

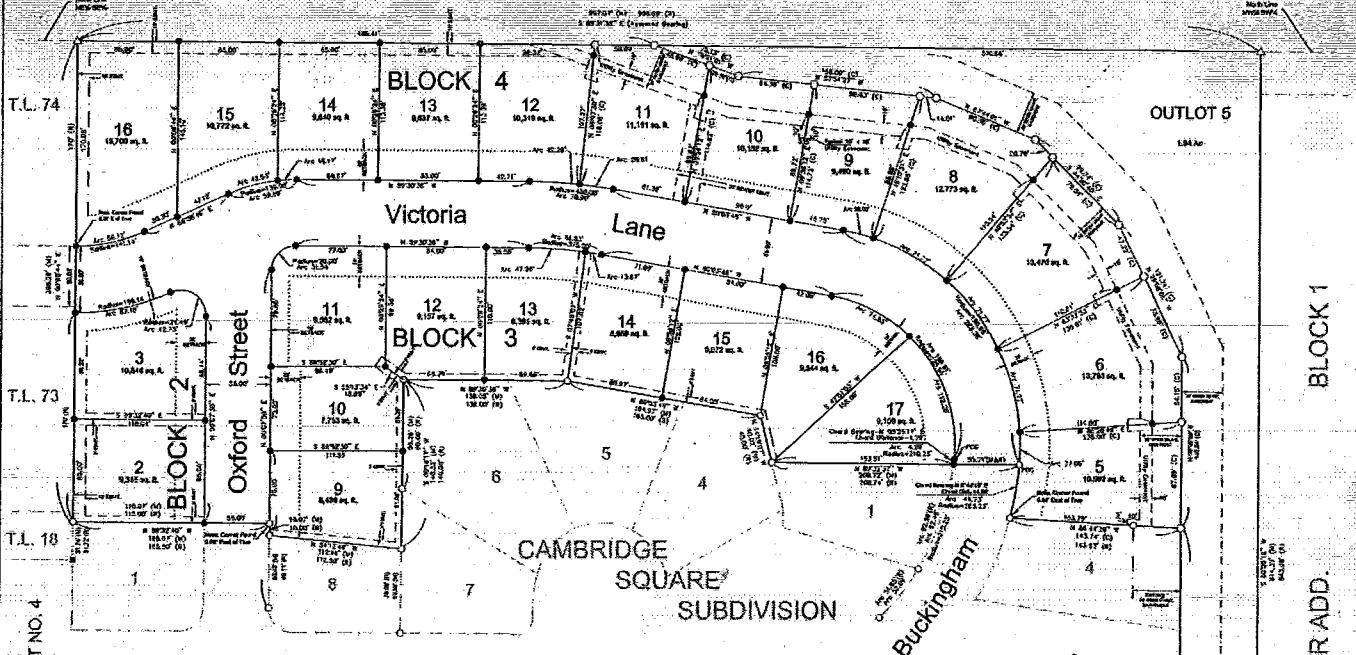
Plat # 504

APPROVED
2002 FEB 13
REAR-2 AM 4-98
Richard L. Hanson
REGISTERED LAND SURVEYOR
STATE OF NEBRASKA
EXPIRES 02-03-02

Final Plat

CAMBRIDGE SQUARE 1ST ADD.

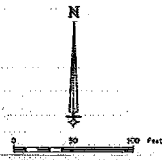
A Subdivision of Tax Lot 138, lying in the SE1/4 SW1/4 and in the SW1/4 SE1/4, all lying in Section 12, Township 17 North, Range 8 East of the 6th Principal Meridian, Dodge County, Nebraska



