

DRIVEWAY ACCESS PERMIT
LANCASTER COUNTY ENGINEERING DEPARTMENT

444 Cherrycreek Road, Building C
Lincoln NE, 68528-1578
(402)441-7681

Only **ONE** access location per application

For Office use only
Permit # 8610 _____
Maintenance Dist. 1 _____
Application Date 1/31/2019 _____
Permit Type Accessory _____
Existing Drive <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
LCED Code 1. Private _____
Expiration Date _____

Official Address to be used for this property as assigned by Building and Safety is:

Legal Description of Property:

Subdivision Prairie Creek Estates Addition Lot# 3 Block # _____
Irregular Tract # _____ ¼ Section SW Section # 34 Township 10N Range 8E

The center line of the _____ driveway is approximately _____ Feet _____ of _____
Section _____, Township _____ North, Range _____ East of the 6th P.M. Lancaster County, NE

Supplemental Location

Centerline of proposed driveway is approximately _____ feet _____ of _____

The proposed driveway is _____ Feet _____ from the nearest drive.

(List Address) _____

The private driveway shall have a width of _____ feet.

Where a culvert is deemed necessary beneath the private driveway, as determined by an authorized representative of this department, a minimum culvert size of _____ inch diameter round, (or) _____ inch round equivalent by _____ feet long shall be installed. Or See comments below.

CORRUGATED METAL PIPE CULVERT shall be installed by the applicant at their expense.

If **EXISTING** drive, is there a culvert. Yes No / If **YES**, Please list culvert diameter and length.

PRE-CONSTRUCTION FIELD INSPECTION BY DISTRICT SUPERVISOR

District Supervisor Comments:

The surface of the private driveway approach in line with the connecting road drainage ditch shall be _____ inches below at _____ feet from the shoulder of the road. Driveway approach shall be crowned and sloped to contain and control drainage to the ditches and prevent runoff onto the connecting roadway. The road onto which this private driveway shall connect is surfaced with _____ materials and said surfacing has a width of _____ feet at this location.

Recommendation for _____ by _____, District # _____ supervisor, on _____

Lancaster County Representative Comments:

This Accessory Drive Permit is denied. The requirements of the Prairie Creek Estates Final Plat recorded as Instrument No. 2003096436, dated 09/23/2003, restricts residential lots to only one access location per lot. (See Below).

This permit is hereby Denied _____ for installation, subject to the general rules and regulations governing this work and subject to such regulations as the County may deem necessary **with final acceptance pending Post Construction field inspection approval below.**

James J. Shotkoski _____ 02/06/2019 _____
LANCASTER COUNTY REPRESENTATIVE **DATE**

NOTE: Final acceptance and approval for this access is contingent upon compliance with the access permit requirements and application guidelines as determined by a post construction/installation field inspection

POST CONSTRUCTION FIELD INSPECTION BY DISTRICT SUPERVISOR

Installation meets requirements Yes No (If No note reason in comments) , per Dist. # _____ Supervisor, Inspection Date _____

Comments: _____ Supervisor Initials _____

POST CONSTRUCTION / AND OR FINAL PERMIT REVIEW BY LANCASTER COUNTY REPRESENTATIVE

Final permit review by Lancaster County Representative, _____, Approval Date _____

PRAIRIE CREEK ESTATES ADDITION

FINAL PLAT

BASED ON PRAIRIE CREEK ESTATES
COUNTY PRELIMINARY PLAT #03001

INST NO 2003-1255 BLOCK
2003 SEP 23 P # 19 096436

LANCASTER COUNTY, NE

#3879

03096436



SURVEYOR'S CERTIFICATE

I hereby certify that I have caused to be surveyed the Subdivision to be known as "PRAIRIE CREEK ESTATES", a subdivision a portion of Lot 2, Irregular Tract located in the Southwest Quarter of Section 34, Township 10 North, Range 8 East of the 6th P.M., of the 6th P.M., Lincoln, Lancaster County, Nebraska and more particularly described as follows:

Referring to the Northeast corner of the Southwest Quarter of said Section 34; THENCE in an Easterly direction, along the North line of the Southwest Quarter of said Section 34, for a distance of 50.00 feet to a point on the Easterly 50.00' Right of Way line of South 148th Street.
THENCE continuing on the last described course, along the North line of the Southwest Quarter of said Section 34, on an assumed bearing of South 89 degrees 57 minutes 13 seconds East, for a distance of 1887.00 feet to the POINT OF BEGINNING;
THENCE continuing on the last described course, along the North line of the Southwest Quarter of said Section 34, on an assumed bearing of South 89 degrees 57 minutes 13 seconds East, for a distance of 901.47 feet to the Northeast corner of the Southwest Quarter of said Section 34;
THENCE South 00 degrees 06 minutes 57 seconds East, along the East line of the Southwest Quarter of said Section 34, for a distance of 2835.92 feet to the Southeast corner of the Southwest Quarter of said Section 34.
THENCE North 89 degrees 58 minutes 25 seconds West, along the South line of the Southwest Quarter of said Section 34, for a distance of 2585.54 feet to a point on the Easterly 50.00' Right of Way line of South 148th Street.
THENCE North 00 degrees 10 minutes 45 seconds West, along the Easterly 50.00' Right of Way line of South 148th Street, for a distance of 1369.75 feet.
THENCE North 89 degrees 49 minutes 15 seconds East for a distance of 653.39 feet.
THENCE North 00 degrees 10 minutes 45 seconds West for a distance of 407.39 feet.
THENCE South 89 degrees 49 minutes 15 seconds West for a distance of 653.39 feet to a point on the Easterly 50.00' Right of Way line of South 148th Street.
THENCE North 00 degrees 10 minutes 45 seconds West, along the Easterly 50.00' Right of Way line of South 148th Street, for a distance of 183.06 feet;
THENCE South 89 degrees 49 minutes 13 seconds East, a distance of 879.00 feet;
THENCE North 41 degrees 30 minutes 21 seconds East, a distance of 577.77 feet;
THENCE South 89 degrees 57 minutes 13 seconds East, a distance of 423.00 feet;
THENCE North 00 degrees 00 minutes 00 seconds East, a distance of 243.00 feet to the Point of Beginning.
Together with and subject to covenants, easements, and restrictions of record. Said property contains 130.40 acres more or less.

