

Plat # 548

FILED

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Carole Howard  
DODGE COUNTY  
NOTARY PUBLIC  
23<sup>RD</sup>

# FINAL PLAT OF KM SUBDIVISION

LOTS 1, 2 AND PART OF LOT 3, BLOCK 2, AND PART OF LOT 2, BLOCK 1, J&L SUBDIVISION, DODGE COUNTY, NEBRASKA, AND PART OF THE SW1/4 NW1/4 OF SECTION 2, TOWNSHIP 17 NORTH, RANGE 8 EAST OF THE 6TH P.M., DODGE COUNTY, NEBRASKA.

LEGAL DESCRIPTION:  
 LOTS 1, 2 AND PART OF LOT 3, BLOCK 2, AND PART OF LOT 2, BLOCK 1, J & L SUBDIVISION, DODGE COUNTY, NEBRASKA, AND PART OF THE SW1/4 NW1/4 OF SECTION 2, TOWNSHIP 17 NORTH, RANGE 8 EAST OF THE 6TH P.M., DODGE COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE SOUTHWEST CORNER OF SAID SW1/4 NW1/4; THENCE N00°02'23"E (ASSUMED BEARING) ALONG THE WEST LINE OF SAID SW1/4 NW1/4 A DISTANCE OF 599.56 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N00°02'23"E ALONG SAID WEST LINE A DISTANCE OF 328.62 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF HIGHWAY 30; THENCE FOLLOWING SAID SOUTHERLY RIGHT-OF-WAY LINE ALONG A 753.51 FOOT RADIUS CURVE TO THE RIGHT AN ARC DISTANCE OF 423.96 FEET THROUGH A CENTRAL ANGLE OF 32°14'15" HAVING A CHORD DIRECTION S60°38'19"E AND A CHORD LENGTH OF 418.39 FEET; THENCE FOLLOWING SAID SOUTHERLY RIGHT-OF-WAY LINE S45°53'23"E A DISTANCE OF 354.61 FEET; THENCE FOLLOWING SAID SOUTHERLY RIGHT-OF-WAY LINE S45°59'46"E A DISTANCE OF 83.40 FEET; THENCE FOLLOWING SAID SOUTHERLY RIGHT-OF-WAY LINE ALONG A 434.99 FOOT RADIUS CURVE TO THE LEFT AN ARC DISTANCE OF 144.55 FEET THROUGH A CENTRAL ANGLE OF 19°22'25" HAVING A CHORD DIRECTION S56°35'53"E AND A CHORD LENGTH OF 143.89 FEET TO THE EAST LINE OF SAID LOT 2, BLOCK 1; THENCE S00°09'23"W ALONG SAID EAST LINE A DISTANCE OF 69.01 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2, BLOCK 1; THENCE S89°57'38"W ALONG THE SOUTH LINE OF SAID LOT 2, BLOCK 1 A DISTANCE OF 119.96 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2, BLOCK 1; THENCE N00°00'28"E ALONG THE WEST LINE OF SAID LOT 2, BLOCK 1 A DISTANCE OF 60.00 FEET TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF BLOCK 2 OF SAID J & L SUBDIVISION; THENCE S89°58'07"W ALONG THE SOUTH LINE OF SAID BLOCK 2 AND THE EASTERLY EXTENSION THEREOF A DISTANCE OF 849.65 FEET TO THE SOUTHWEST CORNER OF LOT 1, OF SAID BLOCK 2; THENCE N00°02'23"E ALONG THE WEST LINE OF SAID LOT 1, BLOCK 2 A DISTANCE OF 269.96 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 2; THENCE S89°58'10"W A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING, CONTAINING 6.18 ACRES, MORE OR LESS.

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT KENNETH L. MOLACEK AND GEORGIA D. MOLACEK, OWNERS AND PROPRIETORS OF THE TRACT OF LAND SHOWN AND DESCRIBED HEREON, HAVE CAUSED THE SAME TO BE DIVIDED INTO LOTS, SAID SUBDIVISION TO BE KNOWN AS KM SUBDIVISION, THE LOTS TO BE NUMBERED AS SHOWN AND WE APPROVE OF THE DISPOSITION OF THE PROPERTY AS SHOWN ON THIS PLAT AND WE GRANT PERPETUAL EASEMENTS AT THE LOCATIONS AND TO THE WIDTHS SHOWN HERETO TO THE CITY OF FREMONT, ANY PUBLIC OR PRIVATE UTILITY COMPANY, AND FOR THE USE OF ABUTTING PROPERTY OWNERS, FOR THE SOLE PURPOSE 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 FENCES, PARKING LOTS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

