



201900793

201900793

Carol Givens
Carol Givens

Filed:

February 19, 2019 11:41:00 AM

Fee \$22.00

Register of Deeds
DODGE COUNTY, NE

RESOLUTION NO. 2019-002

**A RESOLUTION OF THE CITY OF FREMONT, NEBRASKA,
APPROVING THE REQUEST FOR THE POULTRY COMPLEX
ADDITION FINAL PLAT BY JUSTIN STARK ON BEHALF OF PCCW,
INC, ON A PARCEL OF GENERALLY LAND LOCATED ON PORTIONS
OF SECTIONS 36, 25 AND 26, TOWNSHIP 17 NORTH, RANGE 8
EAST OF THE 6TH P.M. DODGE COUNTY, NEBRASKA AND MORE
PARTICULARLY DESCRIBED AS:**

TRACT 1 LEGAL DESCRIPTION

A TRACT OF LAND CONSISTING OF PART OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHWEST QUARTER (NW1/4) AND THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4); LOT 2R, BLOCK 1, SOUTH FREMONT ADDITION TO THE CITY OF FREMONT; TAX LOTS 37, 44, 47, 63, 64, 78, 79, AND 80, ALL LOCATED IN SECTION 25, TOWNSHIP 17 NORTH, RANGE 08 EAST;

AND

PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE1/4), THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4), AND THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 26, SAID TOWNSHIP 17 NORTH, RANGE 08 EAST;

AND

TAX LOTS 22 THROUGH 24; AND TAX LOT 44, ALL LOCATED IN SECTION 36, SAID TOWNSHIP 17 NORTH, RANGE 08 EAST OF THE 6TH P.M., DODGE COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 26; THENCE ON AN ASSUMED BEARING OF S02°07'54"E ON THE WEST LINE OF SAID SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 26, 113.00 FEET; THENCE N87°42'36"E, 33.00 FEET TO A POINT INTERSECTING THE EAST RIGHT-OF-WAY LINE OF SOUTH PLATTE AVENUE AND THE SOUTHERLY RIGHT-OF-WAY LINE OF CLOVERLY ROAD, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE EASTERLY ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF CLOVERLY ROAD FOR THE FOLLOWING SEVEN (7) DESCRIBED COURSES; (1) N87°42'36"E, 1067.00 FEET; (2) S87°41'24"E, 174.58 FEET; (3) N72°07'19"E, 51.75 FEET; (4) N88°05'46"E, 295.50 FEET TO A POINT OF CURVATURE; (5) ON A CURVE TO THE RIGHT WITH A RADIUS OF 1308.22 FEET, AND AN ARC LENGTH OF 1030.78 FEET (LONG CHORD BEARS S69°21'38"E, 1004.32 FEET); (6) S46°47'16"E, 1238.40 FEET TO A POINT OF CURVATURE; (7) ON A CURVE TO THE LEFT WITH A RADIUS OF 260.00 FEET, AND AN ARC LENGTH OF 408.36 FEET (LONG CHORD BEARS N88°13'08"E, 367.66 FEET) TO A POINT INTERSECTING SAID SOUTHERLY RIGHT-OF-WAY LINE OF CLOVERLY ROAD AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF OLD HIGHWAY 275; THENCE S46°46'20"E ON SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF OLD HIGHWAY 275, 2092.09 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION 25; THENCE S02°14'28"E ON SAID EAST LINE OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 25, 1107.05 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER (SW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 25; THENCE S02°12'31"E ON THE EAST LINE OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 36, 1356.15 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF HILLS FARM ROAD; THENCE N70°35'17"W ON SAID NORTH RIGHT-OF-WAY LINE OF HILLS FARM ROAD, 1410.04 FEET TO THE SOUTHEAST CORNER OF TAX LOT 21, A TAX LOT LOCATED IN SAID SECTION 36; THENCE N02°14'36"W ON THE EAST LINE OF SAID TAX LOT 21, 711.27 FEET TO THE NORTHEAST CORNER OF SAID TAX LOT 21; THENCE N71°00'17"W ON THE NORTH LINE OF SAID TAX LOT 21, 1201.45 FEET TO THE NORTHWEST CORNER OF SAID TAX LOT 21, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF TAX LOT 63, A TAX LOT LOCATED IN SAID SECTION 25; THENCE S10°24'47"W ON THE WEST LINE OF SAID TAX LOT 21, 765.70 FEET TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE OF HILLS FARM ROAD; THENCE ON SAID NORTH RIGHT-OF-WAY LINE OF HILLS FARM ROAD FOR THE FOLLOWING FOUR (4) DESCRIBED COURSES; (1) N78°10'31"W, 390.90 FEET; (2) N36°21'13"W, 290.31 FEET; (3) N01°06'38"W, 125.33 FEET TO THE SOUTHWEST CORNER OF SAID TAX LOT 63; (4) THENCE N58°57'36"W, 984.75 FEET TO THE SOUTHEAST CORNER OF LOT 1R, SAID BLOCK 1, SOUTH FREMONT ADDITION;

