FILED
BOOK 2002 PAGE 883
2002 JAN 30 PM 2:49
Carol Pearson
DODGE COUNTY
REGISTER OF DEEDS
13.00

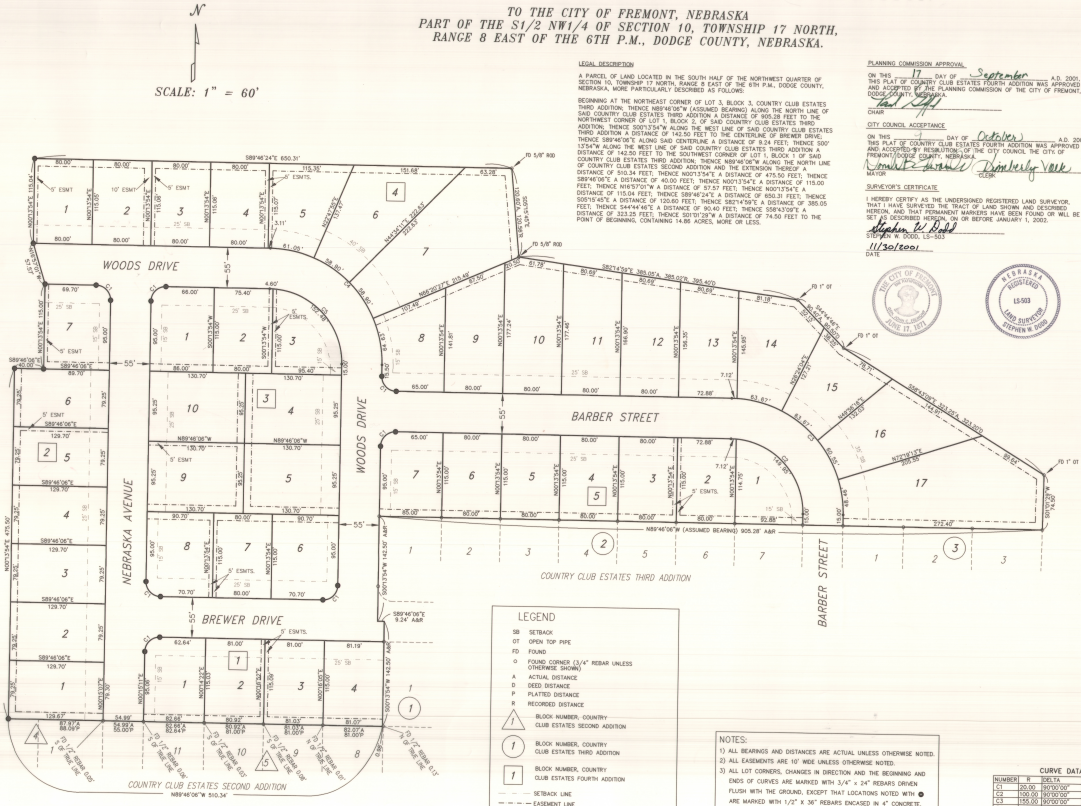
Plat # 500

FINAL PLAT OF
COUNTRY CLUB ESTATES FOURTH ADDITION

TO THE CITY OF FREMONT, NEBRASKA
PART OF THE S1/2 NW1/4 OF SECTION 10, TOWNSHIP 17 NORTH, RANGE 8 EAST OF THE 6TH P.M., DODGE COUNTY, NEBRASKA.

