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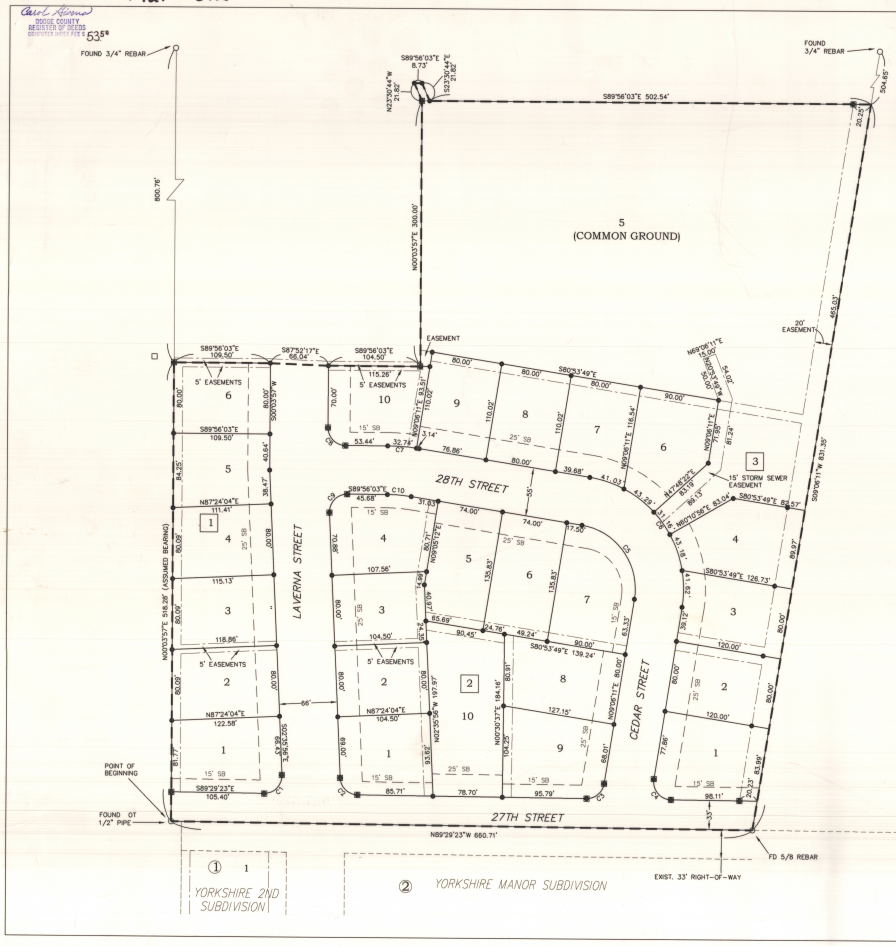
BOOK 2002 PAGE 2257
2002 AUG 22 PM 1:22
Carol Koenig
DODGE COUNTY
REGISTER OF DEEDS
REGISTER DEED FEE $ 53.50

33

Plat # 512

FINAL PLAT OF
CENTRAL PARK ADDITION

TO THE CITY OF FREMONT, NEBRASKA,
PART OF THE NW1/4 SE1/4 OF
SECTION 12, TOWNSHIP 17 NORTH,
RANGE 8 EAST OF THE 6TH P.M.,
DODGE COUNTY, NEBRASKA.



SCALE: 1" = 60'

LEGEND

SB	SETBACK
FD	FOUND
OT	OPEN TOP PIPE
○	FOUND CORNER
●	SET CORNERS 3/4"x24" REBAR
P	PLATTED DISTANCE
M	MEASURED DISTANCE
	SETBACK LINE
	EASEMENT LINE
1	BLOCK NUMBER CENTRAL PARK ADDITION
2	BLOCK NUMBER, YORKSHIRE MANOR SUBDIVISON

LOT AREAS

LOT NUMBER	AREA	LOT NUMBER	AREA
LOT 1, BLOCK 1	10367	LOT 8, BLOCK 2	10656
LOT 2, BLOCK 1	9696	LOT 9, BLOCK 2	11181
LOT 3, BLOCK 1	9696	LOT 10, BLOCK 2	11181
LOT 4, BLOCK 1	9363	LOT 1, BLOCK 3	10918
LOT 5, BLOCK 1	8981	LOT 2, BLOCK 3	9600
LOT 6, BLOCK 1	8760	LOT 3, BLOCK 3	9591
LOT 1, BLOCK 2	9411	LOT 4, BLOCK 3	11118
LOT 2, BLOCK 2	8360	LOT 5, BLOCK 3	170192
LOT 3, BLOCK 2	8382	LOT 6, BLOCK 3	10191
LOT 4, BLOCK 2	10919	LOT 7, BLOCK 3	8880
LOT 5, BLOCK 2	9884	LOT 8, BLOCK 3	8801
LOT 6, BLOCK 2	10656	LOT 9, BLOCK 3	8800
LOT 7, BLOCK 2	11131	LOT 10, BLOCK 3	9969

CURVE DATA

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	93°08'24"	N 43°57'21" E	20.00	32.50	29.04
C2	88°53'28"	S 46°02'39" E	20.00	30.33	27.51
C3	81°24'27"	N 49°48'24" E	20.00	28.42	26.09
C4	98°35'33"	S 40°11'36" E	20.00	34.42	30.32
C5	90°00'00"	S 35°53'49" E	72.50	113.88	102.53
C6	90°00'00"	S 35°53'49" E	127.50	200.28	180.31
C7	09°02'13"	N 85°24'56" W	227.50	35.88	35.85
C8	90°00'00"	N 44°56'53" W	20.00	31.42	28.28
C9	92°39'54"	N 43°44'01" E	20.00	32.35	28.93
C10	09°02'13"	S 85°24'56" E	172.50	27.21	27.18

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.
4) LOTLINES ARE PERPENDICULAR TO STREETS EXCEPT WHERE OTHERWISE NOTED.

