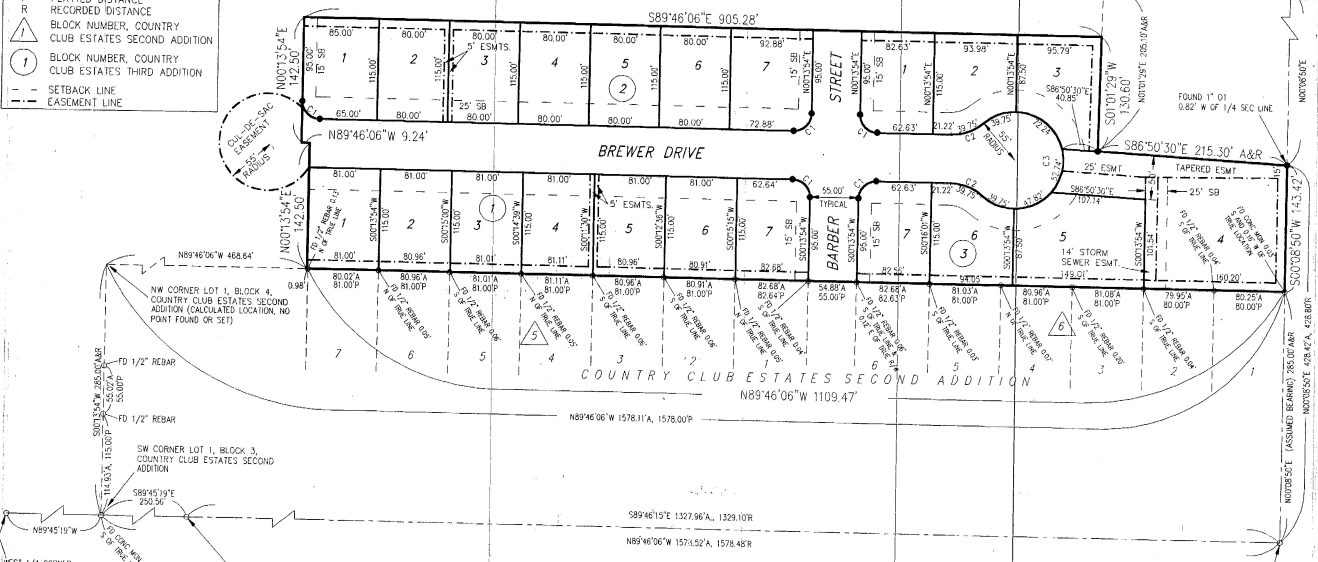


FILED  
 BOOK 2000 PAGE 327 **PLAT # 485**  
 2000 JAN 20 AM 9:57 **COUNTRY CLUB ESTATES THIRD ADDITION**  
 TO THE CITY OF FREMONT,  
 DODGE COUNTY  
 REGISTER OF DEEDS  
 COMPUTER INDEX FEE \$31.00  
 PART OF THE SE1/4 NW1/4 OF SECTION 10, TOWNSHIP 17 NORTH,  
 RANGE 8 EAST OF THE 6TH P.M., DODGE COUNTY, NEBRASKA.

- SCALE: 1" = 100'
- LEGEND
- SB SETBACK
  - OT OPEN TOP PIPE
  - FD FOUND
  - FOUND CORNER
  - A ACTUAL DISTANCE
  - P PLATTED DISTANCE
  - R RECORDED DISTANCE
  - △ BLOCK NUMBER, COUNTRY CLUB ESTATES SECOND ADDITION
  - ① BLOCK NUMBER, COUNTRY CLUB ESTATES THIRD ADDITION
  - - - SETBACK LINE
  - - - EASEMENT LINE