N

SCALE: 1" = 60'



LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 17 NORTH, RANGE 8 EAST OF THE 6TH P.M., DODGE COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 3, BLOCK 3, COUNTRY CLUB ESTATES THIRD ADDITION; THENCE N89°46'06"W (ASSUMED BEARING) ALONG THE NORTH LINE OF SAID COUNTRY CLUB ESTATES THIRD ADDITION A DISTANCE OF 905.28 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK 1, SAID COUNTRY CLUB ESTATES THIRD ADDITION; THENCE S00°13'54"W ALONG THE WEST LINE OF SAID COUNTRY CLUB ESTATES THIRD ADDITION A DISTANCE OF 142.50 FEET TO THE SOUTHWEST CORNER OF SAID COUNTRY CLUB ESTATES THIRD ADDITION; THENCE S89°46'06"E ALONG SAID CENTERLINE A DISTANCE OF 9.24 FEET; THENCE S00°13'54"W ALONG THE WEST LINE OF SAID COUNTRY CLUB ESTATES THIRD ADDITION A DISTANCE OF 142.50 FEET TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 1 OF SAID COUNTRY CLUB ESTATES THIRD ADDITION; THENCE N89°46'06"W ALONG THE NORTH LINE OF COUNTRY CLUB ESTATES SECOND ADDITION AND THE EXTENSION THEREOF, A DISTANCE OF 510.34 FEET; THENCE N00°13'54"E A DISTANCE OF 475.50 FEET; THENCE S89°46'06"E A DISTANCE OF 40.00 FEET; THENCE N00°13'54"E A DISTANCE OF 115.00 FEET; THENCE N16°57'01"W A DISTANCE OF 57.57 FEET; THENCE N00°13'54"E A DISTANCE OF 115.04 FEET; THENCE S89°46'24"E A DISTANCE OF 650.31 FEET; THENCE S05°15'45"E A DISTANCE OF 120.60 FEET; THENCE S82°43'39"E A DISTANCE OF 385.05 FEET; THENCE S44°44'46"E A DISTANCE OF 90.40 FEET; THENCE S58°43'08"E A DISTANCE OF 323.25 FEET; THENCE S01°01'29"W A DISTANCE OF 74.50 FEET TO THE POINT OF BEGINNING, CONTAINING 14.86 ACRES, MORE OR LESS.

PLANNING COMMISSION APPROVAL

ON THIS 17 DAY OF September A.D. 2001, THIS PLAT OF COUNTRY CLUB ESTATES FOURTH ADDITION WAS APPROVED AND ACCEPTED BY THE PLANNING COMMISSION OF THE CITY OF FREMONT, DODGE COUNTY, NEBRASKA.

Paul Neff
CHAIR

CITY COUNCIL ACCEPTANCE

ON THIS 1 DAY OF October A.D. 2001, THIS PLAT OF COUNTRY CLUB ESTATES FOURTH ADDITION WAS APPROVED AND ACCEPTED BY RESOLUTION OF THE CITY COUNCIL THE CITY OF FREMONT, DODGE COUNTY, NEBRASKA.

Scott L. Sutton — Kimberly Vaux
MAYOR — 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 JANUARY 1, 2002.

Stephen W. Dodd
STEPHEN W. DODD, LS-503

11/30/2001
DATE

THE CITY OF FREMONT — ESTABLISHED — JANUARY 17, 1871

NEBRASKA REGISTERED LS-503 LAND SURVEYOR STEPHEN W. DODD

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 FOURTH 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 WOODS DRIVE, BARBER STREET, BREWER DRIVE AND WOODS DRIVE AT THE LOCATIONS AND WIDTHS SHOWN HEREON AND WE DO ALSO GRANT EASEMENTS AT THE LOCATIONS SHOWN ON 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 THEREOF LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

IN WITNESS WHEREOF, I DO HEREBY SET MY HANDS THE 12 DAY OF December 2001, A.D.

Don Gifford
DON GIFFORD, PRESIDENT
FOR THE GIFFORD COMPANY

ACKNOWLEDGEMENT

STATE OF NEBRASKA)
) SS
COUNTY OF DODGE)

ON THIS 12 DAY OF December A.D. 2001, 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.

