

Plat #499

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BOOK 2002 PAGE 593
2002 JAN 22 AM 11:12
Carol A. Hovine
DODGE COUNTY
REGISTERED OF DEEDS
COMPUTER INDEX FEE \$ 2.00

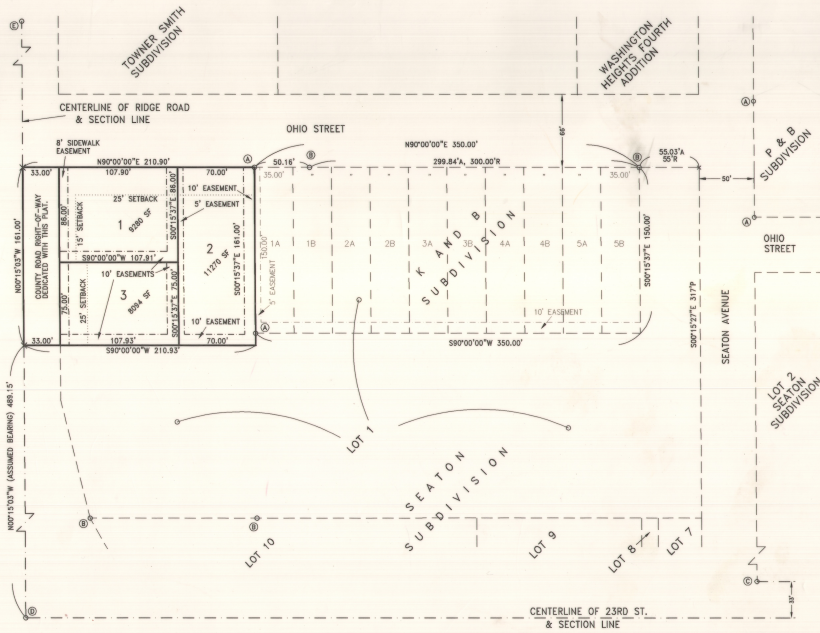
FINAL PLAT OF
G AND K SUBDIVISION
A REPLAT OF PART OF LOT 1 OF SEATON SUBDIVISION IN THE SW1/4,
SW1/4 OF SECTION 10, T17N, R8E, FREMONT, DODGE COUNTY, NEBRASKA.

SCALE: 1" = 60'
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 STABBY 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 FURROW 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 51.32' W TO NAIL & DISK ON N SIDE OF POWER POLE 55.43' SW TO FK NAIL IN TOP W END OF 4" x 5-1/2" ARCH CWP 58.13' SE TO FK NAIL IN TOP E END OF 4" x 5-1/2" ARCH CWP 37.90' NW TO CHISELED "X" IN TOP N END OF 24" H-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., FREMONT, DODGE COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 10, THENCE N00°15'03"W (ASSUMED BEARING) ALONG THE WEST LINE OF SAID SW1/4 SW1/4, A DISTANCE OF 489.15 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N00°15'03"W ALONG THE WEST LINE OF SAID SW1/4 SW1/4, A DISTANCE OF 161.00 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE SOUTH MARGIN OF OHIO STREET; THENCE N90°00'00"E ALONG THE WESTERLY EXTENSION OF THE SOUTH MARGIN OF SAID OHIO STREET A DISTANCE OF 210.83 FEET TO THE NORTHWEST CORNER OF LOT 1A, K AND B SUBDIVISION; THENCE S00°15'37"E ALONG THE WEST LINE SAID LOT 1A AND THE SOUTHERLY EXTENSION THEREOF A DISTANCE OF 161.00 FEET; THENCE S80°00'00"W A DISTANCE OF 210.83 FEET TO THE POINT OF BEGINNING; CONTAINING 33,857 SQUARE FEET OR 0.78 ACRES, MORE OR LESS, INCLUDING 5,313 SQUARE FEET OR 0.12 ACRES OF COUNTY ROAD RIGHT-OF-WAY.

PLANNING COMMISSION APPROVAL

ON THIS 17 DAY OF June A.D. 2000, THIS PLAT OF G AND K SUBDIVISION WAS APPROVED AND ACCEPTED BY THE PLANNING COMMISSION OF THE CITY OF FREMONT, DODGE COUNTY, NEBRASKA.

CHAIR

CITY COUNCIL ACCEPTANCE

ON THIS 27th DAY OF JUNE A.D. 2000, THIS PLAT OF G & K SUBDIVISION WAS APPROVED AND ACCEPTED BY RESOLUTION OF THE CITY COUNCIL, THE CITY OF FREMONT, DODGE COUNTY, NEBRASKA.

MAYOR

CLERK

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT GENE AND KATHY GOCKEN, OWNERS AND PROPRIETORS 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 G AND K SUBDIVISION, THE LOTS 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 STREET KNOWN AS RIDGE ROAD 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 ADJOINING 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 HEREBY GRANTED. A SIDEWALK EASEMENT IS GRANTED ACROSS THE WEST 8 FEET OF LOTS 2 AND 3 FOR THE SOLE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF PUBLIC SIDEWALK.

IN WITNESS WHEREOF, I DO HEREBY SET MY HANDS THE

12 DAY OF DECEMBER, 2000, A.D.

GENE GOCKEN

KATHY GOCKEN

RYAN GOCKEN

DESHI GOCKEN

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 AS DESCRIBED HEREON.

STEPHEN W. DODD

12/12/2000

DATE

ACKNOWLEDGEMENT

STATE OF NEBRASKA)
COUNTY OF DODGE) SS

ON THIS 12 DAY OF December A.D. 2001, BEFORE ME, A GENERAL NOTARY PUBLIC, PERSONALLY APPEARED GENE GOCKEN AND KATHY GOCKEN 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.

GENERAL NOTARY PUBLIC

COMMISSION EXPIRES July 17, 2004



ACKNOWLEDGEMENT

STATE OF NEBRASKA)
COUNTY OF DODGE) SS

ON THIS 12 DAY OF December A.D. 2001, BEFORE ME, A GENERAL NOTARY PUBLIC, PERSONALLY APPEARED RYAN GOCKEN AND DESHI GOCKEN 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.

GENERAL NOTARY PUBLIC

COMMISSION EXPIRES July 17, 2004

