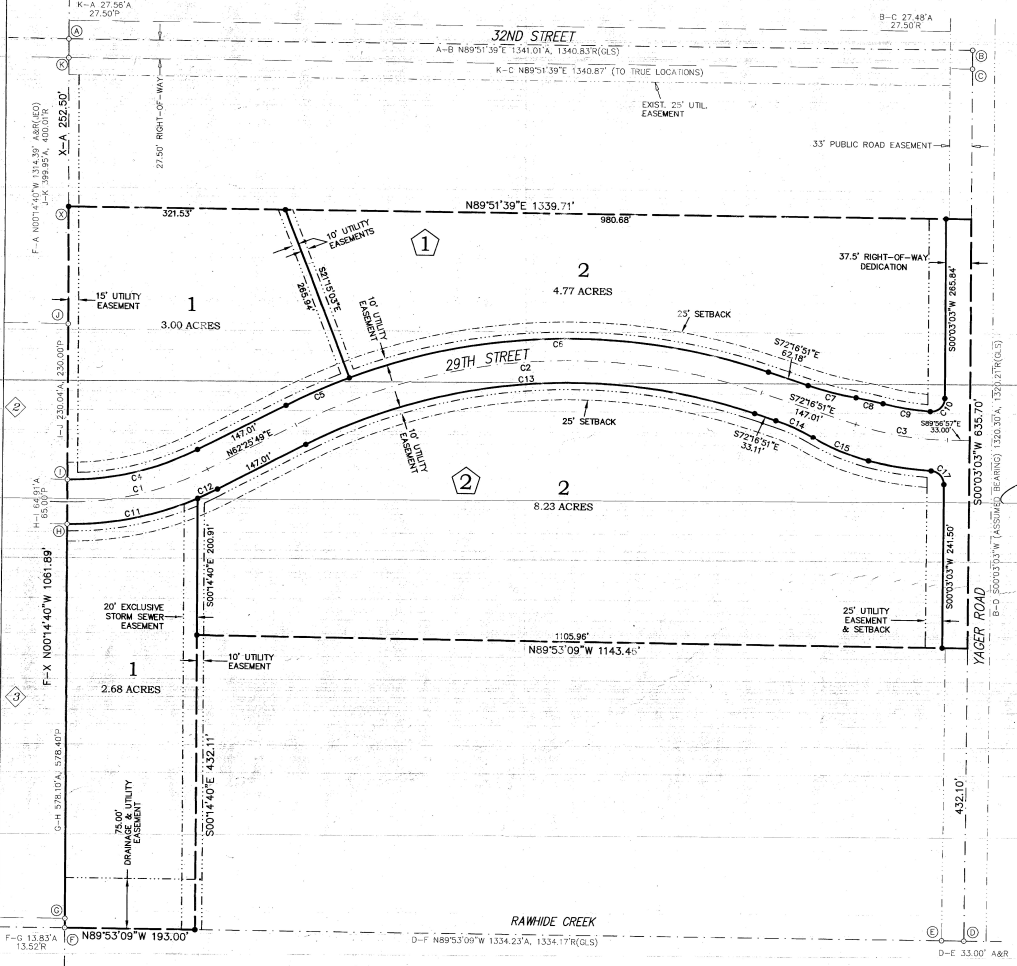


FILED  
 2006 3239  
 2006 MAY 19 PM 2:06  
 Carol Hoover  
 REGISTERED PROFESSIONAL SURVEYOR  
 LICENSE NO. 32250

Plot # 546

# FINAL PLAT OF FOUNTAIN SPRINGS ADDITION

TO THE CITY OF FREMONT, NEBRASKA.  
 PART OF THE NE1/4 OF THE SE1/4 OF SECTION 11, TOWNSHIP 17  
 NORTH, RANGE 8 EAST OF THE 6TH P.M., DODGE COUNTY, NEBRASKA.



