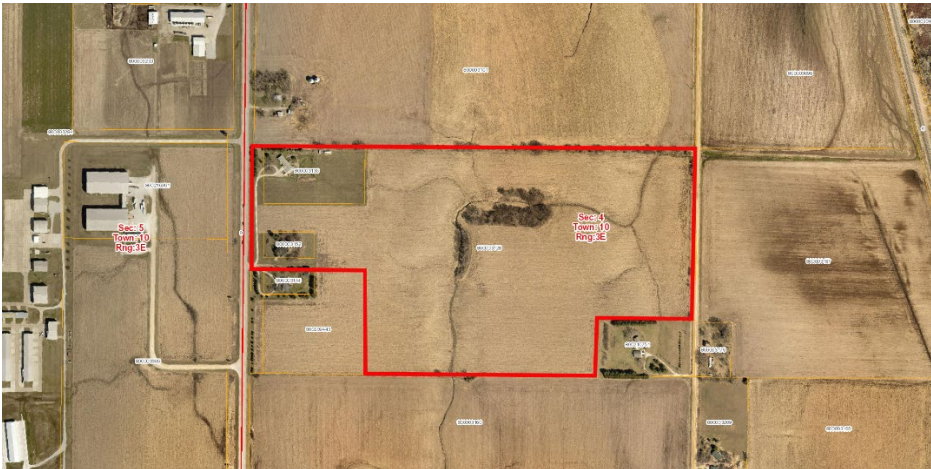
1248 280th Rd, AG, Agricultural

ADJACENT ZONING DISTRICTS/USE:

- North, RR, Single Family/Agricultural – Vernon Curtis
- East, AG, Agricultural – MRL Family Limited Partnership
- South, AG, Agricultural – Byron Brigham
- West, C-2, Commercial – Seward Airpark LLC

BRIEF SUMMARY OF REQUEST:

A request to vacate a portion of the plat of Sumaran Estates Subdivision.



APPLICATION CONTACT

Bob Blevins, O# 402-643-3639
129 N 5th St, Seward, NE 68434

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

Use type matches the comprehensive plan

ANALYSIS

This is partial vacation of a platted subdivision that never materialized. There were four (4) residences built in Sumaran Estates, however, each single family residence was built on multiple lots as an acreage. These acreages were never zoned RR Rural residential and remain AG Agricultural to this day.

The Pflughaupts have purchased the property at 1236 280th Rd Unit 20 with the intent of clearing the property for the purpose of farming, along with the 64 +/- remaining acres owned by the Pflughaupts. By vacating the plat the Pflughaupts current acreage and the acreage at 1236 become conforming properties for zoning as they now are put back into the original AG land and exceed the 20 acre minimum requirement for property in the AG zoning.

Utilities were never extended to this development, as well as, platted lots and dedicated roads were never developed, the land continues to be farmed to this day.

Attached you will find the comp plan land use map, a zoning map, a copy of the original plat, a map outline of the partial vacate of the plat and the petition to vacate this plat.

The notice of this Public Hearing was published in the Seward County Independent, letters were mailed to owners within 300 feet, and the subject land was posted.

APPROXIMATE LAND AREA:

65.78 acres or 2,865,376.8 square feet +/-

LEGAL DESCRIPTION:

LOTS 1 THROUGH 27 INCLUSIVE AND LOTS 29 THROUGH 44 INCLUSIVE, ALL IN SUMARAN ESTATES, AS PLATTED IN THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 10 NORTH, RANGE 3 EAST OF THE SIXTH P.M., SEWARD COUNTY NEBRASKA, INCLUDING "A" ROAD, "B" ROAD, "C" ROAD, "D" ROAD, AND SUMARAN ROAD LOCATED IN THE SUBDIVISION OF SUMARAN ESTATES. (PIDS 800003136, 800003152, 800003128)

