

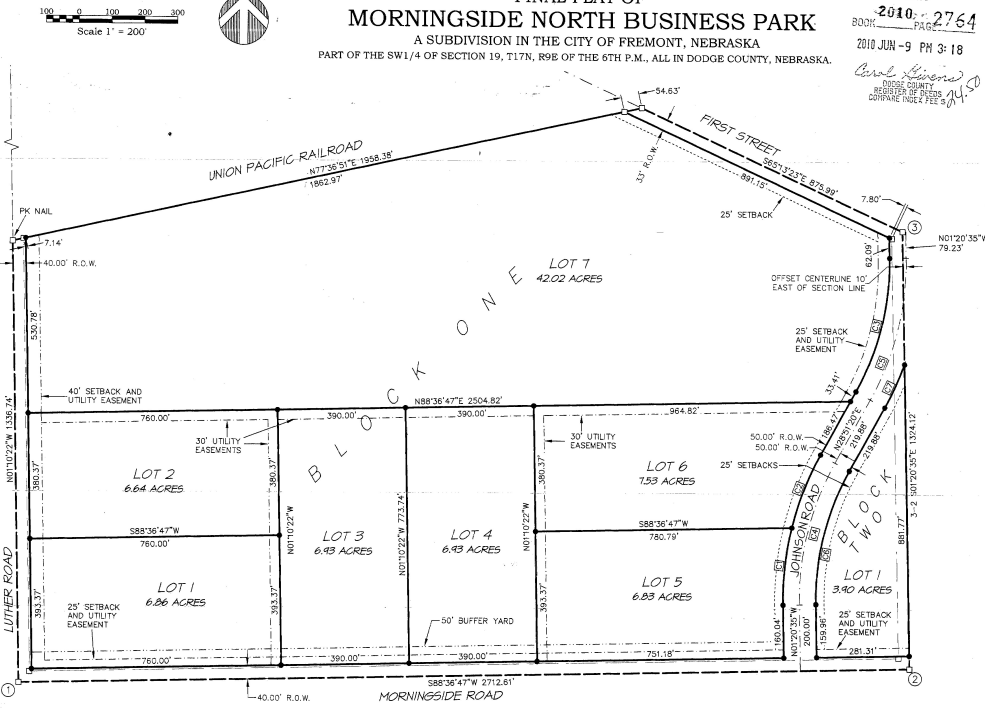
Plat 570

FINAL PLAT OF MORNINGSIDE NORTH BUSINESS PARK

A SUBDIVISION IN THE CITY OF FREMONT, NEBRASKA
PART OF THE SW1/4 OF SECTION 19, T17N, R9E OF THE 6TH P.M., ALL IN DODGE COUNTY, NEBRASKA.

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Carol Johnson
REGISTERED COUNTY
CLERK
CONTRACT FEE \$ 11.00



INFORMATION & TIES FOR SECTION CORNERS:

- #1 SW COR SW1/4 SEC. 19-T17N-R9E FOUND 3/4" O.D. BELOW CONC. SURFACE NE 48.02' TO "X" NAILS IN SW FACE OF POWER POLE SE 48.02' TO "X" NAILS IN NW FACE OF POWER POLE SW 45.00' TO "X" NAILS IN E FACE OF POWER POLE NW 45.55' TO "X" NAILS IN SW FACE OF POWER POLE POINT LIES ON CENTERLINE OF MORNINGSIDE ROAD.
- #2 SE COR SW1/4 SEC. 19-T17N-R9E FOUND STABDRILL HOLE AND CHISELED "X" FLUSH WITH CONC. SURFACE SW 17.45' TO A PK NAIL IN N-S EXP. JOINT NEAR THE S. EDGE OF PAVING SE 15.90' TO A PK NAIL IN N-S EXP. JOINT NEAR THE S. EDGE OF PAVING ENE 102.55' TO "X" NAIL IN THE S FACE OF POWER POLE NW 45.30' TO A CHISELED "X" IN TOP OF THE WEST END OF AN E-W 3" SCP POINT LIES ON CENTERLINE EXPANSION JOINT OF MORNINGSIDE ROAD.
- #3 NE COR SE1/4 SW1/4 SEC. 19-T17N-R9E FOUND A 1-1/2" SQ. STEEL ROD 1.8' BELOW ROAD SURFACE, RAISED WITH A 3/4" X 1.4"(OD) OPEN TOP PIPE. WNW 41.22' TO A PK NAIL IN TOP OF THE N END OF A NORTH-SOUTH 30" CMP SE 64.82' TO "X" NAILS IN NE FACE OF A POWER POLE SSW 39.50' TO "X" NAILS IN THE N FACE OF A POWER POLE SW 55.32' TO "X" NAILS IN THE N FACE OF A LONE RR THE POST NE 51.18' TO A 3/4" IRON BAR SW 11.02' TO THE CENTERLINE OF FIRST STREET

