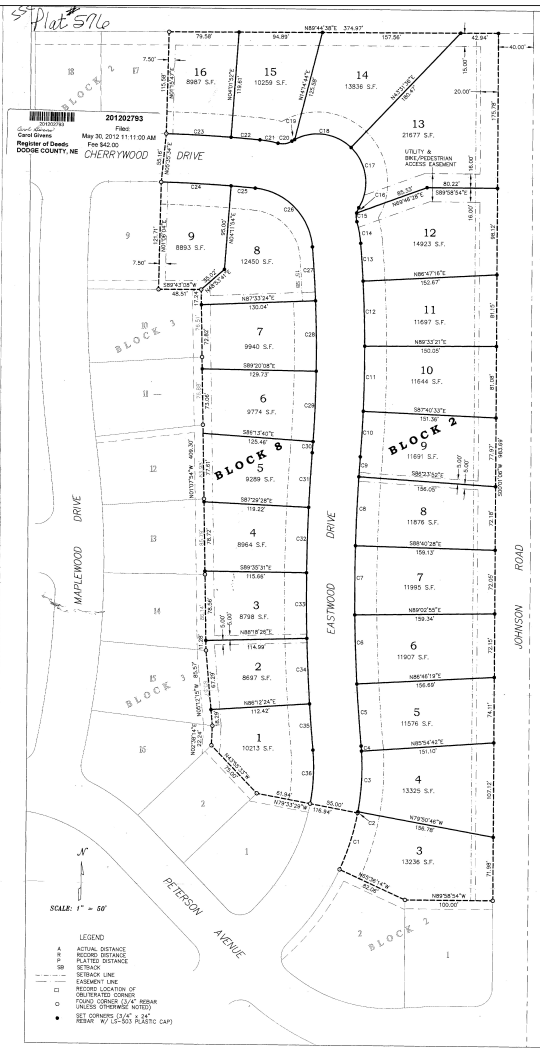
Plat 5716

201202793

Carol Grenier
Register of Deeds
DODGE COUNTY, NE

Filed:
May 30, 2012 11:11:00 AM
Fee $42.00



LEGEND

- A ACTUAL DISTANCE
- R RADIAL DISTANCE
- P PLATTED DISTANCE
- SB SETBACK
- SETBACK LINE
- EASEMENT LINE
- RECORD LOCATION OF OBLITERATED CORNER
- FOUND CORNER (3/4" REBAR UNLESS OTHERWISE NOTED)
- SET CORNERS (3/4" x 24" REBAR W/ LS-503 PLASTIC CAP)

FINAL PLAT OF
DAY ACRES EAST FOURTH ADDITION
TO THE CITY OF FREMONT, NEBRASKA.
PART OF THE SE1/4 SW1/4 OF SECTION 18, TOWNSHIP 17 NORTH, RANGE 9 EAST OF THE 6TH P.M., DODGE COUNTY, NEBRASKA.

