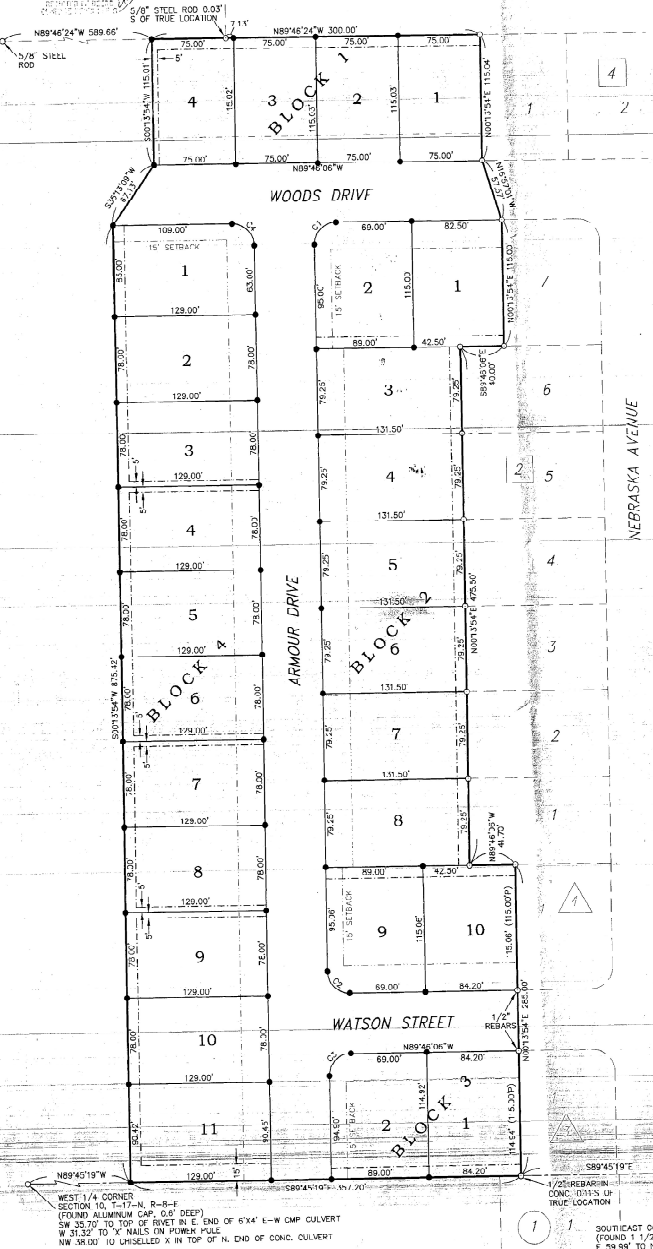


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FINAL PLAT OF
COUNTRY CLUB ESTATES FIFTH ADDITION
PART OF THE SW1/4 OF THE NW1/4 OF SECTION 10,
T17N, R06E OF THE 6TH P.M., DODGE COUNTY, NEBRASKA



LOT AREAS	
BLOCK	LOT AREA
1	1.0000
2	0.8627
3	0.8627
4	0.8627
5	0.8627
6	0.8627
7	0.8627
8	0.8627
9	0.8627
10	0.8627
11	0.8627

LEGEND

- 1/4 SECTION DISTANCE
- OPEN 1/4" PIPE
- FOUND CORNER (3/4" REBAR UNLESS OTHERWISE SHOWN)
- SET CORNER (3/4" REBAR W/ PLASTIC CAP UNLESS OTHERWISE SHOWN)
- BLOCK NUMBER, COUNTRY CLUB ESTATES SECOND ADDITION
- BLOCK NUMBER, COUNTRY CLUB ESTATES FOURTH ADDITION
- BLOCK NUMBER, WASHINGTON HEIGHTS THIRD ADDITION
- SETBACK LINE
- EASEMENT LINE

NOTES:
1. THE FOLLOWING VALUES WERE USED EXCEPT WHERE OTHERWISE NOTED:
STREET RIGHT-OF-WAY WIDTH = 55'
EASEMENT WIDTH = 10'
FRONT YARD SETBACK = 25'
RIGHT-OF-WAY RADIUS @ INTERSECTIONS = 25'
2. SET LOT LINES ARE PERPENDICULAR TO THE FRONT LOT LINE UNLESS OTHERWISE SHOWN.

