



COPY

400 East Military Avenue, Fremont, NE 68025-5141

August 8, 2019

Agenda Item # 21c
Date 8-28-2019

RE: Conditional Use Permit

Dear Property Owner:

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

A request by Timothy Bryson for a conditional use permit to allow a private campground at 797 North County Rd 19 & 839 N County Rd 19, generally located South of Lake #20, Fremont State Lakes.

A public hearing on this application will be held before the City of Fremont Planning Commission on the 19th day of August, 2019. The public hearing is your opportunity to appear and speak on the merits of this application, if you so choose. The Planning Commission formal 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 Timothy Bryson at 402-968-8534 or brysoneverything@gmail.com, or the Planning Director, Jennifer Dam at 402-727-2636 or jennifer.dam@fremontne.gov.

The Planning Department staff report and recommendation will be available at the Planning Department office on Friday, August 16th 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,

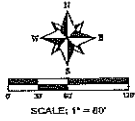
Jennifer L. Dam, AICP
Planning Director

ATTACHMENT; site plan

Cc: Timothy Bryson
Dodge County
Fremont School Board
County Board
Lower Platte North NRD

2019 AUG 12 AM 11:59
RECEIVED
Dodge Co Highway Dept

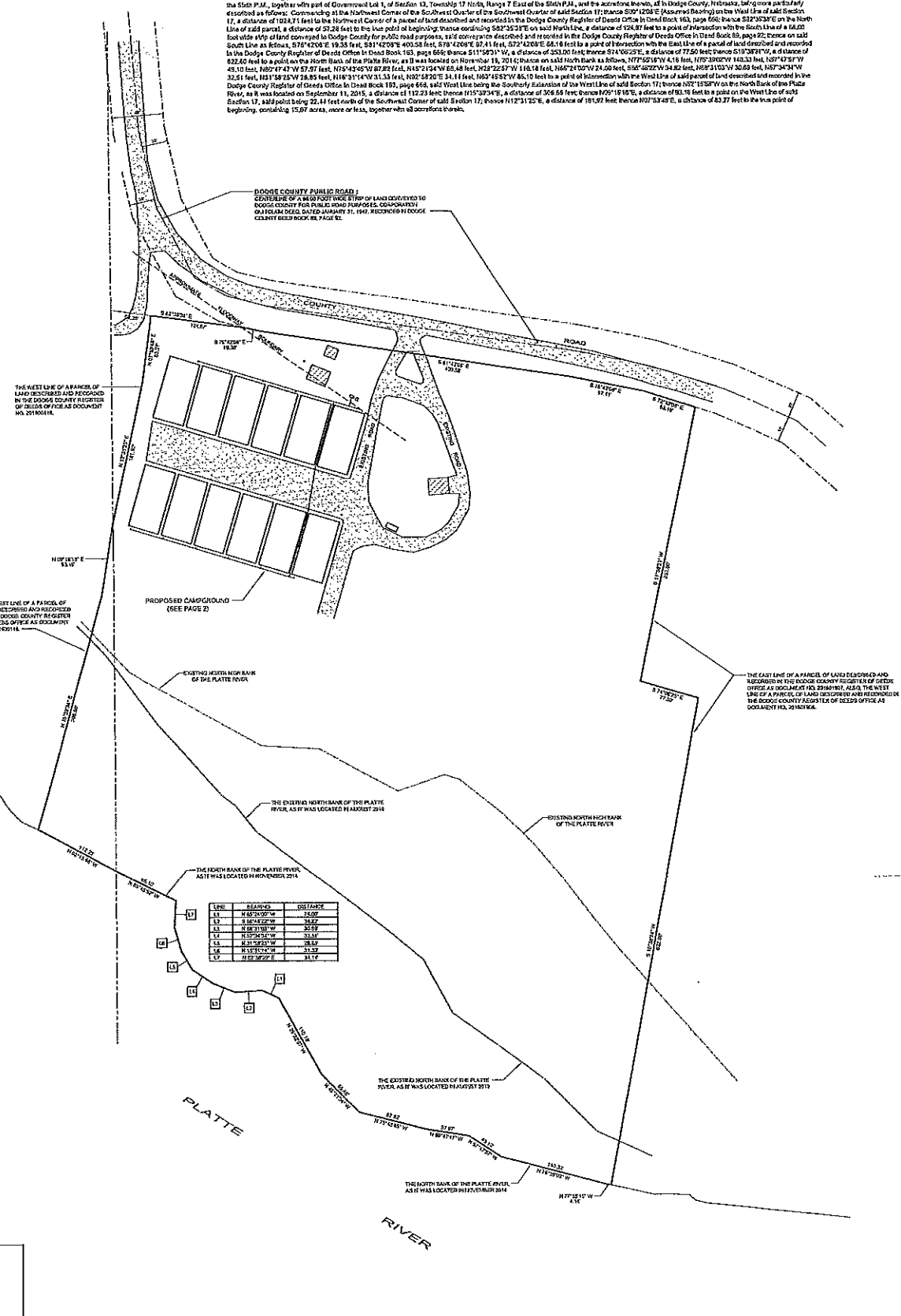
PROPOSED SITE PLAN
BRYSON CAMPGROUND
 PART OF SECTIONS 17 & 20, TOWNSHIP 17 NORTH, RANGE 8 EAST OF THE SIXTH P.M., AND PART OF SECTION 13, TOWNSHIP 17 NORTH, RANGE 7 EAST OF THE SIXTH P.M., ALL IN DODGE COUNTY, NEBRASKA



