Plat 526

FILED
Book 2004 Page 3204
2004 MAR 30 PM 12:05
Carol Reimers
DODGE COUNTY
REGISTER OF DEEDS
Comp 11-17-03 FEE $ 41.50

FINAL PLAT

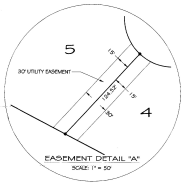
MIRAMAR LAKESIDE BUSINESS CENTER

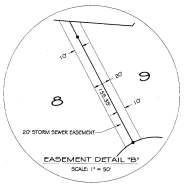
PART OF THE W1/2 OF THE NW1/4 & PART OF THE NW1/4 OF THE SW1/4
SECTION 16, TOWNSHIP 17 NORTH, RANGE 8 EAST OF THE SIXTH P.M.
DODGE COUNTY, NEBRASKA

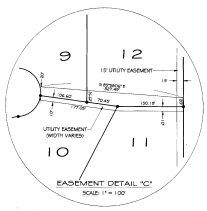
SCALE: 1" = 200'
0 100 200 400

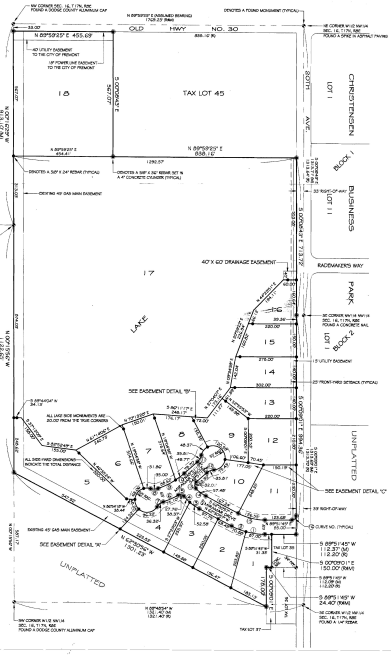
LEGEND & NOTES:

(R) RECORD DISTANCE
(M) MEASURED DISTANCE
1. ALL BEARINGS ARE ASSUMED
2. ALL SIDE-YARD LINES ARE PERPENDICULAR TO THE FRONT-YARD LINE, UNLESS NOTED
3. ALL SIDE-YARD LINES ARE RADIAL TO CURVED FRONT-YARD LINES, UNLESS NOTED









CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	327.50'	67.00'	66.75'	N 89°31'36" W
2	327.50'	70.88'	70.74'	N 68°42'58" W
3	232.50'	52.58'	52.47'	N 56°02'14" W
4	232.50'	38.37'	38.32'	N 44°49'31" W
5	20.00'	27.76'	25.59'	N 79°52'23" W
6	467.50'	75.10'	75.01'	S 69°39'02" W
7	55.00'	36.82'	35.66'	S 51°39'09" W
8	55.00'	35.00'	34.41'	N 89°57'54" E
9	362.50'	88.62'	88.38'	N 83°49'28" E
10	362.50'	49.77'	49.73'	N 52°47'15" E
11	55.00'	35.91'	35.18'	N 30°12'14" E
12	55.00'	35.91'	35.18'	S 67°39'02" W
13	20.00'	33.01'	28.70'	S 09°00'03" W
14	167.50'	57.45'	57.20'	S 52°41'05" E
15	262.50'	126.35'	125.33'	S 76°19'56" E
16	30.00'	31.42'	28.28'	N 44°51'22" E

PERIMETER DESCRIPTION:

