

DEDICATION

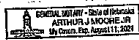
KNOW ALL MEN BY THESE PRESENTS: THAT GALLERY 23 EAST, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, BEING THE OWNER AND PROPRIETOR OF THE PROPERTY DESCRIBED WITHIN THE LEGAL DESCRIPTION AND EMBRACED WITHIN THIS PLAT, HAS CAUSED SAID LAND TO BE PLATTED INTO ONE HUNDRED FORTY ONE (141) LOTS AND TWELVE (12) OUTLOTS, TO BE NAMED AND NUMBERED AS SHOWN, SAID PLAT TO BE HEREAFTER KNOWN AS "GALLERY 23 EAST ADDITION". SAID OWNER HEREBY RATIFIES AND APPROVES OF THE DISPOSITION OF THEIR PROPERTY, AS SHOWN ON THIS PLAT. SAID OWNER GRANTS UTILITY EASEMENTS AT THE LOCATIONS AND WIDTHS SHOWN ON THIS PLAT. WE HEREBY DEDICATE TO THE PUBLIC FOR PERPETUAL PUBLIC USE THE STREETS TO BE KNOWN AS GALLERY DRIVE, EAST 21ST AVENUE, ELIZABETH COURT, JARED COURT, WILLIAM COURT, EAST 18TH AVENUE, EAST 17TH AVENUE, COUNTY ROAD "Y" BOULEVARD, BRANDON LANE, ARRON WAY, CHRISTINE DRIVE, AND TAYLOR AVENUE AT THE LOCATIONS SHOWN AND TO THE WIDTHS SHOWN HEREON, WE DO ALSO GRANT EASEMENTS TO THE CITY OF FREMONT. SAID EASEMENTS ARE RESERVED FOR THE USE OF PUBLIC UTILITIES, AND ARE SUBJECT TO THE PARAMOUNT RIGHT OF THE PUBLIC UTILITY TO INSTALL, REPAIR, REPLACE AND MAINTAIN ITS INSTALLATIONS.

BY: GALLERY 23 EAST, LLC, A NEBRASKA LIMITED LIABILITY COMPANY

BY: *Michael Cosentino* BY: *William Cosentino*
 NAME: MICHAEL COSENTINO NAME: WILLIAM COSENTINO
 TITLE: MANAGER TITLE: MANAGER

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA }
 DODGE COUNTY } SS



ON THIS THIS 2 DAY OF November, 2018 THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY CAME MICHAEL COSENTINO, MANAGER, FOR GALLERY 23 EAST, LLC, A NEBRASKA LIMITED LIABILITY COMPANY.

Arthur J. Moore, Jr.
 NOTARY PUBLIC

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA }
 DODGE COUNTY } SS



ON THIS THIS 2 DAY OF November, 2018 THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY CAME WILLIAM COSENTINO, MANAGER, FOR GALLERY 23 EAST, LLC, A NEBRASKA LIMITED LIABILITY COMPANY.

Arthur J. Moore, Jr.
 NOTARY PUBLIC

CITY OF FREMONT PLANNING COMMISSION APPROVAL

THIS PLAT OF "GALLERY 23 EAST ADDITION" HAS BEEN SUBMITTED TO AND APPROVED BY THE CITY OF FREMONT PLANNING COMMISSION AND IS HEREBY TRANSMITTED TO THE CITY COUNCIL OF FREMONT, NEBRASKA, WITH THE RECOMMENDATION THAT THIS PLAT BE APPROVED AS PROPOSED.

DATED THIS 14 DAY OF March, 2018

CITY OF FREMONT PLANNING COMMISSION:

Paul S. Hill
 CHAIRPERSON

Shirley L. Olson
 SECRETARY
Harvey D. Olson

FREMONT CITY COUNCIL APPROVAL

THE PLAT AND THE DEDICATION SHOWN ON THIS PLAT ARE HEREBY ACCEPTED BY THE FREMONT CITY COUNCIL, DODGE COUNTY, NEBRASKA.