Prepared by

Tim Dworak

City of Seward Building - Zoning - Code Enforcement Director

PETITION FOR THE PARTIAL VACATION OF THE PLAT OF SUMARAN ESTATES SUBDIVISION, AS PLATTED IN THE NORTH HALF OF THE SOUTHWEST QUARTER. OF SECTION 4, TOWNSHIP 10 NORTH, RANGE 3 EAST OF THE SIXTH P.M., SEWARD COUNTY, COUNTY, NEBRASKA

KNOW ALL MEN BY THESE PRESENTS:

1. THAT Kelby D. Pflughaupt and Vicki L. Pflughaupt, husband and wife, being the sole and only owners of the following described real estate:

LOTS 1 THROUGH 27 INCLUSIVE AND LOTS 29 THROUGH 44 INCLUSIVE, ALL IN SUMARAN ESTATES, A SUBDIVISION OF SINGLE FAMILY HOMES, AS PLATTED IN THE NORTH HALF OF THE SOUTHWEST QUARTER. OF SECTION 4, TOWNSHIP 10 NORTH, RANGE 3 EAST OF (TIE) SIXTH P.M., SEWARD COUNTY, NEBRASKA, INCLUDING "A" ROAD, "B" ROAD, "C" ROAD, "D" ROAD AND SUMARAN ROAD LOCATED IN THE SUBDIVISION OF SUMARAN ESTATE MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 10, NORTH, RANGE 3 EAST OF THE 6TH P.M., SEWARD COUNTY, NEBRASKA, LYING EAST OF THE EAST RIGHT-OF-WAY OF NEBRASKA HIGHWAY #15, AND EXCEPTING FROM SAID VACATION LOTS 45 THROUGH 52 INCLUSIVE AND LOT 28, ALL IN SUMARAN ESTATES, A SUBDIVISION OF SINGLE FAMILY HOMES, AS PLATTED IN THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 10, NORTH, RANGE 3, EAST OF THE 6TH P.M., SEWARD COUNTY, NEBRASKA

desire to partially vacate said plat for the vacating the above described real estate from said plat, and hereby petitions the Planning Commission of the City of Seward, Nebraska, and the Mayor and Council of the City of Seward, Nebraska, for the partial vacation of said plat, and further petitions the Planning Commission and the Mayor and Council of the City of Seward, Nebraska, respectively, for a resolution declaring the existing plat therein partially vacated as to the real estate owned by Petiteness', including all platted, dedicated and/or un-opened roads described in the plat of Sumaran Estates, and that upon approval and adoption thereof by the City of Seward, that the owners petitioning for same shall cause to be recorded in the office of the register of deeds and county assessor of the county a duly certified copy of the petition, the actions of the planning commission and mayor and council, and the resolution partially vacating said plat.

2. Petitioners further agree that as a condition of said vacation, they shall convey unto Michael P. Vanderslice and Mori J. Vanderslice, and to their heirs, successors and assigns, a permanent and non-exclusive easement over and across a strip of land being more particularly described as follows:

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 10 NORTH, RANGE 3 EAST OF THE SIXTH P.M., SEWARD COUNTY NEBRASKA, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 52, SUMARAN ESTATES, AS PLATTED IN SAID NORTH HALF OF THE SOUTHWEST QUARTER; THENCE S00°32.17"W, ON THE WEST

LINE OF LOTS 52 THROUGH 49 OF SAID SUMARAN ESTATES, A DISTANCE OF 608.06 FEET TO THE SOUTHWEST CORNER OF SAID LOT 49; THENCE N89°35'32"W ON THE SOUTH LINE OF SAID NORTH HALF OF THE SOUTHWEST QUARTER, A DISTANCE OF 60.02 FEET TO THE SOUTHEAST CORNER OF NEBRASKA HIGHWAY 15 RIGHT OF WAY AS DESCRIBED IN MISCELLANEOUS RECORD BOOK 40, PAGE 493; THENCE N00°32'52"E ON THE EAST LINE OF SAID RIGHT OF WAY, A DISTANCE OF 668.04 FEET; THENCE S89°27'35"E, A DISTANCE OF 59.92 FEET; THENCE S00°33'17"W, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.92 ACRES, MORE OR LESS.

for ingress and egress from Nebraska Highway #15 to Lots 45 through 52, inclusive of Sumaran Estates as platted in the North Half of the Southwest Quarter of Section 4, Township 10, North, Range 3, East of the 6th P.M., Seward County, Nebraska and said easement shall be appurtenant to and run with the ownership thereof.