**LEGAL DESCRIPTION:**  
 A PARCEL OF LAND LYING IN THE NE1/4 SE1/4 OF SECTION 11, TOWNSHIP 17 NORTH, RANGE 8 EAST OF THE 6TH P.M., DODGE COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE SOUTHWEST CORNER OF SAID NE1/4 SE1/4 AND ASSUMING THE EAST LINE OF SAID NE1/4 SE1/4 TO BEAR S00°03'03"W; THENCE N00°14'40"W ALONG THE WEST LINE OF SAID NE1/4 SE1/4 A DISTANCE OF 1081.89 FEET TO A POINT 252.50 FEET SOUTH OF THE NORTHWEST CORNER OF SAID NE1/4 SE1/4; THENCE N89°51'39"E PARALLEL TO THE NORTH LINE OF SAID NE1/4 SE1/4 A DISTANCE OF 1339.71 FEET TO A POINT ON THE EAST LINE OF SAID NE1/4 SE1/4; THENCE S00°03'03"W ALONG SAID EAST LINE A DISTANCE OF 635.70 FEET TO A POINT 432.10 FEET NORTH OF THE SOUTHWEST CORNER OF SAID NE1/4 SE1/4; THENCE N89°53'09"W PARALLEL TO THE SOUTH LINE OF SAID NE1/4 SE1/4 A DISTANCE OF 1143.46 FEET; THENCE S00°14'40"E PARALLEL TO THE WEST LINE OF SAID NE1/4 SE1/4 A DISTANCE OF 432.11 FEET TO THE SOUTH LINE OF SAID NE1/4 SE1/4; THENCE N89°53'09"W ALONG SAID SOUTH LINE A DISTANCE OF 193.00 FEET TO THE POINT OF BEGINNING, CONTAINING 21.35 ACRES, MORE OR LESS.

**DEDICATION:**  
 KNOW ALL MEN BY THESE PRESENTS: THAT EASTWINE DEVELOPMENT LLC, JAMES RISKOWSKI, 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 FOUNTAIN SPRINGS 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 29TH STREET AND YAGER ROAD AT THE LOCATIONS AND TO THE WIDTHS SHOWN HEREON SHOWN HEREON TO THE CITY OF FREMONT, ANY PUBLIC OR PRIVATE UTILITY 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  
 10th DAY OF May 2006, A.D.  
 James Riskowski  
 JAMES RISKOWSKI, PRESIDENT  
 FOR: EASTWINE DEVELOPMENT LLC

**ACKNOWLEDGMENT**  
 STATE OF NEBRASKA )  
 COUNTY OF DODGE ) SS  
 ON THIS 10th DAY OF May, A.D. 2006,  
 BEFORE ME, A GENERAL NOTARY PUBLIC, PERSONALLY APPEARED JAMES RISKOWSKI, PRESIDENT OF EASTWINE DEVELOPMENT LLC, 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.  
 Ron C. Weakland  
 GENERAL NOTARY PUBLIC  
 COMMISSION EXPIRES May 9, 2006

**PLANNING COMMISSION APPROVAL**  
 ON THIS 17th DAY OF April, A.D. 2006, THIS PLAT OF FOUNTAIN SPRINGS ADDITION WAS APPROVED AND ACCEPTED BY THE PLANNING COMMISSION OF THE CITY OF FREMONT, NEBRASKA.  
 Chair: [Signature]

**CITY COUNCIL ACCEPTANCE**  
 ON THIS 25th DAY OF April, A.D. 2006, THIS PLAT OF FOUNTAIN SPRINGS ADDITION WAS APPROVED AND ACCEPTED BY RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FREMONT, DODGE COUNTY, NEBRASKA.  
 Mayor: [Signature]  
 Clerk: [Signature]

