

Agenda Item # 21a
Date 9/8/21

**NOTICE OF PUBLIC HEARING
HOOPER PLANNING COMMISSION
CITY OF HOOPER, NEBRASKA**

COPY

RECEIVED
Dodge County Highway Dept
2021 SEP - 1 PM 2:21

Public notice is hereby given by the Hooper Planning Commission of the City of Hooper, Nebraska, that a public hearing will be held at **6:30 p.m. on Monday, September 13, 2021**, at City Hall, 124 North Main Street, Hooper, Nebraska, which meeting is open to the public. An agenda for such meeting, kept continuously current, is available for public inspection at the City Clerk's Office.

The purpose of this hearing is to obtain public comment prior to the review and consideration of:

1. Amend Zoning Ordinance TA Transitional Ag section 5.05.06 The height and minimum lot requirements from Lot area (acres) 10 to Lot area (acres) 5.
2. Consider Colhouer Farms LLC Subdivision Plat Tract D

Colhouer Farms LLC
LEGAL DESCRIPTION: TRACT D

A TRACT OF LAND LYING IN PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER AND PART OF THE NORTHEAST QUARTER AND PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER IN SECTION 13, TOWNSHIP 19 NORTH, RANGE 7 EAST OF THE 6TH P.M., DODGE COUNTY, NEBRASKA, CONTAINING 6.39 ACRES MORE OR LESS.

3. Consider Jeff & Jo Wacker- WACKER RIDGE Subdivision Plat:

A TRACT OF LAND LYING IN PART OF THE SOUTHEAST QUARTER OF SECTION 13 AND PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 19 NORTH, RANGE 7 EAST OF THE 6TH P.M., DODGE COUNTY, NEBRASKA, CONTAINING 4.22 ACRES

4. Rezone WACKER RIDGE Subdivision Plat from TA-Transitional Ag District to R-1 Low Density Residential District

A TRACT OF LAND LYING IN PART OF THE SOUTHEAST QUARTER OF SECTION 13 AND PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 19 NORTH, RANGE 7 EAST OF THE 6TH P.M., DODGE COUNTY, NEBRASKA, CONTAINING 4.22 ACRES, MORE OR LESS.

All interested parties shall be afforded at each public hearing a reasonable opportunity to express their views regarding the proposed request.

Roxanne Meyer
Roxanne Meyer, City Clerk



**NOTICE OF PUBLIC HEARING
HOOPER CITY COUNCIL
CITY OF HOOPER, NEBRASKA**

Public notice is hereby given by the Hooper City Council of Hooper, Nebraska, which a public hearing will commence immediately upon adjournment of the preceding Budget Hearing, which will begin at 6:45p.m. on Tuesday, September 14, 2021, and continue until all attendee testimony has concluded, at City Hall, 124 North Main Street, Hooper, Nebraska, which meeting is open to the public. An agenda for such meeting, kept continuously current, is available for public inspection at the City Clerk's Office. The purpose of this hearing is to obtain public comment prior to the review and consideration of:

1. Amend Zoning Ordinance TA Transitional Ag section 5.05.06 The height and minimum lot requirements from Lot area (acres) 10 to Lot area (acres) 5.
2. Consider Colhouer Farms LLC Subdivision Plat Tract D

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Consider Jeff & Jo Wacker- WACKER RIDGE Subdivision Plat:

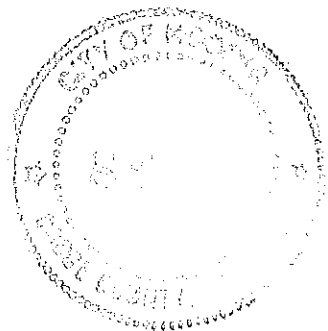
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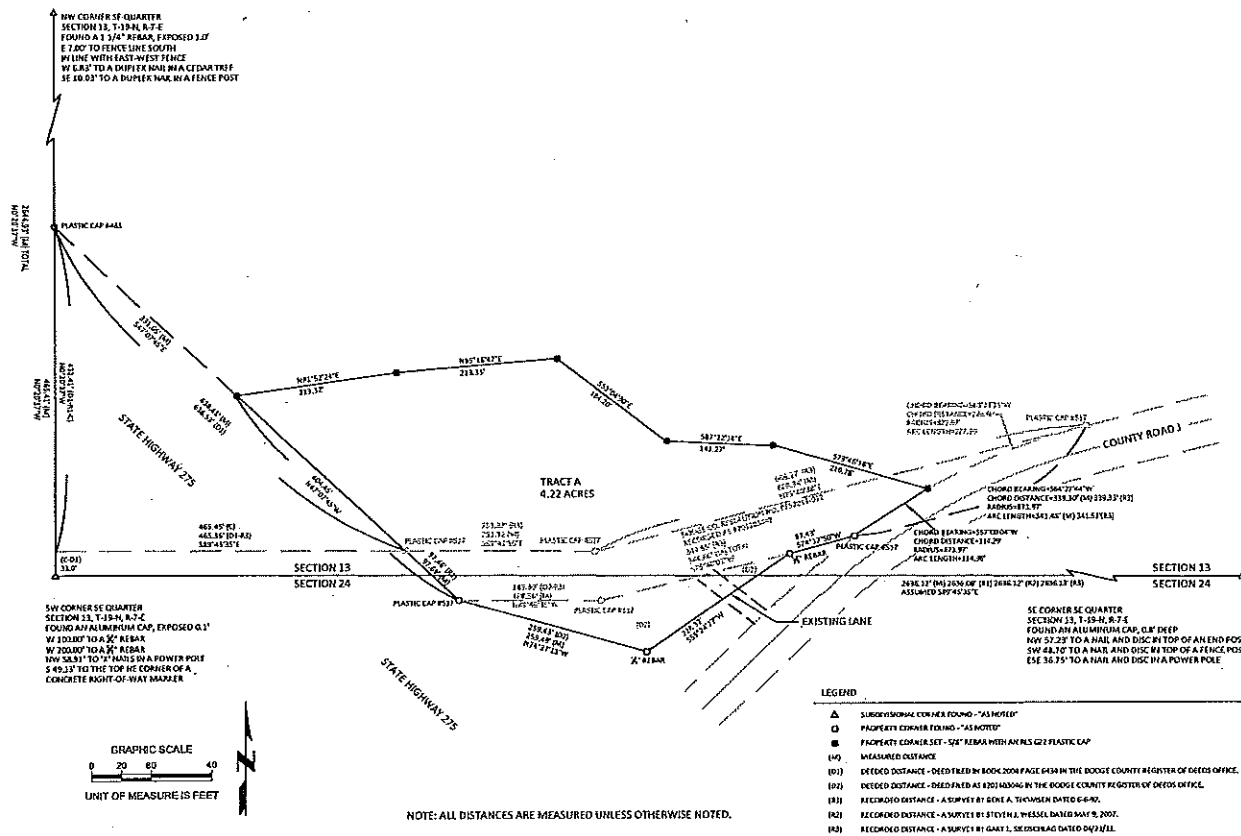
Roxanne Meyer
Roxanne Meyer, City Clerk