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SE1/4 SW1/4 OF SECTION 18, TOWNSHIP 17 NORTH, RANGE 9 EAST OF THE 6TH P.M., DODGE COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF LOT 17, BLOCK 2, DAY ACRES EAST THIRD ADDITION; THENCE N89°44'38"E ALONG THE EASTERLY EXTENSION OF THE NORTH LINE OF DAY ACRES EAST THIRD ADDITION, ALSO BEING THE NORTH LINE OF SAID LOT 17, A DISTANCE OF 374.97 FEET TO THE WEST LINE OF JOHNSON ROAD; THENCE S00°07'22"E ALONG SAID WEST LINE OF JOHNSON ROAD A DISTANCE OF 40.00 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 2, DAY ACRES EAST ADDITION; THENCE N89°58'54"W ALONG THE NORTH LINE OF SAID LOT 1 A DISTANCE OF 100.00 FEET; THENCE N00°36'14"W ALONG THE NORTH LINE OF LOT 2 OF SAID BLOCK 2 A DISTANCE OF 8.06 FEET; THENCE ALONG THE EAST LINE OF EASTWOOD DRIVE, ALSO BEING THE EAST LINE EASTWOOD DRIVE ALONG A 277.50 FOOT RADIUS CURVE TO THE LEFT, THE ARC LENGTH OF 87.58 FEET, THROUGH A CENTRAL ANGLE OF 12°57'15", HAVING A CHORD BEARING N17°29'08"E, AND A CHORD LENGTH OF 87.42 FEET; THENCE N79°33'30"W ALONG THE NORTH LINE LOT 1, BLOCK 3, DAY ACRES EAST ADDITION AND THE EASTERLY EXTENSION THEREOF A DISTANCE OF 119.94 FEET; THENCE N43°55'33"W ALONG THE NORTHEASTERLY LINE OF LOT 1, BLOCK 3, DAY ACRES EAST ADDITION A DISTANCE OF 79.00 FEET; THENCE N32°39'14"E ALONG THE EAST LINE OF LOT 10, BLOCK 3, DAY ACRES EAST FIRST ADDITION A DISTANCE OF 48.51 FEET; THENCE N00°12'18"W ALONG THE EAST LINE OF LOT 15 OF BLOCK 3, DAY ACRES EAST SECOND ADDITION A DISTANCE OF 85.57 FEET; THENCE N01°37'54"W ALONG THE EAST LINE OF LOTS 12, 13 AND 14, OF SAID BLOCK 3, DAY ACRES EAST SECOND ADDITION AND THE EAST LINE OF LOTS 10 AND 11 BLOCK 3, DAY ACRES EAST THIRD ADDITION A DISTANCE OF 409.30 FEET; THENCE N00°36'14"W ALONG THE EAST LINE OF LOT 10 OF SAID BLOCK 3 A DISTANCE OF 48.51 FEET; THENCE N01°06'04"E ALONG THE EAST LINE OF LOT 9 OF SAID BLOCK 3 A DISTANCE OF 121.71 FEET TO THE SOUTH LINE OF CHERRYWOOD DRIVE; THENCE N00°36'34"E A DISTANCE OF 55.18 FEET TO THE SOUTHEAST CORNER OF LOT 17, BLOCK 2 OF DAY ACRES EAST THIRD ADDITION; THENCE N01°15'47"E ALONG THE EAST LINE OF SAID LOT 17 A DISTANCE OF 115.98 FEET TO THE POINT OF BEGINNING; CONTAINING 7.30 ACRES, MORE OR LESS.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT DON PETERSON AND ASSOCIATES REAL ESTATE CO., A NEBRASKA CORPORATION, OWNER AND PROPRIETOR OF THE TRACT OF LAND SHOWN AND DESCRIBED HEREON, DAYS ACRES EAST FOURTH ADDITION, HAS CAUSED THE SAME TO BE DIVIDED INTO LOTS, BLOCKS, AND STREETS. SAID SUBDIVISION TO BE KNOWN AS DAY ACRES EAST FOURTH ADDITION, THE LOTS AND BLOCKS TO BE NUMBERED AS SHOWN, AND WE APPROVE THE DISPOSITION OF THE PROPERTY AS SHOWN ON THE PLAT AND WE HEREBY DEDICATE TO THE PUBLIC FOR PERPETUAL PUBLIC USE THE STREETS TO BE KNOWN AS: EASTWOOD DRIVE AND CHERRYWOOD DRIVE AT THE LOCATIONS SHOWN HEREON, AND THE UTILITY AND PEDESTRIAN ACCESS 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 BUILDING, FENCE OR RETAINING WALL SHALL BE PLACED IN THE ABOVE DESCRIBED EASEMENT BUT THE SAME MAY BE USED FOR GARDENS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT INTERFERE OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

IN WITNESS WHEREOF, I DO HEREBY SET MY HANDS THE 21 DAY OF May, 2012, A.D.

LARRY SHEPARD, PRESIDENT
FOR: DON PETERSON AND ASSOCIATES REAL ESTATE CO.

ACKNOWLEDGMENT

STATE OF NEBRASKA)
) SS
COUNTY OF DODGE)

ON THIS 21 DAY OF May A.D. 2012, BEFORE ME, A GENERAL NOTARY PUBLIC PERSONALLY APPEARED LARRY SHEPARD, PRESIDENT OF DON PETERSON AND ASSOCIATES REAL ESTATE CO., 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 July 29, 2012

GENERAL NOTARY - State of Nebraska
BRENDA K. MCARTHUR
My Comm. Exp. July 29, 2012

