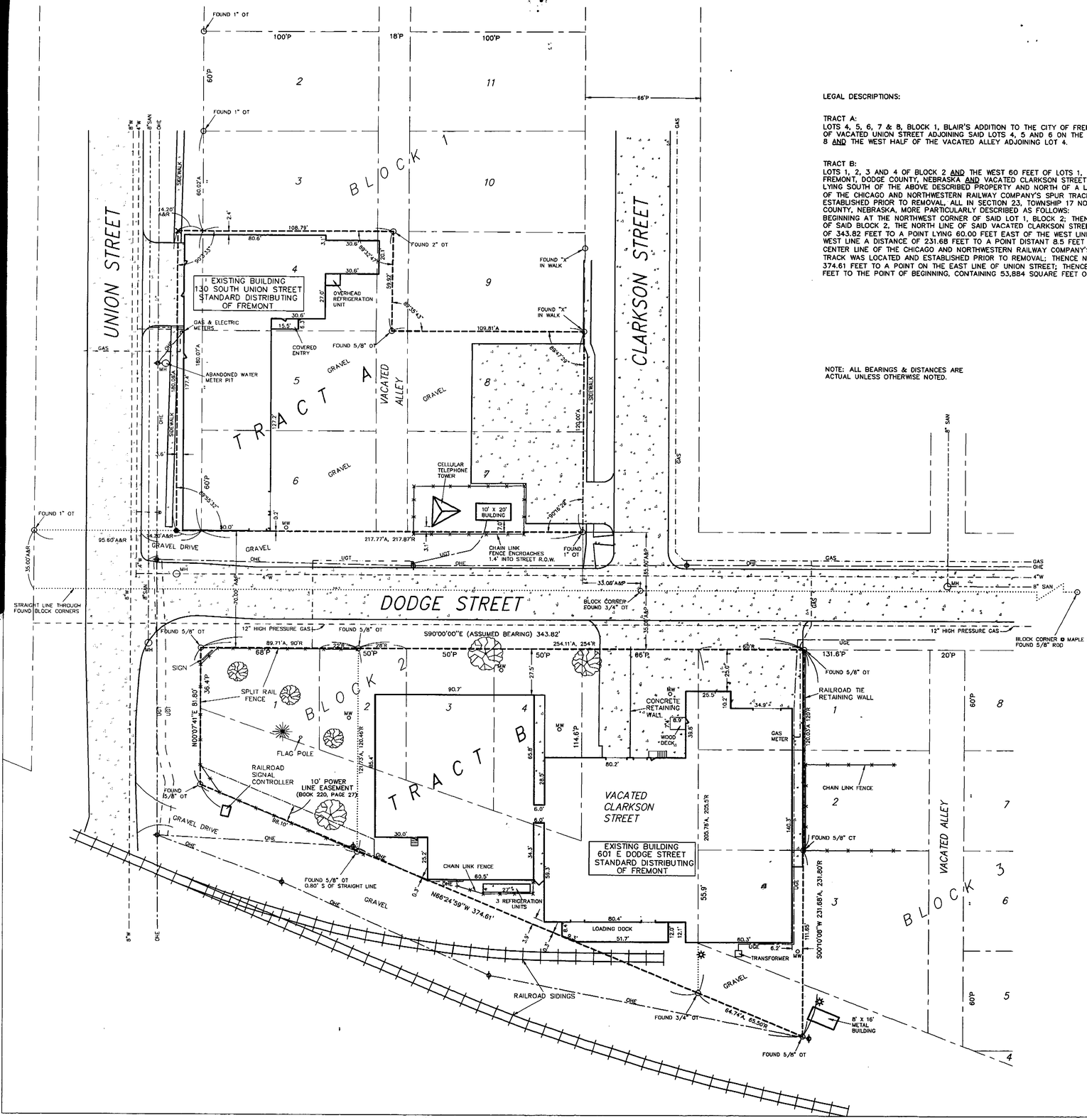
ALTA/ACSM LAND TITLE SURVEY



LEGAL DESCRIPTIONS:

TRACT A:
LOTS 4, 5, 6, 7 & 8, BLOCK 1, BLAIR'S ADDITION TO THE CITY OF FREMONT, IN DODGE COUNTY, NEBRASKA, AND THE EAST 14.2 FEET OF VACATED UNION STREET ADJOINING SAID LOTS 4, 5 AND 6 ON THE WEST AND THE VACATED ALLEY ADJOINING LOTS 5, 6, 7 AND 8 AND THE WEST HALF OF THE VACATED ALLEY ADJOINING LOT 4.

