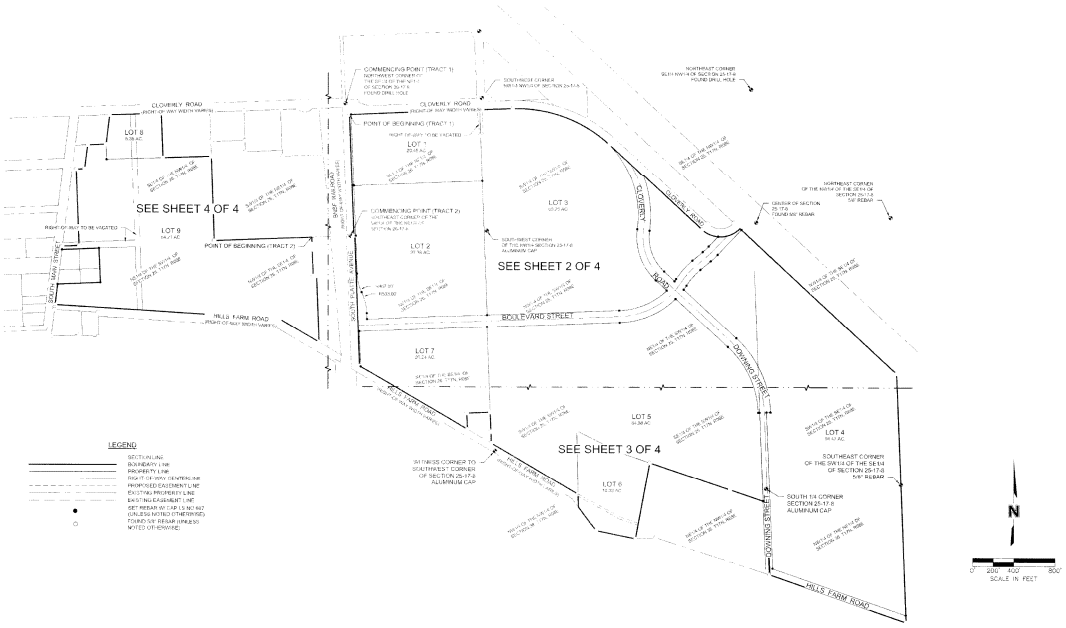
201900796
Filed
February 15, 2019 11:45:00 AM
Fee $53.00
Sarah Gosen
Register of Deeds
DODGE COUNTY, NE

683

POULTRY COMPLEX

LOTS 1 THRU 9 AND OUTLOT A, INCLUSIVE

A TRACT OF LAND LOCATED IN PART OF THE SOUTHEAST QUARTER, THE NORTHWEST QUARTER, AND THE SOUTHWEST QUARTER OF SECTION 25, TOGETHER WITH A PART OF SECTION 26, AND A PART OF THE NORTH HALF OF SECTION 36, ALL IN TOWNSHIP 17 NORTH, RANGE 8, EAST OF THE 6TH P.M., DODGE COUNTY, NEBRASKA.



LEGEND

- SECTION LINE
- BOUNDARY LINE
- PROPERTY LINE
- RIGHT OF WAY CENTERLINE
- PROPOSED EASEMENT LINE
- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE
- ● SET REBAR W/ CAP LS NO 642 (UNLESS NOTED OTHERWISE)
- ○ FOUND 5/8" REBAR (UNLESS NOTED OTHERWISE)

olsson
2111 South 67th Street, Suite 200
Omaha, NE 68106
TEL 402-341-1116
www.olsson.com

REV. NO.	DATE	DESCRIPTION

REVISIONS

FINAL PLAT
COVER SHEET

POULTRY COMPLEX
LOTS 1 THRU 9 AND OUTLOT A

FREMONT, NEBRASKA

2019

Drawn by: TSH
Reviewed by: MEK
Approved by: MEK
Project No: 0019-0476
Drawing No:
Date: 02.06.19

