

2000 JAN 20 AM 9:57

COUNTRY CLUB ESTATES TH

Carol Siverna

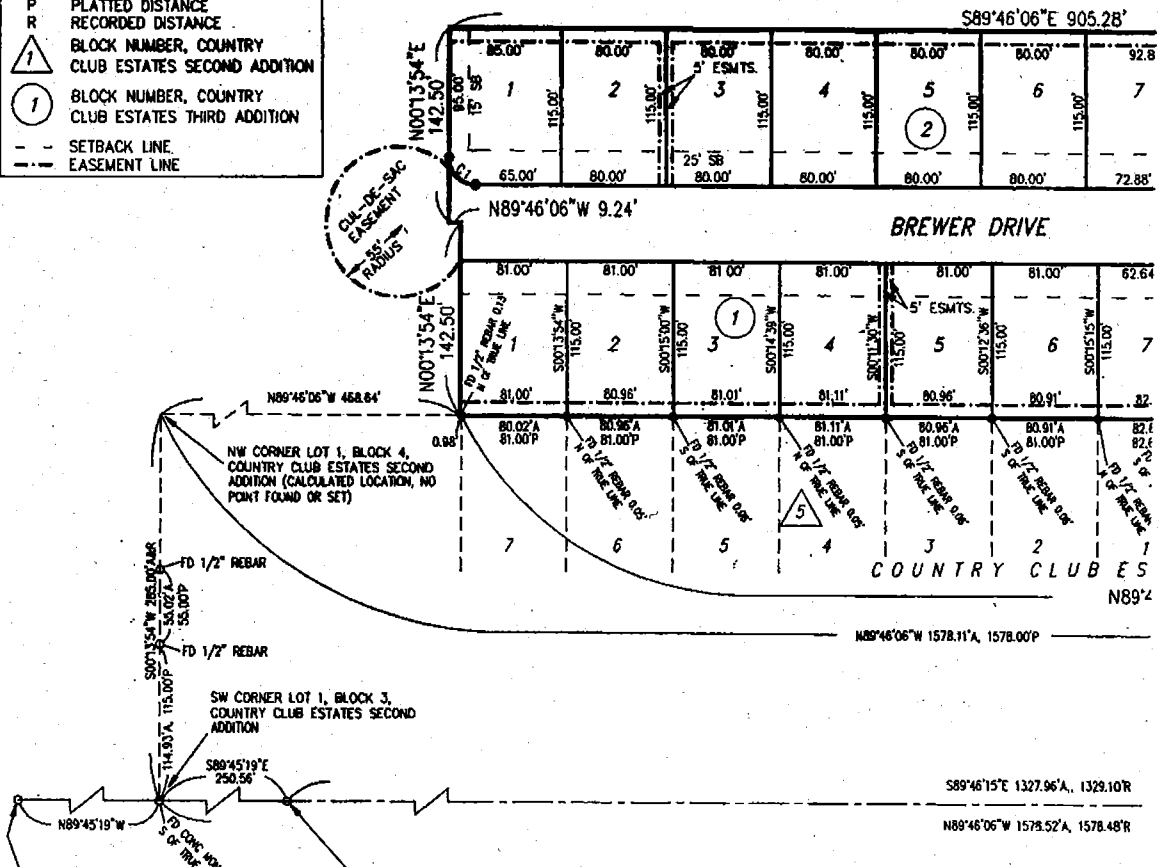
TO THE CITY OF FREMONT, PART OF THE SE1/4 NW1/4 OF SECTION 10, TOWN: RANGE 8 EAST OF THE 6TH P.M., DODGE COUNT.

