

31

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BOOK 1999 PAGE 3517

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Carol Stevens
REGISTER OF DEEDS
DODGE COUNTY, NE

PLAT # 481

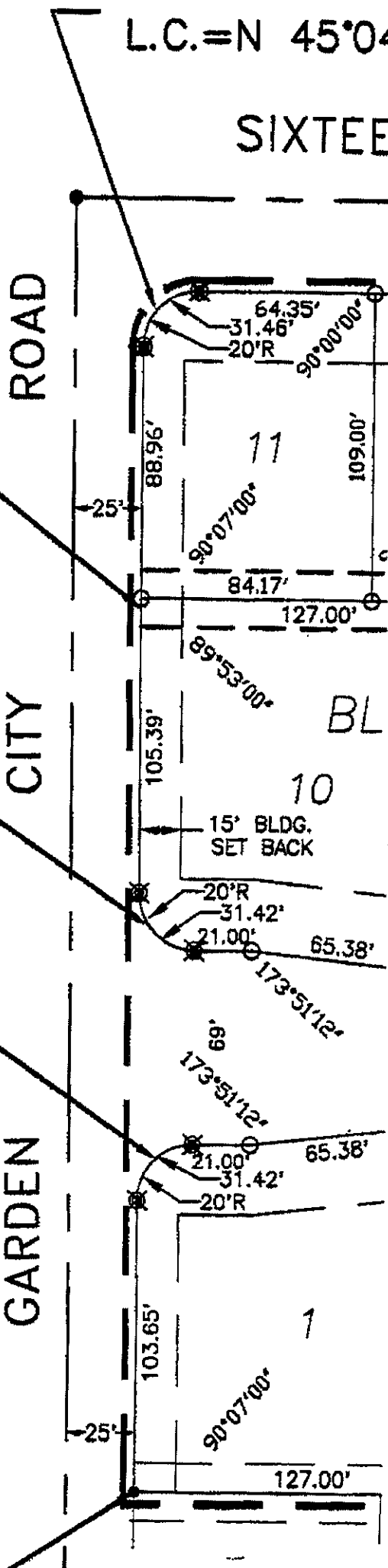
R=20.00' L=
L.C.=N 45°04'

SIXTEE

N 00°00'34" E, 407.00'

R=20.00' L=31.42'
L.C.=N 44°59'26" ,28.28'

R=20.00' L=31.42'
L.C.=N 45°00'34" E, 28.28'