SHEET
1 of 4

POULTRY COMPLEX

LOTS 1 THRU 9 AND OUTLOT A, INCLUSIVE

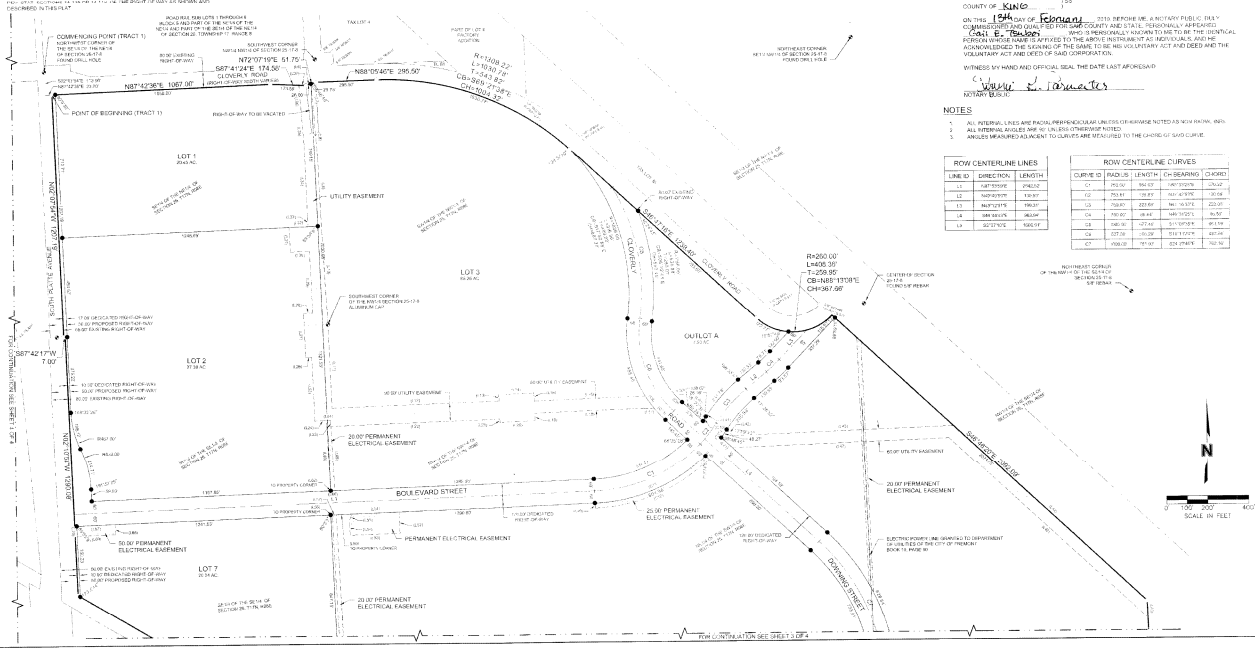
A TRACT OF LAND LOCATED IN PART OF THE SOUTHEAST QUARTER, THE NORTHWEST QUARTER, AND THE SOUTHWEST QUARTER OF SECTION 25, TOGETHER WITH A PART OF SECTION 26, AND A PART OF THE NORTH HALF OF SECTION 36, ALL IN TOWNSHIP 17 NORTH, RANGE 8, EAST OF THE 6TH P.M., DODGE COUNTY, NEBRASKA.

LEGEND

- SECTION LINE
- BOUNDARY LINE
- PROPERTY LINE
- RIGHT-OF-WAY CENTERLINE
- PROPOSED EASEMENT LINE
- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE
- SET REBAR W/ CAP LS NO 807 (UNLESS NOTED OTHERWISE)
- FOUND 5/8" REBAR (UNLESS NOTED OTHERWISE)

RIGHT OF WAY VACATION

KNOW ALL PERSONS BY THESE PRESENTS: THE CITY OF FREMONT VACATES THIS RIGHT OF WAY AS DEDICATED IN THIS PLAT, PURSUANT TO NEB. REV. STAT. SECTIONS 14-115 OR 14-116. THE UNDERSIGNED OWNER, BEING THE OWNER OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, DOES HEREBY CONSENT TO THE FREMONT CITY COUNCIL'S VACATION, PURSUANT TO NEB. REV. STAT. SECTIONS 14-115 OR 14-116, THE RIGHT OF WAY AS SHOWN AND DESCRIBED IN THIS PLAT.



