Plat # 502

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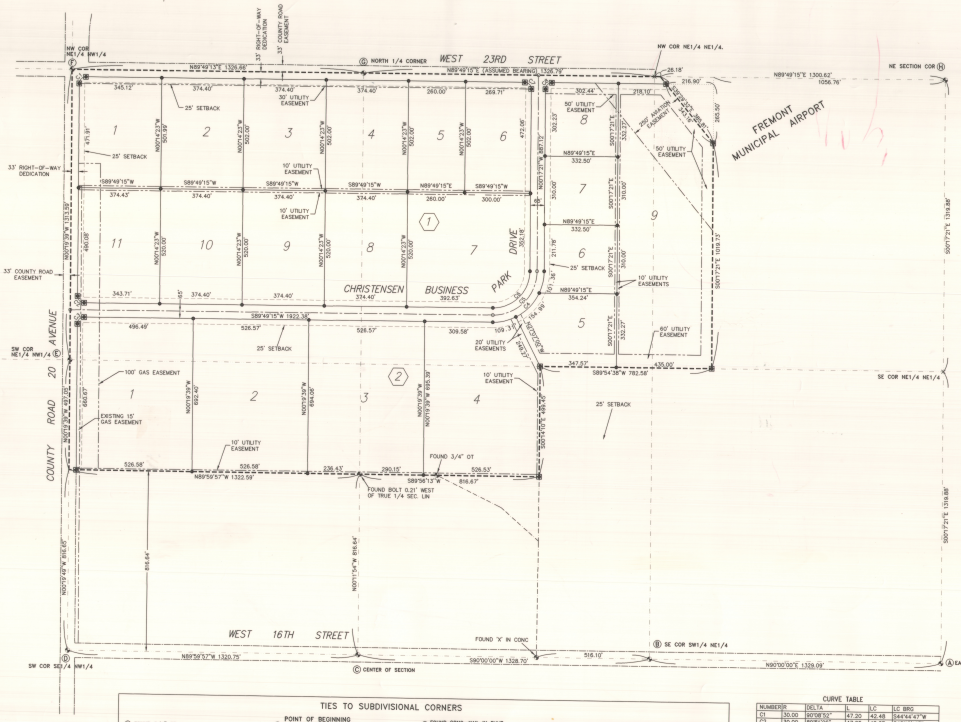
Carol Hamm
County Clerk
Dodge County, Nebraska
Recording Fee $ 11.00

