



COPY

Agenda Item # 239
Date 1-29-2020

400 East Military Avenue, Fremont, NE 68025-5141

January 9, 2020

RE: Request for Preliminary Plat and Final Plat

Dear Property Owner:

You are hereby advised that the City of Fremont has received the following application(s) by Mesner Development Company for:

- A Preliminary Plat generally consisting of 20 lots generally located south of 29th Street east of Fountain Springs Drive.
- A Final Plat generally consisting of 20 lots generally located south of 29th Street east of Fountain Springs Drive.

The Planning Commission will hold a public hearing on these items on January 20, 2020 at 5:00 pm. The meeting will be held in the City Council Chambers on the second floor of the Fremont Municipal Building 400 E Military.

If you would like more information, you are encouraged to contact 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 January 17 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,

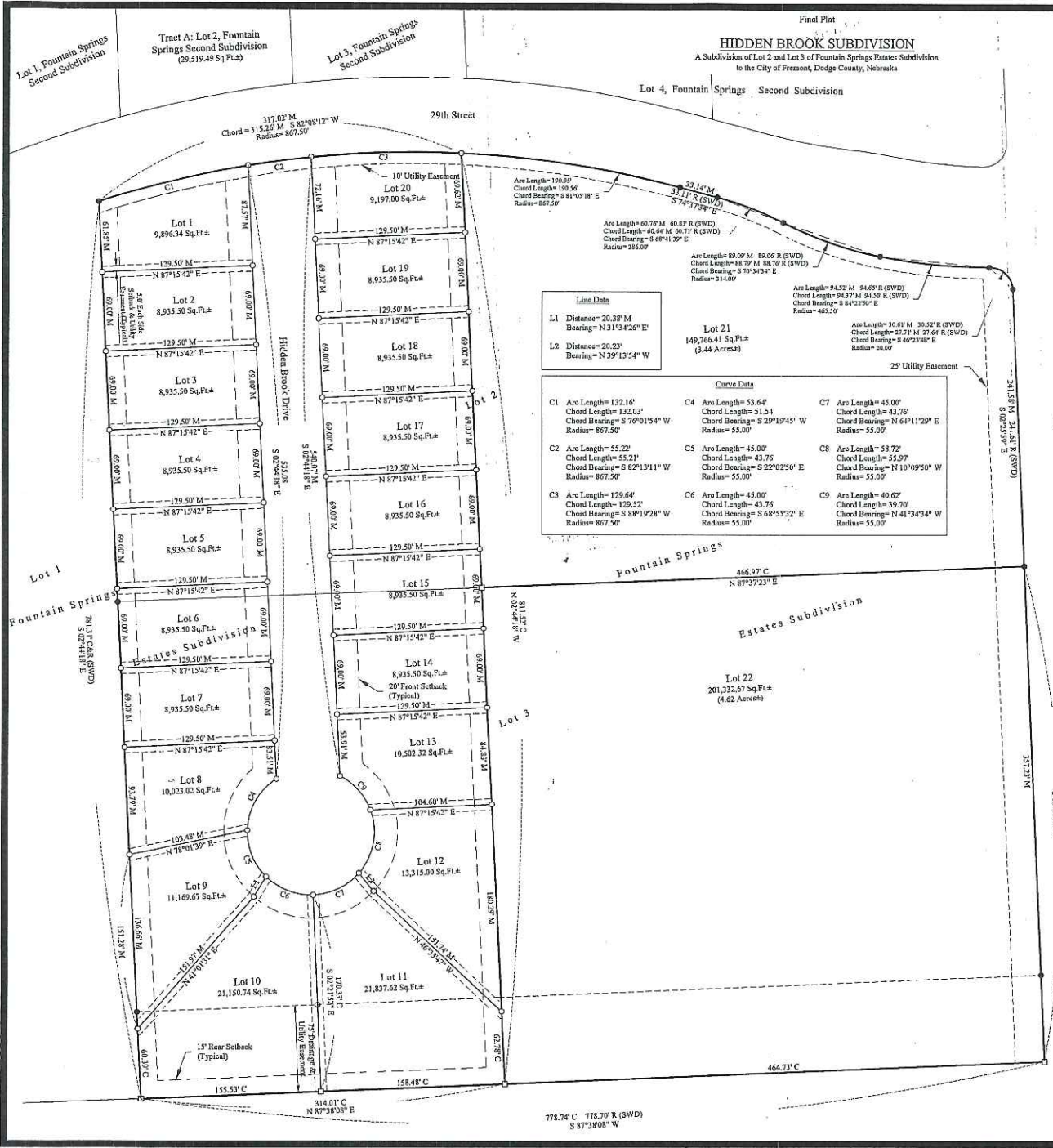
Jennifer L. Dam, AICP
Planning Director

Attachment: Schematic drawing

Cc: Leanne Ritter, Advanced Consulting Engineering Services
Mesner Development Co.
Fremont School Board
Dodge County Board

