



Agenda Item # 23. f. VII
Date 10-23-2019



CCY

OCT 15 PM 1:18
RECEIVED
Dodge Co Hwyway Dept

400 East Military Avenue, Fremont, NE 68025-5141

October 10, 2019

RE: Application for a Change of Zone from R to SR; a Final Plat of 18 lots and voluntary annexation

Dear Property Owner:

You are hereby advised that the City of Fremont has received the following application(s):

An application by Steve Dodd on behalf of Charles H. Diers for a change of zone from R, Rural to SR, Suburban Residential, a final plat consisting of 18 lots and the voluntary annexation of a 5.76 acre parcel of ground located in the southwest quarter of the southwest quarter of S18, T17N, R9E generally located north of the intersection of Brooks Hollow Drive and Aberdeen Street.

The public hearing on these applications will be held before the City of Fremont Planning Commission on October 21, 2019. The public hearing is your opportunity to appear and speak on the merits of these applications, if you so choose. The Planning Commission meeting begins at 5:00 PM in the Fremont City Council Chambers located on the second floor in the Fremont Municipal Building at 400 East Military Avenue, Fremont, Nebraska.

If you would like more information, you are encouraged to contact the applicant Steve Dodd at (402)720-5017 or doddeng1@gmail.com, or the Planning Director, Jennifer Dam at 402-727-2641 or jennifer.dam@fremontne.gov.

You may appear at the public hearing to provide your comments or submit them in writing prior to the public hearing to the Planning Commission in care of the Planning Department at 400 E Military Ave, Fremont, NE 68025 or by fax to 402-727-2659.

The Planning Department staff report and recommendation will be available at the Planning Department office on October 18th after 3:00 PM. The Planning Commission Agenda and staff reports will also be available on the City's website at that time, www.fremontne.gov.

Sincerely,

Jennifer L. Dam, AICP
Planning Director

Attachment: Proposed final plat

Cc: Steve Dodd
Charles Diers
Fremont School Board
County Board
Lower Platte North NRD



FINAL PLAT OF Brooks Hollow Second Addition

TO THE CITY OF FREMONT, NEBRASKA.
PART OF THE SW 1/4 SW 1/4 OF SECTION 18, TOWNSHIP 17 NORTH,
RANGE 9 EAST OF THE 6TH P.M., DODGE COUNTY, NEBRASKA.