LEGAL DESCRIPTION
All of Tax Lot 138, lying in the SE1/4 SW1/4 and in the SW1/4 SE1/4, all lying in Section 12, Township 17 North, Range 8 East of the 6th Principal Meridian, Dodge County, Nebraska and more particularly described as follows:
Beginning at its east front at the southeast corner of Tax Lot 74 in Section 12, Township 17 North, Range 8 East, and first going on the north line of the SE1/4 SW1/4 of said Section 12 a distance of 997.87 feet to an iron stake at the westerly projection of the west line of Block 1 in Yorkshire Manor Addition to the City of Fremont, thence S 69°51'19" W along said west line, and its northerly and westerly projections, a distance of 844.39 feet; thence N 89°12'11" W a distance of 65.00 feet to the northeast corner of One Lot 4 in Cambridge Square, a subdivision in the City of Fremont, thence along the easterly and westerly line of said Cambridge Square as follows: N 0°01'21" W a distance of 41.78 feet; thence N 88°42'29" W a distance of 181.75 feet to a point on a 2462.53 foot radius curve to the left, thence northwesterly along said 2462.53 foot radius curve an arc distance of 44.73 feet; said curve having a chord bearing of N 69°44'47" E and a chord distance of 41.66 feet from said point; thence N 89°32'27" W a distance of 208.72 feet to an iron stake; thence N 1°17'07" W a distance of 40.02 feet to an iron stake; thence N 80°32'42" W a distance of 140.91 feet to an iron stake; thence N 89°03'00" W a distance of 118.01 feet to an iron stake; thence S 0°11'17" W a distance of 140.32 feet to an iron stake; thence N 84°12'44" W a distance of 112.14 feet to an iron stake; thence N 0°07'38" E a distance of 10.07 feet to an iron stake; thence N 89°24'48" E, along the east line of Tax Lot 18, 17, and 74 in said Section 12 a distance of 246.25 feet to the Point of Beginning, and containing 8.73 Acres, more or less.

SURVEYOR'S CERTIFICATION
I, the undersigned registered land surveyor, do hereby certify that I have supervised the survey of the tract of land shown and described herein and that permanent markers have been found or will be placed at all corners and curve points within thirty days of the approval of this plat, by the Fremont City Council, I further certify that the survey of said tract of land is based upon information of record in the Dodge County Recorder's office.

REMARKS
None shown by these plat, that Gordon C. Shannon and Maryann S. Shannon, being the owners and proprietors of the tract of land shown and described herein have consented to be divided into lots, blocks and streets, as shown and described above, and so hereby dedicate to the public the proposed streets, Oxford Street and Victoria Lane, as the locations for the public streets on this plat.
Land owners and proprietors who dedicate easements in the location and to the width shown on this plat, and dedicated easements being granted to the City of Fremont, and any public or private utility company for and placed on by showing poles or conduits for the use of power, telephone and telegraph lines and pipes, and a ditch as shown.



- LEGEND**
SCALE: ONE INCH = 50 FEET
- 3/4" x 1/4" Point with Plastic Cap
 - 60" Pinned Point
 - 3/4" x 1/4" Iron Stake
 - 1" x 1/2" x 1/2" Flag
 - 3/4" x 1/4" Pinned Point
 - 1" x 1/2" x 1/2" Flag
 - 60" Pinned Point
 - 3/4" x 1/4" Pinned Point
 - 1" x 1/2" x 1/2" Flag
 - 60" Pinned Point
 - 3/4" x 1/4" Pinned Point
 - 1" x 1/2" x 1/2" Flag

PLANNING COMMISSION APPROVAL
On this 27th day of March, A.D. 2002, this plat of "Cambridge Square" was approved by the Planning Commission of the City of Fremont, Dodge County, Nebraska.

CITY COUNCIL APPROVAL
On this 27th day of March, A.D. 2002, this plat of "Cambridge Square" was approved and accepted by resolution of the City of Fremont, Dodge County, Nebraska.



ACKNOWLEDGMENT
State of Nebraska)
County of Dodge)
On this 27th day of March, A.D. 2002, before me, a Notary Public, personally appeared Gordon C. Shannon and Maryann S. Shannon, who are personally known to me to be the described parties whose names appear on the foregoing declaration and who acknowledged the validity of said instrument to be their voluntary act and deed.
I, _____, Notary Public.
My commission expires on 27th day of _____, 2002.

35' DITCH MAINTENANCE EASEMENT TO BE UNOBSTRUCTED

NOTE
UNOBSTRUCTED EASEMENTS SHALL MEAN FENCES, BUSHES, TREES, OR OTHER PERMANENT STRUCTURES WILL NOT BE ALLOWED WITHIN THIS AREA.

