

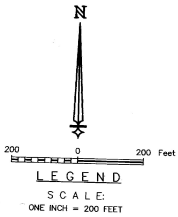
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PLAT # 478
FINAL PLAT
COUNTRY CROSSING ESTATES

A SUBDIVISION OF TAX LOT 9 LYING IN THE SE $\frac{1}{4}$ OF THE SE $\frac{1}{4}$ OF SECTION 30, TOWNSHIP 17 NORTH, RANGE 9 EAST OF THE 6th P.M., DODGE COUNTY, NEBRASKA

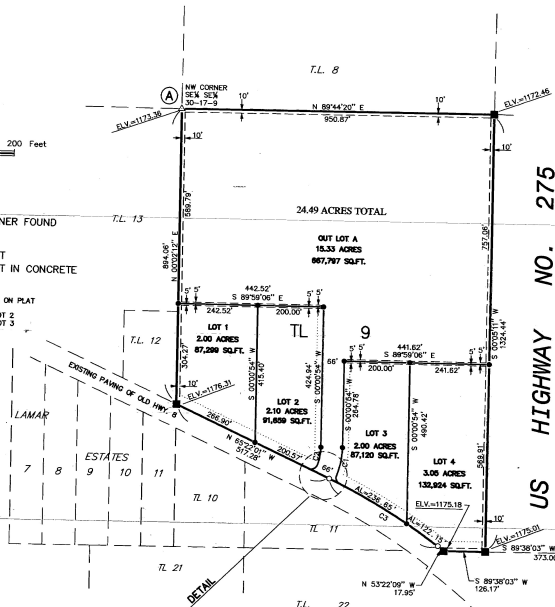
LEGAL DESCRIPTION

All of Tax Lot 9, lying in the SE $\frac{1}{4}$ of Section 30, Township 17 North, Range 9 East of the 6th Principal Meridian, Dodge County, Nebraska and more particularly described as follows:
 From the southwest corner of Section 30, Township 17 North, Range 9 East, thence S 89°38'03" W (assumed bearing) along the south line of the SE $\frac{1}{4}$ of said Section 30 a distance of 373.00 feet to a point S 89°00'00" W along said south section line, westerly highway right-of-way line a distance of 126.17 feet to a highway right-of-way line of Old Highway No. 275, thence westerly as follows, along said northerly point on the northerly right-of-way line of Old Highway No. 275 a distance of 17.85 feet to a Point of Curvature, thence along N 55°22'01" W a distance of 517.28 feet to a point on the west line of the SE $\frac{1}{4}$ of said Section 30, thence departing from said northerly highway right-of-way line along said west line N 00°02'12" E a distance of 894.00 feet to the northeast corner of said SE $\frac{1}{4}$ of Section 30, thence H 89°44'20" E along the line of said SE $\frac{1}{4}$ of Section 30 a distance of 950.87 feet to a point on the westerly right-of-way line of U.S. Highway No. 275, thence S 00°05'11" W along said westerly highway right-of-way line a distance of 1324.44 feet to the Point of Beginning, and containing 24.49 Acres, more or less.



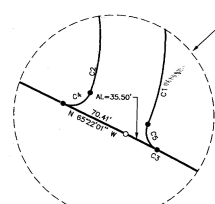
- LEGEND**
 SCALE:
 ONE INCH = 200 FEET
- △ SUBDIVISIONAL CORNER FOUND (SEE TIES)
 - 1/2" REBAR FOUND
 - 1/2" x 24" REBAR SET
 - 1/2" x 36" REBAR SET IN CONCRETE
 - UTILITY EASEMENT

