

Plot 639

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Carole Steiner
REGISTERED SURVEYOR
NO. 5512
COMPARE MODA FEE = 26.50

FINAL PLAT OF DIERS THIRD ADDITION

TO THE CITY OF FREMONT, NEBRASKA

PART OF LOT 1, BLOCK 3, DIERS SECOND ADDITION TO THE CITY OF FREMONT AND PART OF THE NORTH 1/2 OF THE NW1/4 OF SECTION 18, T17N, R9E OF THE 6TH P.M., ALL IN DODGE COUNTY NEBRASKA.

NORTH 1/4 CORNER SEC. 18-17-9
FOUND STAKEHOLE IN PAVEMENT
53.35' NW TO GN BIT IN RADIUS JOINT
53.23' ESE TO GN BIT IN RADIUS JOINT
50.11' SOUTH TO GN BIT IN RADIUS JOINT

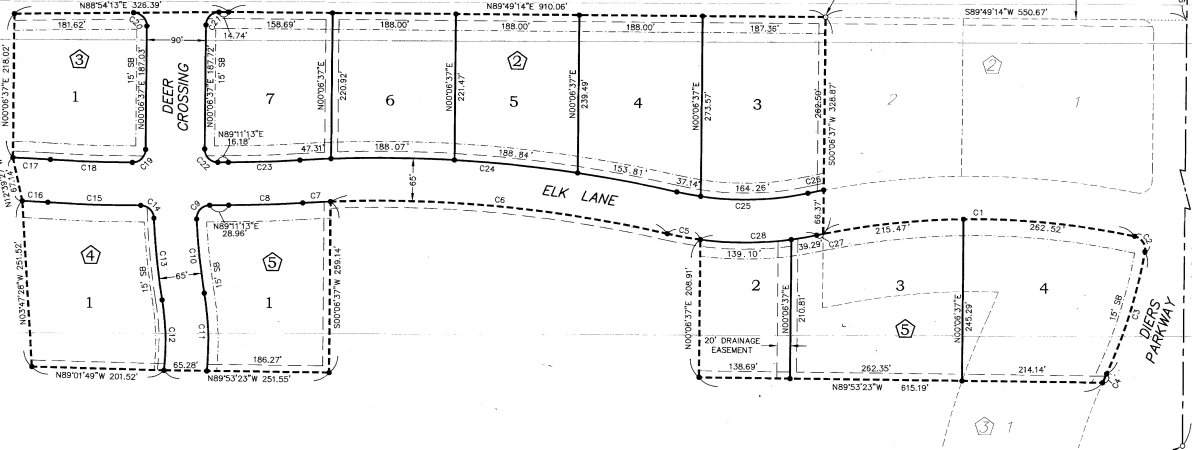
NW CORNER SEC. 18-17-9
99.84' SSW NAIL & DISC IN PP
85.52' SE TO CIRCLED "X" IN TOP OF RD STORM PIPE
115.69' SE TO BRASSCAP BY SURVEY MARKER POST
61.57' NNW TO NAIL & DISC IN PP
100.01' N TO PK NAIL IN CONCRETE

N89°49'14"E 2710.37'

23RD STREET

POINT OF BEGINNING
1/8" REBAR W/
LS-560 CAP

S89°49'14"W 550.67'



SCALE: 1" = 100'

LOT AREAS

Block	Lot	Area
BLOCK 2	LOT 3	51336
	LOT 4	48093
	LOT 5	43053
	LOT 6	41512
BLOCK 3	LOT 1	45006
	LOT 2	40405
BLOCK 5	LOT 1	49037
	LOT 2	28886
BLOCK 7	LOT 3	60987
	LOT 4	60537

