

PLAT # 477

FILED

1999 PAGE 1592

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INDEX  
FEES \$4.50  
C-HI

Carol Stevens  
REGISTER OF DEEDS  
DODGE COUNTY, NE

6

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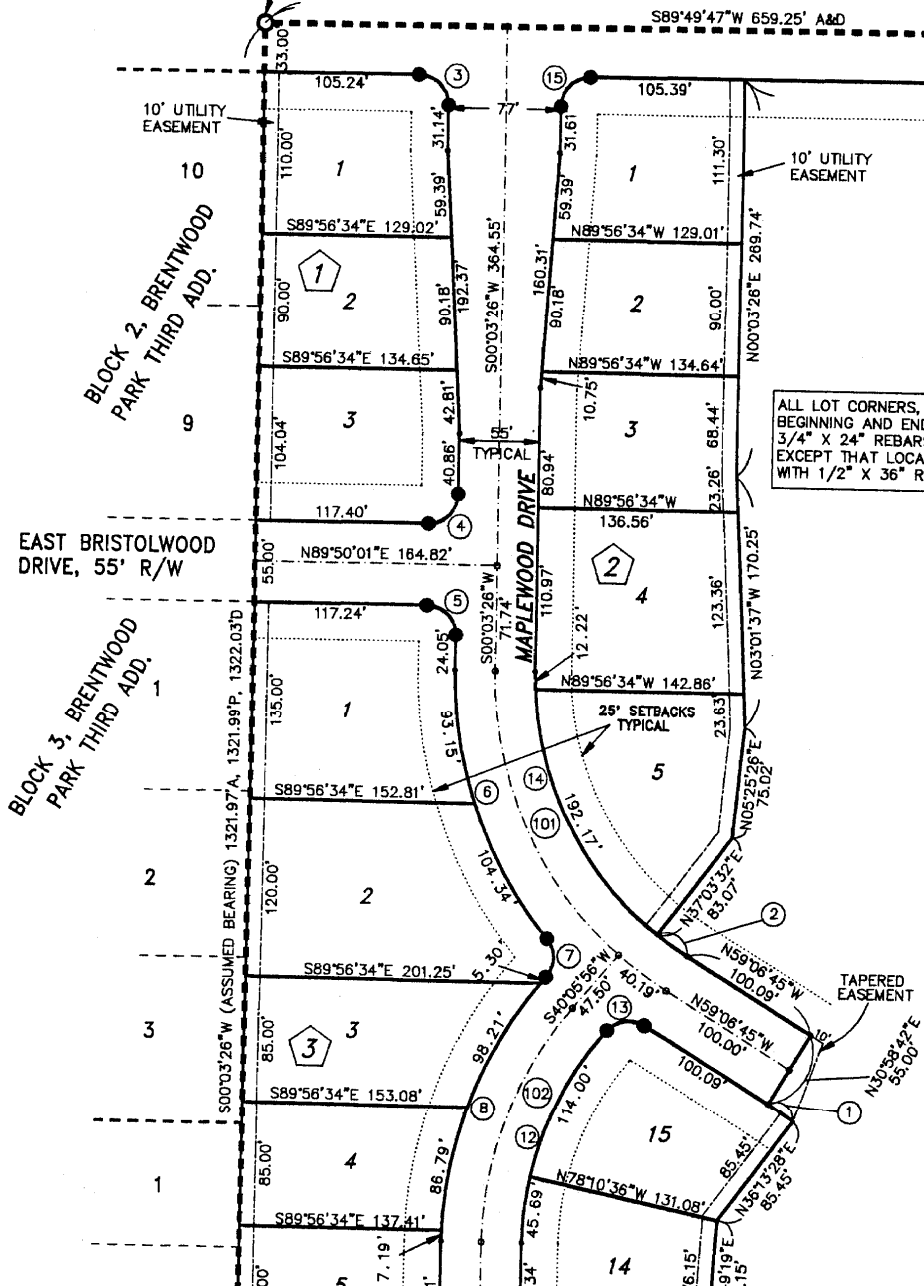


SCALE: 1"=100'

(A)  
NW COR NE 1/4 SW 1/4  
SEC 18-T17N-R9E  
FOUND 1" OT

16TH STREET  
66' R/W

S89°49'47"W 659.25' A&D



ALL LOT CORNERS, BEGINNING AND ENDS 3/4" X 24" REBARS EXCEPT THAT LOCATED WITH 1/2" X 36" RE

TAPERED EASEMENT

25' SETBACKS TYPICAL

TYPICAL

BLOCK 2, BRENTWOOD PARK THIRD ADD.

