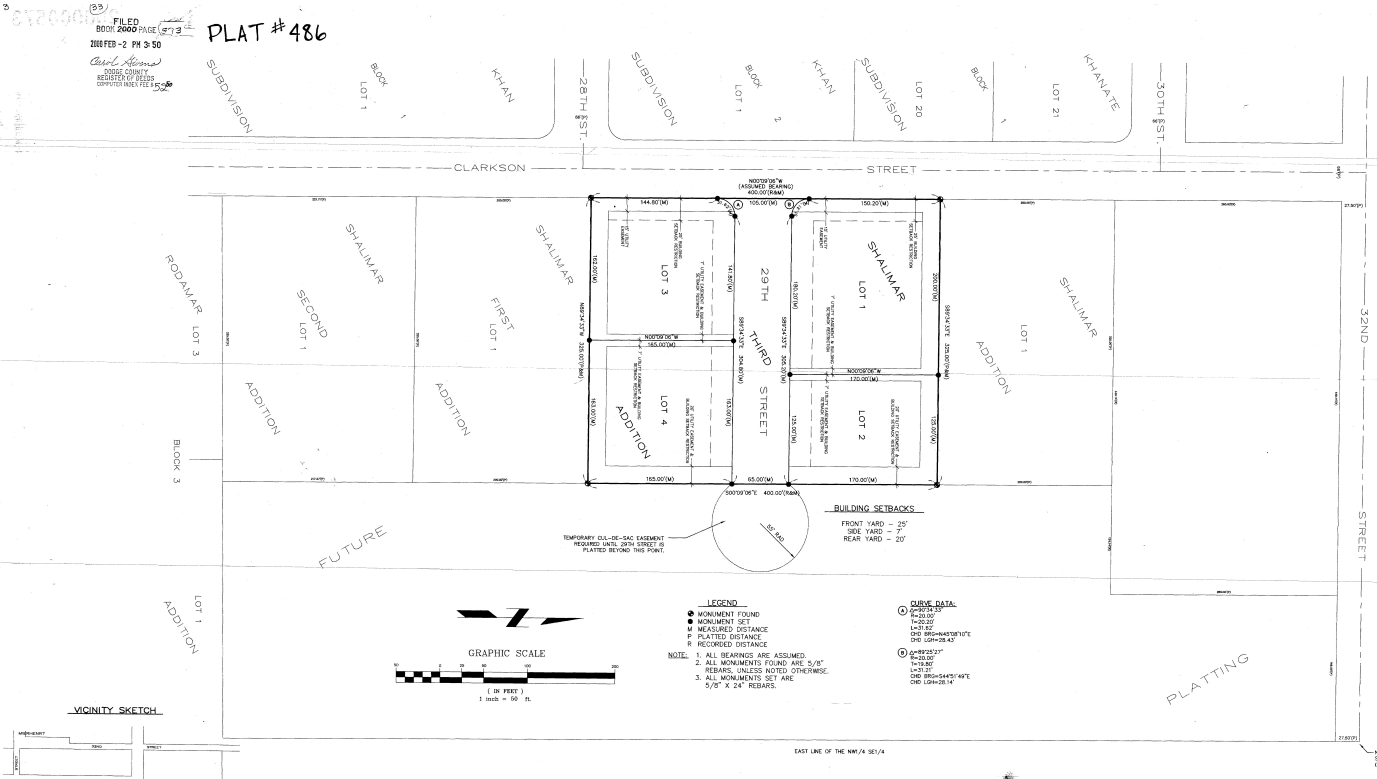
FILED
BOOK 2000 PAGE 513
2000 FEB -2 PM 3:50
Carol Adams
DODGE COUNTY
REGISTER OF DEEDS
COMPUTER INDEX FEE $5.50

PLAT #486



BUILDING SETBACKS

FRONT YARD – 25'
SIDE YARD – 7'
REAR YARD – 20'

LEGEND

- ● MONUMENT FOUND
- ○ MONUMENT SET
- M MEASURED DISTANCE
- P PLATTED DISTANCE
- R RECORDED DISTANCE

NOTE: 1. ALL BEARINGS ARE ASSUMED.
2. ALL MONUMENTS FOUND ARE 5/8" REBARS, UNLESS NOTED OTHERWISE.
3. ALL MONUMENTS SET ARE 5/8" X 24" REBARS.

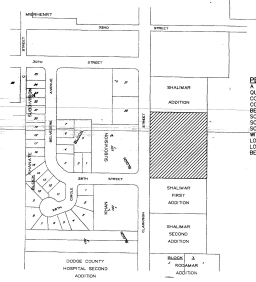
CURVE DATA:

Ⓐ Δ=90°24'33"
R=20.00'
T=20.20'
L=31.57'
CHD BRG=N45°08'10"E
CHD LGTH=28.43'

Ⓑ Δ=89°35'27"
R=20.00'
T=19.80'
L=31.27'
CHD BRG=S44°51'49"E
CHD LGTH=28.14'

