

24

City

FILED  
BOOK 2005 PAGE 1431

2005 MAR -4 PM 2:37

*Carol Hivens*

DODGE COUNTY  
REGISTER OF DEEDS  
COMPARE INDEX 1 E E G  
24.0

RESOLUTION NO. 2004-186

**A Resolution of the City Council of the City of Fremont, Nebraska, approving the Final Plat of Country Club Estates Fifth Addition, a part of the SW ¼ NW ¼ of Section 10, Township 17 North, Range 8 East of the 6<sup>th</sup> P.M., Dodge County, Nebraska**

WHEREAS, a Registered Land Surveyor has prepared a plat for approval by the Mayor and Council, which is submitted herewith showing the Final Plat of COUNTRY CLUB ESTATES FIFTH ADDITION, a part of the SW ¼ NW ¼ of Section 10, Township 17 North, Range 8 East of the 6<sup>th</sup> P.M., Dodge County, Nebraska..

NOW THEREFORE BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF FREMONT, NEBRASKA AS FOLLOWS:

SECTION I. That the Final Plat of COUNTRY CLUB ESTATES FIFTH ADDITION, a part of the SW ¼ NW ¼ of Section 10, Township 17 North, Range 8 East of the 6<sup>th</sup> P.M., Dodge County, Nebraska, duly made out, acknowledged and certified, be and the same is hereby approved and accepted and ordered filed in the office of the Register of Deeds at Dodge County, Nebraska; and, hereinafter said addition shall be and remain a part of the City of Fremont, Nebraska, and shall be included within the corporate limits of said City and become a part of said City for all purposes whatsoever, and the inhabitants of such addition shall be entitled to all the rights and privileges and be subject to all the laws, ordinances, rules and regulations of said City.

SECTION II. The dedication upon the plat is in all words and figures approved; and, the Mayor and City Clerk are hereby directed to register the approval of the Mayor and Council upon said plat by endorsements thereon.

SECTION III. That the subdivision of this tract of land is hereby approved, subject to the following findings, terms or conditions prior to filing of the Final Plat or within the time stipulated in the condition:

1. Receipt of proper and necessary easements.
2. All lots be staked and properly monumented as set forth in the Subdivision Ordinance.
3. Receipt of and approval of by the City Engineer of all necessary improvement plans as required by the Subdivision Ordinance.


Council member *Kath Schalk*, offers this Resolution and moves its adoption, seconded by Council member *Bernie May*.

PASSED AND APPROVED THIS 14th DAY OF September, 2004

*Donald B. Edwards*  
DONALD B. EDWARDS, MAYOR

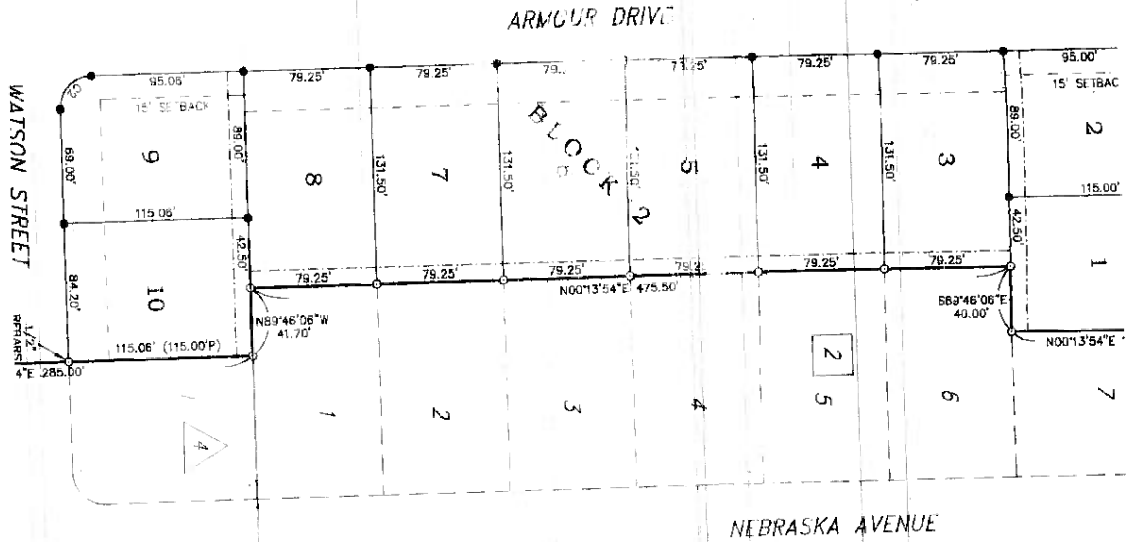
ATTEST:

*Kimberly Volk*  
Kimberly Volk, CMC  
City Clerk









LEGAL DESCRIPTION:  
 A PARCEL OF LAND LOCATED IN THE SW 1/4, NW 1/4, OF SECTION 10, 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 1, BLOCK 4, COUNTRY CLUB ESTATES FOURTH ADDITION; THENCE N89°48'24\"/>

DEDICATION

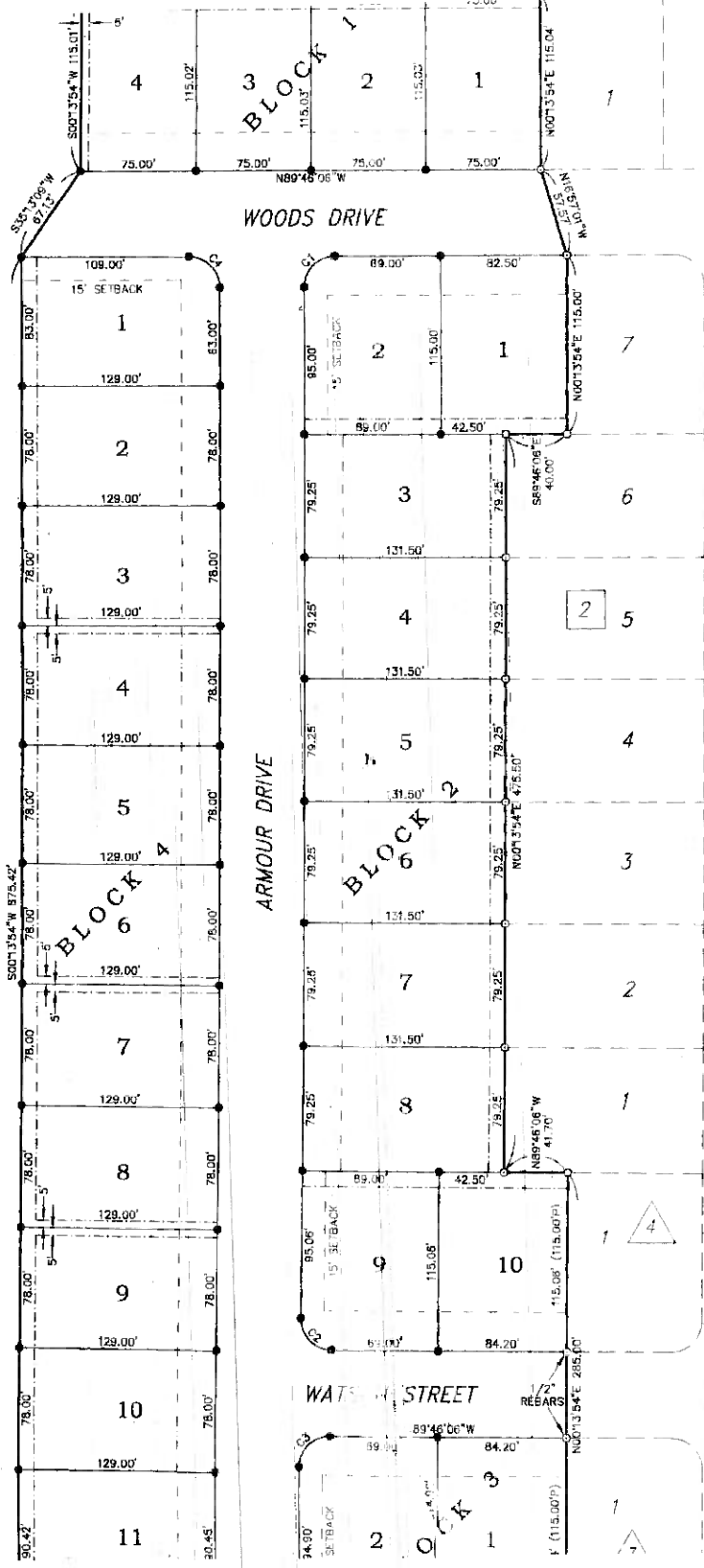
KNOW ALL MEN BY THESE PRESENTS, THAT RAINWIDE LAND PARTNERSHIP, OWNER AND PROPRIETOR OF THE TRACT OF LAND SHOWN AND DESCRIBED HEREIN, HAS CAUSED THE SAME TO BE DIVIDED INTO LOTS, BLOCKS, AND STREETS, SAID SUBDIVISION TO BE KNOWN AS COUNTRY CLUB ESTATES FIFTH ADDITION, THE LOTS HEREBY DELEGATE TO THE PUBLIC FOR PERPETUAL USE THE STREETS IN OR OF THE PROPERTY AS SHOWN ON THIS PLAT AND ARMOUR DRIVE AT THE LOCATIONS AND TO THE WIDTHS SHOWN HEREON AND WE DO ALSO GRANT PERPETUAL EASEMENTS FOR THE USE OF ABUTTING PROPERTY OWNERS, FOR THE SOLE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF DESCRIBED EASEMENT WAYS, BUT THE SAME MAY BE USED FOR ANY OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREBY GRANTED.