THENCE N02°09'03"W ON THE EAST LINE OF SAID LOT 1R, BLOCK 1, SOUTH FREMONT ADDITION, 306.92 FEET TO THE NORTHEAST CORNER OF SAID LOT 1R, BLOCK 1, SOUTH FREMONT ADDITION; THENCE S87°49'05"W ON THE NORTH LINE OF SAID LOT 1R, BLOCK 1, SOUTH FREMONT ADDITION, 226.99 FEET TO THE NORTHWEST CORNER OF SAID LOT 1R, BLOCK 1, SOUTH FREMONT ADDITION; THENCE S02°11'37"E ON THE WEST LINE OF SAID LOT 1R, BLOCK 1, SOUTH FREMONT ADDITION, 161.11 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1R, BLOCK 1, SOUTH FREMONT ADDITION, SAID CORNER ALSO BEING ON SAID NORTH RIGHT-OF-WAY LINE OF HILLS FARM ROAD; THENCE N59°08'09"W ON SAID NORTH RIGHT-OF-WAY LINE OF HILLS FARM ROAD, 1221.88 FEET TO A POINT INTERSECTING SAID NORTH RIGHT-OF-WAY LINE OF HILLS FARM ROAD AND SAID EAST RIGHT-OF-WAY LINE OF SOUTH PLATTE AVENUE; THENCE N02°10'53"W ON SAID EAST RIGHT-OF-WAY LINE OF SOUTH PLATTE AVENUE, 1290.08 FEET TO A POINT ON THE NORTH LINE OF SAID NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 26; THENCE S87°42'17"W ON SAID NORTH LINE OF SAID NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 26, 7.00 FEET TO A POINT ON SAID EAST RIGHT-OF-WAY LINE OF SOUTH PLATTE AVENUE; THENCE N02°07'54"W ON SAID WEST RIGHT-OF-WAY LINE OF SOUTH PLATTE AVENUE, 1207.19 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS A CALCULATED AREA OF 15,926,387.52 SQUARE FEET OR 365.620 ACRES, MORE OR LESS.

