# BOOK 2000 PAGE 327 PLAT # 485

2000 JAN 20 AM 9:57 COUNTRY CLUB ESTATES TH

Carol Livena

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 COUNT:

	SCALE: 1" = 100" REI COM	ODGE COUNTY ISTER OF DEEDS PUTER INDEX FEE S	31.00	RANG	E 8 EAST	OF THE 6	TH P.M., DODG	E COUNT
	LEGEND	-	<i>y</i> .					
	SB SETBACK OT OPEN TOP PIPE			- 1				
	FD FOUND CORNER		4				1.4	
1	A ACTUAL DISTANCE P PLATTED DISTANCE	* •.	· ·				COO*4C10C#F	noe ont
-	R RECORDED DISTANCE  A BLOCK NUMBER, COUNTRY	<b>⊿</b> /1	.L.	- 80.00	F-760-	80.00	\$89'46'06"E	
	CLUB ESTATES SECOND ADDITION	3.	- lm	i i	ESMTS.	90.50	80.00" 80.00"	92.8
į	BLOCK NUMBER, COUNTRY CLUB ESTATES THIRD ADDITION	N0013' 142.50	1502 1 SE	2 9	3 0041	4 ,00'511	5 B 6	7 20 51
	SETBACK LINE EASEMENT LINE		لــــــــــــــــــــــــــــــــــــ		25' 58 -	+		
Ī		1 star	N89'46'06	80.00' j	80.00'	80.00	60.00, 80.00,	72.88
		od see	NO9 40 U	) W 3.24			BREWER DRIVE	
		Kan	81.00	81.00	81 00'	81.00	81.00 81.00	62.64
		54.		18			5' ESMTS.	A0.55
		N00°13' ↑ 142	1 Section 1981	<u>£</u> 2	3) 3 J	15.00 10.170 10.170	100 5 121 6	) [2] 2   2   2   3
	N89'46'D	W 458.64 2 \	2 81,00°	80.96	81.01		80.96	
	K-7/	0.98	80.02°A 81.00°P	80.96 A 81.00 P	81.00'A	81.11'A 81.00'P	80.96 A 80.91 881.00 P 881.00	A 1821
	NW CORNER LE	T 1, BLOCK 4, CLUB ESTATES SECOND LATED LOCATION, NO	1	25	1 0 4	1 45x 1	380.00	L3 2
	ADDITION (CALC)	LATED LOCATION, NO : SET)		Fig.	A CAR	5 4 8 8 8 E	A SERVICE SERVICE	ag. State
	FD 1/2" REBUR		į , `	6	5	4 1	J 2	1 1
	200 A		ı		,	c C	OUNTRY CL	. U B E S N894
	\$ 1200 \$1000						Manhu sena sut.	1103 -
	FD 1/2" REBAR					NGS-40	5'06"W 1578.11"A, 1578.00"P	
	경 경 SW CDRNER LOT	I. BLOCK 3.			÷			· [
	]≅ COUNTRY CLUB E	STATES SECOND			:			
	S80'45'19'E	<u>-</u>	•				\$89"46"15"E 1327.96	9/01 05/F1 A's
	N89'45'19"W 3				<b></b>	~- <del></del>	<del></del>	<del></del>
	N894519 W		, T				N89'46'06"₩ 1575.52	(A, 13/8.48 K
	MEST 1/4 CORNER (4.2).	SW COR SEI/4 NW	1/4			CHEVE	DATA	liom:
	FD DODGE CO. SURV. ALUM. CAP 31.32' W TO NAIL & DISK ON POWER POLE	SEC 10-17-8 FOUND 1-1/2" OT 6917" W TO "X" I	NAILS ON POWER P	AE .			(F1) L (F1) LC (F1)	NOTES 1) AL
	37.84' NW 10 'X' ON TOP N END CONC. CULVERT 87.22' ESE TO 5/8" IRON ROD	98.28' ESE TO N	W COR OF HOUSE F	OUNDATION	C3 Ç1	41'24'35" 55	0.00 31.42 28.28 5.00 39.75 38.89	2) AL 3) AL
		,			C3	262'49'09" 55	5.00   252.29   82.50	4) AL EN

