Plat 562

PROPOSED PLANNED DEVELOPMENT
EASEMENT DEDICATION PLAT

REVISED PER CITY REQUIREMENTS
REVISION DATE: 1/5/2009

FILED
BOOK 2009 PAGE 545
2009 FEB 11 PM 2:46
Carol Givens
DODGE COUNTY
REGISTER OF DEEDS
COMPARE INDEX FEE $ 40.50

LEGEND

- STORM SEWER
- STORM GRATE
- CURB INLET
- STORM MANHOLE
- SANITARY SEWER
- WATER MAIN
- FIRE HYDRANT
- PROPOSED GROUND SIGN
- DRAINAGE DIVIDE
- EXISTING LOT LINE
- PROPOSED TOP SLAB ELEV
- PRIVATE ROAD EASEMENT
- PRIVATE STORM SEWER EASEMENT
- PUBLIC UTILITY EASEMENT
- FOUND MONUMENT
- OT — OPEN TOP PIPE
- A — ACTUAL DISTANCE
- R — RECORDED DISTANCE
- P — PLATTED DISTANCE

LEGAL DESCRIPTIONS:

PARCEL A: THE NORTH 152.00 FEET OF LOT 1, BLOCK 3, RODAMAR ADDITION TO THE CITY OF FREMONT, DODGE COUNTY, NEBRASKA.

PARCEL B: THE SOUTH 270.00 FEET OF LOT 1, BLOCK 3, RODAMAR ADDITION TO THE CITY OF FREMONT, DODGE COUNTY, NEBRASKA.

PARCEL C: LOT 1, BLOCK 3, RODAMAR ADDITION TO THE CITY OF FREMONT, DODGE COUNTY, NEBRASKA, EXCEPTING THE NORTH 152.00 FEET THEREOF AND FURTHER EXCEPTING THE SOUTH 270.00 FEET THEREOF.

EASEMENT DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT HEALTH CARE PROFESSIONALS, INC., PATRICK BOOTH, PRESIDENT; OWNER OF THE TRACT OF LAND KNOWN AS LOT 1, BLOCK 3, RODAMAR ADDITION TO THE CITY OF FREMONT, NEBRASKA AS SHOWN AND DESCRIBED HEREON, HEREBY GRANTS THE FOLLOWING PERPETUAL EASEMENTS:

1. UTILITY EASEMENTS ARE GRANTED AT THE LOCATIONS AND TO THE WIDTHS SHOWN HEREON TO 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 UTILITY EASEMENTS, BUT THE SAME MAY BE USED FOR PARKING LOTS, ROADWAYS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.
2. PRIVATE ROADWAY EASEMENTS ARE GRANTED AT THE LOCATIONS AND TO THE WIDTHS SHOWN HEREON TO PROPERTY OWNERS IN SAID TRACT AND THEIR LEASEES, GUESTS, EMPLOYEES, CONTRACTORS, SERVICE PROVIDERS, LAW ENFORCEMENT AGENCIES AND EMERGENCY SERVICES.
3. PRIVATE STORM SEWER EASEMENTS ARE GRANTED AT THE LOCATIONS AND TO THE WIDTHS SHOWN HEREON TO PROPERTY OWNERS IN SAID TRACT AND THIER CONTRACTORS AND EMPLOYEES FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES.

IN WITNESS WHEREOF, I DO HEREBY SET MY HAND THE 29th DAY OF January, 2009, A.D.

Patrick Booth
PATRICK BOOTH, PRESIDENT
FOR: HEALTH CARE PROFESSIONALS, INC.