A PARCEL OF LAND BEING PART OF THE WEST HALF OF THE NORTHWEST QUARTER, AND PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, OF SECTION 16, TOWNSHIP 17 NORTH, RANGE 8 EAST OF THE SIXTH P.M., DODGE COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 16 AND ASSUMING THE NORTH LINE OF SAID WEST HALF NORTHWEST QUARTER TO BEAR N89°59'25"E, THENCE S00°00'35"E ON THE WEST LINE OF SAID WEST HALF NORTHWEST QUARTER, A DISTANCE OF 33.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 30, THIS BEING THE TRUE POINT OF BEGINNING; THENCE N89°59'25"E ON SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 455.69 FEET TO THE NORTHWEST CORNER OF A PARCEL OF LAND PREVIOUSLY DESCRIBED AND RECORDED IN DEED BOOK 201, PAGE 563; THENCE S00°04'49"E ON THE WEST LINE OF SAID PARCEL, A DISTANCE OF 827.07 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE N89°59'25"E ON THE SOUTH LINE OF SAID PARCEL, A DISTANCE OF 656.16 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL, SAID CORNER BEING 33.00 FEET FROM THE EAST LINE OF SAID WEST HALF NORTHWEST QUARTER, WHEN MEASURED AT RIGHT ANGLES; THENCE S00°04'49"E ON THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 20TH AVENUE, SAID RIGHT-OF-WAY LINE BEING PARALLEL WITH THE EAST LINE OF SAID WEST HALF NORTHWEST QUARTER, A DISTANCE OF 1292.57 FEET; THENCE S00°00'35"E CONTINUING ON THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 20TH AVENUE, SAID RIGHT-OF-WAY LINE BEING PARALLEL WITH THE EAST LINE OF SAID WEST HALF NORTHWEST QUARTER, A DISTANCE OF 994.34 FEET TO A POINT ON THE NORTH LINE OF A PARCEL OF LAND PREVIOUSLY DESCRIBED AND RECORDED IN DEED BOOK 105, PAGE 1; THENCE S89°59'25"W ON SAID NORTH LINE, A DISTANCE OF 1112.57 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE S00°00'35"E ON THE WEST LINE OF SAID PARCEL, A DISTANCE OF 300.00 FEET; THENCE N89°59'25"W, A DISTANCE OF 1,301.83 FEET TO A POINT ON THE WEST LINE OF A PARCEL OF LAND PREVIOUSLY DESCRIBED AND RECORDED IN DEED BOOK 111, PAGE 620; THENCE S89°13'45"W ON SAID NORTH LINE, A DISTANCE OF 24.40 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE S00°00'35"E ON THE WEST LINE OF SAID PARCEL, A DISTANCE OF 179.00 FEET; THENCE N52°50'54"W, A DISTANCE OF 1,501.23 FEET TO A POINT ON THE WEST LINE OF THE NW1/4 OF SAID SECTION 16; THENCE N00°00'35"W ON SAID WEST LINE, A DISTANCE OF 1,122.45 FEET TO THE SOUTHEAST CORNER OF A PARCEL OF LAND PREVIOUSLY DESCRIBED AND RECORDED IN DEED BOOK 201, PAGE 563; THENCE CONTINUING N00°00'35"W ON SAID WEST LINE, A DISTANCE OF 660.12 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 57.92 ACRES, MORE OR LESS.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT MIRAMAR, L.L.C., OWNER AND PROPRIETOR OF THE PROPERTY DESCRIBED WITHIN THE PERIMETER DESCRIPTION AND EMBRACED WITHIN THIS PLAT, HAS CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AND STREETS, TO BE NAMED AND NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS "MIRAMAR LAKESIDE BUSINESS CENTER". SAID OWNER HEREBY RATIFIES AND APPROVES OF THE DISPOSITION OF THEIR PROPERTY, AS SHOWN ON THIS PLAT. SAID OWNER HEREBY DEDICATES TO THE PUBLIC FOR PUBLIC USE FOREVER, ALL STREETS SHOWN, AT THE LOCATIONS AND DIMENSIONS SHOWN ON THIS PLAT. SAID STREETS TO BE NAMED AS SHOWN. SAID OWNER FURTHER GRANTS EASEMENTS AS THEIR INTEREST MAY APPEAR ON THIS PLAT. SAID EASEMENTS ARE RESERVED FOR THE USE OF PUBLIC UTILITIES, AND ARE AND SHALL BE SUBJECT TO THE PARAMOUNT RIGHT OF THE PUBLIC UTILITY TO INSTALL, REPAIR, REPLACE AND MAINTAIN ITS INSTALLATIONS.

WILLIAM J. EXELER, PRESIDENT
MIRAMAR, L.L.C.