## LEGAL DESCRIPTION

A PARCEL OF LAND IN THE SE1/4 MW1/4 OF SECTION 10, TOWNSHIP 17 NORTH, RANGE 8 EAST OF THE 6<sup>TM</sup> P.M., DODGE COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 10; THENCE NO0°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 205.00 FEET TO THE NORTHEAST CORNER OF SAID COUNTRY CLUB ESTATES SECOND ADDITION, THE POINT OF REGIMNING; THENCE N09°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 M69°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 DAY OF COUNTY CLUB ESTATES THERD A APPROVED AND ACCEPTED BY THE PLANNING COMMITTED OF FRENCHT, DODGE COUNTY, NEBRASKA.

CHAIR

STATES THIRD ADDITION Y OF FREMONT, SECTION 10, TOWNSHIP 17 NORTH, P.M., DODGE COUNTY, NEBRASKA. ME COR SEI/4 NM /4
SCC 10-17-8
FD 1" OT.
1.5 W & 1.5' N TO CONC. FENCE CORNER
8.80' S TO 'X' MAILS IN FENCE POST
4.57' SW TO 1-1/4" IRON PPE
3.0' N TO FENCEINE WEST ON FENCELINE SOUTH FD 1° OT S89'46'06"E 905.28' 80.00 STREE 6 3 \$865030 FOUND 1" OT 0.82" W OF 1/4 SEC LINE \$86"50'30"E 215.30" A&R NER DRIVE TAPERED ESMIT 81.00 11.22 - 9.73 55,00 SWTS. BARBER 14" STORM SEWER ESMT 3 149.01 160.20 81.00°F 428.80°R (ASSUMED BEARING) 285,00'A&R 400'06'50'E 428.42'A ITRY ESTATES SECOND ADDITION N89'46'06"W 1109.47' 78.11'A, 1578.00'P S89"46"15"E 1327.96"A., 1329.10"R

N89'46'06"W 1578.52'A, 1578.48'R

ĔΤ)	LC (FT)
12	28.28
75	38.89
: 29	82.50

NOTES:

1) ALL BEARINGS AND DISTANCES ARE ACTUAL UNLESS OTHERWISE NOTED.

2) ALL SETBACKS ARE 25' UNLESS OTHERWISE NOTED.

3) ALL EASEMENTS ARE 10' WIDE 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 ARE MARKED WITH 1/2" X 36" REBARS ENCASED IN 4" CONCRETE.

CENTER OF SECTION 10-17-8 FD 3/4" ROD 72-40' SW TO NE COR FOUNDATION 1212 JONES 89.60' SE TO NW COR FOUNDATION 1140 JONES 23.90' W TO NE COR TRANSFORMER PAD

33

#### PPROVAL

JB ESTATES THIRD ADDITION WAS Y THE PLANNING COMMISSION OF THE COUNTY, NEBRASKA.

#### ACKNOWLEDGEMENT

STATE OF NEBRASKA )

COUNTY OF DODGE

ON THIS DAY OF 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.

500

WEST 1/4 CORNER
SEC 10-17-8
TD DODGE CO. SURV. ALUM. CAP
31.32\* W TO NAL. & DISK ON POWER POLE
37.84\* NW TO "X" ON TOP M END CONC. CULVERT
87.22\* ESE TO 5/8\* IRON ROD

- N89'45'19'W - 189'45W

SW COR SE1/4 NW1/4
SEC 10-17-8
FOUND 1-1/2" OT
69.17" W TO "X" NAILS ON POWER POLE
98.20" ESE 10 NW COR OF NOUSE FOUNDATION
59.89" E TO NE COR OF TRANSFORMER PAD

CORVE DATA									
	NUMBER	DELTA	R (F1)	L (F1)	LC (FT)				
	C1	90'00'00	20.00	31.42	28.28				
	C2	41"24"35"	55.00	39,75	38.89				
	C3	262'49'09"	55.00	252.29	82.50				

#### LEGAL DESCRIPTION

A PARCEL OF LAND IN THE SE1/4 MM1/4 OF SECTION 10, TOWNSHIP 17 NORTH, RANGE 8 EAST OF THE  $6^{TH}$  P.M., DODGE COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 10; THENCE NO0°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 205.00 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; 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 208,327 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 PLAT AND WE HEREBY DEDICATE TO THE PUBLIC FOR PERPETUAL PUBLIC USE THE STREETS TO BE KNOWN AS BARBER STREET AND BREWER 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 PREMONT, 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 PERSONENT BUILDING OR RETAINING WALL SWALL BE PLACED IN THE ABOVE DESCRIBED EASEMENT WAYS, BUT THE SAME WAY 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

DON GIFFORD, MASIDENT 1999, A.D.

