

Plat 564

FILED
BOOK 2500 PAGE 8137
2009 JUN 17 PM 2:57
Carol Steiner
SARASOTA, FLORIDA
SURVEYOR LICENSE # 417

REPLAT OF LOTS 1 THRU 4, BLOCK 3 CENTRAL PARK ADDITION CITY OF FREMONT, DODGE COUNTY, NEBRASKA.

- NOTES**
1. ALL BEARINGS AND DISTANCES ARE ACTUAL, UNLESS OTHERWISE NOTED.
 2. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
 3. ALL LOT LINES ON CURVES ARE RADIAL UNLESS LABELLED AS NON-RADIAL.
 4. ALL DIMENSIONS SHOWN IN PARENTHESES ARE FOR THE LOCATION OF EASEMENTS AND/OR SETBACKS.
 5. CORRECTED DISTANCE NOTED ON THIS PLAT WAS DETERMINED BY PHOTOCOMPARISONS ON 1:30,000 WITH REGISTERED LAND SURVEYOR ROSS STEPHEN W. DODD, AND WAS CONCLUDED TO BE A LABELING ERROR.

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD BEARING
C1	20.00'	34.18'	37°45'01"	30.17'	S 49°22'01" E
C2	127.50'	3.44'	37°20'54"	3.44'	S 55°00'00" E
C3	127.50'	38.18'	17°09'46"	38.06'	S 10°09'01" E
C4	127.50'	21.98'	38°41'18"	21.98'	S 22°27'59" E
C5	127.50'	21.98'	38°41'18"	21.98'	S 33°44'02" E

LOT AREA TABLE

LOT#	AREA (SQ. FT.)	LOT#	AREA (SQ. FT.)	LOT#	AREA (SQ. FT.)	LOT#	AREA (SQ. FT.)
1A	5882	1B	4892	2A	4614	2B	5107
3A	5008	3B	4268	4A	5033	4B	3979

PLANNING COMMISSION APPROVAL

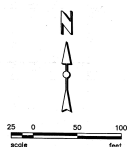
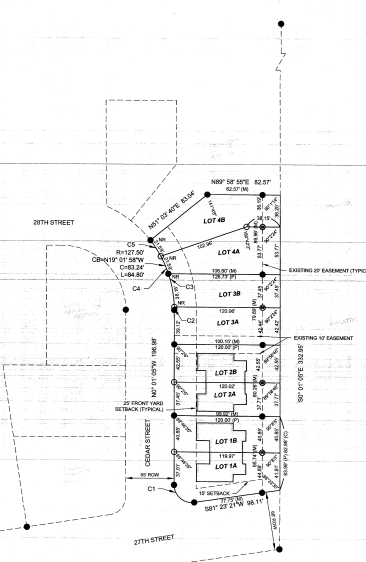
THIS REPLAT OF LOTS 1 THRU 4, BLOCK 3, CENTRAL PARK ADDITION WAS APPROVED AND ACCEPTED BY THE PLANNING COMMISSION OF THE CITY OF FREMONT, DODGE COUNTY, NEBRASKA.

[Signature] April 20, 2009
PLANNING DIRECTOR DATE

FREMONT CITY COUNCIL APPROVAL

THIS REPLAT OF LOTS 1 THRU 4, BLOCK 3, CENTRAL PARK ADDITION WAS APPROVED AND ACCEPTED BY RESOLUTION OF THE FREMONT CITY COUNCIL, DODGE COUNTY, NEBRASKA.

[Signature] 4/24/09 DATE
[Signature] 4/28/09 DATE
MAYOR CLERK



- LEGEND**
- FOUND PIN (1/2" OR 3/4" REBAR)
 - SET PIN (5/8" X 24" REBAR WITH CAP STAMPED LS 645)
 - ⊙ SET WITNESS PIN (5/8" X 24" REBAR WITH CAP STAMPED LS AND SET BACK 20' FROM ACTUAL PROPERTY CORNER)
 - (M) MEASURED DISTANCE
 - (P) PLAT DISTANCE
 - (C) CORRECTED DISTANCE (SEE NOTE)
 - EXISTING STRUCTURE

LEGAL DESCRIPTION

REPLAT OF LOTS 1 THRU 4, BLOCK 3, CENTRAL PARK ADDITION, A SUBDIVISION AS PLATTED AND RECORDED IN DODGE COUNTY NEBRASKA.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS REPLAT OF LOTS 1-4, BLOCK 3, CENTRAL PARK ADDITION WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.

[Signature] 6-11-2009
KEVIN LEE HICKS, LS 648 DATE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, MCS CONSTRUCTION, OWNERS OF THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION AND IMBODDED WITHIN THE PLAT, HAVE CAUSED SAID LAND TO BE SURVEYED AND LOTS TO BE NUMBERED AND NAMED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS REPLAT OF LOTS 1 THRU 4, BLOCK 3, CENTRAL PARK ADDITION (LOTS IMBODDED AS SHOWN). WE DO ALSO GRANT 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 ADJUTING 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 GRADING, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREBY GRANTED. WE DO HEREBY FAIRLY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THE PLAT.

IN WITNESS WHEREOF, WE DO SET OUR HANDS:
MCS CONSTRUCTION

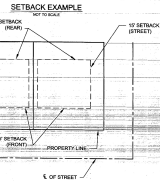
[Signature] 4/12/09
PRESIDENT, MCS CONSTRUCTION DATE

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DODGE)

ON THIS 12th day of June, 2009, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, DULY QUALIFIED AND COMMISSIONED IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED *[Signature]*, PRESIDENT OF MCS CONSTRUCTION, PERSONALLY KNOWN BY ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE REPLICATION AND HE DID ACKNOWLEDGE THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED.

[Signature]
NOTARY PUBLIC



UNITED ENGINEERING
Surveying & Engineering Services
2200 W. HOLMES STREET • OMAHA, NE 68122 • 402.733.8875

DATE	BY	FOR

REPLAT OF LOTS 1-4, BLOCK 3, CENTRAL PARK ADDITION
CITY OF FREMONT, DODGE COUNTY, NEBRASKA
MCS CONSTRUCTION
FINAL REPLAT