

FILED
BOOK 202, PAGE 3144
JAN 15 2003
DEER COUNTY
REGISTERED PLAT

DEER POINTE

AN ADDITION TO THE CITY OF FREMONT, NEBRASKA
A PLATTING BEING PART OF THE S1/2 NW1/4 OF SECTION 18, TOWNSHIP 17 NORTH,
RANGE 9 EAST OF THE 6TH P.M., AND A PORTION OF LOT 2, BLOCK 1, DIERS
ADDITION TO THE CITY OF FREMONT, ALL BEING IN DODGE COUNTY, NEBRASKA

LEGAL DESCRIPTION

A PORTION OF THE S1/2 NW1/4 OF SECTION 18, T17N, R9E OF THE 6TH P.M. AND A PORTION OF LOT 2, BLOCK 1, DIERS ADDITION TO THE CITY OF FREMONT, ALL BEING IN DODGE COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 2, BLOCK 1, THENCE S 89°55'24" W, 123.00 FT. TO THE NORTH LINE OF 16TH STREET; THENCE N 00°00'37" E, 438.82 FT.; THENCE S 89°53'23" E, 40.00 FT.; THENCE N 00°00'37" E, 438.82 FT.; THENCE N 47°13'25" E, 118.97 FT.; THENCE S 89°53'23" E, 201.44 FT.; THENCE S 11°17'07" E, 128.43 FT.; THENCE SOUTHERLY ON A 322.50 FT. RADIUS CURVE TO THE LEFT, 167.62 FT. BEING CHORD BEARS S 89°53'23" E, 168.18 FT.; THENCE S 79°14'45" E, 134.14 FT.; THENCE N 40°20'38" E, 166.50 FT.; THENCE S 89°53'23" E, 235.73 FT.; THENCE SOUTHERLY ON A 177.50 FT. RADIUS CURVE TO THE RIGHT, 109.00 FT. BEING CHORD BEARS S 89°53'23" E, 103.73 FT.; THENCE S 89°53'23" E, 133.77 FT. TO THE WEST LINE OF LOT 1, BLOCK 1, DIERS ADDITION; THENCE S 00°08'37" W, 351.81 FT. TO THE WEST LINE OF SAID LOT 1 TO THE POINT OF BEGINNING, CONTAINING 16.16 ACRES MORE OR LESS.

I, CHAD W. MARSH, A REGISTERED LAND SURVEYOR IN THE STATE OF NEBRASKA, HEREBY CERTIFY THAT THIS PLAT OF DEER POINTE 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
NOVEMBER 23, 2003

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT DEER POINTE, CORP., CHARLES M. DIERS, PRESIDENT, OWNER AND PROPRIETOR OF THE LAND ENCOMPASSED WITHIN THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS AND STREETS, SAID SUBDIVISION TO BE KNOWN AS DEER POINTE. THE LOTS AND BLOCKS TO BE NUMBERED AS SHOWN, AND THE PUBLIC FOR PERPETUAL PUBLIC USE, THE STREETS AND ALLEGMENTS AT THE LOCATIONS AND TO THE WIDTHS SHOWN HEREON AND WE DO ALSO GRANT EASEMENTS ON OVER THE CITY OF FREMONT AND ANY PUBLIC OR PRIVATE UTILITY FOR NECESSARY USE BY ABUTTING PROPERTY OWNERS FOR THE PURPOSES OF CONSTRUCTION AND MAINTENANCE OF UTILITY LINES, PIPES AND DRAINAGE FACILITIES. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN THE ABOVE DESCRIBED EASEMENT WADRS, BUT THE SAME MAY BE USED FOR GARDENS, GROVES, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE ABOVE SAID USES OR RIGHTS HEREBY GRANTED.

IN WITNESS WHEREOF, I DO HEREBY SET MY HANDS THE 11 DAY OF MARCH, 2003, A.D.

Charles M. Diers
CHARLES M. DIERS, PRESIDENT
DEER POINTE, CORP.

ACKNOWLEDGEMENT

ON THIS 11 DAY OF MARCH 2003, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME THE ABOVE NAMED CHARLES M. DIERS, PRESIDENT OF DEER POINTE CORP. 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.

Debra J. Heinicke
NOTARY PUBLIC
MY COMMISSION EXPIRES ON THE 28 DAY OF NOVEMBER 2007, A.D.

APPROVAL OF CITY PLANNING COMMISSION

THIS PLAT OF DEER POINTE WAS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF FREMONT, NEBRASKA THIS 23rd DAY OF July, 2003, A.D.

FREMONT CITY COUNCIL ACCEPTANCE

THIS PLAT OF DEER POINTE WAS APPROVED BY THE CITY COUNCIL OF FREMONT, NEBRASKA THIS 15th DAY OF July, 2003, A.D.

