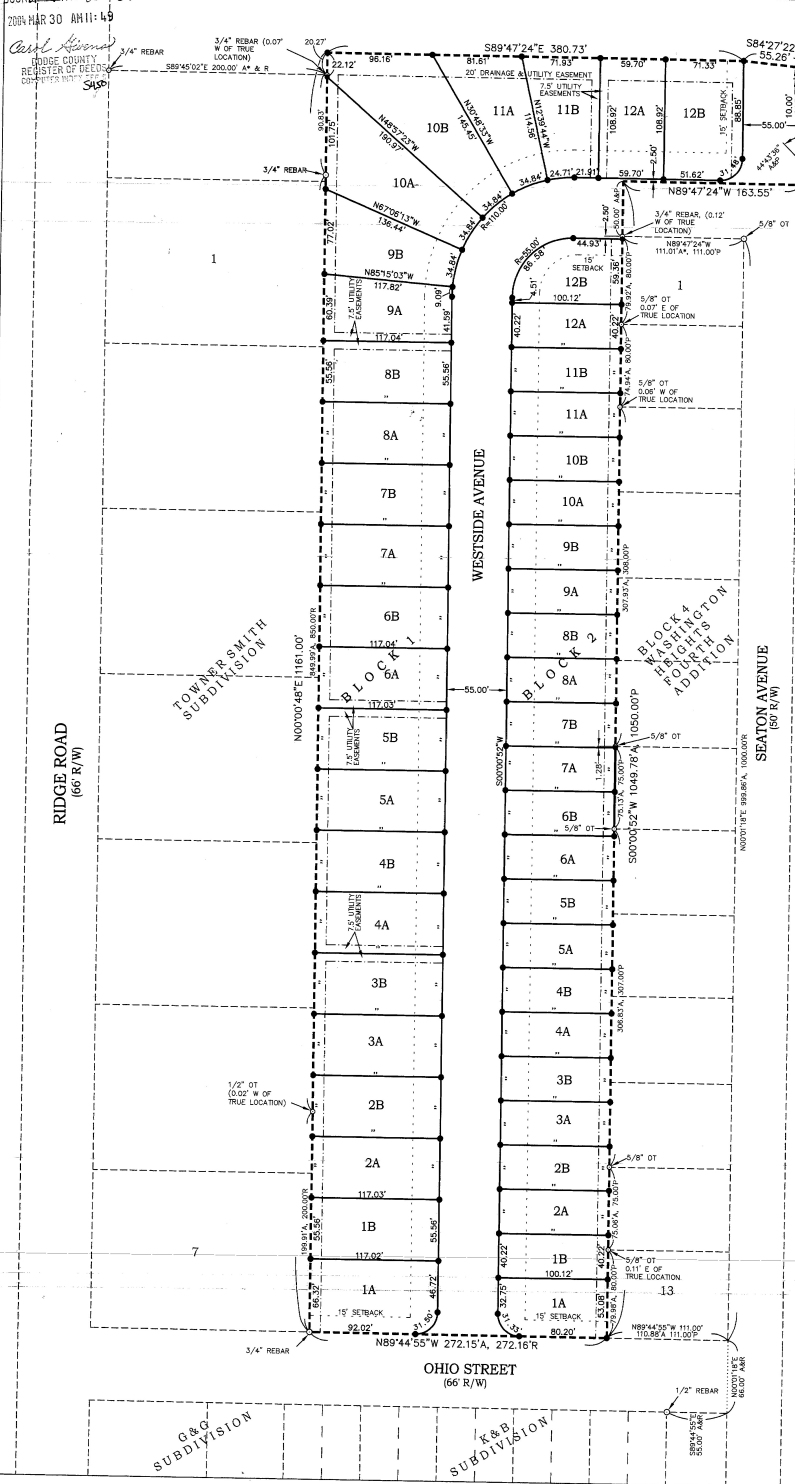


FILED
BOOK 141 PAGE 200A
2004 MAR 30 AM 11:43
DODGE COUNTY
REGISTER OF DEEDS
COMPTROLLER

Plat # 525

FINAL PLAT OF
WASHINGTON HEIGHTS SIXTH ADDITION
PART OF THE WEST 1/2 OF THE SW 1/4 OF SECTION 10,
T17N, R8E OF THE 6TH P.M., DODGE COUNTY, NEBRASKA



NOTES:
THE FOLLOWING VALUES WERE USED EXCEPT WHERE OTHERWISE NOTED:
EASEMENT WIDTH = 10'
FRONT YARD SETBACK = 25'
RIGHT-OF-WAY RADIUS INTERSECTIONS = 20'
SIDE LOT LINES ARE PERPENDICULAR TO THE FRONT LOT LINE UNLESS OTHERWISE SHOWN.