LEGAL DESCRIPTION: TRACT D

A TRACT OF LAND LYING IN PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER AND PART OF THE NORTHEAST QUARTER AND PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER IN SECTION 13, TOWNSHIP 19 NORTH, RANGE 7 EAST OF THE 6TH P.M., DODGE COUNTY, NEBRASKA, CONTAINING 6.39 ACRES MORE OR LESS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTH HALF OF THE NORTHWEST QUARTER AND ASSUMING THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER TO BEAR SOUTH 89°-35'-36" EAST; THENCE NORTH 0°-21'-02" WEST ALONG THE EAST LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER A DISTANCE OF 1078.02 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88°-46'-06" EAST A DISTANCE OF 118.70 FEET; THENCE SOUTH 51°-47'-02" EAST A DISTANCE OF 26.66 FEET; THENCE SOUTH 64°-56'-23" EAST A DISTANCE OF 52.32 FEET; THENCE NORTH 04°-09'-28" EAST A DISTANCE OF 376.41 FEET; THENCE NORTH 87°-07'-17" WEST A DISTANCE OF 162.81 FEET; THENCE NORTH 0°-26'-43" WEST A DISTANCE OF 631.27 FEET; THENCE ALONG A 432.00 FOOT RADIUS CURVE TO THE RIGHT AN ARC LENGTH OF 290.48 FEET, HAVING A CHORD BEARING OF NORTH 15°-30'-50" EAST AND A CHORD DISTANCE OF 285.04 FEET; THENCE NORTH 38°-52'-11" EAST A DISTANCE OF 146.81 FEET; THENCE ALONG A 413.00 FOOT RADIUS CURVE TO THE RIGHT AN ARC LENGTH OF 42.75 FEET, HAVING A CHORD BEARING OF NORTH 47°-49'-16" EAST AND A CHORD DISTANCE OF 42.73 FEET; THENCE NORTH 34°-55'-48" WEST A DISTANCE OF 24.00 FEET; THENCE ALONG A 437.00 FOOT RADIUS CURVE TO THE LEFT AN ARC LENGTH OF 48.30 FEET, HAVING A CHORD BEARING OF SOUTH 47°-51'-11" WEST AND A CHORD DISTANCE OF 48.28 FEET; THENCE SOUTH 38°-52'-11" WEST A DISTANCE OF 148.90 FEET; THENCE ALONG A 456.00 FOOT RADIUS CURVE TO THE LEFT AN ARC LENGTH OF 306.77 FEET, HAVING A CHORD BEARING OF SOUTH 15°-36'-45" WEST AND A CHORD DISTANCE OF 301.01 FEET, THENCE SOUTH 0°-26'-43" EAST A DISTANCE OF 519.75 FEET; THENCE NORTH 89°-20'-23" WEST A DISTANCE OF 134.45 FEET; THENCE SOUTH 45°-53'-30" WEST A DISTANCE OF 173.95 FEET; THENCE SOUTH 0°-19'-38" WEST A DISTANCE OF 113.78 FEET; THENCE SOUTH 88°-25'-26" WEST A DISTANCE OF 399.96 FEET; THENCE SOUTH 05°-19'-23" EAST A DISTANCE OF 196.38 FEET; THENCE SOUTH 88°-46'-06" EAST A DISTANCE OF 614.88 FEET TO THE POINT OF BEGINNING.



FINAL PLAT OF WACKER RIDGE

PART OF THE SOUTHEAST QUARTER OF SECTION 13 AND PART OF THE
NORTHEAST QUARTER OF SECTION 24 IN TOWNSHIP 19 NORTH, RANGE 7
EAST OF THE 6TH P.M., DODGE COUNTY, NEBRASKA.

LEGAL DESCRIPTION:

A TRACT OF LAND LYING IN PART OF THE SOUTHEAST QUARTER OF SECTION 13 AND PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 19 NORTH, RANGE 7 EAST OF THE 6TH P.M., DODGE COUNTY, NEBRASKA, CONTAINING 4.22 ACRES, MORE OR LESS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 13 AND ASSUMING THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 13 TO BEAR SOUTH 89°45'35" EAST; THENCE NORTH 0°20'37" WEST ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 13 A DISTANCE OF 465.41 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY OF STATE HIGHWAY 275; THENCE SOUTH 47°07'45" EAST ALONG THE NORTHEASTERLY RIGHT-OF-WAY OF STATE HIGHWAY 275 A DISTANCE OF 331.65 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING THE NORTHEASTERLY RIGHT-OF-WAY OF STATE HIGHWAY 275 NORTH 81°52'34" EAST A DISTANCE OF 213.32 FEET; THENCE NORTH 85°16'42" EAST A DISTANCE OF 213.35 FEET; THENCE SOUTH 53°04'30" EAST A DISTANCE OF 184.20 FEET; THENCE SOUTH 87°22'34" EAST A DISTANCE OF 141.27 FEET; THENCE SOUTH 73°46'38" EAST A DISTANCE OF 210.78 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY OF COUNTY ROAD J; THENCE SOUTHWESTERLY ALONG A 873.97' RADIUS CURVE TO THE LEFT AND ALONG THE NORTHWESTERLY RIGHT-OF-WAY OF COUNTY ROAD J AN ARC LENGTH OF 134.28 FEET, HAVING A CHORD BEARING OF SOUTH 57°00'04" WEST AND A CHORD DISTANCE OF 114.29 FEET; THENCE DEPARTING THE NORTHWESTERLY RIGHT-OF-WAY OF COUNTY ROAD J AND FOLLOWING THE STATE HIGHWAY 275 RIGHT-OF-WAY FOR THE FOLLOWING (4) COURSES: (1) THENCE SOUTH 74°32'50" WEST A DISTANCE OF 87.43 FEET; (2) THENCE SOUTH 55°24'27" WEST A DISTANCE OF 228.32 FEET; (3) THENCE NORTH 74°37'13" WEST A DISTANCE OF 259.49 FEET; (4) THENCE NORTH 47°07'45" WEST A DISTANCE OF 404.45 FEET TO THE POINT OF THE BEGINNING.