YORKSHIRE MANOR ADD. BLOCK 1

OUTLOT NO. 4

OUTLOT 5

OUTLOT NO. 4

APPROVED
2002 FEB 13
REAR-2 AM 4-98
Richard L. Hanson
REGISTERED LAND SURVEYOR
STATE OF NEBRASKA
EXPIRES 02-03-02

Plot # 504

8438A-F

(5)

FILED
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BOOK PAGE

2002 APR -2 AM 8:58

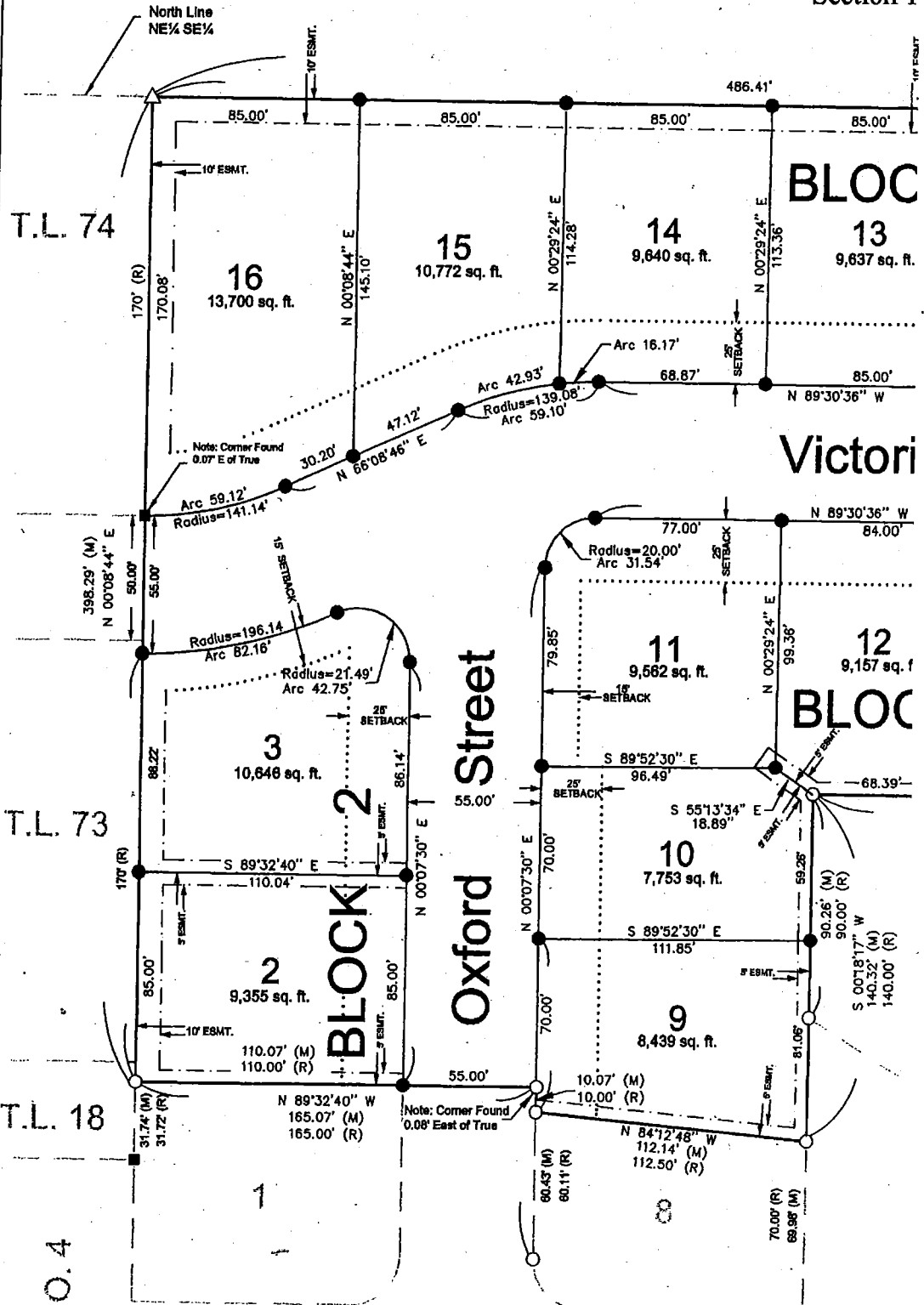
Carol Stevens
DODGE COUNTY
REGISTER OF DEEDS
COMPUTER INDEX FEE \$

