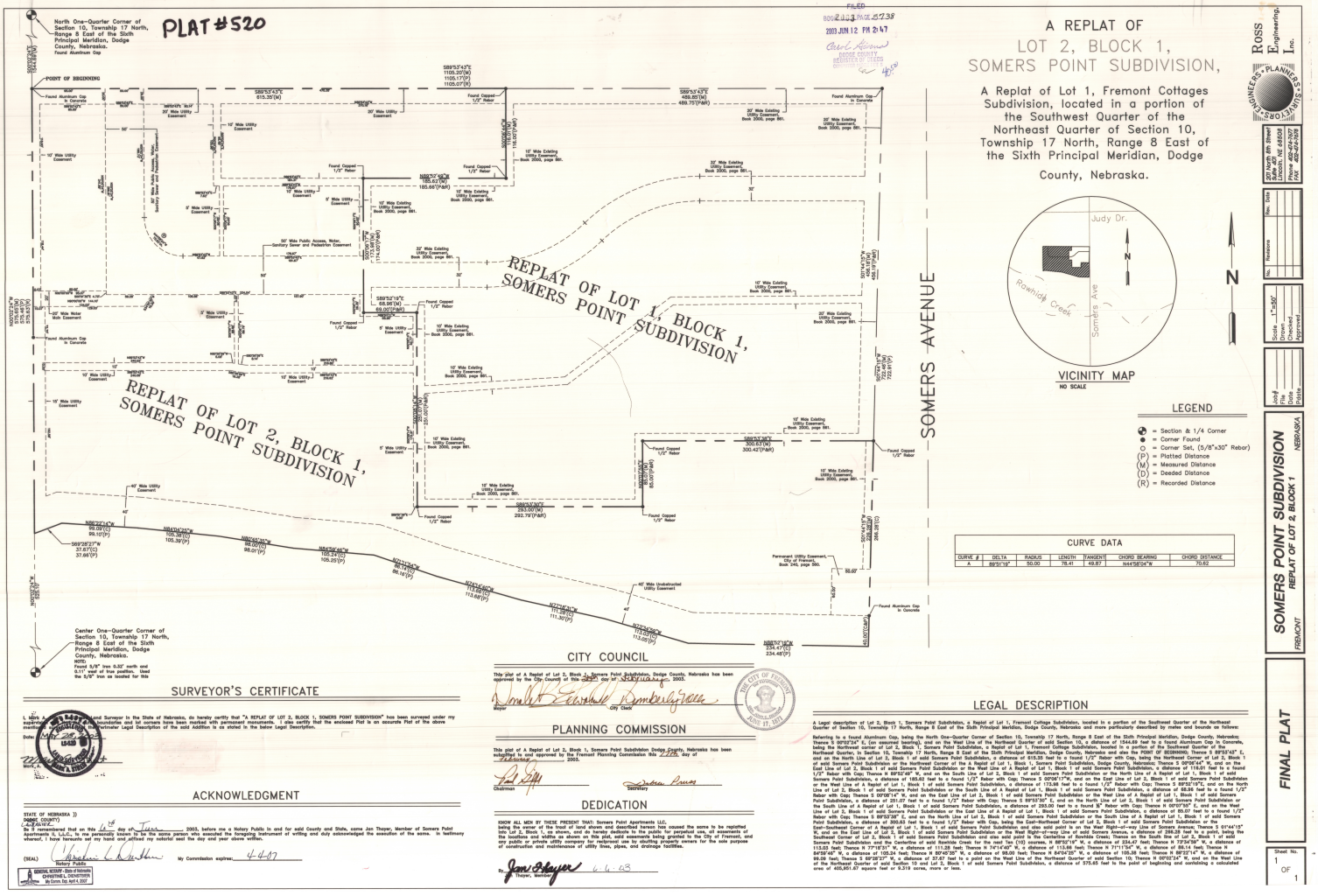
PLAT #520

FILED
BOOK 2003 PAGE 5738
2003 JUN 12 PM 2:47
Carol Aiken
DODGE COUNTY
REGISTER OF DEEDS
$40.00

A REPLAT OF LOT 2, BLOCK 1, SOMERS POINT SUBDIVISION,

A Replat of Lot 1, Fremont Cottages Subdivision, located in a portion of the Southwest Quarter of the Northeast Quarter of Section 10, Township 17 North, Range 8 East of the Sixth Principal Meridian, Dodge County, Nebraska.