FOR: THE GIFFORD COMPANY

PLANNING COMUSSION APPROVAL

ON THIS DAY OF COUNTRY CLUE ESTATES THIS APPROVED AND ACCEPTED BY THE PLANNING CITY OF FREIGHT, DODGE COUNTY, NEBRASI

CHAIF

CITY COUNCIL ACCEPTANCE

ON THIS AND DAY OF LIBERTAT OF COUNTRY CIUB ESTAT ABERDVED AND ACCEPTED BY BESOLUTION THE CITY PERENON DODE COUNTY, NE

#### SURVEYOR'S CERTIFICATE

I MEREBY CERTIFY AS THE UNDERSIGNED F SURVEYOR, THAT I HAVE SURVEYED THE TF DESCRIBED HEREON, AND THAT PERMANENT FORMO OR WILL BE SET AS DESCRIBED HEF DECEMBER 31, 1999.

States W. DODD, LS-503

<u> 4/17//3.99</u> DATE

Y CL	UB ESTATES SECON N89'46'06"W 1109.47'	ID ADDITION 3	1000 507 (ASSUMED BEANSHE) 2850	50 N
. 1578.00'P —				€ .
			Yessan	]
~ .				
			SC   C   C   C   C   C   C   C   C   C	
15 E 1327.96'A,	1329.10°R			1.
'06'W 1575.52'A	1578.48'R			•
:				
	NOTES:			9
C (FT) 8.28	1) ALL BEARINGS AND DISTANCES	ARE ACTUAL UNLESS OTHERWISE NOTED.	CENTER OF SECTION 10-17-8	
8.89	3) ALL EASEMENTS ARE 10' MOE	S OFFICENSE NOTED.	FD 3/4" ROD 72.40" SW TO NE COR FOUNDATION 12	12 JONES
2.50			89.80" SE TO NW COR FOUNDATION 11- 23.90" W TO ME COR TRANSFORMER P.	AN INVEN
	FLUSH WITH THE GROUND EVO	EDT TUAT ( OD ATTO THE TUAT )	~ <b>~</b>	· <del>-</del>
	ARE MARKED WITH 1/2" X 36"	REBARS ENCASED IN 4" CONCRETE.		
			•	
ÖVAL		<u> </u>		
Cala		ACKNOWLEDGEMENT	and the second s	
CALLANTING TOTAL	A.D. 1999,	STATE OF NEBRASKA )		
E PLANNING	IRD ADDITION WAS G COMMISSION OF THE	COUNTY OF DODGE	SS	•
TY, NEBRA	SKA.	22	6 V	,
		ON THIS DAY OF	200.	A.D.
		1999, BEFORE ME, A GENERAL APPEARED DON GIFFORD, PRESI	NOTARY PUBLIC, PERSONALI	Y
		TO MAN TO ME TO BE THE ID	ENTICAL PROSON WHOSE WAVE	NY WHO
		APPEARS ON THE FOREGOING DES	DICEPTON. AND MHA THOUSEN	
		ACKNOWLEDGES THE SIGNING OF VOLUNTARY ACT AND DEED.	SALD INSTRUMENT TO BE KI	is .
		WITNESS MY HAND AND OFFICIAL	SEAL DATE LAST AFORESAI	D.
			SEAL DATE LAST AFORESAI	D.
Sin	lember.		SEAL DATE LAST AFORESAL	D.
CLUB ESTAT			SEAL DATE LAST AFORESAL	D.
	OF THE CITY COUNCIL	GENERAL TOTARY PUBLIC	SEAL DATE LAST AFORESAL SULLA PROPERTY AND THE PROPERTY A	D.

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