LEGAL DESCRIPTION:
A PARCEL OF LAND LOCATED IN THE SW 1/4 SW 1/4 OF SECTION 18, TOWNSHIP 17 NORTH, RANGE 9 EAST OF THE 6TH P.M., DODGE COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF LOT 14, BLOCK 3, BROOKS HOLLOW ADDITION; THENCE N89°50'11"W ALONG THE FRONT LINE OF SAID LOT 14 A DISTANCE OF 114.62 FEET TO THE SOUTHEAST CORNER OF LOT 14 IN SAID BLOCK 3;
THENCE N89°50'11"W ALONG THE EAST LINE OF SAID LOT 14 A DISTANCE OF 88.57 FEET; THENCE N89°50'11"W ALONG THE EAST LINES OF LOT 18 AND 19 IN SAID BLOCK 3 A DISTANCE OF 100.30 FEET;
THENCE THE FOLLOWING COURSES AND DISTANCES:
N19°50'11"E A DISTANCE OF 109.88 FEET; N85°30'27"E A DISTANCE OF 84.33 FEET; N15°30'27"E A DISTANCE OF 110.41 FEET; S39°20'27"E A DISTANCE OF 82.66 FEET; S54°42'42"E A DISTANCE OF 63.57 FEET; S17°32'42"E A DISTANCE OF 66.32 FEET; N17°32'42"E A DISTANCE OF 72.33 FEET; N62°39'41"E A DISTANCE OF 84.47 FEET; S10°30'30"E A DISTANCE OF 32.84 FEET; N10°30'30"E A DISTANCE OF 128.62 FEET; N82°17'47"E A DISTANCE OF 53.18 FEET; N47°02'07"E A DISTANCE OF 116.93 FEET TO A POINT ON THE WEST LINE OF LOT 1, BLOCK 9, DAY ACRES EAST FIRST ADDITION; THENCE S00°14'11"W ALONG THE WEST LINE OF SAID LOT 1 A DISTANCE OF 95.19 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1;
THENCE CONTINUING S00°14'11"W ALONG THE SOUTHERLY EXTENSION OF SAID WEST LINE A DISTANCE OF 55.00 FEET TO THE NORTHEAST CORNER OF LOT 5, BLOCK 9 OF SAID DAY ACRES EAST FIRST ADDITION;
THENCE CONTINUING S00°14'11"W ALONG THE WEST LINE OF LOTS 5 AND 4 IN SAID BLOCK 9 A DISTANCE OF 115.00 FEET TO THE NORTHEAST CORNER OF LOT 17, BLOCK 4, BROOKS HOLLOW FIRST ADDITION;
THENCE THE FOLLOWING COURSES AND DISTANCES ALONG THE NORTH LINE OF SAID BLOCK 4:
S17°32'13"W A DISTANCE OF 91.89 FEET; S65°44'02"W A DISTANCE OF 76.60 FEET; S81°01'11"W A DISTANCE OF 52.32 FEET; S73°30'00"W A DISTANCE OF 155.81 FEET; S17°16'15"W A DISTANCE OF 65.10 FEET; N65°12'27"W A DISTANCE OF 152.04 FEET; N10°14'11"W A DISTANCE OF 115.00 FEET TO THE NORTHEAST CORNER OF LOT 9 IN SAID BLOCK 4;
THENCE N82°15'19"W A DISTANCE OF 55.03 FEET TO THE POINT OF BEGINNING, CONTAINING 5.78 ACRES, MORE OR LESS.

PLANNING COMMISSION APPROVAL:
ON THIS _____ DAY OF _____ A.D. 2019, THE PLAT OF BROOKS HOLLOW SECOND ADDITION WAS APPROVED AND ACCEPTED BY THE PLANNING COMMISSION OF THE CITY OF FREMONT, DODGE COUNTY, NEBRASKA.
CITY CLERK _____

CITY COUNCIL ACCEPTANCE:
ON THIS _____ DAY OF _____ A.D. 2019, THE PLAT OF BROOKS HOLLOW SECOND ADDITION WAS APPROVED AND ACCEPTED BY RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FREMONT, DODGE COUNTY, NEBRASKA.
MAYOR _____ CLERK _____

NOTES:
1. THE FOLLOWING VALUES WERE USED UNLESS OTHERWISE NOTED:
STREET RIGHT-OF-WAY WIDTH = 55'00"
FRONT YARD SETBACK = 15'
STREET SIDE YARD SETBACK = 15'
EASEMENT WIDTH = 10'
2. ALL NEW LOT CORNERS, CHANGES IN CURVATURE AND THE BEGINNING AND END OF CURVES ARE MARKED WITH 3/4" X 24" REBARAS WITH PLASTIC "LS 305" CAPS.

LEGEND

- SECTION LINE
- LOT LINE EXISTING
- - - LOT LINE PROPOSED
- - - SETBACK LINE
- - - CASUALTY LINE PROPOSED
- - - CENTERLINE
- - - FUTURE LOT LINE
- CI CURVE NUMBER

CURVE TABLE

PI	RADIUS	ARC LENGTH	CHORD	CHORD BEARING	DELTA
C1	427.50'	145.77'	145.00'	N17°17'47"E	19°32'12"
C2	20.00'	18.33'	18.33'	N17°17'47"W	19°32'12"
C3	335.00'	127.57'	127.26'	N17°10'00"W	21°30'10"
C4	372.39'	128.67'	128.65'	N17°10'00"E	19°47'56"
C5	250.00'	121.37'	121.37'	S63°33'15"E	26°26'45"
C6	335.00'	282.34'	274.05'	S30°18'10"E	48°17'23"
C7	172.50'	119.81'	114.29'	S18°44'11"E	18°59'01"
C8	683.00'	420.25'	362.11'	S55°27'10"E	63°55'23"
C9	1142.50'	365.41'	362.21'	N17°33'53"E	8°41'25"
C10	250.00'	53.20'	52.02'	S33°59'12"E	35°14'27"
C11	200.00'	31.48'	31.47'	S43°21'36"E	30°48'14"
C12	1347.50'	84.44'	84.32'	N88°11'52"E	3°58'23"



