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BOOK 216 PAGE 542

#438

0698
FINAL PLAN

91 DEC -3 PM 3: 30

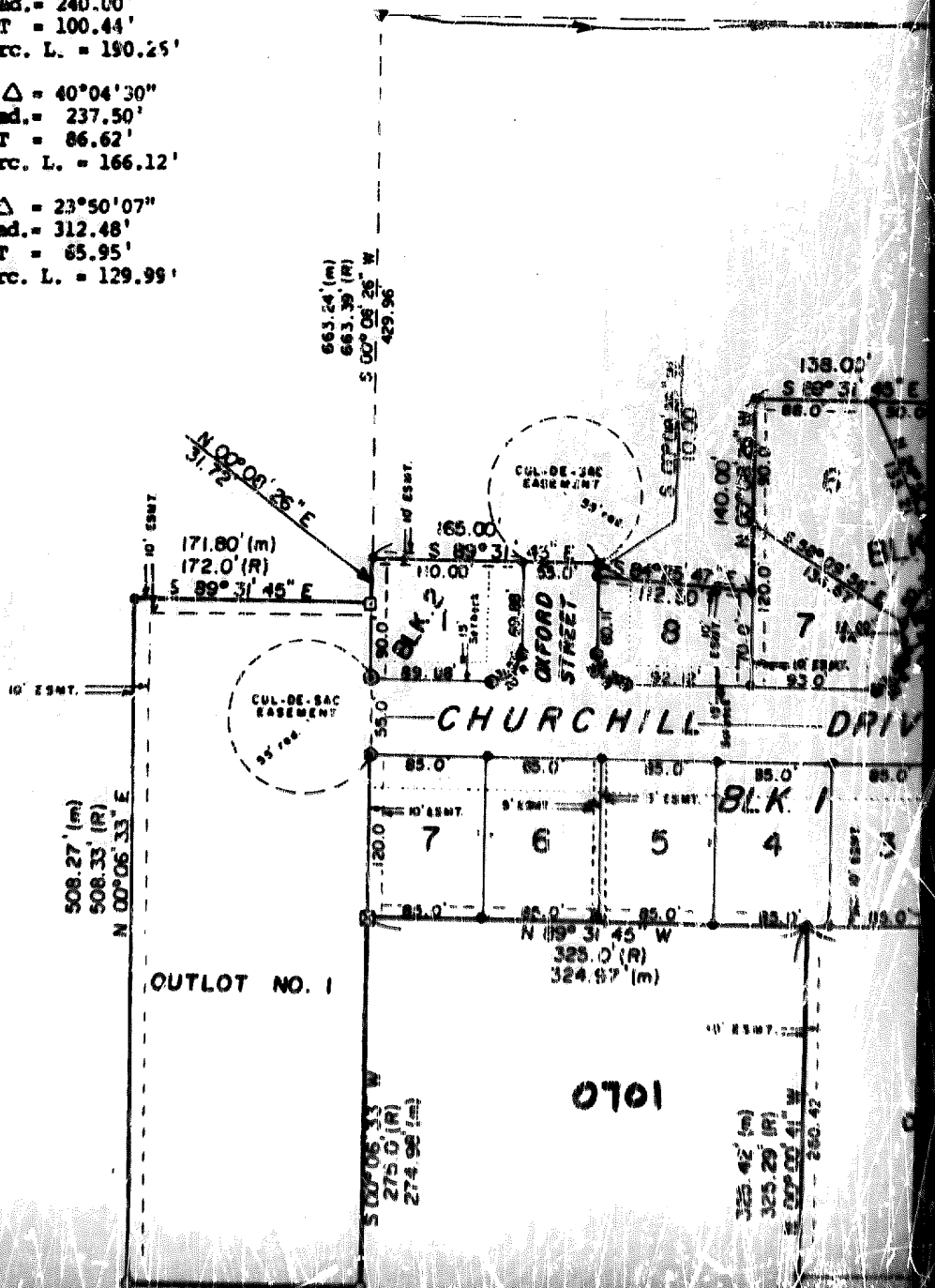
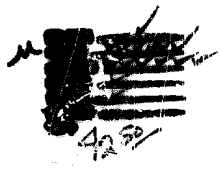
CAMBRIDGE SQUARE

Judy A. ...
REGISTERED SURVEYOR

A SUBDIVISION LYING IN T
AND THE SW 1/4 SE 1/4 OF SEC
TOWNSHIP 17 NORTH, RANGE
OF THE 6th P.M., DODGE CO

CURVE DATA:

- # 1. $\Delta = 45^{\circ}25'12''$
rad. = 240.00'
T = 100.44'
Arc. L. = 190.25'
- # 2. $\Delta = 40^{\circ}04'30''$
rad. = 237.50'
T = 86.62'
Arc. L. = 166.12'
- # 3. $\Delta = 23^{\circ}50'07''$
rad. = 312.48'
T = 65.95'
Arc. L. = 129.99'



LEGAL DESCRIPTION:

ALL OF TAX LOTS 57, 78, 102, 103, 110, 137, AND PART OF TAX LOTS 100, 101, 104, AND 105, ALL LYING IN THE SE $\frac{1}{4}$ SW $\frac{1}{4}$ AND THE SW $\frac{1}{4}$ SE $\frac{1}{4}$ OF SECTION 12, TOWNSHIP 17 NORTH, RANGE 8 EAST OF THE 6TH P.M., DODGE COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE S $\frac{1}{4}$ CORNER OF SAID SECTION 12, T 17 N, R 8 E; THENCE N 00°04'52" W (ASSUMED BEARING) ALONG THE NORTH-SOUTH ONE QUARTER (N-S $\frac{1}{4}$) SECTION LINE OF SAID SECTION 12 A DISTANCE OF 333.12 FEET TO THE SOUTHEAST CORNER OF TAX LOT 110 IN SAID SECTION, SAID POINT BEING THE POINT OF BEGINNING; THENCE N 89°35'42" W ALONG THE SOUTH LINES OF TAX LOTS 110 AND 137 IN SAID SECTION A DISTANCE OF 330.05 FEET TO THE SOUTHWEST CORNER OF SAID TAX LOT 137; THENCE N 00°00'41" W ALONG THE WEST LINES OF TAX LOTS 137, 102, AND 103 IN SAID SECTION A DISTANCE OF 325.42 FEET TO THE NORTHWEST CORNER OF SAID TAX LOT 103, SAID POINT LYING ON THE SOUTH LINE OF TAX LOT 100 IN SAID SECTION; THENCE N 89°31'45" W ALONG SAID SOUTH LINE A DISTANCE OF 324.97 FEET TO THE SOUTHWEST CORNER OF SAID TAX LOT 100, SAID POINT LYING ON THE EAST LINE OF TAX LOT 57 IN SAID SECTION; THENCE S 00°06'33" W ALONG THE EAST LINES OF TAX LOTS 57 AND 78 IN SAID SECTION A DISTANCE OF 274.98 FEET TO THE SOUTHEAST CORNER OF SAID TAX LOT 78; THENCE N 89°31'51" W ALONG THE SOUTH LINE OF SAID TAX LOT 78 A DISTANCE OF 171.68 FEET TO THE SOUTHWEST CORNER OF SAID TAX LOT 78; THENCE N 00°06'33" E ALONG THE WEST LINE OF SAID TAX LOTS 78 AND 57 A DISTANCE OF 508.27 FEET TO THE NORTHWEST CORNER OF SAID TAX LOT 57; THENCE S 89°31'45" E ALONG THE NORTH LINE OF SAID TAX LOT 57 A DISTANCE OF 171.80 FEET TO THE NORTHEAST CORNER OF SAID TAX LOT 57, SAID POINT LYING ON THE WEST LINE OF TAX LOT 100 IN SAID SECTION; THENCE N 00°08'26" E ALONG SAID WEST LINE A DISTANCE OF 31.72 FEET; THENCE S 89°31'45" E A DISTANCE OF 165.00 FEET; THENCE S 00°08'26" W A DISTANCE OF 10.00 FEET; THENCE S 84°25'47" E A DISTANCE OF 112.50 FEET; THENCE N 00°08'26" E A DISTANCE OF 140.00 FEET; THENCE S 89°31'45" E A DISTANCE OF 138.00 FEET; THENCE S 80°00'53" E A DISTANCE OF 165.00 FEET; THENCE S 14°14'16" E A DISTANCE OF 40.00 FEET; THENCE S 89°31'45" E A DISTANCE OF 208.74 FEET TO A POINT ON A 265.00 FOOT RADIUS CURVE TO THE RIGHT, INITIAL TANGENT OF WHICH BEARS S 04°53'26" W, AN ARC DISTANCE OF 44.72 FEET; THENCE S 86°45'25" E A DISTANCE OF 143.63 FEET TO A POINT 65.00 FEET WEST OF THE EAST LINE OF TAX LOT 105 IN SAID SECTION; THENCE S 00°05'21" W PARALLEL TO AND 65.00 FEET WEST OF THE EAST LINE OF TAX LOTS 105 AND 104 IN SAID SECTION A DISTANCE OF 448.86 FEET TO A POINT ON THE SOUTH LINE OF SAID TAX LOT 104; THENCE N 89°12'08" W A DISTANCE OF 276.91 FEET TO THE SOUTHWEST CORNER OF SAID TAX LOT 104; THENCE S 00°04'52" W A DISTANCE OF 145.75 FEET TO THE POINT OF BEGINNING; AND CONTAINING 12.32 ACRES, MORE OR LESS.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT GORDON C. BRANNON, AND MAXYNE S. BRANNON, BEING THE OWNERS AND PROPRIETORS OF THE TRACT OF LAND SHOWN AND DESCRIBED HEREON HAS CAUSED THE SAME TO BE DIVIDED INTO LOTS, BLOCKS, AND STREETS, NUMBERED AND NAMED AS SHOWN, AND DO HEREBY DEDICATE TO THE PUBLIC FOR PERPETUAL USE, CHURCHILL DRIVE, BUCKINGHAM, OXFORD STREET, AND WINSTON CIRCLE, AT THE LOCATIONS AND TO THE WIDTHS SHOWN ON THIS PLAT.