CURVE TABLE

#	DELTA	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	#	DELTA	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	23°21'27"	1172.50	477.99	474.69	N89°49'14"E	C15	03°52'48"	2032.50	141.78	141.75	N88°45'33"W
C2	88°05'50"	20.00	30.75	27.81	S34°29'40"E	C16	01°09'12"	1987.50	19.03	19.03	N87°04'45"W
C3	14°35'11"	750.00	125.30	194.78	S17°01'45"W	C17	01°31'08"	2032.50	57.43	57.43	S87°34'13"E
C4	00°59'38"	850.00	14.74	14.74	S23°59'31"W	C18	03°38'09"	1987.50	124.85	124.83	S88°34'43"E
C5	00°29'17"	532.50	51.01	50.99	N80°35'54"W	C19	89°29'26"	20.00	31.24	28.16	N44°51'01"E
C6	15°03'09"	1987.50	516.89	515.41	N87°13'50"W	C20	01°12'24"	20.00	31.84	28.58	N45°29'55"W
C7	01°14'31"	1987.50	42.83	42.85	S88°17'20"W	C21	88°47'36"	20.00	30.99	27.95	S44°30'25"W
C8	03°11'09"	2032.50	113.01	112.99	S87°35'39"W	C22	00°52'24"	20.00	31.74	29.21	S45°21'35"E
C9	92°12'28"	20.00	32.19	28.82	S43°00'00"W	C23	02°11'09"	1987.50	109.39	109.38	N87°35'39"E
C10	06°42'12"	987.50	113.19	113.13	S89°27'02"W	C24	16°14'40"	2032.50	576.03	576.08	S85°51'05"E
C11	14°47'08"	457.50	118.06	117.73	S02°19'52"E	C25	24°40'58"	467.50	201.49	199.84	N89°27'16"E
C12	15°36'27"	392.50	106.92	106.58	N01°55'11"W	C26	01°08'29"	1237.50	24.63	24.63	N78°10'59"E
C13	06°55'23"	1032.50	124.77	124.69	N00°15'42"W	C27	00°30'05"	1172.50	10.28	10.26	S77°31'49"W
C14	87°57'27"	20.00	30.70	27.78	N46°46'43"W	C28	10°11'41"	532.50	178.39	177.56	S87°22'37"E

CENTER SEC. 18-17-9
FOUND 3/4" REBAR
82.00' NORTH TO 3/8" REBAR
16.31' ESE TO CENTER OF MANHOLE LID
82.80' ESE TO MAD NAIL IN NORTH FACE OF PP
75.85' SSE TO NEAREST POINT OF VENT STACK ON LIFT STATION
9.87' SOUTH TO CURB
92.67' WNW TO "X" NAILS IN NORTH FACE OF PP

- LEGEND
- SB SETBACK
 - FD FOUND
 - FOUND POINT
 - SET CORNER 3/4"x24" REBAR
 - PLASTIC CAP STAMPED LS-503
 - SETBACK LINE
 - - - EASEMENT LINE
 - ② BLOCK NUMBER / LOT NUMBER
 - ③ DIERS SECOND ADDITION
 - ④ BLOCK NUMBER / LOT NUMBER

- NOTES
- THE FOLLOWING VALUES WERE USED UNLESS OTHERWISE NOTED:
STREET RIGHT-OF-WAY WIDTH = 65.00'
EASEMENT WIDTH = 10.00'
FRONT YARD SETBACK = 25.00'
 - NO DRIVEWAYS SHALL CONNECT TO DIERS PARKWAY OR 23RD STREET.