Permanent monuments (Iron pipe or 5/8" Iron Bars) have been placed at all lot corners, street intersections, points of curvature, centerline points of tangency, and at all other points required by Lancaster County, Nebraska, Land Subdivision Ordinance.
All dimensions are chord measurements unless shown otherwise, and are in feet or decimals of a foot.

Signed this 12th day of August, 2003.

Walter J. Schumacher
Walter J. Schumacher, L.S. 333
Allied Surveying and Mapping, Inc.
6120 S. 56th Street
Lincoln, NE 68516



DEDICATION

The foregoing plat known as "Prairie Creek Estates", and as described in the Surveyor's Certificate is made with the free consent and in accordance with the desires of the undersigned, sole owners, and the easements shown thereon are hereby granted in perpetuity to Lancaster County, Nebraska, Attn: Time Warner Entertainment - Advances/News/Shows, Aquila, Norvia Public Power District, their successors and assigns, to allow entry for the purposes of construction, reconstruction, replacement, repair, operation and maintenance of wires, cables, conduits, fixtures, poles, towers, pipe and equipment for the distribution of electricity and gas; telephone and cable television; wastewater collectors; storm drains; water mains and all appurtenances thereto, over, upon or under the easements as shown on the foregoing plat.

The construction or location of any building or structure, excluding fences, over, upon or under an easement shown thereon shall be prohibited.

The construction or location of any fence or other improvement which obstructs drainage shall be prohibited over, upon, or under any storm drain easement or drainage easement shown thereon.

The City of Lincoln, Nebraska, its successors or assigns are hereby held harmless for the cost of replacement or damage to any improvement or vegetation over, upon or under any easement shown thereon.

Direct vehicular access to Van Dorn Street is hereby relinquished except at S 154th Street. Direct vehicular access to S 140th Street is hereby relinquished.

Public streets shown are hereby dedicated to the public. Public Access Easement is hereby dedicated along S 134th Street. Common Access Easement is hereby dedicated along the Private Driveway. Each residential lot shall have only one access.

WITNESS OUR HANDS THIS 16th day of August, 2003.

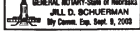
Bruce A. Stahr, President - Nebraska Prairie LLC
Bruce A. Stahr, Member
Nebraska Prairie, L.L.C., a Nebraska Limited Liability Company

ACKNOWLEDGMENT

STATE OF NEBRASKA }
LANCASTER COUNTY } SS

On this 12th day of August, 2003, before me, the undersigned, a notary public, duly commissioned, qualified for and residing in said county, personally came Bruce A. Stahr, Member, Nebraska Prairie, L.L.C., to me personally known to be the identical person whose name is affixed to the dedication of the foregoing plat and he acknowledged the same to be his voluntary act and deed and the voluntary act and deed of said company.

Jill D. Schurman
Jill D. Schurman
NOTARY PUBLIC



My commission expires the 9th day of September, 2003.

COUNTY BOARD APPROVAL

The foregoing plat and dedication was approved and accepted by the Lancaster County Board of Commissioners passed on the 23rd day of SEPTEMBER, 2003.

Bruce Medel
County Clerk

PLANNING COMMISSION APPROVAL

The Lincoln City-Lancaster County Planning Commission has approved the foregoing final plat on this 20th day of August, 2003.

ATTEST: *Jill D. Schurman*
Notary Public

LIEN HOLDER CONSENT AND SUBORDINATION

The undersigned, holder of that certain lien against real property described in the plat known as "Prairie Creek Estates", said lien being recorded in the Office of Register of Deeds of Lancaster County, Nebraska, as Instrument Number 2003-786, does hereby consent to the dedication of and subordinate the Lien to any utility (sewer, water, electric, cable TV, telephone, natural gas) easements, or streets, or roads, pedestrian way easements, and access easements and relinquishments of access, dedicated to the public, all as shown on the Plat, but not otherwise. The undersigned confirms that it is the holder of the Lien and has not assigned the Lien to any other person.

First State Bank
Trustee and Beneficiary

By: *Jeffery W. Kregi* President
Name: Jeffery W. Kregi
Title: President

ACKNOWLEDGMENT

STATE OF NEBRASKA }
LANCASTER COUNTY } SS

The foregoing instrument was acknowledged before me this 15th day of August, 2003, by *Jeffery W. Kregi*, Name: Jeffery W. Kregi, Title: President, on behalf of said First State Bank.

Jill D. Schurman
Jill D. Schurman
NOTARY PUBLIC



My commission expires the 9th day of September, 2003.