3. The legal description of the real estate owned by the Plaintiffs following the partial vacation of Sumaran Estates as set forth herein, is:

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 10 NORTH, RANGE 3 EAST OF THE SIXTH P.M., SEWARD COUNTY NEBRASKA, BEING DESCRIBED AS FOLLOWS: REFERRING TO THE SOUTHEAST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 4; THENCE N89°35'32"W (ASSUMED BEARING) ON THE SOUTH LINE OF SAID NORTH HALF OF THE SOUTHWEST QUARTER, A DISTANCE OF 567.19 FEET TO THE SOUTHWEST CORNER OF LOT 28, SUMARAN ESTATES, AS PLATTED IN SAID NORTH HALF OF THE SOUTHWEST QUARTER AND THE POINT OF BEGINNING; THENCE CONTINUING N89°35'32"W ON SAID SOUTH LINE, A DISTANCE OF 1360.00 FEET TO THE SOUTHEAST CORNER OF LOT 48 OF SAID SUMARAN ESTATES; THENCE N00°33'04"E ON THE EAST LINE OF LOTS 45 THROUGH 48 OF SAID SUMARAN ESTATES, A DISTANCE OF 606.54 FEET TO THE NORTHEAST CORNER OF SAID LOT 45; THENCE N89°27'36"W ON THE NORTH LINE OF LOTS 45 AND 52 OF SAID SUMARAN ESTATES, A DISTANCE OF 590.14 FEET TO THE NORTHWEST CORNER OF SAID LOT 52; THENCE S00°32'17"W, ON THE WEST LINE OF LOTS 49 THROUGH 52 OF SAID SUMARAN ESTATES, A DISTANCE OF 608.06 FEET TO THE SOUTHWEST CORNER OF SAID LOT 49; THENCE N89°35'32"W ON THE SOUTH LINE OF SAID NORTH HALF OF THE SOUTHWEST QUARTER, A DISTANCE OF 60.02 FEET TO THE SOUTHEAST CORNER OF NEBRASKA HIGHWAY 15 RIGHT OF WAY AS DESCRIBED IN MISCELLANEOUS RECORD BOOK 40, PAGE 493; THENCE N00°32'52"E ON THE EAST LINE OF SAID RIGHT OF WAY, A DISTANCE OF 1321.40 FEET TO THE NORTHEAST CORNER OF SAID RIGHT OF WAY; THENCE S89°36'44"E ON THE NORTH LINE OF SAID NORTH HALF OF THE SOUTHWEST QUARTER, A DISTANCE OF 2579.44 FEET TO THE NORTHEAST CORNER OF SAID NORTH HALF OF THE SOUTHWEST QUARTER; THENCE S00°38'39"W ON THE EAST LINE OF SAID NORTH HALF OF THE SOUTHWEST QUARTER, A DISTANCE OF 991.77 FEET TO THE NORTHEAST CORNER OF LOT 28 OF SAID SUMARAN ESTATES; THENCE N89°35'45"W ON THE NORTH LINE OF SAID LOT 28, A DISTANCE OF 567.75 FEET TO THE NORTHWEST CORNER OF SAID LOT 28; THENCE S00°32'47"W ON THE WEST LINE OF SAID LOT 28, A DISTANCE OF 330.50 FEET TO THE POINT OF BEGINNING, CONTAINING 65.70 ACRES, MORE OR LESS.

