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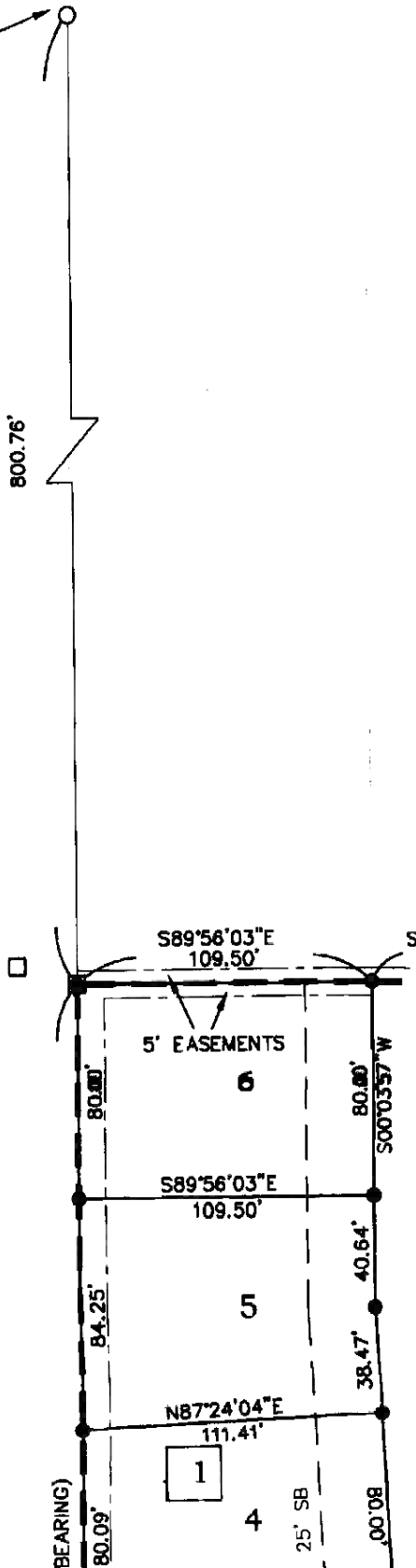
Plat # 512

