

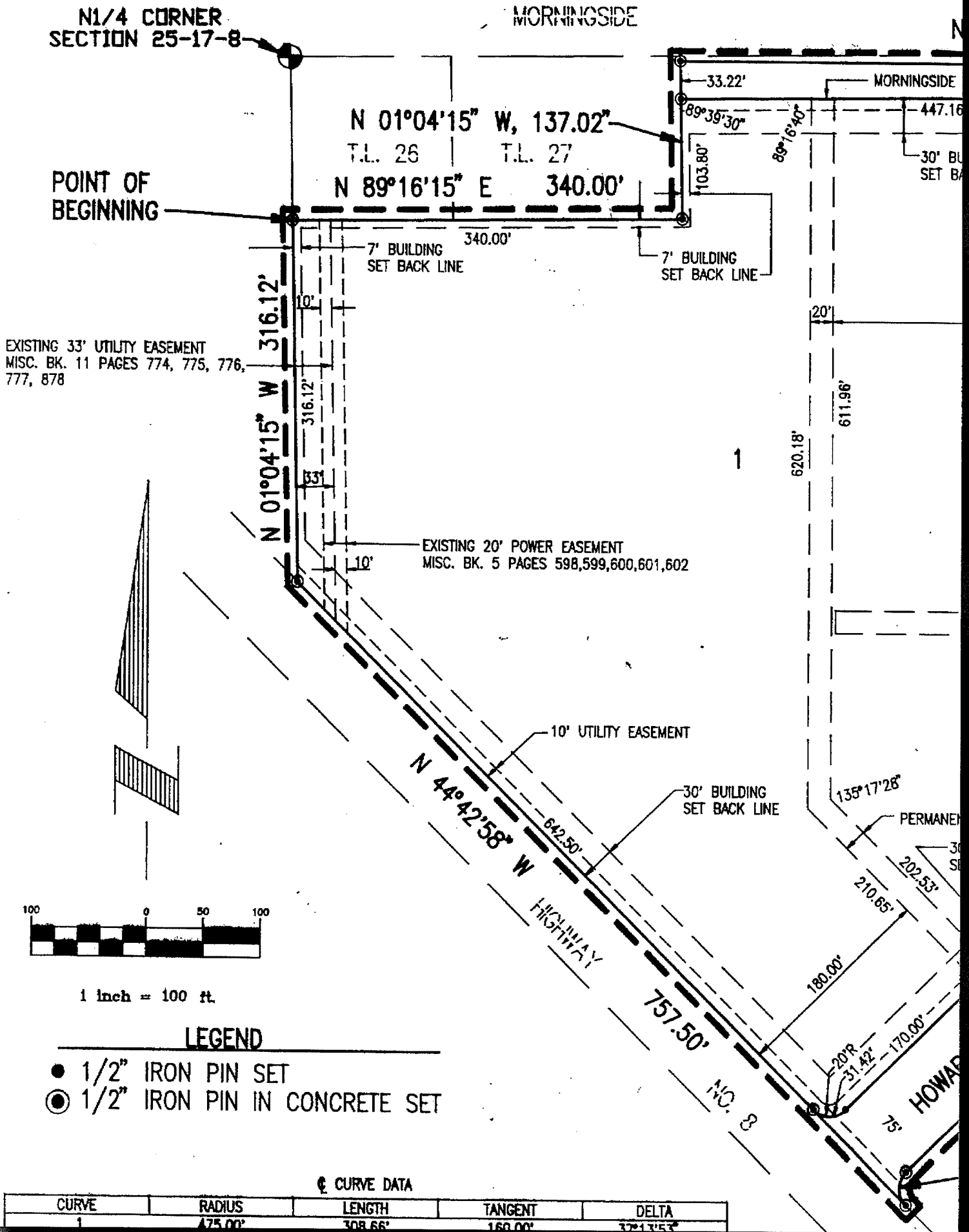
94 MAR 25 PM 2: 33

(2)

Carol Stevens  
REGISTER OF DEEDS  
DODGE COUNTY, NE

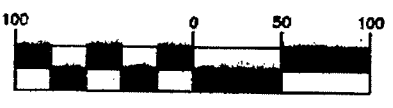
M FEE BOOK  
RECORDED  
CORRECTED  
CORRECTED  
CORRECTED  
CORRECTED  
FEE \$ 41.00

RES



EXISTING 33' UTILITY EASEMENT  
MISC. BK. 11 PAGES 774, 775, 776,  
777, 878

EXISTING 20' POWER EASEMENT  
MISC. BK. 5 PAGES 598,599,600,601,602



1 inch = 100 ft.

