

482

FINAL PLAT OF
K AND B SUBDIVISION
 A REPLAT OF PART OF LOT 1 OF SEATON SUBDIVISION IN THE SW1/4,
 SW1/4 OF SECTION 10, T17N, R8E, FREMONT, DODGE COUNTY, NEBRASKA.

SCALE: 1" = 100'

LEGEND

- O FOUND CORNER
- A ACTUAL DISTANCE
- R RECORDED DISTANCE
- P PLATTED DISTANCE
- x CALCULATED LOCATION (NOT SET)

CORNER INFORMATION

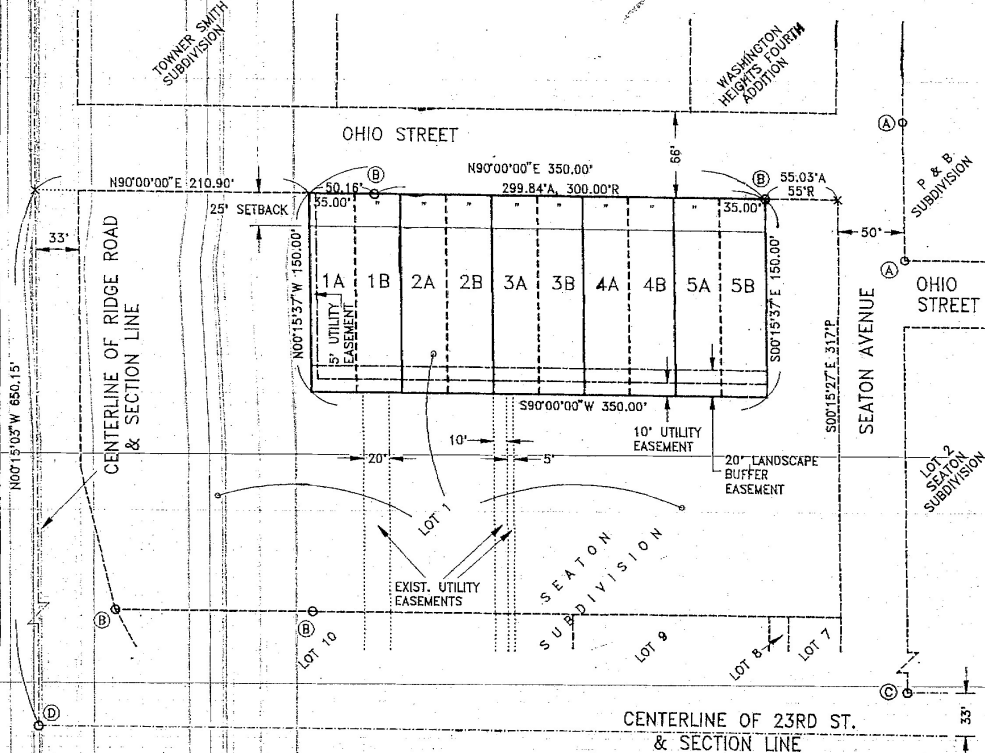
- A FOUND 3/4" REBAR
- B FOUND 5/8" REBAR
- C FOUND STARBIT HOLE IN CONC. SIGN POST FOOTING

SUBDIVISIONAL CORNER TIES

- D SW COR. SEC 10-17-8 FOUND ALUM. D.C. SURVEYOR'S CAP 45.11' S TO PUNCH HOLE NW SIDE OF MANHOLE RIM
- 47.92' SSE TO NAIL & DISK ON FENCE POST
- 30.23' W.W TO NAIL & DISK ON FENCE POST

- E W 1/4 COR. SEC. 10-17-8 FOUND ALUM. D.C. SURVEYOR'S CAP 31.32' W TO NAIL & DISK ON N SIDE OF POWER POLE
- 35.43' SW TO PK NAIL IN TOP W END OF 4' X 5-1/2" ARCH CMP
- 38.13' SE TO PK NAIL IN TOP E END OF 4' X 5-1/2" ARCH CMP
- 37.90' NW TO CHISELED 'X' IN TOP N END OF 24" N-S RCP