INDEX SHEET

VERBAGE PAGE	1
INDEX PAGE	2
DRAWING PAGE	3
DRAWING PAGE	4
DRAWING PAGE	5
DRAWING PAGE	6

PRAIRIE CREEK ESTATES ADDITION

FINAL PLAT
BASED ON PRAIRIE CREEK ESTATES
COUNTY PRELIMINARY PLAT #03001

INDEX PAGE

MATCH LINE

NOT PART OF THIS SUBDIVISION

PAGE 3 OF 6

PAGE 4 OF 6

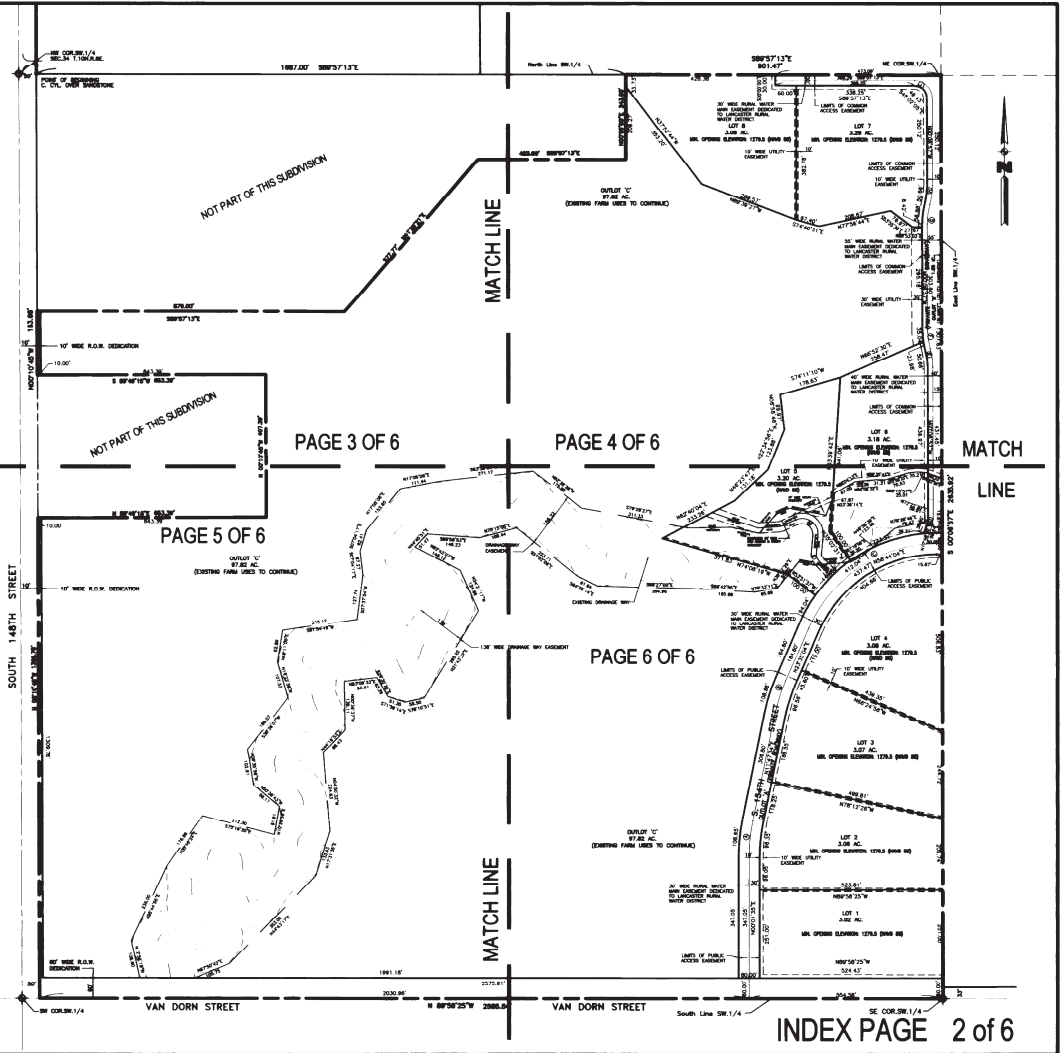
MATCH LINE

PAGE 5 OF 6

PAGE 6 OF 6

CURVE DATA:

- | | | |
|---|--|---|
| <p>A R = 500.00
Δ = 114°5'58"
T = 51.52
L = 102.68
ChDist = 102.50'
ChBrg = N55°4'34"E</p> | <p>B R = 500.00
Δ = 114°7'30"
T = 51.63
L = 102.69
ChDist = 102.72'
ChBrg = N174°1'19"E</p> | <p>C R = 400.00
Δ = 68°18'00"
T = 261.25
L = 462.88
ChDist = 437.47'
ChBrg = N56°44'04"E</p> |
| <p>D R = 50.00
Δ = 172°4'58"
T = 7.88
L = 15.53
ChDist = 15.57'
ChBrg = N08°50'32"E</p> | <p>E R = 200.00
Δ = 154°4'26"
T = 27.65
L = 54.94
ChDist = 54.77'
ChBrg = S07°59'10"W</p> | <p>F R = 200.00
Δ = 154°4'26"
T = 27.65
L = 54.94
ChDist = 54.77'
ChBrg = N07°59'10"W</p> |
| <p>G R = 200.00
Δ = 15°44'26"
T = 27.65
L = 54.94
ChDist = 54.77'
ChBrg = N07°45'16"E</p> | <p>H R = 200.00
Δ = 15°44'26"
T = 27.65
L = 54.94
ChDist = 54.77'
ChBrg = N07°45'16"E</p> | <p>I R = 50.00
Δ = 89°50'17"
T = 30.95
L = 78.40
ChDist = 70.61'
ChBrg = N45°02'05"W</p> |
| <p>K R = 45.00
Δ = 115°30'43"
T = 77.39
L = 93.97
ChDist = 77.80'
ChBrg = S24°41'23"E</p> | <p>L R = 25.00
Δ = 119°02'07"
T = 11.39
L = 21.38
ChDist = 20.74'
ChBrg = N19°22'05"W</p> | |



PRAIRIE CREEK ESTATES ADDITION

FINAL PLAT
BASED ON PRAIRIE CREEK ESTATES
COUNTY PRELIMINARY PLAT #03001



SCALE: 1" = 100'

1687.00' S89°57'13"E

NW COR.SW.1/4
SEC.34 T.10N.R.8E.