**LEGEND**

- 1/2" IRON PIN SET
- ⊙ 1/2" IRON PIN IN CONCRETE SET

**☉ CURVE DATA**

CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	475.00'	308.66'	160.00'	372.1353°

S I D E N T I A L

HOWARD ROAD

N 89°59'35" E

914.99'

ROAD

SIDE ROAD RIGHT-OF-WAY DEDICATION

894.19'

41.94'

47.18'

89°16'40"

447.03'

20'R-1  
31.67'

100'

0' BUILDING SET BACK LINE

40' UTILITY EASEMENT

30' BUILDING SET BACK LINE

HOWARD ROAD

313.50'

7' BUILDING SET BACK LINE

10' UTILITY EASEMENT

7' BUILDING SET BACK LINE

2

652.34'

90°00'00"

PERMANENT 20' STORM SEWER EASEMENT

310.00'

401.76'

310.00'

386.90'

181.39'

299.91'

2

3

4

PERMANENT 20' WATER EASEMENT

30' BUILDING SET BACK LINE

R=493.57' L=353.65'  
L.C.=S 61°59'19" W,

1

R=437.50' L=284.29'  
L.C.=S 63°53'59" W, 279.32'

UNPLA

S 45°17'03" W, 170.00'

R=20.00' L=31.42'  
L.C.=S 00°17'03" W, 28.28'

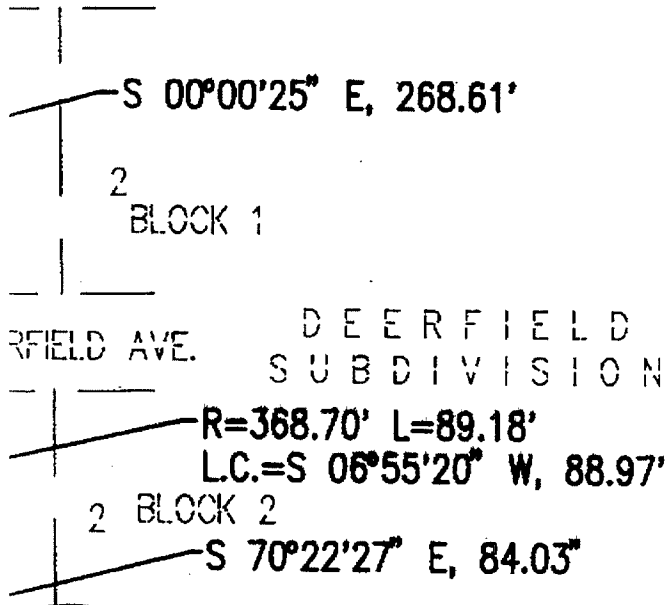
DEDICATION

KNOW ALL MEN BY THESE PRESENTS PARTNERSHIP, BEING THE OWNER OF THE DESCRIBED HEREON, HAS CAUSED THE SAME

# DEERFIELD 2

A SUBDIVISION OF PART OF TAX LOT  
NE 1/4 OF SECTION 25, TOWNSHIP  
6TH P.M., DODGE COUNTY, NEBRASKA

RESIDENTIAL



DEERFIELD SUBDIVISION

543.43' L=207.11'  
S 30°32'37" W, 205.85'

346.14'

T T E D

Part of Tax Lot 28, a tax lot  
8 East of the 6th P.M., Dodge  
line of Highway No. 8, also

Beginning at the Southwest  
also being on the West line  
along the South line of said  
said Section 25, a distance  
N01°04'15"W along the  
South right-of-way line of  
way line of Morningside R  
right-of-way line of Morni  
S00°00'25"E along said V  
Southerly along said West  
of 368.70 feet, a dista  
S06°55'20"W, a distance  
of Howard Road and the S  
along said Southerly rig  
Southwesterly corner of L  
of Section 25; thence So  
distance of 207.11 feet, s  
205.85 feet; thence South  
of 353.85 feet, said curve  
feet; thence Southwester  
284.29 feet, said curve ha  
thence S45°17'03"W, a c  
radius of 20.00 feet, a c  
S00°17'03"W, a distanc  
Highway No. 8; thence N4  
distance of 757.50 feet to  
being the Southwest corne  
NE 1/4 of Section 25, said  
feet to the point of beginn

Said tract of land contains

I hereby certify as the unde  
on the tract of land shown  
set at all lot corners and cu  
partially upon information

*Robert Clark*  
Robert Clark, LS-419

HAT: CHRISTENSEN LIMITED  
TRACT OF LAND SHOWN AND  
D BE DIVIDED INTO LOTS, BLOCKS

# 2ND SUBDIVISION

LOT 28, A TAX LOT IN PART OF THE  
SHIP 17 NORTH, RANGE 8 EAST OF THE  
PLATTA NEBRASKA.

