Plat 518

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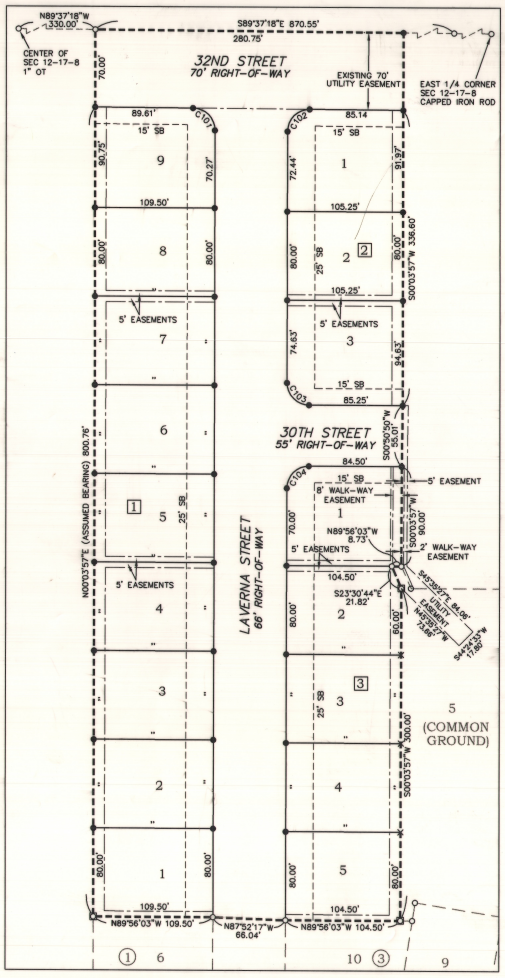
2003 MAY 16 AM 10:47
Carol Havna
DODGE COUNTY
REGISTER OF DEEDS
COMPUTER INDEX FEE $ 20.50

FINAL PLAT OF
CENTRAL PARK FIRST 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.

N

SCALE: 1" = 60'



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 NORTHWEST CORNER OF LOT 6, BLOCK 1, CENTRAL PARK ADDITION WHICH ALSO LIES ON THE WEST LINE OF LOT 9, D. SCHROEDER'S SUBDIVISION; THENCE N00°03'57"E ALONG SAID WEST LINE OF LOT 9, D. SCHROEDER'S SUBDIVISION A DISTANCE OF 800.76 FEET TO A POINT ON THE NORTH LINE OF SAID NW1/4 SE1/4 LYING 330.00 FEET EAST OF THE CENTER OF SAID SECTION 12; THENCE S89°37'18"E ALONG THE NORTH LINE OF SAID NW1/4 SE1/4 A DISTANCE OF 280.75 FEET; THENCE S00°03'57"W PARALLEL TO SAID WEST LINE OF LOT 9, D. SCHROEDER'S SUBDIVISION A DISTANCE OF 336.60 FEET; THENCE S00°50'50"W A DISTANCE OF 55.01 FEET; THENCE S00°03'57"W PARALLEL TO SAID WEST LINE OF LOT 9, D. SCHROEDER'S SUBDIVISION A DISTANCE OF 90.00 FEET TO A POINT ON THE NORTH LINE OF LOT 5, BLOCK 3, CENTRAL PARK ADDITION; THENCE N89°56'03"W ALONG THE NORTH LINE OF SAID LOT 5 A DISTANCE OF 8.73 FEET TO THE NORTHWEST CORNER OF SAID LOT 5; THENCE S23°30'44"E ALONG THE WEST LINE OF SAID LOT 5 A DISTANCE OF 21.82 FEET; THENCE S00°03'57"W ALONG THE WEST LINE OF SAID LOT 5 A DISTANCE OF 300.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5; THENCE N89°56'03"W ALONG THE NORTH LINE OF LOT 10, BLOCK 3, CENTRAL PARK ADDITION A DISTANCE OF 104.50 FEET TO THE NORTHWEST CORNER OF SAID LOT 10; THENCE N87°52'17"W A DISTANCE OF 66.04 FEET TO THE NORTHEAST CORNER OF LOT 6, BLOCK 1, CENTRAL PARK ADDITION; THENCE N89°56'03"W ALONG THE NORTH LINE OF SAID LOT 6 A DISTANCE OF 109.50 FEET TO THE POINT OF BEGINNING, CONTAINING 5.15 ACRES, MORE OR LESS.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT NEW HORIZON LAND & FARM, L.L.C., GARY PEBLEY, PRESIDENT; OWNER AND PROPRIETOR 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 FIRST ADDITION, 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 LAVERNA STREET, 30TH STREET AND 32ND 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, ANY PUBLIC OR PRIVATE UTILITY COMPANY, AND FOR THE USE OF ABUTTING 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 11 DAY OF February 2003, A.D.