POINT OF BEGINNING
C. CYL. OVER SANDSTONE

NOT PART OF THIS SUBDIVISION

879.00'
S89°57'13"E

183.68'
N00°10'45"W

10' WIDE R.O.W. DEDICATION

10.00'

643.39'
S 89°49'15"W 653.39'

NOT PART OF THIS SUBDIVISION

N 00°10'45"W 407.39'

N 89°49'15"E 653.39'

10.00'

643.39'

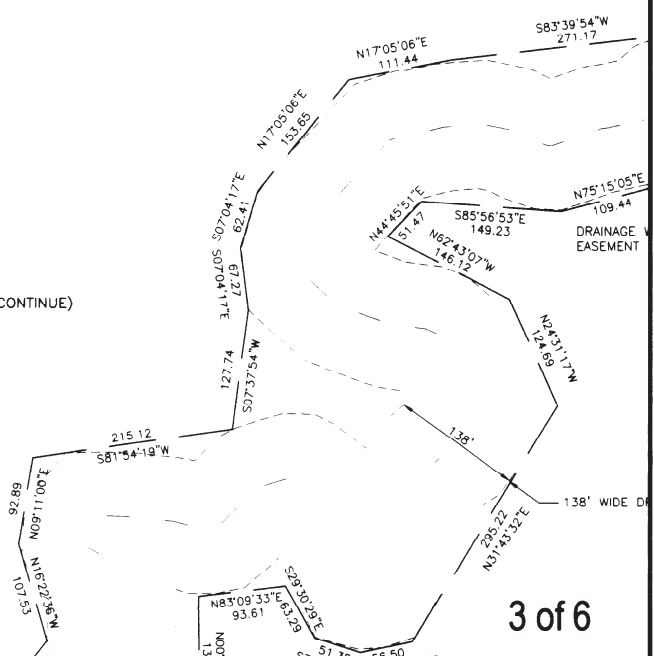
OUTLOT 'C'
97.82 AC.
(EXISTING FARM USES TO CONTINUE)

SOUTH 148TH STREET

10'

10' WIDE R.O.W. DEDICATION

00°10'45"W 1369.75'

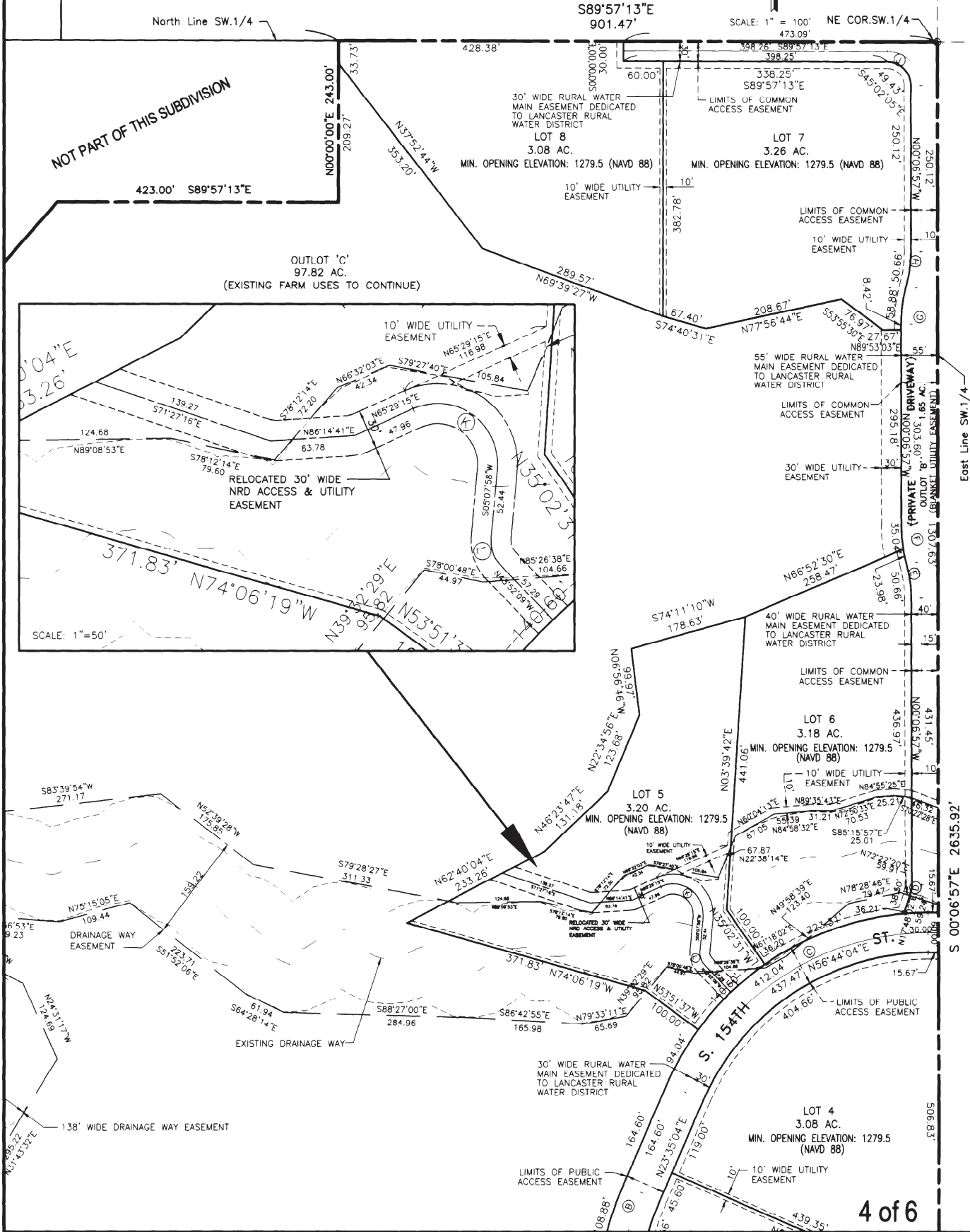


PRAIRIE CREEK ESTATES ADDITION

FINAL PLAT
BASED ON PRAIRIE CREEK ESTATES
COUNTY PRELIMINARY PLAT #03001



SCALE: 1" = 100'