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

VICINITY SKETCH



PERIMETER DESCRIPTION:
A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 17 NORTH, RANGE 8 EAST OF THE SIXTH P.M., DODGE COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 1 OF SHALIMAR FIRST ADDITION; THENCE N00°09'06"W (ASSUMED BEARING) ON THE EAST LINE OF CLARKSON STREET, A DISTANCE OF 400.00 FEET TO THE SOUTHWEST CORNER OF LOT 1 OF SHALIMAR SECOND ADDITION; THENCE S89°34'33"E ON THE SOUTH LINE OF SAID LOT 1 SHALIMAR ADDITION, A DISTANCE OF 150.20 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1 SHALIMAR ADDITION; THENCE S00°09'06"E, PARALLEL WITH SAID EAST LINE, A DISTANCE OF 400.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 1 SHALIMAR FIRST ADDITION; THENCE N89°34'33"W ON THE NORTH LINE OF SAID LOT 1 SHALIMAR FIRST ADDITION, A DISTANCE OF 325.00 FEET TO THE POINT OF BEGINNING, CONTAINING 2.98 ACRES, MORE OR LESS.

DEDICATION:
KNOW ALL MEN BY THESE PRESENTS: THAT ANSAR U. KHAN AND ROBIN KHAN, BEING THE OWNERS AND PROPRIETORS OF THE LAND DESCRIBED WITHIN THE PERIMETER DESCRIPTION AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO STREETS AND LOTS, TO BE NAMED AND NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS "SHALIMAR THIRD ADDITION". SAID OWNERS HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF THEIR PROPERTY, AS SHOWN ON THIS PLAT. SAID OWNERS HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE, THE STREETS AND ALLEYS, LOCATIONS AND WIDTHS SHOWN ON THIS PLAT. SAID STREETS TO BE NAMED AS SHOWN. SAID OWNERS FURTHER GRANT 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 ABUTTING PROPERTY 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 THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

WITNESS MY HAND THIS 31 DAY OF January 2000 A.D.

Ansar U. Khan
ANSAR U. KHAN, OWNER

Robin Khan
ROBIN KHAN, OWNER

APPROVAL OF THE CITY PLANNING COMMISSION:
THIS PLAT OF "SHALIMAR THIRD ADDITION" WAS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF FREMONT, NEBRASKA THIS 15 DAY OF December 1999, A.D.

CHAIRPERSON

FREMONT CITY COUNCIL ACCEPTANCE:
THIS PLAT OF "SHALIMAR THIRD ADDITION" WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF FREMONT, NEBRASKA THIS 20 DAY OF December 1999, A.D.

MAYOR

CITY CLERK

ACKNOWLEDGEMENT:
STATE OF NEBRASKA } SS
COUNTY OF Dodge }
ON THIS 31st DAY OF January 2000 A.D. BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME THE ABOVE NAMED ANSAR U. KHAN AND ROBIN KHAN, WHO ARE PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSONS WHOSE NAMES ARE AFFIXED TO THE INSTRUMENT, AND THEY ACKNOWLEDGE THE EXECUTION THEREFORE TO BE THEIR VOLUNTARY ACT AND DEED.
WITNESS MY HAND AND OFFICIAL SEAL THE LAST DATE AFORESAID.

GENERAL NOTARY (State of Nebraska) CHERI J. JOHNSON My Comm. Exp. Jan. 19, 2003

Cheri J. Johnson
NOTARY PUBLIC

MY COMMISSION EXPIRES ON THE 19th DAY OF January 2003 A.D.

SURVEYOR'S CERTIFICATE:
I, DANNY JOE W. MARTINEZ, A REGISTERED LAND SURVEYOR, IN THE STATE OF NEBRASKA, DO HEREBY CERTIFY THAT "SHALIMAR THIRD ADDITION" HAS BEEN SURVEYED UNDER MY SUPERVISION, AND THAT ALL MONUMENTS AND LOT CORNERS HAVE BEEN MONUMENTED AS SHOWN ON SAID PLAT. I ALSO CERTIFY THAT THE ENCLOSED PLAT IS AN ACCURATE PLAT OF THE ABOVE MENTIONED SURVEY, AND THE PERIMETER DESCRIPTION OF "SHALIMAR THIRD ADDITION" IS AS STATED ON THIS PLAT.

DATE: 10/29/99 BY: Danny Joe W. Martinez
DANNY JOE W. MARTINEZ, LS 498

NEBRASKA REGISTERED LAND SURVEYOR LS-498 10/29/99 DANNY JOE W. MARTINEZ

JOHNSON ERICKSON O'BRIEN
ENGINEERING ARCHITECTURE SURVEYING PLANNING
402/443-4661
P.O. BOX 207
WAHOO, NEBRASKA 68066
BRANCH OFFICES:
NEBRASKA CITY, NE 402/873-6706
HASTINGS, NE 402/462-5652
NORFOLK, NE 402/371-6416
CARROLL, IA 712/792-9711

SHEET: "FINAL PLAT"

PROJECT: SHALIMAR THIRD ADDITION
PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11-T17N-R8E DODGE COUNTY, NEBRASKA

DATE 10/29/99
SCALE 1"=50'
DRAWN PAA
JOB NO. 291527
FIELD BOOK FREMONT #10
FIELD CREW
REVISIONS
DRAWING NO.
SHEET 1 OF 1