



**DAY ACRES THIRD ADDITION**  
 PART OF THE NW1/4 OF THE NW1/4 OF SECTION 19, T17N, R9E  
 FINAL PLAT

ALL LOT CORNERS, CHANGES IN DIRECTION AND THE BEGINNING AND END OF CURVES ARE MARKED WITH 1/2" X 3/8" REBAR OR IRON NAIL FLUSH WITH THE GROUND, EXCEPT THAT LOCATIONS NOTED WITH \* ARE MARKED WITH 1/2" X 3/8" REBAR ENCASED IN 4" CONCRETE.

SCALE: 1" = 100'

| LOT AREAS       |       |
|-----------------|-------|
| LOT NO.         | AREA  |
| LOT 1, BLOCK 1  | 13327 |
| LOT 2, BLOCK 1  | 12000 |
| LOT 3, BLOCK 1  | 12000 |
| LOT 4, BLOCK 1  | 12000 |
| LOT 5, BLOCK 1  | 12000 |
| LOT 6, BLOCK 1  | 12000 |
| LOT 7, BLOCK 1  | 12000 |
| LOT 8, BLOCK 1  | 12000 |
| LOT 9, BLOCK 1  | 12000 |
| LOT 10, BLOCK 1 | 12000 |
| LOT 11, BLOCK 1 | 12000 |
| LOT 12, BLOCK 1 | 12000 |
| LOT 13, BLOCK 1 | 12000 |
| LOT 14, BLOCK 1 | 12000 |
| LOT 15, BLOCK 1 | 12000 |
| LOT 16, BLOCK 1 | 12000 |
| LOT 17, BLOCK 1 | 12000 |
| LOT 18, BLOCK 1 | 12000 |
| LOT 19, BLOCK 1 | 12000 |
| LOT 20, BLOCK 1 | 12000 |
| LOT 21, BLOCK 1 | 12000 |
| LOT 22, BLOCK 1 | 12000 |
| LOT 23, BLOCK 1 | 12000 |
| LOT 24, BLOCK 1 | 12000 |
| LOT 25, BLOCK 1 | 12000 |
| LOT 26, BLOCK 1 | 12000 |
| LOT 27, BLOCK 1 | 12000 |
| LOT 28, BLOCK 1 | 12000 |
| LOT 29, BLOCK 1 | 12000 |
| LOT 30, BLOCK 1 | 12000 |

CURVE DATA

| NUMBER | DELTA      | R (FT) | L (FT) | LC (FT) | LC BRO        |
|--------|------------|--------|--------|---------|---------------|
| C1     | 90°37'22"  | 2000   | 31634* | 2844    | S 49°04'08" E |
| C2     | 90°26'48"  | 2000   | 31204* | 2836    | N 44°32'27" E |
| C3     | 06°39'09"  | 261.95 | 30.41  | 30.40   | N 36°44'45" E |
| C4     | 131°11'19" | 227.50 | 52.37  | 52.29   | S 44°33'00" W |
| C5     | 89°53'30"  | 147.50 | 235.41 | 205.40  | N 45°46'40" E |
| C6     | 10°09'58"  | 372.50 | 65.76  | 65.68   | N 84°30'02" E |
| C7     | 81°08'17"  | 2000   | 28.32  | 28.01   | N 32°02'48" E |
| C8     | 49°49'11"  | 172.50 | 149.89 | 145.31  | S 25°01'00" E |
| C9     | 90°00'00"  | 2000   | 31.42  | 28.28   | N 85°04'16" E |
| C10    | 07°33'00"  | 227.50 | 29.99  | 29.88   | N 82°02'50" E |
| C11    | 20°44'38"  | 172.50 | 62.44  | 62.10   | S 30°29'30" W |
| C12    | 90°00'00"  | 2000   | 31.42  | 28.28   | S 45°54'41" E |
| C13    | 02°22'23"  | 261.95 | 10.85  | 10.85   | N 34°36'21" E |
| C14    | 85°42'14"  | 2000   | 29.92  | 27.21   | N 07°04'04" W |
| C15    | 85°42'14"  | 2000   | 29.92  | 27.21   | S 82°05'57" W |
| C16    | 85°42'14"  | 2000   | 29.92  | 27.21   | S 82°05'57" W |
| C17    | 34°11'16"  | 55.00  | 32.82  | 32.33   | S 22°58'41" W |
| C18    | 261°04'15" | 55.00  | 205.41 | 83.08   | N 43°09'46" E |
| C19    | 47°02'58"  | 55.00  | 45.82  | 44.49   | N 83°02'46" E |
| C20    | 89°42'07"  | 2000   | 29.92  | 27.20   | N 07°04'38" W |
| C21    | 28°25'38"  | 227.50 | 104.52 | 104.00  | N 32°02'50" E |
| C22    | 77°12'22"  | 2000   | 26.94  | 24.95   | N 82°05'57" W |
| C23    | 103°04'31" | 427.50 | 76.97  | 76.86   | S 84°30'58" W |
| C24    | 89°53'30"  | 92.50  | 163.2  | 130.68  | S 45°46'40" E |
| C25    | 01°15'08"  | 227.50 | 4.97   | 4.97    | N 04°04'04" W |
| C26    | 89°53'30"  | 120.00 | 168.77 | 168.55  | N 45°46'40" E |
| C27    | 12°42'52"  | 400.00 | 86.76  | 86.58   | N 83°02'48" E |
| C28    | 49°49'11"  | 2000   | 173.90 | 168.48  | N 25°01'00" E |
| C29    | 20°44'38"  | 200.00 | 72.41  | 72.00   | N 02°29'30" E |

