

NO 03365 Pages 2  
Doc Tax \_\_\_\_\_  
Fee \$ 16.00 P&M \$ 3.00  
Fees Pd \$ \_\_\_\_\_ Gen Fee \$ 3.00  
Check# \_\_\_\_\_  
Refund \_\_\_\_\_ Due 16.00

THE STATE OF NEBRASKA } ss  
MADISON COUNTY

This instrument filed for record  
the 11 day of September 2023  
at 8:30 A.M. and recorded in  
Book 2023 Page 03365

*Diana S Tykocym* Register of Deeds

By the City of Norfolk, 309 N. 5<sup>th</sup> Street, Norfolk, NE 68701

CONDITIONAL USE PERMIT  
RESOLUTION NO. 2023PC-6

WHEREAS, Bernard G. Wrede and Carol J Wrede, Trustees of the Bernard & Carol Wrede Living Trust, hereinafter referred to as "APPLICANT", has filed an application for a Conditional Use Permit seeking a permit for a storage facility on property addressed as 1806 East Omaha Avenue, which is legally described as follows:

A tract of land lying wholly in the NE ¼ of the NW ¼ and the NW ¼ of the NE ¼ of Section 36, Township 24 North, Range 1 West of the 6<sup>th</sup> P.M., Madison County Nebraska, and more particularly described as follows:

Referring to the North Quarter corner of said Section 36; thence proceeding West, along the North line of said Section 36, on an assumed bearing of South 89 degrees 49 minutes 15 seconds West, 799.83 feet; thence South 00 degrees 06 minutes 54 seconds East, 422.38 feet to a point on the Northerly right-of-way of Nebraska State Hwy. No. 24, which is the point of beginning; thence North 89 degrees 51 minutes 01 seconds East, 316.11 feet; thence North 00 degrees 00 minutes 00 seconds East, 378.68 feet to a point on the Westerly right-of-way of former Nebraska State Hwy No. 24; thence South 76 degrees 41 minutes 00 seconds East, along said Westerly right-of-way 225.0 feet; thence South 28 degrees 13 minutes 32 seconds East, along said Westerly right-of-way, 304.58 feet; thence South 40 degrees 17 minutes 49 seconds East, along said Westerly right-of-way, 365.32 feet; thence South 28 degrees 23 minutes 45 seconds East, along said westerly right-of-way, 673.13 feet to a point on the Northerly right-of-way of Nebraska State Hwy. No. 24; thence North 76 degrees 30 minutes 16 seconds West, along said Northerly right-of-way, 586.73 feet to the P.C. of a curve to the right having a radius of 869.93 feet; thence along said Northerly right-of-way on said curve, 841.44 feet (Chord Bearing=North 48 degrees 48 minutes 42 seconds West, Chord Distance 809.93 feet) to the P.T. of said curve; thence North 21 degrees 36 minutes 06 seconds West, along said Northerly right-of-way, 152.46 feet to the point of beginning; and

WHEREAS, the property described above is presently included in Zoning District I-3, Limited Industrial District and County Industrial Tract; and

WHEREAS, the Planning Commission of the City of Norfolk, Nebraska has conducted a public hearing on August 8, 2023 receiving input and data from the APPLICANT and the general public concerning the Conditional Use Permit;

NOW THEREFORE, in consideration of the foregoing recitals, the Planning Commission of the City of Norfolk, Nebraska hereby adopts the following Resolution:

BE IT RESOLVED by the Planning Commission of the City of Norfolk, Nebraska that Bernard G & Carol J Wrede, Trustees of the Bernard & Carol Wrede Living Trust, is hereby granted a Conditional Use Permit for a storage facility on property subject to the following terms and conditions:

1. Plans shall be submitted to the Planning & Development Dept., and approved, prior to the issuance of a building permit;
2. Pursuant to the Norfolk City Code, the Conditional Use Permit shall run with the land;
3. Failure to observe and maintain the conditions and restrictions of the Conditional Use Permit shall be considered a violation of The Code of the City of Norfolk, Nebraska subject to penalty as provided herein and may be grounds for review including alteration or termination of the permit;
4. All procedures and standards outlined in Section 27-56 of the Norfolk City Code pertaining to Conditional Use Permits shall be observed and the Conditional Use Permit granted herein shall be subject to the provisions of the Norfolk City Code that provide for an appeal to be taken within 15 days of the decision of the Planning Commission, and;
5. There shall be compliance with any other applicable City, County, State, or Federal regulations that may apply.

PASSED AND APPROVED this 22<sup>nd</sup> day of August, 2023.

ATTEST:

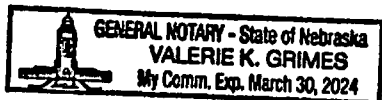
Katelyn Palmer  
 Katelyn Palmer  
 Planning Commission Secretary Pro Tem

Dan Spray  
~~Dan Spray~~ Dirk Wark  
 Planning Commission Chair Vice-Chair

Approved as to form: D. Myers Noelle  
 Danielle Myers-Noelle  
 City Attorney

Dirk Wark

The foregoing instrument was acknowledged before me this 22<sup>nd</sup> day of August, 2023 by ~~Dan Spray~~, Planning Commission Chair and Katelyn Palmer, Planning Commission Secretary Pro Tem of the City of Norfolk. Vice-Chair



Valerie K. Grimes  
 Notary Public Signature  
Valerie K. Grimes  
 Notary Public Printed