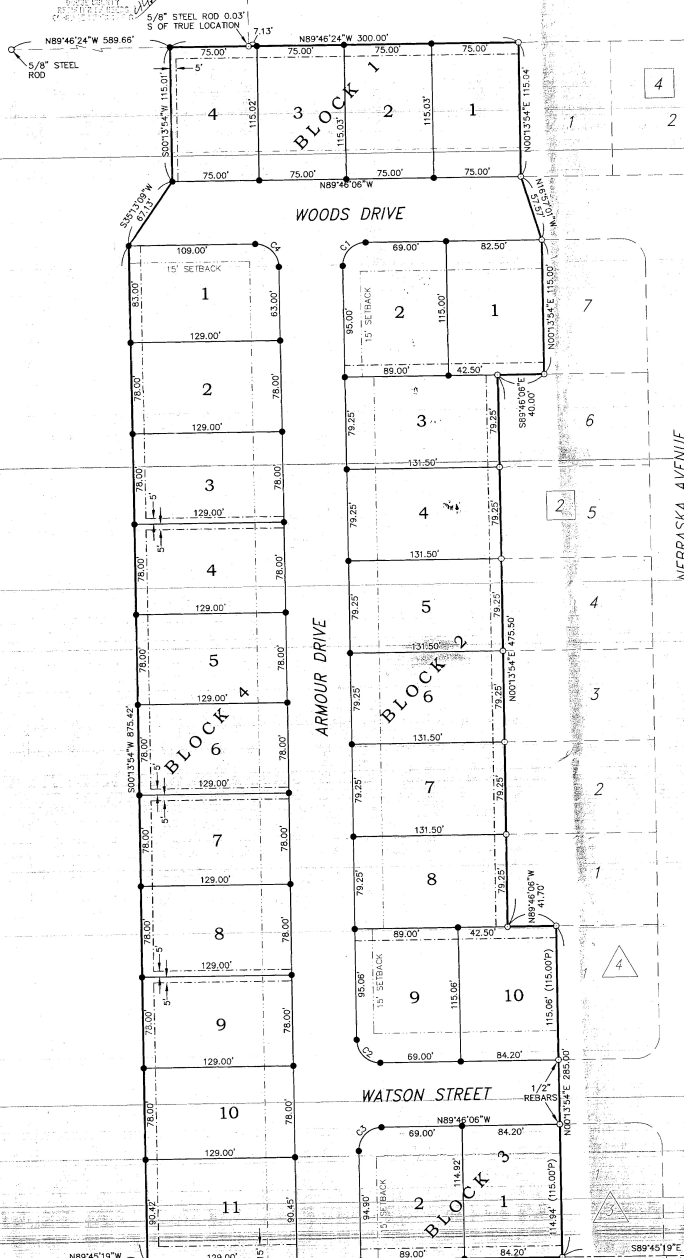


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Plat 536

FINAL PLAT OF
COUNTRY CLUB ESTATES FIFTH ADDITION
 PART OF THE SW1/4 OF THE NW1/4 OF SECTION 10,
 T17N, R8E OF THE 6TH P.M., DODGE COUNTY, NEBRASKA



LOT AREAS

BLOCK	LOT	AREA
1	1	8628
2	2	8627
3	3	8627
4	4	8626
2	1	9488
2	2	10149
2	3	10149
2	4	10141
2	5	10141
2	6	10141
2	7	10141
2	8	10141
2	9	10141
2	10	10141
2	11	10141
2	12	10141
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2	14	10141
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2	88	10141
2	89	10141
2	90	10141
2	91	10141
2	92	10141
2	93	10141
2	94	10141
2	95	10141
2	96	10141
2	97	10141
2	98	10141
2	99	10141
2	100	10141

- LEGEND
- P PLATTED DISTANCE
 - OT OPEN TOP PIPE
 - FOUND CORNER (1/4" REBAR UNLESS OTHERWISE SHOWN)
 - SET CORNER (3/4" REBAR W/ PLASTIC CAP UNLESS OTHERWISE SHOWN)
 - △ BLOCK NUMBER, COUNTRY CLUB ESTATES SECOND ADDITION
 - BLOCK NUMBER, COUNTRY CLUB ESTATES FOURTH ADDITION
 - BLOCK NUMBER, WASHINGTON HEIGHTS THIRD ADDITION
 - SETBACK LINE
 - EASEMENT LINE

NOTES:
 1. THE FOLLOWING VALUES WERE USED EXCEPT WHERE OTHERWISE NOTED:
 STREET RIGHT-OF-WAY WIDTH = 55'
 EASEMENT WIDTH = 10'
 FRONT YARD SETBACK = 25'
 RIGHT-OF-WAY RADIUS INTERSECTIONS = 20'
 2. SIDE LOT LINES ARE PERPENDICULAR TO THE FRONT LOT LINE UNLESS OTHERWISE SHOWN.