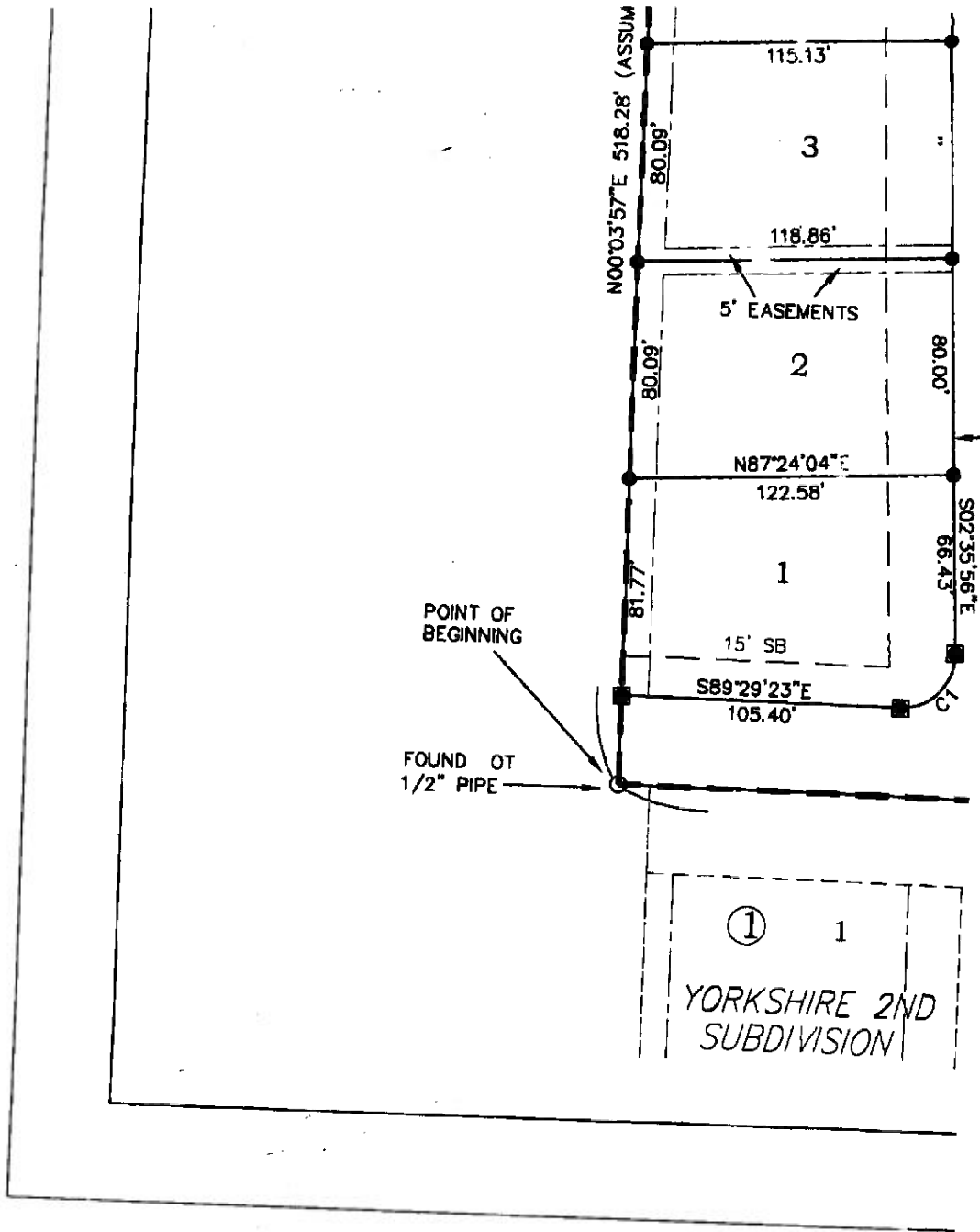
Carol Aivona

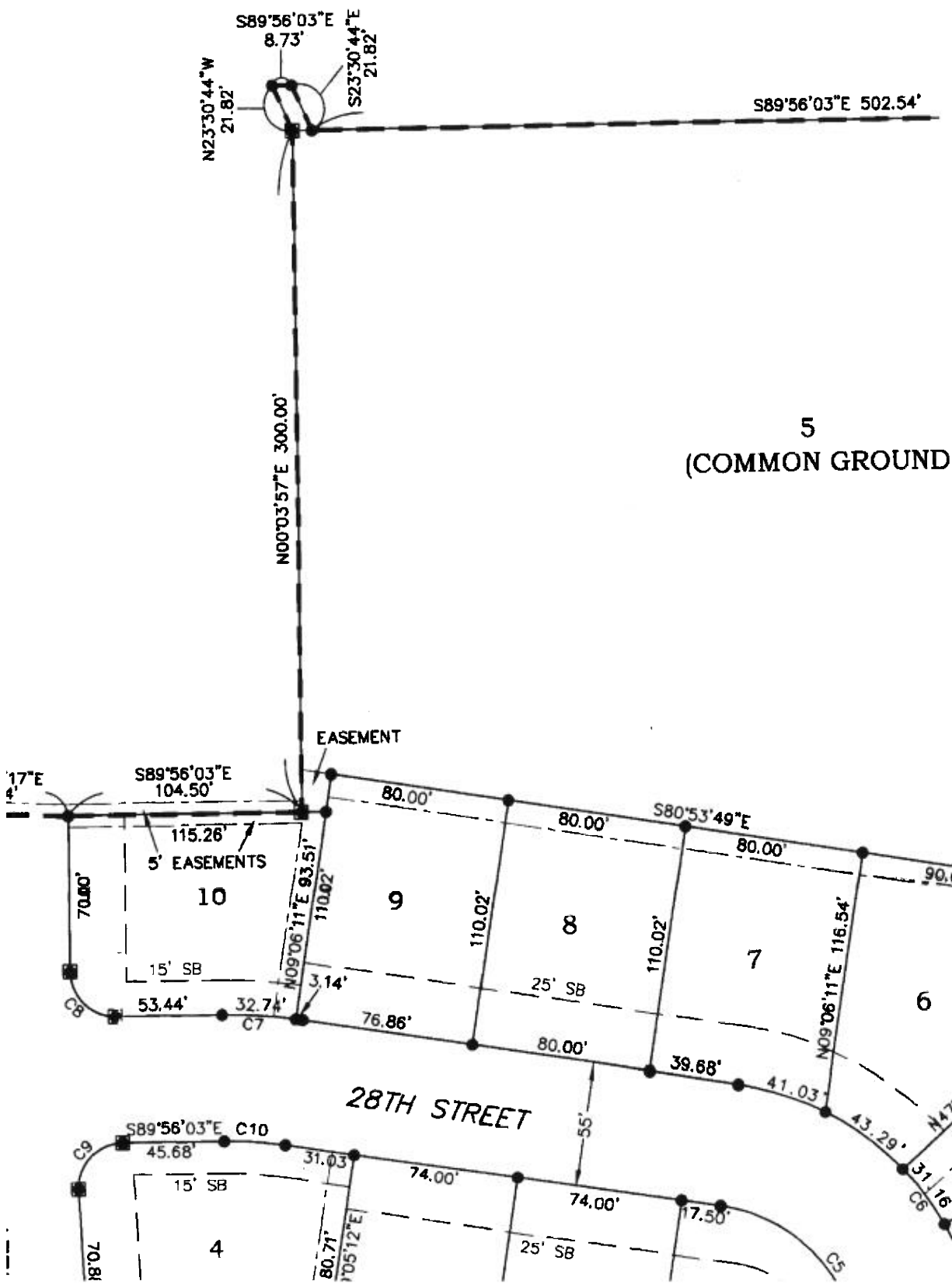
DOOSE COUNTY
REGISTER OF DEEDS