THIS 7th DAY OF November, 2018

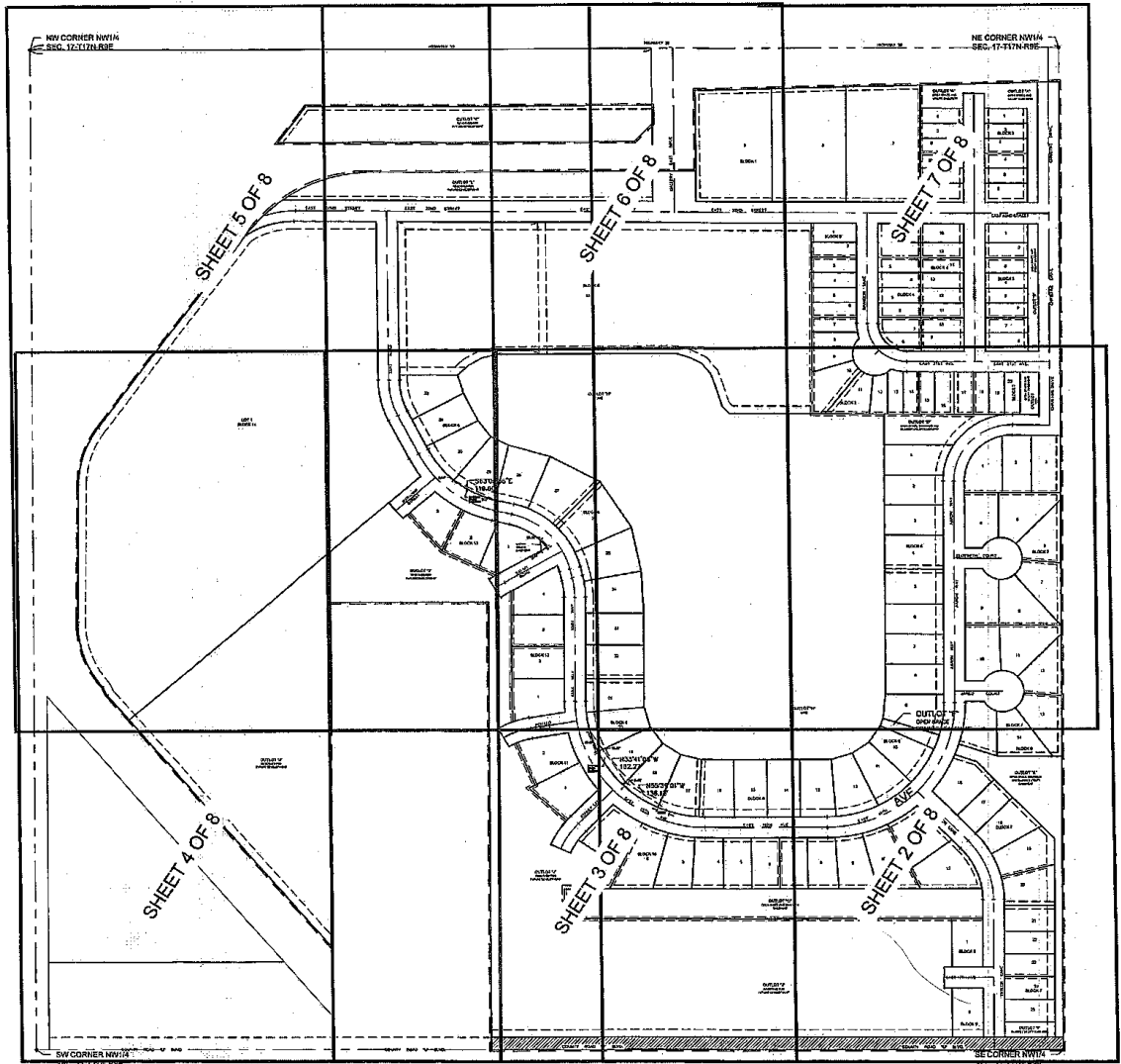
Paul S. Hill
 MAYOR

Tim Albrecht
 CITY CLERK



INDEX OF SHEETS

- SHEET 1: VICINITY MAP, DEDICATION, ACKNOWLEDGMENT OF NOTARY, CITY OF FREMONT PLANNING COMMISSION APPROVAL, FREMONT CITY COUNCIL APPROVAL.
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- SHEET 3: FINAL PLAT DRAWING.
- SHEET 4: FINAL PLAT DRAWING.
- SHEET 5: FINAL PLAT DRAWING.
- SHEET 6: FINAL PLAT DRAWING.
- SHEET 7: FINAL PLAT DRAWING.
- SHEET 8: LEGAL DESCRIPTION, SURVEYOR'S CERTIFICATE, LOT AREA TABLE, MINIMUM OPENING ELEVATION TABLE.



VICINITY MAP
 SCALE: N.T.S.