**LEGAL DESCRIPTION**

A PARCEL OF LAND IN THE SE1/4 NW1/4 OF SECTION 10, TOWNSHIP 17 NORTH, RANGE 8 EAST OF THE 6TH P.M., DODGE COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 10; THENCE N00°08'50"E (ASSUMED BEARING) ALONG THE EAST LINE OF SAID SE1/4 NW1/4, ALSO BEING THE EAST LINE OF COUNTRY CLUB ESTATES SECOND ADDITION, A DISTANCE OF 285.00 FEET TO THE NORTHEAST CORNER OF SAID COUNTRY CLUB ESTATES SECOND ADDITION, THE POINT OF BEGINNING; THENCE N89°46'06"W ALONG THE NORTH LINE OF SAID COUNTRY CLUB ESTATES SECOND ADDITION A DISTANCE OF 1109.47 FEET; THENCE N00°13'54"E A DISTANCE OF 142.50 FEET; THENCE N89°46'06"W A DISTANCE OF 9.24 FEET; THENCE N00°13'54"E A DISTANCE OF 142.50 FEET; THENCE S89°46'06"E, PARALLEL TO THE NORTH LINE OF SAID COUNTRY CLUB ESTATES SECOND ADDITION, A DISTANCE OF 905.28 FEET; THENCE S01°01'29"W A DISTANCE OF 130.60 FEET; THENCE S86°50'30"E A DISTANCE OF 215.30 FEET TO A POINT ON THE EAST LINE OF SAID SE1/4 NW1/4; THENCE S00°08'50"W ALONG SAID EAST LINE A DISTANCE OF 143.42 FEET TO THE POINT OF BEGINNING; CONTAINING 288,327 SQUARE FEET OR 6.62 ACRES, MORE OR LESS.

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS: THAT THE GIFFORD COMPANY, DON GIFFORD, PRESIDENT; OWNER AND PROPRIETOR OF THE TRACT OF LAND SHOWN AND DESCRIBED HEREON, HAVE CAUSED THE SAME TO BE DIVIDED INTO LOTS, BLOCKS, AND STREETS, SAID SUBDIVISION TO BE KNOWN AS COUNTRY CLUB ESTATES THIRD ADDITION, THE LOTS AND BLOCKS TO BE NUMBERED AS SHOWN AND WE APPROVE THE DISPOSITION OF THE PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY DEDICATE TO THE PUBLIC FOR PERPETUAL PUBLIC USE THE STREETS TO BE KNOWN AS BARBER STREET AND BREWER DRIVE AT THE LOCATIONS AND TO THE WIDTHS SHOWN HEREON AND WE DO ALSO GRANT EASEMENTS AT THE LOCATIONS AND TO THE WIDTHS SHOWN HEREON 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 WALL 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.

IN WITNESS WHEREOF, I DO HEREBY SET MY HANDS THE  
 28 DAY OF September, 1999, A.D.  
 Don Gifford, President  
 FOR: THE GIFFORD COMPANY

**PLANNING COMMISSION APPROVAL**

ON THIS 28th DAY OF September, A.D. 1999, THIS PLAT OF COUNTRY CLUB ESTATES THIRD ADDITION WAS APPROVED AND ACCEPTED BY THE PLANNING COMMISSION OF THE CITY OF FREMONT, DODGE COUNTY, NEBRASKA.  
 [Signature]  
 CHAIR

**CITY COUNCIL ACCEPTANCE**

ON THIS 28th DAY OF September, A.D. 1999, THIS PLAT OF COUNTRY CLUB ESTATES THIRD ADDITION WAS APPROVED AND ACCEPTED BY RESOLUTION OF THE CITY COUNCIL OF 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 WILL BE SET AS DESCRIBED HEREON, ON OR BEFORE DECEMBER 31, 1999.  
 [Signature]  
 STEPHEN W. DODD, LS-503  
 DATE: 11/17/1999



**ACKNOWLEDGEMENT**

STATE OF NEBRASKA )  
 COUNTY OF DODGE ) SS  
 ON THIS 28 DAY OF Sept 1999, BEFORE ME, A GENERAL NOTARY PUBLIC, PERSONALLY APPEARED DON GIFFORD, PRESIDENT OF THE GIFFORD COMPANY WHO IS KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME APPEARS ON THE FOREGOING DEDICATION, AND WHO HEREBY ACKNOWLEDGES THE SIGNING OF SAID INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.  
 WITNESS MY HAND AND OFFICIAL SEAL DATE LAST AFORESAID.  
 [Signature]  
 GENERAL NOTARY PUBLIC  
 COMMISSION EXPIRES

