

PLAT # 481

# HERITAGE SQUARE SUBDIVISION

A REPLAT OF LOT 1, BLOCK 1, LYNDEN ACRES THIRD ADDITION, A SUBDIVISION LOCATED IN PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 13, TOWNSHIP 17 NORTH, RANGE 8 EAST OF THE 6TH P.M., DODGE COUNTY, NEBRASKA

### LEGAL DESCRIPTION

Lot 1, Block 1, Lynden Acres Third Addition, a subdivision located in the NE 1/4 of the SE 1/4 of Section 13, Township 17 North, Range 8 East of the 6th P.M., Dodge County, Nebraska, more particularly described as follows:

Beginning at the Northeast corner of Lot 2, Block 1, said Lynden Acres Third Addition, said point also being the Southwest corner of said Lot 1, Block 1, Lynden Acres, said point also being on the East right-of-way line of Garden City Road, said line also being the Western line of said Lot 1, Block 1, Lynden Acres Third Addition, a distance of 407.00 feet; thence East along said Eastern right-of-way line of Garden City Road, said line also being said Western line of Lot 1, Block 1, Lynden Acres Third Addition, on a curve to the right with a radius of 20.00 feet, a distance of 31.46 feet, said curve having a long chord which bears N45°00'34"E, a distance of 28.28 feet to a point on the South right-of-way line of Sixteenth Street, said point also being on the North line of said Lot 1, Block 1, Lynden Acres Third Addition, thence S89°52'26"E along said South right-of-way line of Sixteenth Street, said line also being said North line of Lot 1, Block 1, Lynden Acres Third Addition, a distance of 593.33 feet; thence South along the Western right-of-way line of Luther Road, said line also being the Eastern line of said Lot 1, Block 1, Lynden Acres Third Addition, on a curve to the right with a radius of 20.00 feet, a distance of 31.38 feet, said curve having a long chord which bears S44°55'52"E, a distance of 28.26 feet; thence S00°00'42"W along said Western right-of-way line of Luther Road, said line also being said Eastern line of Lot 1, Block 1, Lynden Acres Third Addition, a distance of 407.08 feet to the Southwest corner of said Lot 1, Block 1, Lynden Acres Third Addition; thence N89°52'26"E using the South line of said Lot 1, Block 1, Lynden Acres Third Addition, a distance of 593.33 feet to the point of beginning.

Said tract of land contains an area of 253,206 square feet or 5.813 acres, more or less.

### LAND SURVEYORS' CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT, MAP, SURVEY OR REPORT WAS MADE BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA

*Robert Clark*  
ROBERT CLARK, L.S. 419

FEB 17, 1999  
DATE



### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT: MARK FERRANA, BEING THE OWNER OF THE TRACT OF LAND SHOWN AND DESCRIBED HEREON, HAS CAUSED THE SAME TO BE DIVIDED INTO LOTS, BLOCKS AND STREETS, NUMBERED AND NAMED AS SHOWN, AND SO HEREBY DEDICATE TO THE PUBLIC FOR PERPETUAL USE, HERETOFOR, HERETO AND HEREAFTER, TO THE WIDTH SHOWN ON THIS PLAT. SAID OWNER DOES ALSO DEDICATE EASEMENTS AT THE LOCATIONS AND TO THE WIDTHS SHOWN ON THIS PLAT, SAID DEDICATED EASEMENTS BEING GRANTED TO THE CITY OF FREMONT, AND THE PUBLIC OR PRIVATE UTILITY COMPANY FOR RECORDAL USE BY ASSISTING PROPERTY OWNERS FOR THE SOLE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF UTILITY LINES AND PIPES AND DRAINAGE FACILITIES.