Dated September 6, 2022

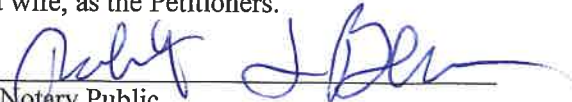


Kelby D. Pflughaupt

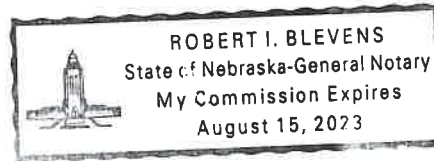

Vicki L. Pflughaupt

STATE OF NEBRASKA)
)ss.
County of Seward)

The foregoing Petition for Vacation of Plat was acknowledged on September 6, 2022 by Kelby D. Pflughaupt and Vicki L. Pflughaupt, husband and wife, as the Petitioners.



Notary Public



ORDINANCE NO. 2022-

AN ORDINANCE TO VACATE A PORTION OF SUMARAN ESTATES SUBDIVISION PLAT, LOCATED IN THE N1/2 OF THE SW1/4 OF SECTION 4, TOWNSHIP 10 NORTH, RANGE 3 EAST OF THE 6TH P.M. SEWARD COUNTY, NEBRASKA AS HEREINAFTER SET FORTH; TO PROVIDE FOR PUBLICATION OF THIS ORDINANCE IN PAMPHLET FORM; TO PROVIDE FOR A TIME WHEN THIS ORDINANCE SHALL TAKE EFFECT.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SEWARD, NEBRASKA:

Section 1. **Plat and Dedication Vacated.** Sumaran Estates Subdivision, located in the area two miles adjacent to and beyond the corporate limits of the City of Seward, Nebraska was platted on July 9, 1973. The dedication of Lots 1 through 27 inclusive and Lots 29 through 44 inclusive, all in Sumaran Estates, as platted in the North Half of the Southwest Quarter of Section 4, Township 10 North, Range 3 east of the Sixth P.M., Seward County Nebraska, including "A" Road, "B" Road, "C" Road, "D" Road, and Sumaran Road located in the subdivision of Sumaran is hereby vacated.

Section 2. **Petition of Owner.** The vacation of said portion of Sumaran Estates is granted upon the petition of the owner, Kelby D. Pflughaupt and Vicki L. Pflughaupt, husband and wife, and said vacation is deemed to be advantageous and in the best interest of the municipality.

Section 3. **Streets and Public Grounds.** All of the streets, alleys, and public grounds dedicated by said plat, if any, shall revert to the owner of the above-described real estate.

Section 4. **Filing and Recording of Ordinance.** A certified copy of this ordinance shall be filed in the office of the Register of Deeds, Seward, Nebraska. The Register of Deeds is directed to note the vacation of the above referenced portion of said plat by writing in plain and legible letters upon such plat language indicating that said portion of Sumaran Estate Subdivision is vacated and is further directed to make on the same reference to the volume and page in which said ordinance of vacation is recorded.

Section 5. Pamphlet form; publication; when operative. This Ordinance shall be published in pamphlet form and shall be in full force and effect from and after its passage, approval and publication as provided by law and City Ordinance.

Passed and approved this _____ day of _____, 2022.

THE CITY OF SEWARD, NEBRASKA

Joshua Eickmeier, Mayor

Attest:

Derek Bargmann
City Clerk

(SEAL)