COUNTY CLERK'S OFFICE

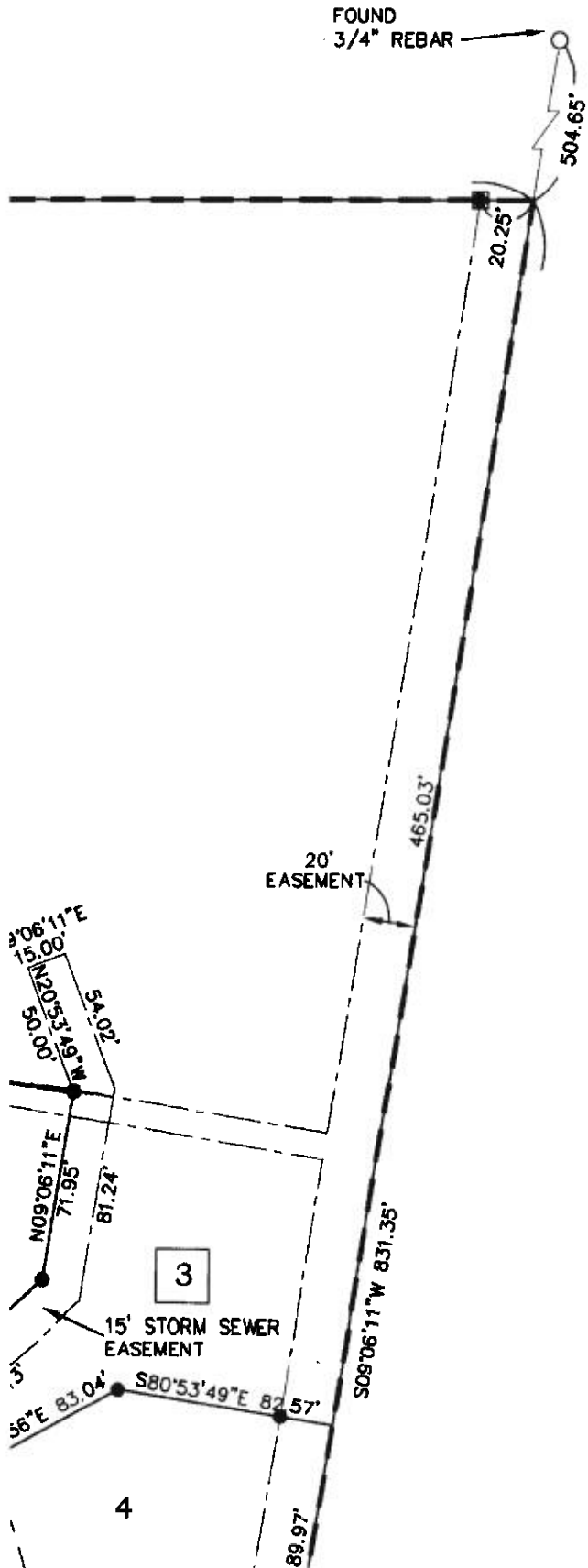
53.5°

FOUND 3/4" REBAR









CENTI



SCALE: 1" = 60'