Debra J. Heinicke
NOTARY PUBLIC
CITY CLERK

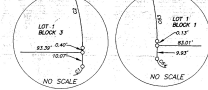
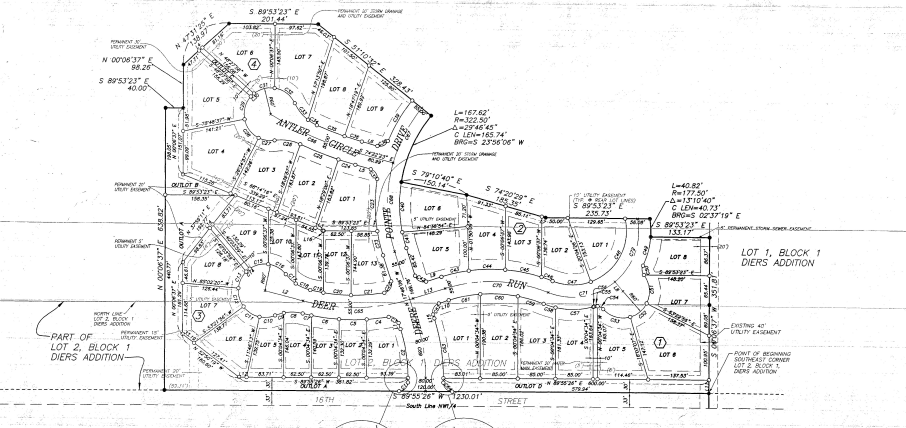
DEVELOPER:

MR. CHARLES DIERS
2445 NORTH BROAD
FREMONT, NEBRASKA 68025

OWNER:

DEER POINTE
2445 NORTH BROAD
FREMONT, NEBRASKA 68025

KIRKHAM MICHAEL
CONSULTING ENGINEERS
132 E. 10th St. Ste. 14, Fremont, NE 68025
402.733.2828
SHEET 1 OF 1
KM 0305233



LINE	BEARING	DISTANCE	AREA	PERIMETER	AREA	PERIMETER	AREA	PERIMETER	AREA	PERIMETER	AREA	PERIMETER	AREA	PERIMETER	AREA	PERIMETER	AREA	PERIMETER	AREA	PERIMETER
1	S 89°55'24" W	123.00	123.00	123.00	123.00	123.00	123.00	123.00	123.00	123.00	123.00	123.00	123.00	123.00	123.00	123.00	123.00	123.00	123.00	123.00
2	N 00°00'37" E	438.82	438.82	438.82	438.82	438.82	438.82	438.82	438.82	438.82	438.82	438.82	438.82	438.82	438.82	438.82	438.82	438.82	438.82	438.82
3	S 89°53'23" E	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00
4	N 00°00'37" E	438.82	438.82	438.82	438.82	438.82	438.82	438.82	438.82	438.82	438.82	438.82	438.82	438.82	438.82	438.82	438.82	438.82	438.82	438.82
5	S 89°53'23" E	201.44	201.44	201.44	201.44	201.44	201.44	201.44	201.44	201.44	201.44	201.44	201.44	201.44	201.44	201.44	201.44	201.44	201.44	201.44
6	N 47°13'25" E	118.97	118.97	118.97	118.97	118.97	118.97	118.97	118.97	118.97	118.97	118.97	118.97	118.97	118.97	118.97	118.97	118.97	118.97	118.97
7	S 11°17'07" E	128.43	128.43	128.43	128.43	128.43	128.43	128.43	128.43	128.43	128.43	128.43	128.43	128.43	128.43	128.43	128.43	128.43	128.43	128.43
8	S 79°14'45" E	134.14	134.14	134.14	134.14	134.14	134.14	134.14	134.14	134.14	134.14	134.14	134.14	134.14	134.14	134.14	134.14	134.14	134.14	134.14
9	N 40°20'38" E	166.50	166.50	166.50	166.50	166.50	166.50	166.50	166.50	166.50	166.50	166.50	166.50	166.50	166.50	166.50	166.50	166.50	166.50	166.50
10	S 89°53'23" E	235.73	235.73	235.73	235.73	235.73	235.73	235.73	235.73	235.73	235.73	235.73	235.73	235.73	235.73	235.73	235.73	235.73	235.73	235.73
11	S 00°08'37" W	351.81	351.81	351.81	351.81	351.81	351.81	351.81	351.81	351.81	351.81	351.81	351.81	351.81	351.81	351.81	351.81	351.81	351.81	351.81

LEGEND
 ○ FOUND MONUMENT (5/8" X 24" REBAR)
 □ SET MONUMENT (5/8" X 24" REBAR)
 — SET 5/8" X 24" REBAR IN 6" CONCRETE SLEEVE
 ○ CALCULATED POINT
 (1) BLOCK NUMBER
 — BOUNDARY LINE
 — LOT LINE
 — ROW LINE
 — EASEMENT LINE
 — SETBACK LINE
 (S) EASEMENT DIMENSIONS

Notes: Resident dwelling shall not be built on lot 1, block 1, addition.
 Minimum Setback Setback Line is:
 Front = 25 feet
 Side Yard = 5 feet (lots in Blocks 1, 2, & 4)
 Rear = 20 feet
 Street Side Yard = 15 feet