INGRESS/EGRESS RESTRICTIONS AND REGULATIONS

- MORNINGSIDE ROAD ACCESS TO BE LIMITED TO ONE SHARED DRIVE FOR LOTS 3 AND 4, BLOCK 1.
- LOTS 1 AND 2, BLOCK ONE, TO HAVE ONLY ACCESS TO LUTHER ROAD VIA ONE SHARED DRIVE.
- LOTS 3 AND 4, BLOCK ONE, TO HAVE ONLY ACCESS TO JOHNSON ROAD VIA ONE SHARED DRIVE.
- LOT 1, BLOCK TWO, TO HAVE ONLY ACCESS TO JOHNSON ROAD.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE CITY OF FREMONT, NEBRASKA, DONALD S. EDWARDS, MAYOR, OWNER AND PROPRIETOR OF THE TRACT OF LAND SHOWN AND DESCRIBED HEREON, HAS CAUSED THE SAME TO BE DIVIDED INTO LOTS, AND STREETS, SAID SUBDIVISION TO BE KNOWN AS MORNINGSIDE NORTH BUSINESS PARK, THE LOTS TO BE NUMBERED AS SHOWN AND WE APPROVE THE DISPOSITION OF THE PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY DEDICATE TO THE PUBLIC FOR PERMANENT PUBLIC USE JOHNSON ROAD, MORNINGSIDE ROAD, LUTHER ROAD AND FIRST STREET AT THE LOCATIONS AND TO THE WIDTHS SHOWN HEREON AND WE DO 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 THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

IN WITNESS WHEREOF, I DO HEREBY SET MY HANDS THE 25th DAY OF May, 2010, A.D.
DONALD S. EDWARDS, MAYOR
FOR THE CITY OF FREMONT, DODGE COUNTY, NEBRASKA

ACKNOWLEDGEMENT
STATE OF NEBRASKA)
COUNTY OF DODGE) SS
ON THIS 25th DAY OF May, A.D. 2010, BEFORE ME, A GENERAL NOTARY PUBLIC, PERSONALLY APPEARED DONALD S. EDWARDS, MAYOR OF THE CITY OF FREMONT, 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 AFORESAID.
Dyan M. McDaniel
GENERAL NOTARY PUBLIC
COMMISSION EXPIRES 5/30/10

LEGEND

- SUBDIVISION PERIMETER
- CENTERLINE
- SECTION LINE
- LOT LINE
- UTILITY EASEMENTS
- FRONT YARD SETBACKS
- BUFFER YARD
- EXISTING ROAD EASEMENT
- NUMBERED CURVE
- FOUND POINT (5/8" REBAR UNLESS OTHERWISE NOTED)
- SET POINT (24" X 3/4" REBAR W/SW DODD LS-503 CAP)

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	LONG CHORD
C1	236.05'	900.00'	015°01'39"	S08°10'14"W 235.37'
C2	238.31'	900.00'	015°10'18"	S21°16'12"W 237.61'
C3	421.65'	800.00'	030°11'55"	S13°45'22"W 418.79'
C4	448.00'	850.00'	030°11'55"	N13°45'22"E 442.84'
C5	448.00'	850.00'	030°11'55"	N13°45'22"E 442.84'
C6	421.65'	800.00'	030°11'55"	N13°45'22"E 418.79'
C7	143.87'	900.00'	009°09'33"	N24°16'33"E 143.72'

LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN A PART OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 17 NORTH, RANGE 9 EAST OF THE 6TH P.M., DODGE COUNTY, NEBRASKA, LYING SOUTH OF FIRST STREET AND THE UNION PACIFIC RAILROAD, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER AND ASSUMING THE SOUTH LINE OF SAID SOUTHWEST QUARTER TO HAVE A BEARING OF S88°36'47"W, THENCE N01°02'22"W ON THE WEST LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 1336.74 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD; THENCE N77°36'51"E ON SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1988.38 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF FIRST STREET; THENCE S65°12'31"E ON SAID CENTERLINE OF FIRST STREET A DISTANCE OF 875.59 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER; THENCE S02°00'35"E ON THE EAST LINE OF SAID SOUTHWEST QUARTER A DISTANCE OR 1324.12 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE S88°36'47"W ON SAID SOUTH LINE A DISTANCE OF 2712.61 FEET TO THE POINT OF BEGINNING, CONTAINING 94.68 ACRES, MORE OR LESS.

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, LS-503



MORNINGSIDE NORTH BUSINESS PARK A SUBDIVISION IN THE CITY OF FREMONT, NEBRASKA

FINAL PLAT

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Deed Engineering & Surveying LLC