

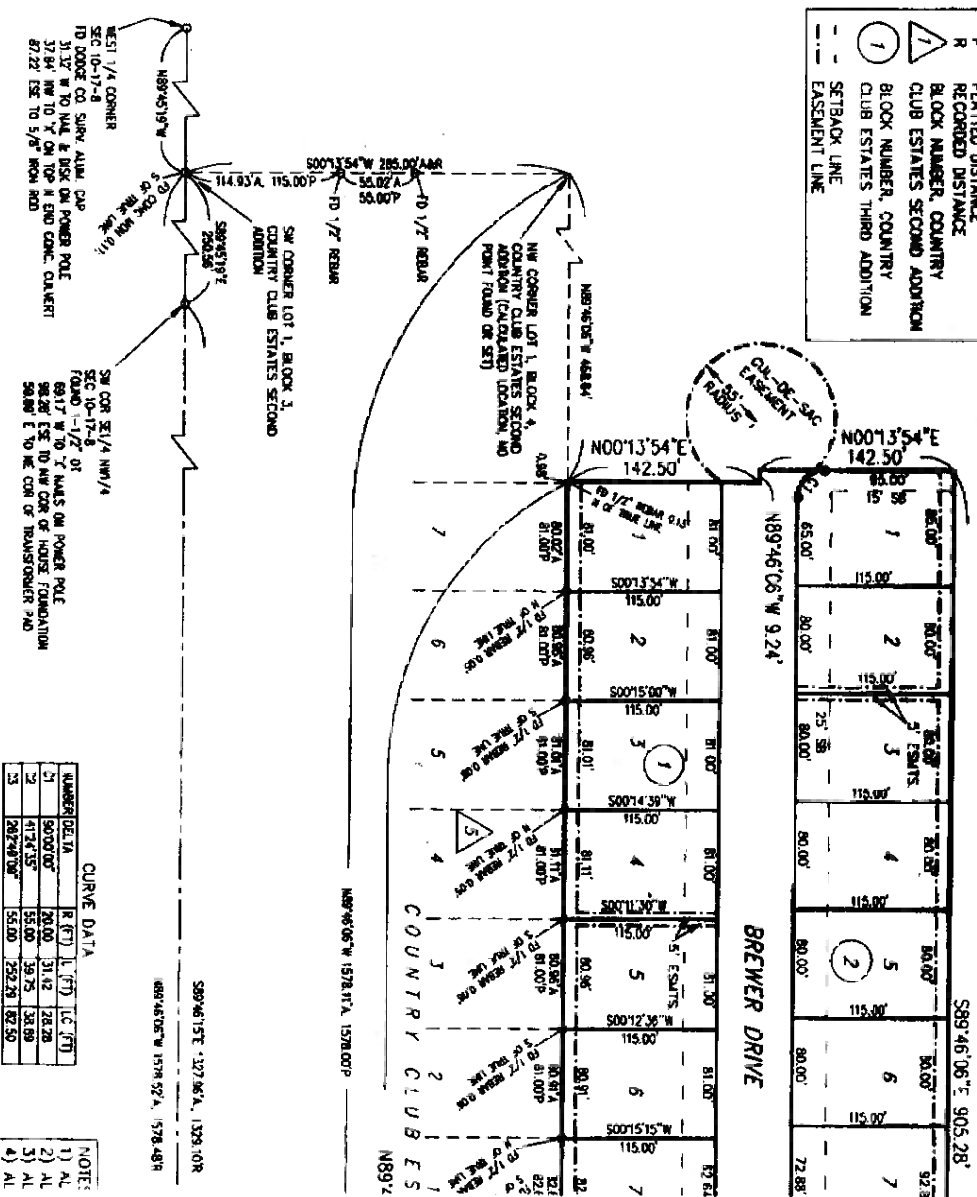
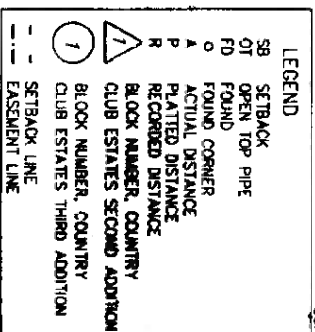
PLAT # 485

BOOK 2000 PAGE 327 COUNTRY CLUB ESTATES II

SCALE: 1" = 100'

Carol Kinnard
 DODGE COUNTY
 REGISTER OF DEEDS
 COMPUTER MADE X FEE \$ 31.00

TO THE CITY OF FREMONT,
 PART OF THE SE1/4 NW1/4 OF SECTION 10, TOWN
 RANGE 8 EAST OF THE 6TH P.M., DODGE COUNTY.



