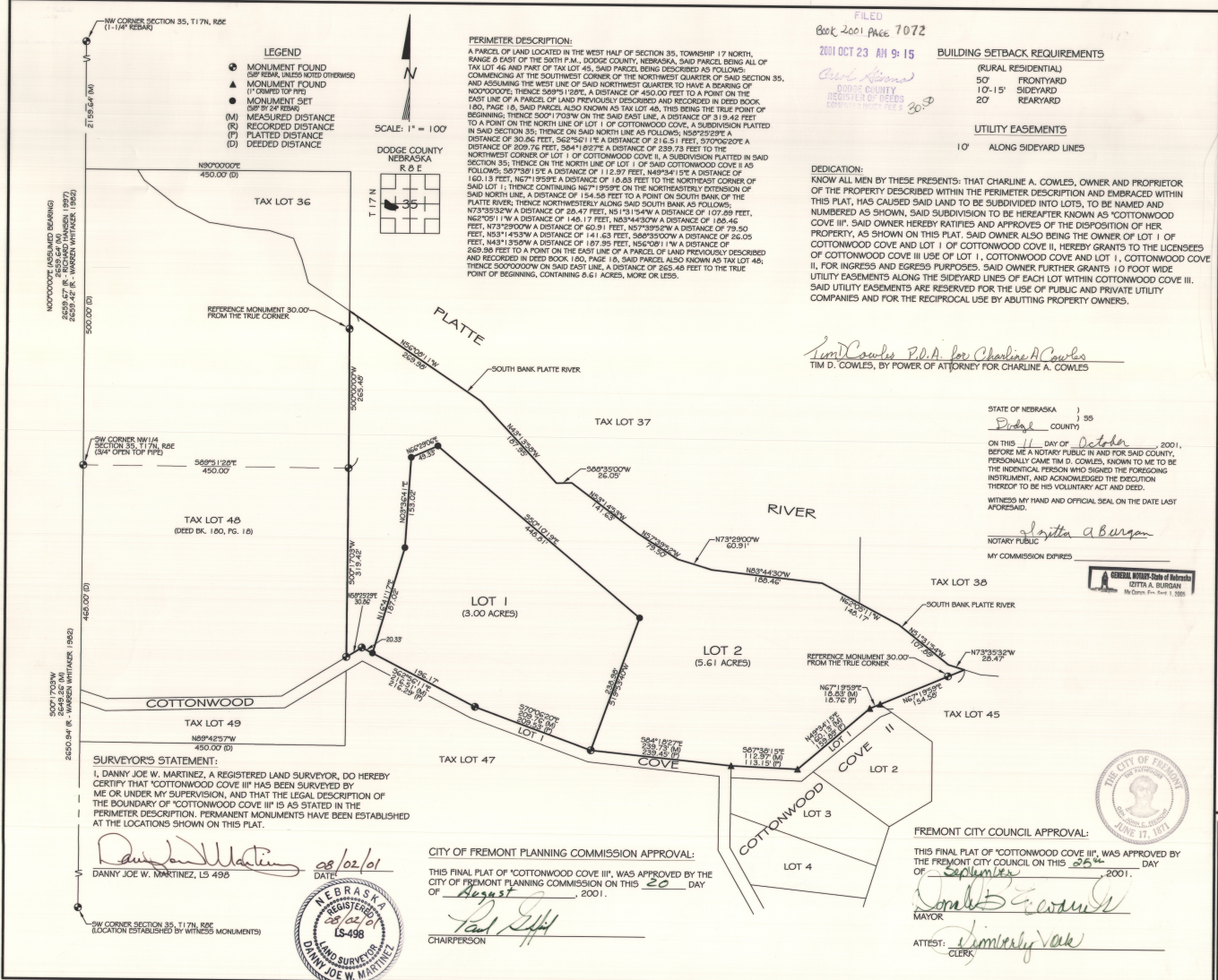


Plot # 498



- LEGEND**
- MONUMENT FOUND
 - SP. BEAK (UNLESS NOTED OTHERWISE)
 - ▲ MONUMENT FOUND (1" GRATED TOP PIPE)
 - MONUMENT SET
 - SP. BEAK (2" OPEN TOP PIPE)
 - (M) MEASURED DISTANCE
 - (R) RECORDED DISTANCE
 - (P) PLATTED DISTANCE
 - (D) DEEDED DISTANCE