41.50

C

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Section 1

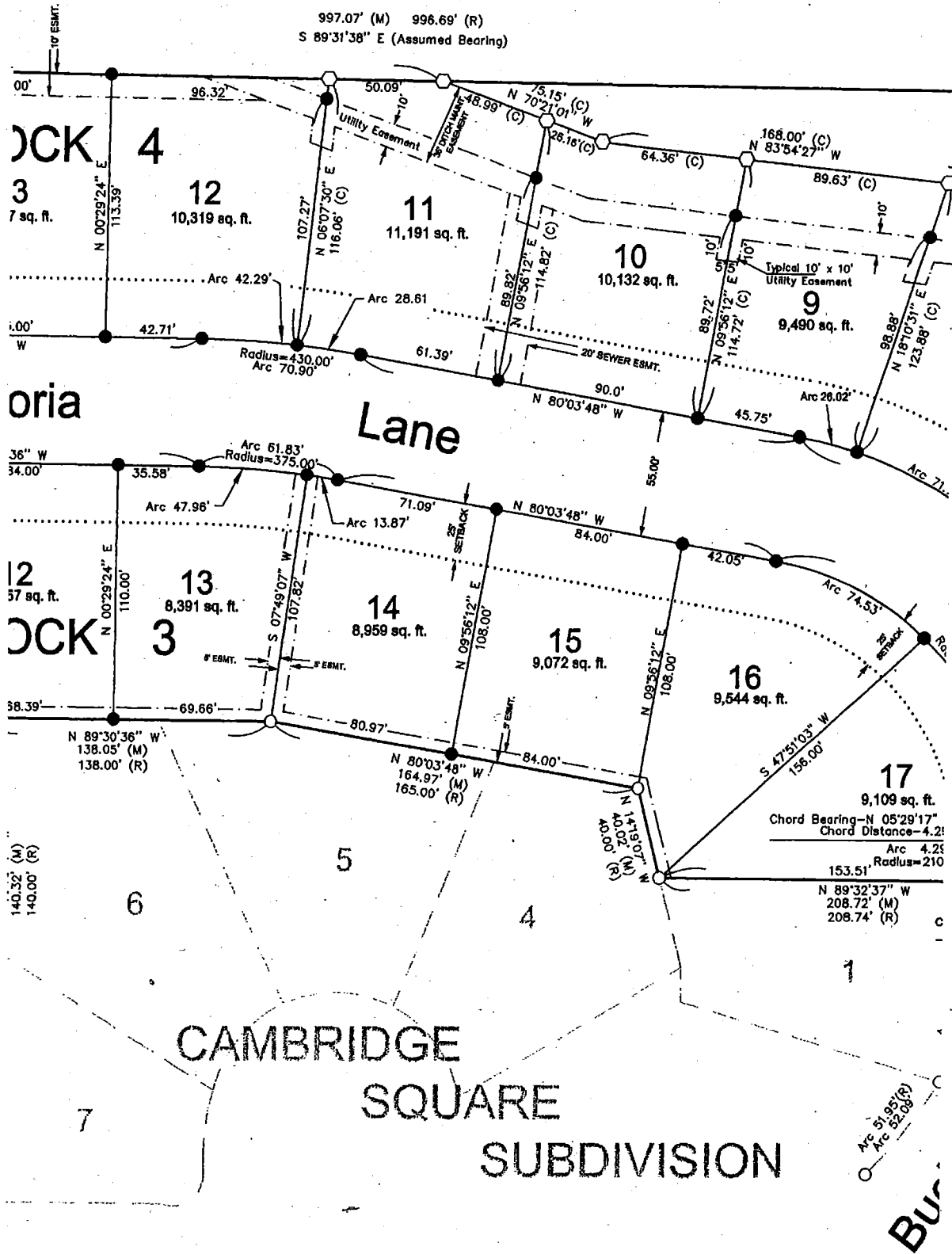


OT NO. 4

Final Plat

CAMBRIDGE SQUARE 1ST ADD

A Subdivision of Tax Lot 138, lying in the SE $\frac{1}{4}$ SW $\frac{1}{4}$ and in the SW $\frac{1}{4}$ SE $\frac{1}{4}$, all lying on 12, Township 17 North, Range 8 East of the 6th Principal Meridian, Dodge County, N

