201701949

Carol Givens
Register of Deeds
DODGE COUNTY, NE

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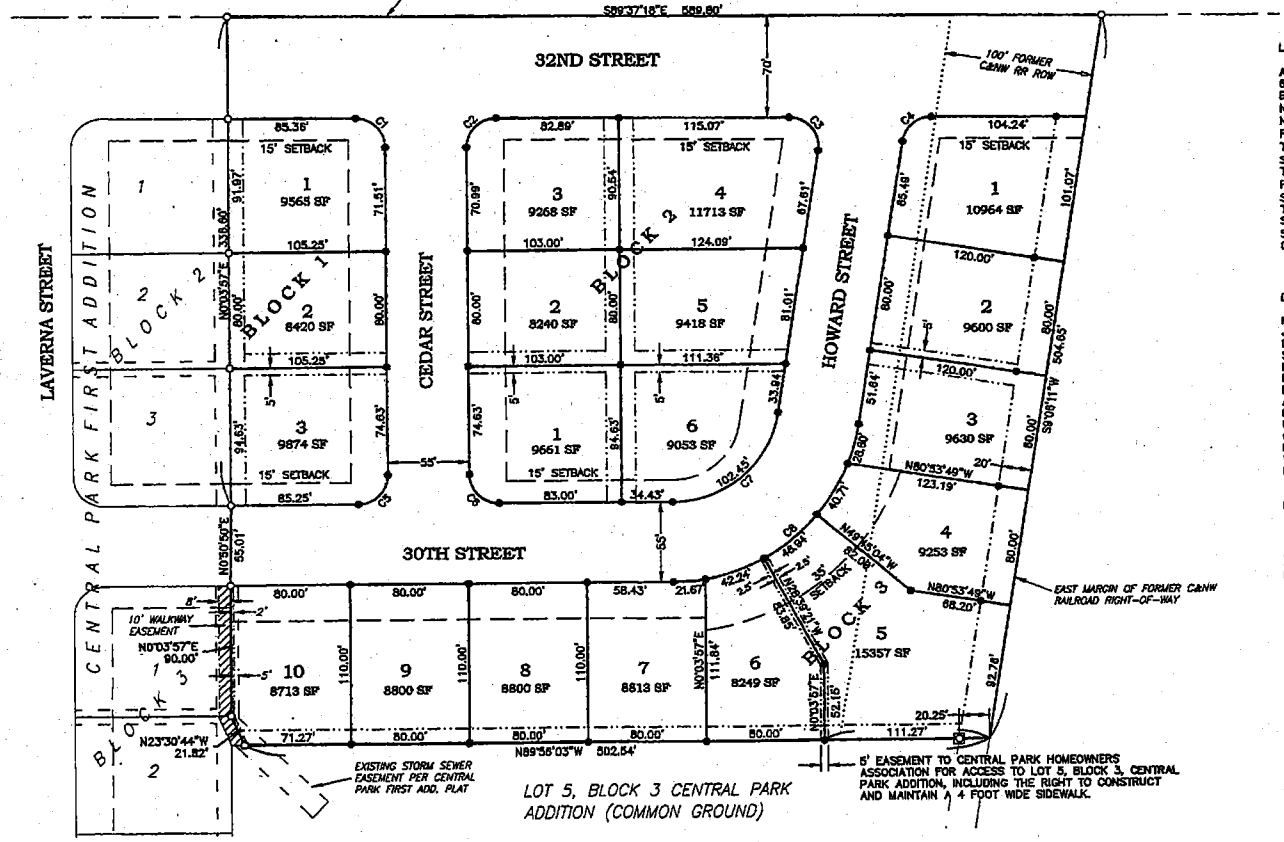
April 19, 2017 11:31:00 AM
Fee $34.00

FINAL PLAT OF
CENTRAL PARK SECOND ADDITION
TO THE CITY OF FREMONT, NEBRASKA
PART OF THE NW1/4 SE1/4 OF SECTION 12, TOWNSHIP 17 NORTH, RANGE 8 EAST OF THE 6TH P.M., DODGE COUNTY, NEBRASKA.

PLAT #641

NORTH

SCALE: 1" = 60'