### LEGAL DESCRIPTION

lot located in part of the NE 1/4 of Section 25, Township 17 North, Range  
8 East, Dodge County, Nebraska, lying north and east of the Northerly right-of-way  
also known as Military Road, more particularly described as follows:

West corner of Tax Lot 26, a Tax Lot located in said Section 25, said point  
Northwest corner of said NE 1/4 of Section 25; thence N89°16'15"E (assumed bearing)  
along the North line of said Tax Lot 26, and also the South line of Tax Lot 27, a tax lot located in  
said Section 25, a distance of 340.00 feet to the Southeast corner of said Tax Lot 27; thence  
South along the East line of said Tax Lot 27, a distance of 137.02 feet to a point on the  
South line of Morningside Road; thence N89°59'35"E along said Southerly right-of-  
way line of Morningside Road, a distance of 914.99 feet to the point of intersection of said South  
right-of-way line of Morningside Road and the West right-of-way line of Howard Road; thence  
South along the West right-of-way line of Howard Road, a distance of 268.61 feet; thence  
South along the West right-of-way line of Howard Road, on a curve to the right with a radius  
of 89.18 feet, said curve having a long chord which bears S88°59'35"E a distance  
of 88.97 feet to the point of intersection of said West right-of-way line  
of Howard Road and the Southerly right-of-way line of said Howard Road; thence S70°22'27"E  
along the West right-of-way line of Howard Road, a distance of 84.03 feet to the  
Northwest corner of Lot 1, Block 2, Deerfield Subdivision, a subdivision located in said NE 1/4  
of Section 25, thence Southwesterly on a curve to the right with a radius of 543.43 feet, a  
distance of 170.00 feet, said curve having a long chord which bears S30°32'37"W, a distance of  
170.00 feet, thence Southwesterly, on a curve to the right with a radius of 493.57 feet, a distance  
of 170.00 feet, said curve having a long chord which bears S61°59'19"W, a distance of 346.14  
feet, thence Southwesterly, on a curve to the left with a radius of 437.50 feet, a distance  
of 170.00 feet, said curve having a long chord which bears S63°53'59"W, a distance of 279.32 feet;  
thence Southwesterly, on a curve to the left with a radius of 170.00 feet, said curve having a  
long chord which bears S31°42'58"W a distance of 31.42 feet, said curve having a long chord  
which bears S28°28'28"W a distance of 28.28 feet to a point on the Northerly right-of-way line  
of said Highway No. 8, thence N44°42'58"W along said Northerly right-of-way line of Highway No. 8,  
a distance of 316.12 feet to a point on said West line of the NE 1/4 of Section 25, said point also  
being the West corner of said Tax Lot 28; thence N01°04'15"W along said West line of the  
NE 1/4 of Section 25, a distance of 316.12 feet to the West corner of said Tax Lot 28, a distance of 316.12  
feet, said line also being the West line of said Tax Lot 28, a distance of 316.12  
feet, ending.

containing an area of 20.053 acres, more or less.

### SURVEYOR'S CERTIFICATE

I, the undersigned registered land surveyor, that I have supervised the survey made  
and described hereon, and that permanent markers have been found or  
set at all curve points. I further certify that the survey of said tract of land is based  
on the records of record in the Dodge County Surveyor's Office.

*Jack*  
Date March 4, 1994

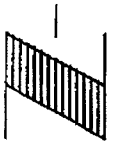


**ELLIOTT & ASSOCIATES**

5316 SOUTH 132ND STREET • OMAHA, NE 68137 • (402)895-4700

**DEERFIELD 2ND SUBDIVISION**

FREMONT, NEBRASKA



1 inch = 100 ft.