DODGE COUNTY REGISTER OF DEEDS COMPUTER INDEX FEE \$31.00

SCALE: 1" = 100'

**LEGEND**

- SB SETBACK
- OT OPEN TOP PIPE
- FD FOUND
- o FOUND CORNER
- A ACTUAL DISTANCE
- P PLATTED DISTANCE
- R RECORDED DISTANCE
- 1 BLOCK NUMBER, COUNTRY CLUB ESTATES SECOND ADDITION
- 2 BLOCK NUMBER, COUNTRY CLUB ESTATES THIRD ADDITION
- - - SETBACK LINE
- - - EASEMENT LINE



**CURVE DATA**

NUMBER	DELTA	R (FT)	L (FT)	LC (FT)
C1	90°00'00"	20.00	31.42	28.28
C2	41°24'35"	55.00	39.75	38.89
C3	26°49'06"	55.00	252.29	182.50

- NOTES**
- 1) AL
  - 2) AL
  - 3) AL
  - 4) AL
  - EN
  - FL
  - AF

**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 20th DAY OF September THIS PLAT OF COUNTRY CLUB ESTATES THIRD A APPROVED AND ACCEPTED BY THE PLANNING COM CITY OF FREMONT, DODGE COUNTY, NEBRASKA.

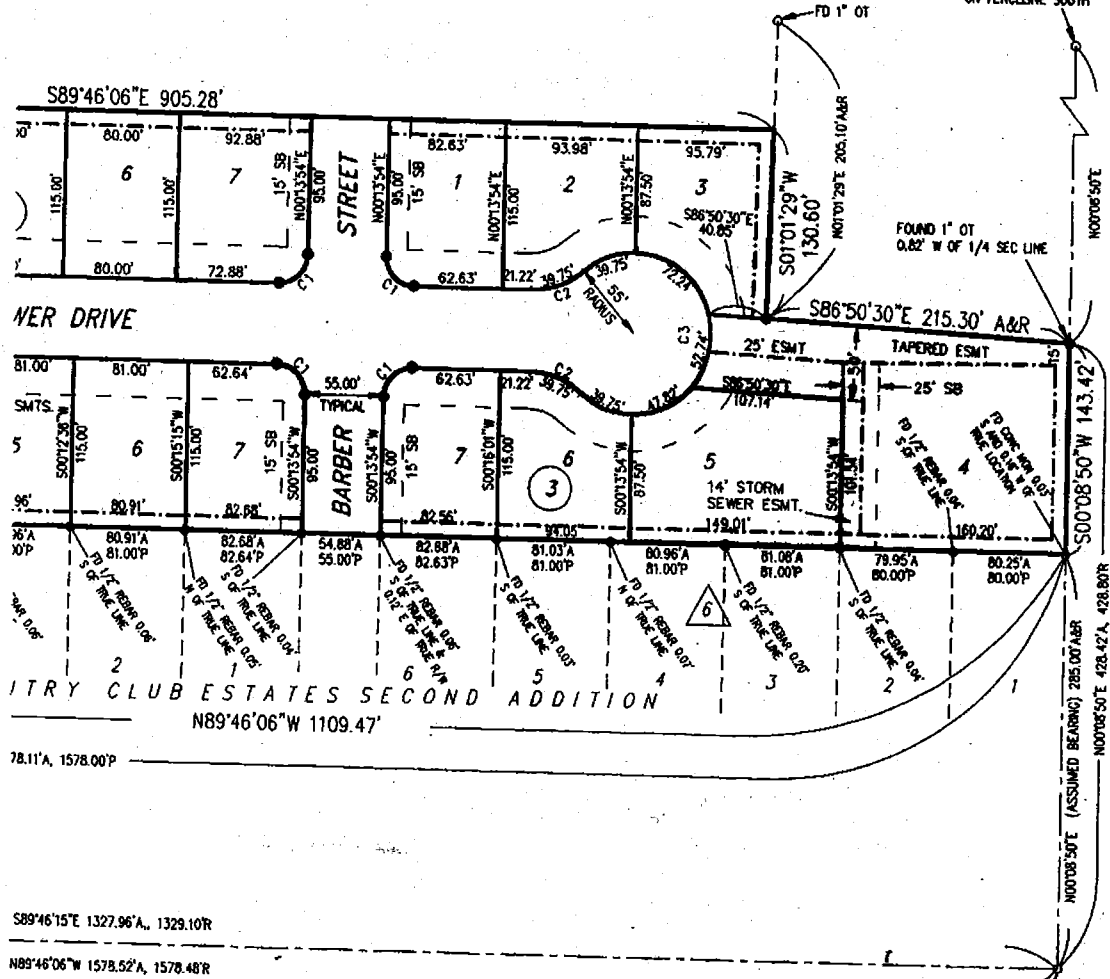
*[Signature]*  
CHAIR

# STATES THIRD ADDITION

5009

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

NE COR SE1/4 NW1/4  
SEC 10-17-8  
FD 1" OT  
1.5' W & 1.5' N TO CONC. FENCE CORNER  
8.80' S TO 'X' NAILS IN FENCE POST  
4.57' SW TO 1-1/4" IRON PIPE  
3.0' N TO FENCELINE WEST  
ON FENCELINE SOUTH



