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# Plat #52

FILED  
 BOOK 2003 PAGE 1101  
 2003 OCT 27 PM 2:55  
*Carol Hanna*  
 DODGE COUNTY  
 REGISTER OF DEEDS  
 COMPUTER INDEX FEES \$15.00

## FINAL PLAT OF DAY ACRES EAST ADDITION TO THE CITY OF FREMONT, NEBRASKA.

PART OF THE SE 1/4 SW 1/4 OF SECTION 18,  
 TOWNSHIP 17 NORTH, RANGE 9 EAST OF  
 THE 6TH P.M., DODGE COUNTY, NEBRASKA.

### LEGAL DESCRIPTION:

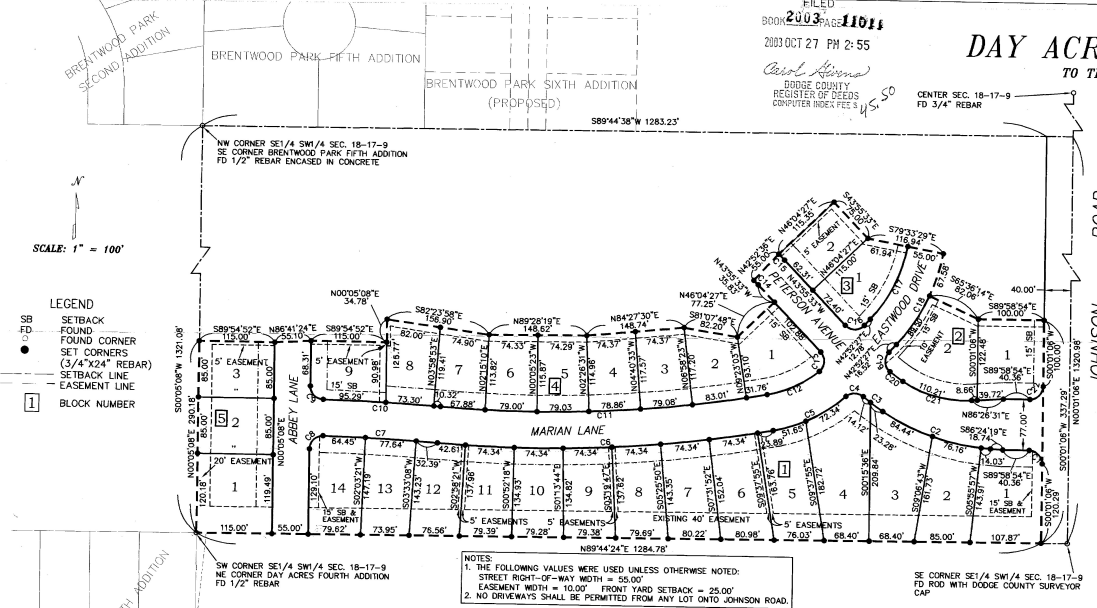
A PARCEL OF LAND LOCATED IN THE SE 1/4 SW 1/4 OF SECTION 18, TOWNSHIP 17 NORTH, RANGE 9 EAST OF THE 6TH P.M., DODGE COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT SOUTHWEST CORNER OF SAID SE 1/4 SW 1/4 SW 1/4, THENCE S89°44'24"W ALONG THE SOUTH LINE OF SAID SE 1/4 SW 1/4 SW 1/4 A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S89°44'24"W ALONG SAID SOUTH LINE A DISTANCE OF 1284.78 FEET TO THE SOUTHWEST CORNER OF SAID SE 1/4 SW 1/4 SW 1/4; THENCE N00°05'08"E ALONG THE WEST LINE OF SAID SE 1/4 SW 1/4 SW 1/4 A DISTANCE OF 290.18 FEET; THENCE N88°54'52"E A DISTANCE OF 115.00 FEET; THENCE N88°54'52"E A DISTANCE OF 55.10 FEET; THENCE N00°05'08"E A DISTANCE OF 115.00 FEET; THENCE N00°05'08"E A DISTANCE OF 34.78 FEET; THENCE S89°05'08"E A DISTANCE OF 156.90 FEET; THENCE N88°23'58"E A DISTANCE OF 148.82 FEET; THENCE N84°28'19"E A DISTANCE OF 148.74 FEET; THENCE S81°27'30"E A DISTANCE OF 148.74 FEET; THENCE S81°07'48"E A DISTANCE OF 82.20 FEET; THENCE N46°04'27"E A DISTANCE OF 77.25 FEET; THENCE N43°52'58"E A DISTANCE OF 35.83 FEET; THENCE ALONG A 172.50 FOOT RADIUS CURVE TO THE LEFT AN ARC DISTANCE OF 9.63 FEET THROUGH A CENTRAL ANGLE OF 03°11'50" HAVING A CHORD DIRECTION OF N45°31'28"W AND A CHORD LENGTH OF 9.62 FEET; THENCE N42°52'58"E A DISTANCE OF 115.35 FEET; THENCE N46°04'27"E A DISTANCE OF 55.00 FEET; THENCE N46°53'33"E A DISTANCE OF 75.00 FEET; THENCE S79°15'32"E A DISTANCE OF 115.94 FEET; THENCE ALONG A 277.50 FOOT RADIUS CURVE TO THE RIGHT AN ARC DISTANCE OF 67.58 FEET THROUGH A CENTRAL ANGLE OF 13°57'18" HAVING A CHORD DIRECTION OF S11°25'08"W AND A CHORD LENGTH OF 67.42 FEET; THENCE S65°06'14"E A DISTANCE OF 82.06 FEET; THENCE S89°44'24"E A DISTANCE OF 100.00 FEET TO WEST 88°44'E RIGHT-OF-WAY LINE OF JOHNSON ROAD; THENCE S00°01'06"W ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 337.29 FEET TO THE POINT OF BEGINNING; CONTAINING 10.09 ACRES, MORE OR LESS.