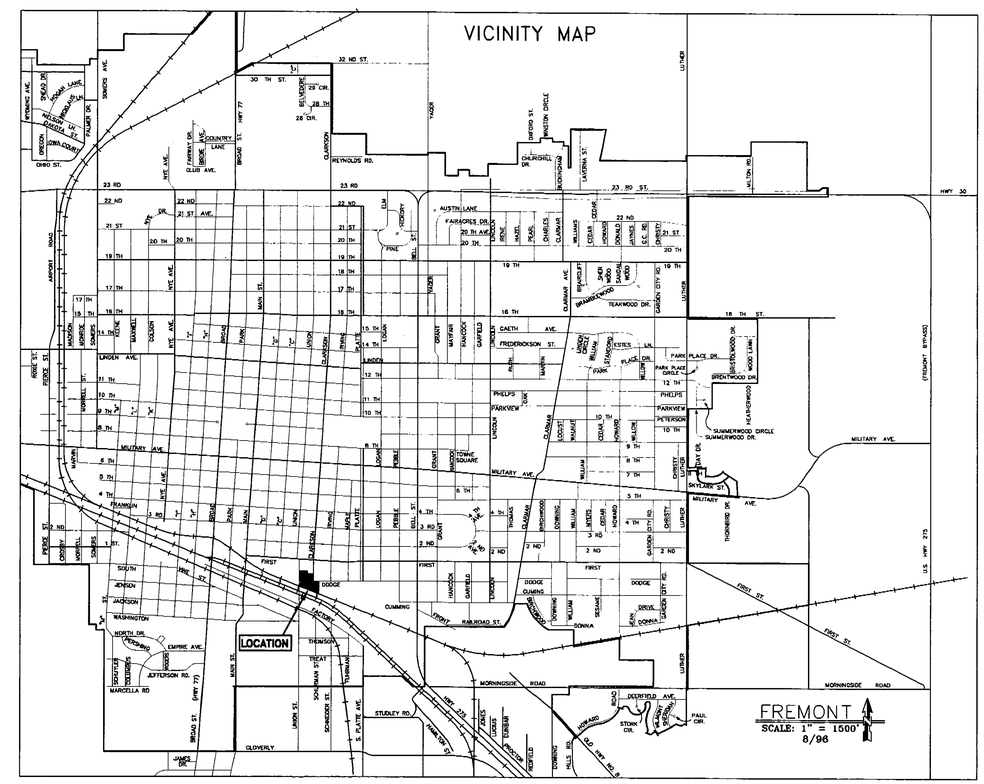
TRACT B:
LOTS 1, 2, 3 AND 4 OF BLOCK 2 AND THE WEST 60 FEET OF LOTS 1, 2 AND 3 OF BLOCK 3, BLAIR'S ADDITION TO THE CITY OF FREMONT, DODGE COUNTY, NEBRASKA AND VACATED CLARKSON STREET BETWEEN SAID BLOCKS 2 AND 3, AND THE PARCEL OF LAND LYING SOUTH OF THE ABOVE DESCRIBED PROPERTY AND NORTH OF A LINE 8.5 FEET NORTH OF AND PARALLEL TO THE CENTER LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY'S SPUR TRACK I.C.C. NO. 42, AS SAID SPUR TRACK WAS LOCATED AND ESTABLISHED PRIOR TO REMOVAL, ALL IN SECTION 23, TOWNSHIP 17 NORTH, RANGE 8 EAST OF THE 6TH P.M., FREMONT, DODGE COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 2; THENCE S90°00'00"E (ASSUMED BEARING) ALONG THE NORTH LINE OF SAID BLOCK 2, THE NORTH LINE OF SAID VACATED CLARKSON STREET AND THE NORTH LINE OF SAID LOT 1, BLOCK 3 A DISTANCE OF 343.82 FEET TO A POINT LYING 60.00 FEET EAST OF THE WEST LINE OF SAID BLOCK 3; THENCE S00°10'08"W PARALLEL TO SAID WEST LINE A DISTANCE OF 231.68 FEET TO A POINT DISTANT 8.5 FEET NORTHEASTERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY'S SPUR TRACK, KNOWN AS I.C.C. NO. 42, AS SAID SPUR TRACK WAS LOCATED AND ESTABLISHED PRIOR TO REMOVAL; THENCE N66°24'59"W PARALLEL TO SAID SPUR TRACK A DISTANCE OF 374.61 FEET TO A POINT ON THE EAST LINE OF UNION STREET; THENCE N00°07'41"E ALONG SAID EAST LINE A DISTANCE OF 81.80 FEET TO THE POINT OF BEGINNING, CONTAINING 53,884 SQUARE FEET OR 1.24 ACRES, MORE OR LESS.

NOTE: ALL BEARINGS & DISTANCES ARE ACTUAL UNLESS OTHERWISE NOTED.

SCALE: 1"=30'

LEGEND

- A ACTUAL DISTANCE
- P PLATTED DISTANCE
- R RECORDED DISTANCE
- ○ FOUND CORNER
- ✕ SET 5/8" STARBIT HOLE IN CONC.
- ● SET 5/8" X 2' REBAR
- OT OPEN TOP PIPE
- POWER POLE
- LIGHT POLE
- MW MONITORING WELL
- OHE OVERHEAD ELECTRIC
- UGE UNDERGROUND ELECTRIC
- UGT UNDERGROUND TELEPHONE
- W WATER MAIN
- SAN SANITARY SEWER
- CONCRETE AREA
- DECIDUOUS TREE
- CONIFEROUS TREE
- PROPERTY LINE
- MH MANHOLE



CERTIFICATION:

TO: DODGE COUNTY TITLE & ESCROW CO., CHICAGO TITLE INSURANCE COMPANY, ANHEUSER-BUSCH WHOLESALER DEVELOPMENT CORPORATION II, EAGLE BEVERAGE SALES & SERVICE LIMITED PARTNERSHIP, STANDARD DISTRIBUTING COMPANY OF FREMONT:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (i) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1997, AND INCLUDES ITEMS 1, 2, 7a, 8, 10 AND 11 OF TABLE A THEREOF, AND (ii) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AN IN EFECT ON THE DATE OF THIS CERTIFICATION) OF AN URBAN SURVEY.

DATE: 10/31/2000

STEPHEN W. DODD, LS-503-NE

NEBRASKA REGISTERED LS-503 LAND SURVEYOR STEPHEN W. DODD

ADOPTED BY AMERICAN LAND TITLE ASSOCIATION ON SEPTEMBER 27, 1997.
ADOPTED BY BOARD OF DIRECTORS, AMERICAN CONGRESS ON SURVEYING AND MAPPING ON APRIL 10, 1997.
ADOPTED BY BOARD OF DIRECTORS, NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS ON APRIL 8, 1997.

RECEIVED
JAN 12 2001
SURVEY RECORD REPOSITORY
$250
Dodge County
500-597

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Stephen W. Dodd
P.E. & L.S.
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