IN WITNESS WHEREOF, I DO HEREBY SET MY HANDS THE  
 17 DAY OF September 2004, A.D.  
 Martin D. Gifford  
 FOR: RAINWIDE 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 to be his voluntary act and deed.  
 WITNESSES: My hand and official seal date last aforesaid.  
 Notary Public  
 Commission Expires: March 21, 2006

PLANNING COMMISSION APPROVAL  
 ON THIS 17th DAY OF August A.D. 2004, THIS PLAT OF COUNTRY CLUB ESTATES FIFTH ADDITION WAS RECORDED AND ACCEPTED BY THE PLANNING COMMISSION OF THE CITY OF FREMONT, DODGE COUNTY, NEBRASKA.





4  
2

SCALE: 1" = 40'

NOTES:  
1. THE FOLLOWING VALUE WHERE OTHERWISE NOTED IS FEET RIGHT-OF-WAY. EASEMENT WIDTH IS FRONT YARD SETBACK. RIGHT-OF-WAY RADIUS. SIDE LOT LINES ARE FRONT LOT LINE UNLESS

LEGAL DESCRIPTION:

A PARCEL OF LAND IN COUNTY, NEBRASKA, BEGINNING AT THE NORTH BEARING) ALONG THE FEET; THENCE SOUTH 13° 54' 11.50" OF 875.42 FEET TO A 357.20 FEET TO THE WEST LINE OF SAID CO OF SAID COUNTRY CLUB ESTATES FOURTH ADDITION; THENCE NORTH 13° 54' 11.50" ALONG THE WEST LINE OF SAID FOURTH ADDITION; THENCE BEGINNING; CONTAINING

DEDICATION

KNOW ALL MEN BY THE AND DESCRIBED HEREIN AS COUNTRY CLUB EST OF THE PROPERTY AS BE KNOWN AS WOODS ALSO GRANT PERPETUA OR PRIVATE UTILITY CO MAINTENANCE OF UTILIT IN THE ABOVE DESCRIB NOT THEN OR LATER IN

IN WITNESS WHEREOF, I  
17 DAY OF Sept  
Martin D. Gifford  
MARTIN D. GIFFORD  
FOR: RAWHIDE LAND PA