LEGEND

- = Section & 1/4 Corner
- = Corner Found
- = Corner Set, (5/8"x30" Rebar)
- (P) = Platted Distance
- (M) = Measured Distance
- (D) = Deeded Distance
- (R) = Recorded Distance

CURVE DATA

CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
A	89°51'19"	50.00	78.41	49.87	N44°58'04"W	70.62

SURVEYOR'S CERTIFICATE

I, Mark A. Ross, Registered Land Surveyor in the State of Nebraska, do hereby certify that "A REPLAT OF LOT 2, BLOCK 1, SOMERS POINT SUBDIVISION" has been surveyed under my supervision, that boundaries and lot corners have been marked with permanent monuments. I also certify that the enclosed Plat is an accurate Plat of the above mentioned Addition and the perimeter Legal Description of the said Addition is as stated in the below Legal Description.

Dated this 2nd day of June, 2003.

Mark A. Ross
LB 458

ACKNOWLEDGMENT

STATE OF NEBRASKA))
DODGE COUNTY)

BE IT REMEMBERED that on this 4th day of June 2003, before me a Notary Public in and for said County and State, came Jon Theyer, Member of Somers Point Apartments II, L.L.C., to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same. In testimony whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.

Christine L. Lundstrom
Notary Public

(SEAL)

GENERAL NOTARY - State of Nebraska
CHRISTINE L. LUNDSTROM
My Comm. Exp. April 4, 2007

My Commission expires: 4-4-07

CITY COUNCIL

This plat of A Replat of Lot 2, Block 1, Somers Point Subdivision, Dodge County, Nebraska has been approved by the City Council of this 3rd day of September, 2003.

Mayor

City Clerk

PLANNING COMMISSION

This plat of A Replat of Lot 2, Block 1, Somers Point Subdivision Dodge County, Nebraska has been submitted to and approved by the Fremont Planning Commission this 27th day of August, 2003.

Chairman

Secretary

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT: Somers Point Apartments LLC, being the owner of the tract of land shown and described hereon has caused the same to be replatted into Lot 2, Block 1, as shown, and do hereby dedicate to the public for perpetual use, all easements of the locations and widths as shown on this plat, said easements being granted to the City of Fremont, and any public or private utility company for reciprocal use by abutting property owners for the sole purpose of construction and maintenance of utility lines, pipes, and drainage facilities.

By: Jon Theyer, Member 6-4-03

LEGAL DESCRIPTION

A Legal description of Lot 2, Block 1, Somers Point Subdivision, a Replat of Lot 1, Fremont Cottage Subdivision, located in a portion of the Southwest Quarter of the Northeast Quarter of Section 10, Township 17 North, Range 8 East of the Sixth Principal Meridian, Dodge County, Nebraska and more particularly described by metes and bounds as follows:

Referring to a found Aluminum Cap, being the North One-Quarter Corner of Section 10, Township 17 North, Range 8 East of the Sixth Principal Meridian, Dodge County, Nebraska; thence S 89°53'43" E, and on the North Line of the Northeast Quarter of said Section 10, a distance of 1105.20 feet to a found Copped 1/2" Rebar, being the Northwest corner of Lot 2, Block 1, Somers Point Subdivision, a Replat of Lot 1, Fremont Cottage Subdivision, located in a portion of the Southwest Quarter of the Northeast Quarter, in Section 10, Township 17 North, Range 8 East of the Sixth Principal Meridian, Dodge County, Nebraska and also the POINT OF BEGINNING; Thence S 89°53'43" E, and on the North Line of Lot 2, Block 1 of said Somers Point Subdivision, a distance of 615.35 feet to a found 1/2" Rebar with Cap, being the Northeast Corner of Lot 2, Block 1 of said Somers Point Subdivision or the Northwest Corner of the A Replat of Lot 1, Block 1, Somers Point Subdivision, Dodge County, Nebraska; Thence S 00°06'44" W, and on the East Line of Lot 2, Block 1 of said Somers Point Subdivision or the West Line of A Replat of Lot 1, Block 1 of said Somers Point Subdivision, a distance of 116.01 feet to a found 1/2" Rebar with Cap; Thence N 89°53'48" W, and on the South Line of Lot 2, Block 1 of said Somers Point Subdivision or the North Line of A Replat of Lot 1, Block 1 of said Somers Point Subdivision, a distance of 185.66 feet to a found 1/2" Rebar with Cap; Thence S 00°06'12" W, and on the East Line of Lot 2, Block 1 of said Somers Point Subdivision or the West Line of A Replat of Lot 1, Block 1 of said Somers Point Subdivision, a distance of 173.58 feet to a found 1/2" Rebar with Cap; Thence S 89°52'18"E, and on the North Line of Lot 2, Block 1 of said Somers Point Subdivision or the South Line of A Replat of Lot 1, Block 1 of said Somers Point Subdivision, a distance of 68.96 feet to a found 1/2" Rebar with Cap; Thence S 00°08'14" W, and on the East Line of Lot 2, Block 1 of said Somers Point Subdivision or the West Line of A Replat of Lot 1, Block 1 of said Somers Point Subdivision, a distance of 251.07 feet to a found 1/2" Rebar with Cap; Thence S 89°53'30" E, and on the North Line of Lot 2, Block 1 of said Somers Point Subdivision or the South Line of A Replat of Lot 1, Block 1 of said Somers Point Subdivision, a distance of 293.00 feet to a found 5/8" Rebar with Cap; Thence N 00°07'50" E, and on the West Line of Lot 2, Block 1 of said Somers Point Subdivision or the East Line of A Replat of Lot 1, Block 1 of said Somers Point Subdivision, a distance of 80.07 feet to a found 1/2" Rebar with Cap; Thence S 89°53'28" E, and on the North Line of Lot 2, Block 1 of said Somers Point Subdivision or the South Line of A Replat of Lot 1, Block 1 of said Somers Point Subdivision, a distance of 300.63 feet to a found 1/2" Rebar with Cap, being the East-Northeast Corner of Lot 2, Block 1 of said Somers Point Subdivision or the Southeast Corner of A Replat of Lot 1, Block 1 of said Somers Point Subdivision; Thence S 00°14'47" W, and on the East Line of Lot 2, Block 1 of said Somers Point Subdivision or the West Right-of-way Line of said Somers Avenue, a distance of 292.79 feet to a point, being the Southeast Corner of Lot 2, Block 1 of said Somers Point Subdivision and also said point in the Centerline of Rowhide Creek; Thence on the South line of Lot 2, Block 1 of said Somers Point Subdivision and the Centerline of said Rowhide Creek for the next ten (10) courses, N 88°52'19" W, a distance of 234.47 feet; Thence N 73°54'58" W, a distance of 113.03 feet; Thence N 77°18'31" W, a distance of 111.28 feet; Thence N 74°17'49" W, a distance of 113.98 feet; Thence N 71°11'54" W, a distance of 88.14 feet; Thence N 68°56'46" W, a distance of 105.24 feet; Thence N 70°45'28" W, a distance of 98.00 feet; Thence N 84°04'26" W, a distance of 105.38 feet; Thence N 89°27'14" W, a distance of 98.00 feet; Thence S 89°38'27" W, a distance of 37.87 feet to a point on the West Line of the Northeast Quarter of said Section 10; Thence N 00°02'34" W, and on the West Line of the Northeast Quarter of said Section 10, and the West Line of said Somers Point Subdivision, a distance of 575.65 feet to the point of beginning and containing a calculated area of 405,851.87 square feet or 9.319 acres, more or less.

ROSS Engineering, Inc.
SURVEYORS • ENGINEERS • PLANNERS
501 High 6th Street
Suite 401
Fremont, NE 68025
Phone 402-727-1007
FAX 402-727-1008

No.	Revisions	Rev. Date

Scale 1"=50'
Drawn
Checked
Approved

Job #
File
Plotted

SOMERS POINT SUBDIVISION
REPLAT OF LOT 2 BLOCK 1
FREMONT NEBRASKA

FINAL PLAT

Sheet No.
1
OF
1