LEGAL DESCRIPTION:
PART OF LOT 1, BLOCK 3, DIERS SECOND ADDITION TO THE CITY OF FREMONT AND PART OF THE NORTH HALF OF THE NW1/4 OF SECTION 18, TOWNSHIP 17 NORTH, RANGE 9 EAST OF THE 6TH P.M., ALL IN DODGE COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID NW1/4; THENCE S00°06'37"W (ASSUMED BEARING) ALONG THE EAST LINE OF SAID NW1/4 A DISTANCE OF 90.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 23RD STREET; THENCE S89°49'14"W ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE PARALLEL TO THE NORTH LINE OF SAID NW1/4 A DISTANCE OF 550.67 FEET TO THE NORTHWEST CORNER OF LOT 2, BLOCK 2, DIERS SECOND ADDITION; THENCE S00°06'37"W ALONG THE WEST LINE OF SAID LOT 2, BLOCK 2, AND THE SOUTHERLY EXTENSION THEREOF A DISTANCE OF 328.87 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK 3 OF SAID DIERS SECOND ADDITION; THENCE EASTERLY ALONG THE NORTHERLY MARGIN OF SAID LOT 1, BLOCK 3 ALONG A 1172.50 FOOT RADIUS CURVE TO THE RIGHT AN ARC DISTANCE OF 477.99 FEET THROUGH A CENTRAL ANGLE OF 23°21'27" HAVING A CHORD DIRECTION OF N89°47'38"E AND A CHORD LENGTH OF 474.69 FEET; THENCE ALONG A 20.00 FOOT RADIUS CURVE TO THE RIGHT AN ARC DISTANCE OF 30.75 FEET THROUGH A CENTRAL ANGLE OF 88°05'50" HAVING A CHORD DIRECTION OF S34°29'40"E AND A CHORD LENGTH OF 27.81 FEET; THENCE SOUTHERLY ALONG THE EASTERLY MARGIN OF SAID LOT 1, BLOCK 3 ALONG A 750.00 FOOT RADIUS CURVE TO THE RIGHT AN ARC DISTANCE OF 125.30 FEET THROUGH A CENTRAL ANGLE OF 14°35'11" HAVING A CHORD DIRECTION OF S17°01'45"W AND A CHORD LENGTH OF 194.78 FEET; THENCE CONTINUING SOUTHERLY ALONG SAID EASTERLY MARGIN ALONG A 850.00 FOOT RADIUS CURVE TO THE LEFT AN ARC DISTANCE OF 14.74 FEET THROUGH A CENTRAL ANGLE OF 00°59'38" HAVING A CHORD DIRECTION OF S23°59'31"W AND A CHORD LENGTH OF 14.74 FEET; THENCE S00°06'37"E PARALLEL TO THE EAST LINE OF SAID NW1/4 A DISTANCE OF 208.91 FEET; THENCE ALONG A 532.50 FOOT RADIUS CURVE TO THE RIGHT AN ARC DISTANCE OF 51.01 FEET THROUGH A CENTRAL ANGLE OF 00°29'17" HAVING A CHORD DIRECTION OF N80°35'54"W AND A CHORD LENGTH OF 50.99 FEET; THENCE ALONG A 1987.50 FOOT RADIUS CURVE TO THE LEFT AN ARC DISTANCE OF 516.89 FEET THROUGH A CENTRAL ANGLE OF 15°03'09" HAVING A CHORD DIRECTION OF N87°13'50"W AND A CHORD LENGTH OF 515.41 FEET; THENCE ALONG A 1987.50 FOOT RADIUS CURVE TO THE LEFT AN ARC DISTANCE OF 42.83 FEET THROUGH A CENTRAL ANGLE OF 01°14'31" HAVING A CHORD DIRECTION OF S88°17'20"W AND A CHORD LENGTH OF 42.85 FEET; THENCE ALONG A 2032.50 FOOT RADIUS CURVE TO THE LEFT AN ARC DISTANCE OF 113.01 FEET THROUGH A CENTRAL ANGLE OF 03°11'09" HAVING A CHORD DIRECTION OF S87°35'39"W AND A CHORD LENGTH OF 112.99 FEET; THENCE ALONG A 20.00 FOOT RADIUS CURVE TO THE RIGHT AN ARC DISTANCE OF 31.24 FEET THROUGH A CENTRAL ANGLE OF 89°29'26" HAVING A CHORD DIRECTION OF N44°51'01"E AND A CHORD LENGTH OF 28.16 FEET; THENCE ALONG A 20.00 FOOT RADIUS CURVE TO THE RIGHT AN ARC DISTANCE OF 31.84 FEET THROUGH A CENTRAL ANGLE OF 01°12'24" HAVING A CHORD DIRECTION OF N45°29'55"W AND A CHORD LENGTH OF 27.95 FEET; THENCE ALONG A 20.00 FOOT RADIUS CURVE TO THE RIGHT AN ARC DISTANCE OF 29.21 FEET THROUGH A CENTRAL ANGLE OF 00°52'24" HAVING A CHORD DIRECTION OF S45°21'35"E AND A CHORD LENGTH OF 29.21 FEET; THENCE ALONG A 1987.50 FOOT RADIUS CURVE TO THE RIGHT AN ARC DISTANCE OF 109.39 FEET THROUGH A CENTRAL ANGLE OF 02°11'09" HAVING A CHORD DIRECTION OF N87°35'39"E AND A CHORD LENGTH OF 109.38 FEET; THENCE ALONG A 2032.50 FOOT RADIUS CURVE TO THE RIGHT AN ARC DISTANCE OF 576.03 FEET THROUGH A CENTRAL ANGLE OF 16°14'40" HAVING A CHORD DIRECTION OF S85°51'05"E AND A CHORD LENGTH OF 576.08 FEET; THENCE ALONG A 467.50 FOOT RADIUS CURVE TO THE RIGHT AN ARC DISTANCE OF 201.49 FEET THROUGH A CENTRAL ANGLE OF 24°40'58" HAVING A CHORD DIRECTION OF N89°27'16"E AND A CHORD LENGTH OF 199.84 FEET; THENCE ALONG A 1237.50 FOOT RADIUS CURVE TO THE RIGHT AN ARC DISTANCE OF 24.63 FEET THROUGH A CENTRAL ANGLE OF 01°08'29" HAVING A CHORD DIRECTION OF N78°10'59"E AND A CHORD LENGTH OF 24.63 FEET; THENCE ALONG A 1172.50 FOOT RADIUS CURVE TO THE RIGHT AN ARC DISTANCE OF 10.28 FEET THROUGH A CENTRAL ANGLE OF 00°30'05" HAVING A CHORD DIRECTION OF S77°31'49"W AND A CHORD LENGTH OF 10.26 FEET; THENCE ALONG A 532.50 FOOT RADIUS CURVE TO THE RIGHT AN ARC DISTANCE OF 178.39 FEET THROUGH A CENTRAL ANGLE OF 10°11'41" HAVING A CHORD DIRECTION OF S87°22'37"E AND A CHORD LENGTH OF 177.56 FEET; THENCE S87°22'37"E ALONG THE WEST LINE OF SAID LOT 1, BLOCK 3, DIERS SECOND ADDITION TO THE POINT OF BEGINNING, CONTAINING 14.66 ACRES, MORE OR LESS.