**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  
 DATE: 5/19/2006

**CURVE TABLE**

#	DELTA	RADIUS	ARC LENGTH	CHORD LEN.	CHORD BRG.
C1	27°25'49"	450.00'	215.44'	213.39'	N76°08'44"E
C2	45°17'19"	500.00'	251.39'	253.02'	N85°04'29"E
C3	17°40'00"	450.00'	158.77'	158.22'	S81°03'54"E
C4	28°57'05"	417.50'	198.39'	194.58'	N75°54'22"E
C7	08°37'14"	486.00'	73.12'	73.05'	S78°35'28"E
C8	04°34'34"	514.00'	41.05'	41.00'	S78°35'49"E
C9	10°00'30"	408.50'	71.36'	71.27'	S81°18'45"E
C10	19°36'56"	220.00'	32.68'	29.16'	N4°51'31"E
C11	23°34'08"	482.50'	198.48'	197.08'	N1°30'09"E
C12	03°51'16"	482.50'	32.46'	32.45'	N64°21'27"E
C13	45°17'19"	867.50'	685.70'	667.99'	N85°04'29"E
C14	12°11'52"	286.00'	60.89'	60.77'	S66°10'55"E
C15	16°14'31"	314.00'	89.01'	88.71'	S83°12'15"E
C16	10°54'19"	496.50'	94.50'	94.36'	S81°48'40"E
C17	18°18'52"	220.00'	30.47'	27.61'	S43°35'23"E

- FOUND POINT DESCRIPTIONS & CORNER TIES:**
- (A) NW COR. NE1/4 SE1/4 - 5/8" REBAR IN CENTERLINE OF CONC. PAVING NW 57.85' & 99.90' TO 5/8" REBAR IN LINE WITH CORNER S 27.56' TO A 5/8" REBAR N 33.02' TO A 5/8" REBAR W 12.2' TO A FENCELINE NORTH
  - (B) NE COR. NE1/4 SE1/4 - STEEL "SURVEY MARKER" DRIVEN INTO ASPHALT NW 35.84' TO A STAR DRILL HOLE IN TOP OF W. END OF 48" CONC. PIPE NE 35.52' TO A STAR DRILL HOLE IN TOP OF E. END OF 30" CMP SSW 98.40' TO NAIL & DISK IN E. FACE OF POWER POLE ENE 41.37' TO CENTER OF MANHOLE
  - (C) P-K NAIL DRIVEN INTO ASPHALT, 0.03' E. OF SEC. LINE
  - (D) SE COR. NE1/4 SE1/4 - P-K NAIL DRIVEN INTO ASPHALT ENE 30.37' TO X-NAILS IN W. FACE OF POWER POLE ENE 32.73' TO NAIL IN TO OF CORNER POST NNW 69.50' TO X-NAILS IN THE S.E. FACE OF POWER POLE W 33.00' TO 5/8" REBAR
  - (E) 5/8" REBAR
  - (F) SW COR. NE1/4 SE1/4 - 5/8" REBAR N 13.43' TO 5/8" REBAR NW 28.44' TO P-K NAIL IN TREE CLUSTER NE 38.49' TO P-K NAIL IN TREE CLUSTER ESE 66.44' TO P-K NAIL IN 8" TREE
  - (G) 5/8" REBAR, 0.02' E. OF SEC. LINE
  - (H) 5/8" REBAR, 0.04' N, 0.05' E. OF TRUE LOCATION
  - (I) 5/8" REBAR, 0.04' S, 0.05' E. OF TRUE LOCATION
  - (J) 5/8" REBAR
  - (K) 5/8" REBAR

**LEGEND**

A P R  
 ACTUAL DISTANCE  
 PLATTED DISTANCE  
 RECORD DISTANCE  
 SECTION LINE  
 EASEMENT LINE  
 EXISTING LOT LINE  
 FOUND POINT W/ LETTER REFERENCE  
 SET POINT (3/4" X 24" REBAR WITH S.W. DODD LS-503 CAP)  
 BLOCK NUMBER/LOT NUMBER

(GLS) AS RECORDED BY GLS SURVEYING  
 (403) AS RECORDED BY JED CONSULTING GROUP  
 --- PROPOSED CENTERLINE  
 --- PROPOSED SETBACK LINE  
 --- PROPOSED EASEMENT LINE  
 PERIMETER OF PLAT  
 SHALUMAR 5TH LOT NUMBER

**FOUNTAIN SPRINGS ADDITION  
 TO THE CITY OF FREMONT, NEBRASKA.**

**FINAL PLAT**

PL 402-272-0827 FAX 731-0280  
 402 North D St., P.O. Box 855  
 Fremont, NE 68021-8555  
 Stephen W. Dodd  
 Registered Professional Surveyor  
 License No. LS-503  
 Dodd Engineering & Surveying LLC