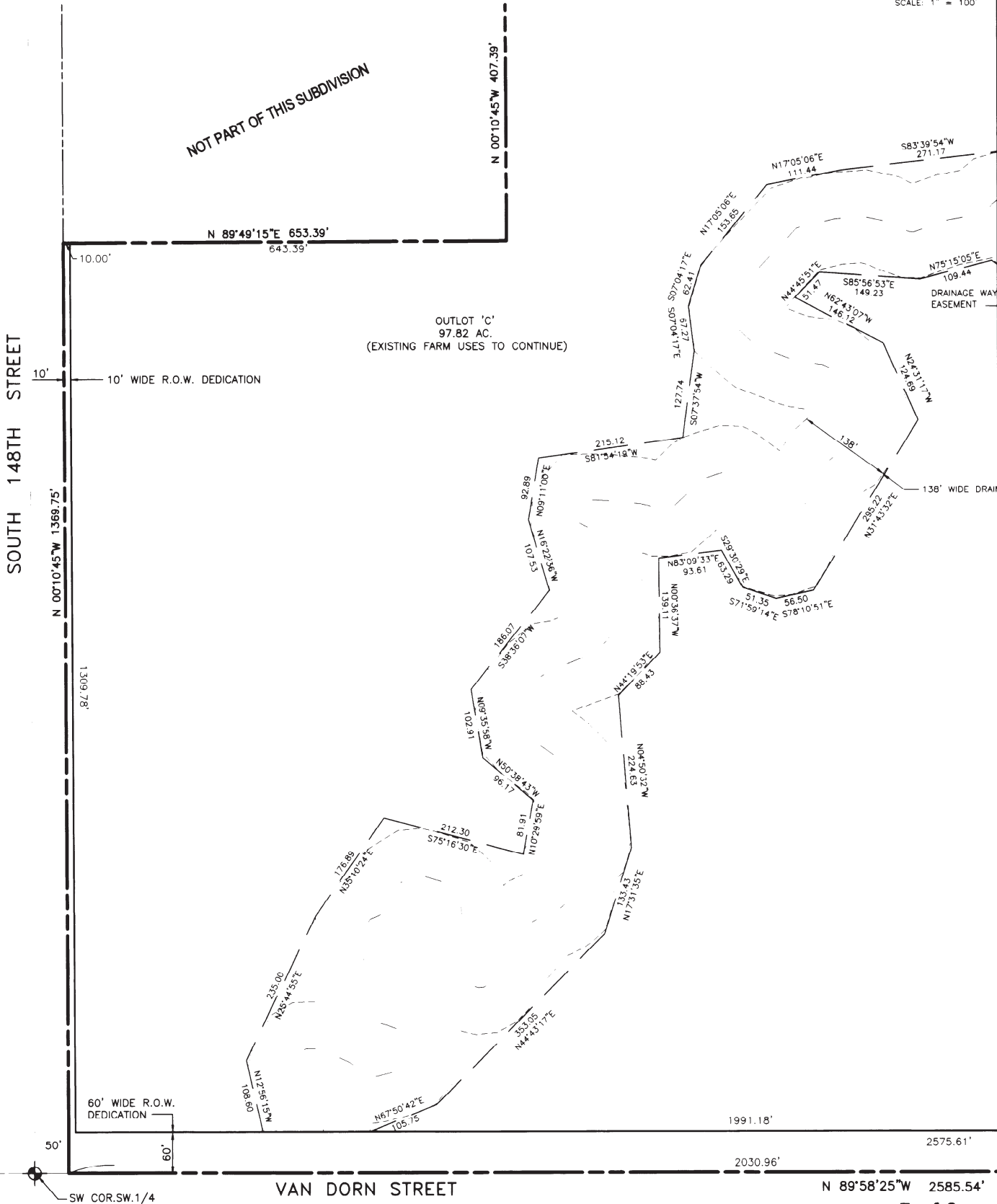
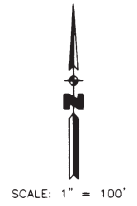


OUTLOT 'C'
97.82 AC.
(EXISTING FARM USES TO CONTINUE)

SCALE: 1"=50'

PRAIRIE CREEK ESTATES ADDITION

FINAL PLAT
BASED ON PRAIRIE CREEK ESTATES
COUNTY PRELIMINARY PLAT #03001



NOT PART OF THIS SUBDIVISION

OUTLOT 'C'
97.82 AC.
(EXISTING FARM USES TO CONTINUE)

DRAINAGE WAY
EASEMENT

138' WIDE DRAIN

60' WIDE R.O.W.
DEDICATION

50'
60'

VAN DORN STREET

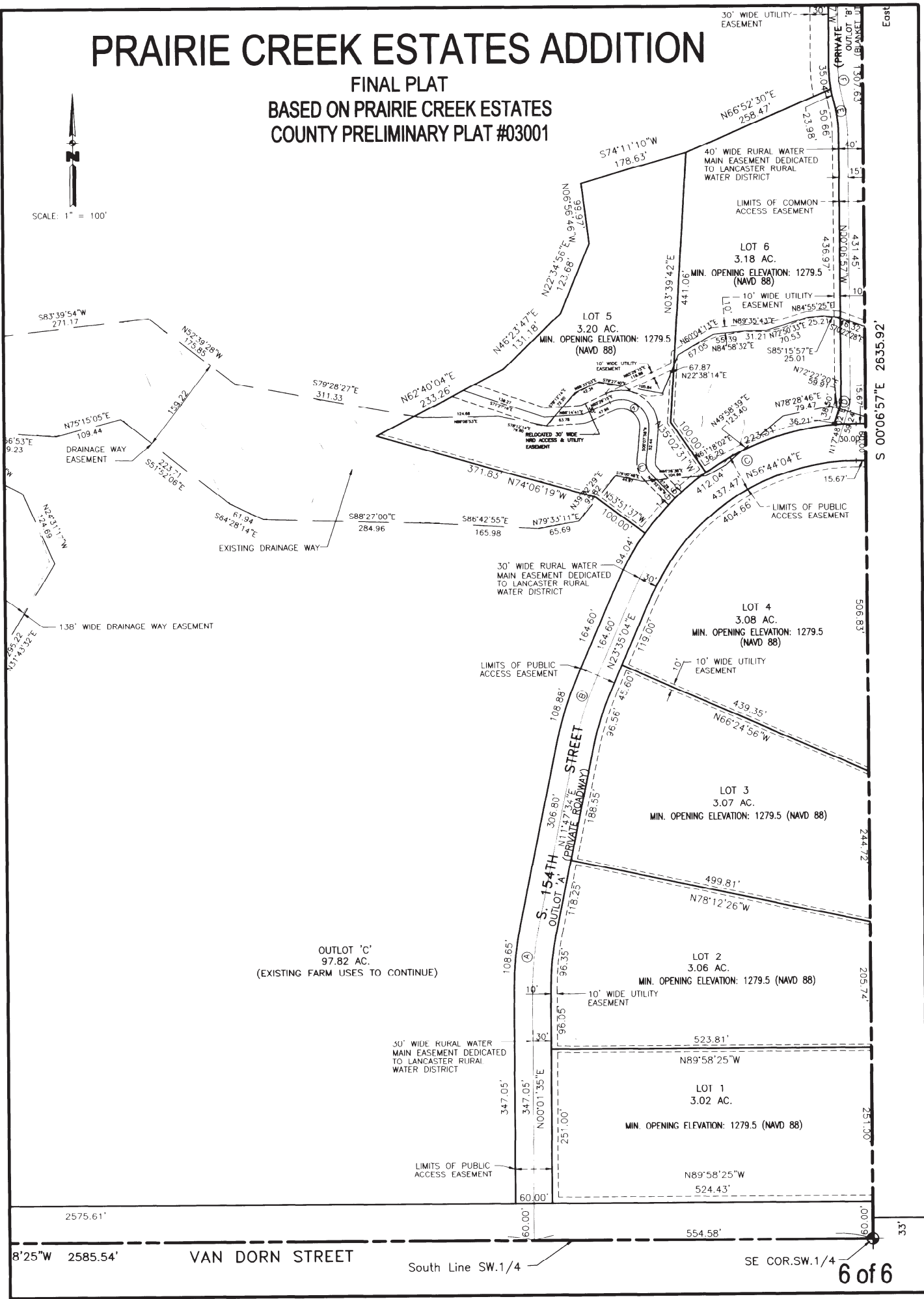
N 89°58'25"W 2585.54'