BLOCK 3, BRENTWOOD PARK THIRD ADD.

EAST BRISTOLWOOD DRIVE, 55' R/W

MAPLEWOOD DRIVE

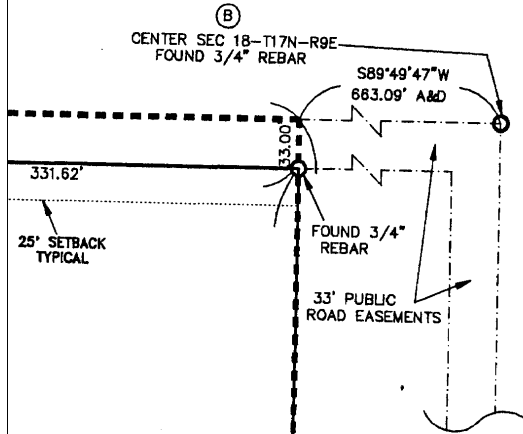
10' UTILITY EASEMENT

10' UTILITY EASEMENT

# BRENTWOOD PARK FIFTH ADDITION

TO THE CITY OF FREMONT, DODGE COUNTY, NEBRASKA  
PART OF THE NE1/4 OF THE SW1/4 OF SECTION 18, T17N, R9E OF THE 6TH P.M.

## FINAL PLAT



CURVE TABLE					
#	DELTA	R (FT)	L (FT)	LC (FT)	LC BRG
1	05°20'13"	222.50	20.73	20.72	N 56°26'38" W
2	06°32'14"	222.50	25.39	25.37	N 55°50'38" W
3	90°13'39"	20.00	31.50	28.34	S 45°03'23" E
4	89°46'35"	20.00	31.34	28.23	S 44°56'44" W
5	90°13'25"	20.00	31.49	28.34	S 45°03'16" E
6	40°46'33"	277.50	197.49	193.35	S 20°19'50" E
7	81°33'06"	20.00	28.47	26.12	S 00°03'26" W
8	40°46'33"	277.50	197.49	193.35	S 20°26'42" W
9	39°36'31"	20.00	13.83	13.55	S 19°51'42" W
10	279°51'23"	55.00	268.64	70.81	N 79°44'15" E
11	60°14'52"	20.00	21.03	20.07	N 30°04'00" W
12	41°07'23"	222.50	159.70	156.29	N 20°37'08" E
13	79°42'26"	20.00	27.82	25.63	N 81°02'02" E
14	59°10'11"	222.50	229.78	219.70	N 29°31'39" W
15	89°46'21"	20.00	31.34	28.23	N 44°56'37" E
101	59°10'11"	250.00	258.18	246.86	S 29°31'39" E
102	40°02'30"	250.00	174.71	171.18	S 20°04'41" W

CHANGES IN DIRECTION AND THE OF CURVES ARE MARKED WITH DRIVEN FLUSH WITH THE GROUND. PINS NOTED WITH ● ARE MARKED PINS ENCASED IN 4" CONCRETE.

UTLOT 1

1287.98'  
N00°03'25"E 1320.98'A, 1321.08'D

### LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NE¼ SW¼ OF SECTION 18, TOWNSHIP 17 NORTH, RANGE 9 EAST OF THE 6TH P.M., DODGE COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID NE¼ SW¼; THENCE S00°03'26"W (ASSUMED BEARING) ALONG THE WEST LINE OF SAID NE¼ SW¼, ALSO BEING THE EAST LINE OF BRENTWOOD PARK SECOND AND THIRD ADDITIONS TO THE CITY OF FREMONT, A DISTANCE OF 1321.97 FEET TO THE SOUTHWEST CORNER OF SAID NE¼ SW¼; THENCE N89°44'38"E ALONG THE SOUTH LINE OF SAID NE¼ SW¼ A DISTANCE OF 659.26 FEET; THENCE N00°03'25"E A DISTANCE OF 1320.98 FEET TO A POINT ON THE NORTH LINE OF SAID NE¼ SW¼; THENCE S89°49'47"W A DISTANCE OF 659.25 FEET TO THE POINT OF BEGINNING; CONTAINING OR 20.0 ACRES, MORE OR LESS.