LEGAL DESCRIPTION

A PARCEL OF LAND IN THE SE1/4 NW1/4 OF SECTION 10, TOWNSHIP 17 NORTH, RANGE 8 EAST OF THE 6TH P.M., DODGE COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 10; THENCE N00°08'50"E (ASSUMED BEARING) ALONG THE EAST LINE OF SAID SE1/4 NW1/4, ALSO BEING THE EAST LINE OF COUNTRY CLUB ESTATES SECOND ADDITION, A DISTANCE OF 285.00 FEET TO THE NORTHEAST CORNER OF SAID COUNTRY CLUB ESTATES SECOND ADDITION, THE POINT OF BEGINNING; THENCE N89°46'06"W ALONG THE NORTH LINE OF SAID COUNTRY CLUB ESTATES SECOND ADDITION A DISTANCE OF 1109.47 FEET; THENCE N00°13'54"E A DISTANCE OF 142.50 FEET; THENCE N89°46'06"W A DISTANCE OF 9.24 FEET; THENCE N00°13'54"E A DISTANCE OF 142.50 FEET;

PLANNING COMMISSION APPROVAL

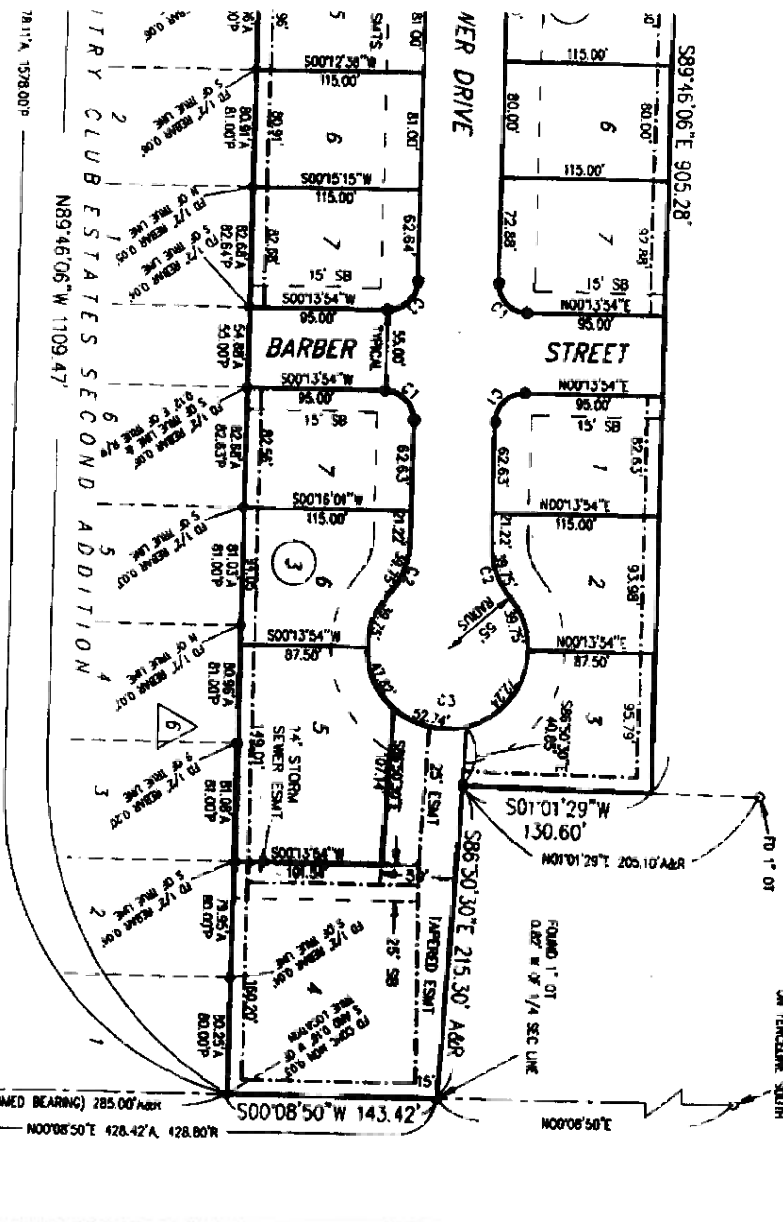
ON THIS 11th DAY OF September,
 THIS PLAT OF COUNTRY CLUB ESTATES THIRD A
 APPROVED AND ACCEPTED BY THE PLANNING COM
 CITY OF FREMONT, DODGE COUNTY, NEBRASKA.

