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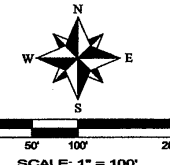
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Carol Stevens
Register of Deeds
DODGE COUNTY, NE

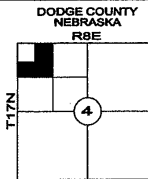
Filed:
June 30, 2015 10:15:00 AM
Fee \$16.00

KNOELL'S ESTATE

PART OF THE NW1/4 OF THE NW1/4 OF SECTION 4, TOWNSHIP 17 NORTH, RANGE 8 EAST
OF THE SIXTH P.M., DODGE COUNTY, NEBRASKA



VICINITY SKETCH



OWNER:
ROBERT E. & BEVERLY J. KNOELL
655 W. 23RD STREET, APT. 513
FREMONT, NE 68025

- LEGEND:**
- (M) MONUMENT FOUND
 - (S) MONUMENT SET
 - (C) COMPUTED POSITION (NOT SET)
 - (C) COMPUTED DISTANCE
 - (M) MEASURED DISTANCE
 - (D) DEED DISTANCE
 - (R) RECORD DISTANCE
 - (S) GARY L. SIEDSCHLAG, LS-517, DATED 12/14/2013
 - (W) MARVIN L. WINKELMANN, LS-289, DATED 06/20/03
1. ALL BEARINGS ARE ASSUMED.
2. ALL MONUMENTS FOUND ARE A 5/8" REBAR, UNLESS NOTED OTHERWISE.
3. ALL MONUMENTS SET ARE A 5/8" X 24" REBAR, WITH A PLASTIC CAP STAMPED "LS-498", UNLESS NOTED OTHERWISE.

DEDICATION:
KNOW ALL MEN BY THESE PRESENTS: THAT ROBERT E. KNOELL, BEVERLY J. KNOELL, BARBARA J. FICKBOHM, KATHLEEN J. KAUFMAN AND ROBERT L. KNOELL, BEING THE OWNERS AND PROPRIETORS OF THE PROPERTY DESCRIBED WITHIN THE PERIMETER DESCRIPTION AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO TWO (2) LOTS, TO BE NAMED AND NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS "KNOELL'S ESTATE". SAID OWNERS HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF THEIR PROPERTY, AS SHOWN ON THIS PLAT. SAID OWNERS HEREBY DEDICATE TO THE PUBLIC FOR PERPETUAL PUBLIC USE THE COUNTY ROADS, AT THE LOCATIONS AND TO THE WIDTHS SHOWN HEREON.

Robert E. Knuell
ROBERT E. KNOELL

Beverly J. Knuell
BEVERLY J. KNOELL

Barbara J. Fickbohm
BARBARA J. FICKBOHM

Kathleen J. Kaufman
KATHLEEN J. KAUFMAN

Robert L. Knuell
ROBERT L. KNOELL

NOTARY:
STATE OF NEBRASKA } SS
DODGE COUNTY }
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME BY ROBERT E. KNOELL AND BEVERLY J. KNOELL, AND WHO HEREBY ACKNOWLEDGE THE SIGNING OF SAID DEDICATION TO BE THEIR VOLUNTARY ACT AND DEED THIS 30th DAY OF MAY, A.D. 2015.

Kevin J. Prinz
NOTARY PUBLIC
MY COMMISSION EXPIRES 8/27/18

GENERAL NOTARY - State of Nebraska
KEVIN J. PRINZ
My Comm. Exp. August 27, 2018

NOTARY:
STATE OF NEBRASKA } SS
DODGE COUNTY }
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME BY BARBARA J. FICKBOHM, KATHLEEN J. KAUFMAN AND ROBERT L. KNOELL, AND WHO HEREBY ACKNOWLEDGE THE SIGNING OF SAID DEDICATION TO BE THEIR VOLUNTARY ACT AND DEED THIS 30th DAY OF MAY, A.D. 2015.