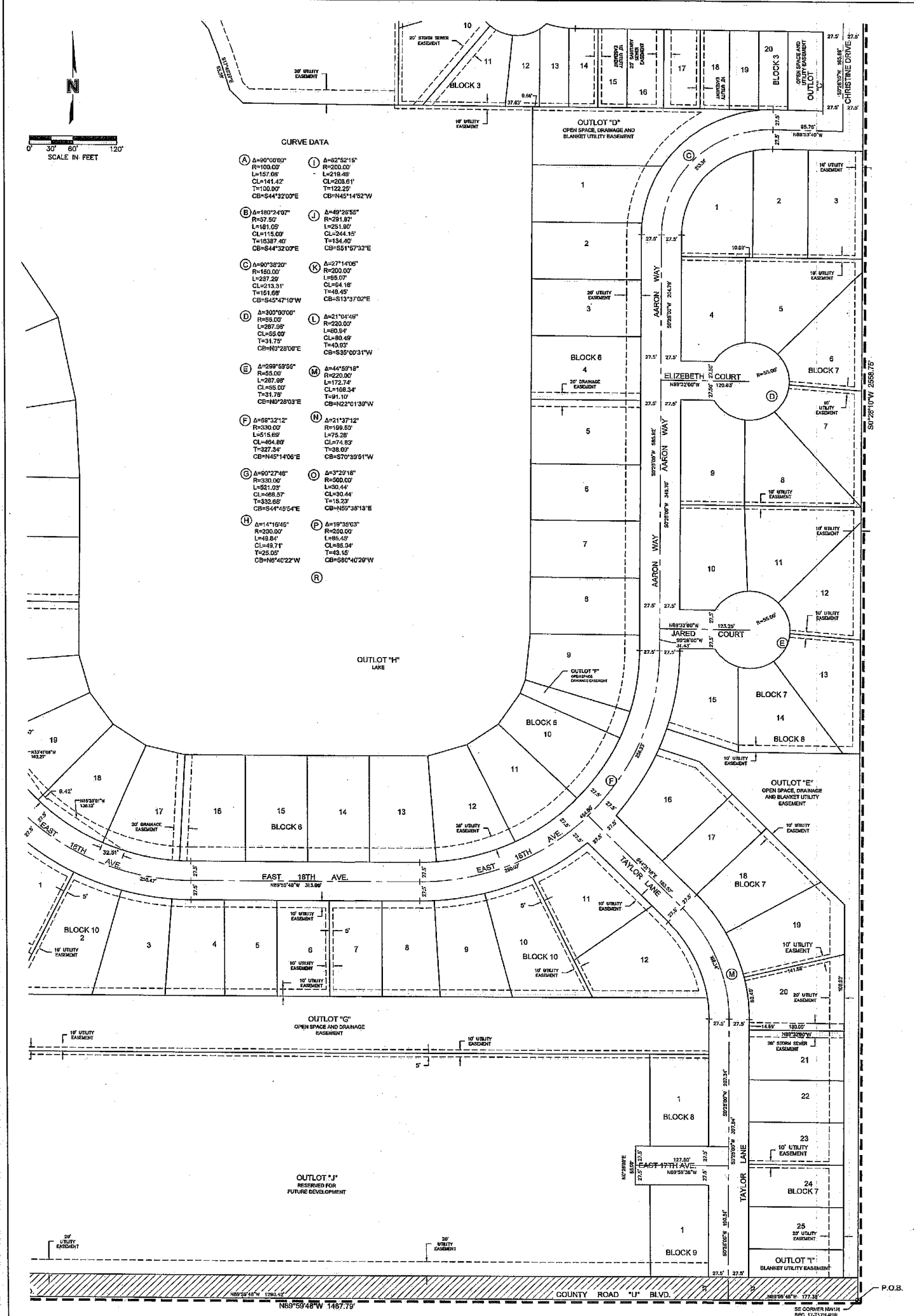
1 OF 8 SHEET	CORRECTIVE FINAL PLAT	REV. NO.	DATE	REVISIONS DESCRIPTION
	GALLERY 23 EAST ADDITION			
	FREMONT, NEBRASKA			REVISIONS

OLSSON ASSOCIATES
 801 F Street, Suite 200
 P.O. Box 84828
 Lincoln, NE 68508
 TEL 402.474.6311
 FAX 402.474.5160
 www.olsonassociates.com