CLEAR

STATES THIRD ADDITION

5069

Y OF FREMONT,
SECTION 10, TOWNSHIP 17 NORTH,
P.M. DODGE COUNTY, NEBRASKA.



| | |
|----|---------|
| FT | LC (FT) |
| 42 | 28.28 |
| 75 | 34.89 |
| 29 | 82.50 |

5010

CURVE DATA

| NUMBER | DELTA | R (FT) | E (FT) | LC (FT) |
|--------|------------|--------|--------|---------|
| 1 | 90°00'00" | 20.00 | 31.42 | 28.28 |
| 2 | 172°13'55" | 55.00 | 39.75 | 38.89 |
| 3 | 262°00'00" | 55.00 | 252.29 | 82.50 |

SECTION 10, TOWNSHIP 17 NORTH, RANGE 8 EAST OF THE 6TH P.M., DODGE COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

WEST 1/4 CORNER
SEC 10-17-8
TO DODGE CO. SURV. ALUM. CAP
31.32' N 10 NAL & DSK ON POWER POLE
37.84' NW TO X ON 10' W DND CONC. CULVERT
87.27' ESE TO 5/8" MON RD

SW COR SE 1/4 NW 1/4
SEC 10-17-8
Found 1-17-01
68.17' N TO X NALS ON POWER POLE
58.96' ESE TO NW COR OF HOUSE FOUNDATION
59.88' E TO NE COR OF TRANSFORMER PAD

LEGAL DESCRIPTION

A PARCEL OF LAND IN THE SE1/4 NW1/4 OF SECTION 10, TOWNSHIP 17 NORTH, RANGE 8 EAST OF THE 6TH P.M., DODGE COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 10; THENCE N00°08'50"E (ASSUMED BEARING) ALONG THE EAST LINE OF SAID SE1/4 NW1/4, ALSO BEING THE EAST LINE OF COUNTRY CLUB ESTATES SECOND ADDITION, A DISTANCE OF 285.00 FEET TO THE NORTHEAST CORNER OF SAID COUNTRY CLUB ESTATES SECOND ADDITION, THE POINT OF BEGINNING; THENCE N89°16'05"W ALONG THE NORTH LINE OF SAID COUNTRY CLUB ESTATES SECOND ADDITION A DISTANCE OF 1109.47 FEET; THENCE N00°13'54"E A DISTANCE OF 142.50 FEET; THENCE N89°46'06"W A DISTANCE OF 9.24 FEET; THENCE N00°13'54"E A DISTANCE OF 142.50 FEET; THENCE S89°46'06"E, PARALLEL TO THE NORTH LINE OF SAID COUNTRY CLUB ESTATES SECOND ADDITION, A DISTANCE OF 905.28 FEET; THENCE S01°01'29"W A DISTANCE OF 130.60 FEET; THENCE S86°50'30"E A DISTANCE OF 215.30 FEET TO A POINT ON THE EAST LINE OF SAID SE1/4 NW1/4; THENCE S00°08'50"W ALONG SAID EAST LINE A DISTANCE OF 143.42 FEET TO THE POINT OF BEGINNING, CONTAINING 288,327 SQUARE FEET OR 6.62 ACRES, MORE OR LESS.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT THE GIFFORD COMPANY, DON GIFFORD, 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 COUNTRY CLUB ESTATES THIRD ADDITION, THE LOTS AND BLOCKS TO BE NUMBERED AS SHOWN AND WE APPROVE THE DISPOSITION OF THE PROPERTY AS SHOWN ON THIS PLAN AND WE HEREBY DEDICATE TO THE PUBLIC FOR PERPETUAL PUBLIC USE THE STREETS TO BE KNOWN AS BARBER STREET AND BARBER DRIVE 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
28 DAY OF September, 1999, A.D.
Don Gifford
DON GIFFORD, PRESIDENT
FOR: THE GIFFORD COMPANY