NOTE: NO DRIVEWAYS SHALL BE PERMITTED FROM ANY LOT ON TO LUTHER ROAD.

CORNER TIES

A NW/4 CORNER SEC. 19-17-9 FOUND STAINED HOLE IN CONCRETE 48.01' N TO NAIL & DISK ON POWER POLE 36.57' SW TO NAIL & DISK ON POWER POLE 80.15' SE TO NAIL & DISK ON POWER POLE 58.04' SSW TO TOP CENTER FIRE HYDRANT

B NW CORNER SEC. 19-17-9 FOUND NAIL IN CENTERLINE OF PAVEMENT 28.48' N TO NAIL ON POWER POLE 32.55' WNW TO NAIL ON POWER POLE 42.40' SE TO NAIL ON POWER POLE 5.26' SE TO CENTER OF WATER VALVE

C NE CORNER NW1/4 NW1/4 SEC. 19-17-9 FOUND 5/8" REBAR 1.6' TO PROJECTION OF FENCE LINE NORTH 16' N TO PROJECTION OF CENTERLINE OF DITCH FROM EAST 18.07' NNE TO NW CORNER OF NORTH CONC. BOX MANHOLE 11.27' NE TO NW CORNER OF SOUTH CONC. BOX MANHOLE 8.77' ENE TO SW CORNER OF SOUTH CONC. BOX MANHOLE

LEGEND

- FOUND 1/2" REBAR
- FOUND 5/8" REBAR IN CONC.
- FOUND 5/8" OPEN TOP PIPE
- FOUND SECTION CORNER
- A ACTUAL DISTANCE
- P PLATTED DISTANCE
- R RECORDED DISTANCE
- 3 BLOCK NUMBER

0080

**LEGAL DESCRIPTION**

A PARCEL OF LAND IN THE NW1/4 NW1/4 OF SECTION 19, T17N, R9E OF THE 6<sup>TH</sup> P.M., DODGE COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 19; THENCE S00°00'00" (ASSUMED BEARING) ALONG THE WEST LINE OF SAID SECTION 19 A DISTANCE OF 506.13 FEET; THENCE N90°00'00" A DISTANCE OF 37.50 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET THROUGH A CENTRAL ANGLE OF 90°12'22" AN ARC DISTANCE OF 31.63 FEET AND HAVING A CHORD BEARING S49°04'06" E A DISTANCE OF 28.44 FEET TO A POINT ON THE NORTH LINE OF 8<sup>TH</sup> STREET; THENCE S89°58'41" E ALONG SAID NORTH LINE A DISTANCE OF 109.99 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET THROUGH A CENTRAL ANGLE OF 90°26'46" AN ARC DISTANCE OF 31.37 FEET HAVING A CHORD BEARING N44°43'27" E A DISTANCE OF 28.39 FEET TO A POINT ON THE WEST LINE OF DAY DRIVE; THENCE S89°56'07" E A DISTANCE OF 54.89 FEET TO A POINT ON THE EAST LINE OF SAID DAY DRIVE; THENCE S00°31'20" E ALONG THE EAST LINE OF SAID DAY DRIVE A DISTANCE OF 13.69 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK 3, DAY ACRES ADDITION;