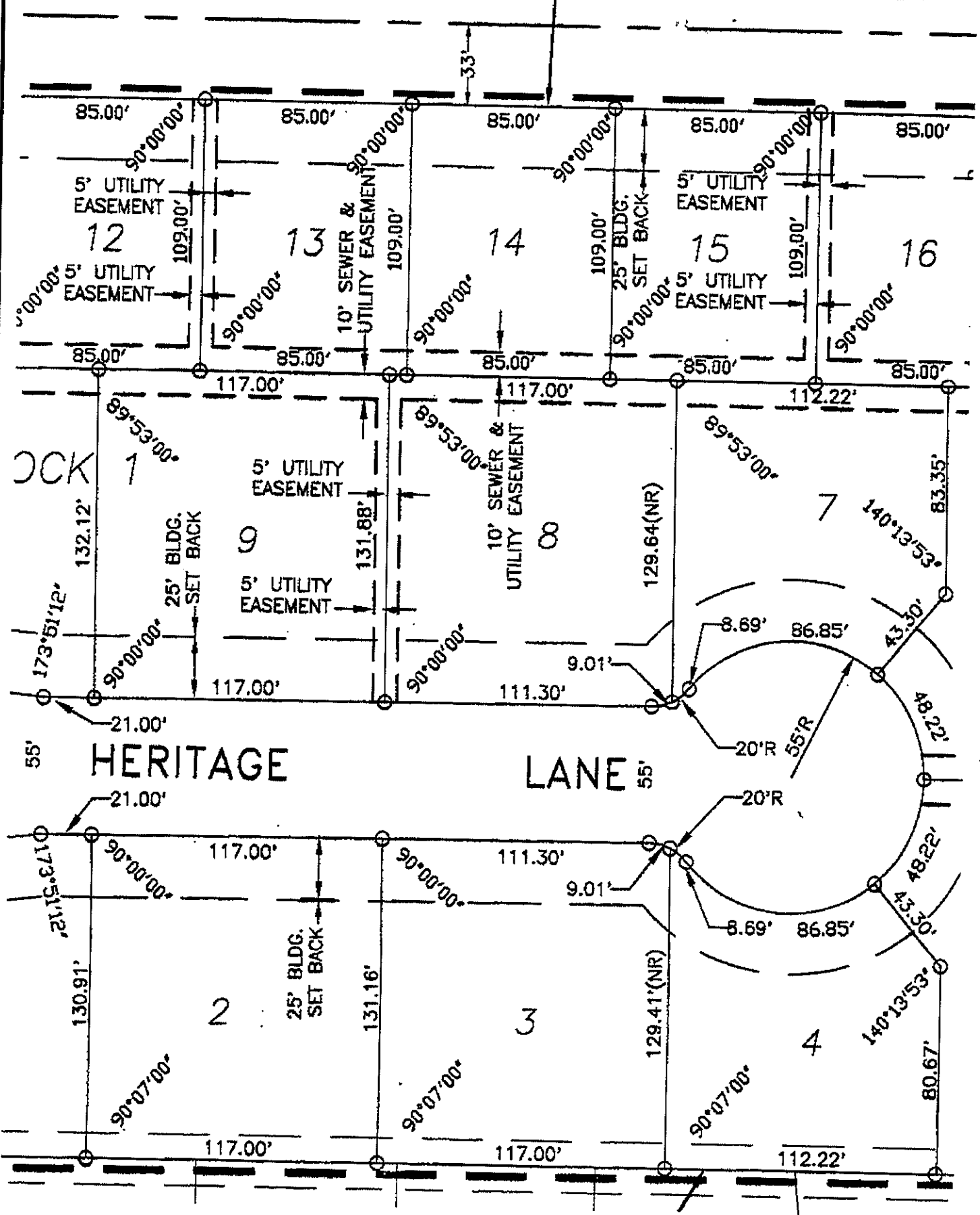


31.46'
'04" E, 28.31'

S 89°52'26" E, 553.00'

NTH

STREET



OCK 1

HERITAGE

LANE

2

3

4

9

8

7

13

14

15

16

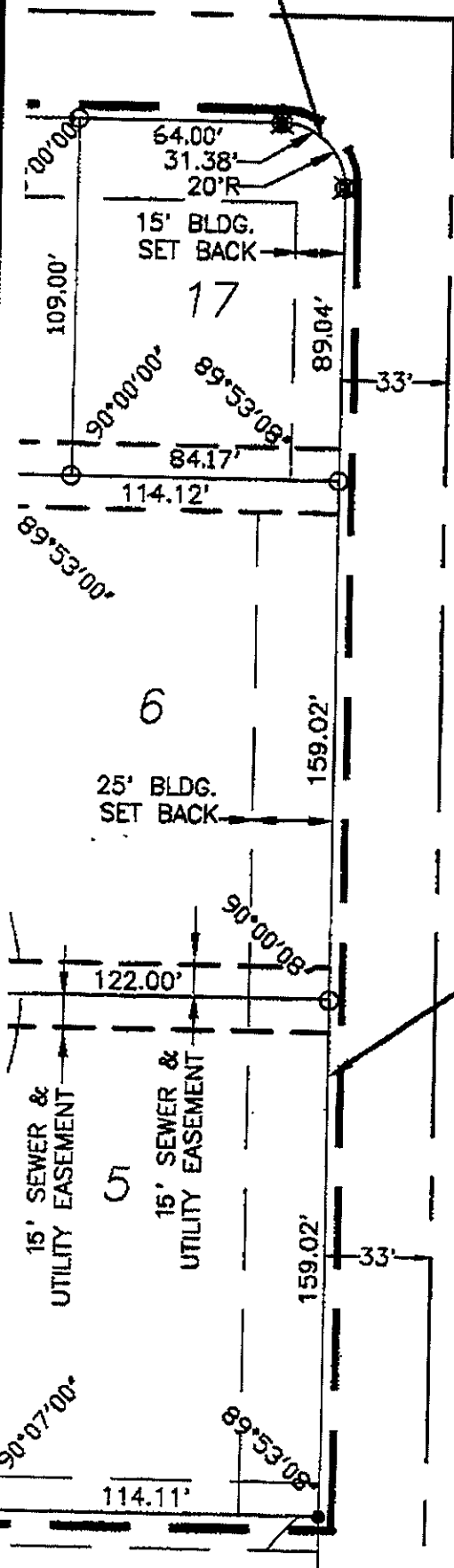
12

HERITAGE S

55'