### CITY COUNCIL ACCEPTANCE

ON THIS 26<sup>th</sup> DAY OF January A.D. 1999 THIS PLAT OF BRENTWOOD PARK FIFTH ADDITION WAS APPROVED AND ACCEPTED BY RESOLUTION OF THE CITY COUNCIL THE CITY OF FREMONT, DODGE COUNTY, NEBRASKA

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

TIES:

- (A) NW COR NE1/4 SW1/4  
SEC 18-T17N-R9E  
FOUND 1" OT  
57.57' SW TO NAIL IN POWER POLE  
51.10' SE TO NAIL IN POWER POLE  
32.91' S TO 5/8" REBAR  
31.40' NE TO PUNCH MARK E END CMP
- (B) CENTER SEC 18-T17N-R9E  
FOUND 3/4" REBAR  
77.29' WSW TO 'X' NAILS IN POWER POLE  
43.35' NNE TO 'X' NAILS IN CORNER POST  
67.01' NE TO 'X' NAILS IN FENCE POST
- (C) SW COR NE1/4 SW1/4  
SEC 18-T17N-R9E  
FOUND 5/8" REBAR ENCASED  
IN CONCRETE  
10.51' NE TO CENTER OF MANHOLE CASTING  
120.87' N TO 1/2" REBAR
- (D) SE COR NE1/4 SW1/4  
SEC 18-T17N-R8E  
FOUND 1-1/2" OT  
13.85' E TO CENTER OF MANHOLE CASTING  
37.21' NW TO 5/8" REBAR  
36.77' SW TO 5/8" REBAR  
21.52' NE TO 5/8" REBAR  
23.04' SE TO 5/8" REBAR

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS: THAT DON PETERSON & ASSOCIATES REAL ESTATE CO., BRUCE GOCKEN, PRESIDENT; OWNER AND PROPRIETOR OF THE TRACT OF LAND SHOWN AND DESCRIBED HEREON, HAVE CAUSED THE SAME TO BE DIVIDED INTO LOTS, BLOCKS, AND STREETS, SAID SUBDIVISION TO BE KNOWN AS BRENTWOOD PARK 5TH 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 16TH STREET, EAST BRISTOLWOOD DRIVE, MAPLEWOOD DRIVE AND GLENWOOD COURT 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 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. NO PERMANENT BUILDING OR RETAINING WALL SHALL BE PLACED IN THE ABOVE DESCRIBED EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, 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 THE

12 DAY OF March, 1999, A.D.

*Bruce Gocken*

BRUCE GOCKEN, PRESIDENT

FOR: DON PETERSON & ASSOCIATES REAL ESTATE CO.

BLOCK 3, BRENTWOOD  
PARK SECOND ADD.

