

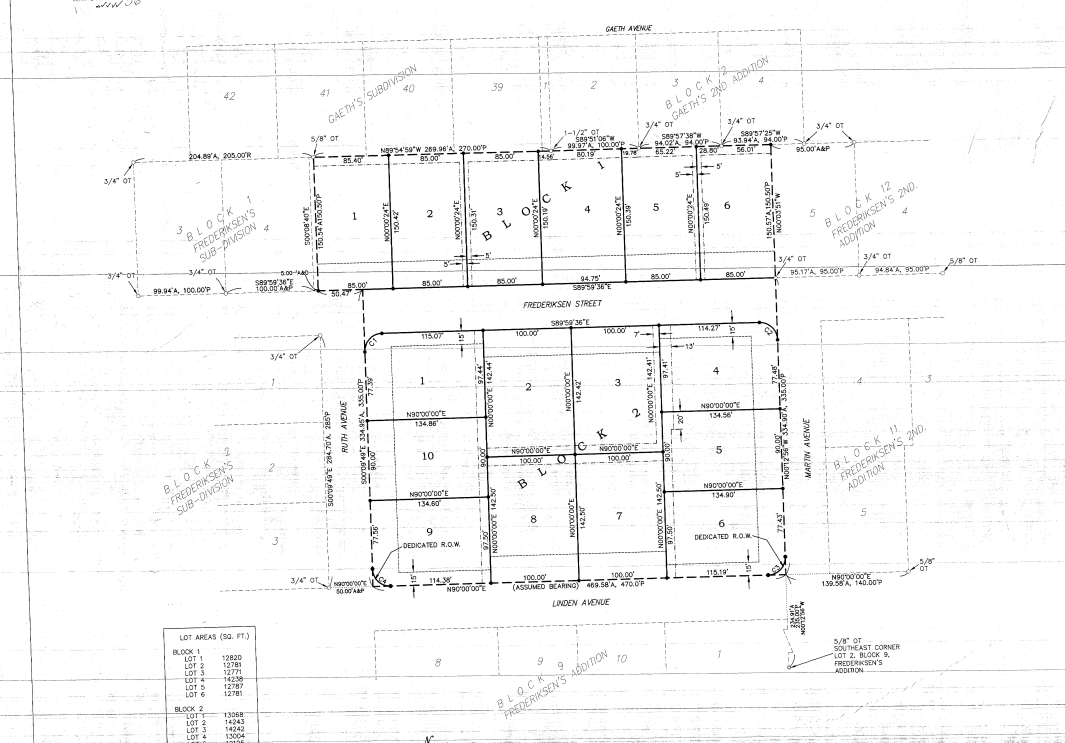
FILED
BOOK 2405 PAGE 2113
2005 FEB -4 AM 10:43
Curtis
REGISTERED PROFESSIONAL SURVEYOR
STATE OF NEBRASKA
No. 10000

Plat # 537

FINAL PLAT OF LINCOLN SCHOOL SUBDIVISION

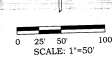
A REPLAT OF PART OF FREDERICKSON'S
SUB-DIVISION IN THE CITY OF FREMONT, DODGE
COUNTY, NEBRASKA.

LEGAL DESCRIPTION:
A PARCEL OF LAND IN FREDERICKSON'S SUB-DIVISION, RECORDED AS
PLAT NO. 301 WHICH WAS FILED ON SEPTEMBER 15, 1957 AND
RECORDED ON PAGE 188 OF MISCELLANEOUS BOOK 2 IN THE DODGE
COUNTY REGISTER OF DEEDS OFFICE, MORE PARTICULARLY
DESCRIBED AS FOLLOWS:
LOT 8, EXCEPT THE WEST 3 FEET THEREOF; ALL OF LOTS 6, 7, 8, 9 AND
10 IN BLOCK 1 AND LOTS 1, 5, 6, 7, 8, 9, 10, 11, 12 AND 13 IN BLOCK 3
AND VACATED FREDERICKSON STREET WHICH BEGINS AT THE EAST
CORNER OF RUTH AVENUE AND RUNS EAST A DISTANCE OF 470 FEET
BETWEEN SAID BLOCKS 1 AND 3; ALL IN THE CITY OF FREMONT, DODGE
COUNTY, NEBRASKA.



LOT AREAS (SQ. FT.)