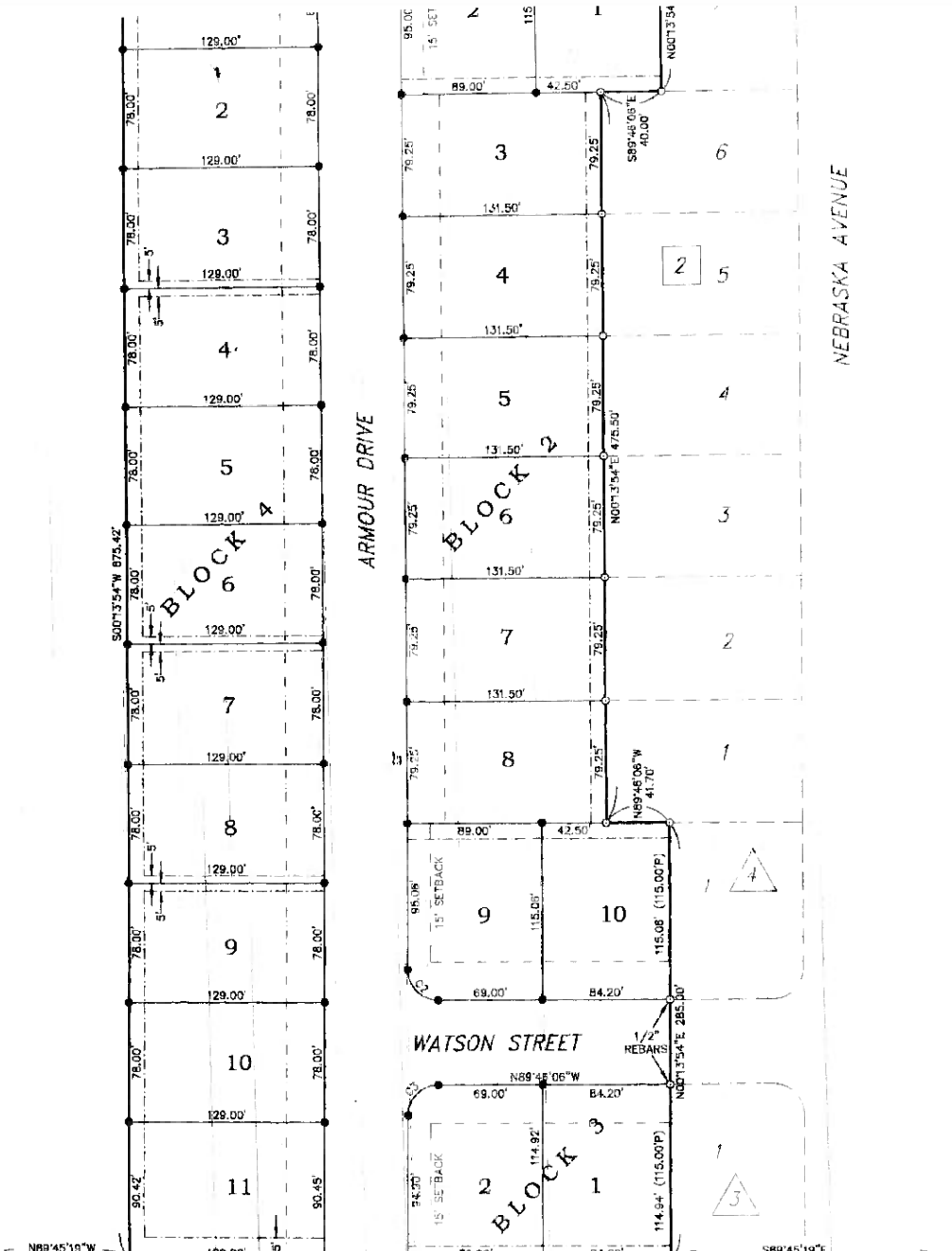
ACKNOWLEDGMENT

STATE OF NEBRASKA )  
COUNTY OF DODGE )  
ON THIS 17th  
APPEARED MARTIN D. G  
DEDICATION, AND WHO  
WITNESS MY HAND AND  
[Signature]  
GENERAL NOTARY PUBLIC

COMMISSION EXPIRES

PLANNING COMMISSION A  
ON THIS 23rd  
WAS APPROVED AND  
[Signature]  
VICE-CHAIR

CITY COUNCIL ACCEPTAN  
ON THIS 24th  
WAS APPROVED AND  
[Signature]



WEST 1/4 CORNER SECTION 10, T-17-N, R-8-E (FOUND ALUMINUM CAP, 0.6" DEEP) SW 35.70' TO TOP OF RIVET IN E. END OF 6"x4" E-W CMP. CL. VERT W 31.32' TO "X" NAILS ON POWER POLE NW 38.00' TO CHISELLED X IN TOP OF N. END OF CONC. CULVERT

CURVE TABLE

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD DIRECTION
C1	90°00'00"	20.00	31.42	28.28	S45°13'54"W
C2	90°00'00"	20.00	31.42	28.28	S44°46'06"E
C3	90°00'00"	20.00	31.42	28.28	S45°13'54"W
C4	90°00'00"	20.00	31.42	28.28	N44°46'06"W

SOUTHEAST CORNER, SW 1/4 NW 1/4 (FOUND 1 1/2" OT - 0.2" DEEP) E 59.99' TO NW COR OF ELECTRIC BOX S 59.90' TO NW COR HOUSE, 1506 JONES W 18.20' TO NE CORNER OF TEL. PED. W 69.22' TO NAIL IN N. FACE OF POWER POLE 3' ABOVE GROUND

LEGAL DES A PARCEL COUNTY, N BEGINNING BEARING) / FEET THEI OF 875.42 357.20 FE WEST LINE OF SAID C ESTATES F THE WEST 46°06'E AL THENCE NE THENCE N1 FOURTH AL BEGINNING,

DEDICATION KNOW ALL AND DESC AS COUNT OF THE PR BE KNOWN ALSO GRAN OR PRIVATI MAINTENAN IN THE ABC NOT THEN IN WITNESS 17 0 *M.D.* MARTIN D. FOR: RAWH

ACKNOWLED STATE OF I COUNTY OF ON THIS APPEARED DEDICATION WITNESS M' GENERAL N COMMISSION PLANNING C ON THIS WAS APPRO VICE-CHAIR CITY COUNC ON THIS WAS APPRO MAYOR