

Plot #510

2002 AUG 12 PM 10:32
Chad W. Marsh
REGISTERED LAND SURVEYOR
STATE OF NEBRASKA

DIERS SECOND ADDITION TO THE CITY OF FREMONT, DODGE COUNTY, NEBRASKA A PLATTING BEING PART OF THE N1/2 OF SECTION 18, TOWNSHIP 17 NORTH, RANGE 9 EAST OF THE 6TH P.M. AND LOT 3 BLOCK 1 AND LOT 1 BLOCK 2, DIERS ADDITION

LEGAL DESCRIPTION

Lot 3, Block 1, and Lot 1, Block 2, Diers Addition to the City of Fremont, together with a tract of land located in the N1/2 of Section 18, T17N, R9E of the 6th P.M., Dodge County, Nebraska, being more particularly described as follows:

Beginning at the Southeast corner of said Lot 1 Diers Addition; thence S89°57'04"W (platted bearing), 447.21 feet on the South line of said Lot 1; thence N00°02'56"W, 100.00 feet; thence Northeastery for the next 3 courses on the West right of way line of Diers Parkway 1/3 on a 300.00 foot radius curve to the left, 365.84 feet (long chord bears N02°27'37"E, 340.30 feet); 2/3 on a 440.00 foot radius curve to the left, 486.47 feet (long chord bears N07°49'47"W, 462.07 feet); 3/3 on a 300.00 foot radius curve to the left, 310.36 feet to the West line of said Lot 3, Block 1; thence Northerly on a 1000.00 foot radius curve to the right, 1136.39 feet (long chord bears N00°37'06"W, 1081.24 feet) on the West line of said Lot 3, Block 1; thence Northeastery on a 550.00 foot radius curve to the left, 42.52 feet (long chord bears N22°18'27"E, 42.51 feet) on the West line of said Lot 3, Block 1; thence Westerly on a 1000.00 foot radius curve to the left, 248.59 feet (long chord bears S79°23'20"W, 205.39 feet); thence N00°02'56"W, 443.86 feet to the South right of way line of U.S. Highway 30; thence S89°53'45"E, 550.67 feet on said South right of way line; thence N84°43'37"E, 423.05 feet on said South right of way line; thence S00°03'37"W, 449.84 feet; thence S85°29'43"W, 197.03 feet; thence Westerly on a 1337.50 foot radius curve to the right, 53.81 feet (long chord bears S88°08'20"W, 63.80 feet); 2/3 on a 250.00 foot radius curve to the left, 643.07 feet (long chord bears S09°10'24"E, 607.06 feet); 3/3 on a 740.00 foot radius curve to the right, 818.15 feet (long chord bears S10°49'45"E, 777.11 feet); 5/3 on a 600.00 foot radius curve to the right, 219.04 feet (long chord bears S31°18'11"W, 217.82 feet) to the point of beginning, containing 32.37 acres more or less.

I, Chad W. Marsh, a Registered Land Surveyor in the State of Nebraska, hereby certify that this Plat of Diers Second Addition was surveyed under my direct supervision and that said Plat is correct to the best of my knowledge and belief.

Chad W. Marsh
REGISTERED LAND SURVEYOR
STATE OF NEBRASKA
April 26, 2002

DEDICATION

Know all men by these presents that Walter C. Diers Partnership, Charles H. Diers, General Partner owners and proprietors of the land embraced within this plat and described in the surveyor's certificate, have caused the same to be subdivided into lots, blocks and streets, and we approve the disposition of the property as shown on this plat and we hereby dedicate to the public for perpetual public use the street to be known as 22nd Street at the location and to the width shown hereon and we do also grant easements to the lot owners and to the width shown on this plat to the City of Fremont and any public or private utility for reciprocal use by shutting property owners for the purpose of construction and maintenance of utility lines, poles and drainage facilities, no permanent building 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.

In Witness whereof, I do hereby set my hands the 30 day of April, 2002, A.D.

