

FILED FOR RECORD ON THIS 4TH DAY OF JUNE, A. D. 1957 AT 2:20 O'CLOCK
P. M. AND RECORDED IN MISC. BOOK "U" AT PAGE 165.
Fee: \$1.00 7 KITTY A. ROUSH, Register of Deeds

KNOW ALL MEN BY THESE PRESENTS THAT

WHEREAS, Don F. Pollock Properties, Inc., a Nebraska corporation, as the owner of the real estate described therein, executed, acknowledged and recorded a certain plat of Empire City Subdivision in Dodge County, Nebraska, recorded at the office of the Register of Deeds of Dodge County, Nebraska, on October 16, 1951, at 2:00 P.M. in Miscellaneous Book F, page 703, and also as Plat Number 263, and,

WHEREAS, Don F. Pollock Properties, Inc., then was the sole proprietor of said tract of land and had subdivided the same into suburban lots within the meaning of Section 17-415 of the Revised Statutes of Nebraska for 1943, and,

WHEREAS, the plat of such subdivision so recorded, as indicated by the below certificate of the County Surveyor of Dodge County, Nebraska, and by the revised plat on the margin of which this is written, in certain respects did not correctly describe the subdivision of such tract with respect to the manner in which the streets, lots, roads and blocks were actually laid out, opened, used, occupied and improved, and,

WHEREAS, the said statute section requires such proprietor to cause a plat of said subdivision to be made and recorded which shall accurately describe such subdivision, and,

WHEREAS, such inaccuracy has necessitated a resurvey of said land, described in said original plat, and a survey of a portion of the NE1/4 of Section 27, Township 17 North, Range 8 East of the 6th P.M. in Dodge County, Nebraska, as shown on the within revised plat, and,

WHEREAS, said revised plat has been made to correspond to possession lines of the real estate thereon now owned by the said Don F. Pollock Properties, Inc., and the possession lines of grantees of the undersigned, and those holding by, through or under them, that is to say, that regardless of the descriptions in said original plat, and in the deeds of the undersigned to those lots sold and conveyed by it, in Empire City Subdivision, such grantees have been put into possession under said deeds of the land indicated by the corresponding numbered lot and block, according to said revised plat thereof, and,

WHEREAS, the only streets, lots or thoroughfares, or any part thereof, as improved, opened, or used, over and through said land, are those as located and shown on this revised plat, and,

WHEREAS, THE LOTS AND BLOCKS NUMBERED ON SAID REVISED PLAT, correspond with the lots and blocks numbered on said original plat, and except for minor errors in location which have affected boundary lines and necessitated this revised plat, the lots so conveyed and the ground of which said grantees actually took possession, are substantially the same as the actual tracts of the same lot numbers shown on such original plat, and the streets and roads as shown on said original plat, and as actually laid out, opened, used, and shown on said revised plat, are substantially in the same location, and,

WHEREAS, the undersigned corporation on the date of recording said original plat and at the time of the subdividing of said real estate, was the owner and proprietor of the land described in said original plat, and now is the owner and proprietor, subject only to the actual possession of subsequent grantees, of that part of said NE1/4 of Section 27, shown on this revised plat, all of said real estate being incorporated herein by reference to said revised plat and the description of the real estate therein contained and indicated,

NOW THEREFORE, the said Don F. Pollock Properties, Inc., hereby states that this subdivision, and the revised plat thereof, as to all of said real estate, is made with the free consent and in accordance with the desire of the said Don F. Pollock Properties, Inc., and in consideration of the premises the undersigned has caused said land to be resurveyed and this revised plat thereof, showing the results of said resurvey, (and survey of the said additional portion in Section 27) to be made, which plat shall be known and referred to as the Revised Plat of Empire City First Subdivision, and does hereby confirm the title of all its grantees, and those holding by, through and under them and each of them, to the lot or lots in the block or blocks according to said revised plat, having the corresponding number to the lot or lots in the block or blocks as described in any previous deed executed by it, according to executed original plat of this subdivision, with like effect as though all said deeds had described the lot or lots conveyed according to this Revised Plat, and to the extent necessary to confirm such titles, Don F. Pollock Properties, Inc., in consideration of its desire to correct such subdivision, does hereby grant, bargain, sell and convey to such respective grantees, and successor grantees, of record as of the date of the execution of this revised plat, such strips and parcels of ground as may be necessary to vest title in them to the lot or lots described in their deeds as if the same referred to this revised plat, to each of them respectively as sole owners,