LEGEND

- SB SETBACK
- FD FOUND
- OT OPEN TOP PIPE
- O FOUND CORNER
- SET CORNERS 3/4"x24" RI
- P PLATTED DISTANCE
- M MEASURED DISTANCE
- SETBACK LINE
- - - EASEMENT LINE
- ① BLOCK NUMBER CENTRAL PARK ADDITION
- ② BLOCK NUMBER, YORKSHIRE MANOR SUBDIVISION

LOT AREAS

LOT NUMBER	AREA	LOT NUMBER

**FINAL PLAT OF
L PARK ADDITION**

**THE CITY OF FREMONT, NEBRASKA,
T OF THE NW1/4 SE1/4 OF
TION 12, TOWNSHIP 17 NORTH,
'GE 8 EAST OF THE 6TH P.M.,
'GE COUNTY, NEBRASKA.**

LEGAL DESCRIPTION

A PARCEL OF LAND IN THE NW1/4 SE1/4 OF SECTION 12, TOWNSHIP 17 NORTH, RANGE 8 EAST OF THE 6TH P.M., DODGE COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 9, OF D. SCHROEDER'S SUBDIVISION, LYING ON THE SOUTH LINE OF SAID NW1/4 SE1/4; THENCE N00°03'57"E (ASSUMED BEARING) ALONG THE WEST LINE OF SAID LOT 9 A DISTANCE OF 518.28 FEET; THENCE S89°56'03"E A DISTANCE OF 109.50 FEET; THENCE S87°52'17"E A DISTANCE OF 86.04 FEET; THENCE S89°56'03"E A DISTANCE OF 104.50 FEET; THENCE N00°03'57"E A DISTANCE OF 300.00 FEET; THENCE N23°30'44"W A DISTANCE OF 21.82 FEET; THENCE S89°56'03"E A DISTANCE OF 8.73 FEET; THENCE S23°30'44"E A DISTANCE OF 21.82 FEET; THENCE S89°56'03"E A DISTANCE OF 502.54 FEET TO A POINT ON THE EAST LINE OF A 100 FOOT WIDE STRIP OF LAND ADJOINING THE EAST LINE OF SAID LOT 9, FORMERLY CHICAGO & NORTHWESTERN RAILWAY COMPANY RIGHT OF WAY; THENCE S09°08'11"W ALONG SAID EAST LINE A DISTANCE OF 831.35 FEET TO A POINT ON THE SOUTH LINE OF SAID NW1/4 SE1/4; THENCE N89°29'23"W ALONG SAID SOUTH LINE A DISTANCE OF 860.71 FEET TO THE POINT OF BEGINNING, CONTAINING 11.73 ACRES, MORE OR LESS.