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SW1/4 NW1/4 OF SECTION 10, TOWNSHIP 17 NORTH, RANGE 6 EAST OF THE 6TH P.M., DODGE COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 4, COUNTRY CLUB ESTATES FOURTH ADDITION; THENCE N89°46'24"W (ASSUMED BEARING) ALONG THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID COUNTRY CLUB ESTATES FOURTH ADDITION A DISTANCE OF 300.00 FEET; THENCE S00°13'54"W A DISTANCE OF 115.01 FEET, THENCE S89°45'19"E A DISTANCE OF 87.13 FEET, THENCE S00°13'54"W A DISTANCE OF 87.13 FEET TO A POINT ON THE SOUTH LINE OF SAID SW1/4 NW1/4; THENCE S89°45'19"E ALONG SAID SOUTH LINE A DISTANCE OF 357.20 FEET TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 3, COUNTRY CLUB ESTATES SECOND ADDITION; THENCE N00°12'34"E ALONG THE WEST LINE OF SAID COUNTRY CLUB ESTATES SECOND ADDITION A DISTANCE OF 285.00 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK 4; THENCE N00°12'34"E ALONG THE WEST LINE OF SAID COUNTRY CLUB ESTATES SECOND ADDITION A DISTANCE OF 41.70 FEET TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 2; THENCE N00°12'34"E ALONG THE WEST LINE OF SAID BLOCK 2 A DISTANCE OF 176.80 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK 2; THENCE S89°45'19"E ALONG THE NORTH LINE OF SAID LOT 1 A DISTANCE OF 40.00 FEET TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 2; THENCE S89°45'19"E ALONG THE NORTH LINE OF SAID LOT 1 A DISTANCE OF 115.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE N00°12'34"E ALONG THE WEST LINE OF SAID LOT 1 A DISTANCE OF 57.57 FEET TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 4 OF SAID COUNTRY CLUB ESTATES FIFTH ADDITION; THENCE N00°12'34"E ALONG THE WEST LINE OF SAID LOT 1, BLOCK 4 A DISTANCE OF 110.04 FEET TO THE POINT OF BEGINNING, CONTAINING 7.93 ACRES, MORE OR LESS.

DECLARATION

KNOW ALL MEN BY THESE PRESENTS: THAT RAWHIDE LAND PARTNERSHIP, OWNER AND PROPRIETOR OF THE TRACT OF LAND SHOWN AND DESCRIBED HEREON, HAS CAUSED THE SAME TO BE DIVIDED INTO LOTS, BLOCKS, AND STREETS, SAID SUBDIVISION TO BE KNOWN AS COUNTRY CLUB ESTATES FIFTH ADDITION, THE LOTS AND BLOCKS TO BE NUMBERED AS SHOWN AND WE APPROVE THE DISPOSITION OF THE PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY DEDICATE TO THE PUBLIC FOR PERPETUAL PUBLIC USE THE STREETS TO BE KNOWN AS WOODS DRIVE, WATSON STREET AND ARMOUR DRIVE, AT THE LOCATIONS AND TO THE WIDTHS SHOWN HEREON, AND WE DO ALSO GRANT EASEMENTS AT THE LOCATIONS AND TO THE WIDTHS SHOWN HEREON TO THE CITY OF FREMONT, ANY PUBLIC MAINTENANCE OF UTILITY LINES AND PIPES AND DRAINAGE FACILITIES. NO PERMANENT BUILDING OR RETAINING WALL SHALL BE PLACED IN THE ABOVE DESCRIBED EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARAGES, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

IN WITNESS WHEREOF, I DO HEREBY SET MY HANDS THIS

17 DAY OF September, A.D. 2004.

MARTIN D. GIFFORD

RAWHIDE LAND PARTNERSHIP

ACKNOWLEDGMENT

STATE OF NEBRASKA)
COUNTY OF DODGE)

ON THIS 17th DAY OF September, A.D. 2004, BEFORE ME, A GENERAL NOTARY PUBLIC, PERSONALLY APPEARED MARTIN D. GIFFORD, WHO IS KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME APPEARS ON THE FOREGOING DECLARATION, AND WHO HEREBY ACKNOWLEDGES THE SIGNING OF SAID INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL DATE LAST AFORESAID.

STACY L. GRIFFIN
GENERAL NOTARY PUBLIC

COMMISSION EXPIRES March 21, 2006

PLANNING COMMISSION APPROVAL

ON THIS 22nd DAY OF August, A.D. 2004, THIS PLAT OF COUNTRY CLUB ESTATES FIFTH ADDITION WAS APPROVED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF FREMONT, DODGE COUNTY, NEBRASKA.

VICE-CHAIR

CITY COUNCIL ACCEPTANCE

ON THIS 17th DAY OF September, A.D. 2004, THIS PLAT OF COUNTRY CLUB ESTATES FIFTH ADDITION WAS APPROVED AND ADOPTED BY RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FREMONT, DODGE COUNTY, NEBRASKA.

MAYOR

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY AS THE UNDERSIGNED REGISTERED LAND SURVEYOR, THAT I HAVE SURVEYED THE TRACT OF LAND SHOWN AND DESCRIBED HEREON, AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR WILL BE SET AS DESCRIBED HEREON, WITHIN 60 DAYS OF THE FILING OF THIS PLAT AT THE DODGE COUNTY REGISTER OF DEEDS OFFICE.

STEPHEN W. DODD, LS-503

DATE 3/4/2004

COUNTRY CLUB ESTATES FIFTH ADDITION
TO THE CITY OF FREMONT
DODGE COUNTY, NEBRASKA

FINAL PLAT

SHEET
1 OF 1

Dodd Engineering & Surveying