2020 JAN 13 PM 2:16
RECEIVED
Dodge Co Highway Dept.





Final Plat
HIDDEN BROOK SUBDIVISION
 A Subdivision of Lot 2 and Lot 3 of Fountain Springs Estates Subdivision
 to the City of Fremont, Dodge County, Nebraska

Line Data

L1	Distance= 20.39 M Bearing= N 31°54'26" E
L2	Distance= 20.23 Bearing= N 39°13'54" W

Curve Data

C1	Arc Length= 132.16' Chord Length= 132.03' Chord Bearing= S 76°01'54" W Radius= 867.50'	C4	Arc Length= 53.64' Chord Length= 51.54' Chord Bearing= S 29°19'45" W Radius= 55.00'	C7	Arc Length= 45.00' Chord Length= 43.76' Chord Bearing= N 64°11'29" E Radius= 55.00'
C2	Arc Length= 55.22' Chord Length= 53.21' Chord Bearing= S 82°13'11" W Radius= 867.50'	C5	Arc Length= 45.00' Chord Length= 43.76' Chord Bearing= S 22°02'50" E Radius= 55.00'	C8	Arc Length= 58.72' Chord Length= 55.97' Chord Bearing= N 10°09'50" W Radius= 55.00'
C3	Arc Length= 129.64' Chord Length= 129.52' Chord Bearing= S 89°19'28" W Radius= 867.50'	C6	Arc Length= 45.00' Chord Length= 43.76' Chord Bearing= S 68°53'32" E Radius= 55.00'	C9	Arc Length= 40.62' Chord Length= 39.79' Chord Bearing= N 41°43'43" W Radius= 55.00'



Drawn By: LRR
 Date: December 20, 2019
 Project Number: S-073-031
 Scale: 1" = 60'

0 30 60 120
 SCALE IN FEET

LEGEND

- Property Corner Found
- Property Corner Set (50"x24" L.B. w/ Cap)
- Calculated Point
- M Measured Distance
- R Recorded Distance
- C Calculated Distance

DEVELOPER:
 Messer Development Co.
 1415 16th Street, Suite 200
 Central City, NE 68826

OWNER:
 Eaststone Development LLC
 1005 E. 23rd Street
 Fremont, NE 68925

SURVEYOR:
 Terry L. Schultz
 Advanced Consulting
 Engineering Services, Inc.
 133 West Washington Street
 West Point, NE 68778
 Phone: 402-372-1923

ZONING
 Existing Zoning: UR

- 20' Front Setback
- 5' Street Side Setback
- 5' Interior Side Setback
- 15' Rear Setback

This survey was prepared at the request of Messer Development, Central City, Nebraska.

LEGAL DESCRIPTION:
 Lot 2 and Lot 3 of Fountain Springs Estates Subdivision to the City of Fremont, Dodge County, Nebraska.

SURVEYOR'S CERTIFICATE
 I, Terry L. Schultz, a Registered Land Surveyor of the State of Nebraska, do hereby certify that the survey described above was made by me or under my direct supervision on November 20, 2019, and that all dimensions are in feet and are correct to the best of my knowledge and belief.



Terry L. Schultz, State of Nebraska, R.L.S. #550 Date _____

DEDICATION
 Know all men by these presents: That Eaststone Development LLC, being the owner and proprietor of the property described and embraced within this plat, has caused said land to be subdivided into streets and lots, to be named and numbered as shown, said subdivision to be hereafter known as HIDDEN BROOK SUBDIVISION. Said owner hereby ratifies and approves of the disposition of their property, as shown on this plat. Said owner hereby dedicates to the public for perpetual utility easements to the City of Fremont, and any other public or private utility for reciprocal use by the licensees of said subdivision, to build, erect, maintain and or repair the following: sewer lines, water lines, drainage facilities, natural gas lines, wires and cables for carrying transmission of electrical current for light, heat and power, and for the transmission and reception of signals and sounds of all kinds on, over, through, under and across all strips of land labeled as utility easements on this plat. No permanent buildings, retaining walls or loose rock walls shall be placed in said easement ways, but the same may be used for gardens, shrubs, landscaping, driveways and other purposes that do not then or later interfere with the aforesaid uses or rights herein granted.

Eaststone Development, LLC
 STATE OF NEBRASKA)
 COUNTY OF DODGE)

The foregoing dedication was acknowledged before me by Eaststone Development, LLC., and who hereby acknowledges the signing of said dedication to be his voluntary act and deed this _____ day of _____, 2020.

NOTARY PUBLIC
 My Commission Expires _____

APPROVAL OF CITY COUNCIL OF FREMONT, NEBRASKA:
 This plat of HIDDEN BROOK SUBDIVISION was approved and accepted by the City Council of the City of Fremont, Nebraska on this _____ day of _____, 2020.

Mayor _____ City Clerk _____

APPROVAL OF CITY PLANNING COMMISSION OF FREMONT, NEBRASKA:
 This plat of HIDDEN BROOK SUBDIVISION was approved by the City Planning Commission of the City of Fremont, Nebraska on this _____ day of _____, 2020.

Chairman _____ Secretary _____

