Plat 533

(62)

FILED BOOK 2004 PAGE 7395
2004 OCT -4 PM 3:20
Carol Givens
DODGE COUNTY REGISTER OF DEEDS
COMPARE INDEX FEE $ 42.50

LEGAL DESCRIPTION:

PART OF THE NORTH HALF OF THE NORTHEAST QUARTER AND THE EAST 10.01 ACRES OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, ALL IN SECTION 30, TOWNSHIP 17 NORTH, RANGE 9 EAST OF THE SIXTH P.M., DODGE COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 30; THENCE S89°55'44"W (ASSUMED BEARING) ON THE NORTH LINE OF SAID NORTH HALF NORTHEAST QUARTER, A DISTANCE OF 649.91 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 275, THIS BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING S89°55'44"W ON SAID NORTH LINE, A DISTANCE OF 1988.22 FEET TO THE NORTHWEST CORNER OF SAID NORTH HALF NORTHEAST QUARTER; THENCE S89°51'56"W ON THE NORTH LINE OF SAID NORTHEAST QUARTER NORTHWEST QUARTER, A DISTANCE OF 331.35 FEET THENCE S00°30'23"W PARALLEL WITH THE EAST LINE OF SAID NORTHEAST QUARTER NORTHWEST QUARTER, A DISTANCE OF 1316.24 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHEAST QUARTER NORTHWEST QUARTER; THENCE N89°57'29"E ON SAID SOUTH LINE, A DISTANCE OF 331.35 FEET TO THE SOUTHWEST CORNER OF SAID NORTH HALF NORTHEAST QUARTER; THENCE S89°56'04"E ON THE SOUTH LINE OF SAID NORTH HALF NORTHEAST QUARTER, A DISTANCE OF 2308.40 FEET TO A POINT ON SAID WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 275; THENCE N01°08'49"E ON SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 1289.51 FEET; THENCE S89°55'44"W ON SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 334.51 FEET; THENCE N00°16'44"E ON SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 33.00 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 79.90 ACRES, MORE OR LESS.

FINAL PLAT

NELSEN BUSINESS PARK

PART OF THE N1/2 NE1/4 AND THE EAST 10.01 ACRES OF THE NE1/4 NW1/4 SECTION 30, TOWNSHIP 17 NORTH, RANGE 9 EAST OF THE SIXTH P.M. DODGE COUNTY, NEBRASKA

CITY OF FREMONT PLANNING COMMISSION APPROVAL

THIS PLAT OF "NELSEN BUSINESS PARK" 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 13 DAY OF September, 2004.

CITY OF FREMONT PLANNING COMMISSION:

CHAIRPERSON

Debra Pruss
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 14 DAY OF September, 2004.

Donald B. Edwards
MAYOR

Kimberly Volk
CITY-CLERK

THE CITY OF FREMONT · THE PATHFINDER · GEN. JOHN C. FREMONT · 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 RECORED.

REGISTER OF DEEDS

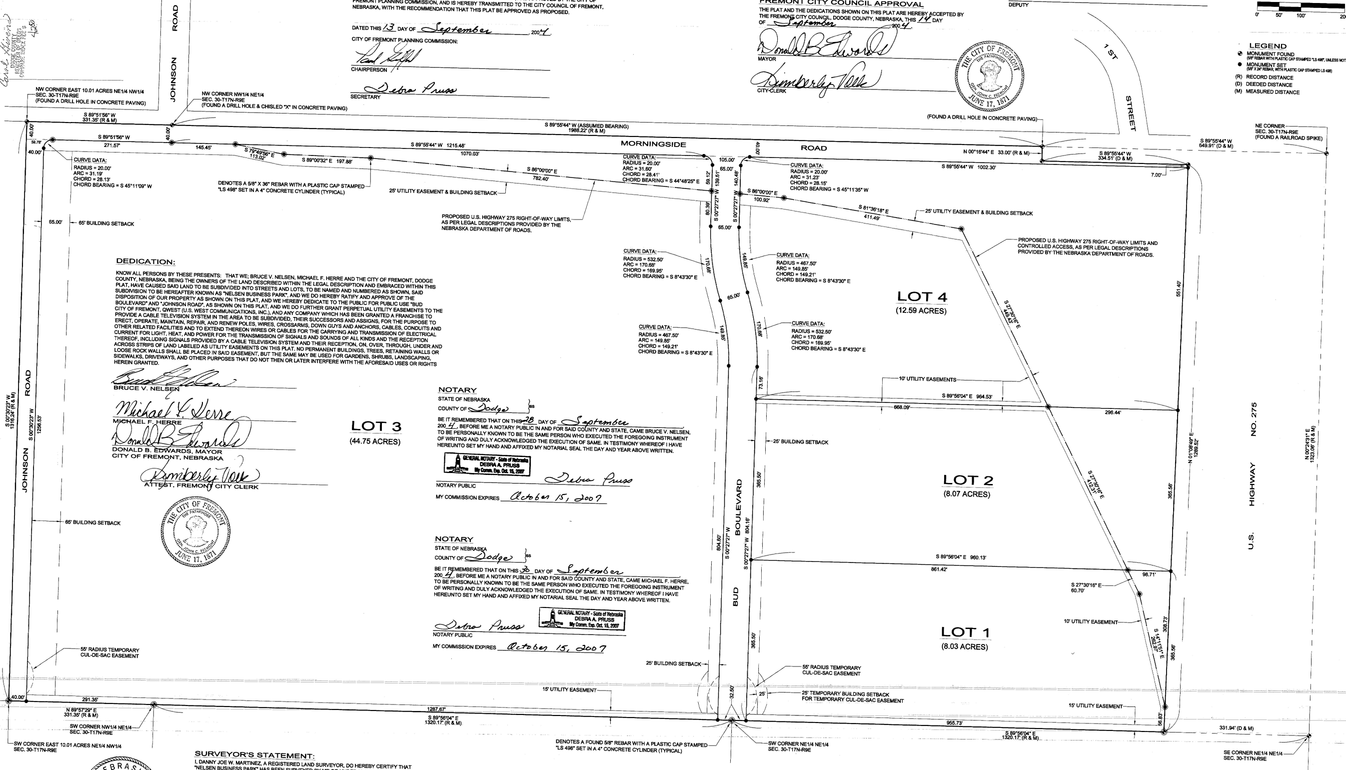
DEPUTY

SCALE: 1" = 100'

