

LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.: Final Plat #01017 **DATE:** August 13, 2001
A Corrected Plat of HiMark Estates 5th Addition

PROPOSAL: A subdivision of five lots and one outlot

LAND AREA: 203.63 acres, more or less

CONCLUSION: This plat corrects some errors in the previously approved HiMark Estates 5th Addition administrative final plat

<u>RECOMMENDATION:</u>	approval
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GENERAL INFORMATION:

APPLICANT: Michael Johnson
Olsson Associates
1111 Lincoln Mall
Lincoln, NE 68508

OWNERS: Guy M. Lammle
HiMark Development, Inc.
D&M Development, L.L.C.
Lynn Siedschlag

LOCATION: Off Augusta Drive, east of S. 84th Street

LEGAL DESCRIPTION: Lots 17 and 18, Block 1, and Outlots "D" and "E" of HiMark Estates 3rd Addition; Lot 5, HiMark Estates 4th Addition; and Lot 70 I.T.; all located in Section 11, T9N, R7E of the 6th P.M., Lincoln, Lancaster County, Nebraska.

REQUESTED ACTION: Approval of final plat

EXISTING ZONING: R-3 Residential and AG Agricultural under a C.U.P.

PURPOSE: To correct boundary errors

HISTORY: **May 6, 1998** Planning Commission approved the HiMark Estates Preliminary Plat #98006

April 30, 2001 The Planning Director approved HiMark Estates 5th Addition Administrative Final Plat #00067

ANALYSIS:

The Final Plat conforms to the approved preliminary plat.

An agreement for use of escrow fund has been created to guarantee the completion of sidewalks and street trees.

There are no delinquent taxes against the land and there are no liens for taxes which have been levied but not yet delinquent and all special assessment installment payments are current.

A subdivision agreement is required and will be submitted to the owners for their signature.

Prepared by:

Jason Reynolds
Planner



Pioneers Blvd.

Area of Application

S. 84th St.

S. 98th St.

Old Cheney Rd.