NOTARY

STATE OF NEBRASKA, COUNTY OF DODGE, ss:

BE IT REMEMBERED THAT ON THIS 25 DAY OF March 2004 A.D., BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME WILLIAM J. EXELER, TO BE PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

GENERAL NOTARY - State of Nebraska
LINDA KAY BLANK
My Comm. Exp. Jan 20, 2005

Linda Kay Blank
NOTARY PUBLIC

MY COMMISSION EXPIRES 1-20-05

CITY OF FREMONT PLANNING COMMISSION APPROVAL

THIS PLAT OF MIRAMAR LAKESIDE BUSINESS CENTER HAS BEEN SUBMITTED TO, AND APPROVED BY THE CITY OF FREMONT PLANNING COMMISSION, AND IS HEREBY TRANSMITTED TO THE CITY COUNCIL OF FREMONT, NEBRASKA, WITH THE RECOMMENDATION THAT THIS PLAT BE APPROVED AS PROPOSED.

DATED THIS 12 DAY OF November, 2003

CITY OF FREMONT PLANNING COMMISSION

CHAIRPERSON

SECRETARY

FREMONT CITY COUNCIL APPROVAL

THE PLAT AND THE DEDICATIONS SHOWN ON THIS PLAT ARE HEREBY ACCEPTED BY THE FREMONT CITY COUNCIL, DODGE COUNTY, NEBRASKA, THIS 25 DAY OF January, 2004

MAYOR

CITY CLERK

THE CITY OF FREMONT
INCORPORATED
JUNE 17, 1871

DODGE COUNTY REGISTER OF DEEDS CERTIFICATION

STATE OF NEBRASKA, COUNTY OF DODGE, ss:

THIS IS TO CERTIFY THAT THIS PLAT AND DEDICATIONS SHOWN ON THIS PLAT WERE FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE ON THIS ____ DAY OF _____, 200__ AT _____ O'CLOCK, AND IS DULY RECORDED.

REGISTER OF DEEDS

DEPUTY

DODGE COUNTY TREASURER'S CERTIFICATION:

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE PERIMETER DESCRIPTION AND EMBRACED WITHIN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE ON THIS ____ DAY OF _____, 200__

DODGE COUNTY TREASURER

SURVEYOR'S STATEMENT:

I, DANNY JOE W. MARTINEZ, A REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT MIRAMAR LAKESIDE BUSINESS CENTER IS LAND SURVEYED AT MY OR UNDER MY SUPERVISION, AND THAT THE LEGAL DESCRIPTION OF "MIRAMAR LAKESIDE BUSINESS CENTER" IS AS STATED IN THE PERIMETER DESCRIPTION. PERMANENT MONUMENTS HAVE BEEN FOUND OR ESTABLISHED AT ALL LOCATIONS SHOWN ON THIS PLAT.

DANNY JOE W. MARTINEZ, L.S. 486 — 12/01/03 DATE

REGISTERED LAND SURVEYOR
DANNY JOE W. MARTINEZ
12/01/03
LS-486

Issue No.	Date	Description
2	11/17/03	Revised Final Plat Submittal to the City of Fremont
1	10/24/03	Final Plat Submittal to the City of Fremont
3	12/01/03	Final Revisions

MERIDIAN DEVELOPMENT SERVICES, INC.
P.O. Box 610
Fremont, Nebraska 68002
(402) 426-5367 Office / 426-5365 Fax

Owner:
MIRAMAR, L.L.C.
CONTACT PERSON: BILL EXELER
1750 E. 23rd STREET
FREMONT, NEBRASKA 68025

Sheet: 1 of 1
Project: FINAL PLAT
MIRAMAR LAKESIDE BUSINESS CENTER
PART OF THE W1/2 OF THE NW1/4 & PART OF THE NW1/4 OF THE SW1/4
SECTION 16, TOWNSHIP 17 N., RANGE 8 E. OF THE SIXTH P.M.
DODGE COUNTY, NEBRASKA

Drawn By: D. Martinez
Project No.: 120-03-01.2
Drawing No.: 120-03-01.2-FP-3.dwg
Date: 12/01/03
Scale: 1" = 200'
Sheet: 1 of 1