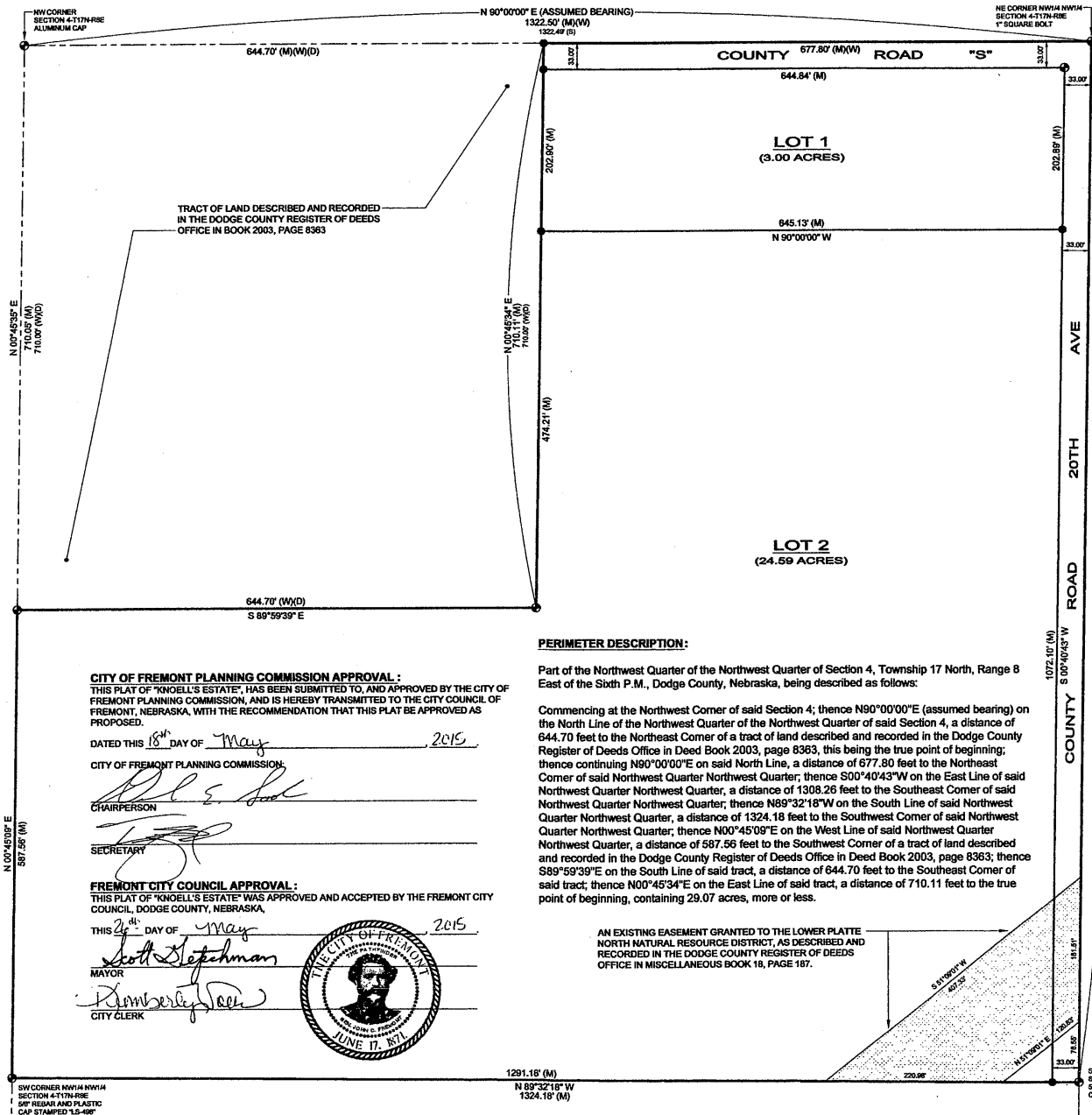
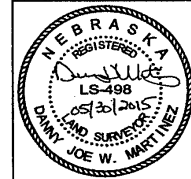
Kevin J. Prinz
NOTARY PUBLIC
MY COMMISSION EXPIRES 8/27/18

GENERAL NOTARY - State of Nebraska
KEVIN J. PRINZ
My Comm. Exp. August 27, 2018

SURVEYOR'S CERTIFICATION:
I, DANNY JOE W. MARTINEZ, A REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT OF "KNOELL'S ESTATE" HAS BEEN SURVEYED BY ME OR UNDER MY SUPERVISION, AND THAT THE LEGAL DESCRIPTION IS AS STATED ON THIS PLAT. PERMANENT MONUMENTS HAVE BEEN FOUND OR ESTABLISHED AT ALL LOCATIONS SHOWN ON THIS PLAT.