DEDICATION
KNOW ALL MEN BY THESE PRESENTS: THAT DEER POINT CORP., CHARLES H. DIERS, 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 DIERS THIRD ADDITION, THE LOTS AND BLOCKS TO BE NUMBERED AS SHOWN AND APPROVES OF THE DISPOSITION OF THE PROPERTY AS SHOWN ON THIS PLAT AND HEREBY DEDICATES TO THE PUBLIC FOR PERPETUAL PUBLIC USE, THE STREETS TO BE KNOWN AS ELK LANE AND DEER CROSSING AT THE LOCATIONS AND TO THE WIDTHS SHOWN HEREON AND ALSO GRANTS PERPETUAL EASEMENTS AT THE LOCATIONS AND TO THE WIDTHS SHOWN HEREON TO THE CITY OF FREMONT, ANY PUBLIC OR PRIVATE UTILITY COMPANY, AND FOR THE USE OF ABUTTING PROPERTY OWNERS, FOR THE SMALL 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 PARKING, LOTS, 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
7 DAY OF July 2005, A.D.
CHARLES H. DIERS, PRESIDENT
FOR: DEER POINT CORP.

ACKNOWLEDGMENT
STATE OF NEBRASKA)
COUNTY OF DODGE)
ON THIS 7 DAY OF July A.D. 2005,
BEFORE ME, A GENERAL NOTARY PUBLIC, PERSONALLY APPEARED CHARLES H. DIERS, PRESIDENT OF DEER POINT CORP., 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.
General Notary Public
COMMISSION EXPIRES April 10 2005

PLANNING COMMISSION APPROVAL
ON THIS 18th DAY OF April A.D. 2005, THIS PLAT OF DIERS THIRD ADDITION WAS APPROVED AND ACCEPTED BY THE PLANNING COMMISSION OF THE CITY OF FREMONT, DODGE COUNTY, NEBRASKA.
Chair
CITY COUNCIL ACCEPTANCE
A.D. 2005, THIS PLAT OF DIERS THIRD ADDITION WAS APPROVED AND ACCEPTED BY RESOLUTION OF THE CITY COUNCIL OF FREMONT, DODGE COUNTY, NEBRASKA.
Mayor
Clerk

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT I HAVE SURVEYED THE TRACT OF LAND SHOWN AND DESCRIBED HEREON, AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR WILL BE SET AS DESCRIBED HEREON, WITHIN 90 DAYS OF THE FILING OF THIS PLAT AT THE DODGE COUNTY REGISTER OF DEEDS OFFICE.
Stephen W. Dodd, LS-503
7/7/2005



DIERS THIRD ADDITION
TO THE CITY OF FREMONT, NEBRASKA.
FINAL PLAT

Ph. 402.727.0067, FAX 721.0509
402 North D St., P.O. Box 1385
Fremont, NE 68003-0385
Stephen W. Dodd
P.E. & L.S.
Dodd Engineering & Surveying LLC