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

ACKNOWLEDGMENT

STATE OF NEBRASKA)
SS
COUNTY OF DODGE)

ON THIS 11 DAY OF February A.D. 2003, 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.

Diana J. Lindsey
GENERAL NOTARY PUBLIC

COMMISSION EXPIRES June 21, 2006

PLANNING COMMISSION APPROVAL

ON THIS 20th DAY OF January A.D. 2003, THIS PLAT OF CENTRAL PARK FIRST ADDITION, WAS APPROVED AND ACCEPTED BY THE PLANNING COMMISSION OF THE CITY OF FREMONT, DODGE COUNTY, NEBRASKA.

CHAIR

CITY COUNCIL ACCEPTANCE

ON THIS 24th DAY OF February A.D. 2003, THIS PLAT OF CENTRAL PARK FIRST ADDITION WAS APPROVED AND ACCEPTED BY RESOLUTION OF THE CITY COUNCIL, THE CITY OF FREMONT, DODGE COUNTY, NEBRASKA.

Donald E. Wadd — Kimberly Vacik
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 SET AS DESCRIBED HEREON WITH THE EXCEPTION OF LOT CORNERS MARKED "X". 3/4" X 24" REBARS WILL BE SET AT LOT CORNERS MARKED "X" AS SOON AS POSSIBLE AFTER STOCKPILED MATERIAL IS REMOVED.

Stephen W. Dodd
STEPHEN W. DODD, LS-503

2/23/2003
DATE

NEBRASKA REGISTERED LS-503 LAND SURVEYOR STEPHEN W. DODD

CURVE TABLE

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD DIRECTION
C101	89°41'16"	20.00	31.31	28.21	S44°46'41"E
C102	89°18'44"	20.00	31.52	28.36	S45°13'19"W
C103	90°00'00"	20.00	31.42	28.28	S44°56'03"E
C104	90°00'00"	20.00	31.42	28.28	S45°03'57"W

NOTES:
1) ALL BEARINGS AND DISTANCES ARE ACTUAL UNLESS OTHERWISE NOTED.
2) ALL EASEMENTS ARE 10' WIDE UNLESS OTHERWISE NOTED.
3) SIDE LOTLINES ARE PERPENDICULAR TO STREETS UNLESS OTHERWISE NOTED.

LOT AREAS (SQ. FT.)

LOT NO.	AREA
BLOCK 1	
LOTS 1–8	8760
LOT 9	9820
BLOCK 2	
LOT 1	9624
LOT 2	8420
LOT 3	9874
BLOCK 3	
LOT 1	9319
LOT 2	8273
LOTS 3–5	8360

LEGEND

SB	SETBACK
OT	OPEN TOP PIPE
O	FOUND CORNER (3/4" REBAR UNLESS OTHERWISE NOTED)
⊠	FOUND 1/2" REBAR ENCASED IN CONCRETE
●	SET CORNERS, 3/4" X 24" REBAR
×	INACCESSIBLE LOT CORNERS
P	PLATTED DISTANCE
M	MEASURED DISTANCE
------	SETBACK LINE
— — —	EASEMENT LINE
[1]	BLOCK NUMBER, CENTRAL PARK FIRST ADDITION
(1)	BLOCK NUMBER, CENTRAL PARK ADDITION

Dodd Engineering & Surveying
Stephen W. Dodd P.E. & L.S.
Ph. 402-727-9067, FAX 721-0509
208 N. Main, P.O. Box 1855
Fremont, NE 68026-1855

CENTRAL PARK FIRST ADDITION
TO THE CITY OF FREMONT, NE.

FINAL PLAT