N

0 100 200 400

SCALE IN FEET

OWNER'S CERTIFICATE

KNOW ALL PERSONS BY THESE PRESENTS: THAT THE UNDERSIGNED ARE OWNERS AND LIENHOLDERS OF THE PROPERTY AS DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, AND HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AS SHOWN ON THIS PLAT.

PCCW, INC., A WASHINGTON CORPORATION

BY: Gail E. Tsuchi — DATE: 2/13/19

NAME: Gail E. Tsuchi

TITLE: Assistant Secretary

ACKNOWLEDGEMENT OF NOTARY

STATE OF WASHINGTON)
) SS
COUNTY OF KING)

ON THIS 13th DAY OF February, 2019 BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Gail E. Tsuchi WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE ABOVE INSTRUMENT AS INDIVIDUALS, AND HE ACKNOWLEDGED THE SIGNING OF THE SAME TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THE DATE LAST AFORESAID

Yolanda L. Tarwater

NOTARY PUBLIC

NOTES

1. ALL INTERNAL LINES ARE RADIAL/PERPENDICULAR UNLESS OTHERWISE NOTED AS NON RADIAL (NR).
2. ALL INTERNAL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
3. ANGLES MEASURED ADJACENT TO CURVES ARE MEASURED TO THE CHORD OF SAID CURVE.

ROW CENTERLINE LINES

LINE ID	DIRECTION	LENGTH
L1	N87°55'59"E	274.02'
L2	N87°42'17"E	139.97'
L3	N43°12'11"E	199.31'
L4	S88°05'40"E	96.04'
L5	S72°37'10"E	188.01'

ROW CENTERLINE CURVES

CURVE ID	RADIUS	LENGTH	CH BEARING	CHORD
C1	750.00'	194.55'	N87°13'27"E	193.94'
C2	750.00'	136.83'	N81°43'19"E	136.64'
C3	750.00'	222.64'	N61°16'37"E	222.00'
C4	750.00'	48.44'	N49°19'23"E	48.50'
C5	540.00'	127.42'	S51°08'58"E	127.14'
C6	537.00'	139.29'	S51°11'07"E	137.64'
C7	1000.00'	791.97'	S24°37'48"E	772.10'