DEDICATION:
KNOW ALL MEN BY THESE PRESENTS, THAT CHARLES H. DIERS AND MARY LOU DIERS, HUSBAND AND WIFE AND CHARLES H. DIERS, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY, SUIVANT DIVERS, MARY ANN DIERS YOST, CHARLES E. DIERS AND JUDITH DIERS, EACH AS MANAGER AND TOGETHER AS THE ENTIRE BOARD OF MANAGERS, OWNERS AND PROPRIETORS OF THE TRACT OF LAND SHOWN AND DESCRIBED HEREON, HAVE CAUSED THE SAME TO BE DIVIDED INTO LOTS AND BLOCKS, AND SUIVANT DIERS TO BE KNOWN AS BROOKS HOLLOW SECOND ADDITION, THE LOTS AND BLOCKS TO BE INTENDED AS SHOWN AND APPROVED OF THE EXPOSITION OF THE PROPERTY AS SHOWN ON THIS PLAT AND HEREBY DEDICATE TO THE PUBLIC FOR PERPETUAL PUBLIC USE THE STREETS TO BE KNOWN AS ABERDEEN STREET, PETERSON AVENUE AND HEATHERWOOD DRIVE, AT THE LOCATIONS AND TO THE WIDTHS SHOWN HEREON AND HEREBY GRANT PERPETUAL EASEMENTS AT THE LOCATIONS AND TO THE WIDTHS SHOWN HEREON TO THE CITY OF FREMONT, CITY PUBLIC OR PRIVATE UTILITY COMPANY, AND FOR THE USE OF ADJUTING PROPERTY OWNERS, FOR THE SOLE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF UTILITY LINES AND PIPES AND DRAINAGE FACILITIES. NO PERMANENT BUILDING OR RETAINING WALL SHALL BE PLACED IN THE ABOVE DESCRIBED EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEM OR LATER INTERFERE WITH THE FORESAID USES OR RIGHTS HEREIN GRANTED.
IN WITNESS WHEREOF, WE DO HEREBY SET OUR HANDS THIS _____ DAY OF _____ 2019, A.D.