3/4" DIA. X 24" REBARS SET AT ALL LOT CORNERS



LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN LOT 1, SEATON SUBDIVISION IN THE SW1/4, SW1/4 OF SECTION 10, TOWNSHIP 17 NORTH, RANGE 8 EAST OF THE 6TH P.M., IN THE CITY OF FREMONT, DODGE COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 10; THENCE N0°15'03"W (ASSUMED BEARING) ALONG THE WEST LINE OF SAID SW1/4, SW1/4 A DISTANCE OF 650.15 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE SOUTH MARGIN OF OHIO STREET; THENCE N90°00'00"E ALONG THE SOUTH MARGIN OF OHIO STREET AND THE WESTERLY EXTENSION THEREOF A DISTANCE OF 210.90 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N90°00'00"E ALONG THE SOUTH MARGIN OF OHIO STREET A DISTANCE OF 350.00 FEET TO A POINT 55.03 FEET WEST OF THE WEST MARGIN OF SEATON AVENUE; THENCE S00°15'37"E A DISTANCE OF 150.00 FEET; THENCE S90°00'00"W PARALLEL TO AND 150.00 FEET SOUTH OF THE SOUTH MARGIN OF OHIO STREET A DISTANCE OF 350.00 FEET; THENCE N00°15'37"W A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING, CONTAINING 52,500 SQUARE FEET OR 1.21 ACRES, MORE OR LESS.

PLANNING COMMISSION APPROVAL

ON THIS 16th DAY OF November, A.D. 1998, THIS PLAT OF K AND B SUBDIVISION WAS APPROVED AND ACCEPTED BY THE PLANNING COMMISSION OF THE CITY OF FREMONT, DODGE COUNTY, NEBRASKA.

[Signature]
 CHAIR

CITY COUNCIL ACCEPTANCE

ON THIS 29th DAY OF December, A.D. 1998, THIS PLAT OF K AND B SUBDIVISION WAS APPROVED AND ACCEPTED BY RESOLUTION OF THE CITY COUNCIL THE CITY OF FREMONT, DODGE COUNTY, NEBRASKA.

[Signature] MAYOR
[Signature] CLERK

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY AS THE UNDERSIGNED REGISTERED LAND SURVEYOR, THAT I HAVE SURVEYED THE TRACT OF LAND SHOWN AND DESCRIBED HEREON, AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET ON ALL LOT CORNERS.

[Signature]
 STEPHEN W. DODD, LS-503

12/23/98
 DATE

FILED
 1999 PAGE 5068

99 AUG -4 AM 10:00



DEDICATION

KNOW ALL MEN BY THESE PRESENTS: J. MARLIN BRABEC, MARLA E. BRABEC, WILLIAM L. KIGER, SHARON K. KIGER, GENE GOCKEN, KATHY GOCKEN, EVON M. OLSON, SANDRA L. OLSON, AND CARRIE A. KIGER, OWNERS OF THE TRACT OF LAND SHOWN AND DESCRIBED HEREON, HAVE CAUSED THE SAME TO BE DIVIDED INTO LOTS AND BLOCKS, NUMBERED AS SHOWN.

WE HEREBY GRANT TO THE CITY OF FREMONT, ANY PUBLIC OR PRIVATE UTILITY COMPANY, AND FOR THE USE OF ABUTTING PROPERTY OWNERS, PERPETUAL EASEMENTS AT THE LOCATION AND WIDTHS SHOWN FOR THE SOLE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF UTILITY LINES AND PIPES AND DRAINAGE FACILITIES—NO PERMANENT BUILDING OR RETAINING WALLS SHALL BE PLACED IN THE ABOVE DESCRIBED EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

[Signatures]
 J. MARLIN BRABEC MARLA E. BRABEC
 WILLIAM L. KIGER SHARON K. KIGER
 GENE GOCKEN KATHY GOCKEN
 EVON M. OLSON SANDRA L. OLSON
 CARRIE A. KIGER

ACKNOWLEDGEMENT

STATE OF NEBRASKA)
) SS
 COUNTY OF DODGE)

ON THIS 21st DAY OF November, A.D. 1998, BEFORE ME, A GENERAL NOTARY PUBLIC, PERSONALLY APPEARED J. MARLIN BRABEC, MARLA E. BRABEC, WILLIAM L. KIGER, SHARON K. KIGER, GENE GOCKEN, KATHY GOCKEN, EVON M. OLSON, SANDRA L. OLSON, AND CARRIE A. KIGER, WHO ARE KNOWN TO ME TO BE THE IDENTICAL PERSONS WHOSE NAMES APPEAR ON THE FOREGOING DEDICATION, AND WHO HEREBY ACKNOWLEDGE THE SIGNING OF SAID INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL DATE LAST AFORESAID.

[Signature]
 GENERAL NOTARY PUBLIC

COMMISSION EXPIRES



INDEXED
 \$15.00

REGISTERED
 DODGE COUNTY