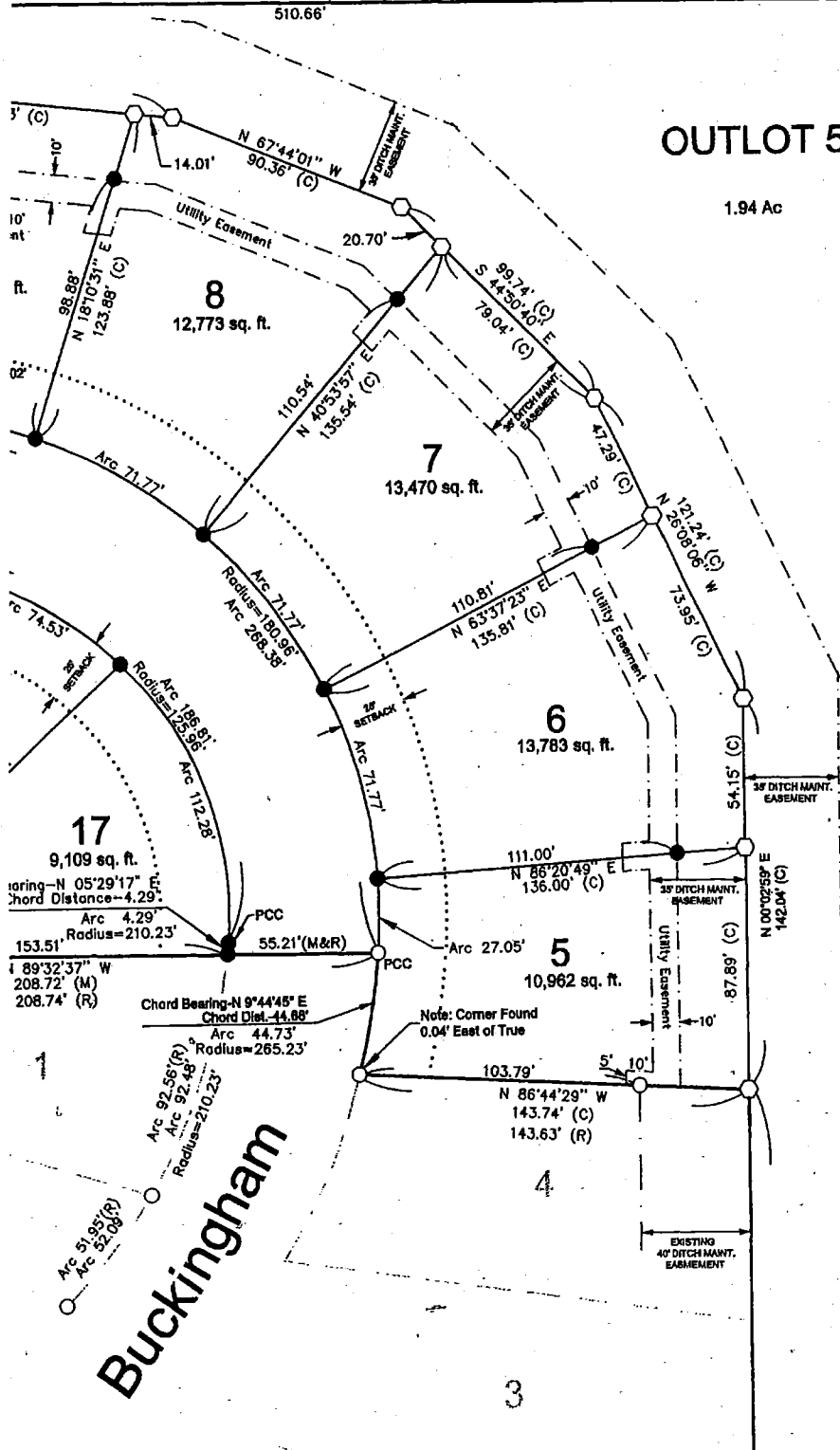


1 the SW $\frac{1}{4}$ SE $\frac{1}{4}$, all lying in Section 12, Township 17 North, Range 8 East of the 6th Principal Meridian, Dodge follows:

ADD.