olsson

2111 South 67th Street, Suite 200
Omaha, NE 68106-2428

phone: (402) 341-1116
www.olsson.com

NO.	DATE	DESCRIPTION

REVISIONS

FINAL PLAT

POULTRY COMPLEX
LOTS 1 THRU 9 AND OUTLOT A

FREMONT, NEBRASKA

2019

DESIGN BY:	DBR
DRAWN BY:	TJB
REVIEWED BY:	TJB
SURVEY NO:	100.00
PROJECT NO:	015-1878
DRAWING NO:	015-1878
DATE:	02.04.19

SHEET
2 of 4

POULTRY COMPLEX

LOTS 1 THRU 9 AND OUTLOT A, INCLUSIVE

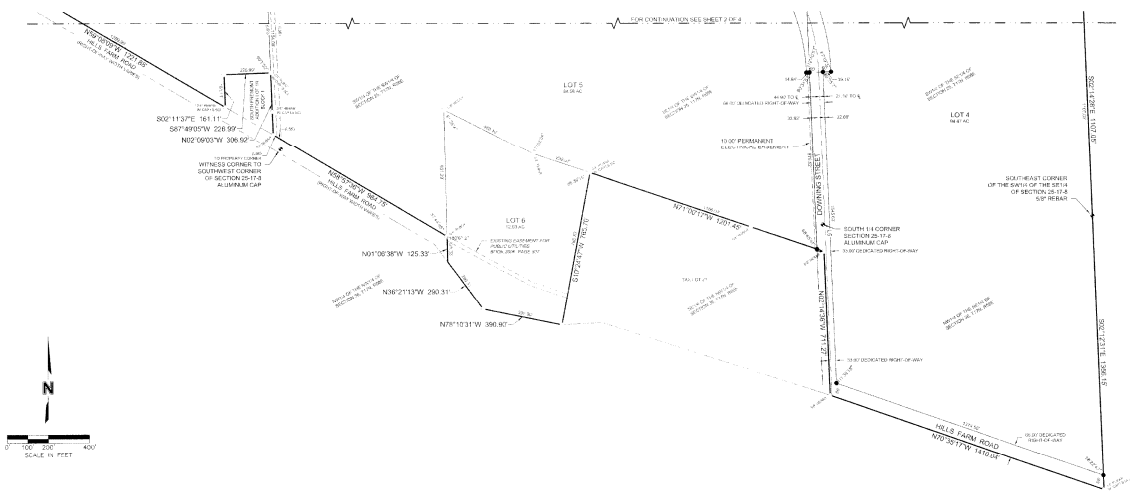
A TRACT OF LAND LOCATED IN PART OF THE SOUTHEAST QUARTER, THE NORTHWEST QUARTER, AND THE SOUTHWEST QUARTER OF SECTION 25, TOGETHER WITH A PART OF SECTION 26, AND A PART OF THE NORTH HALF OF SECTION 36, ALL IN TOWNSHIP 17 NORTH, RANGE 8, EAST OF THE 6TH P.M., DODGE COUNTY, NEBRASKA.

LEGEND

- SECTION LINE
- BOUNDARY LINE
- PROPERTY LINE
- RIGHT-OF-WAY CENTERLINE
- PROPOSED EASEMENT LINE
- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE
- SET REBAR #5 CAP LS NO.557 (UNLESS NOTED OTHERWISE)
- FOUND 5/8" REBAR (UNLESS NOTED OTHERWISE)

NOTES

1. ALL INTERNAL LINES ARE RADIAL/PERPENDICULAR UNLESS OTHERWISE NOTED AS NON-RADIAL (NR)
2. ALL INTERNAL ANGLES ARE 90° UNLESS OTHERWISE NOTED
3. ANGLES MEASURED ADJACENT TO CURVES ARE MEASURED TO THE CHORD OF SAID CURVE



EASEMENT LINE TABLE		
LINE ID	DIRECTION	LENGTH
L26	N72°31'14"E	16.34'
L27	S01°00'17"E	104.45'
L28	S01°00'17"E	258.28'
L29	S02°11'37"E	293.88'
L30	N87°49'00"E	30.42'
L31	N02°09'03"W	121.32'
L32	N87°54'34"E	32.62'
L33	N02°11'37"W	38.92'
L34	N87°49'00"E	413.77'
L35	N02°09'03"W	303.82'
L36	N87°49'00"E	31.32'
L37	N87°53'34"E	171.77'
L38	S02°00'17"E	40.54'
L39	N87°53'34"E	542.13'
L40	N87°26'14"W	30.61'
L41	S87°10'39"W	334.52'
L42	S02°00'17"E	30.00'
L43	S87°53'27"W	37.73'
L44	N02°11'37"W	16.13'
L45	S87°10'39"W	1077.27'
L46	S87°10'39"W	800.08'
L47	N02°42'44"W	30.00'
L48	S87°10'39"W	75.47'
L49	N02°00'17"W	312.73'
L50	S87°10'39"W	30.00'
L51	N87°10'39"E	217.10'

EASEMENT LINE TABLE		
LINE ID	DIRECTION	LENGTH
L52	N87°10'39"E	45.42'
L53	N02°09'03"W	309.18'
L54	N87°10'39"E	30.42'
L55	N02°00'17"W	121.32'
L56	N87°54'34"E	32.62'
L57	N02°11'37"W	38.92'
L58	N02°00'17"W	313.08'
L59	N01°06'38"W	132.16'
L60	N01°53'22"W	31.98'
L61	N87°53'34"E	31.32'
L62	N87°53'34"E	171.77'
L63	N01°06'26"E	40.54'
L64	N87°53'34"E	542.13'
L65	N87°26'14"W	30.61'
L66	N87°10'39"E	334.52'
L67	S02°00'17"E	30.00'
L68	S87°10'39"W	76.41'
L69	S02°11'37"E	42.94'
L70	N87°10'39"E	1077.27'
L71	S01°49'23"E	1288.17'
L72	S02°11'37"E	85.56'
L73	N87°10'39"E	737.31'
L74	N87°10'39"E	150.67'
L75	N87°10'39"E	30.00'
L76	N02°09'03"W	30.00'