Donna J. Hillrichs
GENERAL NOTARY PUBLIC

COMMISSION EXPIRES Dec. 12, 2004

GENERAL NOTARY-State of Nebraska
DONNA J. HILLRICHS
My Comm. Exp. Dec. 12, 2004

LEGEND

SB	SETBACK
OT	OPEN TOP PIPE
FD	FOUND
O	FOUND CORNER (3/4" REBAR UNLESS OTHERWISE SHOWN)
A	ACTUAL DISTANCE
D	DEED DISTANCE
P	PLATTED DISTANCE
R	RECORDED DISTANCE
1	BLOCK NUMBER, COUNTRY CLUB ESTATES SECOND ADDITION
(1)	BLOCK NUMBER, COUNTRY CLUB ESTATES THIRD ADDITION
[1]	BLOCK NUMBER, COUNTRY CLUB ESTATES FOURTH ADDITION
	SETBACK LINE
	EASEMENT LINE

NOTES:

1) ALL BEARINGS AND DISTANCES ARE ACTUAL UNLESS OTHERWISE NOTED.
2) ALL EASEMENTS ARE 10' WIDE UNLESS OTHERWISE NOTED.
3) ALL LOT CORNERS, CHANGES IN DIRECTION AND THE BEGINNING AND ENDS OF CURVES ARE MARKED WITH 3/4" x 24" REBARS DRIVEN FLUSH WITH THE GROUND, EXCEPT THAT LOCATIONS NOTED WITH ● ARE MARKED WITH 1/2" X 36" REBARS ENCASED IN 4" CONCRETE.

CURVE DATA

NUMBER	R	DELTA	L	LC
C1	20.00	90°00'00"	31.42	28.28
C2	100.00	90°00'00"	157.08	141.42
C3	155.00	90°00'00"	243.47	219.20
C4	155.00	90°00'00"	243.47	219.20
C5	100.00	90°00'00"	157.08	141.42

LOT AREAS

LOT NO.	AREA	LOT NO.	AREA
LOT 1, BLOCK 1	9419	LOT 1, BLOCK 4	9198
LOT 2, BLOCK 1	9310	LOT 2, BLOCK 4	9204
LOT 3, BLOCK 1	9316	LOT 3, BLOCK 4	9205
LOT 4, BLOCK 1	9314	LOT 4, BLOCK 4	9205
LOT 1, BLOCK 2	10279	LOT 5, BLOCK 4	10782
LOT 2, BLOCK 2	10279	LOT 6, BLOCK 4	15918
LOT 3, BLOCK 2	10279	LOT 7, BLOCK 4	25160
LOT 4, BLOCK 2	10279	LOT 8, BLOCK 4	10680
LOT 5, BLOCK 2	10279	LOT 9, BLOCK 4	12762
LOT 6, BLOCK 2	10279	LOT 10, BLOCK 4	14518
LOT 7, BLOCK 2	10335	LOT 11, BLOCK 4	13776
LOT 1, BLOCK 3	9804	LOT 12, BLOCK 4	12930
LOT 2, BLOCK 3	9200	LOT 13, BLOCK 4	12086
LOT 3, BLOCK 3	8825	LOT 14, BLOCK 4	13851
LOT 4, BLOCK 3	12449	LOT 15, BLOCK 4	10876
LOT 5, BLOCK 3	12449	LOT 16, BLOCK 4	15011
LOT 6, BLOCK 3	10345	LOT 17, BLOCK 4	26601
LOT 7, BLOCK 3	9200	LOT 1, BLOCK 5	8536
LOT 8, BLOCK 3	10345	LOT 2, BLOCK 5	9200
LOT 9, BLOCK 3	12449	LOT 3, BLOCK 5	9200
LOT 10, BLOCK 3	12449	LOT 4, BLOCK 5	9200
		LOT 5, BLOCK 5	9200
		LOT 6, BLOCK 5	9200
		LOT 7, BLOCK 5	9689

Dodd Engineering & Surveying
Stephen W. Dodd
P.O. B.S.B.
Ph. 402-727-9497, FAX 721-0200
1140 N. Nebraska Ave.
Fremont, NE 68025-1855

COUNTRY CLUB ESTATES FOURTH ADDITION
TO THE CITY OF FREMONT, NE.

FINAL PLAT