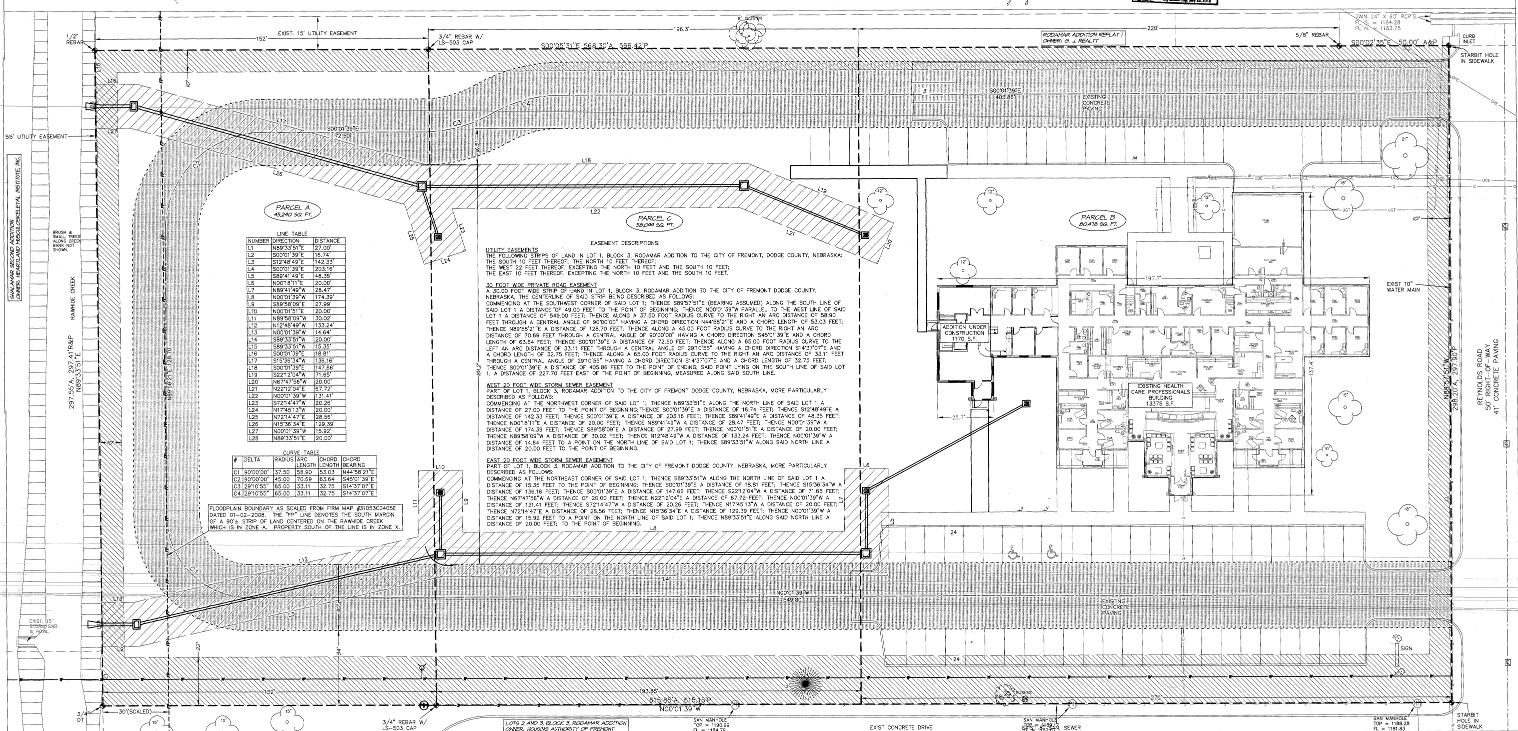
ACKNOWLEDGMENT

STATE OF NEBRASKA)
SS
COUNTY OF DODGE)

ON THIS 29th DAY OF January, 2009, BEFORE ME, A GENERAL NOTARY PUBLIC, PERSONALLY APPEARED PATRICK BOOTH, PRESIDENT OF HEALTH CARE PROFESSIONALS, INC., 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.