4, all lying in
County, Nebraska

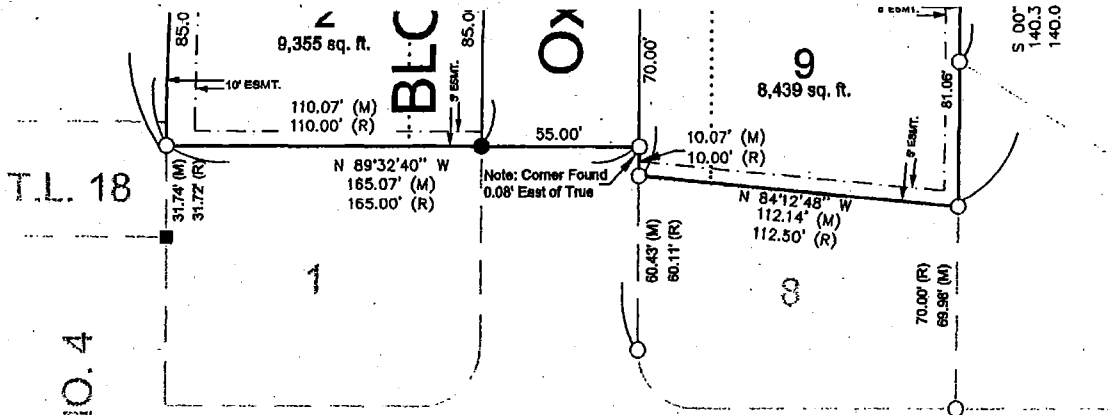
North Line
NW 1/4 SW 1/4



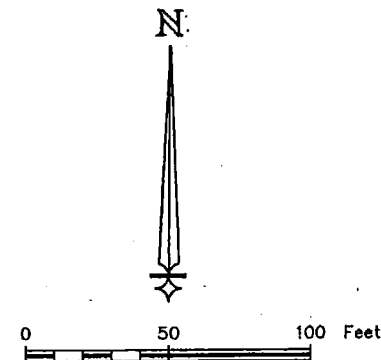
BLOCK 1

NOR ADD.

S 00°05'10" W
844.39' (M)
843.98' (R)



OUTLOT NO. 4



LEGEND

SCALE: ONE INCH = 50 FEET

- 5/8" x 24" Rebar With Plastic Cap
Stamped LS-382 Set
- 1/2" Rebar Found
- Star Drill Hole Found
- △ 1" OTP Found
- 3/4" Rebar Found
- Computed Corner (Not Set)
- (M) Measured Distance
- (R) Record Distance
- (C) Computed Distance

LEGAL DESCRIPTION:

All of Tax Lot 138, lying in the SE 1/4 SW 1/4 and in the SW 1/4 County, Nebraska and more particularly described as follows:

Beginning at an iron found at the northeast corner of Tax Lot SW 1/4 of said Section 12; thence S 89°31'38" E (assumed be a distance of 997.07 feet to an iron found at the northerly project S 00°05'10" W along said west line, and its northerly and south southeast corner of Out Lot 4 in Cambridge Square, a subdivisor follows: N 00°05'10" E a distance of 448.78 feet; thence N 81° northeasterly along said 265.23 foot radius curve an arc distance to an iron found; thence N 89°32'37" W a distance of 208.72 f N 80°03'48" W a distance of 164.97 feet to an iron found; thei of 140.32 feet to an iron found; thence N 84°12'48" W a distar thence N 89°32'40" W a distance of 165.07 feet to an iron fou N 00°08'44" E along the east line of Tax Lots 18, 73 and 74 in more or less.

SURVEYOR'S CERTIFICATION:

I, the undersigned registered land surveyor, do hereby certify that I have supervised the survey of the tract of land shown and describe permanent markers have been found or will be placed at all iron found points within thirty days of the approval of this plat, by the City Council, I further certify that the survey of said tract of land is information of record in the Dodge County Surveyor's office.

Richard L. Hansen

Richard L. Hansen
Registered Land Surveyor
Registration No. LS-382
Date: February 13, 2002
Client: Gordon C. Brannon
Job No.: 00-005 & 02-026



PLANNING COMMISSION APPROVAL:

On this 18th day of March, A.D., 2002, this plat of "C" approved by the Planning Commission of the City of Fremont, Dodge County, Nebraska.