and also as Plat Number 245, and,

WHEREAS, Don F. Pollock Properties, Inc., then was the sole proprietor of said tract of land and had subdivided the same into suburban lots within the meaning of Section 17-425 of the Revised Statutes of Nebraska for 1943, and,

WHEREAS, the plat of such subdivision so recorded, as indicated by the below certificate of the County Surveyor of Dodge County, Nebraska, and by the revised plat on the margin of which this is written, in certain respects did not correctly describe the subdivision of such tract with respect to the manner in which the streets, lots, roads and blocks were actually laid out, opened, used, occupied and improved, and,

WHEREAS, the said statute section requires such proprietor to cause a plat of said subdivision to be made and recorded which shall accurately describe such subdivision, and,

WHEREAS, such inaccuracy has necessitated a resurvey of said land, described in said original plat, and a survey of a portion of the NE 1/4 of Section 27, Township 17 North, Range 8 East of the 6th P.M. in Dodge County, Nebraska, as shown on the within revised plat, and,

WHEREAS, said revised plat has been made to correspond to possession lines of the real estate thereon now owned by the said Don F. Pollock Properties, Inc., and the possession lines of grantees of the undersigned, and those holding by, through or under them, that is to say, that regardless of the descriptions in said original plat, and in the deeds of the undersigned to those lots sold and conveyed by it, in Empire City Subdivision, such grantees have been put into possession under said deeds of the land indicated by the corresponding numbered lot and block, according to said revised plat thereof, and,

WHEREAS, the only streets, lots or thoroughfares, or any part thereof, as improved, opened, or used, over and through said land, are those as located and shown on this revised plat, and,

WHEREAS, THE LOTS AND BLOCKS NUMBERED ON SAID REVISED PLAT, correspond with the lots and blocks numbered on said original plat, and except for minor errors in location which have affected boundary lines and necessitated this revised plat, the lots so conveyed and the ground of which said grantees actually took possession, are substantially the same as the actual tracts of the same lot numbers shown on such original plat, and the streets and roads as shown on said original plat, and as actually laid out, opened, used, and shown on said revised plat, are substantially in the same location, and,

WHEREAS, the undersigned corporation on the date of recording said original plat and at the time of the subdividing of said real estate, was the owner and proprietor of the land described in said original plat, and now is the owner and proprietor, subject only to the actual possession of subsequent grantees, of that part of said NE 1/4 of Section 27, shown on this revised plat, all of said real estate being incorporated herein by reference to said revised plat and the description of the real estate therein contained and indicated,

NOW THEREFORE, the said Don F. Pollock Properties, Inc., hereby states that this subdivision, and the revised plat thereof, as to all of said real estate, is made with the free consent and in accordance with the desire of the said Don F. Pollock Properties, Inc., and in consideration of the premises the undersigned has caused said land to be resurveyed and this revised plat thereof, showing the results of said resurvey, (and survey of the said additional portion in Section 27) to be made, which plat shall be known and referred to as the Revised Plat of Empire City First Subdivision, and does hereby confirm the title of all its grantees, and those holding by, through and under them and each of them, to the lot or lots in the block or blocks according to said revised plat, having the corresponding number to the lot or lots in the block or blocks as described in any previous deed executed by it, according to executed original plat of this subdivision, with like effect as though all said deeds had described the lot or lots conveyed according to this Revised Plat, and to the extent necessary to confirm such titles, Don F. Pollock Properties, Inc., in consideration of its desire to correct such subdivision, does hereby grant, bargain, sell and convey to such respective grantees, and successor grantees, of record as of the date of the execution of this revised plat, such strips and parcels of ground as may be necessary to vest title in them to the lot or lots described in their deeds as if the same referred to this revised plat, to each of them respectively as sole owners, joint tenants or tenants in common, as the case may be, in the tenancy held by them as of the date of the execution of this revised plat by it, to have and to hold to them, and to their successors, survivors, heirs and assigns, as applicable, forever.