SAID OWNERS AND PROPRIETORS ALSO DEDICATE EASEMENTS AT THE LOCATIONS AND TO THE WIDTHS SHOWN ON THIS PLAT, SAID DEDICATED EASEMENTS BEING GRANTED TO THE CITY OF FREMONT, AND ANY PUBLIC OR PRIVATE UTILITY COMPANY FOR MUNICIPAL USE BY ADJUTING PROPERTY OWNERS FOR THE SOLE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF UTILITY LINES AND PIPES, AND DRAINAGE FACILITIES.

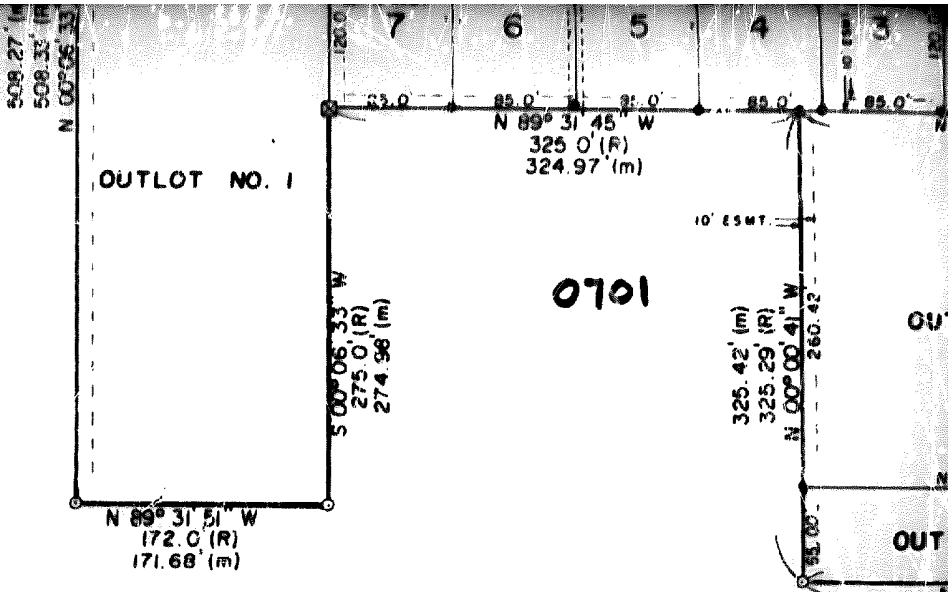
Gordon C. Brannon
GORDON C. BRANNON

Maxyne S. Brannon
MAXYNE S. BRANNON

ACKNOWLEDGEMENT:

STATE OF NEBRASKA)
COUNTY OF DODGE) SS

ON THIS 17th DAY OF July, A.D., 1991, BEFORE ME A GENERAL NOTARY PUBLIC, PERSONALLY APPEARED GORDON C. BRANNON, AND MAXYNE S. BRANNON, WHO ARE PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSONS WHOSE NAMES APPEAR ON THE FOREGOING DEDICATION, AND WHO ACKNOWLEDGE THE SIGNING OF SAID INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.