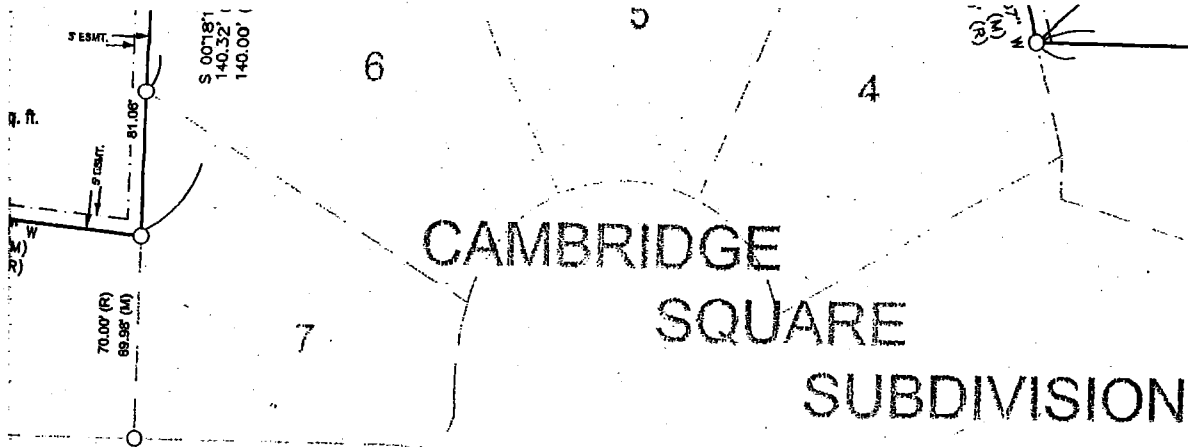
Paul Gifford
Chairman

CITY COUNCIL ACCEPTANCE:

On this 26th day of March, A.D., 2002, this plat of "C" approved and accepted by resolution of the City of Fremont, Dodge County, Nebraska.

Donald B. Duvall
Mayor
Kimberly Volk
City Clerk





the SE¼ SW¼ and in the SW¼ SE¼, all lying in Section 12, Township 17 North, Range 8 East of the 6th Principal Meridian, Dodge County, Nebraska, particularly described as follows:

beginning at the northeast corner of Tax Lot 74 in Section 12, Township 17 North, Range 8 East, said point lying on the north line of the SE¼ SW¼ and the north line of the SW¼ SE¼ of said Section 12 and an iron found at the northerly projection of the west line of Block 1 in Yorkshire Manor Addition to the City of Fremont; thence north 89°31'38\"/>

NOTICE:

I, the undersigned registered land surveyor, do hereby certify that I have surveyed the tract of land shown and described hereon and that the same is as shown and found or will be placed at all lot corners and is in accordance with the approval of this plat, by the Fremont City Engineer. The survey of said tract of land is based upon the records of the Dodge County Surveyor's office.

Richard Lee Hansen

Richard Lee Hansen
 Registered Land Surveyor
 LS-382
 1/13, 2002
 Gordon C. Brannon
 1/02-026



DEDICATION:

Know all men by these presents, that Gordon C. Brannon and Maxyne S. Brannon, the owners and proprietors of the tract of land shown and described hereon have the same to be divided into lots, blocks and streets, numbered and named as shown hereby dedicate to the public for perpetual use Buckingham, Oxford Street and at the locations and to the widths shown on this plat.

Said owners and proprietors also dedicate easements at the locations and to the widths shown on this plat, said dedicated easements being granted to the City of Fremont for public or private utility company for reciprocal use by abutting property owner for the purpose of construction and maintenance of utility lines and pipes, and drainage.

Gordon C. Brannon *Maxyne S. Brannon*
 Gordon C. Brannon, Owner Maxyne S. Brannon, Owner

APPROVAL:

rch, A.D., 2002, this plat of "Cambridge Square" was approved by the City of Fremont, Dodge County, Nebraska.

rch

ACKNOWLEDGEMENT:

State of Nebraska)
) ss
 County of Dodge)

On this 21st day of March, A.D., 2002, before me, a general Notary Public, personally appeared Gordon C. Brannon and Maxyne S. Brannon, who are personally known to me to be the identical persons whose names appear on the foregoing dedication and the signing of said instrument to be their voluntary act and deed. Witness my hand and official seal on the date last aforesaid.

WITNESSES:

rch, A.D., 2002, this plat of "Cambridge Square" was approved by the City of Fremont, Dodge County, Nebraska.

