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COMPUTER  
PLOT  
FEES \$25

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# FREMONT NORTH BUSINESS PARK

LOTS 1 THRU 6, INCLUSIVE

BEING A PLATING OF TAX LOT 89 IN THE EAST 1/2 OF THE NW 1/4 OF SECTION 2, T17N, R8E OF THE 6TH P.M., DODGE COUNTY, NEBRASKA.

PLAT # 480

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT IRON PIPES OR PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND THAT IRON PIPES OR MONUMENTS AS DESCRIBED HEREON HAVE BEEN SET AT ALL LOT CORNERS AND ANGLE POINTS WITHIN SAID SUBDIVISION, TO BE KNOWN AS FREMONT NORTH BUSINESS PARK, LOTS 1 THRU 6, INCLUSIVE, BEING A PLATING OF TAX LOT 89 IN THE EAST 1/2 OF THE NW 1/4 OF SECTION 2, T17N, R8E OF THE 6TH P.M., DODGE COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: BEGINNING AT THE NE CORNER OF SAID NW 1/4; THENCE N89°57'34"W (ASSUMED BEARING) 1138.95 FEET ON THE NORTH LINE OF SAID NW 1/4 TO THE EASTERLY RIGHT-OF-WAY LINE OF NEBRASKA HIGHWAY 77; THENCE SOUTHERLY AND EASTERLY ON SAID RIGHT-OF-WAY LINE ON THE FOLLOWING DESCRIBED SIX COURSES: THENCE S02°30'03"W 80.08 FEET; THENCE S00°38'27"W 490.05 FEET; THENCE SOUTHEASTERLY ON A NONTANGENT 748.51 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S30°54'53"E CHORD DISTANCE 743.78 FEET AN ARC DISTANCE OF 778.38 FEET; THENCE S68°44'05"E 384.02 FEET; THENCE SOUTHEASTERLY ON A NONTANGENT 1322.38 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S82°06'48"E CHORD DISTANCE 262.04 FEET AN ARC DISTANCE OF 262.47 FEET; THENCE S87°43'55"E 148.18 FEET TO THE EAST LINE OF SAID NW 1/4; THENCE N00°00'45"E 1388.42 FEET ON THE EAST LINE OF SAID NW 1/4 TO THE POINT OF BEGINNING.

NE CORNER OF THE NW 1/4 OF SECTION 2, T17N, R8E OF THE 6TH P.M., DODGE COUNTY, NEBRASKA (POINT OF BEGINNING)



JANUARY 25, 1999

DATE

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT WE, WILLIAM R. OLIVER AND LOIS J. OLIVER, BEING THE OWNERS AND FIRST STATE BANK, BEING THE MORTGAGE HOLDER OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE NUMBERED AND NAMED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS FREMONT NORTH BUSINESS PARK, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY DEDICATE TO THE PUBLIC, FOR PUBLIC USE THE STREETS TO BE KNOWN AS OLIVER STREET AND AS COUNTY ROAD "S" AS SHOWN HEREON, AND WE DO ALSO GRANT THE UTILITY EASEMENTS AT THE LOCATIONS AND TO THE WIDTHS SHOWN ON THIS PLAT TO THE CITY OF FREMONT AND ANY PUBLIC OR PRIVATE UTILITY FOR RECIPROCAL USE BY ADJUTING PROPERTY OWNERS FOR THE PURPOSES OF CONSTRUCTION AND MAINTENANCE OF UTILITY LINES, PIPES AND DRAINAGE FACILITIES. NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED AND WE DO ALSO GRANT THE ACCESS EASEMENTS TO THE PUBLIC AT THE LOCATIONS AND TO THE WIDTHS SHOWN ON THIS PLAT.

WILLIAM R. OLIVER  
LOIS J. OLIVER  
FIRST STATE BANK  
BY: MICHELLE JESE, VICE PRESIDENT

### ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA )  
COUNTY OF )  
I, THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 25 DAY OF January 1999 BY WILLIAM R. OLIVER AND LOIS J. OLIVER HUSBAND AND WIFE.

### ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA )  
COUNTY OF )  
I, THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 25 DAY OF January 1999 BY MICHELLE JESE, VICE PRESIDENT OF FIRST STATE BANK ON BEHALF OF SAID BANK.