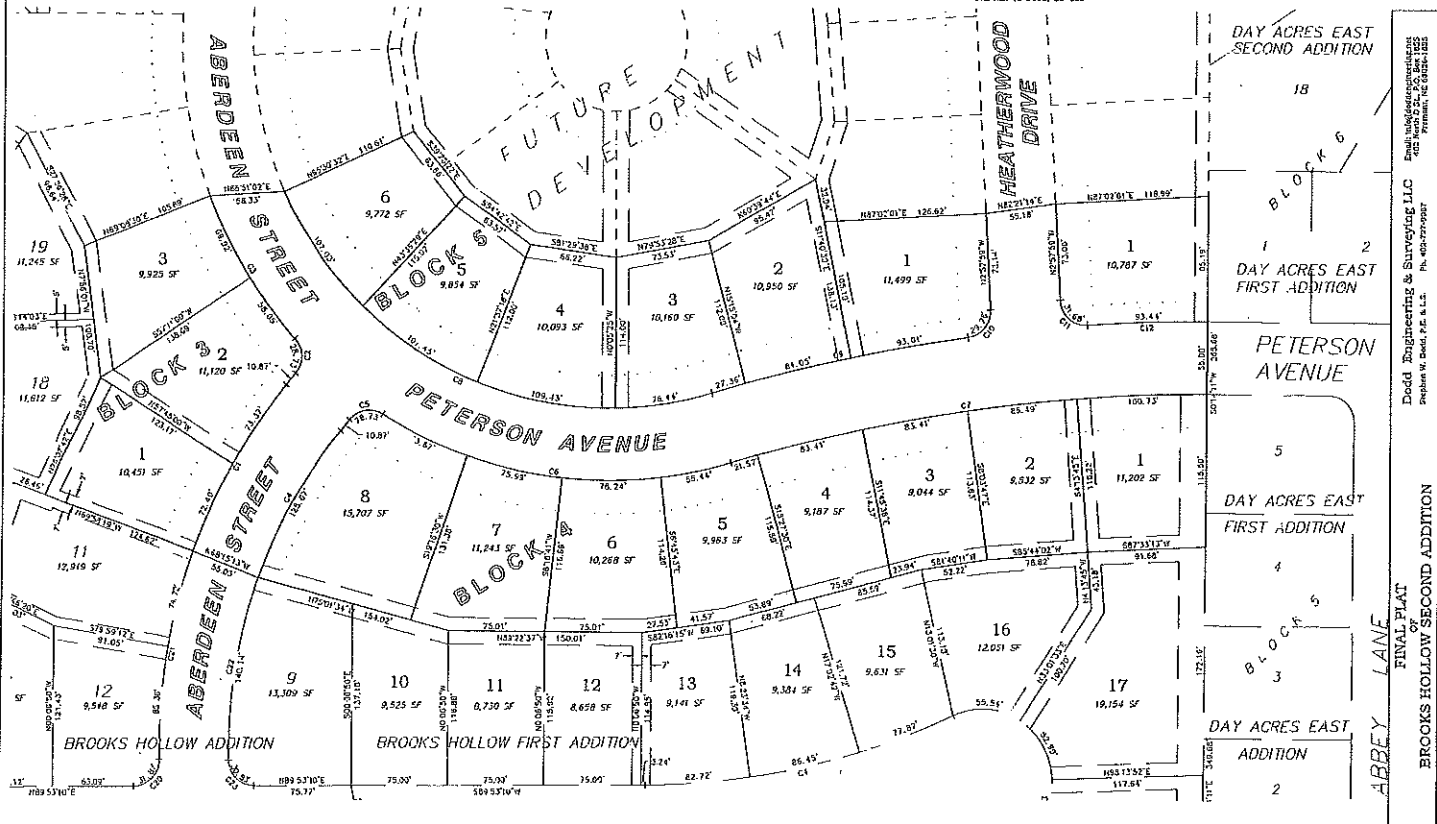
CHARLES H. DIERS _____ MARY LOU DIERS _____
SUZANNE DIERS, MANAGER, BOARD OF MANAGERS _____ MARY ANN DIERS YOST, MANAGER, BOARD OF MANAGERS _____
CHARLES H. DIERS, L.L.C. _____ FOR: CHARLES H. DIERS, L.L.C.
CHARLES E. DIERS, MANAGER, BOARD OF MANAGERS _____ MICHAEL DIERS, MANAGER, BOARD OF MANAGERS _____
CHARLES H. DIERS, L.L.C. _____ FOR: CHARLES H. DIERS, L.L.C.