R=20.00' L=31.38'

L.C.=S44°55'52"E, 28.26'



ROAD

S 00°00'42" W, 407.08'

LUTHER

QUARE SUBDIVISION

A REPLAT OF LOT 1, BLOCK 1, LYNDEN ACRES THIRD ADDITION, A SUBDIVISION LOCATED IN PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 13, TOWNSHIP 17 NORTH, RANGE 8 EAST OF THE 6TH P.M., DODGE COUNTY, NEBRASKA

LEGAL DESCRIPTION

Lot 1, Block 1, Lynden Acres Third Addition, a subdivision located in the NE 1/4 of the SE 1/4 of Section 13, Township 17 North, Range 8 East of the 6th P.M., Dodge County, Nebraska, more particularly described as follows:

Beginning at the Northwest corner of Lot 2, Block 1, said Lynden Acres Third Addition, said point also being the Southwest corner of said Lot 1, Block 1, Lynden Acres, said point also being on the East right-of-way line of Garden City Road; thence N00°00'34"E (assumed bearing) along said Easterly right-of-way line of Garden City Road, said line also being the Westerly line of said Lot 1, Block 1, Lynden Acres Third Addition, a distance of 407.00 feet; thence Easterly along said Easterly right-of-way line of Garden City Road, said line also being said Westerly line of Lot 1, Block 1, Lynden Acres Third Addition, on a curve to the right with a radius of 20.00 feet, a distance of 31.46 feet, said curve having a long chord which bears N45°04'04"E, a distance of 28.31 feet to a point on the South right-of-way line of Sixteenth Street, said point also being on the North line of said Lot 1, Block 1, Lynden Acres Third Addition; thence S89°52'26"E along said South right-of-way line of Sixteenth Street, said line also being said North line of Lot 1, Block 1, Lynden Acres Third Addition, a distance of 553.35 feet; thence Southerly along the Westerly right-of-way line of Luther Road said line also being the Easterly line of said Lot 1, Block 1, Lynden Acres Third Addition, on a curve to the right with a radius of 20.00 feet, a distance of 31.38 feet, said curve having a long chord which bears S44°55'52"E, a distance of 28.26 feet; thence S00°00'42"W along said Westerly right-of-way line of Luther Road, said line also being said Easterly line of Lot 1, Block 1, Lynden Acres Third Addition, a distance of 407.08 feet to the Southeast corner of said Lot 1, Block 1, Lynden Acres Third Addition, said point also being the Northeast corner of Lot 8, said Block 1, Lynden Acres Third Addition; thence N89°52'26"W along the South line of said Lot 1, Block 1, Lynden Acres Third Addition, a distance of 593.33 feet to the point of beginning.

Said tract of land contains an area of 253,206 square feet or 5.813 acres, more or less.

LAND SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT, MAP, SURVEY OR REPORT WAS MADE BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.

Robert Clark
ROBERT CLARK L.S. 419

FEB. 17, 1999
DATE



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT: MARK FERRAINA, BEING THE OWNER 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 SO HEREBY DEDICATE TO THE PUBLIC FOR PERPETUAL USE, HERITAGE LANE, AT THE LOCATION AND TO THE WIDTH SHOWN ON THIS PLAT. SAID OWNER DOES 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 THE PUBLIC OR PRIVATE UTILITY COMPANY FOR RECIPROCAL USE BY ABUTTING PROPERTY OWNERS FOR THE SOLE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF UTILITY LINES AND PIPES AND DRAINAGE FACILITIES.

