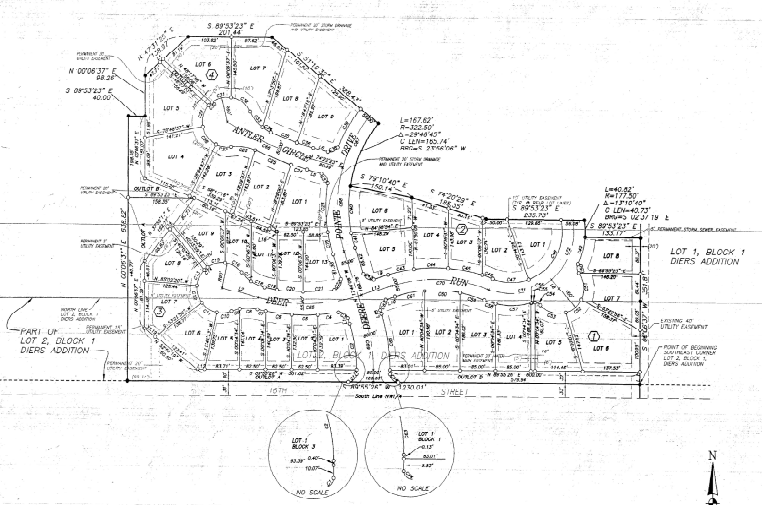
FILED
DOCK 2004 3144
LEGAL
Carol Brown
DODGE COUNTY
REGISTER OF DEEDS
NOV 17 2004 03:15 PM

DEER POINTE

AN ADDITION TO THE CITY OF FREMONT, NEBRASKA
A PLATTING BEING PART OF THE S1/2 NW1/4 OF SECTION 18, TOWNSHIP 17 NORTH, RANGE 9 EAST OF THE 6TH P.M., AND A PORTION OF LOT 2, BLOCK 1, DIERS ADDITION TO THE CITY OF FREMONT, ALL BEING IN DODGE COUNTY, NEBRASKA



