

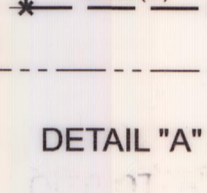
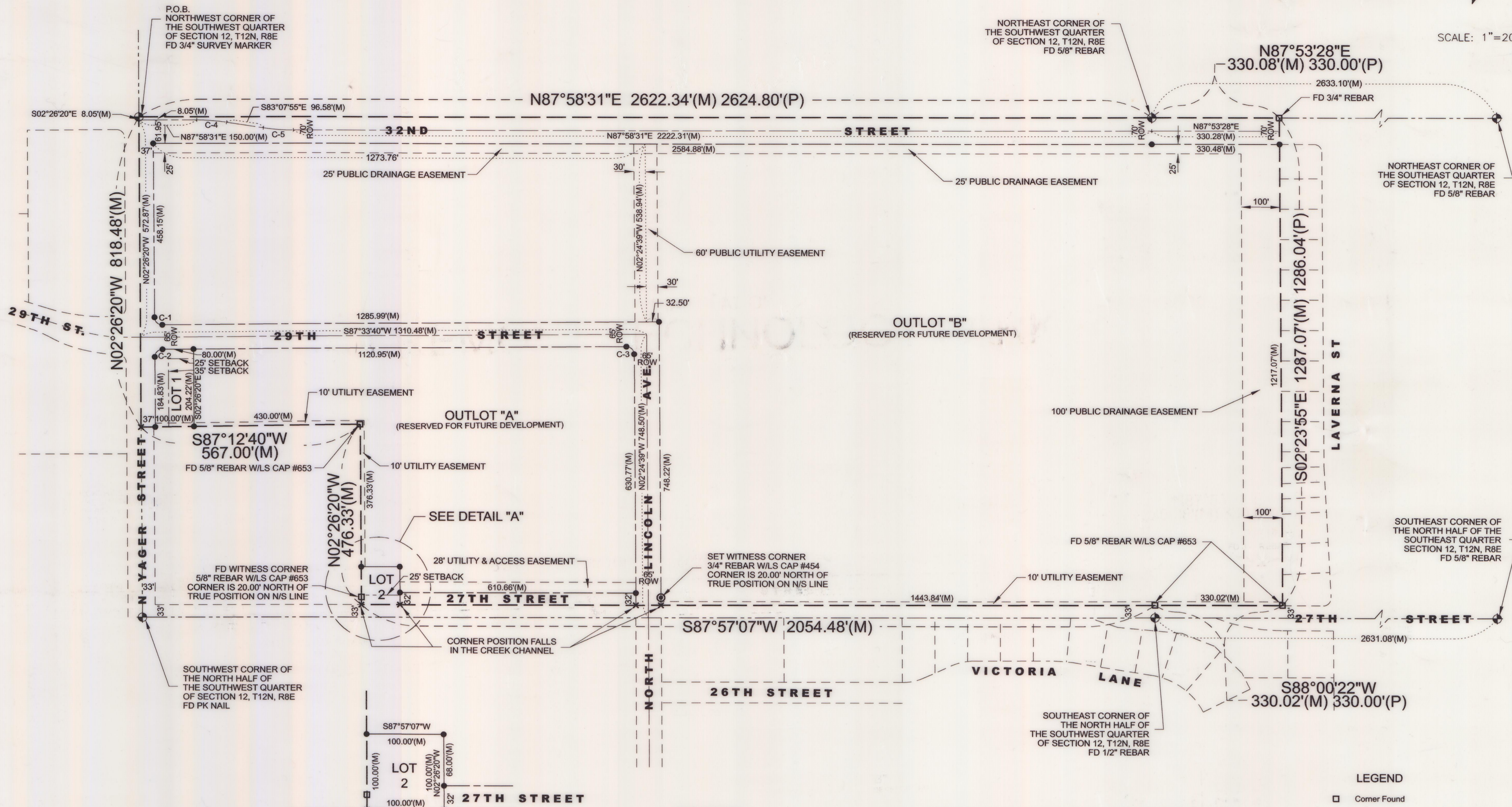
# FINAL PLAT OF FREMONT TECHNOLOGY PARK

