



FINAL PLAT RODAMAR ADDITION REPLAT 1

LOTS 1 THROUGH 7, INCLUSIVE, RODAMAR ADDITION REPLAT 1, BEING A REPLATING OF LOT 1, BLOCK 1, RODAMAR ADDITION AND A PLATTING OF TAX LOT 22 AND TAX LOT 23, SITUATE IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 17 NORTH, RANGE 8 EAST OF THE 6TH P.M., CITY OF FREMONT, DODGE COUNTY, NEBRASKA.

LEGAL DESCRIPTION:

A Parcel of land being all of Lot 1, Block 1, Rodamar Addition to the City of Fremont, all of Tax Lots Twenty-Two (22) and Twenty-Three (23), all in Section 11, Township 17 North, Range 8 East of the 6th P.M., Dodge County, Nebraska, described as follows: Beginning at the southeast corner of said Lot 1, said corner being 68 feet north and 33 feet west of the southeast corner of said Section 11; thence along the southerly line of said Lot 1 and along the northerly right-of-way line of U.S. Highway #30 (also known as 23rd Street), North 89 degrees 40 minutes 13 seconds West, 1319.56 feet to the southwest corner of said Lot 1, 89 degrees 40 minutes 13 seconds West, 1319.56 feet to the southwest corner of said Lot 1, 23 North 00 degrees 04 minutes 30 seconds West, 1204.64 feet to the northwest corner of said Tax Lot 23; thence along the northerly line of said Tax Lot 23 east along the southerly margin of Rawhide Creek, North 88 degrees 19 minutes 01 seconds East, 1320.64 feet to the northeast corner of said Tax Lot 23 and the westerly right-of-way line of Yager Road; thence along said westerly right-of-way line and along the westerly line of said Tax Lots 23 and 22 and said Lot 1, South 00 degrees 01 minutes 50 seconds East, 1280.21 feet to the Point of Beginning. Said described parcel contains an area of 1,074,534 square feet (26.442 acres), more or less.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, G. J. REALTY, GABRIEL JEDEL, OWNER OF THE TRACT OF LAND SHOWN AND DESCRIBED HEREON, HAS CAUSED THE SAME TO BE DIVIDED INTO LOTS, SAID SUBDIVISION TO BE KNOWN AS RODAMAR ADDITION REPLAT 1. THE LOTS TO BE NUMBERED AS SHOWN AND APPROVES OF THE DEDICATION OF THE PROPERTY AS SHOWN ON THIS PLAT AND HEREBY 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 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 PARKING LOTS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT TRICK OR LATER INTERFERE WITH THE ADDRESS USES OR RIGHTS HEREBY GRANTED.

IN WITNESS WHEREOF, I DO HEREBY SET MY HANDS THE DAY OF _____ 2007, A.D.

G. J. REALTY
GABRIEL JEDEL, OWNER
FOR G. J. REALTY

ACKNOWLEDGMENT:

STATE OF NEW YORK)
COUNTY OF NEW YORK) SS

ON THIS 17 DAY OF April, 2007 A.D., BEFORE ME, A GENERAL NOTARY PUBLIC, PERSONALLY APPEARED GABRIEL JEDEL, OWNER OF G.J. REALTY, 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 ATFORESAID.

GENERAL NOTARY PUBLIC *Jeffrey Reichman*
COMMISSION EXPIRES 8-27-2007
Notary Public State of New York
No. 01001028
Qualified in Kings County
Commission Expires 08/27/2009

PLANNING COMMISSION APPROVAL:

ON THIS 15 DAY OF May, 2007 A.D., THIS PLAT OF RODAMAR ADDITION REPLAT 1 WAS APPROVED AND ACCEPTED BY THE PLANNING COMMISSION OF THE CITY OF FREMONT, DODGE COUNTY, NEBRASKA.

CITY COUNCIL ACCEPTANCE:

ON THIS 27 DAY OF May, 2007 A.D., THIS PLAT OF RODAMAR ADDITION REPLAT 1 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 INDORSEIGNED 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.

Louis R. Wisniewski
LOUIS R. WISNIEWSKI, LS-421
DATE April 13, 2007



Paul J. Hahn
CITY CLERK

Kimberly Turk
CITY CLERK

LOUIS SURVEYING
1200 West Center Road, Suite 1024
Omaha, NE 68114 (402-336-7982)

RODAMAR ADDITION REPLAT 1
FINAL PLAT

FREMONT, NEBRASKA

Date: April 2, 2007
Checked By: L.R.W.
Scale: 1" = 100'
Priority Address: 480 East 23rd St, Fremont, NE 68005
Sheet No. 1 of 1