

FILED
BOOK 2002 PAGE 1926
2002 MAR -7 PH 3-35

Plat # 503

Carol Hanna
BOGGE COUNTY
REGISTER OF DEEDS
COMPUTER INDEX FEE \$

FINAL PLAT OF LINCOLN PARK ADDITION

TO THE CITY OF FREMONT, NEBRASKA
PART OF THE SW1/4 SW1/4 OF SEC. 12, TOWNSHIP 17 NORTH,
RANGE 8 EAST OF THE 6TH P.M., DODGE COUNTY, NEBRASKA.

DEDICATION:
KNOW ALL MEN BY THESE PRESENTS: THAT AMERICAN NATIONAL BANK OF FREMONT, DOUGLAS L. HEIM, PRESIDENT; OWNER AND PROPRIETOR OF THE TRACT OF LAND SHOWN AND DESCRIBED HEREON, HAVE CAUSED THE SAME TO BE DIVIDED INTO LOTS, SAID SUBDIVISION TO BE KNOWN AS LINCOLN PARK ADDITION, THE LOTS TO BE NUMBERED AS SHOWN HEREON AND WE APPROVE THE DISPOSITION OF THE PROPERTY AS SHOWN ON THIS PLAT 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 ADJUTING PROPERTY OWNERS, FOR THE SOLE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF UTILITY LINES AND PIPES AND DRAINAGE FACILITIES.

IN WITNESS WHEREOF, I DO HEREBY SET MY HANDS THE
4th DAY OF March 2002, A.D.
Douglas L Heim
DOUGLAS L. HEIM, PRESIDENT
FOR: AMERICAN NATIONAL BANK OF FREMONT

LEGAL DESCRIPTION

TAX LOT 135 AND PART OF TAX LOT 134 LOCATED IN THE SW1/4 OF THE SW1/4 OF SECTION 12, TOWNSHIP 17 NORTH, RANGE 8 EAST OF THE 6TH P.M., DODGE COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT SE CORNER OF SAID SW1/4 SW1/4 AND ASSUMING THE SOUTH LINE OF SAID SW1/4 SW1/4 TO BEAR N90°00'00"W, THENCE N00°27'24"W A DISTANCE OF 181.75 FEET ALONG THE EAST LINE OF SAID SW1/4 SW1/4; THENCE S89°32'36"W A DISTANCE OF 33.00 FEET TO THE WEST MARGIN OF LINCOLN AVENUE THE POINT OF BEGINNING; THENCE N00°27'24"W A DISTANCE OF 388.05 FEET ALONG SAID WEST MARGIN; THENCE S89°32'36"W A DISTANCE OF 542.20 FEET; THENCE S00°28'13"E A DISTANCE OF 159.28 FEET; THENCE N89°58'23"E A DISTANCE OF 95.00 FEET; THENCE S00°29'18"E A DISTANCE OF 319.00 FEET TO A POINT ON THE NORTH MARGIN OF EAST 23RD AVENUE NORTH; THENCE N90°00'00"E A DISTANCE OF 281.94 FEET; THENCE CONTINUING ALONG SAID NORTH MARGIN ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 90.00 FEET FOR A DISTANCE OF 67.40 FEET HAVING A CHORD DIRECTION OF N58°53'28"E AND A CHORD LENGTH OF 65.84 FEET; THENCE CONTINUING ALONG SAID NORTH MARGIN ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 91.00 FEET FOR A DISTANCE OF 82.58 FEET HAVING A CHORD DIRECTION OF N63°25'56"E AND A CHORD LENGTH OF 79.77 FEET; THENCE CONTINUING ALONG SAID NORTH MARGIN ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 40.00 FEET FOR A DISTANCE OF 46.85 FEET HAVING A CHORD DIRECTION OF N55°52'11"E AND A CHORD LENGTH OF 44.22 FEET TO THE POINT OF BEGINNING, CONTAINING 5.11 ACRES, MORE OR LESS.

PLANNING COMMISSION APPROVAL

ON THIS 4th DAY OF March A.D. 2002, THIS PLAT OF LINCOLN PARK ADDITION WAS APPROVED AND ACCEPTED BY THE PLANNING COMMISSION OF THE CITY OF FREMONT, DODGE COUNTY, NEBRASKA.

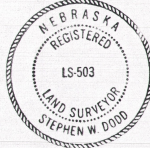
CHAIR
CITY COUNCIL ACCEPTANCE

ON THIS 5th DAY OF March A.D. 2002, THIS PLAT OF LINCOLN PARK ADDITION WAS APPROVED AND ACCEPTED BY RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FREMONT, DODGE COUNTY, NEBRASKA.
Donald B. Edwards
MAYOR
Kemberly Volk
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 MAY 1, 2002.

Stephen W. Dodd
STEPHEN W. DODD, LS-503
3/4/2002
DATE



ACKNOWLEDGMENT

STATE OF NEBRASKA)
COUNTY OF DODGE)

ON THIS 4th DAY OF March A.D. 2002, BEFORE ME, A GENERAL NOTARY PUBLIC, PERSONALLY APPEARED DOUGLAS L. HEIM, PRESIDENT OF AMERICAN NATIONAL BANK OF FREMONT, 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.

