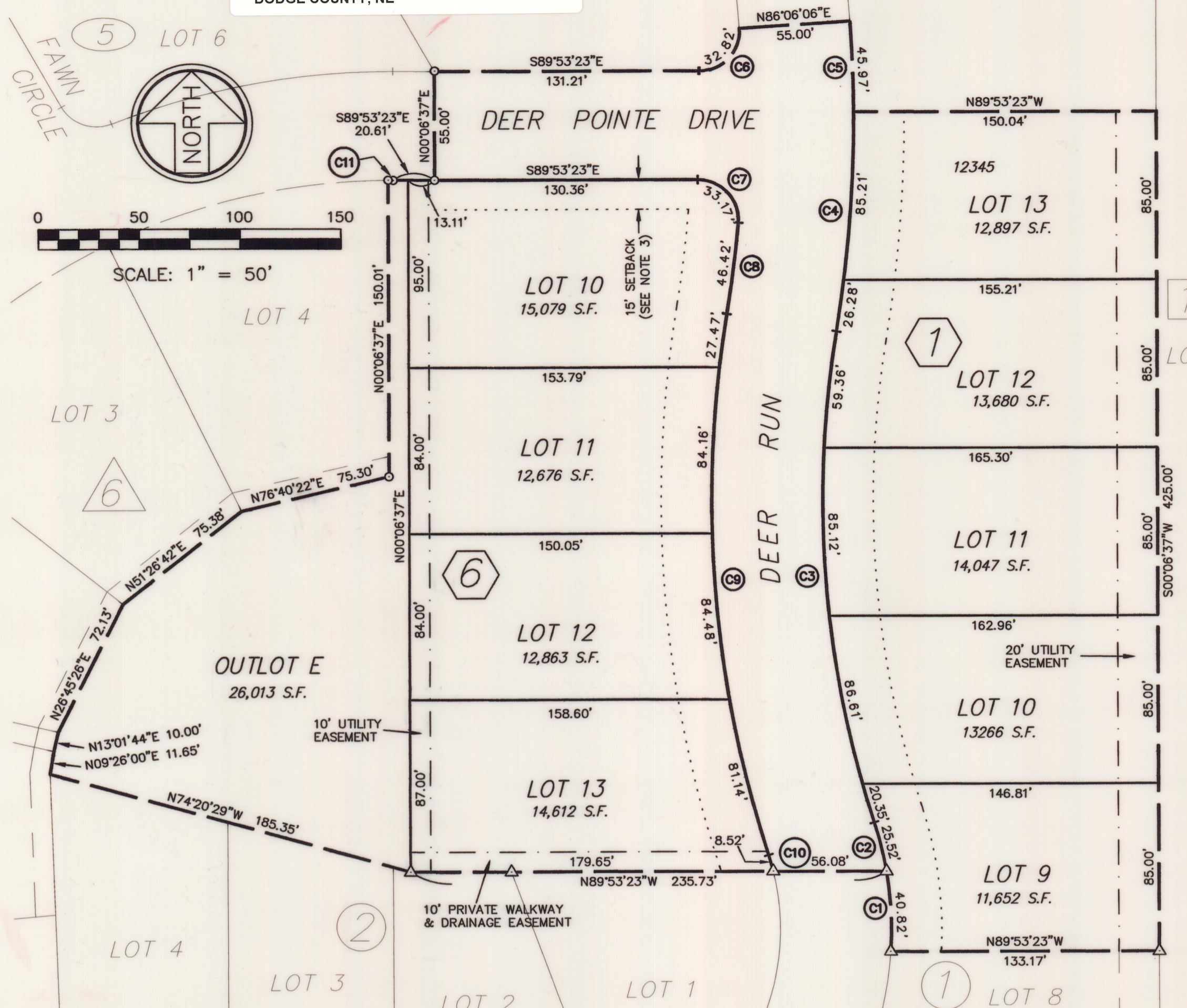


Plat # 588

201400226  
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 January 15, 2014 3:01:00 PM  
 Register of Deeds Fee \$22.00  
 DODGE COUNTY, NE

# FINAL PLAT OF DEER POINTE THIRD ADDITION

TO THE CITY OF FREMONT, NEBRASKA  
 PART OF THE SE1/4 NW1/4 OF SECTION 18, T17N, R9E  
 OF THE 6TH P.M., ALL IN DODGE COUNTY, NEBRASKA.