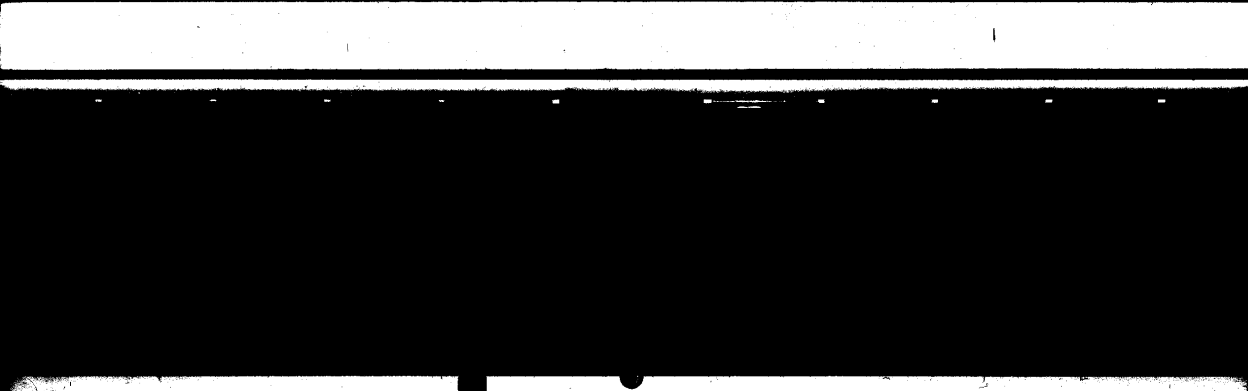
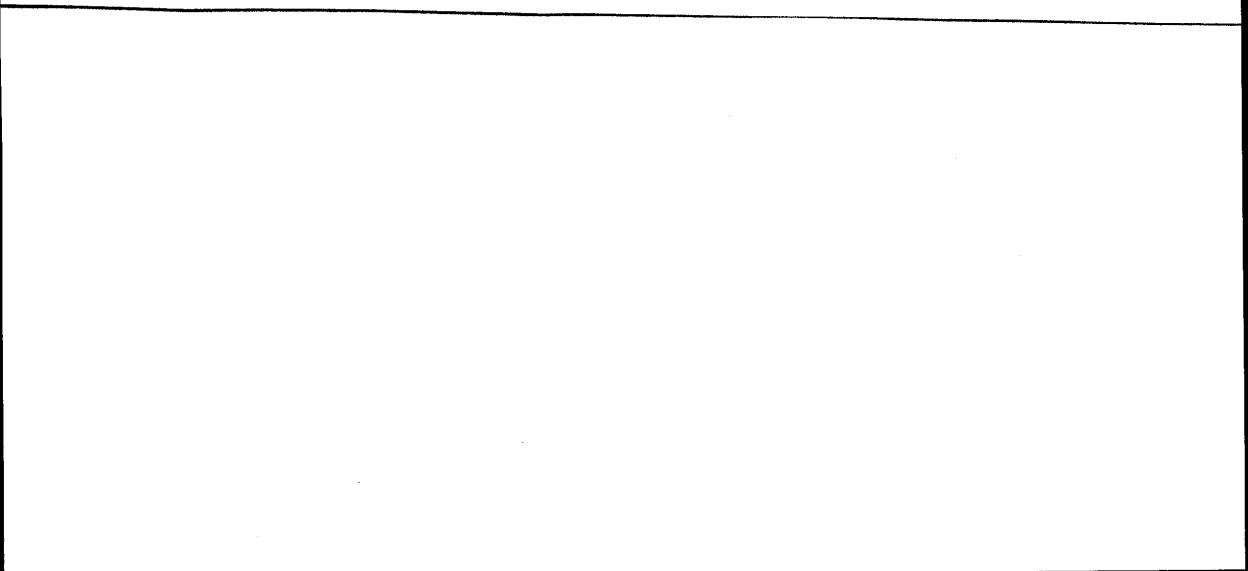
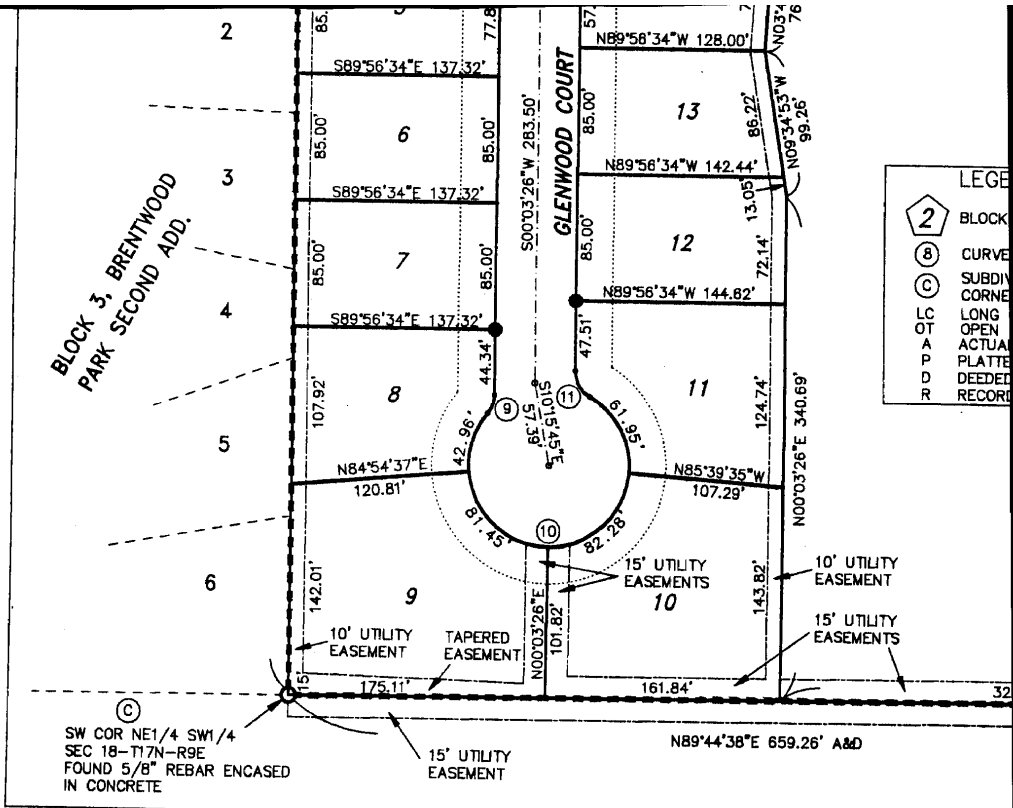
GLENWOOD COURT