The undersigned reserves with reference to this revised plat all of the rights with respect to telephone, electric, water and sewer utilities on and in the rear sight feet of each lot to the same extent as such reservation was made in said original plat.

The undersigned does hereby further dedicate all streets and lots as located and shown on this revised plat to public use, and repudiates any implied or purported dedication of any street or lot indicated on said original plat of Empire City Subdivision which is in conflict herewith.

The undersigned does hereby further dedicate all streets and lots as indicated and shown on this revised plat to public use, and repudiates any implied or purported dedication of any street or lot indicated on said original plat of Empire City subdivision which is in conflict herewith.

IN WITNESS WHEREOF, said corporation has set its seal and caused its president in its behalf to sign this instrument on this 22 day of May, 1957.

Don F. Pollock Properties, Inc.,
a corporation.
By Helene S. Pollock
President.



STATE OF NEBRASKA) SS
COUNTY OF DODGE)

On this 22 day of May, 1957, before me personally appeared Helene S. Pollock, to me personally known to be the identical person and officer who signed the foregoing revised plat, and she acknowledged the seal thereto affixed to be the seal of said corporation, and that she was authorized to sign and did sign the same as her voluntary act and deed as such officer, and as the voluntary act and deed of the said corporation.

WITNESS, my hand and notarial seal the date first above mentioned.

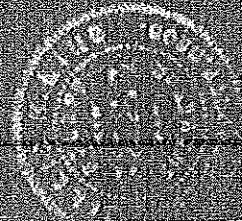
Helene S. Pollock
NOTARY PUBLIC.

COUNTY SURVEYOR'S CERTIFICATE.

I, the undersigned, the County Surveyor of Dodge County, Nebraska, hereby certify that I have surveyed the land embraced by the plat on the margin of which this is written, known as Revised Plat of Empire City First Subdivision, and found as follows: That a plat known as Empire City Subdivision was filed in the Office of the Register of Deeds of Dodge County, Nebraska, on October 16, 1951, at 2:00 P.M. in the Plat Book, as page 283, and in Miscellaneous records Book P, as page 703, which plat subdivided part of Tax Lot 3, in SE1/4 of Section 22, Township 17 North Range 8 East of the 6th P.M. in said county; that in making such survey, in accordance with standard surveying practices, I used the fixed monuments found on the ground represented by iron pipe established by previous surveyors, and section corners and quarter-quarter corners represented by monuments as so established and as indicated by the legend endorsed hereon, and prorated distances where necessary according to such surveying practices, and using such fixed monuments I have located, as indicated on this revised plat, the boundaries of streets and roads opened and in use, bounding the various blocks therein; and have further located in conformity with such monuments and with the corner stakes and evidence of lot lines of persons in actual possession of improved lots therein, the actual boundaries of each of said improved lots and also of the unimproved lots therein, and have established additional monuments indicated by said legend, represented by iron stakes to identify and locate the boundaries of said streets and blocks, and I do further certify that this revised plat shown hereon correctly reflects the results of said survey, and that this revised plat, comprising the indicated part of said Tax Lot 3, and also a portion of the NE1/4 of Section 27, Township 17 North, Range 8 East of the 6th P.M. in said county, as shown on said revised plat, correctly reflects the actual location of the lots, improvements, blocks, streets and lots, and the outside boundaries of the said subdivision as actually in use originally, laid out, and originally and presently occupied.

I, further certify that this subdivision is located upon a tract of ground adjacent to the city limits of the City of Fremont, Dodge County, Nebraska, and that the lots platted and subdivided thereon are suburban lots.