**Final Plat #01017
A Corrected Plat of
Himark Estates 5th Add.
84th & Old Cheney Rd.**

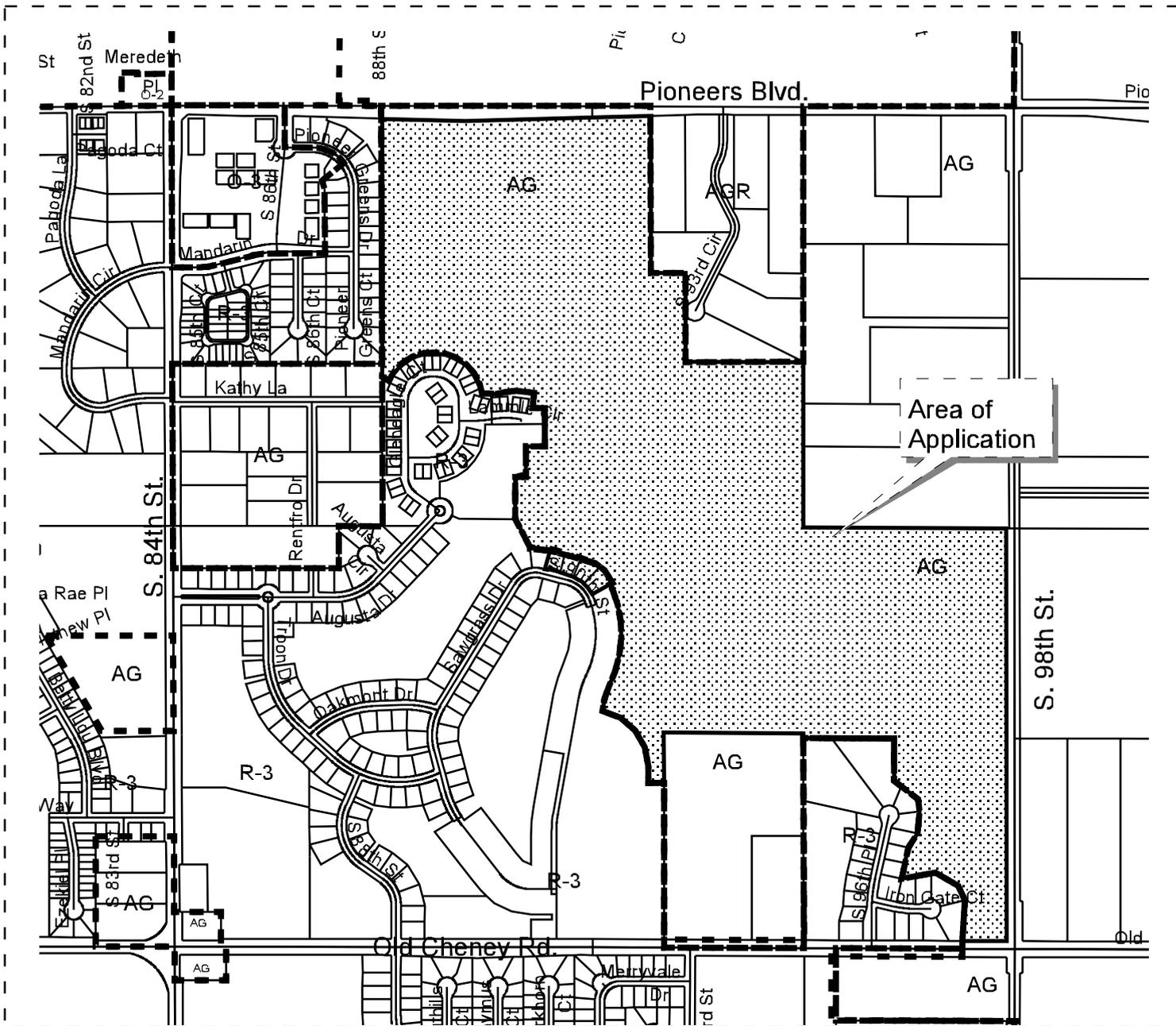


Sheet _____ of _____

Date: _____

Photograph Date: 1999

Lincoln City - Lancaster County Planning Dept.

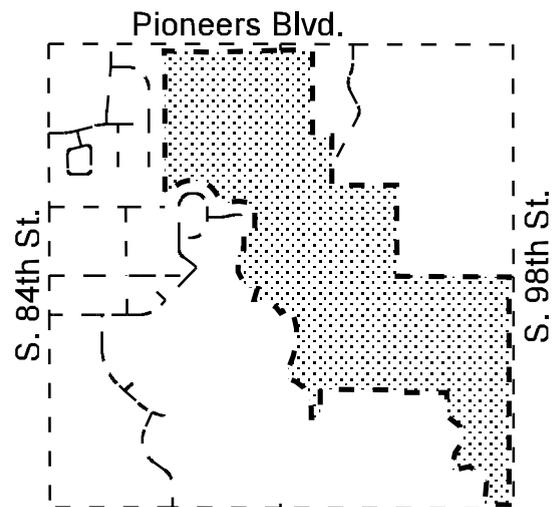


Final Plat #01017
A Corrected Plat of
Himark Estates 5th Add.
84th & Old Cheney Rd.

Zoning:

- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- R-C Residential Conservation District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial District
- B-4 Lincoln Center Business District
- B-5 Planned Regional Business District
- H-1 Interstate Commercial District
- H-2 Highway Business District
- H-3 Highway Commercial District
- H-4 General Commercial District
- I-1 Industrial District
- I-2 Industrial Park District
- I-3 Employment Center District
- P Public Use District

One Square Mile
 Sec. 11 T9N R7E



Old Cheney Rd.

Sheet ___ of ___

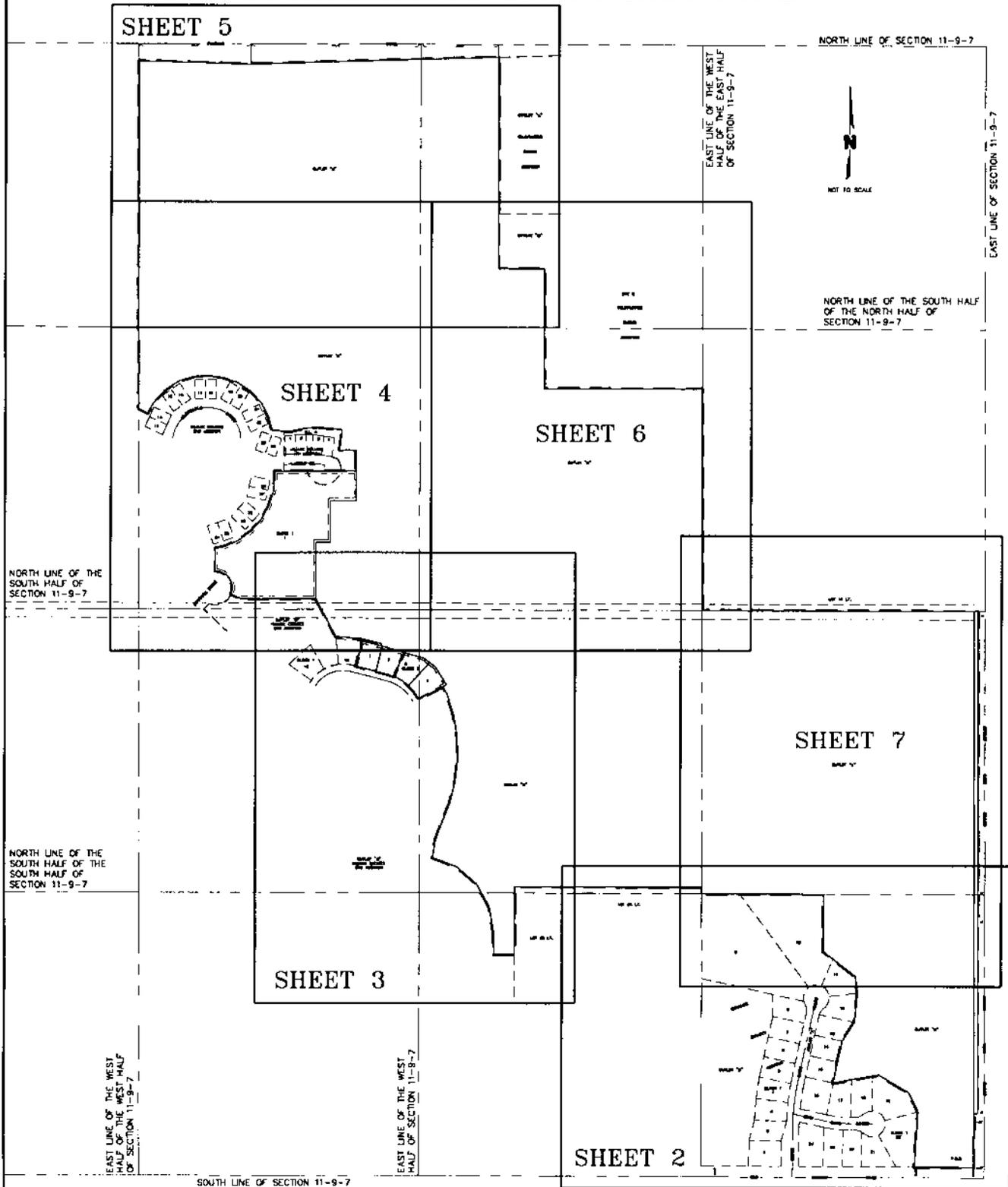
Date:

A CORRECTED PLAT OF HIMARK ESTATES 5TH ADDITION

FINAL PLAT
(THIS PLAT BASED UPON PRELIMINARY
PLAT NO.98006 FOR HIMARK ESTATES)

INDEX OF SHEETS

- SHEET 1: COVER SHEET
- SHEETS 2-7: PLAT SHEETS
- SHEET 8: SURVEYORS CERTIFICATE
- SHEET 9: SURVEYORS CERTIFICATE, DEDICATION AND ACKNOWLEDGEMENTS, LIENHOLDERS
CONSENT AND SUBORDINATION AND PLANNING DIRECTORS APPROVAL





OLSSON ASSOCIATES
ENGINEERS • PLANNERS • SCIENTISTS • SURVEYORS

24 May 2001

Ms. Kathleen L. Sellman
Planning Department
County-City Building
555 South 10th Street
Lincoln, Nebraska 68508

Re: A Corrected Plat of HiMark Estates 5th Addition
Final Plat
OA Project No. 2-2000-0596.02-11-502

Dear Kathleen:

Enclosed are 15 prints of the above referenced Final Plat, a check in the amount of \$100.00 for the application fee, the completed application form, and one set of prints reduced to 8½ x 11. The proposed plat is generally located in Lot 17 and 18, Block 1 and Outlots D and E, all in the HiMark Estate 3rd Addition, and also Lot 70 I.T., all located in Section 11, T9N, R7E, and more particularly described in the Surveyor's Certificate. The tax status form is being prepared by the County Treasurer and an ownership certificate is being prepared by Union Title.

The proposed plat consists of 5 new lots and 1 new outlot. The purpose of this corrected plat is to correct 3 errors made in the original plat of HiMark Estates 5th Addition. An error was discovered in the Northwest corner of Lot 1, Block 2. This error involved the boundary dimensions and legal description. The boundary along the west and north sides of Lot 1, Block 2 has been corrected. The second error was found in an incorrect lot dimension common to Lots 3 & 4, Block 2. This dimension between these two lots has been corrected. The third error was found along a north line of Outlot A on Sheet 7 of 9. The interior lot dimensions did not equal the boundary dimension. This was corrected.

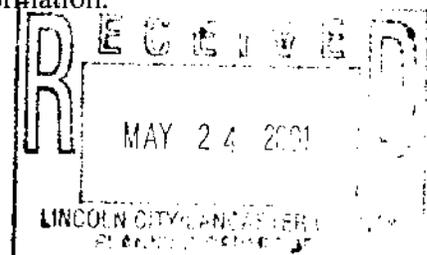
The Owners and Developers of this property are Mr. Dru Lammle, HiMark Development, Inc., 5917 South 72nd Street, Lincoln, NE 68516, Phone No. (402) 489-9790, and Dan Muhleisen, D & M Development, LLC, 6321 Doecreek Circle, Lincoln, NE 68516, Phone No. (402) 483-5831.

Please contact me if you have any questions or require additional information.

Sincerely,

Hector Mendoza

for Michael R. Johnson, R.L.S.



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