EASEMENT LINE TABLE		
LINE ID	DIRECTION	LENGTH
L77	N87°10'39"E	194.07'
L78	N87°10'39"E	229.37'
L79	N87°54'07"E	169.31'
L80	S87°53'59"W	544.26'
L81	N02°03'15"W	75.07'
L82	N02°03'15"W	75.07'
L83	N87°53'59"E	5.40'
L84	N87°53'59"E	20.25'
L85	S02°42'44"E	179.58'
L86	N87°53'34"E	24.25'
L87	S87°53'34"W	21.76'
L88	S02°42'44"E	194.07'
L89	N87°53'34"E	30.00'
L90	S87°53'34"W	30.00'
L91	N87°53'59"E	30.00'
L92	N87°53'59"E	30.00'
L93	N87°53'59"E	30.00'
L94	S02°11'37"E	85.56'
L95	S02°09'03"E	30.42'
L96	S02°11'37"E	30.00'
L97	N87°53'59"E	30.00'
L98	N02°11'37"W	30.00'
L99	N02°09'03"W	30.00'

EASEMENT CURVE TABLE				
CURVE ID	RADIUS	LENGTH	CH BEARING	CHORD
C55	167.31'	15.84'	S02°09'03"E	15.79'
C56	467.30'	16.42'	N82°16'12"W	16.39'
C57	165.31'	20.10'	S03°08'22"W	20.10'
C58	1556.17'	45.47'	S08°38'20"W	45.47'
C59	216.31'	104.18'	N86°38'22"E	102.22'
C60	416.30'	104.02'	N82°38'18"E	104.02'
C61	167.31'	16.80'	S42°39'31"E	16.80'

ROW CENTERLINE LINES		
LINE ID	DIRECTION	LENGTH
L1	N87°10'39"E	2642.52'
L4	N00°35'17"E	1418.32'
L5	N01°10'31"E	159.31'
L6	S00°42'27"E	80.04'
L8	N01°10'31"E	1446.54'

ROW CENTERLINE CURVES				
CURVE ID	RADIUS	LENGTH	CH BEARING	CHORD
C1	750.00'	594.02'	N05°52'15"E	579.23'
C2	750.00'	130.83'	N01°42'53"E	130.66'
C3	750.00'	223.68'	N11°14'09"E	223.00'
C4	750.00'	84.84'	N18°31'22"E	84.80'
C5	1000.00'	677.49'	S11°06'25"E	664.58'
C6	1217.00'	565.29'	S11°13'34"E	560.04'
C7	1000.00'	151.91'	S04°36'42"E	151.77'

OWNER'S CERTIFICATE

KNOW ALL PERSONS BY THESE PRESENTS: THAT THE UNDERSIGNED ARE OWNERS AND LIENHOLDERS OF THE PROPERTY AS DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, AND HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AS SHOWN ON THIS PLAT.

FCON, INC. A WASHINGTON CORPORATION

BY: Gail E. Taubai 2/13/19

NAME: Gail E. Taubai DATE

TITLE: Assistant Secretary

ACKNOWLEDGEMENT OF NOTARY

STATE OF WASHINGTON) SS

COUNTY OF KING)

ON THIS 13th DAY OF February, 2019, BEFORE ME, A NOTARY PUBLIC DULY COMMISSIONED AND QUALIFIED FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Gail E. Taubai WHO IS PERSONALLY KNOWN TO ME TO BE THE OFFICIAL PERSON WHOSE NAME IS AFFIXED TO THE ABOVE INSTRUMENT AS INDIVIDUALS, AND HE ACKNOWLEDGED THE SIGNING OF THE SAME TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THE DATE LAST AFORESAID.