Block	Lot	Area (Sq. Ft.)
BLOCK 1	LOT 1	12820
	LOT 2	12781
	LOT 3	12781
	LOT 4	12781
	LOT 5	12781
BLOCK 2	LOT 1	13055
	LOT 2	14243
	LOT 3	13004
	LOT 4	14243
	LOT 5	13004



- LEGEND:**
- A ACTUAL DISTANCE
 - S DEEDED DISTANCE
 - P PLATED DISTANCE
 - OT OPEN TOP PIPE
 - OT RIGHT-OF-WAY
 - C CURVE POINT
 - SET POINT (3/4" X 24" REBAR)
 - BIVALENT CAP LABELED
 - EASEMENT LINE
 - SETBACK

NOTE: THE FOLLOWING VALUES WERE USED EXCEPT WHERE OTHERWISE NOTED:

EASEMENT WIDTH = 10'
RIGHT-OF-WAY WIDTH = 50'
FRONT SETBACK = 30'

CURVE TABLE

NUMBER	DELTA	RADIUS	ARC LENGTH	CH BEARING	CH LENGTH
C1	90°10'11"	20.00	31.46	N45°09'16"E	28.33
C2	90°14'40"	20.00	31.34	N45°09'16"E	28.34
C3	90°12'56"	20.00	31.49	N45°09'16"E	28.34
C4	89°00'11"	20.00	31.36	N45°04'54"E	28.24

DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT OFFORD REALTY INC., PAUL OFFORD, PRESIDENT, 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 LINCOLN SCHOOL SUBDIVISION, THE SAID LOTS AND BLOCKS TO BE NUMBERED AS SHOWN AND HE HEREBY APPROVES THE SUBDIVISION OF THE PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY DEDICATE TO THE PUBLIC FOR PROPIETORIAL PUBLIC USE THE STREETS SHOWN ON THIS PLAT AND WE HEREBY DEDICATE TO THE CITY OF FREMONT, ANY PUBLIC OR PRIVATE UTILITY LOCATIONS AND TO THE WIDTHS SHOWN HEREON TO THE CITY OF FREMONT, ANY PUBLIC OR PRIVATE UTILITY COMPANIES AND TO THE USE OF ANY OTHER PROPERTY OWNERS FOR THE SOLE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF UTILITY LINES AND PIPES AND DRAINAGE FACILITIES, NO PERMANENT BUILDING OR RETAINMENT 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 FORESAID USES OR RIGHTS HEREBY GRANTED.

IN WITNESS WHEREOF I DO HEREBY SET MY HANDS THE
27th day of March, 2005, A.D.
Paul Offord, President
OFFORD REALTY INC.

ACKNOWLEDGMENT
STATE OF NEBRASKA)
COUNTY OF DODGE) SS
ON THIS 27th DAY OF March, A.D. 2005, BEFORE ME, A GENERAL NOTARY PUBLIC, PERSONALLY APPEARED PAUL OFFORD, PRESIDENT OF OFFORD REALTY INC., AND I KNOW HEREBY ACKNOWLEDGES THE SIGNING OF SAID INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.
Witness my hand and official seal, this date last addressed.
Curtis Anderson
GENERAL NOTARY PUBLIC
COMMISSION EXPIRES []

PLANNING COMMISSION APPROVAL
ON THIS 27th DAY OF March, A.D. 2005, THIS PLAT OF LINCOLN SCHOOL SUBDIVISION WAS APPROVED AND ACCEPTED BY THE PLANNING COMMISSION OF THE CITY OF FREMONT, DODGE COUNTY, NEBRASKA.
[Signature]
VICE-CHAIRMAN

CITY COUNCIL ACCEPTANCE
ON THIS 27th DAY OF March, A.D. 2005, THIS PLAT OF LINCOLN SCHOOL SUBDIVISION WAS APPROVED AND ACCEPTED BY RESOLUTION OF THE CITY COUNCIL, THE CITY OF FREMONT, DODGE COUNTY, NEBRASKA.
[Signature]
CLERK

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE UNDER-SIGNED REGISTERED LAND SURVEYOR HAS PERSONALLY EXAMINED THE TRACT OF LAND SHOWN AND DESCRIBED HEREON AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR WILL BE PLACED IN ACCORDANCE WITH THE REQUIREMENTS OF THE PLAT. THIS PLAT AT THE DODGE COUNTY REGISTER OF DEEDS OFFICE.
[Signature]
DATE: 2/29/2005



Dodd Engineering & Surveying