PLANNING COMMISSION APPROVAL

ON THIS 28th DAY OF September
THIS PLAN OF COUNTRY CLUB ESTATES THIRD ADDITION, APPROVED AND ACCEPTED BY THE PLANNING CITY OF FREMONT, DODGE COUNTY, NEBRASKA
Don Gifford
CHAIR

CITY COUNCIL ACCEPTANCE

ON THIS 28th DAY OF September
1999, THIS PLAN OF COUNTRY CLUB ESTATES THIRD ADDITION, APPROVED AND ACCEPTED BY RESOLUTION OF THE CITY OF FREMONT, DODGE COUNTY, NE
Don Gifford
MAJOR
CLERK

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY AS THE UNDERSIGNED SURVEYOR, THAT I HAVE SURVEYED THE TRACT DESCRIBED HEREON, AND THAT PERMANENT FOUND OR WILL BE SET AS DESCRIBED HEREON
DECEMBER 31, 1999.

William M. Ball
WILLIAM M. BALL
DATE 11/17/1999

2
CLUB ESTATES SECOND ADDITION
N89°46'06"W 1109.47'

1578.007'
157E 1327.96' N, 1329.10R
06°W 1578.52' N, 1578.48R

| |
|-------|
| 3 (7) |
| 828 |
| 839 |
| 250 |

- NOTES:
- 1) ALL BEARINGS AND DISTANCES ARE ACTUAL UNLESS OTHERWISE NOTED.
 - 2) ALL SETBACKS ARE 25' UNLESS OTHERWISE NOTED.
 - 3) ALL EASEMENTS ARE 10' UNLESS OTHERWISE NOTED.
 - 4) ALL LOT CORNERS, CHANGES IN DIRECTION AND THE BEGINNING AND ENDS OF CURVES ARE MARKED WITH 3/4" x 24" REBARS DRIVEN FLUSH WITH THE GROUND, EXCEPT THAT LOCATIONS NOTED WITH A ARE MARKED WITH 1/2" x 36" REBARS ENCASED IN 4" CONCRETE.

CENTER OF
SECTION 10-17-3
BY 3/4" ROD
72.47' SW TO NE COR FOUNDATION 122' JONES
BLVD SE TO NW COR FOUNDATION 1140' JONES
BLVD E TO NE COR FOUNDATION END

100°08'50" (ASSUMED BEARING) 285.0'
100°08'50" 422'

5011

2011
September A.D. 1999,
STATES THIRD ADDITION WAS
THE PLANNING COMMISSION OF THE
COUNTY, NEBRASKA.

ACKNOWLEDGEMENT

STATE OF NEBRASKA)
COUNTY OF DODGE)
ON THIS 28 DAY OF July, A.D.
1999, BEFORE ME, A GENERAL NOTARY PUBLIC, PERSONALLY
APPEARED DON GIFFORD, PRESIDENT OF THE GIFFORD 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.

Don Gifford
GENERAL NOTARY PUBLIC

COMMISSION EXPIRES



September A.D.
CLUB ESTATES THIRD ADDITION WAS
SOLUTION OF THE CITY COUNCIL
COUNTY, NEBRASKA.
Stephen W. Dadd
CLERK

DESIGNED REGISTERED LAND
THE TRACT OF LAND SHOWN AND
PERMANENT MARKERS HAVE BEEN
CRIBED HEREON, ON OR BEFORE