Danny Joe W. Martinez
DANNY JOE W. MARTINEZ, L.S. 498
MAY 30, 2015

APEX
LAND SURVEYING, LLC
Danny Martinez, RLS
125 N. Clamar Ave.
Fremont, Nebraska 68025
(402) 720-9339 Office / Mobile
danm.surveying@gmail.com



PERIMETER DESCRIPTION:
Part of the Northwest Quarter of the Northwest Quarter of Section 4, Township 17 North, Range 8 East of the Sixth P.M., Dodge County, Nebraska, being described as follows:

Commencing at the Northwest Corner of said Section 4; thence N90°00'00"E (assumed bearing) on the North Line of the Northwest Quarter of said Section 4, a distance of 644.70 feet to the Northeast Corner of a tract of land described and recorded in the Dodge County Register of Deeds Office in Deed Book 2003, page 8363, this being the true point of beginning; thence continuing N90°00'00"E on said North Line, a distance of 677.80 feet to the Northeast Corner of said Northwest Quarter Northwest Quarter; thence S00°40'43"W on the East Line of said Northwest Quarter Northwest Quarter, a distance of 1308.26 feet to the Southeast Corner of said Northwest Quarter Northwest Quarter; thence N89°32'18"W on the South Line of said Northwest Quarter Northwest Quarter, a distance of 1324.19 feet to the Southwest Corner of said Northwest Quarter Northwest Quarter; thence N00°45'09"E on the West Line of said Northwest Quarter Northwest Quarter, a distance of 597.66 feet to the Southwest Corner of a tract of land described and recorded in the Dodge County Register of Deeds Office in Deed Book 2003, page 8363; thence S89°50'30"E on the South Line of said tract, a distance of 644.70 feet to the Southeast Corner of said tract; thence N00°45'34"E on the East Line of said tract, a distance of 710.11 feet to the true point of beginning, containing 29.07 acres, more or less.

AN EXISTING EASEMENT GRANTED TO THE LOWER PLATTE NORTH NATURAL RESOURCE DISTRICT, AS DESCRIBED AND RECORDED IN THE DODGE COUNTY REGISTER OF DEEDS OFFICE IN MISCELLANEOUS BOOK 18, PAGE 187.

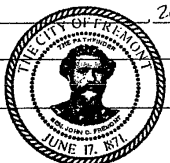
CITY OF FREMONT PLANNING COMMISSION APPROVAL:
THIS PLAT OF "KNOELL'S ESTATE", HAS BEEN SUBMITTED TO, AND APPROVED BY THE CITY OF FREMONT PLANNING COMMISSION, AND IS HEREBY TRANSMITTED TO THE CITY COUNCIL OF FREMONT, NEBRASKA, WITH THE RECOMMENDATION THAT THIS PLAT BE APPROVED AS PROPOSED.

DATED THIS 18th DAY OF May, 2015.

CITY OF FREMONT PLANNING COMMISSION
CHAIRPERSON: *Robert E. Knuell*
SECRETARY: *[Signature]*

FREMONT CITY COUNCIL APPROVAL:
THIS PLAT OF "KNOELL'S ESTATE" WAS APPROVED AND ACCEPTED BY THE FREMONT CITY COUNCIL, DODGE COUNTY, NEBRASKA.

THIS 24th DAY OF May, 2015.
MAYOR: *Scott Stephman*
CITY CLERK: *Kimberly J. [Signature]*



KNOELL'S ESTATE

PART OF THE NW1/4 OF THE NW1/4 OF SECTION 4, TOWNSHIP 17 NORTH, RANGE 8 EAST OF THE SIXTH P.M., DODGE COUNTY, NEBRASKA

Sheet:	Robert & Beverly Knuell
Project No.:	Knoell-S041708-DodgeCo
Drawing Pk.:	KnoellEstate-S041708-DodgeCo-Survey.dwg
Scale:	1" = 100'
Sheet:	1 of 1