LEGAL DESCRIPTION

A PARCEL OF LAND IN THE NW1/4 SE1/4 OF SECTION 12, TOWNSHIP 17 NORTH, RANGE 8 EAST OF THE 6TH P.M., DODGE COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 9, OF D. SCHROEDER'S SUBDIVISION, LYING ON THE SOUTH LINE OF SAID NW1/4 SE1/4; THENCE N00°03'57"E (ASSUMED BEARING) ALONG THE WEST LINE OF SAID LOT 9 A DISTANCE OF 918.28 FEET; THENCE S89°56'03"E A DISTANCE OF 109.50 FEET; THENCE S87°52'17"E A DISTANCE OF 66.04 FEET; THENCE S89°56'03"E A DISTANCE OF 104.50 FEET; THENCE N00°03'57"E A DISTANCE OF 300.00 FEET; THENCE N23°30'44"W A DISTANCE OF 21.82 FEET; THENCE S89°56'03"E A DISTANCE OF 8.73 FEET; THENCE S23°30'44"E A DISTANCE OF 21.82 FEET; THENCE S89°56'03"E A DISTANCE OF 502.54 FEET TO A POINT ON THE EAST LINE OF A 100 FOOT WIDE STRIP OF LAND ADJOINING THE EAST LINE OF SAID LOT 9, FORMERLY CHICAGO & NORTHWESTERN RAILWAY COMPANY NOW OWNED BY UNION PACIFIC RAILROAD; THENCE ALONG SAID EAST LINE A DISTANCE OF 831.25 FEET TO A POINT ON THE SOUTH LINE OF SAID NW1/4 SE1/4; THENCE N89°29'23"W ALONG SAID SOUTH LINE A DISTANCE OF 660.71 FEET TO THE POINT OF BEGINNING, CONTAINING 11.73 ACRES, MORE OR LESS.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT NEW HORIZON LAND & FARM, L.L.C., GARY PEBLEY, PRESIDENT: OWNER AND PROPRETOR 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 CENTRAL PARK ADDITION, THE STREETS TO BE KNOWN 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 LAVERNA STREET, CEDAR STREET, 27TH STREET AND 28TH STREET AT THE LOCATIONS AND TO THE WIDTHS SHOWN HEREON AND WE DO ALSO GRANT EASEMENTS AT THE LOCATIONS AND TO THE WIDTHS SHOWN HEREON TO THE CITY OF FREMONT, NEBRASKA, THE PUBLIC UTILITY COMPANIES, THE OWNERS OF ADJUTING 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, I DO HEREBY SET MY HANDS THE 27 DAY OF February, 2002, A.D.

Nova Pebley President
GARY PEBLEY, PRESIDENT
FOR: NEW HORIZON LAND & FARM, L.L.C. COMPANY

ACKNOWLEDGMENT

STATE OF NEBRASKA)
) SS
COUNTY OF DODGE)

ON THIS 27th DAY OF February, A.D. 2002, BEFORE ME, A GENERAL NOTARY PUBLIC, PERSONALLY APPEARED GARY PEBLEY, PRESIDENT OF THE NEW HORIZON LAND & FARM, L.L.C. 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.

Shirley R. Bergemann
GENERAL NOTARY PUBLIC
SHIRLEY R. BERGEMANN - General Notary
My Comm. Exp. Jan. 8, 2005
COMMISSION EXPIRES _____

PLANNING COMMISSION APPROVAL

ON THIS 19th DAY OF March, A.D. 2002, THIS PLAT OF CENTRAL PARK ADDITION WAS APPROVED AND ACCEPTED BY THE PLANNING COMMISSION OF THE CITY OF FREMONT, DODGE COUNTY, NEBRASKA.

Ted Sibl
CHAIR

CITY COUNCIL ACCEPTANCE

ON THIS 21st DAY OF March, A.D. 2002, THIS PLAT OF CENTRAL PARK ADDITION WAS APPROVED AND ACCEPTED BY RESOLUTION OF THE CITY COUNCIL THE CITY OF FREMONT, DODGE COUNTY, NEBRASKA.

Brad D. Swan Kimberly Wolf
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 WHERE SEEN FOUND OR WILL BE SET AS DESCRIBED, HEREON, ON OR BEFORE June 1, 2002.

Stephen W. Dodd
STEPHEN W. DODD, LS-503
2/18/2002
DATE

NEBRASKA REGISTERED LAND SURVEYOR LS-503 STEPHEN W. DODD

THE CITY OF FREMONT NEBRASKA SEAL

Dodd Engineering & Surveying
Stephen W. Dodd
Ph. 402-727-9600, FAX 721-6694
1640 N. Nebraska Blvd.
Fremont, NE 68025-1883