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	87.58	277.50'	13°57'15"	N17°29'08"E	87.42'
C2	1.40'	277.50'	0°17'17"	N19°17'52"E	1.40'
C3	86.98'	277.50'	14°14'32"	N10°01'38"E	86.80'
C4	5.70'	277.50'	1°11'18"	N04°40'37"W	5.70'
C5	70.53'	1972.50'	2°02'55"	N04°19'08"W	70.52'
C6	78.38'	1972.50'	2°16'38"	N02°08'33"W	78.38'
C7	78.38'	1972.50'	2°16'38"	N00°11'74"E	78.38'
C8	78.38'	1972.50'	2°16'38"	N02°27'50"E	78.38'
C9	22.75'	1972.50'	0°39'39"	N03°55'08"E	22.75'
C10	51.69'	1527.50'	1°56'21"	N03°17'37"E	51.69'
C11	73.80'	1527.50'	2°46'05"	N00°36'24"E	73.79'
C12	73.80'	1527.50'	2°46'05"	N01°46'41"W	73.79'
C13	43.01'	1527.50'	1°36'48"	N04°01'38"W	43.01'
C14	54.93'	1527.50'	2°03'09"	N01°25'59"W	54.89'
C15	9.84'	30.00'	18°37'13"	N01°47'55"E	9.83'
C16	6.48'	30.00'	12°22'54"	N12°36'32"W	6.47'
C17	74.37'	55.00'	77°37'11"	N67°44'13"E	68.80'
C18	69.20'	55.00'	72°05'09"	N62°30'58"W	64.67'
C19	5.66'	55.00'	2°46'39"	S59°53'38"W	5.66'
C20	16.42'	30.00'	47°01'36"	S81°08'37"W	15.96'
C21	22.89'	127.50'	9°33'17"	N86°02'11"W	22.86'
C22	53.04'	1527.50'	1°14'21"	N85°20'53"W	53.04'
C23	73.80'	1527.50'	2°46'05"	N82°21'02"W	73.79'
C24	79.60'	1472.50'	3°05'51"	S87°21'01"E	79.59'
C25	67.53'	1472.50'	1°24'19"	S85°15'58"E	27.53'
C26	101.11'	72.50'	79°54'15"	S44°46'39"E	93.11'
C27	81.22'	1472.50'	2°22'38"	S03°38'24"E	81.22'
C28	79.87'	1472.50'	3°06'28"	S00°53'22"E	79.86'
C29	79.87'	1472.50'	3°06'28"	S02°13'06"W	79.86'
C30	12.62'	1472.50'	0°29'28"	S04°01'04"W	12.62'
C31	62.08'	2027.50'	1°45'18"	S01°23'10"W	62.08'
C32	74.34'	2027.50'	2°06'03"	S01°27'30"W	74.33'
C33	74.34'	2027.50'	2°06'03"	S00°38'32"E	74.33'
C34	74.34'	2027.50'	2°06'03"	S02°44'35"E	74.33'
C35	52.49'	2027.50'	1°29'00"	S04°32'08"E	52.49'
C36	61.24'	222.50'	15°43'07"	S02°37'58"W	60.93'

PLANNING COMMISSION APPROVAL

ON THIS 15th DAY OF May A.D. 2012, THIS PLAT OF DAY ACRES EAST FOURTH ADDITION WAS APPROVED AND ACCEPTED BY THE PLANNING COMMISSION OF THE CITY OF FREMONT, DODGE COUNTY, NEBRASKA.

CHAIR

CITY COUNCIL ACCEPTANCE

ON THIS 21st DAY OF May A.D. 2012, THIS PLAT OF DAY ACRES EAST 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 LAND SHOWN AND DESCRIBED HEREON, AND THAT PERMANENT MARKERS WERE 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

5-9-2012
DATE

NOTES:
1. THE FOLLOWING VALUES WERE USED UNLESS OTHERWISE NOTED:
   STREET RIGHT-OF-WAY WIDTH = 55.00'
   EASEMENT WIDTH = 10.00'
   FRONT YARD SETBACK = 25.00'
2. NO DIRECT ACCESS IS PERMITTED FROM ANY LOT TO JOHNSON ROAD.

NEBRASKA REGISTERED LS-503 LAND SURVEYOR STEPHEN W. DODD

DAY ACRES EAST FOURTH ADDITION
TO THE CITY OF FREMONT, NE.

FINAL PLAT

SHEET 1 OF 1

Dodd Engineering & Surveying LLC
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P.E. & L.S.
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Fremont, NE 68025-1855