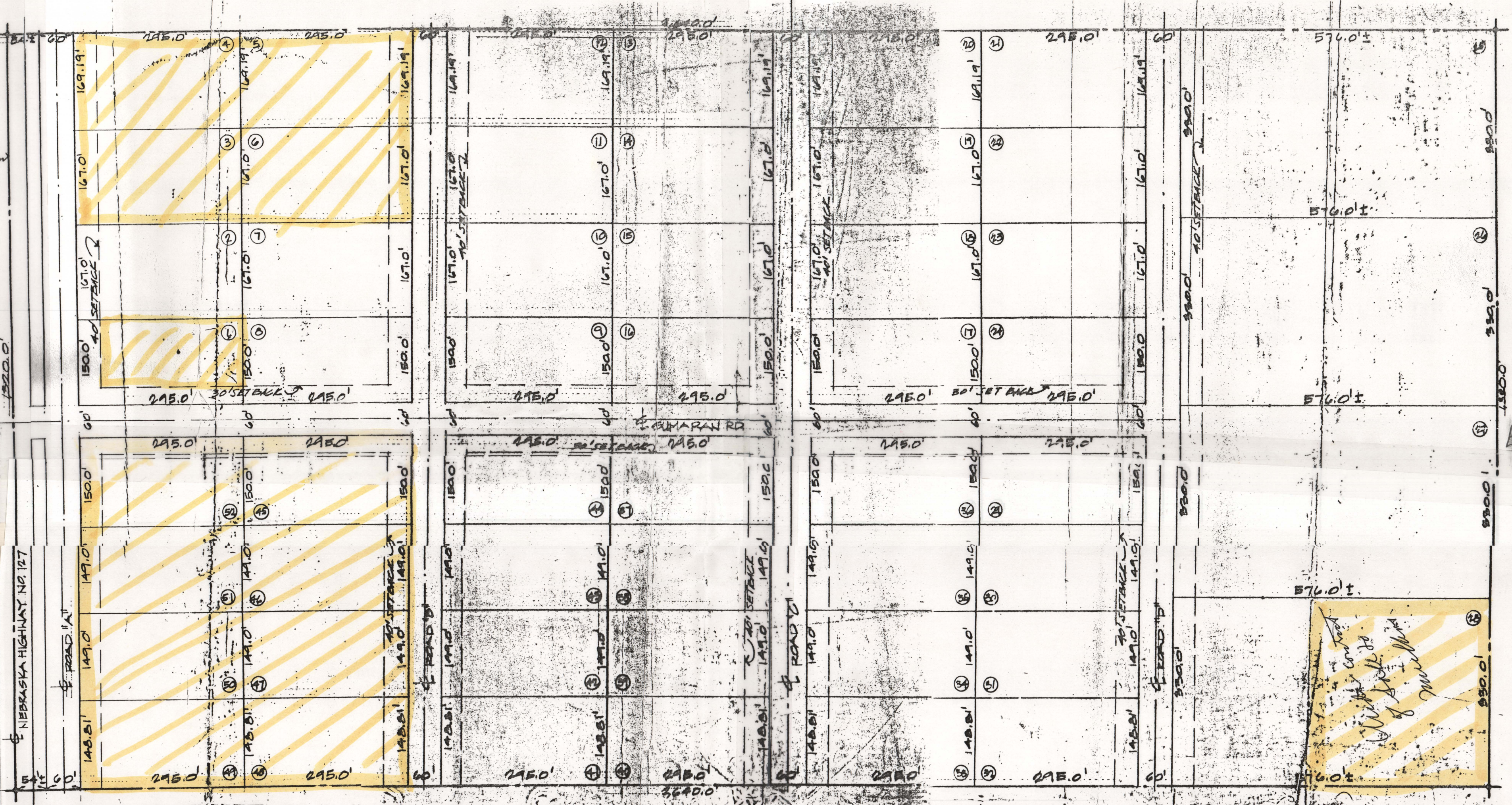
Langenheim, single,
Southwest Quarter
Township Ten (10),
County, Nebraska,
as Sumaran
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owners of lots
way in all streets
they are actually
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out.

P. Langenheim
Owner

Qualified for
P. Langenheim,
legal person
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her voluntary