SET BACK LINES AS SHOWN ON PLAT
 30' ALONG OLD HWY. #275
 10' ALONG EAST LINE OF LOT 2
 10' ALONG WEST LINE OF LOT 3



CURVE TABLE

NUMBER/DELTA	CHORD DIRECTION	TANGENT/RADIUS	ARC LENGTH	CHORD LENGTH
C1	N 10°25'33" E	43.86 / 229.00	86.55	86.03
C2	S 02°40'25" W	27.74 / 163.00	54.95	54.59
C3	N 06°22'05" W	197.87 / 1883.00	394.30	393.58
C4	S 28°26'57" W	21.84 / 20.00	13.57	28.58
C5	S 21°18'32" E	18.64 / 20.00	30.00	27.27



APPROVAL OF CITY PLANNING COMMISSION:
 This plat of Country Crossing Estates was approved by the City Planning Commission of the City of Fremont, Nebraska this _____ day of _____, 1999, A.D.
 [Signature]

FREMONT CITY COUNCIL ACCEPTANCE:
 This plat of Country Crossing Estates was approved by the City Council of the City of Fremont, Nebraska this _____ day of _____, 1999, A.D.
 [Signature]



SUBSCRIBER CERTIFICATION:
 I hereby certify that the Survey shown and described herein was made under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Nebraska.
 [Signature]
 Richard L. Hansen
 Registered Land Surveyor
 Registration No. LS-382
 Date: February 3, 1999
 Client: Don Kroeger
 Job No. 98-038

DEDICATION:
 KNOW ALL MEN BY THESE PRESENTS:
 That Donald E. Kroeger and Barbara H. Kroeger, being the owners of the land embraced within this plat and described in the perimeter description, have caused the same to be subdivided into lots, said subdivision to be known as Country Crossing Estates, the lots to be numbered as shown, and I approve the disposition of the property as shown on this plat and I do grant easements at the locations and to the widths shown on the plat to the owners for the purpose of construction and maintenance of utility lines, pipes and drainage facilities. No permanent buildings or retaining walls shall be placed in the above described easement ways, but the same may be used for gardens, shrubs, landscaping and other purposes that do not in any way interfere with the aforesaid use or rights herein granted.

WITNESS MY HAND THIS 26 DAY OF Feb, 1999 A.D.
 [Signatures of Donald E. Kroeger and Barbara H. Kroeger]

ACKNOWLEDGEMENT:
 STATE OF NEBRASKA)
 COUNTY OF DODGE)
 On this 26 day of Feb, 1999, A.D., before me, a notary public in and for said county, personally came the above named Donald E. Kroeger and Barbara H. Kroeger, who are personally known to me to be the identical persons executed hereon to be their voluntary act and deed and they acknowledged the voluntary act and deed of said owners.

Witness my hand and official seal the last aforesaid.
 [Notary Seal for Peggy L. Hansen, Notary Public, My Comm. Exp. Aug 5, 2001]
 My commission expires on the 5 day of Aug, 2001, A.D.

- TIES TO SUBDIVISIONAL CORNERS:**
- (A) NW CORNER OF THIS SE $\frac{1}{4}$ SECTION 30-17-9 FOUND BY REBAR SET WITH GROUND FOUNDED CONCRETE FOUND FOR FOUND 2.77' N82°E to "X" with a true post 2.89' NE to "X" with a corner post 8.00' S82°E to "X" with a true post
 - (B) SE CORNER SECTION 30-17-9 FOUND BY SMOOTHER BRON BURIED 0.37' IN CENTERLINE N 5 (GRAVEL ROAD) 33.60' S82°E to "X" with a true post 56.67' S to south edge of road 95.37' SW to "X" with a true post

NOTES:
 1. Deviations hereon are based on an elevation of 1175.05 on a checked mark in the south level lot of a tie between that is located at the northeast corner of the intersection of Montrose Road and Highway 275 Bypass, as furnished to us by the City of Fremont Engineer's office.

B E S C O
 BLAIR ENGINEERING & SURVEYING CO., INC.
 936 GARDY ST., P.O. BOX 100
 BLAIR, NEBRASKA, 68009-0100
 (402) 426-9416
 JOB NUMBER: 98-038 JRB-1/29/99
 File name: C:\VP14\PROJECTS\98038\038.FIN