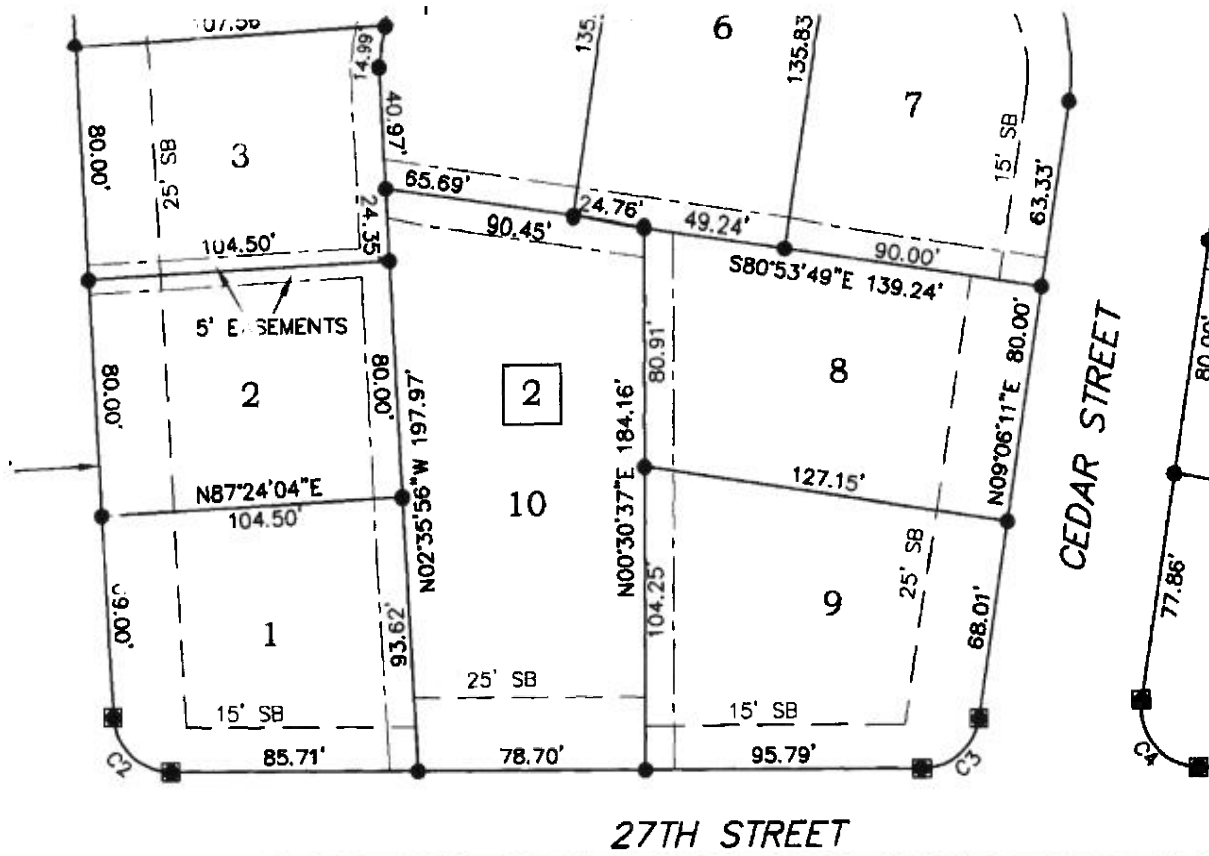
DEDICATION

BAR

KNOW ALL MEN BY THESE PRESENTS: THAT NEW HORIZON LAND & FARM, L.L.C., GARY PEBLEY, 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 CENTRAL PARK 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 LAVERNA STREET, CEDAR STREET, 27TH STREET AND 28TH STREET 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, 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

27 DAY OF September 2002, A.D.
Gary Pebley, President
GARY PEBLEY, PRESIDENT
FOR: NEW HORIZON LAND & FARM, L.L.C. COMPANY



27TH STREET

N89°29'23"W 660.71'

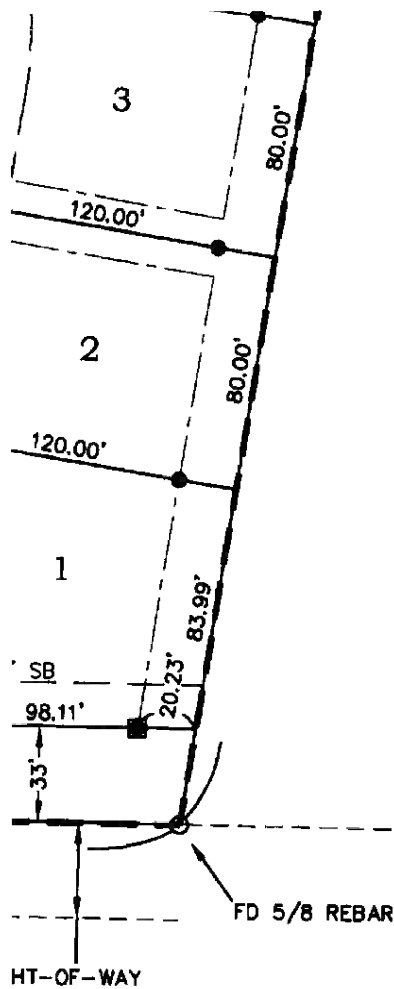


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YORKSHIRE MANOR SUBDIVISION

EXIST.