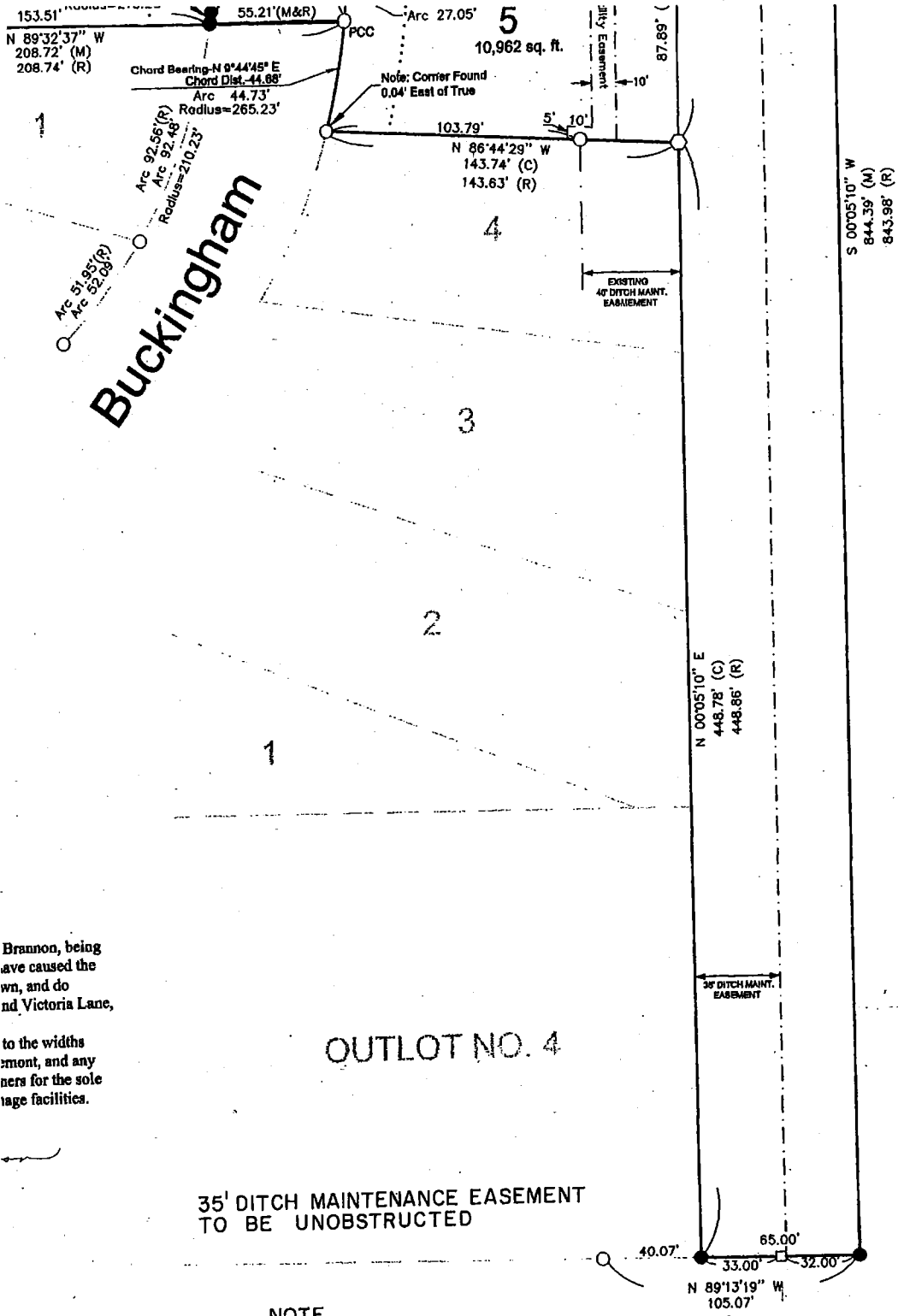
Walt
Walt



Joseph L. Walker
 General Notary Public



My commission expires the 27th day of October, 2005.



YORKSHIRE MANOR ADD.

Brannon, being
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rage facilities.

OUTLOT NO. 4

35' DITCH MAINTENANCE EASEMENT
TO BE UNOBSTRUCTED

NOTE
UNOBSTRUCTED EASEMENTS SHALL MEAN
FENCES, BUSHES, TREES, OR OTHER PERMANENT
STRUCTURES WILL NOT BE ALLOWED WITHIN
THIS AREA

al Notary Public,
personally known to me
and who acknowledge

Notary Public - State of Nebraska
GORDON L. WALKER
Notary Public, Exp. October 27, 2008

		BLAIR ENGINEERING & SURVEYING CO. INC. 936 GRANT ST., P.O. BOX BLAIR, NEBRASKA, 68008-0 (402) 426-9414	
		No.: 02-026	FILE NO.: C:\EP14\PROJECTS\102026\102-02
CLIENT: GORDON BRANNON	DWN. BY: [Signature]	DATE	