THE FOLLOWING COURSES AND DISTANCES FOLLOW THE NORTHERLY AND EASTERLY LINES OF LOTS 1 THROUGH 9, BLOCK 3, DAY ACRES ADDITION:

THENCE S89°55'57" E ALONG THE NORTH LINE OF SAID LOT 1 A DISTANCE OF 124.91 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE S00°02'08" E ALONG THE EAST LINE OF SAID LOT 1 A DISTANCE OF 75.04 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE S00°01'02" W ALONG THE EAST LINE OF LOT 2 A DISTANCE OF 75.04 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE S29°11'41" E ALONG THE NORTHEASTERLY LINE OF LOT 3 A DISTANCE OF 7.44 FEET TO THE NORTHWEST CORNER OF LOT 4; THENCE S86°02'56" E ALONG THE NORTH LINE OF SAID LOTS 4 AND 5 A DISTANCE OF 137.22 FEET TO THE NORTHEAST CORNER OF SAID LOT 5; THENCE N87°46'18" E ALONG THE NORTH LINE OF LOT 6 A DISTANCE OF 16.37 FEET TO THE NORTHEAST CORNER OF SAID LOT 6; THENCE N67°29'19" E ALONG THE NORTH LINE OF LOT 7 A DISTANCE OF 92.13 FEET TO THE NORTHEAST CORNER OF SAID LOT 7; THENCE N54°01'31" E ALONG THE NORTH LINE OF LOT 8 A DISTANCE OF 68.06 FEET TO THE NORTHEAST CORNER OF SAID LOT 8; THENCE N42°09'59" E ALONG THE NORTHEASTERLY LINE OF LOT 9 A DISTANCE OF 55.18 FEET TO THE NORTHWEST CORNER OF SAID LOT 9; THENCE S56°52'51" E ALONG THE NORTHEAST LINE OF SAID LOT 9 A DISTANCE OF 125.00 FEET TO THE EASTMOST CORNER OF SAID LOT 9 ON THE NORTHWESTERLY LINE OF SKYLARK STREET;

THENCE N39°25'53" E ALONG SAID NORTHWESTERLY LINE OF SKYLARK STREET A DISTANCE OF 159.69 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 262.85 FEET THROUGH A CENTRAL ANGLE OF 06°39'09" AN ARC DISTANCE OF 30.41 FEET HAVING A CHORD BEARING N36°44'45" E A DISTANCE OF 30.40 FEET; THENCE N45°04'15" E A DISTANCE OF 53.96 FEET TO A POINT ON THE NORTHEASTERLY LINE OF ABERDEEN STREET; THENCE

44°55'41" E ALONG SAID NORTHEASTERLY LINE OF ABERDEEN STREET A DISTANCE OF 47.13 FEET TO THE SOUTHWEST CORNER OF LOT 1, DAY ACRES 2<sup>ND</sup> ADDITION; THENCE N18°01'07" E ALONG THE WESTERLY LINE OF LOTS 1 AND 2 OF SAID DAY ACRES 2<sup>ND</sup> ADDITION A DISTANCE OF 103.21 FEET; THENCE N34°26'33" E ALONG THE NORTHWESTERLY LINE OF LOTS 2 AND 3 OF SAID DAY ACRES 2<sup>ND</sup> ADDITION A DISTANCE OF 57.43 FEET; THENCE N62°37'45" W A DISTANCE OF 97.88 FEET; THENCE S89°53'30" W A DISTANCE OF 66.76 FEET; THENCE N21°24'50" W A DISTANCE OF 101.63 FEET; THENCE N29°11'15" W A DISTANCE OF 55.00 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 227.50 FEET THROUGH A CENTRAL ANGLE OF 13°11'19" AN ARC DISTANCE OF 52.37 FEET HAVING A CHORD BEARING S41°01'05" W A DISTANCE OF 52.25 FEET; THENCE N39°49'54" W A DISTANCE OF 65.56 FEET; THENCE N01°55'01" W A DISTANCE OF 133.77 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 19 A DISTANCE OF 744.94 FEET TO THE POINT OF BEGINNING, CONTAINING 12.04 ACRES, MORE OR LESS.

