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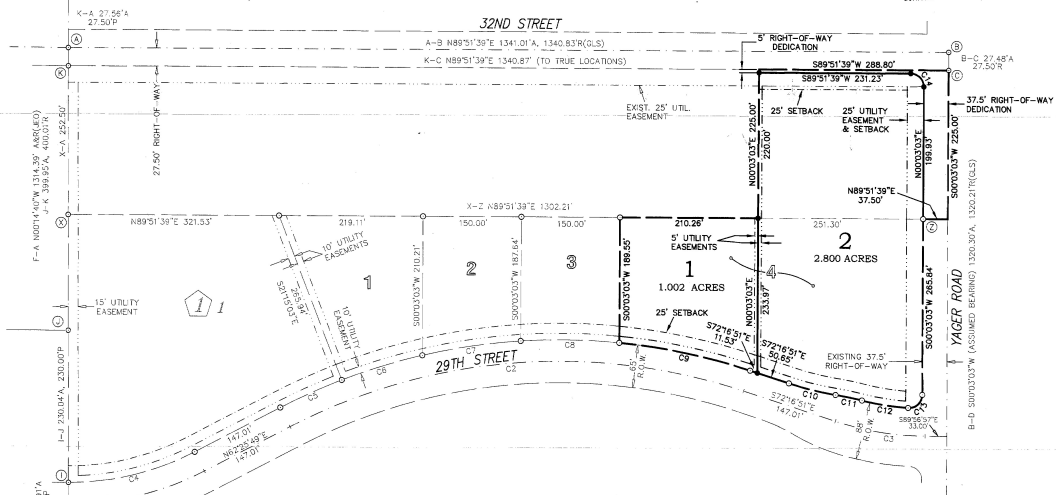
Plat # 552

FINAL PLAT OF FOUNTAIN SPRINGS THIRD ADDITION

TO THE CITY OF FREMONT, DODGE COUNTY, NEBRASKA.
LOT 4, FOUNTAIN SPRINGS SECOND SUBDIVISION, FREMONT, DODGE COUNTY, NEBRASKA, AND
PART OF THE NE1/4 OF SECTION 11, TOWNSHIP 17 NORTH, RANGE 8 EAST OF THE 6TH P.M., DODGE COUNTY, NEBRASKA.

BOOK 2007 PAGE 1940
2007 MAR 30 PM 2:46

Carl Hixon
DODGE COUNTY
REGISTERED CLERK
CORNER OFFICE # 22.00



- SCALE: 1" = 100'
- LEGEND
- A P ACTUAL DISTANCE
 - P R PLATTED DISTANCE
 - RECORD DISTANCE
 - SECTION LINE OR CENTERLINE
 - EXISTING LOT LINE
 - EXISTING LOT PERIMETER
 - PROPOSED EASEMENT LINE
 - PERIMETER OF PLAT
 - R.O.W. RIGHT OF WAY
 - SET POINT (3/4" X 24" REBAR WITH S.W. DODD LS-503 CAP UNLESS OTHERWISE NOTED)
 - 3/4" X 24" REBAR WITH S.W. DODD LS-503 CAP UNLESS OTHERWISE NOTED
 - 1 FOUNTAIN SPRINGS ADDITION BLOCK NUMBER/LOT NUMBER
 - 4 FOUNTAIN SPRINGS SECOND SUBDIVISION LOT NUMBER
 - 1 FOUNTAIN SPRINGS THIRD ADDITION LOT NUMBER

LEGAL DESCRIPTION:

THE EAST 288.80 FEET OF THE SOUTH 225.00 FEET OF THE NORTH 252.50 FEET OF THE NE1/4 SE1/4 OF SECTION 11, TOWNSHIP 17 NORTH, RANGE 8 EAST OF THE 6TH P.M., DODGE COUNTY, NEBRASKA.

ADD LOT 4, FOUNTAIN SPRINGS SECOND SUBDIVISION, FREMONT, DODGE COUNTY, NEBRASKA.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT EASTOWNE 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, SAID SUBDIVISION TO BE KNOWN AS FOUNTAIN SPRINGS THIRD ADDITION, THE LOTS 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 32ND STREET AND YAGER ROAD 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 ADJUTING 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 HEREBY GRANTED.

IN WITNESS WHEREOF, I DO HEREBY SET MY HANDS THE
 30th DAY OF March, A.D. 2007, A.D.
 James S. Riskowski
 JAMES RISKOWSKI, PRESIDENT
 FOR EASTOWNE DEVELOPMENT LLC

ACKNOWLEDGMENT

STATE OF NEBRASKA)
 COUNTY OF DODGE) SS

ON THIS 30th DAY OF March, A.D. 2007, BEFORE ME, A GENERAL NOTARY PUBLIC, PERSONALLY APPEARED JAMES RISKOWSKI, PRESIDENT OF EASTOWNE 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:
 Katherine Neuman
 GENERAL NOTARY PUBLIC
 COMMISSION EXPIRES July 30, 2010

PLANNING COMMISSION APPROVAL

ON THIS 19th DAY OF March, A.D. 2007, THIS PLAT OF FOUNTAIN SPRINGS THIRD ADDITION WAS APPROVED AND ACCEPTED BY THE PLANNING COMMISSION OF THE CITY OF FREMONT, DODGE COUNTY, NEBRASKA.

CITY COUNCIL ACCEPTANCE

ON THIS 30th DAY OF March, A.D. 2007, THE CITY OF FREMONT, DODGE COUNTY, NEBRASKA, HAS APPROVED AND ACCEPTED BY RESOLUTION OF CITY COUNCIL THIS PLAT OF FOUNTAIN SPRINGS THIRD ADDITION.

Mayor: Carl Hixon
 City Clerk: Kimberly Voss

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY AS THE UNDERSIGNED REGISTERED LAND SURVEYOR THAT I HAVE RECONSIDERED THE FOUND POINTS AND PERMANENT MARKERS HAVE BEEN FOUND AND 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
 3/2/2007
 DATE

CURVE TABLE

#	DELTA	RADIUS	ARC LENGTH	CHORD LEN.	CHORD BRG.
C1	2725.49'	450.00'	215.44'	213.39'	S76°08'44"W
C2	4457.97'	600.00'	711.59'	693.02'	N85°04'29"E
C3	1740.06'	450.00'	138.77'	135.22'	S81°06'54"E
C4	2728.19'	417.50'	189.94'	188.03'	N76°08'59"E
C5	0819.08'	932.50'	102.84'	102.79'	N65°35'23"E
C6	0753.32'	932.50'	128.43'	128.34'	N72°41'43"E
C7	0920.06'	932.50'	151.93'	151.76'	N81°18'33"E
C8	0913.17'	932.50'	150.17'	150.01'	S89°24'58"E
C9	1230.56'	932.50'	203.70'	203.29'	S76°32'20"E
C10	0637.14'	486.00'	73.12'	73.05'	S78°35'28"E
C11	0434.14'	514.00'	41.05'	41.04'	S78°56'48"E
C12	1020.30'	408.50'	71.36'	71.27'	S81°19'48"E
C13	930.36'56"	20.00'	32.68'	29.18'	N48°51'31"E
C14	19011.24'	20.00'	31.48'	28.33'	N45°02'39"W

FOUNTAIN SPRINGS THIRD ADDITION
 TO THE CITY OF FREMONT, DODGE COUNTY, NEBRASKA
 FINAL PLAT

Stephen W. Dodd
 402-727-9807 FAX 721-0509
 402 North D St., P.O. Box 1855
 Fremont, NE 68606-1855
 Dodd Engineering & Surveying LLC