STATE OF NEBRASKA)
COUNTY OF DODGE) SS

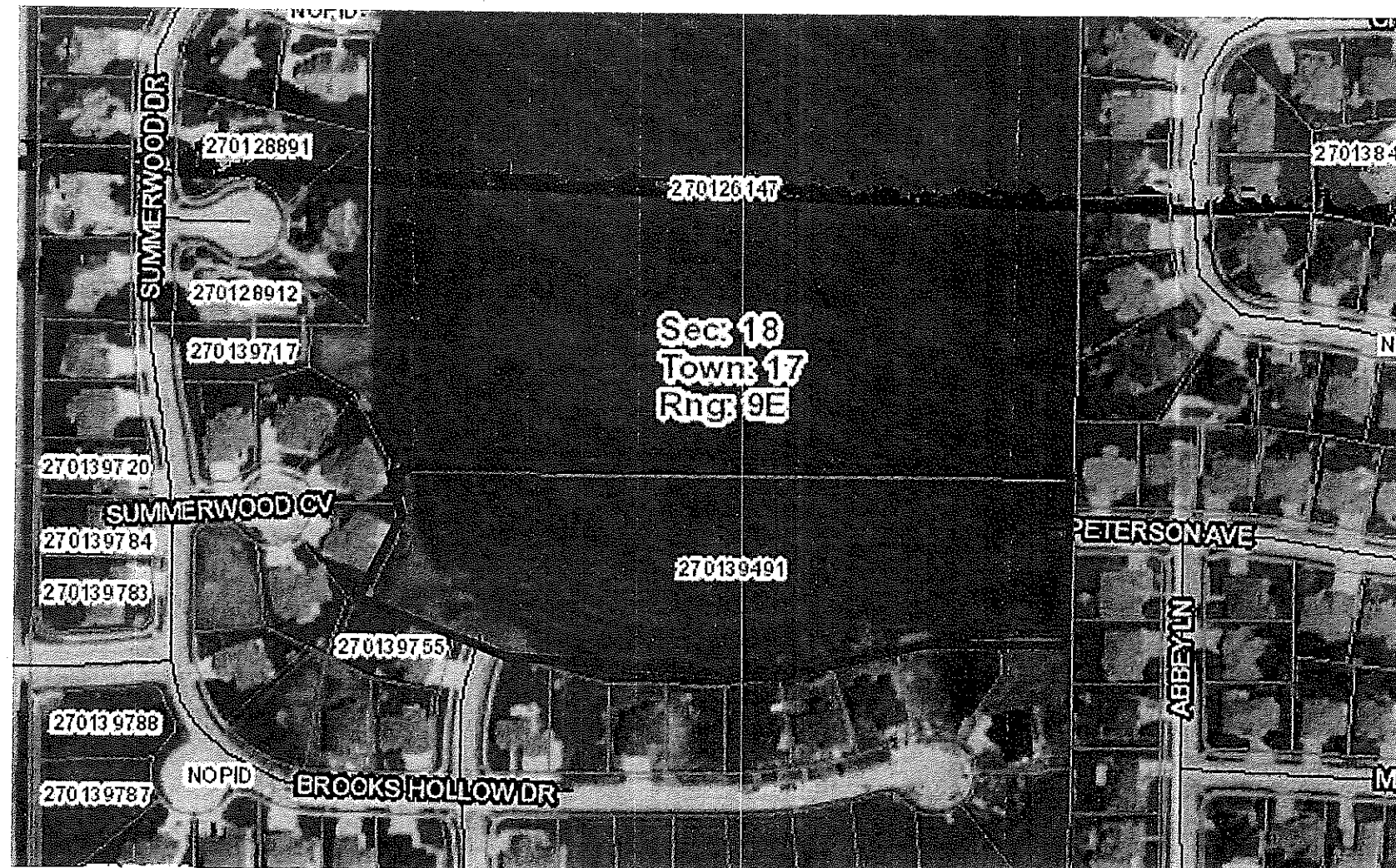
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____ A.D. 2019 BY THE FOLLOWING PEOPLE:
CHARLES H. DIERS AND MARY LOU DIERS, HUSBAND AND WIFE,
SUZANNE DIERS, MARY ANN DIERS YOST, CHARLES E. DIERS AND MICHAEL DIERS, EACH AS MANAGER AND TOGETHER AS THE ENTIRE BOARD OF MANAGERS OF CHARLES H. DIERS, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY.

NOTARY PUBLIC:
STEPHEN R. BOOD, LS-503

SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY AS THE UNDERSIGNED REGISTERED LAND SURVEYOR THAT I HAVE SURVEYED THE TRACT OF LAND SHOWN AND DESCRIBED HEREON AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR WILL BE SET AND DESCRIBED HEREON, WITHIN 60 DAYS OF THE FILING OF THIS PLAT AT THE DODGE COUNTY REGISTER OF DEEDS OFFICE.



DODD ENGINEERING & SURVEYING LLC
 402 Fremont, NE 68003-1838
 PH: 402-737-9197
 FINAL PLAT OF
 BROOKS HOLLOW SECOND ADDITION



Brooks Hollow 2nd Addition general area of change of zone, final plat, annexation