LOT AREAS (SQ. FT.)	
BLOCK 1	
LOT 1A	7702
LOTS 1B-9A	5502
LOT 9B	6827
LOT 10A	9634
LOT 10B	11120
LOT 11A	7017
LOT 11B	6503
LOT 12A	6502
LOT 12B	7706
BLOCK 2	
LOT 1A	5301
LOTS 1B-12A	4027
LOT 12B	5294

SCALE: 1"=60'

LEGEND:

- LOT LINE
- - - - EASEMENT LINE
- - - - SETBACK
- OPEN TOP PIPE
- MONUMENT FOUND
- MONUMENT SET
- (3/4" x 24" CHIPPED REBAR)
- P PLATTED
- R RECORDED
- A ACTUAL
- A* ACTUAL TO TRUE LOCATION

LEGAL DESCRIPTION:

A PARCEL OF LAND IN THE W 1/2 SW 1/4 OF SECTION 10, TOWNSHIP 17 NORTH, RANGE 8 EAST OF THE 6TH P.M., DODGE COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF OHIO STREET AND THE EAST LINE OF TOWNSHIP 17N SUBDIVISION; THENCE N00°00'48"E (ASSUMED BEARING) ALONG SAID EAST LINE AND THE NORTHERLY EXTENSION THEREOF A DISTANCE OF 1161.00 FEET; THENCE S89°47'24"E A DISTANCE OF 380.73 FEET; THENCE S84°27'22"E A DISTANCE OF 55.28 FEET TO THE NORTHWEST CORNER OF LOT 5, WASHINGTON HEIGHTS FIFTH ADDITION; THENCE S00°00'00"E ALONG THE WEST LINE OF SAID LOT 5 AND THE SOUTHERLY EXTENSION THEREOF A DISTANCE OF 106.28 FEET; THENCE N89°47'24"W PARALLEL TO AND 50.00 FEET NORTH OF THE NORTH LINE OF BLOCK 4, WASHINGTON HEIGHTS FOURTH ADDITION, MEASURED AT RIGHT ANGLES THERETO, A DISTANCE OF 163.55 FEET TO A POINT LYING OF THE WEST LINE OF SAID BLOCK 4; SAID POINT LYING ON THE NORTHERLY EXTENSION OF THE NORTHERLY EXTENSION THEREOF A DISTANCE OF 1049.78 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 4; AND THE THENCE N89°44'55"W ALONG THE NORTH LINE OF OHIO STREET A DISTANCE OF 272.15 FEET TO THE POINT OF BEGINNING; CONTAINING 7.67 ACRES, MORE OR LESS.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT RAWHIDE LAND PARTNERSHIP, OWNER AND PROPRIETOR OF THE TRACT OF LAND SHOWN AND DESCRIBED HEREON, HAS CAUSED THE SAME TO BE DIVIDED INTO LOTS, BLOCKS, AND SUBDIVISIONS, SAID SUBDIVISION TO BE KNOWN AS WASHINGTON HEIGHTS SIXTH 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 WESTSIDE AVENUE, OHIO AVENUE AND DAKOTA STREET AT THE LOCATIONS AND TO THE WIDTHS SHOWN HEREON AND WE DO ALSO PUBLIC OR PRIVATE UTILITY COMPANY; AND FOR THE USE OF ABUTTING PROPERTY OWNERS, PERPETUAL EASEMENTS LINES AND PIPES AND DRAINAGE FACILITIES, FOR THE SOLE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF UTILITY LINES AND PIPES AND DRAINAGE FACILITIES, BUT THE SAME MAY BE USED FOR GARDENS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE APRESAID USES OR RIGHTS HERIN GRANTED.

IN WITNESS WHEREOF, I DO HEREBY SET MY HANDS THE

19 DAY OF March 2004, A.D.
Martin Gifford
MARTIN GIFFORD
FOR: RAWHIDE LAND PARTNERSHIP

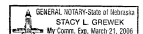
ACKNOWLEDGMENT

STATE OF NEBRASKA)
COUNTY OF DODGE) SS

ON THIS 19 DAY OF March A.D. 2004, BEFORE ME, A GENERAL NOTARY PUBLIC, PERSONALLY APPEARED MARTIN GIFFORD, 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 APRESAID.

Stacy L. Grewex
GENERAL NOTARY PUBLIC
COMMISSION EXPIRES March 21, 2006



PLANNING COMMISSION APPROVAL

ON THIS 16th DAY OF February A.D. 2004, THIS PLAT OF WASHINGTON HEIGHTS SIXTH ADDITION WAS APPROVED AND ACCEPTED BY THE PLANNING COMMISSION OF THE CITY OF FREMONT, DODGE COUNTY, NEBRASKA.

VICE CHAIRMAN

CITY COUNCIL ACCEPTANCE

ON THIS 24th DAY OF February A.D. 2004, THIS PLAT OF WASHINGTON HEIGHTS SIXTH ADDITION WAS APPROVED AND ACCEPTED BY RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FREMONT, DODGE COUNTY, NEBRASKA.

Mark B. Gaud Mayor
Shirley J. Volk 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 AS DESCRIBED HEREON, WITHIN 60 DAYS OF THE FILING OF THIS PLAT AT THE DODGE COUNTY REGISTER OF DEEDS OFFICE.

Stephen W. Dodd
STEPHEN W. DODD, LS-503
DATE 2/25/2004



WASHINGTON HEIGHTS 6TH ADDITION
TO THE CITY OF FREMONT
DODGE COUNTY, NEBRASKA

FINAL PLAT

SHEET 1 OF 1

Dodd Engineering & Surveying