### ACKNOWLEDGMENT

STATE OF NEBRASKA )  
 COUNTY OF DODGE ) SS  
 ON THIS 11<sup>TH</sup> DAY OF JUNE, A.D. 2006, BEFORE ME, A GENERAL NOTARY PUBLIC, PERSONALLY APPEARED KENNETH L. MOLACEK AND GEORGIA D. MOLACEK, WHO ARE KNOWN TO ME TO BE THE IDENTICAL PERSONS WHOSE NAMES APPEAR ON THE FOREGOING DEDICATION, AND WHO HEREBY ACKNOWLEDGE THE SIGNING OF SAID INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL DATE LAST AFORESAID.

*Carole Howard*  
 GENERAL NOTARY PUBLIC  
 COMMISSION EXPIRES 9/27/2008  
 SHERILL SCHIFFERKRIETE  
 MY COMMISSION EXPIRES  
 September 27, 2008

IN WITNESS WHEREOF, I DO HEREBY SET MY HANDS THE

11<sup>TH</sup> DAY OF June, 2006, A.D.  
*Kenneth L. Molacek* *Georgia D. Molacek*  
 KENNETH L. MOLACEK GEORGIA D. MOLACEK

### CITY COUNCIL ACCEPTANCE

ON THIS 30<sup>TH</sup> DAY OF May, A.D. 2006, THIS PLAT OF KM SUBDIVISION WAS APPROVED AND ACCEPTED BY RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FREMONT, DODGE COUNTY, NEBRASKA.  
*Ronald E. Edwards* *Christopher Volk*  
 MAYOR CLERK

### PLANNING COMMISSION APPROVAL

ON THIS 17<sup>TH</sup> DAY OF April, A.D. 2006, THIS PLAT OF KM SUBDIVISION WAS APPROVED AND ACCEPTED BY THE PLANNING COMMISSION OF THE CITY OF FREMONT, DODGE COUNTY, NEBRASKA.  
*Stephen W. Dodd*  
 CHAIR

### 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 5/8/2006



SURVEY PROCEDURE TO ESTABLISH HWY 30 RIGHT-OF-WAY:  
 LOCATED POINTS A-H. SET POINT 1 ON LINE A-B ON SOUTH LINE OF HWY 30 @ DEEDED DISTANCE FROM POINT A. EXTENDED E-F (W. LINE NEBRASKA ROAD) DEEDED DISTANCE TO SOUTH LINE OF HWY 30 AND SET POINT 3. SET POINT 4 @ 60.00' NORTH OF POINT C PARALLEL TO E-F. EXTENDED G-4 NORTH DEEDED DISTANCE TO SOUTH LINE OF HWY 30 AND SET POINT 5. ESTABLISHED CURVE C4 BETWEEN POINTS 5 AND H USING DEEDED RADIUS. SOUTH LINE OF HWY 30 FROM POINTS 1 TO 3 WAS ESTABLISHED BY USING CURVE C2 DEED DATA AND SUBSEQUENT DEFLECTION OF LINE 6-3. SAID CURVE AND LINE WERE ROTATED ABOUT POINT 1 AND LENGTH OF SAID LINE WAS CORRECTED TO MATCH POINT 3. EXTENDED LINE C-D TO LINE 6-3 AND CALCULATED POINT 7.

#	DELTA	RADIUS	ARC LENGTH	CHORD LEN.	CHORD BRG.
C1	32°14'15"	753.51'	423.96' A&D	418.39'	S60°38'19"E
C2	28°34'59"	753.51'	375.90'	372.02'	S62°27'57"E
C3	03°39'16"	753.51'	48.06'	48.05'	S48°20'49"E
C4	19°02'25"	434.99'	144.55' A, 143.93' D	143.89'	S56°35'53"E

### LEGEND

- A ACTUAL DISTANCE
- R RECORDED DISTANCE
- P PLATTED DISTANCE
- D DEEDED DISTANCE
- C CALCULATED DISTANCE
- OT OPEN TOP PIPE
- o FOUND POINT
- SET 3/4" X 24" REBAR W/ S.W. DODD LS-503 CAP
- CENTERLINE
- - - SETBACK LINE
- - - EASEMENT LINE

Ph. 402-727-9007, FAX 721-0509  
 402 E. 15th St., Fremont, NE 68024-1855

Stephen W. Dodd  
 P.E. & L.S.

Dodd Engineering & Surveying LLC

SCALE: 1" = 60'

KM SUBDIVISION  
 TO THE CITY OF FREMONT, NE.

FINAL PLAT

SHEET 1 OF 1