FINAL PLAT OF
CHRISTENSEN BUSINESS PARK
IN SECTION 16-T17N-R8E OF THE 6TH P.M.
DODGE COUNTY, NEBRASKA



LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NE1/4 NW1/4, SE1/4 NW1/4, NW1/4 NE1/4, SW1/4 NE1/4 AND THE NE1/4 NE1/4 OF SECTION 16, TOWNSHIP 17 NORTH, RANGE 8 EAST OF THE 6TH P.M., DODGE COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH 1/4 CORNER OF SAID SECTION 16; THENCE N89°49'15"E (ASSUMED BEARING) ALONG THE NORTH LINE OF SAID NW1/4 NE1/4 A DISTANCE OF 1326.79 FEET TO THE NORTHEAST CORNER OF SAID NW1/4 NE1/4; THENCE CONTINUING N89°49'15"E ALONG THE NORTH LINE OF SAID NE1/4 NE1/4 A DISTANCE OF 26.18 FEET TO A POINT ON THE WEST LINE OF THE FREMONT MUNICIPAL AIRPORT; THENCE S39°39'32"E ALONG SAID WEST LINE A DISTANCE OF 1281.81 FEET; THENCE S00°17'21"E ALONG SAID WEST LINE A DISTANCE OF 1019.73 FEET TO A POINT ON THE SOUTH LINE OF SAID NE1/4 NE1/4; THENCE S89°49'15"W ALONG THE SOUTH LINE OF SAID NE1/4 NE1/4 AND SAID NW1/4 NE1/4 A DISTANCE OF 782.58 FEET; THENCE S00°41'07"E A DISTANCE OF 464.08 FEET; THENCE S89°49'15"W A DISTANCE OF 816.67 FEET TO A POINT ON THE WEST LINE OF SAID SW1/4 NE1/4; THENCE N89°59'57"W PARALLEL TO AND 816.64 FEET NORTH OF THE SOUTH LINE OF SAID SE1/4 NW1/4 MEASURED AT RIGHT ANGLES A DISTANCE OF 1322.59 FEET TO A POINT ON THE WEST LINE OF SAID SE1/4 NW1/4; THENCE N00°01'38"W ALONG THE WEST LINE OF SAID SE1/4 NW1/4 A DISTANCE OF 497.05 FEET TO THE NORTHWEST CORNER OF SAID SE1/4 NW1/4; THENCE CONTINUING N00°01'38"W ALONG THE WEST LINE OF SAID NE1/4 NW1/4 A DISTANCE OF 816.64 FEET TO THE NORTHWEST CORNER OF SAID NE1/4 NW1/4; THENCE N89°49'13"E ALONG THE NORTH LINE OF SAID NE1/4 NW1/4 A DISTANCE OF 1326.68 FEET TO THE POINT OF BEGINNING; CONTAINING 111.96 ACRES MORE OR LESS.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT THE CITY OF FREMONT, NEBRASKA, DONALD B. EDWARDS, MAYOR, AND GIFFORD REALTY, INC., A NEBRASKA CORPORATION, PAUL GIFFORD, PRESIDENT, 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 CHRISTENSEN BUSINESS PARK, 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 USE AS PUBLIC WAYS THE STREETS TO BE KNOWN AS CHRISTENSEN BUSINESS PARK DRIVE, WEST 23RD STREET AND COUNTY ROAD 20 AVENUE AT THE LOCATIONS AND TO THE WIDTHS SHOWN HEREON AND WE DO ALSO GRANT PERPETUAL EASEMENTS AT THE LOCATIONS AND TO THE WIDTHS SHOWN HEREON TO THE CITY OF FREMONT, ANY PUBLIC OR PRIVATE UTILITY COMPANY NOW FOR THEN OPERATING IN THIS PROPERTY OWNERS, 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, WE DO HEREBY SET OUR HANDS THE ____ DAY OF _____ A.D. 200_.

DONALD B. EDWARDS, MAYOR
FOR: CITY OF FREMONT, NEBRASKA

PAUL GIFFORD, PRESIDENT
FOR: GIFFORD REALTY, INC., A NEBRASKA CORPORATION

ACKNOWLEDGEMENT
STATE OF NEBRASKA)
) SS
COUNTY OF DODGE)

ON THIS ____ DAY OF _____ A.D. 200_ BEFORE ME, A GENERAL NOTARY PUBLIC, PERSONALLY APPEARED DONALD B. EDWARDS, MAYOR OF FREMONT, NEBRASKA, AND _____, GIFFORD REALTY, INC., A NEBRASKA CORPORATION, TO ME KNOWN TO BE THE IDENTICAL PERSONS WHO SIGNED THE ABOVE AND 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

PLANNING COMMISSION APPROVAL

ON THIS 16TH DAY OF APRIL A.D. 2001 THIS PLAT OF CHRISTENSEN BUSINESS PARK WAS APPROVED AND ACCEPTED BY THE PLANNING COMMISSION OF THE CITY OF FREMONT, DODGE COUNTY, NEBRASKA.

CHAIR

CITY COUNCIL ACCEPTANCE

ON THIS 23RD DAY OF APRIL A.D. 2001 THIS PLAT OF CHRISTENSEN BUSINESS PARK WAS APPROVED AND ACCEPTED BY RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FREMONT, DODGE COUNTY, NEBRASKA.

CLERK

MAYOR

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 PLACED AS SHOWN HEREON.