DEDICATION:

KNOWN ALL MEN BY THESE PRESENT THAT JEFFREY S. WACKER AND JO M. WACKER, OWNERS AND PROPRIETORS OF THE TRACT OF LAND SHOWN AND DESCRIBED HEREON, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS TO BE NUMBERED AND NAMED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS WACKER RIDGE, AND DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THE PLAT.

IN WITNESS WHEREOF, WE DO HEREBY SET OUR HANDS THE
DATE OF _____ 2021, A.D.

JEFFREY S. WACKER JO M. WACKER

ACKNOWLEDGMENT:

STATE OF NEBRASKA (COUNTY OF _____)

ON THIS _____ DAY OF _____ A.D. 2021, BEFORE ME, A GENERAL NOTARY PUBLIC, PERSONALLY APPEARED JEFFREY S. WACKER AND JO M. WACKER, WHO ARE KNOWN TO ME TO BE THE IDENTICAL PERSONS WHOSE NAMES APPEAR TO ON THE DEDICATION, AND WHO HEREBY ACKNOWLEDGE THE SIGNING OF SAID INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL DATE LAST AFORESAID.

GENERAL NOTARY PUBLIC _____
COMMISSION EXPIRES _____

ACCEPTANCE BY THE CITY COUNCIL OF HOOPER, NEBRASKA

THIS PLAT OF WACKER RIDGE WAS APPROVED AND ACCEPTED BY THE RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOOPER, DODGE COUNTY, NEBRASKA ON _____ DAY OF _____ 20____ IN ACCORDANCE WITH THE STATE STATUTES OF NEBRASKA.

MAYOR _____
ATTEST: _____
CITY CLERK _____

ACCEPTANCE BY DODGE COUNTY REGISTER OF DEEDS

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE ON THE _____ DAY OF _____ 20____ AT _____ O'CLOCK, AND IS DULY RECORDED, BOOK # _____ PAGE # _____

DODGE COUNTY REGISTER OF DEEDS

SURVEYORS CERTIFICATION:

I HEREBY CERTIFY THAT THIS SAID SURVEYING DOCUMENT WAS PREPARED BY OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.

NAME: PATRICK W. KIRK
DATE: _____ REGISTRATION NO. _____

BRICKYARD CONSULTING INC.