N

0 30' 100' 200'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	20.00'	31.35	28.24	S 45°00'12" W	89°46'16"
C2	300.00'	127.34	126.38	S 09°06'44" E	24°19'11"
C3	300.00'	127.34	126.38	S 09°06'44" E	24°19'11"
C4	477.00'	49.88	49.86	S 89°53'23" E	6°00'00"
C5	477.00'	62.64	62.60	S 86°23'23" E	7°31'29"
C6	477.00'	62.64	62.60	N 78°52'06" E	7°31'29"
C7	477.00'	49.02	49.02	N 73°53'23" E	5°53'00"
C8	150.00'	43.01	42.87	S 66°35'12" E	16°25'15"
C9	150.00'	39.46	39.46	N 75°57'19" E	15°04'15"
C10	20.00'	34.79	30.67	S 41°06'17" E	99°39'00"
C11	49.00'	43.66	42.27	N 23°31'11" E	51°03'00"
C12	49.00'	42.00	40.70	N 73°31'11" E	49°03'00"
C13	49.00'	42.00	40.70	S 122°34'11" E	49°03'00"
C14	49.00'	43.66	42.27	S 76°28'11" E	51°03'00"
C15	20.00'	34.07	30.67	N 38°53'11" E	97°39'00"
C16	150.00'	39.46	39.46	N 75°57'19" E	15°04'15"
C17	150.00'	43.01	42.87	N 66°35'12" E	16°25'15"
C18	477.00'	49.02	49.02	N 73°53'23" E	5°53'00"
C19	477.00'	62.64	62.60	N 78°52'06" E	7°31'29"
C20	477.00'	62.64	62.60	N 86°23'23" E	7°31'29"
C21	477.00'	49.88	49.86	S 89°53'23" E	6°00'00"
C22	300.00'	127.34	126.38	N 09°06'44" W	24°19'11"
C23	300.00'	127.34	126.38	N 09°06'44" W	24°19'11"
C24	20.00'	31.35	28.24	N 44°53'48" W	89°46'16"
C25	20.00'	31.35	28.24	N 45°00'12" E	89°46'16"
C26	300.00'	127.34	126.38	S 09°06'44" E	24°19'11"
C27	300.00'	127.34	126.38	S 09°06'44" E	24°19'11"
C28	20.00'	31.35	28.24	S 44°53'48" W	89°46'16"
C29	20.00'	31.35	28.24	S 45°00'12" W	89°46'16"
C30	150.00'	43.01	42.87	S 66°35'12" E	16°25'15"
C31	150.00'	39.46	39.46	N 75°57'19" E	15°04'15"
C32	20.00'	34.07	30.67	N 38°53'11" E	97°39'00"
C33	49.00'	42.00	40.70	S 73°31'11" E	49°03'00"
C34	49.00'	42.00	40.70	S 122°34'11" E	49°03'00"
C35	49.00'	43.66	42.27	S 76°28'11" E	51°03'00"
C36	20.00'	34.79	30.67	S 41°06'17" E	99°39'00"
C37	150.00'	43.01	42.87	N 66°35'12" E	16°25'15"
C38	150.00'	39.46	39.46	N 75°57'19" E	15°04'15"
C39	20.00'	34.07	30.67	N 38°53'11" E	97°39'00"
C40	49.00'	42.00	40.70	S 73°31'11" E	49°03'00"
C41	49.00'	42.00	40.70	S 122°34'11" E	49°03'00"
C42	49.00'	43.66	42.27	S 76°28'11" E	51°03'00"
C43	20.00'	34.07	30.67	N 38°53'11" E	97°39'00"
C44	150.00'	43.01	42.87	N 66°35'12" E	16°25'15"
C45	150.00'	39.46	39.46	N 75°57'19" E	15°04'15"
C46	20.00'	34.79	30.67	N 38°53'11" E	97°39'00"
C47	20.00'	31.35	28.24	N 44°53'48" W	89°46'16"
C48	20.00'	31.35	28.24	N 45°00'12" E	89°46'16"
C49	300.00'	127.34	126.38	S 09°06'44" E	24°19'11"
C50	300.00'	127.34	126.38	S 09°06'44" E	24°19'11"
C51	20.00'	31.35	28.24	S 44°53'48" W	89°46'16"
C52	20.00'	31.35	28.24	S 45°00'12" W	89°46'16"
C53	150.00'	43.01	42.87	S 66°35'12" E	16°25'15"
C54	150.00'	39.46	39.46	N 75°57'19" E	15°04'15"
C55	20.00'	34.07	30.67	N 38°53'11" E	97°39'00"
C56	49.00'	42.00	40.70	S 73°31'11" E	49°03'00"
C57	49.00'	42.00	40.70	S 122°34'11" E	49°03'00"
C58	49.00'	43.66	42.27	S 76°28'11" E	51°03'00"
C59	20.00'	34.07	30.67	N 38°53'11" E	97°39'00"
C60	150.00'	43.01	42.87	N 66°35'12" E	16°25'15"
C61	150.00'	39.46	39.46	N 75°57'19" E	15°04'15"
C62	20.00'	34.79	30.67	N 38°53'11" E	97°39'00"
C63	20.00'	31.35	28.24	N 44°53'48" W	89°46'16"
C64	20.00'	31.35	28.24	N 45°00'12" E	89°46'16"
C65	300.00'	127.34	126.38	S 09°06'44" E	24°19'11"
C66	300.00'	127.34	126.38	S 09°06'44" E	24°19'11"
C67	20.00'	31.35	28.24	S 44°53'48" W	89°46'16"
C68	20.00'	31.35	28.24	S 45°00'12" W	89°46'16"
C69	150.00'	43.01	42.87	S 66°35'12" E	16°25'15"
C70	150.00'	39.46	39.46	N 75°57'19" E	15°04'15"
C71	20.00'	34.07	30.67	N 38°53'11" E	97°39'00"
C72	49.00'	42.00	40.70	S 73°31'11" E	49°03'00"
C73	49.00'	42.00	40.70	S 122°34'11" E	49°03'00"
C74	49.00'	43.66	42.27	S 76°28'11" E	51°03'00"
C75	20.00'	34.07	30.67	N 38°53'11" E	97°39'00"
C76	150.00'	43.01	42.87	N 66°35'12" E	16°25'15"
C77	150.00'	39.46	39.46	N 75°57'19" E	15°04'15"
C78	20.00'	34.79	30.67	N 38°53'11" E	97°39'00"
C79	20.00'	31.35	28.24	N 44°53'48" W	89°46'16"
C80	20.00'	31.35	28.24	N 45°00'12" E	89°46'16"
C81	300.00'	127.34	126.38	S 09°06'44" E	24°19'11"
C82	300.00'	127.34	126.38	S 09°06'44" E	24°19'11"
C83	20.00'	31.35	28.24	S 44°53'48" W	89°46'16"
C84	20.00'	31.35	28.24	S 45°00'12" W	89°46'16"
C85	150.00'	43.01	42.87	S 66°35'12" E	16°25'15"
C86	150.00'	39.46	39.46	N 75°57'19" E	15°04'15"
C87	20.00'	34.07	30.67	N 38°53'11" E	97°39'00"
C88	49.00'	42.00	40.70	S 73°31'11" E	49°03'00"
C89	49.00'	42.00	40.70	S 122°34'11" E	49°03'00"
C90	49.00'	43.66	42.27	S 76°28'11" E	51°03'00"
C91	20.00'	34.07	30.67	N 38°53'11" E	97°39'00"
C92	150.00'	43.01	42.87	N 66°35'12" E	16°25'15"
C93	150.00'	39.46	39.46	N 75°57'19" E	15°04'15"
C94	20.00'	34.79	30.67	N 38°53'11" E	97°39'00"
C95	20.00'	31.35	28.24	N 44°53'48" W	89°46'16"
C96	20.00'	31.35	28.24	N 45°00'12" E	89°46'16"
C97	20.00'	31.35	28.24	S 44°53'48" W	89°46'16"
C98	20.00'	31.35	28.24	S 45°00'12" W	89°46'16"
C99	20.00'	31.35	28.24	S 44°53'48" W	89°46'16"
C100	20.00'	31.35	28.24	S 45°00'12" W	89°46'16"