seal on July 9,

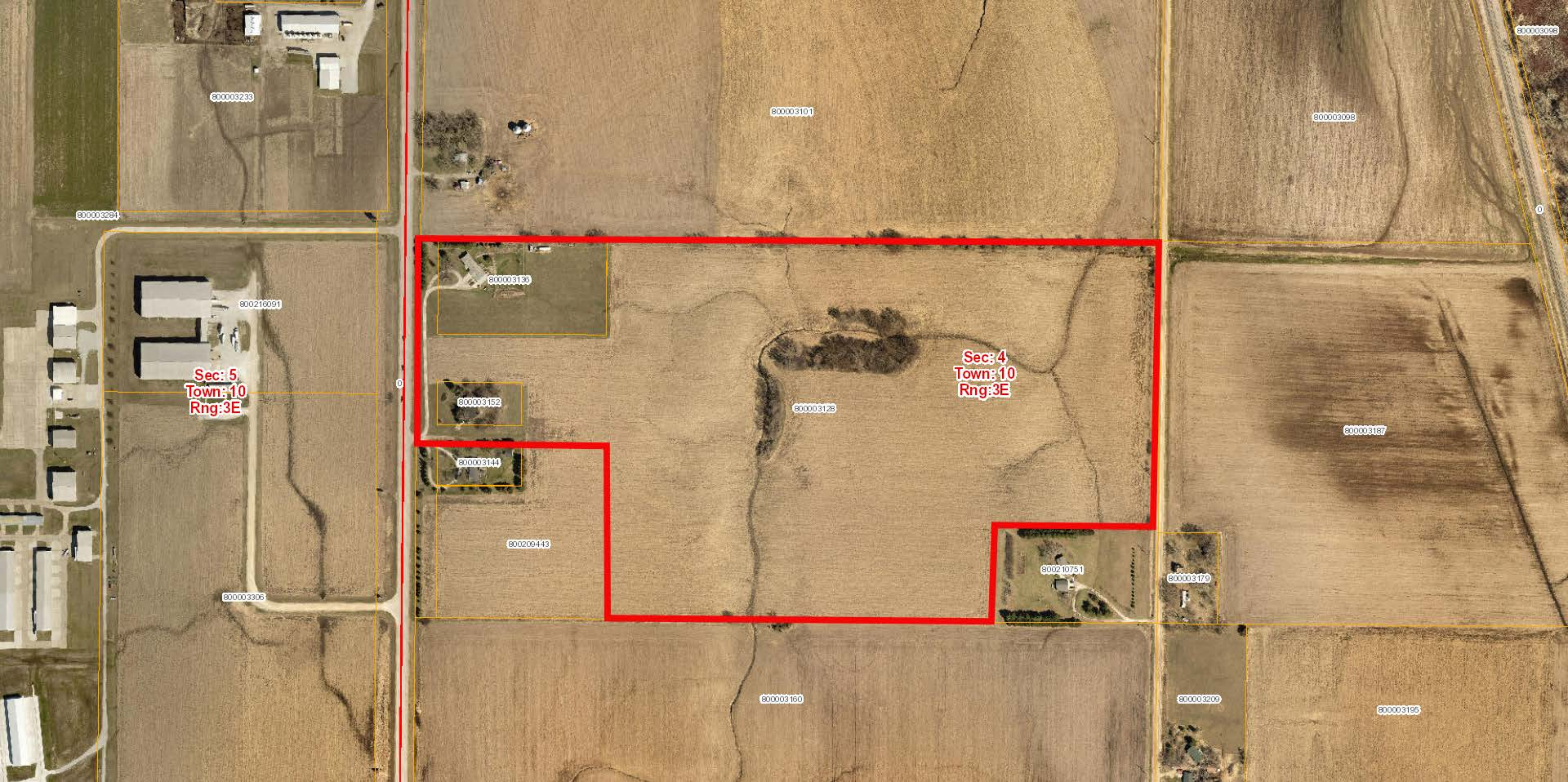
N. P. Blowers
Notary Public



PLAT - SUMARAN ESTATES - A SUBDIVISION OF SINGLE-FAMILY HOMES

S

*With consent of
Walter J. Blowers
of Sumaran*



Sec: 5
Town: 10
Rng: 3E

Sec: 4
Town: 10
Rng: 3E