**PLANNING COMMISSION APPROVAL**

ON THIS 12<sup>TH</sup> DAY OF June, A.D. 1999, THIS PLAT OF DAY ACRES THIRD ADDITION WAS APPROVED AND ACCEPTED BY THE PLANNING COMMISSION OF THE CITY OF FREMONT, DODGE COUNTY, NEBRASKA.

*Carl Shuman*  
 CLERK

**CITY COUNCIL ACCEPTANCE**

ON THIS 27<sup>TH</sup> DAY OF June, A.D. 1999, THIS PLAT OF DAY ACRES THIRD ADDITION WAS APPROVED AND ACCEPTED BY RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FREMONT, DODGE COUNTY, NEBRASKA.

*Carl Shuman* *Richard J. Voeks*  
 MAYOR CLERK

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY AS THE UNDERSIGNED REGISTERED LAND SURVEYOR, THAT I HAVE SURVEYED THE TRACT OF LAND SHOWN AND DESCRIBED HERON, AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR WILL BE SET AS DESCRIBED HERON, ON OR BEFORE SEPTEMBER 1, 1999.

*Stephen W. Dodd*  
 STEPHEN W. DODD, LS-503  
 5/28/1999  
 DATE

0081

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS: THAT DON PETERSON & ASSOCIATES REAL ESTATE CO., BRUCE COCKEN, PRESIDENT, OWNER AND PROPRIETOR OF THE TRACT OF LAND SHOWN AND DESCRIBED HERON, HAVE CAUSED THE SAME TO BE DIVIDED INTO LOTS, BLOCKS, AND STREETS, SAID SUBDIVISION TO BE KNOWN AS DAY ACRES THIRD ADDITION, THE LOTS AND BLOCKS TO BE NUMBERED AS SHOWN AND WE HEREBY DEDICATE TO THE PUBLIC PERPETUAL PUBLIC USE THE STREETS TO BE KNOWN AS LUTHER ROAD, DAY DRIVE ABERDEEN STREET AND SUBURST DRIVE AT THE LOCATIONS AND TO THE WIDTHS SHOWN HERON AND WE DO ALSO GRANT EASEMENTS AT THE LOCATIONS AND TO THE WIDTHS SHOWN HERON TO THE CITY OF FREMONT, ANY PUBLIC OR PRIVATE UTILITY COMPANY, AND FOR THE USE OF ABUTTING PROPERTY OWNERS, PERPETUAL EASEMENTS AT THE LOCATION AND WIDTHS SHOWN 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 GARDENS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREBY GRANTED.

IN WITNESS WHEREOF, I DO HEREBY SET MY HANDS THE 3<sup>RD</sup> DAY OF June, 1999, A.D.

*Bruce Cocken*  
 BRUCE COCKEN, PRESIDENT  
 FOR: DON PETERSON & ASSOCIATES REAL ESTATE CO.

**ACKNOWLEDGEMENT**

STATE OF NEBRASKA )  
 )  
 COUNTY OF DODGE ) SS

ON THIS 3<sup>RD</sup> DAY OF June, A.D. 1999, BEFORE ME, A GENERAL NOTARY PUBLIC, PERSONALLY APPEARED BRUCE COCKEN, PRESIDENT OF DON PETERSON & ASSOCIATES REAL ESTATE CO., WHO IS KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME APPEARS ON THE FOREGOING DEDICATION, AND WHO HEREBY ACKNOWLEDGES THE SIGNING OF SAID INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

IN WITNESS MY HAND AND OFFICIAL SEAL DATE LAST AFORESAID.

*Don Peterson*  
 GENERAL NOTARY PUBLIC

COMMISSION EXPIRES \_\_\_\_\_