TRACT 2 LEGAL DESCRIPTION

A TRACT OF LAND CONSISTING OF TAX LOTS 33, 39, 40, 91; BLOCKS 2 THROUGH 7, AND 10, SOUTH FREMONT ADDITION TO THE CITY OF FREMONT; ALL OF LOTS 2, 2A, 4A, 5A, AND PARTS OF LOTS 3 AND 3A, VILLAGE OF INGLEWOOD; LOTS 6 THROUGH 12, 13A, 13B, A PART OF 14A AND 14B, AND LOT 1, EAST INGLEWOOD SUBDIVISION, ALL LOCATED IN SECTION 26, TOWNSHIP 17 NORTH, RANGE 08 EAST OF THE 6TH P.M., DODGE COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 26; THENCE ON AN ASSUMED BEARING OF S87°43'41"W ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 26, A DISTANCE OF 377.16 FEET TO THE A POINT ON THE WEST RIGHT-OF-WAY OF THE BNSF RAILROAD, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ON SAID WEST RIGHT-OF-WAY LINE OF THE BNSF RAILROAD FOR THE FOLLOWING THREE (3) DESCRIBED COURSES; (1) S02°10'53"E, 383.15 FEET; (2) N87°49'07"E, 33.00 FEET; (3) S02°10'53"E, 656.00 FEET TO A POINT INTERSECTING SAID WEST RIGHT-OF-WAY LINE OF THE BNSF RAILROAD AND THE NORTH RIGHT-OF-WAY LINE OF HILLS FARM ROAD; THENCE ON SAID NORTH RIGHT-OF-WAY LINE OF HILLS FARM ROAD FOR THE FOLLOWING TWO (2) DESCRIBED COURSES; (1) N59°05'58"W, 446.31 FEET; (2) N86°26'21"W, 2186.44 FEET TO A POINT INTERSECTING SAID NORTH RIGHT-OF-WAY LINE OF HILLS FARM ROAD AND THE EAST RIGHT-OF-WAY LINE OF SOUTH MAIN STREET; THENCE N06°57'42"E ON SAID EAST RIGHT-OF-WAY LINE OF SOUTH MAIN STREET, 203.70 FEET; THENCE N87°42'02"E, 414.57 FEET TO A POINT ON THE EAST LINE OF SAID LOT 14B; THENCE N02°17'57"W ON THE EAST LINE OF SAID LOT 14B AND LOT 15B, SAID EAST INGLEWOOD SUBDIVISION, 338.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 15B, THENCE S87°42'03"W ON THE NORTH LINE OF SAID LOT 15B AND LOT 15A, SAID EAST INGLEWOOD SUBDIVISION, 359.46 FEET TO A POINT ON SAID EAST RIGHT-OF-WAY LINE OF SOUTH MAIN STREET; THENCE N06°57'42"E ON SAID EAST RIGHT-OF-WAY LINE OF SOUTH MAIN STREET, 33.44 FEET; THENCE N87°42'03"E, 161.55 FEET; THENCE N02°12'03"W, 764.80 FEET; THENCE N87°42'03"E, 82.00 FEET; THENCE N07°18'40"E, 239.97 FEET; THENCE N87°42'03"E, 178.36 FEET; THENCE N07°02'17"E, 290.05 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF CLOVERLY ROAD; THENCE N88°10'00"E ON SAID SOUTH RIGHT-OF-WAY LINE OF CLOVERLY ROAD, 501.76 FEET TO THE NORTHWEST CORNER OF A PART OF TAX LOT 1, A TAX LOT LOCATED IN PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 26; THENCE S02°07'03"E ON THE WEST LINE OF SAID PART OF TAX LOT 1, 437.25 FEET TO THE SOUTHWEST CORNER OF SAID PART OF TAX LOT 1; THENCE N88°10'00"E, 470.25 FEET TO THE EAST LINE OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION 26; THENCE S01°58'55"E ON SAID EAST LINE OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 26, 842.47 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER (SE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION 26; THENCE N87°43'41"E ON SAID SOUTH LINE OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 26, 948.07 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS A CALCULATED AREA OF 3,030,080.94 SQUARE FEET OR 69.561 ACRES, MORE OR LESS.

WHEREAS, the owner of approximately 435.181 acres, generally located between S. Main Street, Cloverly Road, Downing Street and Hills Farm Road has requested approval of a Final Plat; and


WHEREAS, *Neb. Rev. Stat. §19-916* enables the local legislative body by ordinance to provide the manner, plan, or method by which land within the corporate limits of any such municipality, or land within the area designated by a city of the first class, may be subdivided, platted, or laid out, including a plan or system for the avenues, streets, or alleys to be laid out within or across the municipality and to require the owners of land to conform to such plans and other requirements of the ordinances; and

WHEREAS, Section 11 Article 3 of the City's Unified Development Code requires a Final Plat to be prepared and submitted to the Planning Commission for a recommendation and then to City Council for approval; and

WHEREAS, the Planning Commission heard the request for approval of the Final Plat on December 17, 2018 at which time the Commission recommended in favor of the request;

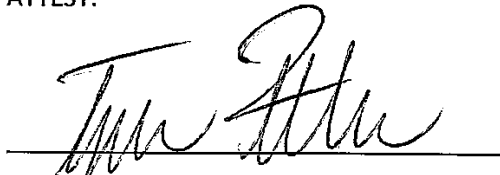
NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FREMONT, NEBRASKA, AS FOLLOWS: That the City of Fremont does hereby approve the Final Plat of approximately 435.181 acres to be known as Poultry Complex Addition.

PASSED AND APPROVED THIS THE 29 **DAY OF** January, 2019.



Scott Getzschman, Mayor

ATTEST:



Tyler Ficken, City Clerk

