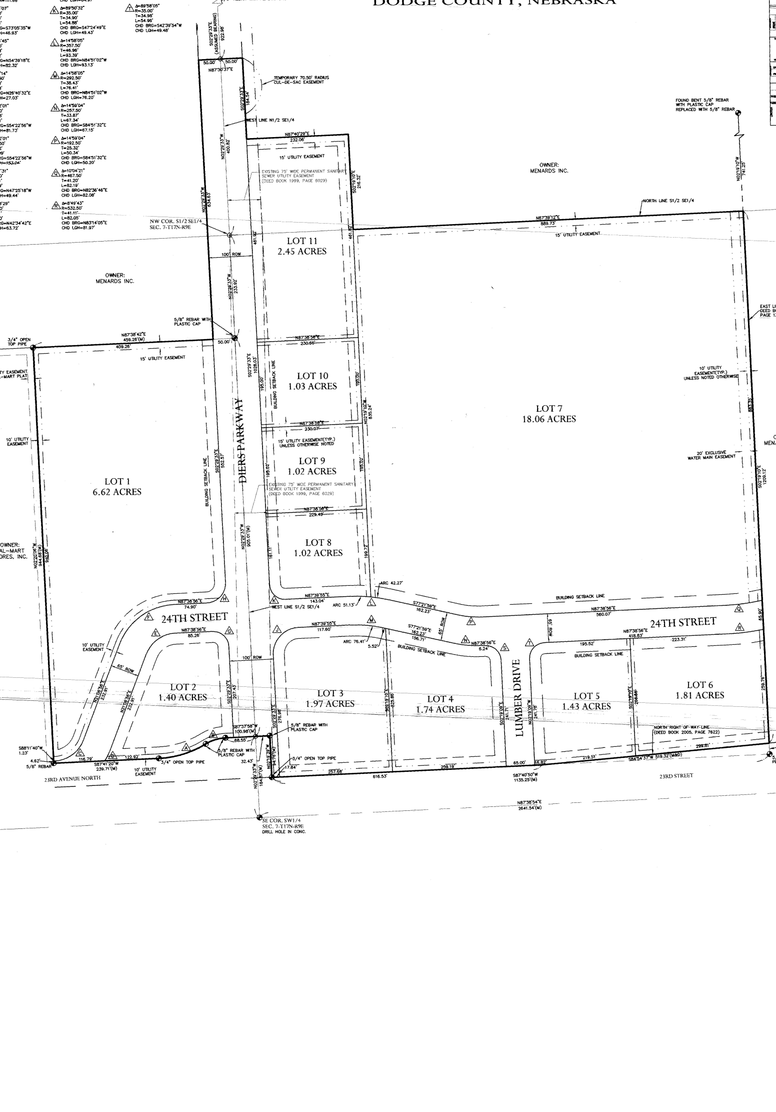
Plat # 549

FILED
BOOK 2006 PAGE 3509
2006 JUN -2 PM 1:01
Carol Givens
DODGE COUNTY
REGISTER OF DEEDS
COMPARE INDEX FEE'S

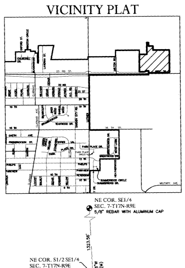
"FINAL PLAT"
MENARD ADDITION
PART OF THE SOUTH HALF OF SECTION 7-T17N-R9E DODGE COUNTY, NEBRASKA

CURVE DATA:

Curve	Δ	R	T	L	CHD BRG	CHD LGH
A	29°03'55"	222.50'	57.68'	112.87'	S73°05'35"W	111.66'
B	29°04'07"	93.50'	24.24'	47.44'	S73°05'35"W	46.93'
C	67°04'45"	74.50'	49.38'	87.22'	N54°39'18"E	82.32'
D	11°07'14"	139.50'	13.58'	27.08'	N26°40'32"E	27.03'
E	66°32'01"	74.50'	48.88'	86.51'	S54°22'56"W	81.73'
F	66°32'01"	139.50'	91.52'	161.99'	S54°22'56"W	153.04'
G	89°51'31"	35.00'	34.91'	54.89'	N47°25'18"W	49.44'
H	90°08'29"	45.00'	45.11'	70.80'	N42°34'42"E	63.72'
J	90°09'28"	60.00'	60.17'	94.41'	S42°35'11"W	84.97'
K	89°50'32"	35.00'	34.90'	54.88'	S47°24'49"E	49.43'
L	14°58'05"	357.50'	46.96'	93.39'	N84°51'02"W	93.13'
M	14°58'05"	292.50'	38.43'	76.41'	N84°51'02"W	76.20'
N	14°59'04"	257.50'	33.87'	67.34'	S84°51'32"E	67.15'
P	14°59'04"	192.50'	25.32'	50.34'	S84°51'32"E	50.20'
Q	10°04'21"	467.50'	41.20'	82.19'	N82°36'46"E	82.08'
R	8°49'43"	532.50'	41.11'	82.05'	N83°14'05"E	81.97'
S	90°01'55"	35.00'	35.02'	55.00'	N47°20'06"W	49.51'
T	89°58'05"	35.00'	34.98'	54.96'	S42°39'54"W	49.48'