201305640  
 Filed:  
 October 15, 2013 10:14:00 AM  
 Register of Deeds  
 DODGE COUNTY, NE  
 Fee \$52.00

Plat # 584



SCALE: 1"=200'



**CURVE DATA**

C-1	Δ=90°00'00" R=20.00 L=31.42 T=20.00 C=28.28 CB=N47°26'20\"/>
C-2	Δ=90°00'00" R=20.00 L=31.42 T=20.00 C=28.28 CB=N42°33'40\"/>
C-3	Δ=90°01'42" R=20.00 L=31.43 T=20.01 C=28.29 CB=S47°25'30\"/>
C-4	Δ=08°53'34" R=500.00 L=77.60 T=36.88 C=77.53 CB=S87°34'42\"/>
C-5	Δ=08°53'34" R=500.00 L=77.60 T=36.88 C=77.53 CB=S87°34'42\"/>

**LOT AREA TABLE**

LOT NUMBER	AREA IN S.F.	AREA IN AC.
LOT 1	20,366.96	0.47
LOT 2	10,000.23	0.23
OUTLOT "A"	541,219.55	12.42
OUTLOT "B"	2,780,015.40	63.82

- LEGEND**
- Corner Found
  - × Calculated Point
  - Corner Established (3/4" Rebar w/cap 454) unless otherwise noted
  - ⊕ Section Corner
  - (P) Platted Dimension
  - (R) Recorded Dimension
  - (M) Measured Dimension
  - ⊙ Witness Corner

**OWNER**  
 CITY OF FREMONT

**LEGAL DESCRIPTION**  
 THE SUBDIVISION TO BE KNOWN AS "FREMONT TECHNOLOGY PARK", IS COMPOSED OF LOTS 2 THRU 8, AND TAX LOT 144 OF D. SCHROEDER'S SUBDIVISION, LOCATED IN THE NORTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER LYING WEST OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY'S RIGHT-OF-WAY, ALL IN SECTION 12, TOWNSHIP 17 NORTH, RANGE 8 EAST OF THE 6TH P.M., DODGE COUNTY NEBRASKA, EXCEPT EASEMENTS AND ROADS OF RECORD AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 12, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ON AN ASSUMED BEARING OF NORTH 87 DEGREES 58 MINUTES 31 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, SAID LINE ALSO BEING THE NORTH LINE OF LOTS 1 THRU 7, D. SCHROEDER'S SUBDIVISION, A DISTANCE OF 2622.34 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 87 DEGREES 53 MINUTES 28 SECONDS EAST ALONG THE NORTH LINE OF LOT 8, D. SCHROEDER'S SUBDIVISION, A DISTANCE OF 330.08 FEET TO THE NORTHEAST CORNER OF SAID LOT 8; THENCE SOUTH 02 DEGREES 23 MINUTES 55 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 8, A DISTANCE OF 1287.07 FEET TO THE SOUTHEAST CORNER OF SAID LOT 8; THENCE SOUTH 88 DEGREES 00 MINUTES 22 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 8, A DISTANCE OF 330.02 FEET TO THE SOUTHWEST CORNER OF SAID LOT 8; THENCE SOUTH 87 DEGREES 57 MINUTES 07 SECONDS WEST, ALONG THE SOUTH LINE OF LOTS 7 THRU 1, D. SCHROEDER'S SUBDIVISION, A DISTANCE OF 2054.48 FEET TO A POINT; THENCE NORTH 02 DEGREES 26 MINUTES 20 SECONDS WEST, A DISTANCE OF 476.33 FEET TO A POINT; THENCE SOUTH 87 DEGREES 12 MINUTES 40 SECONDS WEST, A DISTANCE OF 567.00 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 02 DEGREES 26 MINUTES 20 SECONDS WEST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 818.48 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS A CALCULATED AREA OF 3,530,859 SQUARE FEET (81.06 ACRES) MORE OR LESS.