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 NORTHEAST CORNER OF LOT 5, BLOCK 3, CENTRAL PARK ADDITION; THENCE N89°56'03"W ALONG THE NORTH LINE OF SAID LOT 5 A DISTANCE OF 502.54 FEET; THENCE N23°30'44"W DISTANCE OF 21.82 FEET TO THE SOUTHEAST CORNER OF LOT 1, BLOCK 3 CENTRAL PARK FIRST ADDITION; THENCE N00°03'57"E ALONG THE EAST LINE OF SAID LOT 1 A DISTANCE OF 90.00 FEET TO THE SOUTH LINE OF 30TH STREET; THENCE N00°50'50"E A DISTANCE OF 55.01 FEET TO THE SOUTHEAST CORNER OF LOT 3, BLOCK 2, CENTRAL PARK FIRST ADDITION; THENCE N00°03'57"E ALONG THE EAST LINE OF SAID BLOCK 2 AND THE NORTHERLY EXTENSION THEREOF A DISTANCE OF 338.80 FEET TO THE NORTH LINE OF SAID NW1/4 SE1/4 ALSO BEING THE NORTH LINE OF LOT 9, D. SCHROEDER'S SUBDIVISION; THENCE N89°37'18"E ALONG SAID NORTH LINE A DISTANCE OF 589.80 FEET TO A POINT ON THE EAST MARGIN 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 MARGIN A DISTANCE OF 504.65 FEET TO THE POINT OF BEGINNING; CONTAINING 8.32 ACRES, MORE OR LESS.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT DON PETERSON AND ASSOCIATES REAL ESTATE CO., JENNIFER L. BIXBY, PRESIDENT, OWNER AND PROPRIETOR OF THE TRACT OF LAND SHOWN AND DESCRIBED HEREON, HAS CAUSED THE SAME TO BE DIVIDED INTO LOTS, BLOCKS, AND STREETS, SAID SUBDIVISION TO BE KNOWN AS CENTRAL PARK SECOND 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 30TH STREET, 32ND STREET, CEDAR STREET AND HOWARD STREET AT THE LOCATIONS AND TO THE WIDTHS SHOWN HEREON AND WE DO ALSO GRANT PERPETUAL 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 13 DAY OF April, 2017, A.D.

JENNIFER L. BIXBY, PRESIDENT
FOR: DON PETERSON AND ASSOCIATES REAL ESTATE CO.

ACKNOWLEDGMENT

STATE OF NEBRASKA)
SS
COUNTY OF DODGE)

ON THIS 13th DAY OF April, A.D. 2017, BEFORE ME, A GENERAL NOTARY PUBLIC, PERSONALLY APPEARED JENNIFER L. BIXBY, PRESIDENT OF DON PETERSON AND 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.

GENERAL NOTARY PUBLIC

COMMISSION EXPIRES 1-14-2021

GENERAL NOTARY - State of Nebraska
AMY JO SORENSEN
My Comm. Exp. Jan. 14, 2021

PLANNING COMMISSION APPROVAL

ON THIS 5th DAY OF April, A.D. 2017, THIS PLAT OF CENTRAL PARK SECOND ADDITION WAS APPROVED AND ACCEPTED BY THE PLANNING COMMISSION OF THE CITY OF FREMONT, DODGE COUNTY, NEBRASKA.

CHAIR

CITY COUNCIL ACCEPTANCE

ON THIS 19th DAY OF April, A.D. 2017, THIS PLAT OF CENTRAL PARK SECOND ADDITION WAS APPROVED AND ACCEPTED BY RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FREMONT, DODGE COUNTY, NEBRASKA.

MAYOR

CLERK

THIS PLAT WAS BLESSED BY THE CITY OF FREMONT
JUNE 11, 1871

NOTES:
1) ALL BEARINGS AND DISTANCES ARE ACTUAL UNLESS OTHERWISE NOTED.
2) ALL EASEMENTS ARE 10' WIDE UNLESS OTHERWISE NOTED.
3) SIDE LOTLINES ARE PERPENDICULAR TO STREETS UNLESS OTHERWISE NOTED.
4) FRONT YARD SETBACKS ARE 25' UNLESS OTHERWISE NOTED.

CURVE TABLE

#	RADIUS	ARC LEN	CH LEN	CH BEARING	DELTA
C1	20.00'	31.31'	28.21'	S44°46'41"E	89°41'16"
C2	20.00'	31.52'	28.36'	N45°13'19"E	90°18'44"
C3	20.00'	34.46'	30.35'	S40°15'34"E	98°43'29"
C4	20.00'	28.37'	26.03'	N49°44'26"E	81°16'31"
C5	20.00'	31.42'	28.28'	N45°03'57"E	90°00'00"
C6	20.00'	31.42'	28.28'	N44°56'03"W	90°00'00"
C7	72.50'	102.45'	94.13'	N49°38'04"E	80°57'47"
C8	127.50'	180.17'	165.55'	N49°38'04"E	80°57'47"

LEGEND
- o FOUND CORNER (3/4" REBAR UNLESS OTHERWISE NOTED)
- ■ FOUND 1/2" REBAR ENCASED IN CONCRETE SET CORNERS, 3/4" X 24" REBAR W/ LS-503 CAP
- SETBACK LINE
- EASEMENT LINE

CALL 1-800-331-5666 UTILITIES COORDINATING COMMITTEE

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, WITHIN 60 DAYS OF THE FILING OF THIS PLAT AT THE DODGE COUNTY REGISTER OF DEEDS OFFICE.

STEPHEN W. DODD, LS-503

NEBRASKA REGISTERED 4/12/17 LS-503 LAND SURVEYOR STEPHEN W. DODD

CENTRAL PARK SECOND ADDITION
TO THE CITY OF FREMONT
DODGE COUNTY, NEBRASKA

FINAL PLAT

Dodd Engineering & Surveying LLC
Email: Steve@doddengineering.net
403 North Clarkson, P.O. Box 1455
Fremont, NE 68026-1855
Stephen W. Dodd, P.E. & L.S.
Ph. 402-727-9067