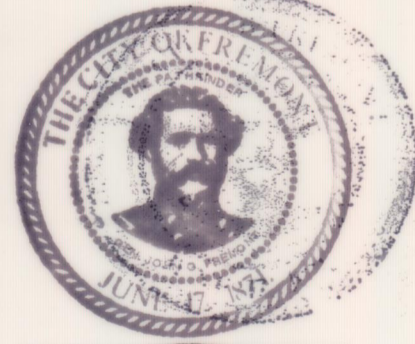
**LEGAL DESCRIPTION:**  
 A PARCEL OF LAND LOCATED IN THE SE1/4 NW1/4 OF SECTION 18, TOWNSHIP 17 NORTH, RANGE 9 EAST OF THE 6TH P.M., ALL IN DODGE COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE NORTHEAST CORNER OF LOT 8, BLOCK 1 DEER POINTE ADDITION; THENCE N89°53'23"W A DISTANCE OF 133.17 FEET ALONG THE NORTH LINE OF SAID LOT 8 TO THE NORTHWEST CORNER OF SAID LOT 8; THENCE FOLLOWING THE WEST LINE OF SAID LOT 8 ALONG A 177.50 FOOT RADIUS CURVE TO THE LEFT AN ARC LENGTH OF 40.82 FEET, THROUGH A CENTRAL ANGLE OF 13°10'40", HAVING A CHORD BEARING N02°37'19"W, AND A CHORD LENGTH OF 40.73 FEET; THENCE N89°53'23"W ACROSS THE NORTH END OF DEER RUN AND ALONG THE NORTH LINE OF BLOCK 2, DEER POINTE ADDITION A DISTANCE OF 235.73 FEET; THENCE N74°20'29"W ALONG THE NORTH LINE OF SAID BLOCK 2 A DISTANCE OF 185.35 FEET TO THE NORTHWEST CORNER OF LOT 4 IN SAID BLOCK 2; THENCE N09°26'00"E ALONG THE EAST LINE OF LOT 1, BLOCK 6 DEER POINTE SECOND ADDITION A DISTANCE OF 11.65 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE N13°01'44"E A DISTANCE OF 10.00 FEET TO THE SOUTHEAST CORNER OF LOT 2 IN SAID BLOCK 6, DEER POINTE SECOND ADDITION; THENCE N26°45'26"E ALONG THE EASTERLY LINE OF SAID LOT 2 A DISTANCE OF 72.13 FEET TO THE SOUTHERNMOST CORNER OF LOT 3 IN SAID BLOCK 6; THENCE N51°26'42"E ALONG THE SOUTHEASTERLY LINE OF SAID LOT 3 A DISTANCE OF 75.38 FEET TO THE SOUTHWEST CORNER OF LOT 4 IN SAID BLOCK 6; THENCE N76°40'22"E ALONG THE SOUTHERLY LINE OF SAID LOT 4 A DISTANCE OF 75.30 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4; THENCE N00°06'37"E ALONG THE EAST LINE OF SAID LOT 4 A DISTANCE OF 150.01 FEET TO THE NORTHEAST CORNER OF SAID LOT 4; THENCE FOLLOWING THE SOUTH LINE OF DEER POINTE DRIVE ALONG A 322.50 FOOT RADIUS CURVE TO THE RIGHT AN ARC LENGTH OF 2.50 FEET, THROUGH A CENTRAL ANGLE OF 00°26'39", HAVING A CHORD BEARING N89°53'18"E, AND A CHORD LENGTH OF 2.50 FEET; THENCE S89°53'23"E ALONG THE SOUTH LINE OF DEER POINTE DRIVE A DISTANCE OF 20.61 FEET; THENCE N00°06'37"E A DISTANCE OF 55.00 FEET ACROSS THE EAST END OF DEER POINTE DRIVE TO THE SOUTHEAST CORNER OF LOT 6, DEER POINTE FIRST ADDITION; THENCE S89°53'23"E A DISTANCE OF 131.21 FEET; THENCE ALONG A 20.00 FOOT RADIUS CURVE TO THE LEFT AN ARC LENGTH OF 32.82 FEET, THROUGH A CENTRAL ANGLE OF 94°00'31", HAVING A CHORD BEARING N43°06'21"E, AND A CHORD LENGTH OF 29.26 FEET; THENCE N86°06'06"E A DISTANCE OF 55.00 FEET; THENCE ALONG A 677.50 FOOT RADIUS CURVE TO THE RIGHT AN ARC LENGTH OF 45.97 FEET, THROUGH A CENTRAL ANGLE OF 03°53'16", HAVING A CHORD BEARING S01°57'16"E, AND A CHORD LENGTH OF 45.96 FEET; THENCE S89°53'23"E A DISTANCE OF 150.04 FEET TO THE WEST LINE OF LOT 1, BLOCK 1, DIERS ADDITION; THENCE S00°06'37"W ALONG THE WEST LINE OF SAID LOT 1 A DISTANCE OF 425.00 FEET TO THE POINT OF BEGINNING; CONTAINING 4.11 ACRES, MORE OR LESS.