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

Dodd Engineering & Surveying

DAY ACRES EAST ADDITION  
 TO THE CITY OF FREMONT, NE.



NOTES:  
 1. THE FOLLOWING VALUES WERE USED UNLESS OTHERWISE NOTED:  
 STREET RIGHT-OF-WAY WIDTH = 55.00'  
 EASEMENT WIDTH = 10.00' FRONT YARD SETBACK = 25.00'  
 2. NO DRIVEWAYS SHALL BE PERMITTED FROM ANY LOT ONTO JOHNSON ROAD.

LOT AREAS			
LOT NUMBER	AREA	LOT NUMBER	AREA
LOT 1 BLOCK 1	14084	LOT 1 BLOCK 3	11217
LOT 2 BLOCK 1	12110	LOT 2 BLOCK 3	8206
LOT 3 BLOCK 1	15307	LOT 3 BLOCK 4	12043
LOT 4 BLOCK 1	12912	LOT 4 BLOCK 4	8501
LOT 5 BLOCK 1	12883	LOT 5 BLOCK 4	9025
LOT 6 BLOCK 1	12775	LOT 6 BLOCK 4	8924
LOT 7 BLOCK 1	11359	LOT 7 BLOCK 4	8866
LOT 8 BLOCK 1	10788	LOT 8 BLOCK 4	8622
LOT 9 BLOCK 1	10445	LOT 9 BLOCK 4	8930
LOT 10 BLOCK 1	10465	LOT 10 BLOCK 4	10173
LOT 11 BLOCK 1	10638	LOT 11 BLOCK 4	13781
LOT 12 BLOCK 1	11011	LOT 12 BLOCK 5	9775
LOT 13 BLOCK 1	12105		
LOT 14 BLOCK 1	11863		
LOT 15 BLOCK 2	15555		