VICINITY PLAT



PERIMETER DESCRIPTION:

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 17 NORTH, RANGE 9 EAST OF THE SIXTH P.M., DODGE COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT NORTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE S02°29'33"E (ASSUMED BEARING) ON THE WEST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 922.98 FEET TO THE TRUE POINT OF BEGINNING; THENCE N87°30'37"E, A DISTANCE OF 50.00 FEET; THENCE S02°29'33"E PARALLEL WITH SAID WEST LINE, A DISTANCE OF 184.54 FEET; THENCE N87°40'29"E, A DISTANCE OF 232.06 FEET; THENCE S02°19'10"E, A DISTANCE OF 216.32 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SAID SOUTHEAST QUARTER; THENCE N87°39'12"E ON SAID NORTH LINE, A DISTANCE OF 889.73 FEET TO A POINT ON THE EAST LINE OF A PARCEL OF LAND PREVIOUSLY DESCRIBED IN DEED BOOK 2005, PAGE 1325; THENCE S02°19'10"E ON SAID EAST LINE, A DISTANCE OF 1209.12 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 30; THENCE S84°54'37"W ON SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 519.32 FEET; THENCE S87°40'50"W CONTINUING ON SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 616.53 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF TWENTY-THIRD AVENUE NORTH; THENCE N02°19'39"W ON SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 94.76 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID TWENTY-THIRD AVENUE NORTH; THENCE S87°37'58"W ON SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 32.43 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE CONTINUING S87°37'58"W ON SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 68.55 FEET TO A POINT OF CURVATURE; THENCE CONTINUING ON SAID NORTH RIGHT-OF-WAY LINE AND ON A 93.50 FOOT RADIUS CURVE TO THE LEFT, AN ARC DISTANCE OF 47.44 FEET, THE CHORD OF SAID CURVE BEARS S73°05'35"W, 46.93 FEET TO A POINT OF REVERSE CURVATURE; THENCE CONTINUING ON SAID NORTH RIGHT-OF-WAY LINE AND ON A 222.50 FOOT RADIUS CURVE TO THE RIGHT, AN ARC DISTANCE OF 112.87 FEET, THE CHORD OF SAID CURVE BEARS S73°05'35"W, 111.66 FEET; THENCE S87°41'20"W CONTINUING ON SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 239.71 FEET TO A POINT ON THE EAST LINE OF WAL-MART'S FIRST ADDITION TO THE CITY OF FREMONT; THENCE N02°20'06"W ON SAID EAST LINE, A DISTANCE OF 944.68 FEET TO THE NORTHEAST CORNER OF SAID ADDITION; THENCE N87°38'42"E, A DISTANCE OF 409.26 FEET; THENCE N02°29'33"W PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 634.63 FEET; THENCE N87°30'37"E, A DISTANCE OF 50.00 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 45.11 ACRES, MORE OR LESS.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT MENARD INC. & WILLIAMS AG. CORP., BEING THE OWNER AND PROPRIETOR OF THE LAND DESCRIBED WITHIN THE PERIMETER DESCRIPTION AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE REPLATTED AND SUBDIVIDED INTO A STREET AND A LOT, TO BE NAMED AND NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS "MENARD ADDITION". SAID OWNER HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF THEIR PROPERTY, AS SHOWN ON THIS PLAT. SAID OWNER HEREBY DEDICATE TO THE PUBLIC FOR PERPETUAL PUBLIC USE ALL STREETS, AT THE LOCATIONS AND WIDTHS SHOWN ON THIS PLAT. SAID STREETS TO BE NAMED AS SHOWN. SAID OWNER FURTHER GRANT EASEMENTS AT THE LOCATIONS AND TO THE WIDTHS SHOWN ON THIS PLAT TO THE CITY OF FREMONT AND ANY PUBLIC OR PRIVATE UTILITY FOR RECIPROCAL USE BY ABUTTING PROPERTY OWNERS FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF UTILITY LINES, PIPES AND DRAINAGE FACILITIES. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN THE ABOVE DESCRIBED EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

