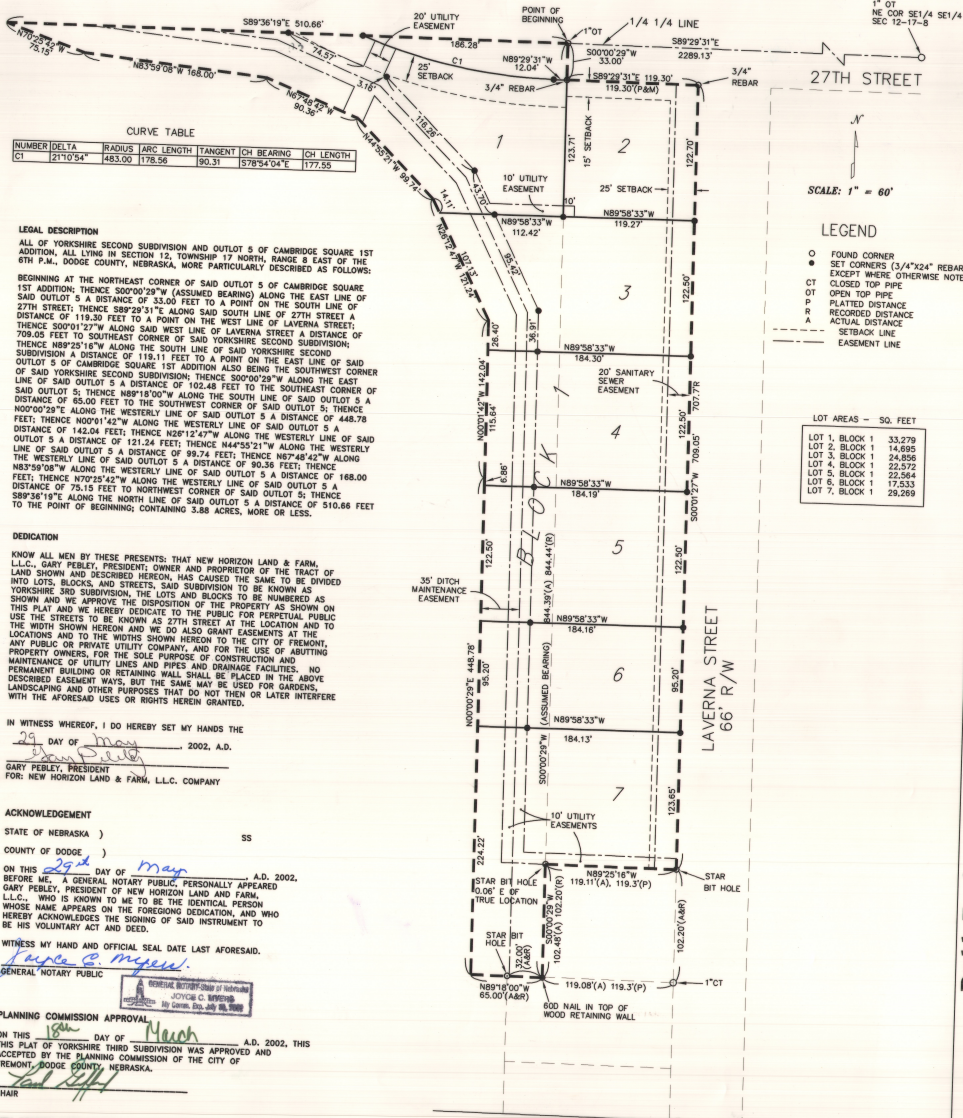


Plat 509

FILED  
BOOK 2017 PAGE 6043  
2002 AUG 12 PM 12:21  
Carol Kivona  
DODGE COUNTY  
REGISTER OF DEEDS  
COMPUTER INDEX FEE \$24.50

# YORKSHIRE THIRD SUBDIVISION

A REPLAT OF YORKSHIRE SECOND SUBDIVISION AND A PORTION OF TAX LOT 138 LYING IN THE SE1/4 SW1/4 AND THE SW1/4 SE1/4, ALL IN SECTION 12, TOWNSHIP 17 NORTH, RANGE 8 EAST OF THE 6TH P.M., DODGE COUNTY, NEBRASKA.