Simone L. Arenales

NOTARY PUBLIC

RIGHT-OF-WAY VACATION

KNOW ALL PERSONS BY THESE PRESENTS: THE CITY OF FREMONT VACATES THE RIGHT OF WAY AS DESCRIBED IN THIS PLAT, PURSUANT TO NEB REV. STAT. SECTIONS 14-115 OR 14-116. THE UNDERSIGNED OWNER, BEING THE OWNER OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, DOES HEREBY CONSENT TO THE FREMONT CITY COUNCIL'S VACATION, PURSUANT TO NEB REV. STAT. SECTIONS 14-115 OR 14-116, OF THE RIGHT OF WAY AS SHOWN AND DESCRIBED IN THIS PLAT.

olsson

2111 South 67th Street, Suite 200
Omaha, NE 68106

TEL 402.341.1116
www.olsson.com

REV. NO.	DATE	DESCRIPTION

REVISIONS

FINAL PLAT

POULTRY COMPLEX
LOTS 1 THRU 9 AND OUTLOT A

2019

FREMONT, NEBRASKA

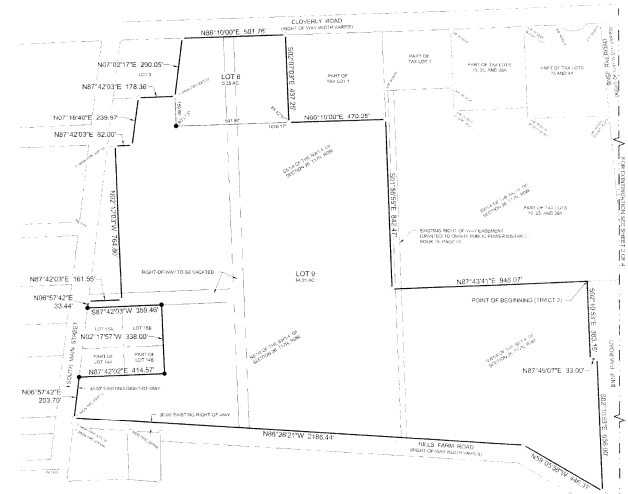
project no.	019
checked by	MBB
approved by	SLA
date	02/08/19
drawing no.	MB1703
date	02.08.19

SHEET 3 of 4

POULTRY COMPLEX

LOTS 1 THRU 9 AND OUTLOT A, INCLUSIVE

A TRACT OF LAND LOCATED IN PART OF THE SOUTHEAST QUARTER, THE NORTHWEST QUARTER, AND THE SOUTHWEST QUARTER OF SECTION 25, TOGETHER WITH A PART OF SECTION 26, AND A PART OF THE NORTH HALF OF SECTION 36, ALL IN TOWNSHIP 17 NORTH, RANGE 8, EAST OF THE 6TH P.M., DODGE COUNTY, NEBRASKA.


CLOVERLY ROAD
(RIGHT-OF-WAY WIDTH VARIES)
N86°10'00"E 581.76'
N07°02'17"E 290.05'
LOT 1
N87°42'03"E 178.36'
LOT 8
0.3 AC
PART OF TAX LOT 1
PART OF TAX LOTS 75, 76, AND 204
PART OF TAX LOTS 74 AND 77
N07°18'40"E 239.97'
N87°42'03"E 82.00'
N89°11'00"E 479.28'
S07°18'55"E 1,319.37'
S07°18'55"E 1,319.37'
PART OF TAX LOTS 75, 76, AND 204
EXISTING RIGHT-OF-WAY EASEMENT GRANTED TO OMAHA PUBLIC POWER DISTRICT BOOK 78, PAGE 70
N87°42'03"E 161.55'
RIGHT-OF-WAY TO BE VACATED
LOT 9
0.3 AC
N87°43'41"E 848.07'
POINT OF BEGINNING (TRACT 2)
COMMENCING POINT (TRACT 2)
N06°57'42"E 53.44'
S87°42'03"W 308.46'
N02°17'57"W 338.00'
S87°42'02"E 414.57'
N06°57'42"E 203.79'
N86°28'21"W 2186.44'
HILLS FARM ROAD
(RIGHT-OF-WAY WIDTH VARIES)
S06°58'18"E 1,46.37'
S06°58'18"E 1,46.37'
S06°58'18"E 1,46.37'