(C)  
SW COR NE1/4 SW1/4  
SEC 18-T17N-R9E  
FOUND 5/8" REBAR ENCASED  
IN CONCRETE

N89°44'38"E 659.26' A&D

LEGE

- ② BLOCK
- ⊙ CURVE
- (C) SUBDIVISION
- LC LONG CORNER
- OT LONG OPEN ACTUAL
- PA PLATTE
- DE DEEDED
- RE RECORD





**ACKNOWLEDGEMENT**

STATE OF NEBRASKA )

COUNTY OF DODGE )

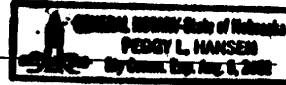
SS

ON THIS 12 DAY OF March,  
A.D. 1999, BEFORE ME, A GENERAL NOTARY PUBLIC,  
PERSONALLY APPEARED BRUCE GOCKEN, PRESIDENT OF DON  
PETERSON & ASSOCIATES REAL ESTATE CO., WHO IS KNOWN  
TO ME TO BE THE IDENTICAL PERSON WHOSE NAME APPEARS  
ON THE FOREGOING DEDICATION, AND WHO HEREBY  
ACKNOWLEDGES THE SIGNING OF SAID INSTRUMENT TO BE HIS  
VOLUNTARY ACT AND DEED.

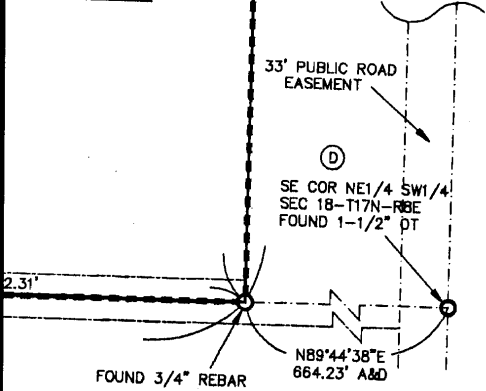
WITNESS MY HAND AND OFFICIAL SEAL DATE LAST  
AFORESAID.

Peggy L. Hansen  
GENERAL NOTARY PUBLIC

COMMISSION EXPIRES \_\_\_\_\_



END:  
NUMBER  
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TOP PIPE  
DISTANCE  
D DISTANCE  
D DISTANCE  
DED DISTANCE



**PLANNING COMMISSION APPROVAL**

ON THIS 18<sup>th</sup> DAY OF January A.D.  
1999, THIS PLAT OF BRENTWOOD PARK FIFTH ADDITION WAS  
APPROVED AND ACCEPTED BY THE PLANNING COMMISSION OF THE  
CITY OF FREMONT, DODGE COUNTY, NEBRASKA.

Paul Duffel  
CHAIR

**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, ON OR BEFORE JUNE  
1, 1999.

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

3/9/99  
DATE