Katherine A. Bloch NOTARY PUBLIC
MY COMMISSION EXPIRES July 29 2012

GENERAL NOTARY - State of Nebraska
KATHERINE A. BLOCH
My Comm. Exp. July 29, 2012



LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N89°33'51"E	27.00'
L2	S00°01'39"E	16.74'
L3	S12°48'49"E	142.33'
L4	S00°01'39"E	203.16'
L5	S89°41'49"E	48.35'
L6	N00°18'11"E	20.00'
L7	N89°41'49"W	28.47'
L8	N00°01'39"W	174.39'
L9	S89°58'09"E	27.99'
L10	N00°01'51"E	20.00'
L11	N89°58'09"W	30.02'
L12	N12°48'49"W	133.24'
L13	N00°01'39"W	14.64'
L14	S89°33'51"W	20.00'
L15	S89°33'51"W	15.35'
L16	S00°01'39"E	18.81'
L17	S15°36'34"W	136.16'
L18	S00°01'39"E	147.66'
L19	S22°12'04"W	71.65'
L20	N67°47'56"W	20.00'
L21	N22°12'04"E	67.72'
L22	N00°01'39"W	131.41'
L23	S72°14'47"W	20.26'
L24	N17°45'13"W	20.00'
L25	N72°14'47"E	28.56'
L26	N15°36'34"E	129.39'
L27	N00°01'39"W	15.92'
L28	N89°33'51"E	20.00'

CURVE TABLE

#	DELTA	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	90°00'00"	37.50	58.90	53.03	N44°58'21"E
C2	90°00'00"	45.00	70.69	63.64	S45°01'39"E
C3	29°10'55"	65.00	33.11	32.75	S14°37'07"E
C4	29°10'55"	65.00	33.11	32.75	S14°37'07"E

FLOODPLAIN BOUNDARY AS SCALED FROM FIRM MAP #31053C0405E DATED 01-02-2008. THE "FP" LINE DENOTES THE SOUTH MARGIN OF A 90'± STRIP OF LAND CENTERED ON THE RAWHIDE CREEK WHICH IS IN ZONE A. PROPERTY SOUTH OF THE LINE IS IN ZONE X.

EASEMENT DESCRIPTIONS:

UTILITY EASEMENTS
THE FOLLOWING STRIPS OF LAND IN LOT 1, BLOCK 3, RODAMAR ADDITION TO THE CITY OF FREMONT, DODGE COUNTY, NEBRASKA:
THE SOUTH 10 FEET THEREOF; THE NORTH 10 FEET THEREOF;
THE WEST 22 FEET THEREOF, EXCEPTING THE NORTH 10 FEET AND THE SOUTH 10 FEET;
THE EAST 10 FEET THEREOF, EXCEPTING THE NORTH 10 FEET AND THE SOUTH 10 FEET.

30 FOOT WIDE PRIVATE ROAD EASEMENT
A 30.00 FOOT WIDE STRIP OF LAND IN LOT 1, BLOCK 3, RODAMAR ADDITION TO THE CITY OF FREMONT DODGE COUNTY, NEBRASKA, THE CENTERLINE OF SAID STRIP BEING DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE S89°57'51"E (BEARING ASSUMED) ALONG THE SOUTH LINE OF SAID LOT 1 A DISTANCE OF 49.00 FEET TO THE POINT OF BEGINNING; THENCE N00°01'39"W PARALLEL TO THE WEST LINE OF SAID LOT 1 A DISTANCE OF 549.00 FEET; THENCE ALONG A 37.50 FOOT RADIUS CURVE TO THE RIGHT AN ARC DISTANCE OF 58.90 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" HAVING A CHORD DIRECTION N44°58'21"E AND A CHORD LENGTH OF 53.03 FEET; THENCE N89°58'21"E A DISTANCE OF 128.70 FEET; THENCE ALONG A 45.00 FOOT RADIUS CURVE TO THE RIGHT AN ARC DISTANCE OF 70.69 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" HAVING A CHORD DIRECTION S45°01'39"E AND A CHORD LENGTH OF 63.64 FEET; THENCE S00°01'39"E A DISTANCE OF 72.50 FEET; THENCE ALONG A 65.00 FOOT RADIUS CURVE TO THE LEFT AN ARC DISTANCE OF 33.11 FEET THROUGH A CENTRAL ANGLE OF 29°10'55" HAVING A CHORD DIRECTION S14°37'07"E AND A CHORD LENGTH OF 32.75 FEET; THENCE ALONG A 65.00 FOOT RADIUS CURVE TO THE RIGHT AN ARC DISTANCE OF 33.11 FEET THROUGH A CENTRAL ANGLE OF 29°10'55" HAVING A CHORD DIRECTION S14°37'07"E AND A CHORD LENGTH OF 32.75 FEET; THENCE S00°01'39"E A DISTANCE OF 405.86 FEET TO THE POINT OF ENDING, SAID POINT LYING ON THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 227.70 FEET EAST OF THE POINT OF BEGINNING, MEASURED ALONG SAID SOUTH LINE.