Mark Ferraina
MARK FERRAINA, OWNER

ACKNOWLEDGEMENT



E&A CONSULTING GROUP

12001 Q STREET • OMAHA, NE 68137 • (402) 895-4700 • FAX (402) 895-3599

HERITAGE SQUARE

DODGE COUNTY, NEBRASKA

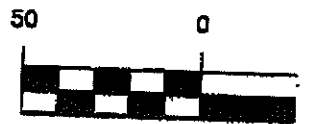
AT

POINT OF BEGINNING

2



GRAPHIC SCALE



(IN FEET)
1 inch = 50 f

LEGEND

- = 1/2" PINS FO
- = PINS SET, 5/8"
- ⊗ = 5/8" REBAR S
- ⊙ = 1/2" PINS FO

0004

3161 17 121

3

N 89°52'26" W, 593.33' ✓

4

5

6

7

LYNDEN ACRES

THIRD ADDITION BLOCK 1

CITY COUNCIL ACCEPTANCE:

ON THIS 23rd DAY OF Feb., 1999, THIS PLAT OF HERITAGE ACCEPTED BY RESOLUTION OF THE CITY FREMONT, DODGE

[Signature]
MAYOR

ATTEST:

[Signature]
CITY CLERK

LE

50



PLANNING COMMISSION APPROVAL

ON THIS 15th DAY OF Feb., 1999, THIS PLAT OF HERITAGE ACCEPTED BY RESOLUTION OF THE CITY FREMONT, DODGE

[Signature]
CHAIRMAN

IND

1" X 30" REBAR

SET IN CONCRETE

IND AND SET IN CONCRETE

0095

8

SQUARE SUBDIVISION WAS APPROVED AND
COUNTY, NEBRASKA.

SQUARE SUBDIVISION WAS APPROVED AND
COUNTY, NEBRASKA.

0096

point on the south right-of-way line of Sixteenth Street, said point also being on the north line of said Lot 1, Block 1, Lynden Acres Third Addition; thence S89°52'26"E along said South right-of-way line of Sixteenth Street, said line also being said North line of Lot 1, Block 1, Lynden Acres Third Addition, a distance of 553.35 feet; thence Southerly along the Westerly right-of-way line of Luther Road said line also being the Easterly line of said Lot 1, Block 1, Lynden Acres Third Addition, on a curve to the right with a radius of 20.00 feet, a distance of 31.38 feet, said curve having a long chord which bears S44°55'52"E, a distance of 28.26 feet; thence S00°00'42"W along said Westerly right-of-way line of Luther Road, said line also being said Easterly line of Lot 1, Block 1, Lynden Acres Third Addition, a distance of 407.08 feet to the Southeast corner of said Lot 1, Block 1, Lynden Acres Third Addition; thence N89°52'26"W along the South line of said Lot 1, Block 1, Lynden Acres Third Addition, a distance of 593.33 feet to the point of beginning.

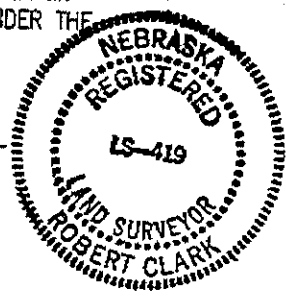
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LAND SURVEYORS CERTIFICATE

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Robert Clark
ROBERT CLARK L.S. 419

FEB. 17, 1999
DATE



DEDICATION

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Mark Ferraina
MARK FERRAINA, OWNER

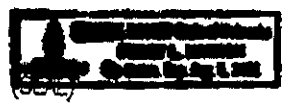
ACKNOWLEDGEMENT

STATE OF NEBRASKA)
)SS
DODGE COUNTY)

ON THIS 23 DAY OF Feb, 1999, BEFORE ME A GENERAL NOTARY PUBLIC, PERSONALLY APPEARED MARK FERRAINA, OWNER, WHO IS KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME APPEARS ON THE FOREGOING DEDICATION, AND WHO DOES HEREBY ACKNOWLEDGE THE SIGNING OF SAID INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THE DATE LAST AFORESAID.

Deann R. Hansen
GENERAL NOTARY PUBLIC



COMMISSION EXPIRES _____

NOTES

1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
2. ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.).
3. NO DIRECT VEHICULAR ACCESS WILL BE ALLOWED TO LUTHER ROAD FROM LOTS 5, 6 & 17.

0007

E&A CON

12001 Q STREET • OMAHA

HERITAGE SQUARE

DODGE COUNTY NEBRASKA

FINAL PLAT

PROJECT NO.	98136	DATE	2-18-99
SCALE	1" = 50'	DESIGNED BY	BPY
SHEET	1 of 1	DRAWN BY	BPY
		CHECKED BY	