CEN
TO TH



LOT 7, BLOCK 1	8902	LOT 1, BLOCK
LOT 5, BLOCK 1	8981	LOT 2, BLOC
LOT 6, BLOCK 1	8760	LOT 3, BLOC
LOT 1, BLOCK 2	9411	LOT 4, BLOCK
LOT 2, BLOCK 2	8360	LOT 5, BLOC
LOT 3, BLOCK 2	8382	LOT 6, BLOC
LOT 4, BLOCK 2	10119	LOT 7, BLOCK
LOT 5, BLOCK 2	9884	LOT 8, BLOC
LOT 6, BLOCK 2	10051	LOT 9, BLOC
LOT 7, BLOCK 2	11131	LOT 10, BLOC

CURVE DATA

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADII
C1	93°06'34"	N 43°57'21" E	20.00
C2	86°53'26"	S 46°02'39" E	20.00
C3	81°24'27"	N 49°48'24" E	20.00
C4	98°35'33"	S 40°11'36" E	20.00
C5	90°00'00"	S 35°53'49" E	72.50
C6	90°00'00"	S 35°53'49" E	127.50
C7	09°02'13"	N 85°24'56" W	227.50
C8	90°00'00"	N 44°56'03" W	20.00
C9	92°39'54"	N 43°44'01" E	20.00
C10	09°02'13"	S 85°24'56" E	172.50

NOTES:

- 1) ALL BEARINGS AND DISTANCES ARE ACTUAL UNLESS OTHERWISE NOTED.
- 2) ALL EASEMENTS ARE 10' WIDE UNLESS OTHERWISE NOTED.
- 3) ALL LOT CORNERS, CHANGES IN DIRECTION AND 180° ENDS OF CURVES ARE MARKED WITH 3/4" x 24" FLUSH WITH THE GROUND, EXCEPT THAT LOCATIONS AT 90° AND 270° ARE MARKED WITH 1/2" x 36" REBARS ENCASED IN CONCRETE.
- 4) LOT LINES ARE PERPENDICULAR TO STREETS EXCEPT WHERE SHOWN OTHERWISE.

L PARK ADDITION
CITY OF FREMONT, NE.

118
192
91
90
J1
01
19

ON THIS 27th DAY OF February, A.D. 2002, BEFORE ME, A GENERAL NOTARY PUBLIC, PERSONALLY APPEARED GARY PEBLEY, PRESIDENT OF THE NEW HORIZON LAND & FARM, L.L.C. COMPANY 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.

Shirley R. Angermund

GENERAL NOTARY PUBLIC

COMMISSION EXPIRES _____



CHORD LENGTH
29.04
27.51
28.09
30.32
102.53
180.31
35.85
28.28
28.93
27.18

PLANNING COMMISSION APPROVAL

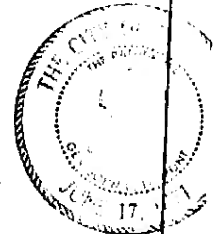
ON THIS 18th DAY OF March, A.D. 2002, THIS PLAT OF CENTRAL PARK ADDITION WAS APPROVED AND ACCEPTED BY THE PLANNING COMMISSION OF THE CITY OF FREMONT, DODGE COUNTY, NEBRASKA.

Paul Siffert
CHAIR

CITY COUNCIL ACCEPTANCE

ON THIS 26th DAY OF March, A.D. 2002, THIS PLAT OF CENTRAL PARK ADDITION WAS APPROVED AND ACCEPTED BY RESOLUTION OF THE CITY COUNCIL THE CITY OF FREMONT, DODGE COUNTY, NEBRASKA.

Donald S. Egan Mayor
Kimberly Volk Clerk



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VEN

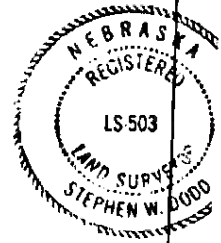
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RETE.

HERWISE NOTED.

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, 2002.

Stephen W. Dood
STEPHEN W. DOOD, LS-503
2/18/2002
DATE



FINAL PLAT