PRAIRIE CREEK ESTATES ADDITION

FINAL PLAT
BASED ON PRAIRIE CREEK ESTATES
COUNTY PRELIMINARY PLAT #03001



SCALE: 1" = 100'



OUTLOT 'C'
97.82 AC.
(EXISTING FARM USES TO CONTINUE)

30' WIDE RURAL WATER
MAIN EASEMENT DEDICATED
TO LANCASTER RURAL
WATER DISTRICT

LIMITS OF PUBLIC
ACCESS EASEMENT

30' WIDE RURAL WATER
MAIN EASEMENT DEDICATED
TO LANCASTER RURAL
WATER DISTRICT

40' WIDE RURAL WATER
MAIN EASEMENT DEDICATED
TO LANCASTER RURAL
WATER DISTRICT

LIMITS OF COMMON
ACCESS EASEMENT

LOT 6
3.18 AC.
MIN. OPENING ELEVATION: 1279.5
(NAVD 88)

LOT 5
3.20 AC.
MIN. OPENING ELEVATION: 1279.5
(NAVD 88)

LOT 4
3.08 AC.
MIN. OPENING ELEVATION: 1279.5
(NAVD 88)

LOT 3
3.07 AC.
MIN. OPENING ELEVATION: 1279.5 (NAVD 88)

LOT 2
3.06 AC.
MIN. OPENING ELEVATION: 1279.5 (NAVD 88)

LOT 1
3.02 AC.
MIN. OPENING ELEVATION: 1279.5 (NAVD 88)

8'25"W 2585.54'

VAN DORN STREET

South Line SW.1/4

SE COR. SW.1/4

ACCESS PERMIT APPLICATION

LANCASTER COUNTY ENGINEERING DEPARTMENT
444 Cherrycreek Road, building C, Lincoln Nebraska 68528-1578
402-441-7681

FOR OFFICE USE ONLY

Permit # 8610
Maintenance District 1
Date Received 01/31/2019
County Rep AGO
Previous Permit # _____

Only **ONE** access location per application.

(* - Denotes required fields, Application will not be processed if left blank)

* Permit Type Accessory *if Accessory Drive, see requirement item #1 Listed in the guidelines for driveway permits
If temporary, list date to be removed: NA

Application is hereby made to the Lancaster County Engineering Department: pursuant to County Board Resolution #3708 by:

* Property Owner Clinton & Amanda Rathje Applicant/Agent NA
(If different than owner)

* Mailing Address 2600 S. 154th St. Company Name _____
Mailing Address _____

City Walton State NE Zip Code 68461 City _____ State _____ Zip Code _____

E-Mail Address mandidye@hotmail.com E-Mail Address _____

* (402) 980-8808 and/or 402-631-8572 _____ and/or _____
Daytime Phone Cell Phone Daytime Phone Cell Phone

Legal Description of Property: (Legal descriptions can be found here: <http://lincoln.ne.gov/gis/gisviewer>)

* Subdivision Prairie Creek Estates Addition * Lot # 3 * Block # NA or _____
* Irregular Tract # _____ Or Fractional part of Section (if Applicable) SW 1/4 Section * Section # SW 3/4 quarter * Township 10 * Range 8
If in an adjacent county, list the county _____

Driveway Information:

* Is this an existing drive? No, this would connect with an existing drive. See attachment.

What is the requested Drive width? 25 at widest (lip) then 16' See attachment.
Feet (Residential or Accessory = 16' Min, 25' Max. Field or Commercial 35' Max)

If the property has an existing address list it here 2600 S. 154th st. Walton, NE 68461

* List name of street to access S. 154th street (private drive owned by community)

* Has the proposed driveway been flagged? No (Flags are available in the County Engineers Office or at Maintenance stations)

* If not what date will the location be flagged in the field? Sometime this Spring weather permitting

* How is the proposed driveway location flagged or marked in the field (list material used)? We will use flags from County Engineer

What is the approximate distance to the nearest cross street? 0.1 mile feet to Van Dorn St.
(Nearest cross street name)

What is the approximate date you intend to begin driveway construction? April or May 2019

Do you require an onsite meeting with our District Supervisor? No

Owner /Applicant Comments:

We are requesting an accessory drive to connect to S 154th St which is owned and maintained by Prairie Creek Estates. We first approached our HOA board and received permission. Please see photos and drawings for further explanation. Thank you.