LEGAL DESCRIPTION
 (Record Data - Document No. 2010101907)

A tract of land being part of the Southwest Quarter of the Southwest Quarter of Section 17, and part of Government Lot 2, of Section 20, and the acreage therein, all in Township 17 North, Range 8 East of the Sixth P.M., together with part of Government Lot 1, of Section 13, Township 17 North, Range 7 East of the Sixth P.M., and the acreage therein, all in Dodge County, Nebraska, being more particularly described as follows: Commencing at the Northwest Corner of the Southwest Quarter of said Section 17; thence S00°12'08"E (bearing) on the West Line of said Section 17, a distance of 1024.71 feet to the Northwest Corner of a parcel of land described and recorded in the Dodge County Register of Deeds Office in Deed Book 163, page 766; thence S22°35'28"E on the North Line of said parcel, a distance of 37.28 feet to the true point of beginning; thence continuing S82°35'33"E on said North Line, a distance of 128.87 feet to a point of intersection with the South Line of a 16.00 foot wide strip of land conveyed to Dodge County for public road purposes, said conveyance described and recorded in the Dodge County Register of Deeds Office in Deed Book 163, page 772; thence on said South Line as follows: S79°42'08"E 19.35 feet, S81°42'08"E 400.58 feet, S78°42'08"E 97.41 feet, S72°42'08"E 68.16 feet to a point of intersection with the East Line of a parcel of land described and recorded in the Dodge County Register of Deeds Office in Deed Book 163, page 686; thence S11°59'31"W, a distance of 323.00 feet; thence S14°06'25"E, a distance of 77.50 feet; thence S10°38'14"W, a distance of 822.50 feet to a point on the North Bank of the Platte River, as it was located on November 18, 2010; thence on said North Bank as follows: N77°50'51"W 4.18 feet, N72°38'07"W 143.33 feet, N57°52'31"W 48.10 feet, N62°17'41"W 57.87 feet, N75°43'45"W 87.82 feet, N45°21'34"W 63.48 feet, N28°22'37"W 116.18 feet, N65°24'00"W 24.06 feet, S56°40'22"W 34.82 feet, N69°31'03"W 30.69 feet, N57°34'31"W 32.61 feet, N31°58'23"W 28.85 feet, N18°31'14"W 31.53 feet, N62°58'20"E 34.11 feet, N62°49'52"W 85.10 feet to a point of intersection with the West Line of said parcel of land described and recorded in the Dodge County Register of Deeds Office in Deed Book 163, page 686; said West Line being the Southern Extension of the West Line of said Section 17; thence N57°15'30"W on the North Bank of the Platte River, as it was located on September 11, 2015, a distance of 112.23 feet; thence N15°37'34"E, a distance of 356.65 feet; thence N09°18'18"E, a distance of 83.78 feet to a point on the West Line of said Section 17, said point being 22.44 feet north of the Southwest Corner of said Section 17; thence N12°31'25"E, a distance of 181.92 feet; thence N07°53'45"E, a distance of 63.37 feet to the true point of beginning, containing 15.07 acres, more or less, together with all contents therein.

SECTION	17
QUARTER	SW
SECTION	20
QUARTER	SW
SECTION	13
QUARTER	SW



LINE	BEARING	DISTANCE
L1	N 68° 24' 00" W	12.00
L2	S 10° 42' 00" W	34.82
L3	N 75° 43' 45" W	32.33
L4	N 57° 34' 31" W	30.69
L5	N 18° 31' 14" W	28.85
L6	N 15° 37' 34" E	31.33
L7	N 09° 18' 18" E	83.78