**DEDICATION**  
 KNOW ALL MEN BY THESE PRESENTS: THAT THE CITY OF FREMONT, BEING THE OWNER AND PROPRIETOR OF THE PROPERTY DESCRIBED WITHIN THE LEGAL DESCRIPTION AND EMBRACED WITHIN THIS PLAT, HAS CAUSED SAID LAND TO BE PLATTED INTO TWO (2) LOTS AND TWO (2) OUTLOTS, TO BE NAMED AND NUMBERED AS SHOWN. SAID PLAT TO BE HEREAFTER KNOWN AS "FREMONT TECHNOLOGY PARK". SAID OWNER HEREBY RATIFIES AND APPROVES OF THE DISPOSITION OF THEIR PROPERTY, AS SHOWN ON THIS PLAT. SAID OWNER GRANTS UTILITY EASEMENTS AT THE LOCATIONS AND WIDTHS SHOWN ON THIS PLAT. WE HEREBY DEDICATE TO THE PUBLIC FOR PERPETUAL PUBLIC USE THE STREETS TO BE KNOWN AS NORTH YAGER STREET, NORTH LINCOLN AVENUE, 27TH STREET, 29TH STREET AND 32ND STREET AT THE LOCATIONS SHOWN AND TO THE WIDTHS SHOWN HEREON WE DO ALSO GRANT EASEMENTS TO THE CITY OF FREMONT. SAID EASEMENTS ARE RESERVED FOR THE USE OF PUBLIC UTILITIES, AND ARE SUBJECT TO THE PARAMOUNT RIGHT OF THE PUBLIC UTILITY TO INSTALL, REPAIR, REPLACE AND MAINTAIN ITS INSTALLATIONS.

*Scott Steptchman*  
 MAYOR



**SURVEYOR'S CERTIFICATION**  
 I, THOMAS D. BRUGGEMAN, A REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT "FREMONT TECHNOLOGY PARK" HAS BEEN SURVEYED BY ME OR UNDER MY SUPERVISION AND THAT THE LEGAL DESCRIPTION OF "FREMONT TECHNOLOGY PARK" IS AS STATED ON THIS PLAT. PERMANENT MONUMENTS HAVE BEEN FOUND OR ESTABLISHED AT ALL LOCATIONS SHOWN ON THIS PLAT.

*Thomas D. Bruggeman*  
 THOMAS D. BRUGGEMAN, LS 454  
 DATE: 9/5/13



**CITY OF FREMONT PLANNING COMMISSION APPROVAL**  
 THIS PLAT OF "FREMONT TECHNOLOGY PARK" HAS BEEN SUBMITTED TO AND APPROVED BY THE CITY OF FREMONT PLANNING COMMISSION AND IS HEREBY TRANSMITTED TO THE CITY COUNCIL OF FREMONT, NEBRASKA, WITH THE RECOMMENDATION THAT THIS PLAT BE APPROVED AS PROPOSED.

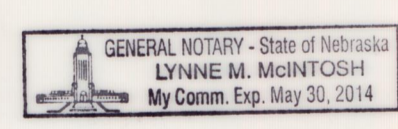
DATED THIS 19th DAY OF August, 2013  
 CITY OF FREMONT PLANNING COMMISSION:  
*David E. Soderman*  
 CHAIRPERSON  
*Debra Puss*  
 SECRETARY

**FREMONT CITY COUNCIL APPROVAL**  
 THE PLAT AND THE DEDICATION SHOWN ON THIS PLAT ARE HEREBY ACCEPTED BY THE FREMONT CITY COUNCIL, DODGE COUNTY, NEBRASKA.

THIS 27th DAY OF August, 2013  
*Scott Steptchman*  
 MAYOR  
*Kimberly J. [Signature]*  
 CITY CLERK



**NOTARY**  
 STATE OF NEBRASKA }  
 DODGE COUNTY } SS



THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME BY  
*Scott Steptchman*, THIS 27 DAY  
 OF August, A.D., 2013.  
*Lynne M. McIntosh*  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES 5/30/14

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