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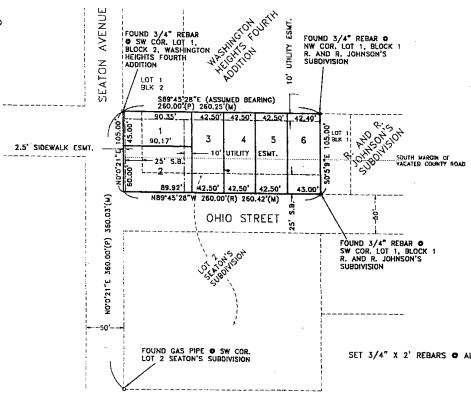
Paul Thomas
REGISTER OF DEEDS
DODGE COUNTY, NE

PLAT # 465

P AND B SUBDIVISION

A REPLAT OF THE NORTH 45 FEET OF LOT 2, SEATON'S SUBDIVISION AND THE SOUTH 80 FEET OF THE VACATED COUNTY ROAD ADJACENT TO AND NORTH OF SAID LOT 2, CITY OF FREMONT, DODGE COUNTY, NEBRASKA

3
3.00



LEGEND

- O FOUND SURVEY POINT
- P PLATED DISTANCE
- M MEASURED DISTANCE
- R RECORDED DISTANCE

SET 3/4" X 2" REBARs @ ALL LOT CORNERS.

LEGAL DESCRIPTION

A PARCEL OF LAND DESCRIBED AS THE NORTH 45 FEET OF LOT 2, SEATONS SUBDIVISION AND THE SOUTH 80 FEET OF THE VACATED COUNTY ROAD ADJACENT TO AND NORTH OF SAID LOT 2, ALL IN THE SW 1/4, SW 1/4 OF SECTION 10, T 17 N, R 8 E, CITY OF FREMONT, DODGE COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

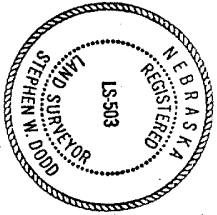
BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 2, WASHINGTON HEIGHTS FOURTH ADDITION, THENCE S89.45287E (ASSUMED BEARING) ALONG THE SOUTH MARGIN OF WASHINGTON HEIGHTS FOURTH ADDITION, A DISTANCE OF 280.25 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK 1, R. AND R. JOHNSON'S SUBDIVISION, THENCE S0.597E A DISTANCE OF 105.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 1, R. AND R. JOHNSON'S SUBDIVISION, THENCE N89.45287W A DISTANCE OF 280.42 FEET ALONG THE NORTH MARGIN OF OHIO STREET TO THE EAST MARGIN OF SEATON AVENUE, THENCE N0.021E A DISTANCE OF 105.00 FEET TO THE POINT OF BEGINNING; CONTAINING 0.629 ACRES, MORE OR LESS

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 SET AT ALL LOT CORNERS.

Stephen W. Dodd
STEPHEN W. DODD, LS-503

DATE 2/14/96



ACKNOWLEDGEMENT

STATE OF NEBRASKA)
COUNTY OF DODGE)
SS

ON THIS 14th DAY OF February, A.D. 1996, BEFORE ME, A GENERAL NOTARY PUBLIC, PERSONALLY APPEARED GARY PEBLEY, PRESIDENT OF PEBLEY CONSTRUCTION, INC., J. MARLIN BRABEC AND MARLA E. BRABEC, WHO ARE KNOWN TO ME TO BE THE IDENTICAL PERSONS WHOSE NAMES APPEAR ON THE FOREGOING DEDICATION, AND WHO HEREBY ACKNOWLEDGE THE SIGNING OF SAID INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL DATE LAST AFORESAID.

GENERAL NOTARY PUBLIC
Peggy L. Hansen

COMMISSION EXPIRES _____

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT PEBLEY CONSTRUCTION, INC., GARY PEBLEY, PRESIDENT, J. MARLIN BRABEC AND MARLA E. BRABEC, BEING THE OWNERS OF THE TRACT OF LAND SHOWN AND DESCRIBED HEREON, HAVE CAUSED THE SAME TO BE DIVIDED INTO LOTS AND BLOCKS, NUMBERED AS SHOWN.

WE HEREBY GRANT TO THE CITY OF FREMONT, ANY PUBLIC OR PRIVATE UTILITY COMPANY, AND FOR THE USE OF ABUTTING PROPERTY OWNERS, PERPETUAL EASEMENTS AT THE LOCATION AND WIDTHS SHOWN FOR THE SOLE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF UTILITY LINES AND PIPES AND DRAINAGE FACILITIES OR SIDEWALKS.

Gary Pebley
GARY PEBLEY, PRESIDENT
PEBLEY CONSTRUCTION, INC.

Marla E. Brabec
MARLA E. BRABEC

PLANNING COMMISSION APPROVAL

ON THIS 12th DAY OF February, A.D. 1996, THIS PLAT OF P AND B SUBDIVISION WAS APPROVED AND ACCEPTED BY THE PLANNING COMMISSION OF THE CITY OF FREMONT, DODGE COUNTY, NEBRASKA.

[Signature]
CHAIR

CITY COUNCIL ACCEPTANCE

ON THIS 27th DAY OF February, A.D. 1996, THIS PLAT OF P AND B SUBDIVISION WAS APPROVED AND ACCEPTED BY RESOLUTION OF THE CITY COUNCIL, THE CITY OF FREMONT, DODGE COUNTY, NEBRASKA.

[Signature]
MAYOR
[Signature]
CLERK - *[Signature]*

