

**ORDINANCE NO. 21-772**

AN ORDINANCE AMENDING ORDINANCE 20-767 REGARDING THE GRANT OF A SUBDIVISION OF LOT 8, BLOCK 2 JJ AINSWORTH'S ADDITION, IN THE CITY OF FRIEND, NEBRASKA; AND TO PROVIDE FOR THE EFFECTIVE DATE HEREOF.

WHEREAS, The Municipal Code of the City of Friend permits the subdivision of lots in the M-1 Commercial District and there is currently no minimum size of lots for said District; and

WHEREAS, the original plans submitted to the Mayor and City Council in Ordinance 20-767 were inaccurate.

WHEREAS, the Mayor and City Council find the updated plans for subdivision of Lot 8, Block 2 JJ Ainsworth's addition are in the public interest and do not nullify the intent and purpose of the comprehensive plan.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF FRIEND, NEBRASKA, AS FOLLOWS:

Section 1. That subdivision of Lot 8, Block 2 JJ Ainsworth's addition consistent with the plans attached hereto as Exhibit A is approved.

Section 2. That all ordinances and parts of ordinances including the plans set forth in Ordinance 20-767 in conflict herewith are hereby specifically repealed.

Section 3. Should any section, paragraph, sentence, or word of this Ordinance hereby adopted be declared for any reason to be invalid, it is the intent of the Mayor and Council of the City of Friend, Nebraska, that it would have passed all other portions of this Ordinance independent of the elimination hereof of any such portion as may be declared invalid.

Section 4. This ordinance shall take full force and effect beginning on, and continuing thereafter, the date of its passage, approval, and publication or posting as required by law. The requirement of three separate readings is hereby suspended.

PASSED AND ADOPTED this 2<sup>nd</sup> day of March, 2021.



ATTEST:

Kemberly Son  
Clerk

Quaithe Kroke  
Mayor

**ORDINANCE NO. 21-772**

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WHEREAS, The Municipal Code of the City of Friend permits the subdivision of lots in the M-1 Commercial District and there is currently no minimum size of lots for said District; and

WHEREAS, the original plans submitted to the Mayor and City Council in Ordinance 20-767 were inaccurate.

WHEREAS, the Mayor and City Council find the updated plans for subdivision of Lot 8, Block 2 JJ Ainsworth's addition are in the public interest and do not nullify the intent and purpose of the comprehensive plan.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF FRIEND, NEBRASKA, AS FOLLOWS:

Section 1. That subdivision of Lot 8, Block 2 JJ Ainsworth's addition consistent with the plans attached hereto as Exhibit A is approved.

Section 2. That all ordinances and parts of ordinances including the plans set forth in Ordinance 20-767 in conflict herewith are hereby specifically repealed.

Section 3. Should any section, paragraph, sentence, or word of this Ordinance hereby adopted be declared for any reason to be invalid, it is the intent of the Mayor and Council of the City of Friend, Nebraska, that it would have passed all other portions of this Ordinance independent of the elimination hereof of any such portion as may be declared invalid.

Section 4. This ordinance shall take full force and effect beginning on, and continuing thereafter, the date of its passage, approval, and publication or posting as required by law. The requirement of three separate readings is hereby suspended.

PASSED AND ADOPTED this 2<sup>nd</sup> day of March, 2021.



*Judith K. Jnoke*  
Mayor

ATTEST:

*Kimberly Sporn*  
Clerk

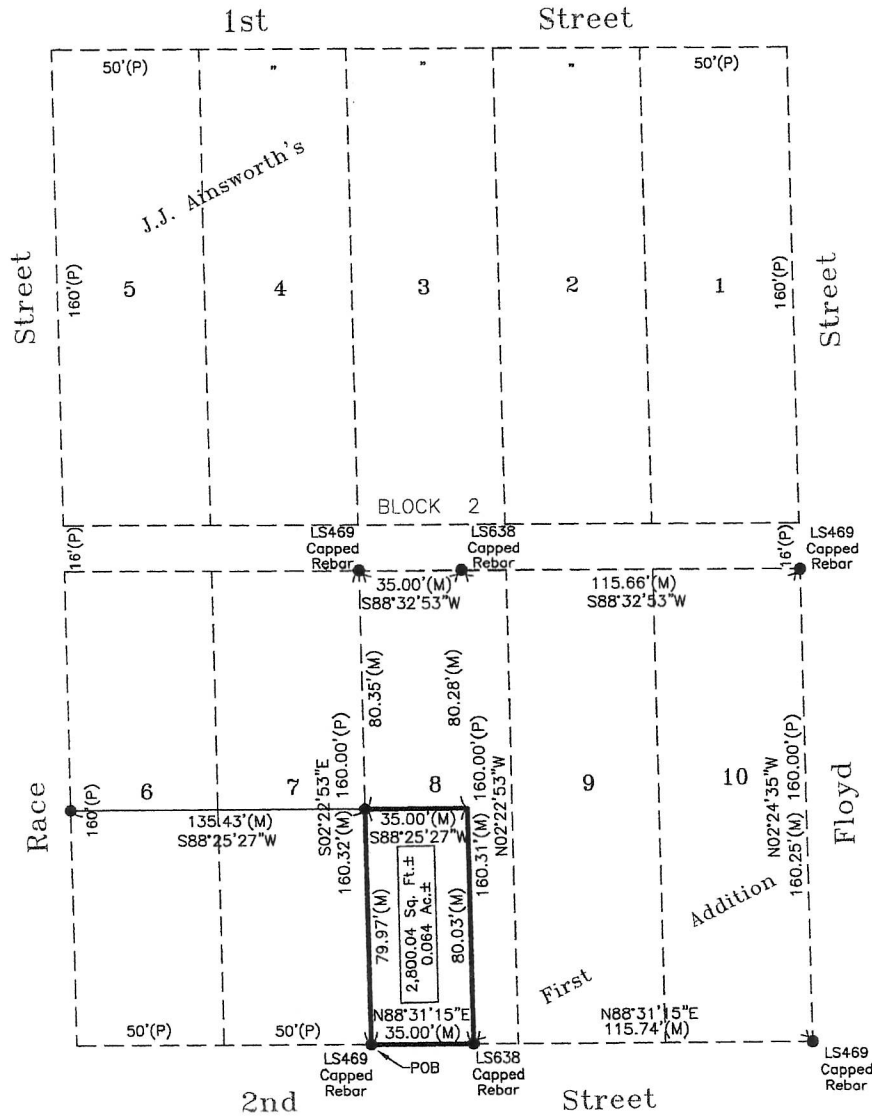


Land  
Survey  
Tech

P.O.  
Box 713  
Beatrice, Ne  
68310-0713  
JOB - # 3872

# Exhibit

## Beck to Brandt



## LEGAL DESCRIPTION

A part of Lot 8, Block 2, J.J. Ainsworth's First Addition, City of Friend, Saline County, Nebraska.

For the purpose of this legal description, the basis of bearings is the South line of said Lot 8, Block 2, having an assumed reference bearing of N 88°31'15" E.

Beginning at the Southwest Corner of said Lot 8, Block 2; thence easterly N 88°31'15" E, on the South line of said Lot 8, 35.00 feet; thence northerly N 02°22'53" W, on a line 35.00 feet easterly from and parallel with the West line of said Lot 8, 80.03 feet; thence westerly S 88°25'27" W, 35.00 feet, to a point of intersection on the West line of said Lot 8; thence southerly S 02°22'53" E, on the West line of said Lot 8, 79.97 feet, to the Southwest Corner of said Lot 8, said Corner also being the True Point of Beginning:

Containing a calculated area of 0.064 acres more or less, or 2,800.04 square feet more or less. Subject to all easements, restrictions, and reservations of record.

**ORDINANCE NO. 20-767**

AN ORDINANCE TO GRANT A SUBDIVISION OF LOT 8, BLOCK 2 JJ AINSWORTH'S ADDITION, IN THE CITY OF FRIEND, NEBRASKA; AND TO PROVIDE FOR THE EFFECTIVE DATE HEREOF.

WHEREAS, The Municipal Code of the City of Friend permits the subdivision of lots in the M-1 Commercial District and there is currently no minimum size of lots for said District; and

WHEREAS, the Mayor and City Council find subdivision of Lot 8, Block 2 JJ Ainsworth's addition is in the public interest and does not nullify the intent and purpose of the comprehensive plan.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF FRIEND, NEBRASKA, AS FOLLOWS:

Section 1. That subdivision of Lot 8, Block 2 JJ Ainsworth's addition consistent with the plans submitted to the Planning Commission at its August 18, 2020 meeting.

Section 2. That all ordinances and parts of ordinances in conflict herewith are hereby specifically repealed.

Section 3. Should any section, paragraph, sentence, or word of this Ordinance hereby adopted be declared for any reason to be invalid, it is the intent of the Mayor and Council of the City of Friend, Nebraska, that it would have passed all other portions of this Ordinance independent of the elimination hereof of any such portion as may be declared invalid.

Section 2. This ordinance shall take full force and effect beginning on, and continuing thereafter, the date of its passage, approval, and publication or posting as required by law.

PASSED AND ADOPTED this 3<sup>rd</sup> day of November, 2020.



ATTEST:

Kimberly Jones  
Clerk

Maith K. Joke  
Mayor