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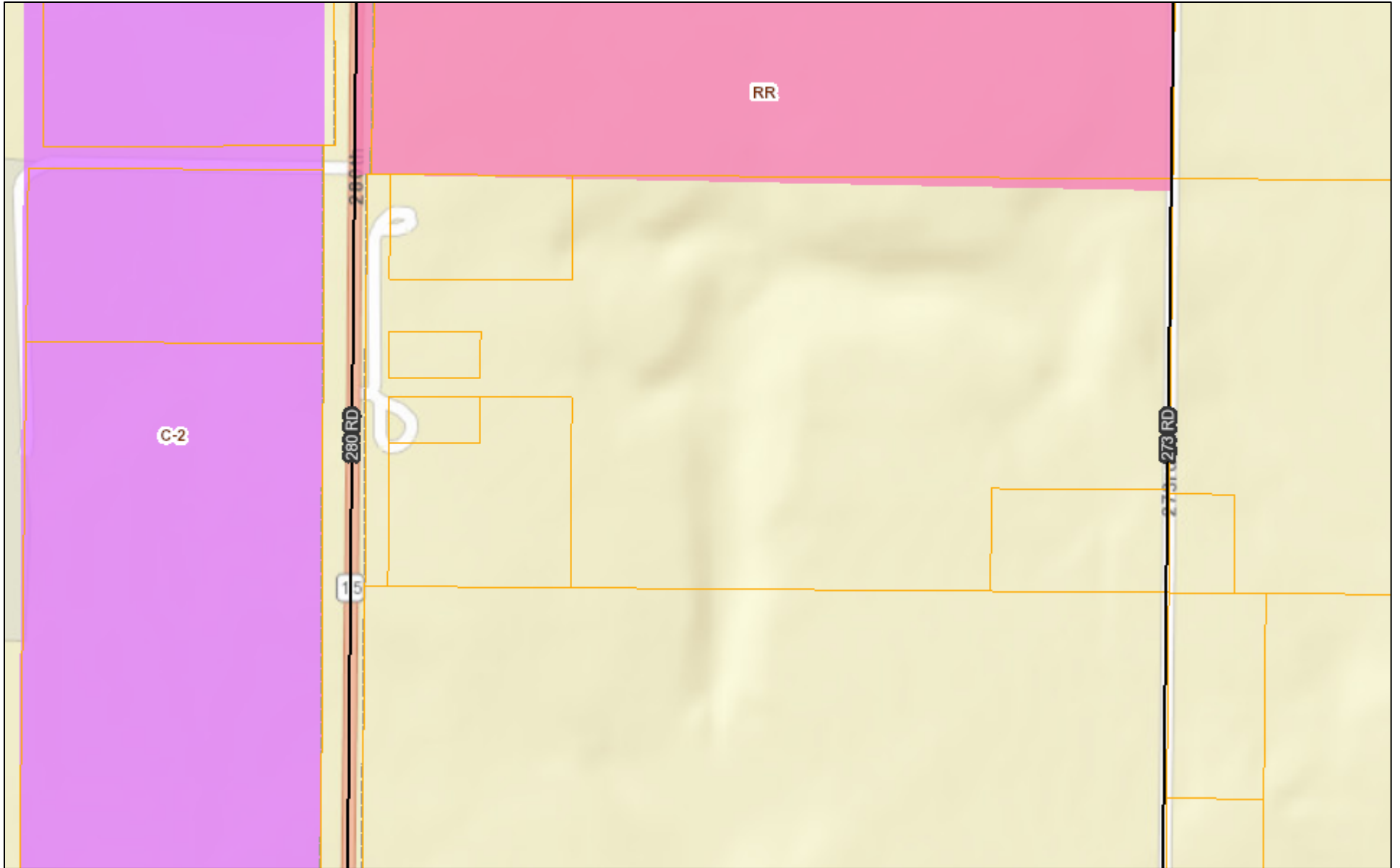
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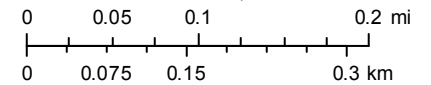
November 10, 2022
07:23 AM

DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments.