*Mark Ferrana*  
MARK FERRANA, OWNER

### ACKNOWLEDGEMENT

STATE OF NEBRASKA )  
                                  ) SS  
DODGE COUNTY       )

ON THIS 17th day of FEB 1999, BEFORE ME A GENERAL NOTARY PUBLIC, PERSONALLY APPEARED: MARK FERRANA, OWNER, WHO IS KNOWN TO ME TO BE THE DONOR PERSON WHOSE NAME APPEARS ON THE FOREGOING DEDICATION, AND WHO DOES HEREBY ACKNOWLEDGE THE SIGNING OF SAID INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL, THE DATE LAST FORESAID:

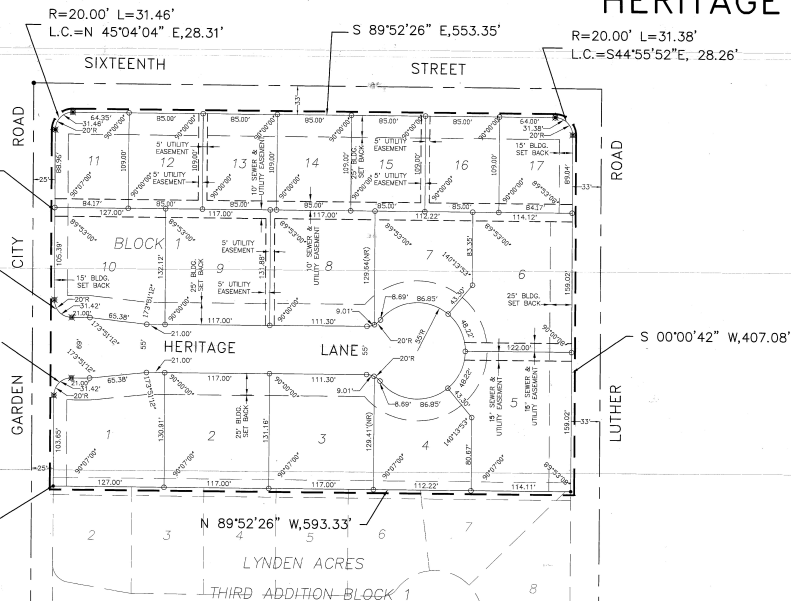
*Philip R. Hansen*  
PHILIP R. HANSEN



### COMMISSION EXPIRES

### NOTES

1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
2. ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.).
3. NO DIRECT VEHICULAR ACCESS WILL BE ALLOWED TO LUTHER ROAD FROM



FILED  
DODGE COUNTY, NEBRASKA  
1999 JUN -3 PM 2:53  
Carol Stevens  
REGISTERED SURVEYOR  
DODGE COUNTY, NE

R=20.00' L=31.42'  
L.C.=N 44°59'26" E, 28.28'

R=20.00' L=31.42'  
L.C.=N 45°00'34" E, 28.28'

R=20.00' L=31.46'  
L.C.=N 45°04'04" E, 28.31'

S 89°52'26" E, 553.35'

R=20.00' L=31.38'  
L.C.=S44°55'52"E, 28.26'

POINT OF BEGINNING

N 89°52'26" W, 593.33'

S 00°00'42" W, 407.08'



LEGEND

- = 1/2" PINS FOUND
- = PINS SET, 5/8" X 30" REBAR
- ⊗ = 5/8" REBAR SET IN CONCRETE
- = 1/2" PINS FOUND AND SET IN CONCRETE

### CITY COUNCIL ACCEPTANCE:

ON THIS 17th day of FEB 1999, THE CITY OF HERITAGE SQUARE SUBDIVISION WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF FREMONT, DODGE COUNTY, NEBRASKA.

*Robert Clark*  
CITY CLERK

### PLANNING COMMISSION APPROVAL

ON THIS 17th day of FEB 1999, THIS PLAT OF HERITAGE SQUARE SUBDIVISION WAS APPROVED AND ACCEPTED FOR RECORDAL USE BY THE CITY OF FREMONT, DODGE COUNTY, NEBRASKA.

*Philip R. Hansen*  
CHAIRMAN

E&A CONSULTING GROUP  
 HERITAGE SQUARE  
 DODGE COUNTY, NEBRASKA  
 FINAL PLAT