In Witness whereof, I have hereunto set my hand at Dodge County, Nebraska, this 22nd day of May, 1957.



Willis H. Lind
Willis H. Lind,
County Surveyor
Dodge County, Nebraska.

STATE OF NEBRASKA)
COUNTY OF DODGE) ss.

On this 11th day of October, A. D., 1951, before me, the undersigned a Notary Public, duly commissioned and qualified for and residing in said county, personally came William Wobken, to me known to be the identical person whose name is affixed to the foregoing instrument as assignor and acknowledged the same to be his voluntary act and deed.

WITNESS my hand and Notarial Seal the day and year last above written.

(WILLIAM C. HARGENS NOTARIAL SEAL)
(COMMISSION EXPIRES NOV. 9, 1951)
(DODGE COUNTY, NEBRASKA)

William C. Hargens

My Commission expires the 9 day of November, 1951.

AFFIDAVIT OF IDENTIFICATION *

ANTON A. TRESNAK } Filed for record on this 11th day of October, A. D. 1951, at 2 o'clock
to } and 36 minutes P. M. and recorded in Misc. Book "P" at page 703.

CHARLES GOHR } Fee: \$1.25 ✓ KITTIE A. ROUSH, Register of Deeds

State of Nebraska) ss
Dodge County)

Anton A. Tresnak, being first duly sworn, upon oath deposes and says he was well and personally acquainted with Charles Gohr to whom Ira Davenport and Katharine S. Davenport, his wife, by Ira Davenport, Atty in fact & Wm. S. Burns, Executors of the last will of John Davenport deceased, conveyed the following described lands in Dodge County, Nebraska, to-wit:

East half of Southeast Quarter, Section 7, township 20 North,
Range 5, East of the 6th P. M.

by warranty Deed, dated August 20, 1898, and recorded in book 24 of Deeds on page 305, in the Register of Deeds office of Dodge County, and with Karl Gohr who conveyed said premises to J. F. Dierker by warranty deed date November 2, 1899, and affiant positively knows that the said Charles Gohr and Karl Gohr are one and the same person, notwithstanding the discrepancy in names.

Anton A. Tresnak

Subscribed and sworn to before me this 1st day of October, 1951.

(EMIL E. TRESNAK GENERAL NOTARY)
(COMMISSION EXPIRES OCT. 14, 1955)
(STATE OF NEBRASKA)

Emil E. Tresnak, Notary Public

my commission expires Oct. 14, 1955.

Plat 263

P L A T

DON F. POLLOCK PROPERTIES INC. } Filed for record on this 18th Day of October, A. D. 1951

to } at 2:00 O'clock P. M. and recorded Misc. Book P page 703.

THE PUBLIC } Fee: \$1.00 ✓ KITTIE A. ROUSH, Register of Deeds

EMPIRE CITY SUB DIVISION OF PART OF TAX LOT THREE IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION TWENTY TWO, TOWNSHIP 17 NORTH, RANGE 8 EAST OF THE SIXTH P. M., IN DODGE COUNTY, NEBRASKA, ALL TO BE KNOWN AS: EMPIRE CITY SUB DIVISION, is located in part of Tax Lot 3 in the SE 1/4 SE 1/4 of said Section 22, according to the following plat and the numbered particulars following the plat:

1. Point A is the SE corner of Section 22. 2. Point B is the First quarter-quarter corner West of Point A. 3. Point C is in the East line of Section 22 198 feet North of Point A. 4. Points D and E are 440 feet Westerly of Points A and C respectively, on lines perpendicular to said East Line. The rectangle, ACED, is real estate not a part of Tax Lot 3, and not owned by this proprietor. 5. Points F and G are each 200 feet Westerly of and on lines perpendicular to said East line of Section 22. 6. Point H is in the said East line, 110 feet Northerly of Point A. 7. The Southeasterly margin of the curved portion of Empire Avenue is 600 feet Northwesterly of Point H, as indicated by radius line on the plat. The curved portions of other streets are at the distances and in the directions shown on the plat from Points K, L, M, and N, respectively, which points are on lines perpendicular to said East line at the distances shown on the plat. 8. Point P is 850 feet Northerly of Point B on a line perpendicular to the South line of Section 22. 9. Point R is the point where the following intersect: A line parallel to and 362.5 feet Southerly of the North margin of Tax Lot 3, and a Southwesterly radius 125 feet in length from Point M. 10. Point S is the NE corner of Tax Lot 3 and of the