PERIMETER DESCRIPTION:
 A PARCEL OF LAND LOCATED IN THE WEST HALF OF SECTION 35, TOWNSHIP 17 NORTH, RANGE 8 EAST OF THE 50TH P.M., DODGE COUNTY, NEBRASKA, SAID PARCEL BEING ALL OF TAX LOT 46 AND PART OF TAX LOT 45, SAID PARCEL BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 35, AND ASSUMING THE WEST LINE OF SAID NORTHWEST QUARTER TO HAVE A BEARING OF N00°00'00"E; THENCE S09°15'29"E, A DISTANCE OF 450.00 FEET TO A POINT ON THE EAST LINE OF A PARCEL OF LAND PREVIOUSLY DESCRIBED AND RECORDED IN DEED BOOK 180, PAGE 16, SAID PARCEL ALSO KNOWN AS TAX LOT 46, THIS BEING THE TRUE POINT OF BEGINNING; THENCE S00°17'03"W ON THE SAID EAST LINE, A DISTANCE OF 318.42 FEET TO A POINT ON THE NORTH LINE OF LOT 1 OF COTTONWOOD COVE, A SUBDIVISION PLATTED IN SAID SECTION 35; THENCE ON SAID NORTH LINE AS FOLLOWS: N03°29'29"E, A DISTANCE OF 30.26 FEET, S62°56'11"E, A DISTANCE OF 216.51 FEET, S70°00'00"E, A DISTANCE OF 209.76 FEET, S64°11'02"E, A DISTANCE OF 239.73 FEET TO THE NORTHWEST CORNER OF LOT 1 OF COTTONWOOD COVE I, A SUBDIVISION PLATTED IN SAID SECTION 35; THENCE ON THE NORTH LINE OF LOT 1 OF SAID COTTONWOOD COVE I AS FOLLOWS: S07°58'19"E, A DISTANCE OF 115.27 FEET, N49°04'19"E, A DISTANCE OF 160.13 FEET, N67°19'59"E, A DISTANCE OF 10.63 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE CONTINUING N67°19'59"E ON THE NORTHEASTLY EXTENSION OF SAID NORTH LINE, A DISTANCE OF 154.50 FEET TO A POINT ON SOUTH BANK OF THE PLATTE RIVER; THENCE NORTHWESTERLY ALONG SAID SOUTH BANK AS FOLLOWS: N73°33'32"W, A DISTANCE OF 29.47 FEET, N51°13'15"W, A DISTANCE OF 177.69 FEET, N73°29'00"W, A DISTANCE OF 60.21 FEET, N57°39'59"W, A DISTANCE OF 79.50 FEET, N03°14'29"W, A DISTANCE OF 141.63 FEET, S68°39'00"W, A DISTANCE OF 26.05 FEET, N43°19'00"W, A DISTANCE OF 187.85 FEET, N50°08'11"W, A DISTANCE OF 269.96 FEET TO A POINT ON THE EAST LINE OF A PARCEL OF LAND PREVIOUSLY DESCRIBED AND RECORDED IN DEED BOOK 180, PAGE 16, SAID PARCEL ALSO KNOWN AS TAX LOT 46; THENCE S00°00'00"W ON SAID EAST LINE, A DISTANCE OF 262.48 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 8.61 ACRES, MORE OR LESS.