0' 50' 100' 200'

LEGEND

- MONUMENT FOUND (5/8" REBAR WITH PLASTIC CAP STAMPED "LS 498", UNLESS NOTED OTHERWISE)
- MONUMENT SET (5/8" X 24" REBAR, WITH PLASTIC CAP STAMPED LS 498)
- (R) RECORD DISTANCE
- (D) DEEDED DISTANCE
- (M) MEASURED DISTANCE



DEDICATION:

KNOW ALL PERSONS BY THESE PRESENTS: THAT WE; BRUCE V. NELSEN, MICHAEL F. HERRE AND THE CITY OF FREMONT, DODGE COUNTY, NEBRASKA, BEING THE OWNERS OF THE LAND DESCRIBED WITHIN THE LEGAL DESCRIPTION AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO STREETS AND LOTS, TO BE NAMED AND NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS "NELSEN BUSINESS PARK", AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT, AND WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE "BUD BOULEVARD" AND "JOHNSON ROAD", AS SHOWN ON THIS PLAT, AND WE DO FURTHER GRANT PERPETUAL UTILITY EASEMENTS TO THE CITY OF FREMONT, QWEST (U.S. WEST COMMUNICATIONS, INC.), AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM IN THE AREA TO BE SUBDIVIDED, THEIR SUCCESSORS AND ASSIGNS, FOR THE PURPOSE TO ERECT, OPERATE, MAINTAIN, REPAIR, AND RENEW POLES, WIRES, CROSSARMS, DOWN GUYS AND ANCHORS, CABLES, CONDUITS AND OTHER RELATED FACILITIES AND TO EXTEND THEREON WIRES OR CABLES FOR THE CARRYING AND TRANSMISSION OF ELECTRICAL CURRENT FOR LIGHT, HEAT, AND POWER FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION THEREOF, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION, ON, OVER, THROUGH, UNDER AND ACROSS STRIPS OF LAND LABELED AS UTILITY EASEMENTS ON THIS PLAT. NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN SAID EASEMENT, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

BRUCE V. NELSEN

Michael F. Herre
MICHAEL F. HERRE

Donald B. Edwards
DONALD B. EDWARDS, MAYOR
CITY OF FREMONT, NEBRASKA

Kimberly Volk
ATTEST, FREMONT CITY CLERK

THE CITY OF FREMONT · THE PATHFINDER · GEN. JOHN C. FREMONT · JUNE 17, 1871

NOTARY

STATE OF NEBRASKA
COUNTY OF Dodge } ss

BE IT REMEMBERED THAT ON THIS 28 DAY OF September, 2004, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME BRUCE V. NELSEN, 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
DEBRA A. PRUSS
My Comm. Exp. Oct. 15, 2007

Debra Pruss
NOTARY PUBLIC

MY COMMISSION EXPIRES October 15, 2007

NOTARY

STATE OF NEBRASKA
COUNTY OF Dodge } ss

BE IT REMEMBERED THAT ON THIS 30 DAY OF September, 2004, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME MICHAEL F. HERRE, 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
DEBRA A. PRUSS
My Comm. Exp. Oct. 15, 2007

Debra Pruss
NOTARY PUBLIC

MY COMMISSION EXPIRES October 15, 2007

SURVEYOR'S STATEMENT:

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

NEBRASKA REGISTERED 09/23/04 LS-498 LAND SURVEYOR DANNY JOE W. MARTINEZ

DANNY JOE W. MARTINEZ, L.S. 498 — DATE 09/23/04

Issue No.	Date	Description
3	09/23/04	Final Plat Submittal with Revisions, as per 09/23/04 City of Fremont Comment Memo
2	09/20/04	Final Plat Submittal with Revisions, as per 08/31/04 City of Fremont Comment Letter
1	08/04/04	Final Plat Submittal

Designed By: D. Martinez	Drawn By: D. Martinez
Date: 09/23/04	Project No.: SD04-005
Scale: 1" = 100'	Drawing File: SD04-005-FP-3A.dwg
Sheet: 1 of 1	Issue No.: 3

Sheet: FINAL PLAT

Project: NELSEN BUSINESS PARK
PART OF THE N1/2 NE1/4 AND THE EAST 10.01 ACRES OF THE NE1/4 NW1/4 SECTION 30, TOWNSHIP 17 NORTH, RANGE 9 EAST OF THE SIXTH P.M. DODGE COUNTY, NEBRASKA

Owners:
BRUCE V. NELSEN, 601 E. DODGE STREET, FREMONT, NEBRASKA 68025
MICHAEL F. HERRE, 1520 RAILROAD STREET, FREMONT, NEBRASKA 68025
CITY OF FREMONT, 400 EAST MILITARY AVE., FREMONT, NEBRASKA 68025

MERIDIAN DEVELOPMENT SERVICES, INC.
P.O. Box 610
Arlington, Nebraska 68002
(402) 478-5367 Office / 478-5388 Fax