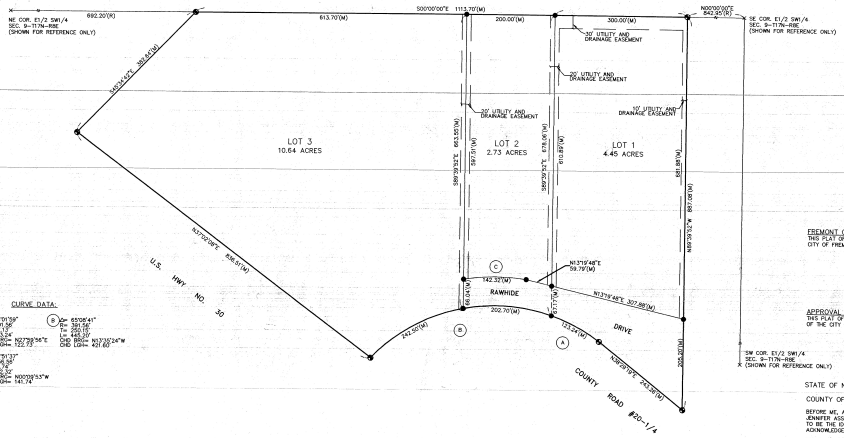
18

Plat #513

FILED
BOOK 2002 PAGE 7111
2002 SEP 23 AM 10:39
DODGE COUNTY
REGISTER OF DEEDS
CERTIFICATE FEE $42.00

"FINAL PLAT"
FREMONT WEST BUSINESS PARK

PART OF THE EAST HALF OF THE SOUTHWEST QUARTER
SECTION 9, TOWNSHIP 17 NORTH, RANGE 8 EAST
DODGE COUNTY, NEBRASKA



GRAPHIC SCALE 0 50 100 200

LEGEND
- ⊗ MONUMENT FOUND
- ● MONUMENT SET
- M MEASURED DISTANCE
- R RECORD DISTANCE

NOTE:
1. ALL BEARINGS ARE ASSUMED.
2. ALL MONUMENTS FOUND ARE 1/2" REBAR, UNLESS NOTED OTHERWISE.
3. ALL MONUMENTS SET ARE 5/8"X 24" REBARS.

BUILDING SETBACK RESTRICTIONS

FRONTYARD	35 FEET
REARYARD	35 FEET
SIDEYARD	10 FEET

CURVE DATA:

(A)	Δ= 18°01'59" R= 391.56' L= 123.24' CH BRG= N27°39'34"E CHD LGH= 122.73'	(B) Δ= 65°06'41" R= 391.56' L= 444.97' CH BRG= N73°33'24"W CHD LGH= 421.60'
(C)	Δ= 179°13' R= 717.9' L= 1286.0' CH BRG= N00°00'53"W CHD LGH= 141.74'	

FREMONT CITY COUNCIL ACCEPTANCE:
THIS PLAT OF "FREMONT WEST BUSINESS PARK" WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF FREMONT, NEBRASKA THIS 22nd DAY OF August, 2002.

MAYOR
CITY CLERK

THE CITY OF FREMONT
NEBRASKA
INCORPORATED
AUG. 17, 1871

APPROVAL OF THE CITY PLANNING COMMISSION:
THIS PLAT OF "FREMONT WEST BUSINESS PARK" WAS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF FREMONT, NEBRASKA THIS 8th DAY OF July, 2002. A.D.

CHAIRPERSON

STATE OF NEBRASKA }
COUNTY OF Dodge } SS

BEFORE ME, A NOTARY PUBLIC QUALIFIED IN SAID COUNTY, PERSONALLY CAME JENNIFER ASSMANN, ROBERT WEISS AND BRENDA DOERNEMANN, KNOWN TO ME TO BE THE IDENTICAL PERSONS WHO SIGNED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED.
WITNESS MY HAND AND NOTARIAL SEAL ON August 30, 2002.

NOTARY PUBLIC
MY COMMISSION EXPIRES 3-21-03

A GENERAL NOTARY-State of Nebraska
DONETTE M. PHILLIPS
My Comm. Exp. 3-21-03

PERIMETER DESCRIPTION:

A TRACT OF LAND LOCATED IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 17 NORTH, RANGE 8 EAST OF THE SIXTH P.M., DODGE COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID EAST HALF OF THE SOUTHWEST QUARTER; THENCE N00°00'00"E, ON AN ASSUMED BEARING, ON THE EAST LINE OF SAID EAST HALF OF THE SOUTHWEST QUARTER, A DISTANCE OF 342.30 FEET TO THE TRUE POINT OF BEGINNING; THENCE N89°59'50"W A DISTANCE OF 913.91 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER, A DISTANCE OF 887.08 FEET TO A POINT ON THE SOUTHEAST LINE OF HIGHWAY RIGHT-OF-WAY; THENCE N38°33'12"E ON SAID HIGHWAY RIGHT-OF-WAY LINE, A DISTANCE OF 243.26 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ON SAID HIGHWAY RIGHT-OF-WAY LINE, ON A 391.56 FOOT RADIUS CURVE TO THE LEFT, A DISTANCE OF 565.44 FEET, THE CHORD OF SAID CURVE BEARS N34°34'25"W, A DISTANCE OF 519.62 FEET; THENCE N37°00'08"E, ON SAID HIGHWAY RIGHT-OF-WAY LINE, A DISTANCE OF 836.51 FEET; THENCE S49°59'42"E, A DISTANCE OF 382.64 FEET TO A POINT ON SAID EAST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER; THENCE S00°00'00"E, ALONG THE EAST LINE OF THE NORTHEAST CORNER OF SAID EAST HALF OF THE SOUTHWEST QUARTER; THENCE S00°00'00"E, ON SAID EAST LINE, A DISTANCE OF 1113.70 FEET TO THE POINT OF BEGINNING, CONTAINING 19.00 ACRES, MORE OR LESS.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT W.A.D. INVESTMENTS, LLC., BEING THE OWNER AND PROPRETOR OF THE LAND DESCRIBED WITHIN THE PERIMETER DESCRIPTION AND EMBRACED WITHIN THIS PLAT, HAS CAUSED SAID LAND TO BE SUBDIVIDED INTO A STREET AND A LOT, TO BE NAMED AND NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS "FREMONT WEST BUSINESS PARK". SAID OWNER HEREBY RATIFIES AND APPROVES OF THE DISPOSITION OF THEIR PROPERTY AS SHOWN ON THIS PLAT, AND HEREBY DEDICATES TO THE PUBLIC USE THE STREET AS SHOWN ON THIS PLAT, TO BE KNOWN AS "RAWHIDE DRIVE", AT THE LOCATIONS SHOWN ON THIS PLAT. SAID OWNER FURTHER GRANTS PERPETUAL UTILITY EASEMENTS AND DRAINAGE EASEMENTS TO LOCAL, STATE AND FEDERAL PUBLIC OR PRIVATE UTILITY FOR RECIPROCAL USE BY THE LICENSEES OF SAID SUBDIVISION, TO BUILD, ERECT, MAINTAIN AND OR REPAIR THE FOLLOWING: SEWER LINES, WATER LINES, DRAINAGE FACILITIES, WIRES AND CABLES FOR CARRYING TRANSMISSION OF ELECTRICAL CURRENT FOR LIGHT, HEAT AND POWER, AND FOR THE TRANSMISSION AND RECEPTION OF SOUND AND SIGNALS OF ALL KINDS, ON, OVER, THROUGH, UNDER AND ACROSS ALL STRIPS OF LAND LABELED AS UTILITY EASEMENTS ON THIS PLAT, AND PERMANENT BUILDINGS, TREES, RETAINING WALLS OR OTHER TYPE OF WALLS SHALL NOT BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, DRIVEWAYS AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

WITNESS MY HAND THIS 21st DAY OF August, 2002 A.D.

JENNIFER ASSMANN
MEMBER, W.A.D. INVESTMENTS, LLC.

ROBERT WEISS
MEMBER, W.A.D. INVESTMENTS, LLC.

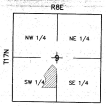
BRENDA DOERNEMANN
MEMBER, W.A.D. INVESTMENTS, LLC.

SURVEYOR'S CERTIFICATE:
I, JEFFREY J. SERAFIN, A REGISTERED LAND SURVEYOR, IN THE STATE OF NEBRASKA, DO HEREBY CERTIFY THAT "FREMONT WEST BUSINESS PARK" HAS BEEN SURVEYED, SUBDIVIDED, PLATTED AND THAT THE OUTER BOUNDARY AND LOT CORNERS HAVE BEEN MONUMENTED AS SHOWN ON THIS PLAT. I, ALSO CERTIFY THAT THE ENCLOSED PLAT IS A CORRECT PLAT OF THE ABOVE MENTIONED SURVEY, AND THE PERIMETER DESCRIPTION OF "FREMONT WEST BUSINESS PARK" IS AS STATED ON THIS PLAT.

8-22-02
DATE

NEBRASKA REGISTERED LAND SURVEYOR LS-639 JEFFREY J. SERAFIN

VICINITY SKETCH
DODGE COUNTY
NEBRASKA



JEO Consulting Group, Inc.
402/643-4667 P.O. BOX 207 WAHOO, NEBRASKA 68066

FINAL PLAT

FREMONT WEST BUSINESS PARK
PART OF THE EAST HALF OF THE SOUTHWEST QUARTER, SECTION 9, TOWNSHIP 17 NORTH, RANGE 8 EAST, DODGE COUNTY, NEBRASKA

DATE	8/27/02
DRAWN BY	AJD
PROJECT NO.	291B08
BILLING GROUP	
SCALE	1"=100'
FIELD BOOK	
FILE NAME	DODGE COM 17
FILE NAME	291SC06.DWG
REVISION	
REVISION	
REVIEW BY	
REVIEW DATE	
FILE NUMBER	
SHEET	1 OF 1