FILED
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 2001 OCT 23 AM 9:15

BUILDING SETBACK REQUIREMENTS

(RURAL RESIDENTIAL)	50' FRONTYARD
	10'-15' SIDEYARD
	20' REARYARD

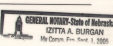
UTILITY EASEMENTS

10'	ALONG SIDEYARD LINES
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DEDICATION:
 KNOW ALL MEN BY THESE PRESENTS: THAT CHARLINE A. COWLES, OWNER AND PROPRIETOR OF THE PROPERTY DESCRIBED WITHIN THE PERIMETER DESCRIPTION AND EMBRACED WITHIN THIS PLAT, HAS CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS, TO BE NAMED AND NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS "COTTONWOOD COVE III". SAID OWNER HEREBY RATIFIES AND APPROVES OF THE DISPOSITION OF HER PROPERTY, AS SHOWN ON THIS PLAT. SAID OWNER ALSO BEING THE OWNER OF LOT 1 OF COTTONWOOD COVE AND LOT 1 OF COTTONWOOD COVE II, HEREBY GRANTS TO THE LICENSEES OF COTTONWOOD COVE III USE OF LOT 1, COTTONWOOD COVE AND LOT 1, COTTONWOOD COVE II, FOR INGRESS AND EGRESS PURPOSES. SAID OWNER FURTHER GRANTS 10 FOOT WIDE UTILITY EASEMENTS ALONG THE SIDEYARD LINES OF EACH LOT WITHIN COTTONWOOD COVE III. SAID UTILITY EASEMENTS ARE RESERVED FOR THE USE OF PUBLIC AND PRIVATE UTILITY COMPANIES AND FOR THE RECIPROCAL USE BY ADJUTING PROPERTY OWNERS.

Tim D. Cowles, P.A. for Charline A. Cowles
 TIM D. COWLES, BY POWER OF ATTORNEY FOR CHARLINE A. COWLES

STATE OF NEBRASKA)
) ss
 Dodge COUNTY)
 ON this 11 DAY of October, 2001,
 BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY,
 PERSONALLY CAME TIM D. COWLES, KNOWN TO ME TO BE
 THE IDENTICAL PERSON WHO SIGNED THE FOREGOING
 INSTRUMENT, AND ACKNOWLEDGED THE EXECUTION
 THEREOF TO BE HIS VOLUNTARY ACT AND DEED.
 WITNESS MY HAND AND OFFICIAL SEAL ON THE DATE LAST
 FORESAID.
Lojitta A. Burban
 NOTARY PUBLIC
 MY COMMISSION EXPIRES _____



SURVEYOR'S STATEMENT:
 I, DANNY JOE W. MARTINEZ, A REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT "COTTONWOOD COVE III" HAS BEEN SURVEYED BY ME OR UNDER MY SUPERVISION, AND THAT THE LEGAL DESCRIPTION OF THE BOUNDARY OF "COTTONWOOD COVE III" IS AS STATED IN THE PERIMETER DESCRIPTION. PERMANENT MONUMENTS HAVE BEEN ESTABLISHED AT THE LOCATIONS SHOWN ON THIS PLAT.
Danny Joe W. Martinez
 DANNY JOE W. MARTINEZ, LS 498
 DATE: 08/02/01



CITY OF FREMONT PLANNING COMMISSION APPROVAL:
 THIS FINAL PLAT OF "COTTONWOOD COVE III" WAS APPROVED BY THE CITY OF FREMONT PLANNING COMMISSION ON THIS 20 DAY OF August, 2001.
Paul J. Galt
 CHAIRPERSON

FREMONT CITY COUNCIL APPROVAL:
 THIS FINAL PLAT OF "COTTONWOOD COVE III" WAS APPROVED BY THE FREMONT CITY COUNCIL ON THIS 25 DAY OF September, 2001.
James E. Carver
 MAYOR
 ATTEST: *Kimberly Oak*
 CLERK



CONSULTANT:
MERIDIAN DEVELOPMENT SERVICES, INC.
 P.O. BOX 610
 ARLINGTON, NEBRASKA 68002
 (402) 478-5367 # 720-9339

FINAL PLAT

"COTTONWOOD COVE III"
 PART OF THE WEST HALF OF SECTION 35, TOWNSHIP 17 NORTH, RANGE 8 EAST OF THE SIXTH P.M., DODGE COUNTY, NEBRASKA

PROJECT NO.: 5001-005
DRAWN BY: DJM
DATE: 08/02/01
FIELDBOOK: MERIDIAN 2001-02
DWG FILE:
SCALE: 1" = 100'
REVISION DATE:
SHEET 1 OF 1