

201204224
 Filed:
 Carol Givens August 08, 2012 1:08:00 PM
 Register of Deeds Fee \$31.00
 DODGE COUNTY, NE

PERIMETER LEGAL DESCRIPTION

A LEGAL DESCRIPTION FOR A TRACT OF LAND COMPOSED OF LOTS 5 AND 6, MENARD ADDITION, ALL LOCATED IN THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 17 NORTH, RANGE 9 EAST OF THE 6TH P.M., CITY OF FREMONT, DODGE COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 6, MENARD ADDITION, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF 23RD STREET, SAID POINT BEING THE TRUE POINT OF BEGINNING, THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 6, AND THE SOUTH LINE OF LOT 5, MENARD ADDITION, SAID LINE BEING A NORTH LINE OF SAID RIGHT-OF-WAY, ON AN ASSUMED BEARING OF S84°54'50"W, A DISTANCE OF 219.48' TO A SOUTH CORNER OF SAID LOT 5, THENCE S87°41'03"W ALONG A SOUTH LINE OF SAID LOT 5, SAID LINE BEING A NORTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 16.82' TO THE SOUTHWEST CORNER OF SAID LOT 5, SAID POINT BEING ON THE EAST RIGHT-OF-WAY LINE OF LUMBER DRIVE; THENCE N02°19'23"W ALONG A NORTH LINE OF SAID LOT 5, SAID LINE BEING A EAST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 241.78' TO A WEST CORNER OF SAID LOT 5, SAID POINT BEING THE POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 89°57'34", A RADIUS OF 35.00', AN ARC LENGTH OF 54.95' ALONG A NORTHWEST LINE OF SAID LOT 5, SAID LINE BEING A SOUTHEAST RIGHT-OF-WAY LINE OF 24TH STREET, A TANGENT LENGTH OF 34.98', A CHORD LENGTH OF 49.48', AND A CHORD BEARING OF N42°39'40"E TO A NORTH CORNER OF SAID LOT 5, THENCE N87°38'42"E ALONG A NORTH LINE OF SAID LOT 5, AND A NORTH LINE OF SAID LOT 6, SAID LINE BEING A SOUTH RIGHT-OF-WAY LINE OF 24TH STREET, A DISTANCE OF 418.83' TO A NORTH CORNER OF SAID LOT 6, SAID POINT BEING THE POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 88°49'43", A RADIUS OF 532.50', AN ARC LENGTH OF 82.05' ALONG A NORTH LINE OF SAID LOT 6, A TANGENT LENGTH OF 41.11', A CHORD LENGTH OF 81.97', AND A CHORD BEARING OF N82°13'25"E TO THE NORTHEAST CORNER OF SAID LOT 6, THENCE S02°23'13"E ALONG THE EAST LINE OF SAID LOT 6, A DISTANCE OF 259.76' TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 141,773.96 SQUARE FEET OR 3.32 ACRES, MORE OR LESS.

**FINAL PLAT
 MENARD ADDITION
 REPLAT OF LOTS 5 AND 6**

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF SURVEY WAS MADE BY ME OR UNDER MY DIRECT 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.

8/2/12 *Steve M. Van Voltenberg* 653
 DATE SURVEYOR'S NAME L.S. NUMBER
 STEVE M. VAN VOLTENBERG



APPROVAL OF THE CITY PLANNING COMMISSION

THIS PLAT OF "MENARD ADDITION, REPLAT OF LOTS 5 AND 6" WAS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF FREMONT, DODGE COUNTY, NEBRASKA THIS _____ DAY OF _____, 20__.

CHAIR PERSON _____

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT MENARD, INC., A WISCONSIN CORPORATION, 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 LOTS, TO BE NUMBERED AS SHOWN TO BE HEREFTER KNOWN AS "MENARD ADDITION, REPLAT OF LOTS 5 AND 6"; SAID OWNER HEREBY RATIFIES AND APPROVES THE DISPOSITIONS OF THEIR PROPERTY, AS SHOWN ON THIS PLAT; SAID OWNER GRANTS 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 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.

MENARD, INC., A WISCONSIN CORPORATION

BY: *Theron J. Berg*
 NAME: Theron J. Berg
 TITLE: Real Estate Manager

ACKNOWLEDGMENT OF NOTARY

STATE OF Wisconsin)
 COUNTY OF Eau Claire)

ON THIS 30 DAY OF July, 2012, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY CAME Theron J. Berg TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE FOREGOING INSTRUMENT AS Real Estate Manager OF MENARD, INC., A WISCONSIN CORPORATION, AND HE/SHE ACKNOWLEDGED THE SAME TO BE HIS/HER VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID CORPORATION.

Scott E. Smith
 NOTARY PUBLIC
 STATE OF WISCONSIN

MY COMMISSION EXPIRES ON THE _____ DAY OF _____, 20__ is permanent.

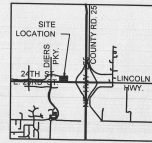
FREMONT CITY COUNCIL ACCEPTANCE

THIS PLAT OF "MENARD ADDITION, REPLAT OF LOTS 5 AND 6" WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF FREMONT, DODGE COUNTY, NEBRASKA THIS

31st DAY OF July, 2012

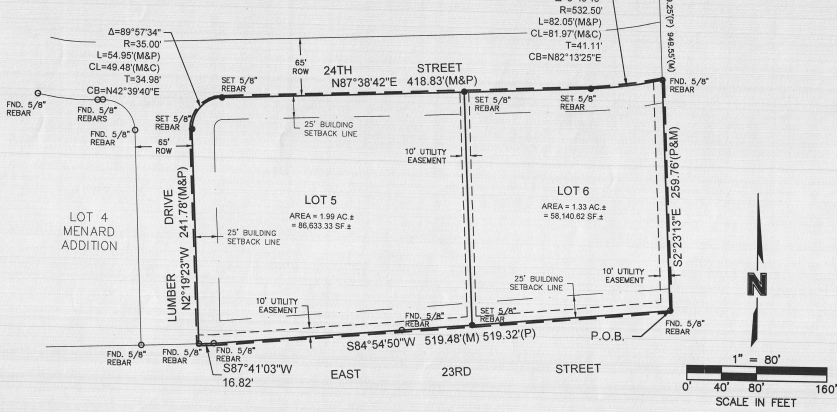
Scott E. Smith
 MAYOR

Kimberly J. Clark
 CLERK



LEGEND

- CORNER FOUND
- CORNER SET
- (M) MEASURED DISTANCE
- (P) PLATTED DISTANCE
- (C) COMPUTED DISTANCE
- - - - - EASEMENT LINE
- ===== SETBACK LINE
- _____ PROPERTY LINE



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REV. NO.	DATE	REVISION DESCRIPTION

REVISIONS

2012

FINAL PLAT
 MENARD ADDITION
 REPLAT OF LOTS 5 AND 6
 FREMONT, NEBRASKA

drawn by: MBJ
 checked by: MBJ
 approved by: SV
 CAD/CDC by: SV
 project no.: 012-1277
 drawing no.:
 date: JUNE 28TH, 2012

SHEET 1 OF 1