### APPROVAL OF CITY PLANNING COMMISSION

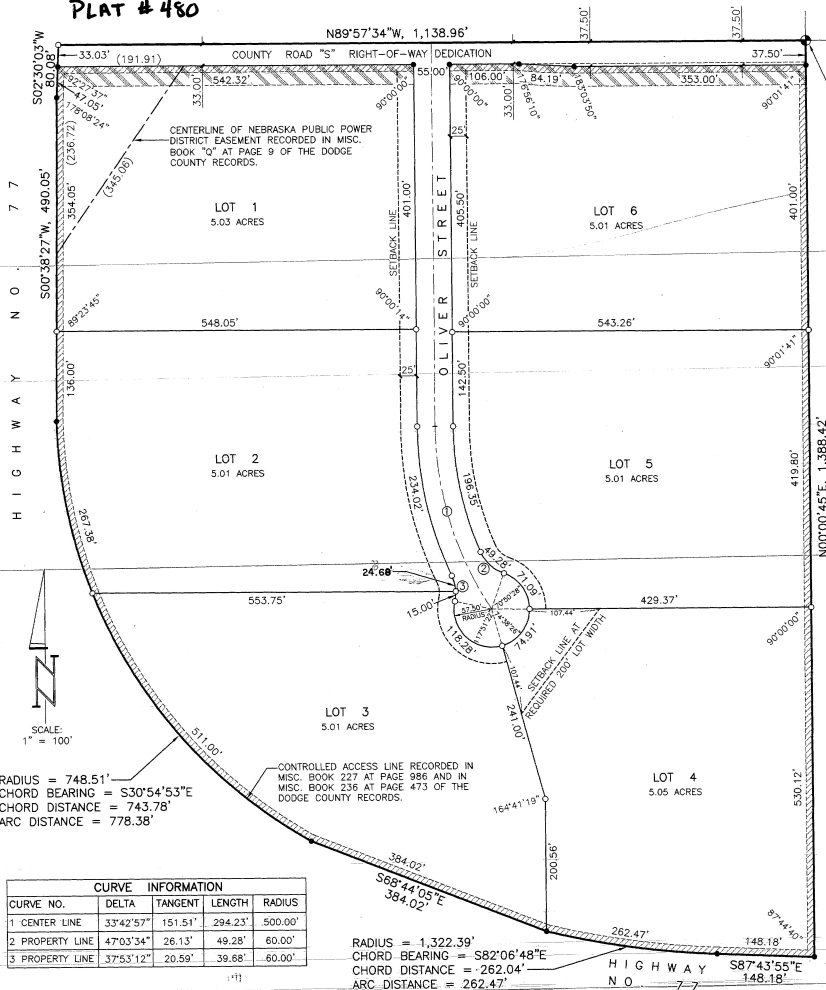
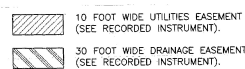
THIS PLAT OF FREMONT NORTH BUSINESS PARK WAS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF FREMONT, NEBRASKA THIS 25 DAY OF January 1999.

### FREMONT CITY COUNCIL ACCEPTANCE

THIS PLAT OF FREMONT NORTH BUSINESS PARK WAS APPROVED AND ACCREDITED BY THE FREMONT CITY COUNCIL OF THE CITY OF FREMONT, NEBRASKA THIS 25 DAY OF January 1999.

### NOTES:

1. DIMENSIONS IN PARENTHESES PERTAIN TO EASEMENTS.
2. THERE WILL BE NO DIRECT VEHICULAR ACCESS ONTO HIGHWAY NO. 77 FROM LOTS 1, 2, 3 AND 4.
3. 1/2" REBAR - 36" LONG SET IN 4" DIAMETER CONCRETE CYLINDER.
4. 3/4" OPEN TOP PIPE - 24" LONG



CURVE INFORMATION				
CURVE NO.	DELTA	TANGENT	LENGTH	RADIUS
1 CENTER LINE	33°42'57"	151.51'	294.23'	500.00'
2 PROPERTY LINE	47°03'34"	26.13'	49.28'	60.00'
3 PROPERTY LINE	37°53'12"	20.59'	39.68'	60.00'

RADIUS = 1,322.39'  
CHORD BEARING = S82°06'48"E  
CHORD DISTANCE = 262.04'  
ARC DISTANCE = 262.47'

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JUN -3 PM 2:44  
REGISTER OF DEEDS  
SCALE: AS SHOWN  
DATE: JAN. 25, 1999  
DRAWN BY: RJR  
CHECKED BY: JEW  
REVISIONS:  
FREMONT NORTH BUSINESS PARK  
FINAL PLAT  
2 THOMPSON, DRESSEN & DORNER, INC.  
Consulting Engineers & Land Surveyors  
10006 OLD MILL ROAD  
FREMONT, NEBRASKA 68606  
(402) 330-8866  
530-103  
A530103A.DWG