NOTE:

Unobstructed Easements shall mean fences, bushes, trees, or other permanent structures will not be allowed within this area.

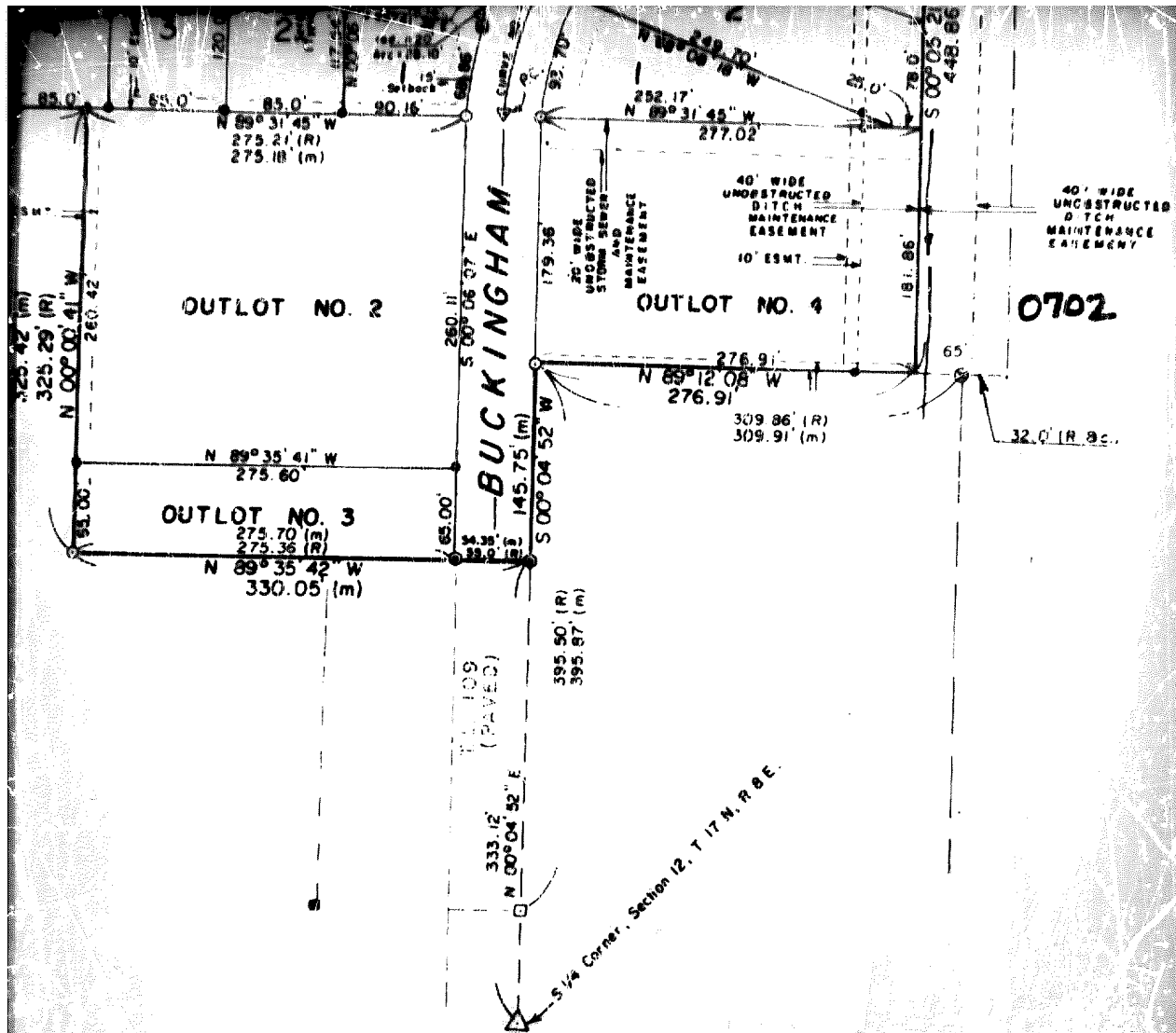


LEGEND

- △ Subdivisional Corner Found (See Ties)
- (R) Distance on Record — (c) Distance Computed
- (m) Measured Distance
- Found 3/4" Open-top Pipe
- Found 3/4" Pinched-top Pipe
- Found 1/2" Rebar
- ⊗ Found 5/8" Rebar
- ⊕ Found 1" Open-top Pipe
- ⊙ Found Star-Drilled Hole in Concrete
- Set 1/2" x 20" Rebar
- Set 4" diameter Concrete Monument with 1/2" x 36" Iron Rebar Core