LEGAL DESCRIPTION:
 A PARCEL OF LAND LOCATED IN THE SW1/4 NW1/4 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 NORTHWEST CORNER OF LOT 1, BLOCK 4, COUNTRY CLUB ESTATES FOURTH ADDITION; THENCE N89°46'24"W (ASSUMED BEARING) ALONG THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID COUNTRY CLUB ESTATES FOURTH ADDITION A DISTANCE OF 300.00 FEET; THENCE S00°13'54"W A DISTANCE OF 115.01 FEET; THENCE S35°13'09"W A DISTANCE OF 67.13 FEET; THENCE S00°13'54"W A DISTANCE OF 875.42 FEET TO A POINT ON THE SOUTH LINE OF SAID SW1/4 NW1/4; THENCE S89°45'19"E ALONG SAID SOUTH LINE A DISTANCE OF 357.20 FEET TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 3, COUNTRY CLUB ESTATES SECOND ADDITION; THENCE N00°13'54"E ALONG THE WEST LINE OF SAID COUNTRY CLUB ESTATES SECOND ADDITION A DISTANCE OF 285.00 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK 4, WEST LINE OF SAID COUNTRY CLUB ESTATES SECOND ADDITION A DISTANCE OF 285.00 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK 2 OF SAID COUNTRY CLUB ESTATES SECOND ADDITION; THENCE N89°45'06"W ALONG THE SOUTH LINE OF LOT 1, BLOCK 2 OF SAID COUNTRY CLUB ESTATES SECOND ADDITION A DISTANCE OF 41.70 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 2; THENCE N00°13'54"E ALONG THE WEST LINE OF SAID BLOCK 2 A DISTANCE OF 475.50 FEET TO THE NORTHWEST CORNER OF LOT 8 OF SAID BLOCK 2; THENCE S89°45'06"W ALONG THE NORTH LINE OF SAID LOT 8 A DISTANCE OF 40.00 FEET TO THE SOUTHWEST CORNER OF LOT 7 OF SAID BLOCK 2; THENCE N00°13'54"E ALONG THE WEST LINE OF SAID LOT 7 A DISTANCE OF 115.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 7; THENCE N16°57'01"W A DISTANCE OF 57.57 FEET TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 4 OF SAID COUNTRY CLUB ESTATES SECOND ADDITION; THENCE N00°13'54"E ALONG THE WEST LINE OF SAID LOT 1, BLOCK 4 A DISTANCE OF 115.04 FEET TO THE POINT OF BEGINNING; CONTAINING 7.93 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 STREETS, SAID SUBDIVISION TO BE KNOWN AS COUNTRY CLUB ESTATES FIFTH 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 WOODS DRIVE, WATSON STREET AND ARMOUR DRIVE, AT THE LOCATIONS AND TO THE WIDTHS SHOWN HEREON, AND WE DO ALSO GRANT PERPETUAL 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 PURPOSES 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
 17 DAY OF September 2004, A.D.
 Martin D. Gifford
 FOR: RAWHIDE LAND PARTNERSHIP

ACKNOWLEDGMENT
 STATE OF NEBRASKA)
 COUNTY OF DODGE) SS

ON THIS 17th DAY OF September A.D. 2004, BEFORE ME, A GENERAL NOTARY PUBLIC, PERSONALLY APPEARED MARTIN D. 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 AFORESAID.
 GENERAL NOTARY PUBLIC
 STACY L. GREVEK
 My Comm. Exp. March 21, 2008

PLANNING COMMISSION APPROVAL
 ON THIS 22nd DAY OF August A.D. 2004, THIS PLAT OF COUNTRY CLUB ESTATES FIFTH ADDITION WAS APPROVED AND ACCEPTED BY THE PLANNING COMMISSION OF THE CITY OF FREMONT, DODGE COUNTY, NEBRASKA.

CITY COUNCIL ACCEPTANCE
 ON THIS 14th DAY OF September A.D. 2004, THIS PLAT OF COUNTRY CLUB ESTATES FIFTH ADDITION WAS APPROVED AND ACCEPTED BY RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FREMONT, DODGE COUNTY, NEBRASKA.

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, LS-503
 DATE 9/14/2004

CURVE TABLE

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD DIRECTION
C1	90°00'00"	20.00	31.42	28.28	S45°13'54"W
C2	90°00'00"	20.00	31.42	28.28	S44°44'06"E
C3	90°00'00"	20.00	31.42	28.28	S45°13'54"W
C4	90°00'00"	20.00	31.42	28.28	N44°44'06"W

SOUTHEAST CORNER, SW1/4 NW1/4 (FOUND 1 1/2" OT - 0.2" DEEP)
 E 59.89' TO NW COR OF ELECTRIC BOX
 S 56.90' TO NW COR HOUSE, 1506 JONES
 W 16.20' TO NE CORNER OF TELL PILE
 W 69.22' TO NAIL IN N. FACE OF POWER POLE 3' ABOVE GROUND

Dood Engineering & Surveying
 Stephen W. Dodd, P.E. & L.S.
 1800 272nd Street, P.O. Box 1885
 Fremont, NE 68026-1885