CURVE DATA

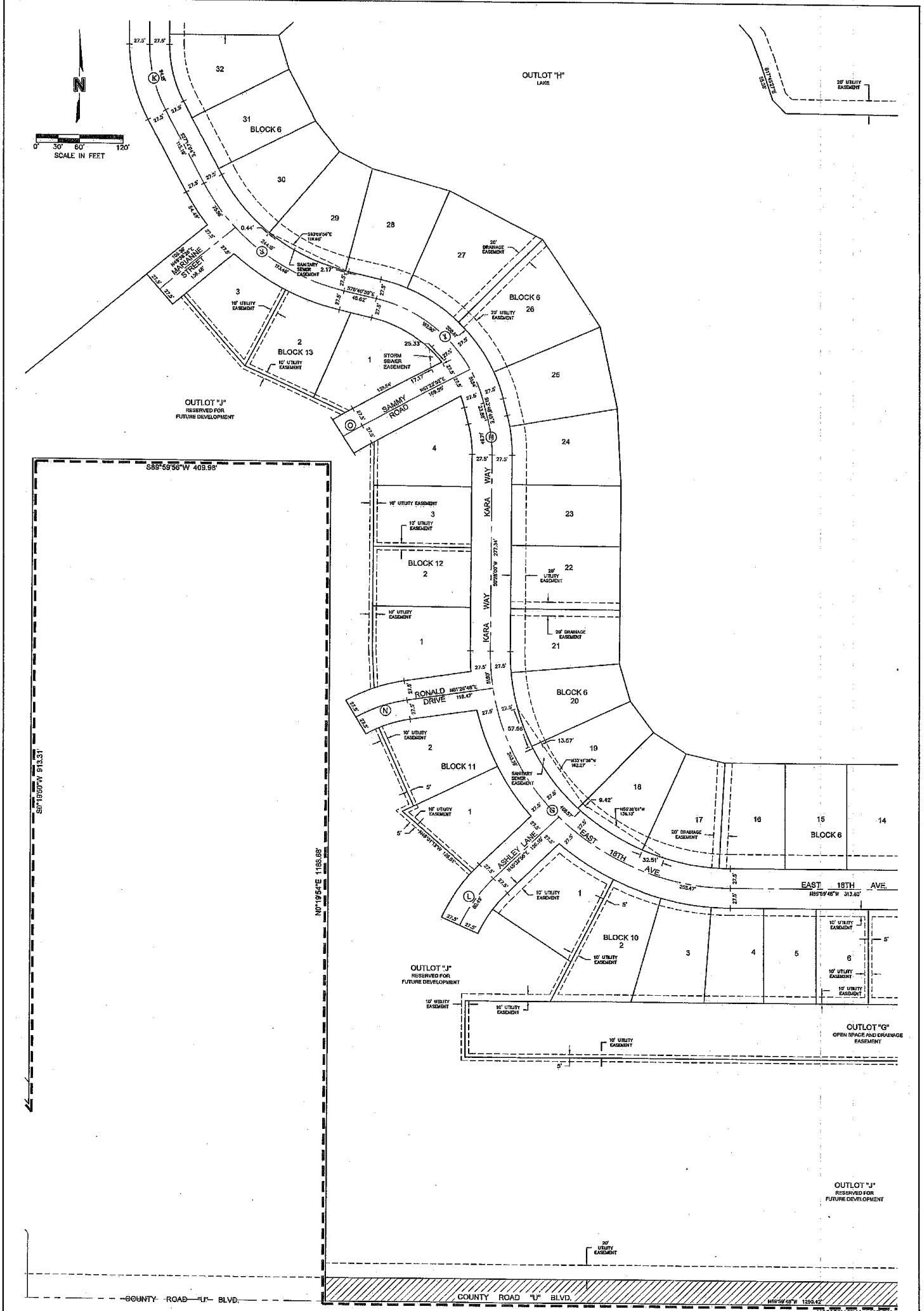
A Δ=90°00'00" R=100.00' L=157.08' CL=141.42' T=100.00' CB=S44°32'00"E	I Δ=82°52'15" R=200.00' L=219.49' CL=208.61' T=122.22' CB=N45°14'32"W
B Δ=180°24'00" R=57.50' L=181.09' CL=115.00' T=103.87'40" CB=S44°32'00"E	J Δ=49°28'55" R=281.82' L=251.80' CL=244.35' T=154.40' CB=S51°57'32"E
C Δ=90°38'20" R=180.00' L=237.29' CL=213.31' T=151.68' CB=S45°47'10"W	K Δ=37°14'08" R=200.00' L=95.07' CL=84.18' T=40.49' CB=S13°37'02"E
D Δ=300°00'00" R=55.00' L=287.99' CL=55.00' T=31.75' CB=N0°28'00"E	L Δ=21°04'49" R=200.00' L=80.84' CL=80.49' T=40.92' CB=S35°00'31"W
E Δ=299°59'50" R=55.00' L=287.99' CL=55.00' T=31.75' CB=N0°28'03"E	M Δ=44°59'18" R=220.00' L=172.74' CL=168.34' T=91.10' CB=N02°01'39"W
F Δ=88°32'12" R=30.00' L=51.65' CL=48.40' T=32.34' CB=N45°14'06"E	N Δ=21°37'12" R=198.50' L=75.28' CL=74.83' T=38.00' CB=S70°59'51"W
G Δ=60°27'48" R=30.00' L=51.65' CL=48.40' T=32.34' CB=S44°42'54"E	O Δ=3°29'18" R=300.00' L=30.44' CL=30.44' T=15.23' CB=N59°38'13"E
H Δ=14°16'45" R=200.00' L=49.84' CL=48.71' T=25.05' CB=N8°40'22"W	P Δ=19°39'03" R=250.00' L=85.45' CL=85.04' T=43.15' CB=S80°40'29"W
R	




SHEET 2 of 8	CORRECTIVE FINAL PLAT GALLERY 23 EAST ADDITION	REV. NO. _____ DATE _____ REVISIONS DESCRIPTION LOT AND BLOCK NUMBERS AND DEDICATION	
	FREMONT, NEBRASKA	2018	REVISIONS