STEPHEN W. DODD, LS-503
DATE 2/27/2001

NEBRASKA REGISTERED LAND SURVEYOR LS-503 STEPHEN W. DODD

THE CITY OF FREMONT NEBRASKA INCORPORATED AUGUST 17, 1871

LOT AREAS

LOT NO.	S.F.	ACRES
LOT 1, BLOCK 1	187,959	4.31
LOT 2, BLOCK 1	187,946	4.31
LOT 3, BLOCK 1	187,946	4.31
LOT 4, BLOCK 1	187,946	4.31
LOT 5, BLOCK 1	130,520	3.00
LOT 6, BLOCK 1	155,289	3.45
LOT 7, BLOCK 1	285,269	6.55
LOT 8, BLOCK 1	194,685	4.47
LOT 9, BLOCK 1	194,688	4.47
LOT 10, BLOCK 1	194,688	4.47
LOT 11, BLOCK 1	194,305	4.46
LOT 1, BLOCK 2	363,699	8.35
LOT 2, BLOCK 2	365,634	8.39
LOT 3, BLOCK 2	365,830	8.40
LOT 4, BLOCK 2	357,891	8.22
LOT 5, BLOCK 2	153,114	3.09
LOT 6, BLOCK 2	103,773	2.38
LOT 7, BLOCK 2	103,075	2.37
LOT 8, BLOCK 2	110,087	2.53
LOT 9, BLOCK 2	143,132	3.27

SCALE: 1" = 200'

LEGEND

- FOUND POINT
- SET 1/4" X 24" REBAR
- SET 1/2" X 36" REBAR ENCASED IN 4" DIAMETER CONCRETE
- CALCULATED LOCATION
- SECTION LINE
- OT OPEN TOP PIPE
- BLOCK NUMBER

TIES TO SUBDIVISIONAL CORNERS

Ⓐ FOUND 3/4" OT
EAST 1/4 CORNER
33.77' SW TO TOP CENTER FIRE HYD.
61.42' SE TO NAIL & DISC ON POWER POLE
33.77' NW TO NE COR. CONC. MANHOLE PAD.
39.12' NE TO BEARING PLATE IN POWER POLE

FOUND RR SPIKE IN SAW CUT
Ⓑ SE CORNER, SW1/4, NE1/4
81.18'WNW TO "X" NAILS ON POWER POLE
48.19' SE TO PUNCH HOLE ON NE SIDE OF METAL GATE POST
74.80' NE TO PUNCH HOLE CHISELED "X" ON NE SIDE OF METAL GATE POST

Ⓒ POINT OF BEGINNING
FOUND STARHOLE WITH "X" CENTER OF SECTION
80.10' NW TO NAILS IN POWER POLE
80.10' SE TO NAIL IN TOP WEST GATE POST
33.35' SSW TO NAIL IN TOP FE. COR. POST
40.33' SW TO NAIL IN TOP FENCE POST

Ⓓ FOUND 1/4" IRON PIN
SW CORNER, SE1/4, NW1/4
42.62' NW BEARING PLATE ON POWER POLE
51.16' NE TO BEARING PLATE ON POWER POLE
80.60' SE TO BEARING PLATE ON FENCE POST

Ⓔ FOUND CONC. MAIL IN PVMT
W COR CORNER, NE1/4, NW1/4
60.10' NW TO "X" NAILS IN POWER POLE
15.17' W TO EDGE OF PVMT.
79.25' SW TO "X" NAILS IN NORTH FACE OF FENCE POST

Ⓕ FOUND PK NAIL IN PVMT
NW CORNER, NE1/4, NW1/4
77.85' NE TO SW COR TEL. PED.
43.76' NW TO PK NAIL W/DISK ON POWER POLE

Ⓖ FOUND PK NAIL IN ASPHALT
NORTH 1/4 CORNER
33.02' NORTH OF "X" NAILS ON POWER POLE
50.85' SE TO TOP CENTER FIRE HYDRANT
58.07' SSE TO PUNCH HOLE ON MANHOLE RIM
58.07' SSE TO TOP CENTER OF TEL. PED.

Ⓗ FOUND FOUND 5/8" CAPPED REBAR
NE SECTION CORNER
TIES PER COUNTY SURVEYORS TIES OF RECORD

CURVE TABLE

NUMBER	DELTA	L	LC	LC BRG
C1	50.00	90°08'55"	47.20	42.48	S44°44'47"W
C2	50.00	89°50'05"	47.85	42.37	S45°15'12"E
C3	50.00	90°08'54"	47.20	42.48	N44°44'48"E
C4	235.50	90°08'36"	365.66	329.12	N44°45'57"E
C5	200.00	90°08'36"	314.54	283.11	N44°45'57"E
C6	180.50	90°08'36"	283.43	237.11	N44°45'57"E
C7	50.00	89°53'24"	47.07	42.39	S45°14'03"E
C8	50.00	90°08'36"	47.19	42.47	N44°45'57"E

CHRISTENSEN BUSINESS PARK
FREMONT, NE.

FINAL PLAT

Dodd Engineering & Surveying
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