FOR OFFICE USE ONLY	
Permit #	<u>8610</u>
Maintenance District	<u>1</u>
Date Received	<u>01/31/2019</u>
County Rep	<u>AGO</u>

General Guidelines:

- Construction of culvert headwalls is not permitted. **Plastic culvert pipes are not permitted.**
- Landscaping which may cause a safety hazard or maintenance concerns shall not be permitted within road right-of-way. Any cleaning or re-grading of the existing road ditch needed for private construction along roads maintained by the County will be done by the County or done under the County's direct supervision.
- Adequate time shall be given for crew scheduling and to allow utility line locates be done prior to ditch cleaning or re-grading.
- No driveway pipe shall be located within 24' of any adjacent driveway culvert pipe.
- On County maintained roads, the County assumes ownership of culverts after installation.
- If concrete pipe is desired and installed, the applicant/owner is responsible for all costs incurred for cleaning, maintenance and/or replacement at such time that may be designated by the Lancaster County Engineering Department.

When a driveway approach to public right-of-way is to be paved, the following conditions shall apply:

- We recommend paved driveways be a minimum of four-inch (4") concrete or a minimum of five-inch (5") asphalt.
- Driveway shall be sloped and crowned to prevent drainage onto the connection roadway. (minimum slope shall be 1/4 inch per foot)
- When connecting a paved driveway to an adjacent paved public roadway, the driveway surface shall match the existing public road surface elevation with a tolerance of the connecting driveway being no more than 3/8 of an inch above the adjacent roadway.
- Driveway shall be inspected prior to paving by a representative from the Lancaster County Engineering Department.
- A Twenty four hour notice shall be given for driveway inspections prior to paving except if connecting to urban type pavement with curb and gutter drainage.
- Maintenance and upkeep of any paved driveway shall be the sole responsibility of the property owner that the drive serves.
- If the driveway access is to a gravel or non-paved roadway, the paved portion of the private driveway shall stop at the property line and shall not encroach on the County right-of-way.

I (we) agree to construct the private driveway in accordance with the above information within three (3) months from the date of issuance of this permit. It is my (our) understanding that this permit may be canceled at any time by the applicant prior to the construction of the work and that this permit is valid for only three (3) months from date of issuance; however, if more time is required, contact this office at (402) 441-7681 for a one-time extension approval.

If a driveway permit is issued to you, it will state the terms and conditions for its use. Any changes in the use of the permit not consistent with the terms and conditions listed herein may be considered a violation of the permit.

The owner/applicant declares that all information provided on this form is to the best of their knowledge, true and complete. They further understand receipt of the driveway permit does not constitute approval to begin any building construction. **Also, the owner/applicant agrees to notify County Engineering Department when work covered by this permit has been completed and is ready for final inspection and installation approval.**

* Amanda Rathje * Amanda Rathje * 1/31/2019
 Signature of Owner Printed Name Date

Owner must sign within 48 hours of submitted permit to continue the application process. If the applicant is not the owner of the property, **we require this application also to be signed by the property owner or their legally authorized representative.** This signature shall constitute agreement with this application by all owners-of-interest unless otherwise stated in writing. If a permit is issued, the property owner, in most cases will be listed as the Permittee.

*Signature of Applicant Required (If NOT Owner)