**LEGEND**

- 1/2" IRON PIN SET
- ⊙ 1/2" IRON PIN IN CONCRETE SET

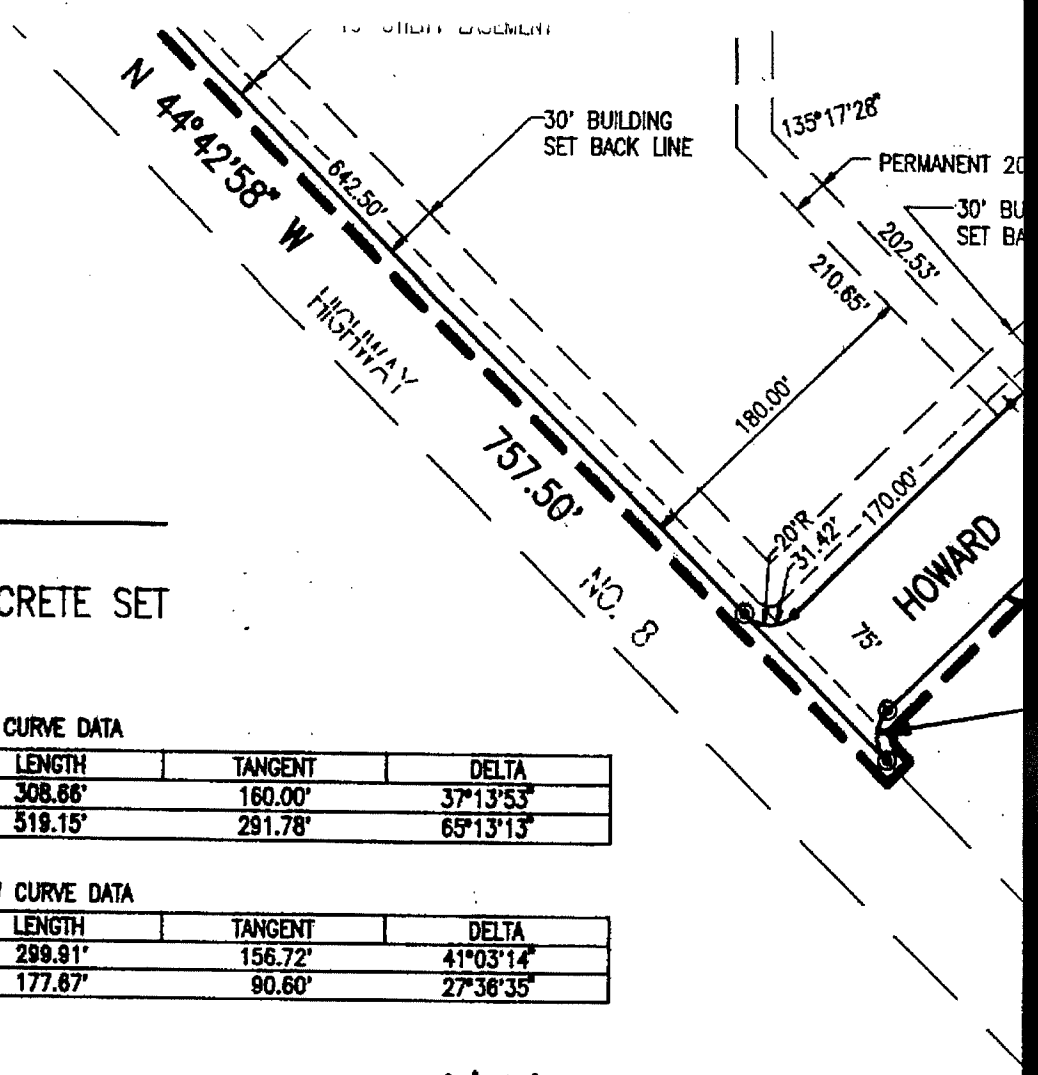
**⊙ CURVE DATA**

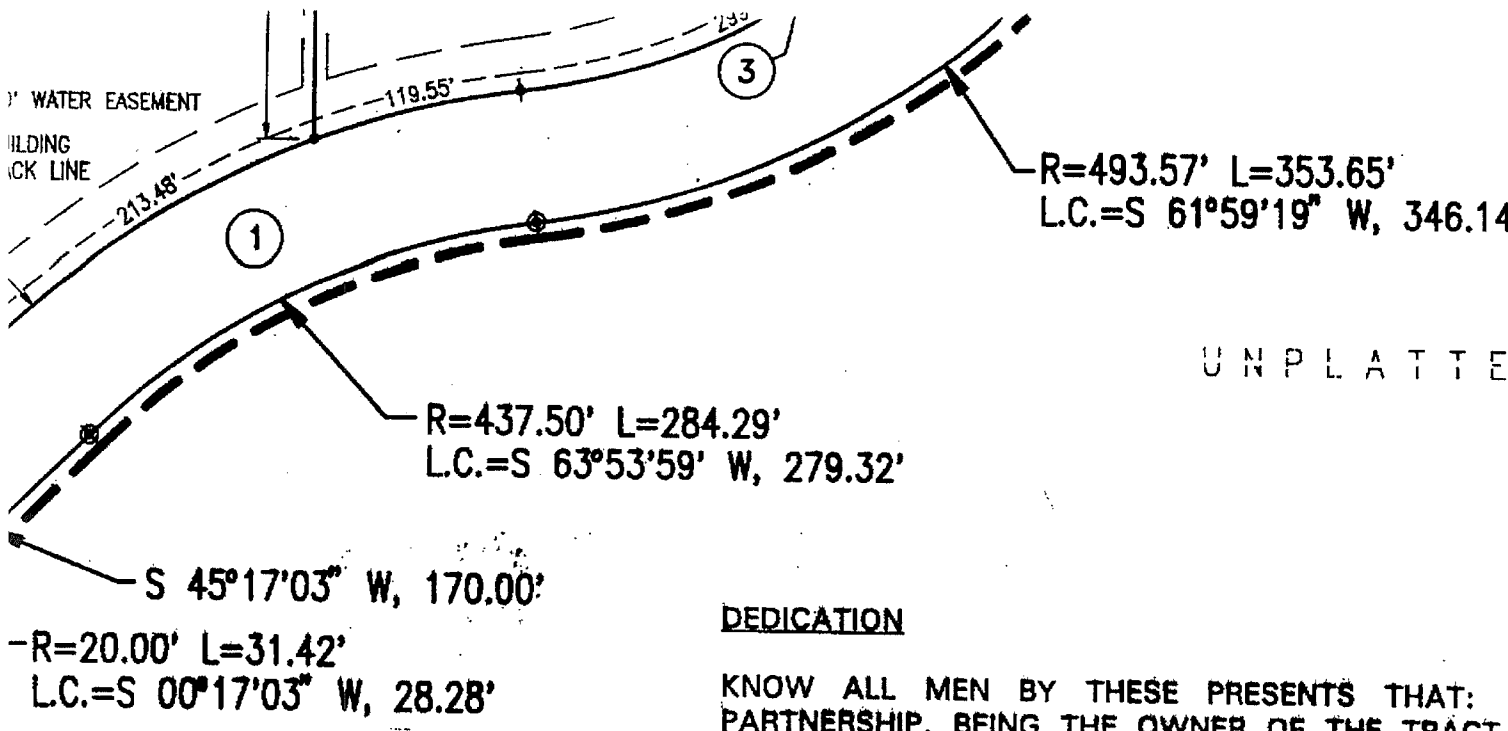
CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	475.00'	308.66'	160.00'	37°13'53"
2	456.07'	519.15'	291.78'	65°13'13"

**ROW CURVE DATA**

CURVE	RADIUS	LENGTH	TANGENT	DELTA
3	418.57'	299.91'	156.72'	41°03'14"
4	368.70'	177.67'	90.60'	27°36'35"

1429





UNPLATTED

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT: PARTNERSHIP, BEING THE OWNER OF THE TRACT DESCRIBED HEREON, HAS CAUSED THE SAME TO BE DIVIDED INTO ALLEYS AND STREETS, NUMBERED AND NAMED AS SHOWN, AND HAS CAUSED THE SAME TO BE DEDICATED TO THE PUBLIC FOR PERPETUAL USE, HOWARD ROAD, AT THE LOCATIONS AND TO THE WIDTHS SHOWN ON THIS PLAT. SAID DEDICATED EASEMENTS DOES ALSO DEDICATE EASEMENTS AT THE LOCATIONS SHOWN ON THIS PLAT, SAID DEDICATED EASEMENTS CITY OF FREMONT, AND ANY PUBLIC OR PRIVATE USE BY ABUTTING PROPERTY OWNERS FOR CONSTRUCTION AND MAINTENANCE OF UTILITY LINES AND FACILITIES.