801 P Street, Suite 200
 P.O. Box 84698
 Lincoln, NE 68688

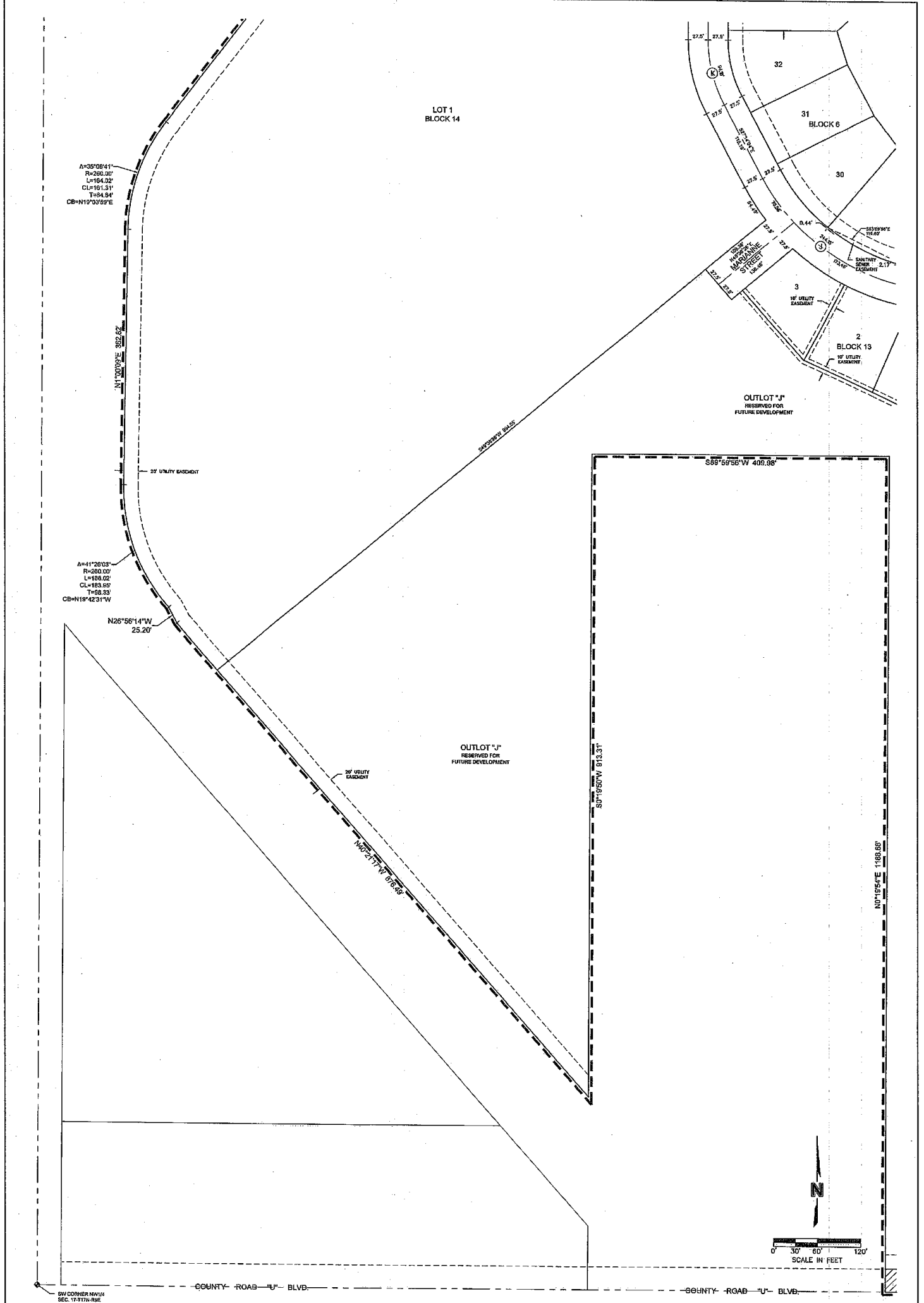
TEL 402.474.5310
 FAX 402.474.5150
 www.molssonassociates.com



3 of 8 SHEET	CORRECTIVE FINAL PLAT	REV. NO. DATE REVISIONS DESCRIPTION
	GALLERY 23 EAST ADDITION	LOT AND BLOCK NUMBERS AND DEDICATION
FREMONT, NEBRASKA	2018	REVISIONS