PO BOX 48 | HOOPER, NE 68831
PHONE: 402.802.0421 | EMAIL: INFO@BRICKYARDCONSULT.COM
WWW.BRICKYARDCONSULT.COM

WACKER RIDGE
SUBDIVISION

FINAL PLAT

| REVISIONS | |
|-----------|------------------|
| # | DATE DESCRIPTION |
| 1 | 8/24/2021 |

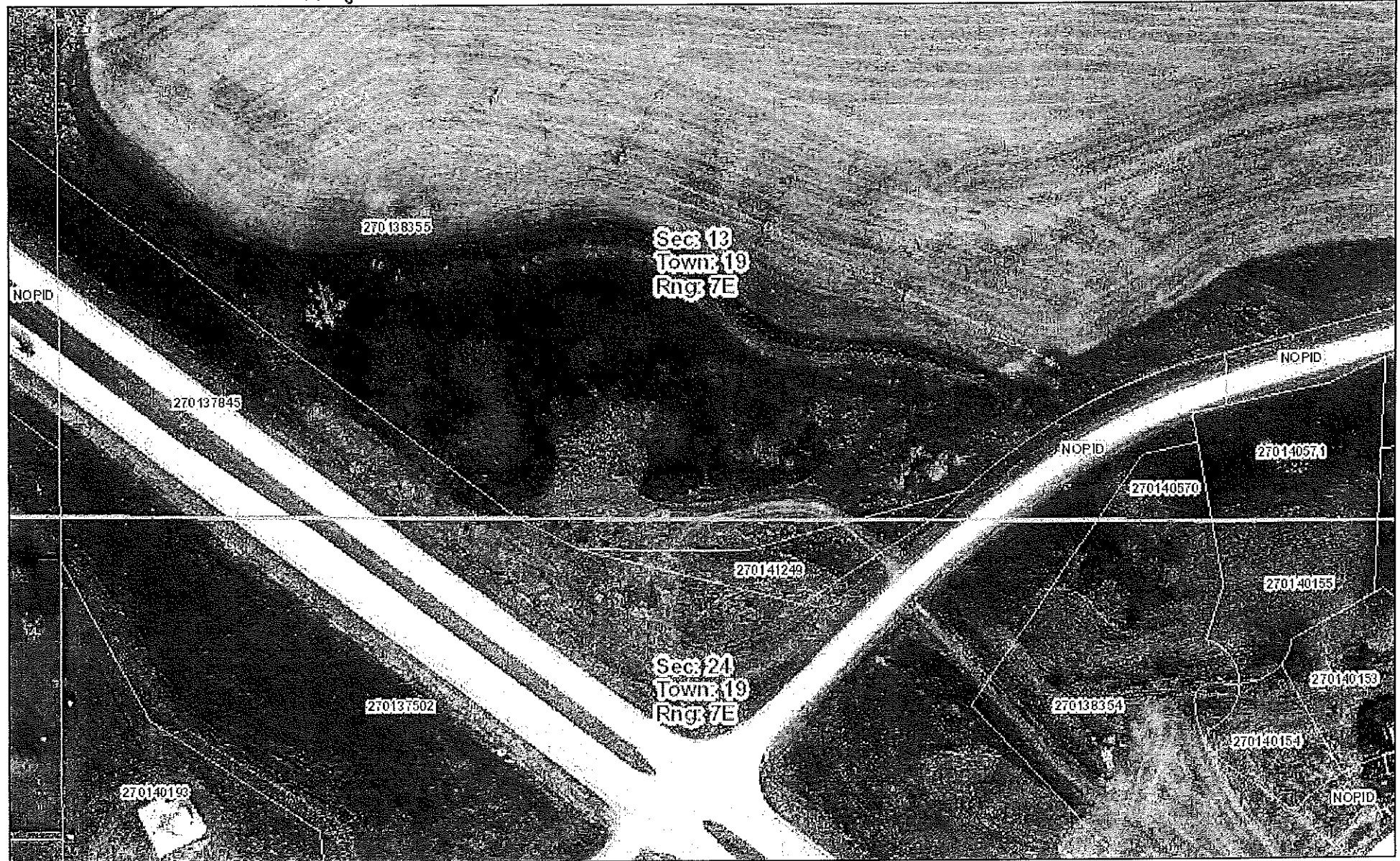
DATE: 8/24/2021

SHEET 1 OF 1

LEGAL DESCRIPTION: TRACT A

A TRACT OF LAND LYING IN PART OF THE SOUTHEAST QUARTER OF SECTION 13 AND PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 19 NORTH, RANGE 7 EAST OF THE 6TH P.M., DODGE COUNTY, NEBRASKA, CONTAINING 4.22 ACRES, MORE OR LESS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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August 30, 2021
11:49 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.

- Parcels
- Sections