CURVE TABLE						
NUMBER	DELTA	RADIUS	ARC LENGTH	CH. LENGTH	CH. BEC.	CH. BEC.
C1	90°00'00"	20.00	31.42	28.28	N44°58'54"W	
C2	29°25'48"	343.86	174.62	172.75	N71°51'25"W	
C3	07°43'19"	271.50	37.40	37.37	N83°28'52"W	
C4	81°58'49"	20.00	28.80	28.23	S89°23'23"W	
C5	31°33'37"	227.50	123.99	122.46	S84°04'47"W	
C6	14°29'01"	2007.50	512.52	511.18	S86°58'05"W	
C7	03°21'47"	2972.50	174.48	174.45	N87°30'18"W	
C8	80°43'41"	20.00	31.67	28.46	S45°29'58"W	
C9	89°17'41"	20.00	31.17	28.11	S44°33'43"E	
C10	03°23'09"	3027.50	178.90	178.88	S87°30'59"E	
C11	14°29'01"	1972.50	498.52	497.29	N86°58'05"E	
C12	29°11'18"	1172.50	87.68	86.83	N83°05'56"E	
C13	84°25'50"	20.00	32.96	29.36	N03°17'22"E	
C14	03°11'50"	172.50	6.63	6.62	N45°31'28"W	
C15	03°11'50"	172.50	12.70	12.69	S45°31'28"E	
C16	83°12'00"	20.00	32.53	29.06	N89°28'27"E	
C17	32°25'58"	222.50	125.85	124.27	N26°39'29"E	
C18	32°25'58"	277.50	157.08	154.89	S26°39'29"W	
C19	83°58'14"	20.00	32.79	29.24	S04°05'40"E	
C20	06°14'48"	222.50	24.25	24.24	S54°11'09"E	
C21	36°14'57"	174.20	110.21	108.88	S72°26'00"E	
C22	90°00'00"	20.00	31.42	28.28	N45°01'06"E	

PLANNING COMMISSION APPROVAL  
 ON THIS 18th DAY OF August A.D. 2003, THIS PLAT OF DAY ACRES EAST ADDITION WAS APPROVED AND ACCEPTED BY THE PLANNING COMMISSION OF THE CITY OF FREMONT, DODGE COUNTY, NEBRASKA.

CHAIR  
*John A. [Signature]*

CITY COUNCIL ACCEPTANCE  
 ON THIS 26th DAY OF August A.D. 2003, THIS PLAT OF DAY ACRES EAST ADDITION WAS APPROVED AND ACCEPTED BY RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FREMONT, DODGE COUNTY, NEBRASKA.

*Mark [Signature]*  
 CLERK

DEDICATION  
 KNOW ALL MEN BY THESE PRESENTS, THAT DON PETERSON AND ASSOCIATES REAL ESTATE CO., LARRY SHEPARD, PRESIDENT, OWNER AND PROPRIETOR OF THE TRACT OF LAND SHOWN AND DESCRIBED HEREON, HAS CAUSED THE SAME TO BE DIVIDED INTO LOTS, BLOCKS, AND STREETS, SAID SUBDIVISION TO BE KNOWN AS DAY ACRES EAST ADDITION, THE LOTS AND BLOCKS TO BE NUMBERED AS SHOWN 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 STREETS TO BE KNOWN AS PETERSON AVENUE, MARIAN LANE, EASTWOOD DRIVE AND ASBEY LANE AT THE LOCATIONS AND TO THE WIDTHS SHOWN HEREON AND WE DO ALSO GRANT EASEMENTS AT THE LOCATIONS AND TO THE WIDTHS SHOWN TO THE WIDTHS SHOWN HEREON AND WE DO ALSO GRANT EASEMENTS AT THE LOCATIONS AND TO THE WIDTHS SHOWN TO THE CITY OF FREMONT, ANY PUBLIC OR PRIVATE UTILITY COMPANY, AND FOR THE USE OF ABUTTING 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 HEREIN GRANTED.

IN WITNESS WHEREOF, I DO HEREBY SET MY HANDS THE  
 6 DAY OF October 2003, A.D.  
*Larry Shepard*  
 LARRY SHEPARD, PRESIDENT  
 FOR: DON PETERSON AND ASSOCIATES REAL ESTATE CO.

ACKNOWLEDGMENT  
 STATE OF NEBRASKA )  
 COUNTY OF DODGE ) SS  
 ON THIS 6 DAY OF October A.D. 2003, BEFORE ME, A GENERAL NOTARY PUBLIC, PERSONALLY APPEARED LARRY SHEPARD, PRESIDENT OF DON PETERSON AND 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.  
 WITNESS MY HAND AND OFFICIAL SEAL DATE LAST AFORESAID.  
*Connie B. McQuistan*  
 GENERAL NOTARY PUBLIC  
 COMMISSION EXPIRES