TIES TO SUBDIVISIONAL CORNER:

- S $\frac{1}{4}$ CORNER OF SECTION 12, T 17 N, R 8 E:
- FOUND ALUMINUM CAP BURIED 0.5' DEEP
- 83.00' North to 3/4" Open-top R.O.W. pipe
- 58' North to centerline of Frontage Road on N. side Hwy. 30
- 85.48' NE to Dodge County Disc in power pole
- 11.78' South to north edge of concrete on Hwy. 30
- 59.21' WNW to Dodge County Disc in power pole
- 98.31' NW to Dodge County Disc in power pole
- 30.47' NNW to center of fire hydrant



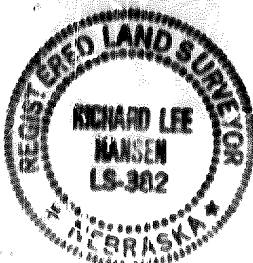
SURVEYOR'S CERTIFICATE ON:

I, THE UNDERSIGNED REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SUPERVISED THE SURVEY OF THE TRACT OF LAND SHOWN AND DESCRIBED HEREIN AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR PLACED AT ALL LOT CORNERS AND CURVE POINTS. I FURTHER CERTIFY THAT THE SURVEY OF SAID TRACT OF LAND IS BASED UPON INFORMATION OF RECORD IN THE DODGE COUNTY SURVEYOR'S OFFICE.

CORNER:

T. 17 N., R. 8 E.
 0.5' DEEP
 on-top

of Frontage
 30
 by Disc in
 of
 30
 by Disc
 by Disc
 Fire hydrant



Richard L. Hansen
 RICHARD L. HANSEN
 REGISTERED LAND SURVEYOR
 REGISTRATION NO. LS-382
 DATE: JULY 8, 1991
 CLIENT: GORDON C. BRANNON

AND TO THE WIDTHS SHOWN ON THIS PLAT, SAID DEDICATED EASEMENTS BEING GRANTED TO THE CITY OF FREMONT, AND ANY PUBLIC OR PRIVATE UTILITY COMPANY FOR RECIPROCAL USE BY ADJUTING PROPERTY OWNERS FOR THE SOLE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF UTILITY LINES AND PIPES, AND DRAINAGE FACILITIES.

Gordon C. Brannon
GORDON C. BRANNON

Maxyne S. Brannon
MAXYNE S. BRANNON

ACKNOWLEDGEMENT:

0703

STATE OF NEBRASKA)
COUNTY OF DODGE) SS

ON THIS 17th DAY OF July, A.D., 1991, BEFORE ME A GENERAL NOTARY PUBLIC, PERSONALLY APPEARED GORDON C. BRANNON, AND MAXYNE S. BRANNON, WHO ARE PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSONS WHOSE NAMES APPEAR ON THE FOREGOING DEDICATION, AND WHO ACKNOWLEDGE THE SIGNING OF SAID INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL ON THE DATE LAST AFORESAID.



Gessaline Baker
GENERAL NOTARY PUBLIC

MY COMMISSION EXPIRES THE 28 DAY OF June, A.D., 1992.

PLANNING COMMISSION APPROVAL:

ON THIS 8 DAY OF AUGUST, A.D., 1991, THIS PLAT OF "CAMBRIDGE SQUARE" WAS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF FREMONT, DODGE COUNTY, NEBRASKA.

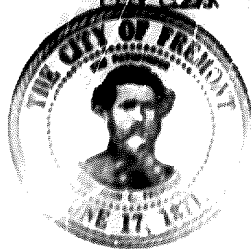
Paul J. Gal
CHAIRMAN

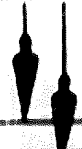
CITY COUNCIL ACCEPTANCE:

ON THIS 27 DAY OF AUGUST, A.D., 1991, THIS PLAT OF "CAMBRIDGE SQUARE" WAS APPROVED AND ACCEPTED BY RESOLUTION OF THE CITY OF FREMONT, DODGE COUNTY, NEBRASKA.

Paul J. Gal
MAYOR

WITNESSES: *Wendy J. Harrison*
CITY CLERK



 <p>BESCO</p>	<p>BLAIR ENGINEERING & SURVEYING CO. INC. 1370 Washington Street P.O. Box 160 Blair, Nebraska 68009</p> <p>Blair (402)476-9414</p>
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WHAT I
HEREON
AND
LAND IS
CE.

B.F.D.