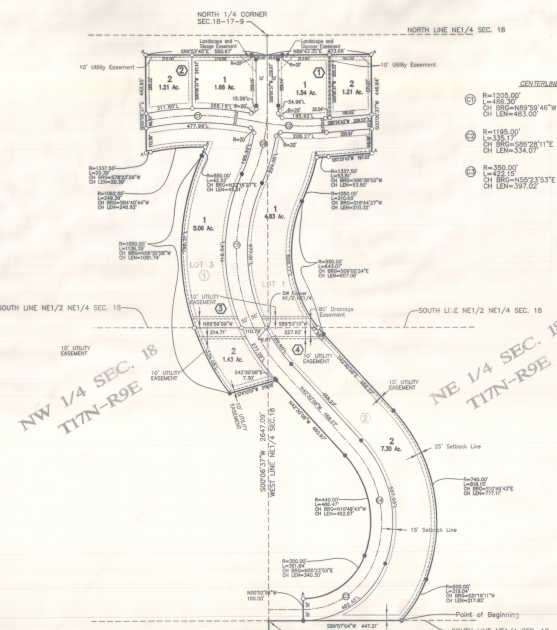
Charles H. Diers
Walter C. Diers Partnership

Acknowledgement

State of Nebraska) ss
County of Dodge)
On this 30 day of April, 2002, A.D. before me, a notary public in and for said county, personally appeared the above named Charles H. Diers, General Partner of Walter C. Diers Partnership, who is personally known to me to be the identical person whose name is affixed to the instrument, and he acknowledges the execution thereof to be his voluntary act and deed.

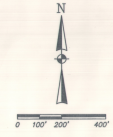
Witness my hand and official seal the last date aforesaid.
Chad W. Marsh
Notary Public
My commission expires on the 30 day of April, 2002, A.D.

33-117123-01 (PLAT) 08/20/2002
2002-08-20-2002 10:37:00 AM



CENTERLINE CURVE DATA

1	R=493.00'
2	R=1185.00'
3	R=222.00'
4	R=1000.00'
5	R=1000.00'
6	R=1000.00'



- #### LEGEND
- Found Monument (2" x 2" Rebar)
 - Set Monument (2" x 2" x 24" Rebar)
 - Set 2.5" x 2.5" Rebar in Concrete Stone
 - Corner Point
 - Section Line
 - Centerline Street
 - Easement
 - Boundary Line
 - Lot Line
 - Building Setback Line

APPROVAL OF CITY PLANNING COMMISSION

This plat of Diers Second Addition was approved by the City Planning Commission of the City of Fremont, Nebraska this 15th day of April, 2002, A.D.

Chad W. Marsh
Chairman

FREMONT CITY COUNCIL ACCEPTANCE

This plat of Diers Second Addition was approved by the City Council of Fremont, Nebraska this 30th day of April, 2002, A.D.

Walter C. Diers
Mayor



- #### GENERAL NOTES:
- * Current land use is Agricultural
 - * No direct vehicular access allowed onto Diers Parkway
 - * Owners Engineer or City of Fremont Engineering Department is responsible for utility layout and design
 - * All lots shall be provided with a 10 foot utility easement along the rear lot line
 - * All pavement widths are 32 feet except as otherwise shown
 - * Minimum Building Setback Line is:
Front = 25 feet
200' lot = 15 feet
Rear = 25 feet

DEVELOPER:
MR. CHARLES DIERS
2448 NORTH BROAD
FREMONT, NEBRASKA 68025

OWNER:
MR. CHARLES DIERS
2448 NORTH BROAD
FREMONT, NEBRASKA 68025

KIRKHAM MICHAEL
CONSULTING ENGINEERS
1200 601 ROAD, 600, P.O. BOX 4000, DAVENPORT, IOWA 52804
IOWA (515) 351-5600 FAX (515) 351-5600

SHEET 1 OF 1
KM 971226