Miscellaneous Record R

COMPLETE PLAT OF EMPIRE CITY
SUBDIVISION SEASE⁷ of Sec. 22
and Part NE NE NE⁴ Sec. 27 all
in Twp. 17 Range 8 E.

Plat #300

For TAXATION PURPOSES

COUNTY CLERK OF) Filed for record on this 5th day of June, A. D. 1957, at 3:00
DODGE COUNTY, NEB.)
to) o'clock P. M. and recorded in Misc. Book "R" at page 186.

EMPIRE CITY SUBDIVISION) Fee: \$1.00
KITTY A. ROUSH, Register of Deeds

I, the undersigned, the County Clerk of Dodge County, Nebraska, hereby certify that the above Plat was caused to be made by me for taxation purposes. I, further certify that I have signed and executed said plat by reason of the failure of the owners to do the same.

In testimony I have hereunto set my signature and seal this 28th of May, 1957.

(COUNTY CLERK
DODGE COUNTY, NEBRASKA)

C. H. Dahl
County Clerk, Dodge County, Nebraska

I, hereby certify that the above plat was made, from surveys made by me from plats previously filed, and is true and correct to the best of my knowledge and belief, and was made by me at the request of the County Clerk.

(WILLIS H. LIND COUNTY SURVEYOR)
(DODGE COUNTY, NEBR. SEAL)

Willis Lind
County Surveyor, Dodge County, Nebraska

CERTIFICATE OF AWARD

OID AGE ASSISTANCE) Filed for record on this 13th day of June, A. D. 1957, at 10:26 o'clock
DODGE COUNTY OFFICE)
to) A. M. and recorded in Misc. Book "R" at page 186.

EARL KLEEMAN) No fee
KITTY A. ROUSH, Register of Deeds

NEBRASKA DIVISION OF PUBLIC WELFARE-CERTIFICATE OF AWARD-OLD AGE ASSISTANCE OF BLIND ASSISTANCE TYPE OF AID: Old Age Assistance Name Kleeman, Earl Age 66 HH No-27-2754-A1
Address: Snyder, Nebraska County Dodge Original Payment \$65.00 Date 6-1-57

Old Age Assistance: Legal description of Real estate owned by recipient:

- A. Block 4, Lot 2, Snyder, Nebraska
- B. Block 1, N. 25' of S. 30' of Lot 3, Schneider Addition, Snyder, Nebraska.

F. M. Woods
State Director
Earl Kleeman
Signature of Payee

CERTIFICATE OF AWARD

OLD AGE ASSISTANCE) Filed for record on this 13th day of June, A. D. 1957, at 10:28
DODGE COUNTY OFFICE)
to) o'clock A. M. and recorded in Misc. Book "R" at page 186.

PEARL KLEEMAN) No fee
KITTY A. ROUSH, Register of Deeds

NEBRASKA DIVISION OF PUBLIC WELFARE CERTIFICATE OF AWARD OLD AGE ASSISTANCE OR BLIND ASSISTANCE TYPE OF AID OLD AGE ASSISTANCE Name: Kleeman, Pearl Age 66 HH No. 27-2754-A2
Address Snyder, Nebraska County Dodge Original Payment \$65.00 Date 6-1-57

Old Age Assistance: Legal description of real estate owned by recipient:

- A. Block 4, Lot 2, Snyder Nebraska
- B. Block 1, No. 25' of S. 30' of Lot 3, Schneider Addition, Snyder, Nebraska.

F. M. Woods
State Director
Pearl Kleeman
Signature of Payee