CURVE TABLE

NUMBER	DELTA	RADIUS	ARC LENGTH	TANGENT	CH BEARING	CH LENGTH
C1	21°10'54"	483.00	178.58	50.31	S78°54'04"E	177.55

**LEGAL DESCRIPTION**  
ALL OF YORKSHIRE SECOND SUBDIVISION AND OUTLOT 5 OF CAMBRIDGE SQUARE 1ST ADDITION, ALL LYING IN SECTION 12, 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 SAID OUTLOT 5 OF CAMBRIDGE SQUARE SAID OUTLOT 5 A DISTANCE OF 33.00 FEET TO A POINT ON THE SOUTH LINE OF 27TH STREET; THENCE S89°25'31"E ALONG SAID SOUTH LINE OF 27TH STREET A DISTANCE OF 119.30 FEET TO A POINT ON THE WEST LINE OF LAVERNA STREET A DISTANCE OF 300'01'27"W ALONG SAID WEST LINE OF LAVERNA STREET A DISTANCE OF 708.05 FEET TO SOUTHWEST CORNER OF SAID YORKSHIRE SECOND SUBDIVISION; THENCE N89°25'18"W ALONG THE SOUTH LINE OF SAID YORKSHIRE SECOND SUBDIVISION A DISTANCE OF 118.11 FEET TO A POINT ON THE EAST LINE OF SAID OUTLOT 5 OF CAMBRIDGE SQUARE; THENCE S00°00'29"W ALONG THE EAST LINE OF SAID YORKSHIRE SECOND SUBDIVISION; THENCE S00°00'29"W ALONG THE EAST LINE OF SAID OUTLOT 5 A DISTANCE OF 102.48 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT 5; THENCE N89°18'00"W ALONG THE SOUTH LINE OF SAID OUTLOT 5 A DISTANCE OF 65.00 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT 5; THENCE N00°00'29"E ALONG THE WESTERLY LINE OF SAID OUTLOT 5 A DISTANCE OF 142.04 FEET; THENCE N07°12'47"W ALONG THE WESTERLY LINE OF SAID OUTLOT 5 A DISTANCE OF 121.24 FEET; THENCE N44°55'21"W ALONG THE WESTERLY LINE OF SAID OUTLOT 5 A DISTANCE OF 89.74 FEET; THENCE N87°48'42"W ALONG THE WESTERLY LINE OF SAID OUTLOT 5 A DISTANCE OF 90.58 FEET; THENCE N83°50'08"W ALONG THE WESTERLY LINE OF SAID OUTLOT 5 A DISTANCE OF 168.00 FEET; THENCE N07°25'42"W ALONG THE WESTERLY LINE OF SAID OUTLOT 5 A DISTANCE OF 75.15 FEET TO NORTHWEST CORNER OF SAID OUTLOT 5; THENCE S89°35'11"E ALONG THE NORTH LINE OF SAID OUTLOT 5 A DISTANCE OF 510.66 FEET TO THE POINT OF BEGINNING; CONTAINING 3.68 ACRES, MORE OR LESS.

**DEDICATION**  
KNOW ALL MEN BY THESE PRESENTS: THAT NEW HORIZON LAND & FARM, L.L.C., GARY PERLEY, PRESIDENT; OWNER AND PROPRIETOR OF THE TRACT OF LAND SHOWN AND DESCRIBED HEREON, HAS CAUSED THE SAME TO BE DIVIDED INTO LOTS, BLOCKS, AND STREETS, SAID SUBDIVISION TO BE KNOWN AS YORKSHIRE 3RD SUBDIVISION, 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 27TH STREET AT THE LOCATION AND TO THE WIDTHS SHOWN HEREON AND WE DO ALSO GRANT EASEMENTS AT THE ANY PUBLIC OR PRIVATE UTILITY COMPANIES, AND FOR THE USE OF ABUTTING MAINTENANCE OF UTILITY LINES AND PIPES AND DRAINAGE FACILITIES, NO 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, I DO HEREBY SET MY HANDS THE  
29 DAY OF May 2002, A.D.  
GARY PERLEY, PRESIDENT  
FOR: NEW HORIZON LAND & FARM, L.L.C. COMPANY

**ACKNOWLEDGEMENT**  
STATE OF NEBRASKA )  
COUNTY OF DODGE ) SS  
ON THIS 29th DAY OF May A.D. 2002, BEFORE ME, A GENERAL NOTARY PUBLIC, PERSONALLY APPEARED GARY PERLEY, PRESIDENT OF NEW HORIZON LAND AND FARM, L.L.C., 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  
[Notary Seal]

**PLANNING COMMISSION APPROVAL**  
ON THIS 18th DAY OF March A.D. 2002, THIS THIS PLAT OF YORKSHIRE THIRD SUBDIVISION WAS APPROVED AND ACCEPTED BY THE PLANNING COMMISSION OF THE CITY OF FREMONT, DODGE COUNTY, NEBRASKA.

**CITY COUNCIL ACCEPTANCE**  
ON THIS 20th DAY OF March A.D. 2002, THIS PLAT OF YORKSHIRE THIRD SUBDIVISION WAS APPROVED AND ACCEPTED BY RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FREMONT, DODGE COUNTY, NEBRASKA.

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 AT ALL LOT CORNERS WITHIN 90 DAYS OF THE FILING OF THIS PLAT.  
Stephen W. Dodd  
STEPHEN W. DODD, LS-503  
5/18/2002  
DATE

SCALE: 1" = 60'

**LEGEND**  
O FOUND CORNER  
● SET CORNERS (3/4"x24" REBAR EXCEPT WHERE OTHERWISE NOTED)  
CT CLOSED TOP PIPE  
OT OPEN TOP PIPE  
P PLATED DISTANCE  
R RECORDED DISTANCE  
A ACTUAL DISTANCE  
--- SETBACK LINE  
--- EASEMENT LINE

LOT AREAS - SQ. FEET

LOT 1, BLOCK 1	33,279
LOT 2, BLOCK 1	14,985
LOT 3, BLOCK 1	24,856
LOT 4, BLOCK 1	22,572
LOT 5, BLOCK 1	22,584
LOT 6, BLOCK 1	17,533
LOT 7, BLOCK 1	29,269

Ph. 402.227.0007 FAX 701.2400  
208 N. Main, P.O. Box 1805  
Fremont, NE 68026-1805  
Stephen W. Dodd  
R.E. & L.S.  
Dodd Engineering & Surveying

YORKSHIRE THIRD SUBDIVISION  
FREMONT, NEBRASKA

FINAL PLAT