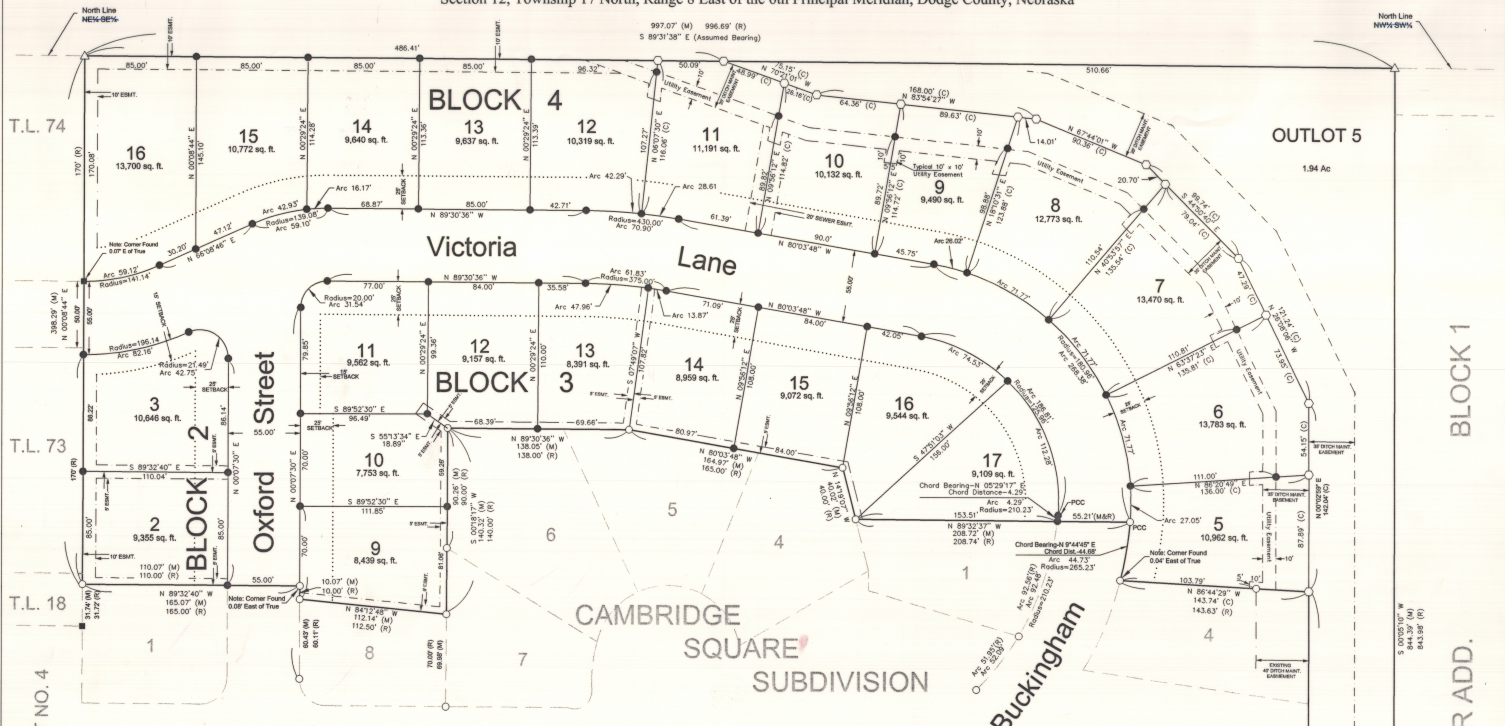


Plat # 504

FILED 2002 APR -2 AM 8:50  
DODGE COUNTY REGISTER OF DEEDS  
COMPUTER INDEX FEE \$11.00

# Final Plat CAMBRIDGE SQUARE 1ST ADD.

A Subdivision of Tax Lot 138, lying in the SE 1/4 SW 1/4 and in the SW 1/4 SE 1/4, all lying in Section 12, Township 17 North, Range 8 East of the 6th Principal Meridian, Dodge County, Nebraska



### LEGAL DESCRIPTION:

All of Tax Lot 138, lying in the SE 1/4 SW 1/4 and in the SW 1/4 SE 1/4, all lying in Section 12, Township 17 North, Range 8 East of the 6th Principal Meridian, Dodge County, Nebraska and more particularly described as follows:

Beginning at an iron found at the northeast corner of Tax Lot 74 in Section 12, Township 17 North, Range 8 East, said point lying on the north line of the SE 1/4 SW 1/4 of said Section 12; thence S 89°31'38" E (assumed bearing) along the north line of the SE 1/4 SW 1/4 and the north line of the SW 1/4 SE 1/4 of said Section 12 a distance of 997.07 feet to an iron found at the northerly projection of the west line of Block 1 in Yorkshire Manor Addition to the City of Fremont; thence S 00°05'10" W along said west line, and its northerly and southerly projection, a distance of 844.39 feet; thence N 89°13'19" W a distance of 65.00 feet to the southeast corner of Out Lot 4 in Cambridge Square, a subdivision in the City of Fremont; thence along the easterly and northerly line of said Cambridge Square as follows: N 00°05'10" E a distance of 448.78 feet; thence N 86°44'29" W a distance of 143.74 feet to a point on a 265.23 foot radius curve to the left; thence northeasterly along said 265.23 foot radius curve an arc distance of 44.73 feet; said curve having a chord bearing of N 09°44'45" E and a chord distance of 44.68 feet to an iron found; thence N 89°23'27" W a distance of 208.72 feet to an iron found; thence N 14°19'07" W a distance of 40.02 feet to an iron found; thence N 89°03'48" W a distance of 164.07 feet to an iron found; thence N 89°30'26" W a distance of 138.05 feet to an iron found; thence S 09°18'17" W a distance of 140.32 feet to an iron found; thence N 84°12'48" W a distance of 112.14 feet to an iron found; thence N 00°07'30" E a distance of 10.07 feet to an iron found; thence N 89°24'40" W a distance of 165.07 feet to an iron found at the northwest corner of Lot 1 in Block 2 of said Cambridge Square Addition; thence N 00°08'44" E along the east line of Tax Lots 18, 73 and 74 in said Section 12 a distance of 398.29 feet to the Point of Beginning; and containing 8.75 Acres, more or less.

### SURVEYOR'S CERTIFICATION:

I, the undersigned registered land surveyor, do hereby certify that I have supervised the survey of the tract of land shown and described hereon and that permanent markers have been found or will be placed at all lot corners and curve points within thirty days of the approval of this plat, by the Fremont City Council. I further certify that the survey of said tract of land is based upon information of record in the Dodge County Surveyor's office.

*Richard L. Hansen*  
Richard L. Hansen  
Registered Land Surveyor  
Registration No. LS-362  
Date: February 13, 2002  
Client: Gordon C. Brannon  
Job No.: 00-005 & 02-028



### PLANNING COMMISSION APPROVAL:

On this 14 day of March, A.D., 2002, this plat of "Cambridge Square" was approved by the Planning Commission of the City of Fremont, Dodge County, Nebraska.

### CITY COUNCIL ACCEPTANCE:

On this 20 day of March, A.D., 2002, this plat of "Cambridge Square" was approved and accepted by resolution of the City of Fremont, Dodge County, Nebraska.

*Donald B. ...*  
Mayor



### DEDICATION:

Know all men by these presents, that Gordon C. Brannon and Maxyne S. Brannon, being the owners and proprietors of the tract of land shown and described hereon have caused this same to be divided into lots, blocks and streets, numbered and named as shown, and do hereby dedicate to the public for perpetual use Buckingham, Oxford Street and Victoria Lane, at the locations and to the widths shown on this plat. Said owners and proprietors also dedicate easements at the locations and to the widths shown on this plat, said dedicated easements being granted to the City of Fremont, and any public or private utility company for reciprocal use by abutting property owners for the sole purpose of construction and maintenance of utility lines and pipes, and drainage facilities.

*Gordon C. Brannon, Maxyne S. Brannon*  
Gordon C. Brannon, Owner Maxyne S. Brannon, Owner

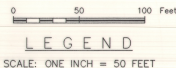
### ACKNOWLEDGEMENT:

State of Nebraska )  
County of Dodge )

On this 20 day of March, A.D., 2002, before me, a general Notary Public, personally appeared Gordon C. Brannon and Maxyne S. Brannon, who are personally known to me to be the identical persons whose names appear on the foregoing dedication and who acknowledge the signing of said instrument to be their voluntary act and deed.

*Joseph ...*  
General Notary Public

My commission expires the 27 day of October, 2005.



### LEGEND

- 5/8" x 2 1/2" Rubber With Plastic Cap Stamped LS-362 Set
- 1/2" Rubber Found
- Star Drill Hole Found
- △ 1" OTP Found
- 3/4" Rubber Found
- Computed Corner (Not Set)
- (M) Measured Distance
- (R) Record Distance
- (C) Computed Distance

35' DITCH MAINTENANCE EASEMENT TO BE UNOBSTRUCTED

NOTE  
UNOBSTRUCTED EASEMENTS SHALL MEAN FENCES, BUSHES, TREES, OR OTHER PERMANENT STRUCTURES WILL NOT BE ALLOWED WITHIN THIS AREA