GENERAL NOTARY PUBLIC

COMMISSION EXPIRES



#	DELTA	R	L	CH	BEARING	LC
C1	42°54'33"	90.00	87.40	N58°53'28"E	65.84	
C2	51°59'30"	91.00	82.58	N63°25'56"E	79.77	
C3	67°08'37"	40.00	46.85	N55°52'11"E	44.22	

NE COR SW1/4 SW1/4
FOUND 3/4" REBAR
9.70' NE TO "X" NAILS IN
10' TREE
0.60' SSE TO BENT
1-1/4" PIPE LEANING SE
25.25' NNW TO 5/8"
REBAR, 0.5' S OF FENCE
3.49' N TO EDGE OF IRON
COR POST IN CONC

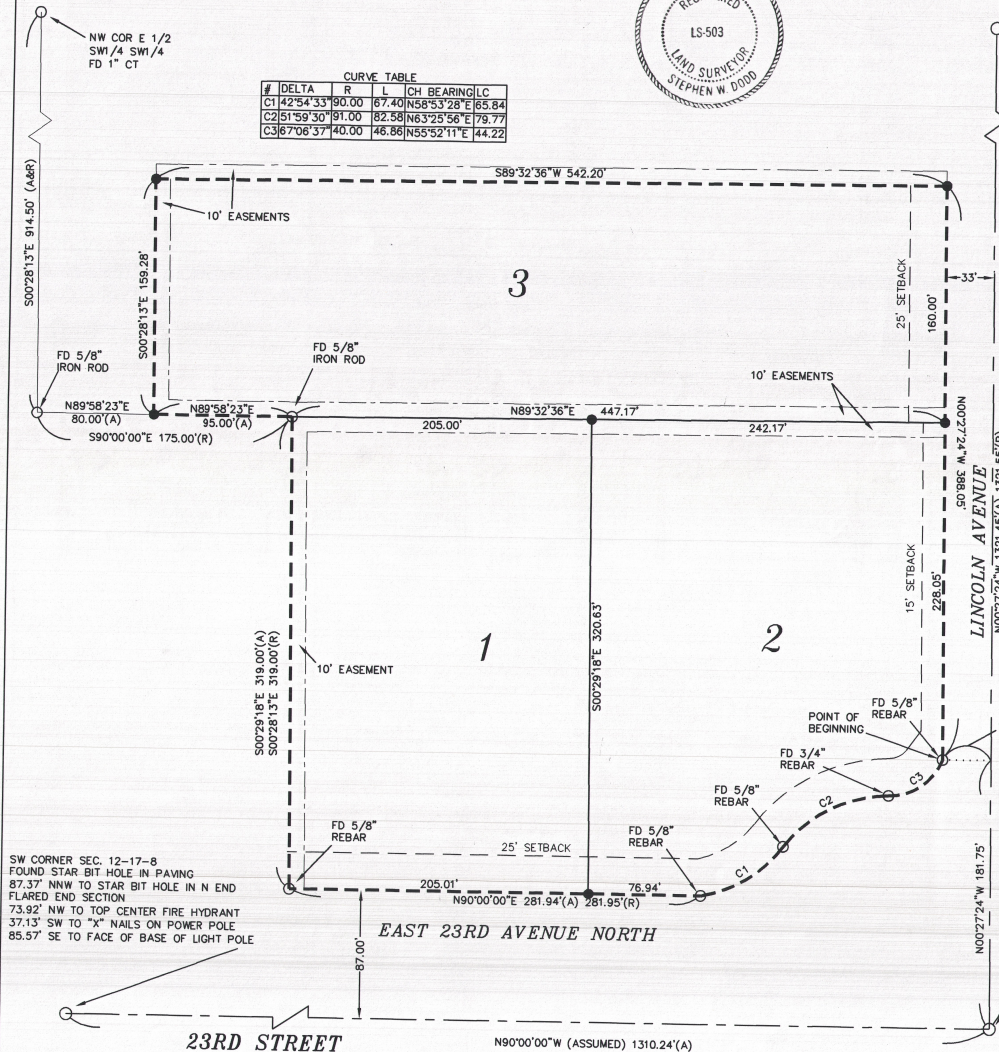
SCALE: 1" = 60'

LEGEND

- A ACTUAL DISTANCE
- R RECORDED DISTANCE
- CT CLOSED TOP PIPE
- FD FOUND
- FOUND CORNER (3/4" REBAR UNLESS OTHERWISE SHOWN)
- SET 3/4"x24" REBAR
- - - SETBACK LINE
- - - EASEMENT LINE

LOT AREAS

LOT NUMBER	AREA
1	65,563
2	70,136
3	86,716



SW CORNER SEC. 12-17-8
FOUND STAR-BIT HOLE IN PAVING
87.37' NNW TO STAR BIT HOLE IN N END
FLARED END SECTION
73.92' NW TO TOP CENTER FIRE HYDRANT
37.13' SW TO "X" NAILS ON POWER POLE
85.57' SE TO FACE OF BASE OF LIGHT POLE

SE COR SW1/4 SW1/4
SEC 12-17-8
FOUND CHISELED X IN CONC.
62.58' NE TO TOP NUT FIRE
HYDRANT
48.29' NW TO "X" NAILS IN
POWER POLE
47.05' NE TO CHISELED "X"
IN S SIDE OF CONC. SIGNAL
BASE
51.19' NW TO CHISELED "X"
IN S SIDE CONC. SIGNAL
BASE

LINCOLN PARK ADDITION
TO THE CITY OF FREMONT, NE.

FINAL PLAT