Marv Prochaska
MENARD INC.
MARV PROCHASKA, VICE PRESIDENT

James M. Williams
WILLIAMS AG. CORP.
JAMES M. WILLIAMS, PRESIDENT

ACKNOWLEDGEMENT:

STATE OF Wisconsin)
COUNTY OF EAU CLAIRE) SS

ON THIS 17 DAY OF May, 2006, A.D., BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME THE ABOVE NAMED Marv Prochaska, WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THIS INSTRUMENT, AND HE ACKNOWLEDGES THE EXECUTION THEREFORE TO BE HIS VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THE LAST DATE AFORESAID.

Julia M. Swanson
NOTARY PUBLIC

MY COMMISSION EXPIRES ON THE 8th DAY OF October, 2007 A.D.

STATE OF WISCONSIN JULIA M. SWANSON NOTARY PUBLIC

ACKNOWLEDGEMENT:

STATE OF NEBRASKA)
COUNTY OF LANCASTER) SS

ON THIS 26 DAY OF MAY, 2006, A.D., BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME THE ABOVE NAMED JAMES M. WILLIAMS WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THIS INSTRUMENT, AND HE ACKNOWLEDGES THE EXECUTION THEREFORE TO BE HIS VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THE LAST DATE AFORESAID.

Joni S. Nord
NOTARY PUBLIC

MY COMMISSION EXPIRES ON THE 13 DAY OF May, 2010 A.D.

GENERAL NOTARY-State of Nebraska
JONI S. NORD
My Comm. Exp. May 13, 2010

FREMONT CITY COUNCIL ACCEPTANCE:

THIS PLAT OF "MENARD ADDITION" WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF FREMONT, NEBRASKA THIS 28th DAY OF March, 2006, A.D.

Donald B. Edwards
MAYOR

Kimberly Volk
CLERK

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

APPROVAL OF THE CITY PLANNING COMMISSION:

THIS PLAT OF "MENARD ADDITION" WAS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF FREMONT, NEBRASKA THIS 20th DAY OF March, 2006, A.D.

Paul Diffy
CHAIRPERSON

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS PLAT OF A SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE, AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.

Jeffrey J. Serafin 5/10/06
JEFFREY J. SERAFIN, LS 534

NEBRASKA REGISTERED LS-534 LAND SURVEYOR JEFFREY J. SERAFIN

INGRESS / EGRESS RESTRICTIONS & REGULATIONS:

1. NO ACCESS FROM ANY LOT TO 23RD STREET WILL BE ALLOWED
2. ALL OTHER ACCESS SUBJECT TO REVIEW AND APPROVAL OF THE CITY OF FREMONT.

LEGEND

- MONUMENT FOUND
- MONUMENT SET
- O TEMPORARY POINT
- M MEASURED DISTANCE
- D DEEDED DISTANCE
- P PLATTED DISTANCE
- R RECORDED DISTANCE

NOTE:
1. ALL BEARINGS ARE ASSUMED.
2. ALL MONUMENTS FOUND ARE 5/8" REBARS, UNLESS NOTED OTHERWISE.
3. ALL MONUMENTS SET ARE 5/8" X 24" REBARS.

BUILDING SETBACKS

FRONT – 25'
STREET SIDE – 15'
INTERIOR SIDE – 0'
REAR – 25'

JEO Consulting Group, Inc.
Ph: 402.443.4661 PO Box 207 Wahoo, Nebraska 68066

SHEET TITLE: FINAL PLAT

PROJECT TITLE: 2006 MENARD ADDITION PART OF THE SOUTH HALF OF SECTION 7-T17N-R9E DODGE COUNTY, NEBRASKA

DATE	DRAWN BY
05/09/06	AJG
PROJECT NO. 291SD10	BILLING GROUP 001
SCALE 1"=100'	
FIELD BOOK FREMONT #17	
FILE NAME 291sd10-Final Plat	
REVISION	
REVISION	

PROGRESS	INITIALS	DATE
PLAN IN HAND		
70% REVIEW		
95% REVIEW		

SHEET 1 OF 1