619 P Street, Suite 200
 P.O. Box 8405
 Lincoln, NE 68508
 TEL 402.474.6311
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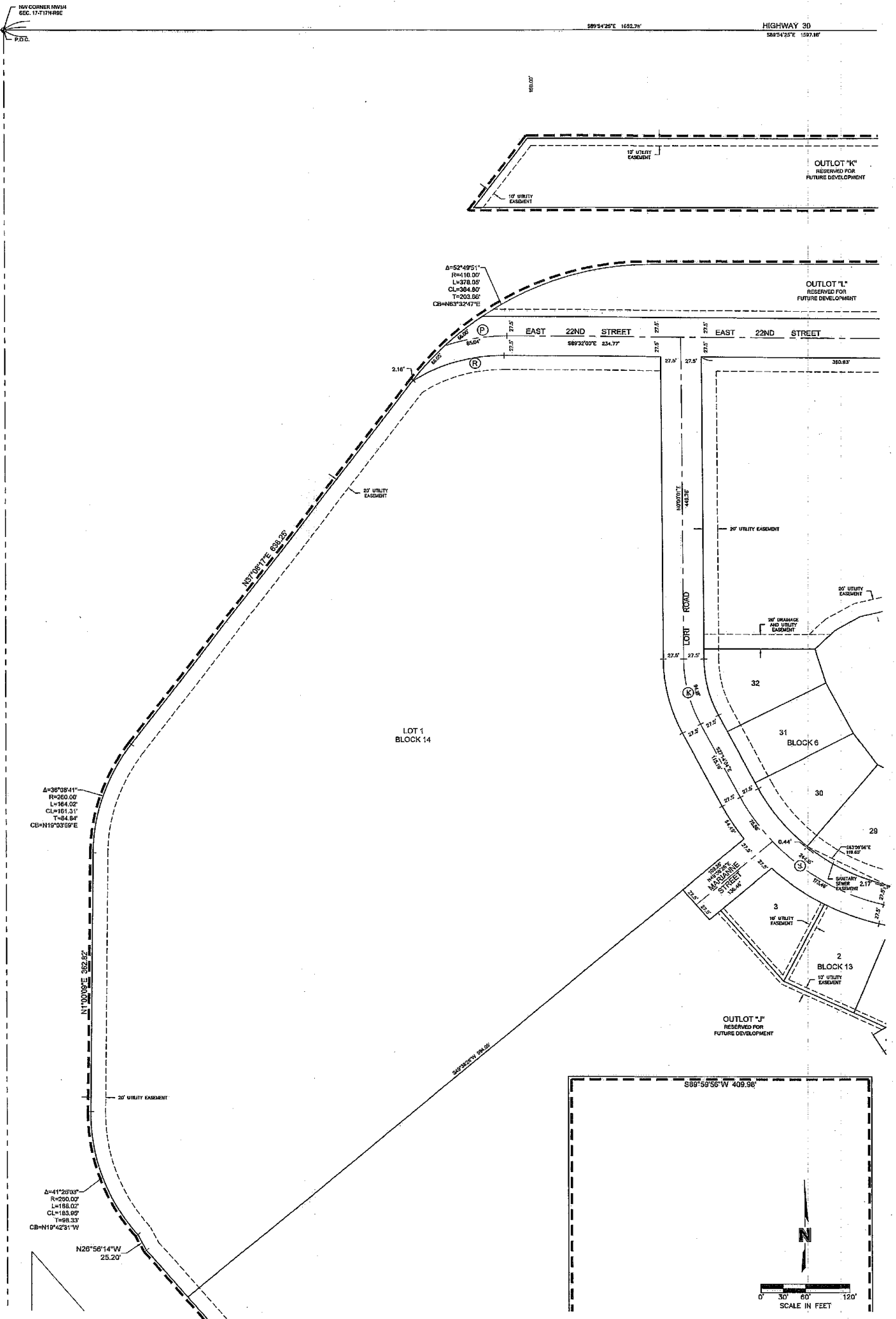


SHEET 4 of 8	CORRECTIVE FINAL PLAT		REV. NO.	DATE	REVISIONS DESCRIPTION
	GALLERY 23 EAST ADDITION		LOT AND BLOCK NUMBERS AND DESIGNATION	REVISIONS	REVISIONS
FREMONT, NEBRASKA			2018	REVISIONS	

MOLSSON ASSOCIATES

501 P Street, Suite 200
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 Lincoln, NE 68508

Tel: 402.474.5311
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 www.molssonassociates.com



SHEET 5 of 8	CORRECTIVE FINAL PLAT		REV. NO.	DATE	REVISIONS DESCRIPTION
	GALLERY 23 EAST ADDITION				LOT AND BLOCK NUMBERS AND DEDICATION
FREMONT, NEBRASKA		2018			REVISIONS

601 P Street, Suite 200
 P.O. Box 84808
 Lincoln, NE 68508
 TEL: 402.474.8311
 FAX: 402.474.5160
 www.molssonassociates.com

LEGAL DESCRIPTION

A TRACT OF LAND COMPOSED OF A PORTION OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 17 NORTH, RANGE 9 EAST OF THE 6TH P.M., DODGE COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 17 NORTH, RANGE 9 EAST OF THE 6TH P.M.; THENCE WESTERLY ON THE SOUTH LINE OF SAID NORTHWEST QUARTER ON AN ASSUMED BEARING OF N89°59'48"W, A DISTANCE OF 1,467.79' TO A POINT; THENCE N00°19'54"E, A DISTANCE OF 1,188.69' TO A POINT; THENCE S89°59'59"W, A DISTANCE OF 409.89' TO A POINT; THENCE S00°19'50"W, A DISTANCE OF 913.31' TO A POINT; THENCE N00°21'17"W, A DISTANCE OF 876.49' TO A POINT; THENCE N62°50'41"W, A DISTANCE OF 25.30' TO A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 41°26'03", A RADIUS OF 280.00', AN ARC LENGTH OF 188.02', A CHORD LENGTH OF 183.89', A TANGENT LENGTH OF 88.33', AND A CHORD BEARING OF N16°42'31"W TO A POINT; THENCE N1°00'00"E, A DISTANCE OF 382.62' TO A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 39°08'41", A RADIUS OF 290.00', AN ARC LENGTH OF 184.02', A CHORD LENGTH OF 181.31', A TANGENT LENGTH OF 84.84', AND A CHORD BEARING OF N10°39'59"E TO A POINT; THENCE N37°00'17"E, A DISTANCE OF 938.28' TO A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 52°49'51", A RADIUS OF 410.00', AN ARC LENGTH OF 378.05', A CHORD LENGTH OF 384.80', A TANGENT LENGTH OF 203.89', AND A CHORD BEARING OF N83°24'27"E TO A POINT; THENCE S85°04'04"E, A DISTANCE OF 832.17' TO A POINT; THENCE N00°04'30"E, A DISTANCE OF 216.09' TO A POINT; THENCE N04°52'00"E, A DISTANCE OF 934.88' TO A POINT OF INTERSECTION WITH THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 17 NORTH, RANGE 9 EAST OF THE 6TH P.M.; THENCE S00°28'10"W, ON THE EAST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 2,588.75' TO A POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 4,959,179.05 SQUARE FEET OR 113.78 ACRES, MORE OR LESS.