*Mark Ferraina*  
 CHRISTENSEN LIMITED PARTNERSHIP  
 MARK FERRAINA, MANAGING GENERAL PARTNER

1430

ACKNOWLEDGEMENT

STATE OF NEBRASKA )  
 ) SS  
 DODGE COUNTY )

ON THIS 8 DAY OF MAR, A.D., 1994, NOTARY PUBLIC, PERSONALLY APPEARED MARK FERRAINA, PARTNER OF CHRISTENSEN LIMITED PARTNERSHIP, WHOSE NAME APPEARS IN THE DEDICATION, AND WHO DOES HEREBY ACKNOWLEDGE THIS INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THE DATE LAST WRITTEN

*Homer R. Hunt*  
 GENERAL NOTARY PUBLIC

COMMISSION EXPIRES \_\_\_\_\_

16.14'

T E D

AT: CHRISTENSEN LIMITED  
TRACT OF LAND SHOWN AND  
BE DIVIDED INTO LOTS, BLOCKS  
VN, AND SO HEREBY DEDICATE  
AD, AND MORNINGSIDE ROAD,  
ON THIS PLAT. SAID OWNER  
ATIONS AND TO THE WIDTHS  
ENTS BEING GRANTED TO THE  
/ATE UTILITY COMPANY FOR  
RS FOR THE SOLE PURPOSE OF  
INES AND PIPES AND DRAINAGE

994, BEFORE ME A GENERAL  
ERRAINA, MANAGING GENERAL  
IP, WHO IS KNOWN TO ME TO  
PPEARS ON THE FOREGOING  
/LEDGE THE SIGNING OF SAID  
NEED.

TE LAST AFORESAID.

(SEAL)



being the southwest corner  
NE 1/4 of Section 25, said  
feet to the point of beginning

Said tract of land contains a

I hereby certify as the unders  
on the tract of land shown a  
set at all lot corners and curv  
partially upon information of

*Robert Clark*

Robert Clark, LS-419

1931

CITY COUNCIL ACCEPTANCE

ON THIS 22<sup>ND</sup> DAY OF  
2ND SUBDIVISION WAS AP  
OF FREMONT, DODGE COU

*Donald B. ...*

MAYOR

ATTEST: *Martha J. ...*  
CITY CLERK

PLANNING COMMISSION A

ON THIS 17<sup>TH</sup> DAY OF  
2ND SUBDIVISION WAS AP  
OF FREMONT, DODGE COU

*Paul ...*

CHAIRMAN

corner of said Tax Lot 28; thence N01°04'15"W along said West line of the said line also being the West line of said Tax Lot 28, a distance of 316.12 ft. The area is being subdivided into lots.

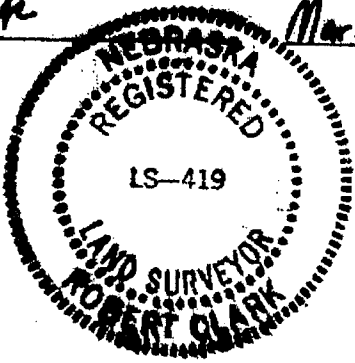
contains an area of 20.053 acres, more or less.

**SURVEYOR'S CERTIFICATE**

I, the undersigned registered land surveyor, that I have supervised the survey made and described hereon, and that permanent markers have been found or set at all curve points. I further certify that the survey of said tract of land is based on the data on of record in the Dodge County Surveyor's Office.

*Clark*

*March 4, 1994*  
Date



**APPROVAL:**

ON FEBRUARY, A.D., 1994, THIS PLAT OF DEERFIELD IS APPROVED AND ACCEPTED BY RESOLUTION OF THE CITY OF DODGE COUNTY, NEBRASKA.

*[Signature]*

432

*Christina LMC*  
City Clerk



**PLANNING COMMISSION APPROVAL**

ON JANUARY, A.D., 1994, THIS PLAT OF DEERFIELD IS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF DODGE COUNTY, NEBRASKA.

\_\_\_\_\_  
City Clerk

**DEERFIELD 2ND SUBDIVISION**

FREMONT, NEBRASKA

**FINAL PLAT**

PROJECT NO.	93019.1
DATE	2-4-94
DESIGNED BY	MW
DRAWN BY	TRH
CHECKED BY	LIDU
SCALE	1" = 100'
SHEET	1 of 1