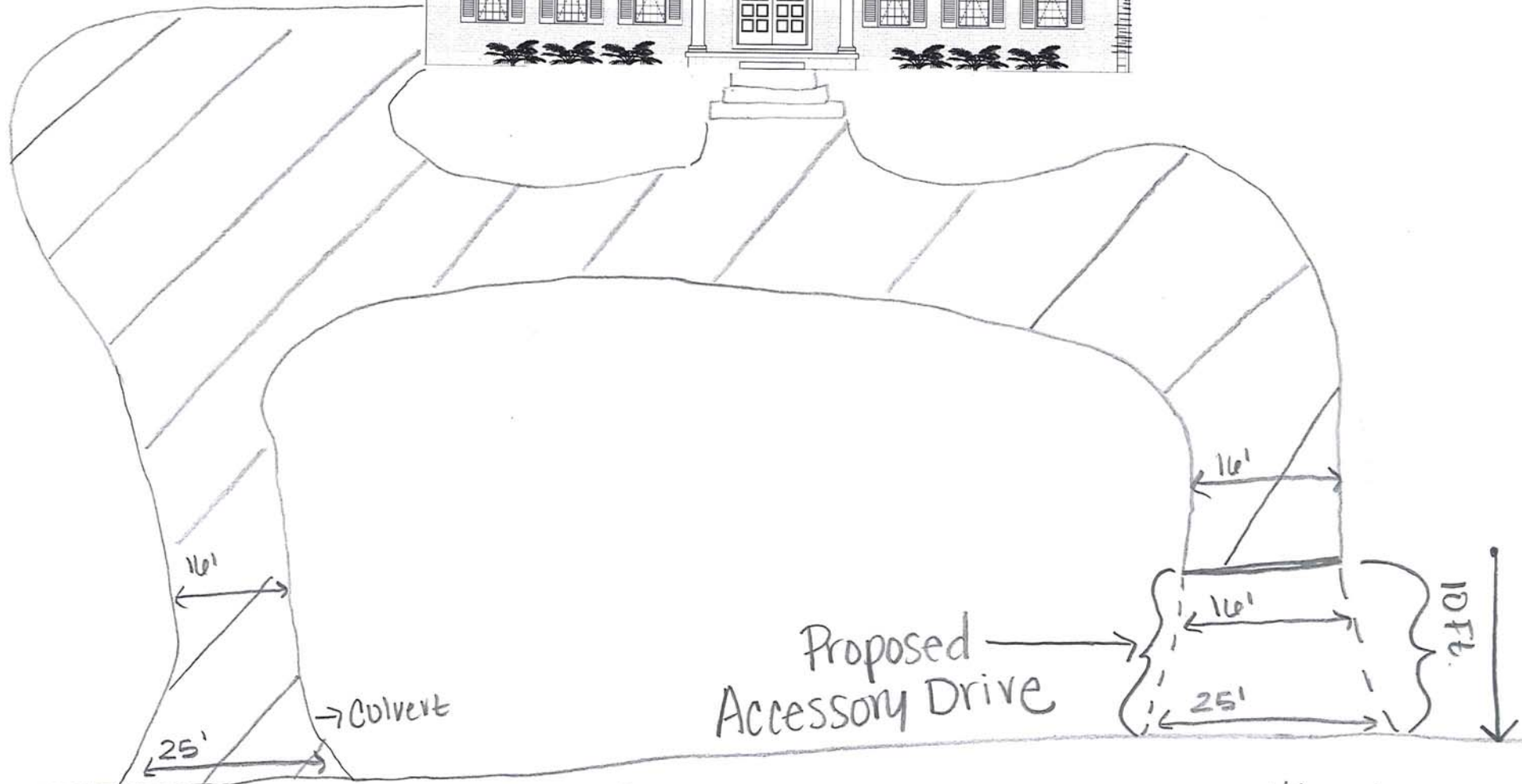
*Printed Name

*Date

Allow a minimum of 7-10 working days for permit processing, weather permitting.

Prairie Creek Estates Addition, Lot 3

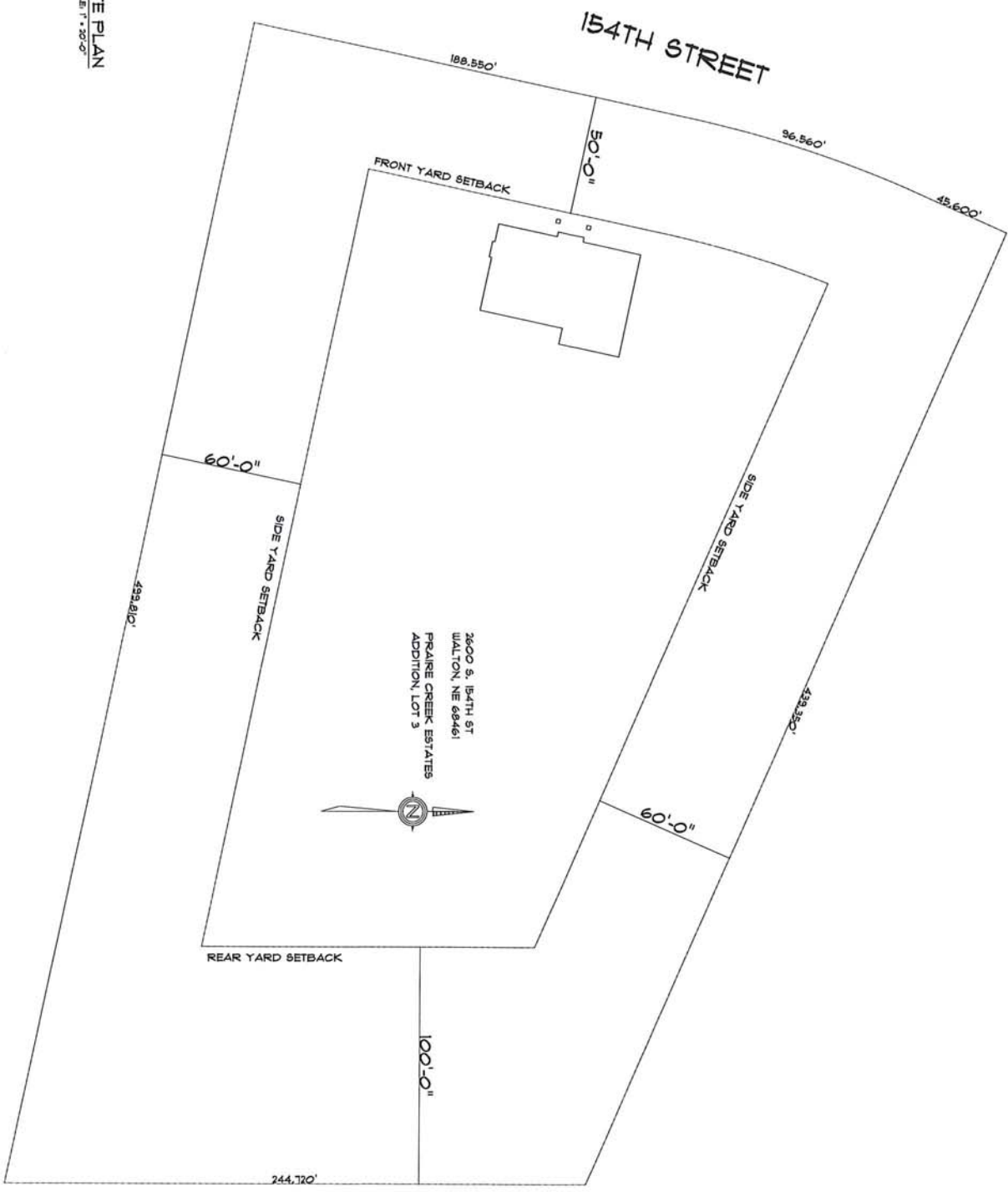
 = Current Driveway



S 154th St. (private Rd)

S. 154th St.

SITE PLAN
SCALE: 1" = 20'-0"



VINTAGE CUSTOM HOMES
 © VINTAGE CUSTOM HOMES
 COMPANY VINTAGE CUSTOM HOMES, LLC. VINTAGE CUSTOM HOMES, LLC IS THE OWNER OF THE COPYRIGHT IN THIS PLAN AND ASSUMES ALL RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. NO PART OF THIS PLAN MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE EXPRESS WRITTEN PERMISSION OF VINTAGE CUSTOM HOMES, LLC.

PROJECT NAME:
RATHJE RESIDENCE
 PROJECT ADDRESS:
**2600 S. 154TH ST.
 WALTON, NE 68461**

PROJECT NUMBER:
 1002016

VINTAGE
 CUSTOM HOMES

Dream Home
 154TH STREET
 2600 S. 154TH ST.
 WALTON, NE 68461
 405.511.1111