WEST 20 FOOT WIDE STORM SEWER EASEMENT
PART OF LOT 1, BLOCK 3, RODAMAR ADDITION TO THE CITY OF FREMONT DODGE COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE N89°33'51"E ALONG THE NORTH LINE OF SAID LOT 1 A DISTANCE OF 27.00 FEET TO THE POINT OF BEGINNING; THENCE S00°01'39"E A DISTANCE OF 16.74 FEET; THENCE S12°48'49"E A DISTANCE OF 142.33 FEET; THENCE S00°01'39"E A DISTANCE OF 203.16 FEET; THENCE S89°41'49"E A DISTANCE OF 48.35 FEET; THENCE N00°18'11"E A DISTANCE OF 20.00 FEET; THENCE N89°41'49"W A DISTANCE OF 28.47 FEET; THENCE N00°01'39"W A DISTANCE OF 174.39 FEET; THENCE S89°58'09"E A DISTANCE OF 27.99 FEET; THENCE N00°01'51"E A DISTANCE OF 20.00 FEET; THENCE N89°58'09"W A DISTANCE OF 30.02 FEET; THENCE N12°48'49"W A DISTANCE OF 133.24 FEET; THENCE N00°01'39"W A DISTANCE OF 14.64 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1; THENCE S89°33'51"W ALONG SAID NORTH LINE A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

EAST 20 FOOT WIDE STORM SEWER EASEMENT
PART OF LOT 1, BLOCK 3, RODAMAR ADDITION TO THE CITY OF FREMONT DODGE COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE S89°33'51"W ALONG THE NORTH LINE OF SAID LOT 1 A DISTANCE OF 15.35 FEET TO THE POINT OF BEGINNING; THENCE S00°01'39"E A DISTANCE OF 18.81 FEET; THENCE S15°36'34"W A DISTANCE OF 136.16 FEET; THENCE S00°01'39"E A DISTANCE OF 147.66 FEET; THENCE S22°12'04"W A DISTANCE OF 71.65 FEET; THENCE N67°47'56"W A DISTANCE OF 20.00 FEET; THENCE N22°12'04"E A DISTANCE OF 67.72 FEET; THENCE N00°01'39"W A DISTANCE OF 131.41 FEET; THENCE S72°14'47"W A DISTANCE OF 20.26 FEET; THENCE N17°45'13"W A DISTANCE OF 20.00 FEET; THENCE N72°14'47"E A DISTANCE OF 28.56 FEET; THENCE N15°36'34"E A DISTANCE OF 129.39 FEET; THENCE N00°01'39"W A DISTANCE OF 15.92 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1; THENCE N89°33'51"E ALONG SAID NORTH LINE A DISTANCE OF 20.00 FEET; TO THE POINT OF BEGINNING.

Scale 1" = 20'

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HEALTH CARE PROFESSIONALS, INC.
710 REYNOLDS ROAD
FREMONT, NEBRASKA