FT)	LC (FT)
42	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  
88.60' SE TO NW COR FOUNDATION 1140 JONES  
23.90' W TO NE COR TRANSFORMER PAD

**PEROVAL**

F September A.D. 1999,  
JB ESTATES THIRD ADDITION WAS  
Y THE PLANNING COMMISSION OF THE  
COUNTY, NEBRASKA.

**ACKNOWLEDGEMENT**

STATE OF NEBRASKA )  
COUNTY OF DODGE )

SS

ON THIS 28 DAY OF Sept., 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.

N89°45'19"W  
 50' 0" 1/2" OF THE LINE  
 WEST 1/4 CORNER  
 SEC 10-17-8  
 FD DODGE CO. SURV. ALUM. CAP  
 31.32' W TO NAIL & DISK ON POWER POLE  
 37.84' NW TO 'X' ON TOP M END CONC. CULVERT  
 87.22' ESE TO 5/8" IRON ROD

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

N89°46'06"W 1578.52'A. 1578.  
 5000

CURVE DATA

NUMBER	DELTA	R (FT)	L (FT)	LC (FT)
C1	90°00'00"	20.00	31.42	28.28
C2	41°24'35"	55.00	38.75	38.89
C3	262°49'09"	55.00	252.29	82.50

**LEGAL DESCRIPTION**

A PARCEL OF LAND IN THE SE1/4 NW1/4 OF SECTION 10, TOWNSHIP 17 NORTH, RANGE 8 EAST OF THE 6<sup>TH</sup> 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; 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 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 FREMONT, ANY PUBLIC OR PRIVATE UTILITY COMPANY, AND FOR THE USE OF ADJUTING 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 28<sup>th</sup> DAY OF September  
 THIS PLAT OF COUNTRY CLUB ESTATES THIRD ADDITION IS APPROVED AND ACCEPTED BY THE PLANNING COMMISSION OF THE CITY OF FREMONT, DODGE COUNTY, NEBRASKA  
 Paul Gifford  
 CHAIR

**CITY COUNCIL ACCEPTANCE**

ON THIS 28<sup>th</sup> DAY OF September  
 1999, THIS PLAT OF COUNTRY CLUB ESTATES THIRD ADDITION IS APPROVED AND ACCEPTED BY RESOLUTION OF THE CITY OF FREMONT, DODGE COUNTY, NEBRASKA  
 Donald Edwards  
 MAYOR  
 Clerk  
 CLERK

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY AS THE UNDERSIGNED SURVEYOR, THAT I HAVE SURVEYED THE TRACT DESCRIBED HEREON, AND THAT PERMANENT BOUNDARIES OR WILL BE SET AS DESCRIBED HEREON DECEMBER 31, 1999.  
 Stephen W. Dodd  
 STEPHEN W. DODD, LS-503  
 11/17/1999  
 DATE

1 2 1 1 6 2 5 4 3 2 1  
 CLUB ESTATES SECOND ADDITION  
 N89°46'06"W 1109.47'

1578.00'P

15°E 1327.96'A, 1329.10'R

06°W 1578.52'A, 1578.48'R

N00°08'50"E (ASSUMED BEARING) 285.0  
 N00°08'50"E 42'

5011

C (FT)
8.28
8.89
2.50

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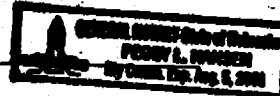
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WITNESS MY HAND AND OFFICIAL SEAL DATE LAST AFORESAID.

Debra L. Hansen  
 GENERAL NOTARY PUBLIC

COMMISSION EXPIRES \_\_\_\_\_



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

Kimberly Volkman  
 CLERK

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