1:7,095

Sidewalks

- ADA Sidewalk
- Deficient Sidewalk
- Missing Sidewalk
- Streets
- ▭ Subdivisions
- ▭ Parcels



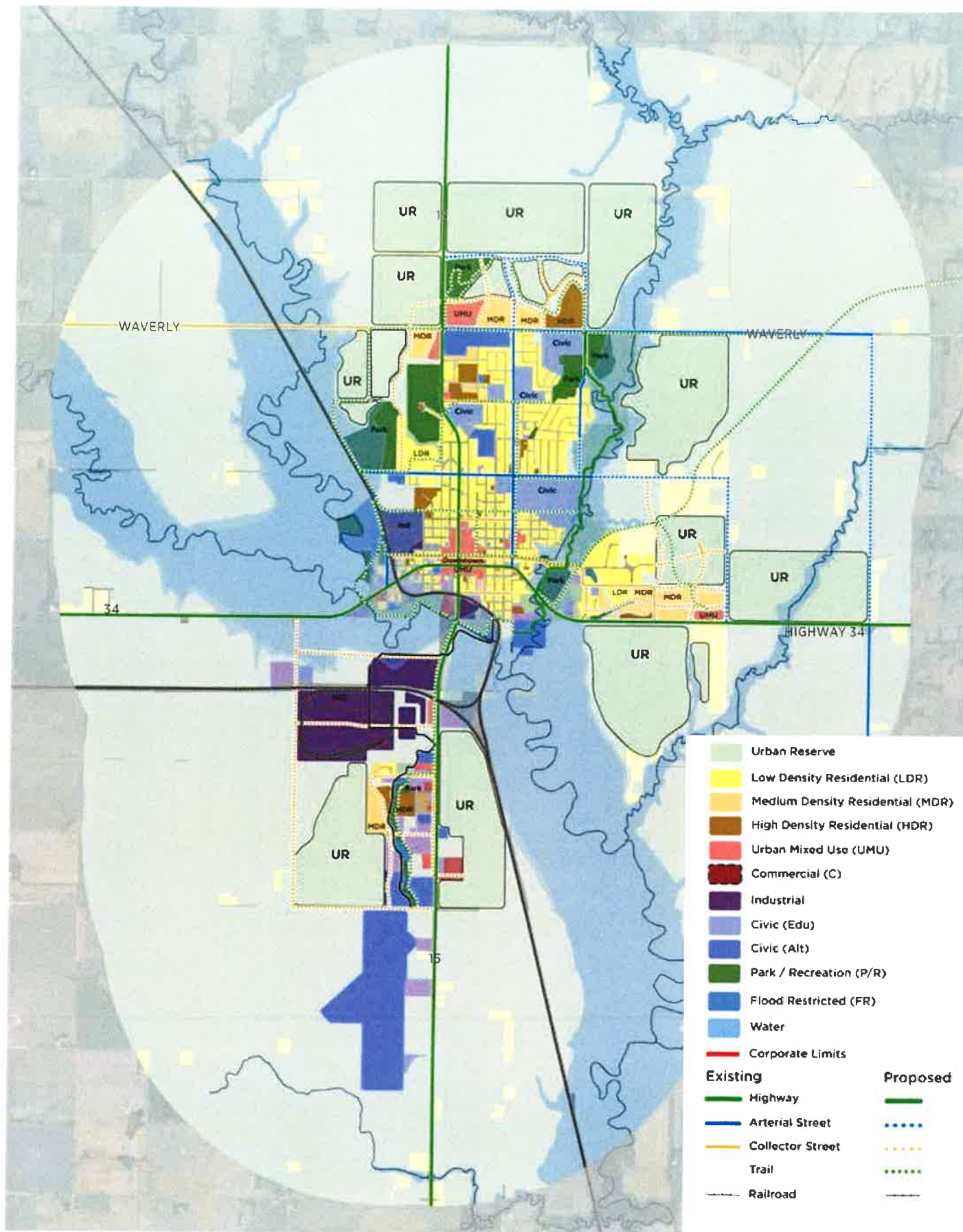


Figure 3.4: Future Land Use Map