**DEDICATION**  
 KNOW ALL MEN BY THESE PRESENTS: THAT DEER POINTE CORP., A NEBRASKA CORPORATION, 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 AND BLOCKS, SAID SUBDIVISION TO BE KNOWN AS DEER POINTE 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 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 GARDENS, 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  
 31 DAY OF October 2013, A.D.  
*Charles H. Diers*  
 CHARLES H. DIERS, PRESIDENT  
 FOR: DEER POINTE CORP., A NEBRASKA CORPORATION

**ACKNOWLEDGMENT**  
 STATE OF NEBRASKA )  
 COUNTY OF DODGE )  
 ON THIS 31 DAY OF October A.D. 2013, BEFORE ME, A GENERAL NOTARY PUBLIC, PERSONALLY APPEARED CHARLES H. DIERS, PRESIDENT OF DEER POINTE CORP., A NEBRASKA CORPORATION, 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.  
*Rita D. Cuda*  
 GENERAL NOTARY PUBLIC  
 COMMISSION EXPIRES July 1, 2017



**PLANNING COMMISSION APPROVAL**  
 ON THIS 31st DAY OF October A.D. 2013, THIS PLAT OF DEER POINTE THIRD ADDITION WAS APPROVED AND ACCEPTED BY THE PLANNING COMMISSION OF THE CITY OF FREMONT, DODGE COUNTY, NEBRASKA.  
*Paul E. Soth*  
 CHAIR

**CITY COUNCIL ACCEPTANCE**  
 ON THIS 30th DAY OF October A.D. 2013, THIS PLAT OF DEER POINTE THIRD ADDITION WAS APPROVED AND ACCEPTED BY RESOLUTION OF THE CITY COUNCIL THE CITY OF FREMONT, DODGE COUNTY, NEBRASKA.  
*Scott Stephman* Mayor  
*Kimberly Teek* Clerk



**CURVE TABLE**

#	DELTA	ARC LEN	RADIUS	CH LEN	CH BRG
C1	13°10'40"	40.82'	177.50'	40.73'	N02°37'19"W
C2	8°14'15"	25.52'	177.50'	25.50'	N13°19'47"W
C3	25°14'5"	536.23'	249.15'	26°52'00"	N04°00'54"W
C4	11°14.9"	677.50'	111.37'	9°25'44"	N04°42'14"E
C5	45.97'	677.50'	45.96'	3°53'16"	S01°57'16"E
C6	32.82'	20.00'	29.26'	94°00'31"	N43°06'21"E
C7	33.17'	20.00'	29.50'	95°02'07"	N42°22'19"W
C8	46.42'	622.50'	46.41'	4°16'22"	N07°16'55"E
C9	277.24'	591.23'	274.70'	26°52'00"	N04°00'54"W
C10	8.52'	122.50'	8.52'	3°59'07"	N15°27'21"E
C11	2.50'	322.50'	2.50'	0°26'39"	N89°53'18"E

**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*  
 STEPHEN W. DODD, LS-503

**LEGEND**

- PERIMETER OF DEER POINTE 3RD ADD.
- LOT LINE
- UTILITY EASEMENT
- FRONT YARD SETBACK LINE (SEE NOTE 3)
- EXISTING LOT LINE
- NUMBERED CURVE
- BLOCK NUMBER DEER POINTE 3RD
- BLOCK NUMBER DEER POINTE 2ND
- BLOCK NUMBER DEER POINTE 1ST
- BLOCK NUMBER DEER POINTE
- BLOCK NUMBER DIERS ADDITION

**NOTES:**  
 1. THE FOLLOWING VALUES WERE USED UNLESS OTHERWISE NOTED:  
 STREET RIGHT-OF-WAY WIDTH = 55.00'  
 FRONT YARD SETBACK = 25' (SEE NOTE 3)  
 2. ALL NEW LOT CORNERS, CHANGES IN DIRECTION AND THE BEGINNING AND ENDS OF CURVES ARE MARKED WITH 3/4" X 24" REBAR WITH PLASTIC "LS 503" CAPS.  
 3. MINIMUM CITY ZONING SETBACK. SEE RESTRICTIVE COVENANTS ON FILE AT THE DODGE COUNTY REGISTER OF DEEDS OFFICE FOR ADDITIONAL REQUIREMENTS.

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

Email: Steve@doddengineering.net  
 402 North D St., P.O. Box 1855  
 Fremont, NE 68026-1855  
**Dodd Engineering & Surveying LLC**  
 Stephen W. Dodd, P.E. & L.S. Ph. 402-727-9067