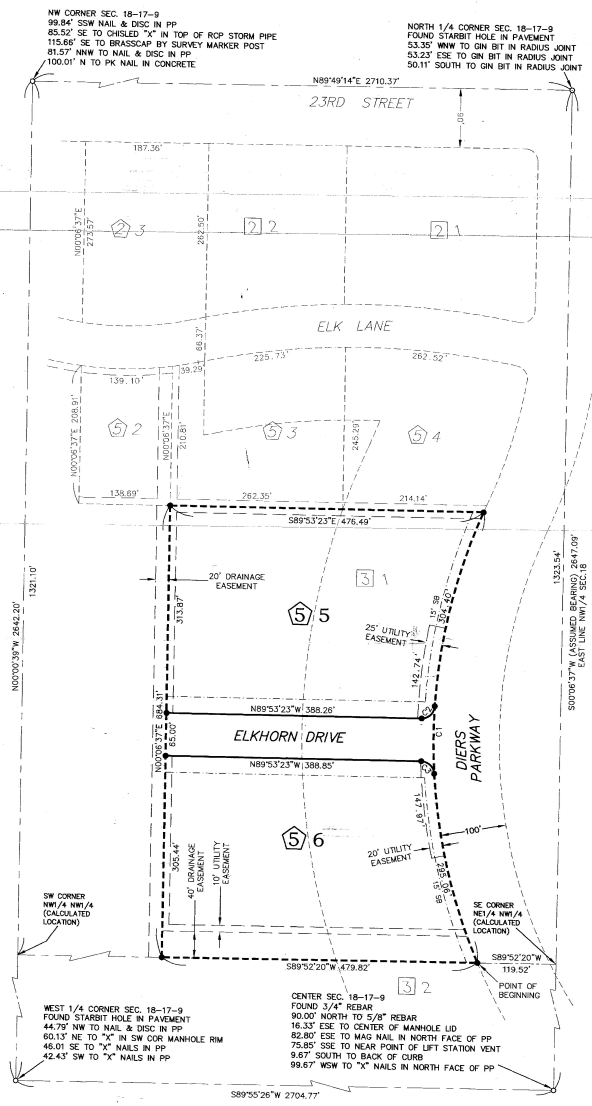
Plat 540

FILED
2005
BOOK ____ PAGE 4907
2005 JUL 20 AM 10: 25
Carol Kivona
DODGE COUNTY
REGISTER OF DEEDS
COMPARE INDEX FEE $ 32.00

# FINAL PLAT OF
# DIERS FOURTH 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 NE1/4 OF THE NW1/4 OF SECTION 18, T17N, R9E OF THE 6TH P.M., ALL IN DODGE COUNTY, NEBRASKA.




N

SCALE: 1" = 100'

LEGEND

SB SETBACK
FD FOUND
○ FOUND POINT
● SET CORNER (3/4"X 24" REBAR W/PLASTIC CAP STAMPED LS 503
SETBACK LINE
EASEMENT LINE
5 6 BLOCK NUMBER / LOT NUMBER
2 1 DIERS THIRD ADDITION BLOCK NUMBER / LOT NUMBER
3 1 DIERS SECOND ADDITION BLOCK NUMBER / LOT NUMBER

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT DEER POINTE 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 FOURTH 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 STREET TO BE KNOWN AS ELKHORN DRIVE AT THE LOCATION AND TO THE WIDTH 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 SOLE 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 POINTE CORP.

ACKNOWLEDGMENT

GENERAL NOTARY-State of Nebraska JAMES MARLIN BRABEC My Comm. Exp. April 10, 2005

STATE OF NEBRASKA )
SS
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 POINTE 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 August 10 2005

PLANNING COMMISSION APPROVAL

ON THIS 27th DAY OF June A.D. 2005, THIS PLAT OF DIERS FOURTH ADDITION WAS APPROVED AND ACCEPTED BY THE PLANNING COMMISSION OF THE CITY OF FREMONT, DODGE COUNTY, NEBRASKA.

CHAIR

CITY COUNCIL ACCEPTANCE

ON THIS 12th DAY OF July A.D. 2005, THIS PLAT OF DIERS FOURTH ADDITION WAS APPROVED AND ACCEPTED BY RESOLUTION ___ OF THE CITY COUNCIL THE CITY OF FREMONT, DODGE COUNTY, NEBRASKA.

MAYOR — CLERK

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY AS THE UNDERSIGNED REGISTERED LAND SURVEYOR, 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 60 DAYS OF THE FILING OF THIS PLAT AT THE DODGE COUNTY REGISTER OF DEEDS OFFICE.

STEPHEN W. DODD, LS-503

7/1/2005
DATE

THE CITY OF FREMONT — THE PATHFINDER — JOHN C. FRÉMONT — JUNE 17, 1871

NEBRASKA REGISTERED LS-503 LAND SURVEYOR STEPHEN W. DODD


Dodd Engineering & Surveying LLC
Stephen W. Dodd
P.E. & L.S.
Ph. 402-727-0667, FAX 721-0809
402 North 13th Street, P.O. Box 1835
Fremont, NE 68026-1835


CURVE TABLE

| NUMBER | DELTA | RADIUS | ARC LENGTH | CH BEARING | CH LENGTH |
|---|---|---|---|---|---|
| C1 | 47°19'39" | 850.00 | 702.12 | S00°10'08"E | 682.33 |
| C2 | 87°08'03" | 20.00 | 30.42 | S46°32'35"W | 27.57 |
| C3 | 85°56'50" | 20.00 | 30.00 | N46°54'58"W | 27.27 |

LOT AREAS

| BLOCK 5 | |
|---|---|
| LOT 5 | 134,894 |
| LOT 6 | 132,056 |

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

LEGAL DESCRIPTION:
A PARCEL OF LAND LOCATED IN LOT 1, BLOCK 3 OF DIERS SECOND ADDITION TO THE CITY OF FREMONT AND PART OF THE NE1/4 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 NE1/4 NW1/4 A DISTANCE OF 1323.54 FEET TO THE SOUTHEAST CORNER OF SAID NE1/4 NW1/4; THENCE S89°52'20"W ALONG THE SOUTH LINE OF SAID NE1/4 NW1/4 A DISTANCE OF 119.52 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF DIERS PARKWAY, THE POINT OF BEGINNING; THENCE CONTINUING S89°52'20"W ALONG SAID SOUTH LINE A DISTANCE OF 479.82 FEET; THENCE N00°06'37"E PARALLEL TO THE EAST LINE OF SAID NE1/4 NW1/4 A DISTANCE OF 684.31 FEET; THENCE S89°53'23"E PERPENDICULAR TO SAID EAST LINE A DISTANCE OF 476.49 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF DIERS PARKWAY; THENCE SOUTHERLY FOLLOWING SAID WESTERLY RIGHT-OF-WAY LINE ALONG A 850.00 FOOT RADIUS CURVE TO THE LEFT AN ARC DISTANCE OF 702.12 FEET THROUGH A CENTRAL ANGLE OF 47°19'39" HAVING A CHORD DIRECTION OF S00°10'08"E AND A CHORD LENGTH OF 682.33 FEET, TO THE POINT OF BEGINNING, CONTAINING 6.75 ACRES, MORE OR LESS.

DIERS FOURTH ADDITION
TO THE CITY OF FREMONT, NEBRASKA.

FINAL PLAT