

City

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*Carol Hironaka*  
DODGE COUNTY  
REGISTER OF DEEDS  
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**ORDINANCE NO. 4064**  
**AMENDED 12-30-03**

AN ORDINANCE OF THE CITY OF FREMONT, NEBRASKA, PROVIDING FOR A PLANNED DEVELOPMENT RESIDENTIAL DISTRICT WITH ONE (1) NON-ILLUMINATED SIGN ON LOT 2 AND PART OF LOT 1, DEERFIELD 2<sup>ND</sup> SUBDIVISION, FREMONT, DODGE COUNTY, NEBRASKA; PROVIDING FOR CONDITION OF APPROVAL OF THE DEVELOPMENT PLAN; AND, PROVIDING FOR AN EFFECTIVE DATE.

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

SECTION I. That a parcel of land being Lot 2 and Part of Lot 1, Deerfield 2<sup>nd</sup> Subdivision, Fremont, Dodge County, Nebraska, as described in the attached Exhibit "A", be designated as a Planned Development District.

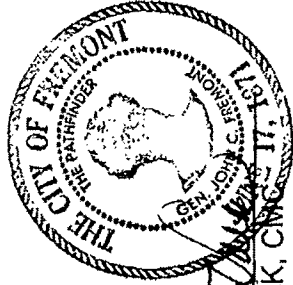
SECTION II. That the Planned Development District described in Section I of this ordinance be approved subject to the following:

- 1) That all construction on the site conform to the development plan submitted;
- 2) That Owner and/or Developer prepare and grant necessary easements to the City of Fremont as required for proposed public sanitary sewer, water main, electric and utilities;
- 3) That the Owner and/or Developer provide utility services to each individual lot and structure and pay the relocation or capping of any necessary utilities;
- 4) That the Owner and/or Developer and the City of Fremont enter into an agreement for the relocation and/or vacation of any existing utility easements. Any said vacation or relocation shall be subject to City approval and passage of necessary ordinances or resolutions.
- 5) That the Owner and/or Developer combine said Lot 2 and Part of Lot 1 into one parcel.

- 6) Proposed private storm sewer location, design and outlet point subject to City Engineering Department review and approval.
- 7) Street lighting along private streets to be in accordance with Department of Utilities and City standard policy and be provided by the Owner and/or Developer.
- 8) Fence along Morningside to be moved south to allow planting of at least six trees between fence and sidewalk by the Owner and/or Developer.
- 9) Two signs, one from previous Planned District along Morningside and one along Howard included in this application to be non-illuminated and not to be in 40' vision clearance triangle.
- 10) That all private streets be a minimum of thirty-two (32) feet wide, as measured from back of curb to back of curb, with City Standard six (6) inch high curbs, and the Owner and/or Developer accept all liability and responsibility for providing and maintaining access for emergency fire, rescue, and police vehicles and personnel.

SECTION III. EFFECTIVE DATE. That this ordinance shall be in full force and effect from and after its passage, approval, and publication as required by law.

PASSED AND APPROVED THIS 30th DAY OF December, 2003.



ATTEST:

*Kimberly Volk*  
KIMBERLY VOLK, CINC. II,  
CITY CLERK

*Donald B. Edwards*  
Donald B. Edwards, Mayor

EXHIBIT "A"

CHRISTENSEN CORP. PLANNED DEVELOPMENT DISTRICT

Lot 2 and Pt. Lot 1

Deerfield 2<sup>nd</sup> Subdivision

Fremont, Dodge County, Nebraska

All of Lot 2, of Deerfield 2nd Subdivision, to the City of Fremont, Dodge County, Nebraska, and part of Lot 1, of said Deerfield 2nd Subdivision, that part of said Lot 1 being described as follows:

Beginning at the Northeast Corner of said Lot 1, and assuming the North Line of said Lot 1 to bear N89°16'15"E; thence S00°00'52"E on the East Line of said Lot 1, a distance of 274.66 feet; thence N89°56'21"W, a distance of 348.08 feet; thence N00°12'04"E, a distance of 107.67 feet to a point of curvature; thence northerly on a 140.00 foot radius curve to the left an arc distance of 53.97 feet to a point of reverse curvature, the chord of said curve bears N10°50'33"W 53.63 feet; thence northerly on a 160.00 foot radius curve to the right an arc distance of 61.29 feet to a point of tangency, the chord of said curve bears N10°54'45"W 60.91 feet; thence N00°03'39"E, a distance of 49.44 feet to a point on the North Line of said Lot 1; thence N89°16'15"E on said North Line, a distance of 369.23 feet to the point of beginning, containing 2.22 acres, more or less.