TOGETHER WITH:

A TRACT OF LAND COMPOSED OF A PORTION OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 17 NORTH, RANGE 9 EAST OF THE 6TH P.M., DODGE COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 17 NORTH, RANGE 9 EAST OF THE 6TH P.M.; THENCE EASTERLY ON THE NORTH LINE OF SAID NORTHWEST QUARTER ON AN ASSUMED BEARING OF S89°54'29"E, A DISTANCE OF 1,587.18' TO A POINT; THENCE S00°05'39"W, A DISTANCE OF 150.00'; TO THE POINT OF BEGINNING, THENCE S00°09'19"W, A DISTANCE OF 53.69' TO A POINT; THENCE S49°02'21"W, A DISTANCE OF 65.00' TO A POINT; THENCE N89°54'29"W, ON A LINE THAT IS 245.05' SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 916.95' TO A POINT; THENCE N37°20'18"E, A DISTANCE OF 120.85' TO A POINT; THENCE S89°54'29"E, ON A LINE THAT IS 150.00' SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 899.85' TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 87,920.12 SQUARE FEET OR 2.02 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, MICHAEL R. JOHNSON, A REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT "GALLERY 23 EAST ADDITION" HAS BEEN SURVEYED BY ME OR UNDER MY SUPERVISION AND THAT THE LEGAL DESCRIPTION OF "GALLERY 23 EAST ADDITION" IS AS STATED ON THIS PLAT. PERMANENT MONUMENTS HAVE BEEN FOUND OR ESTABLISHED AT ALL LOCATIONS SHOWN ON THIS PLAT.

Oct 24, 2018 *Michael R. Johnson* 526
 DATE: MICHAEL R. JOHNSON LS NUMBER
 1111 LINCOLN MALL
 SUITE 111
 LINCOLN, NE 68508



LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE		
LOT NUMBER	AREA IN SF.	AREA IN AC.	LOT NUMBER	AREA IN SF.	AREA IN AC.	LOT NUMBER	AREA IN SF.	AREA IN AC.
LOT 1	4,400.00 SF.	0.10 AC.	LOT 1	12,961.51 SF.	0.29 AC.	LOT 1	16,487.25 SF.	0.38 AC.
LOT 2	4,400.00 SF.	0.10 AC.	LOT 2	12,961.51 SF.	0.29 AC.	LOT 2	16,487.25 SF.	0.38 AC.
LOT 3	4,400.00 SF.	0.10 AC.	LOT 3	12,961.51 SF.	0.29 AC.	LOT 3	16,487.25 SF.	0.38 AC.
LOT 4	4,400.00 SF.	0.10 AC.	LOT 4	12,961.51 SF.	0.29 AC.	LOT 4	16,487.25 SF.	0.38 AC.
LOT 5	4,400.00 SF.	0.10 AC.	LOT 5	12,961.51 SF.	0.29 AC.	LOT 5	16,487.25 SF.	0.38 AC.
LOT 6	4,400.00 SF.	0.10 AC.	LOT 6	12,961.51 SF.	0.29 AC.	LOT 6	16,487.25 SF.	0.38 AC.
LOT 7	4,400.00 SF.	0.10 AC.	LOT 7	12,961.51 SF.	0.29 AC.	LOT 7	16,487.25 SF.	0.38 AC.
LOT 8	4,400.00 SF.	0.10 AC.	LOT 8	12,961.51 SF.	0.29 AC.	LOT 8	16,487.25 SF.	0.38 AC.
LOT 9	4,400.00 SF.	0.10 AC.	LOT 9	12,961.51 SF.	0.29 AC.	LOT 9	16,487.25 SF.	0.38 AC.
LOT 10	4,400.00 SF.	0.10 AC.	LOT 10	12,961.51 SF.	0.29 AC.	LOT 10	16,487.25 SF.	0.38 AC.
LOT 11	4,400.00 SF.	0.10 AC.	LOT 11	12,961.51 SF.	0.29 AC.	LOT 11	16,487.25 SF.	0.38 AC.
LOT 12	4,400.00 SF.	0.10 AC.	LOT 12	12,961.51 SF.	0.29 AC.	LOT 12	16,487.25 SF.	0.38 AC.
LOT 13	4,400.00 SF.	0.10 AC.	LOT 13	12,961.51 SF.	0.29 AC.	LOT 13	16,487.25 SF.	0.38 AC.
LOT 14	4,400.00 SF.	0.10 AC.	LOT 14	12,961.51 SF.	0.29 AC.	LOT 14	16,487.25 SF.	0.38 AC.
LOT 15	4,400.00 SF.	0.10 AC.	LOT 15	12,961.51 SF.	0.29 AC.	LOT 15	16,487.25 SF.	0.38 AC.
LOT 16	4,400.00 SF.	0.10 AC.	LOT 16	12,961.51 SF.	0.29 AC.	LOT 16	16,487.25 SF.	0.38 AC.
LOT 17	4,400.00 SF.	0.10 AC.	LOT 17	12,961.51 SF.	0.29 AC.	LOT 17	16,487.25 SF.	0.38 AC.
LOT 18	4,400.00 SF.	0.10 AC.	LOT 18	12,961.51 SF.	0.29 AC.	LOT 18	16,487.25 SF.	0.38 AC.
LOT 19	4,400.00 SF.	0.10 AC.	LOT 19	12,961.51 SF.	0.29 AC.	LOT 19	16,487.25 SF.	0.38 AC.
LOT 20	4,400.00 SF.	0.10 AC.	LOT 20	12,961.51 SF.	0.29 AC.	LOT 20	16,487.25 SF.	0.38 AC.
LOT 21	4,400.00 SF.	0.10 AC.	LOT 21	12,961.51 SF.	0.29 AC.	LOT 21	16,487.25 SF.	0.38 AC.
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LOT 23	4,400.00 SF.	0.10 AC.	LOT 23	12,961.51 SF.	0.29 AC.	LOT 23	16,487.25 SF.	0.38 AC.
LOT 24	4,400.00 SF.	0.10 AC.	LOT 24	12,961.51 SF.	0.29 AC.	LOT 24	16,487.25 SF.	0.38 AC.
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LOT 30	4,400.00 SF.	0.10 AC.	LOT 30	12,961.51 SF.	0.29 AC.	LOT 30	16,487.25 SF.	0.38 AC.

LOWEST FLOOR ELEVATION TABLE			LOWEST FLOOR ELEVATION TABLE			LOWEST FLOOR ELEVATION TABLE		
LOT NUMBER	MINIMUM OPENING ELEVATION		LOT NUMBER	MINIMUM OPENING ELEVATION		LOT NUMBER	MINIMUM OPENING ELEVATION	
LOT 10	1172.4		LOT 1	1172.4		LOT 16	1172.4	
LOT 11	1172.4		LOT 2	1172.4		LOT 17	1172.4	
LOT 12	1172.4		LOT 3	1172.4		LOT 18	1172.4	
LOT 13	1174.5		LOT 4	1172.4		LOT 19	1172.4	
LOT 14	1174.5		LOT 5	1172.4		LOT 20	1172.4	
LOT 15	1174.5		LOT 6	1172.4		LOT 21	1172.4	
LOT 16	1174.5		LOT 7	1172.4		LOT 22	1172.4	
LOT 17	1174.5		LOT 8	1172.4		LOT 23	1172.4	
LOT 18	1174.5		LOT 9	1172.4		LOT 24	1172.4	
LOT 19	1174.5		LOT 10	1172.4		LOT 25	1172.4	
LOT 20	1174.5		LOT 11	1172.4		LOT 26	1172.4	
LOT 21	1174.5		LOT 12	1172.4		LOT 27	1172.4	
LOT 22	1174.5		LOT 13	1172.4		LOT 28	1172.4	
LOT 23	1174.5		LOT 14	1172.4		LOT 29	1172.4	
LOT 24	1174.5		LOT 15	1172.4		LOT 30	1172.4	
LOT 25	1174.5		LOT 16	1172.4		LOT 31	1172.4	
LOT 26	1174.5		LOT 17	1172.4		LOT 32	1172.4	
LOT 27	1174.5		LOT 18	1172.4		LOT 33	1172.4	
LOT 28	1174.5		LOT 19	1172.4				
LOT 29	1174.5		LOT 20	1172.4				
LOT 30	1174.5		LOT 21	1172.4				

CORRECTIVE FINAL PLAT GALLERY 23 EAST ADDITION FREMONT, NEBRASKA	REV. NO.	DATE	REVISIONS DESCRIPTION
SHEET 8 OF 8	2018	REVISIONS	891 P Street, Suite 200 P.O. Box 94809 Lincoln, NE 68508 TEL: 402.474.8311 FAX: 402.474.2160 www.molssonassociates.com