LINE	BEARING	DISTANCE
L1	N 79°10'40" E	14.00'
L2	S 89°53'23" E	10.00'
L3	S 89°53'23" E	11.00'
L4	N 89°53'23" E	11.00'
L5	S 89°53'23" E	36.44'
L6	S 89°53'23" E	30.14'
L7	N 89°53'23" E	30.14'
L8	S 89°53'23" E	27.44'
L9	N 89°53'23" E	11.00'
L10	S 89°53'23" E	30.00'
L11	N 89°53'23" E	11.00'
L12	S 89°53'23" E	11.00'
L13	N 89°53'23" E	11.00'
L14	N 89°53'23" E	11.00'
L15	S 89°53'23" E	11.00'
L16	S 89°53'23" E	30.14'
L17	N 89°53'23" E	30.14'
L18	N 89°53'23" E	36.44'
L19	S 89°53'23" E	27.44'
L20	N 89°53'23" E	11.00'
L21	S 89°53'23" E	30.00'
L22	N 89°53'23" E	11.00'
L23	S 89°53'23" E	11.00'
L24	N 89°53'23" E	11.00'
L25	N 89°53'23" E	11.00'
L26	S 89°53'23" E	11.00'
L27	S 89°53'23" E	11.00'
L28	S 89°53'23" E	11.00'

LEGEND

- ● FOUND MONUMENT (3/8" X 24" REBAR)
- ○ SET MONUMENT (5/8" X 24" REBAR)
- ■ SET 5/8" X 24" REBAR IN 6" CONCRETE SLEEVE
- △ CALCULATED POINT
- (4) BLOCK NUMBER
- BOUNDARY LINE
- LOT LINE
- ROW LINE
- EASEMENT LINE
- SETBACK LINE
- (0') EASEMENT DIMENSIONS

Notes: Residential dwelling shall not be built on Outlots & Non R. Exclusive

* Minimum Building Setback Line is:
  Front = 25 feet
  Side Yard = 5 feet (Lots in Block 3)
  Side Yard = 7 feet (Lots in Blocks 1, 2, & 4)
  Rear = 20 feet
  Street Side Yard = 15 feet

LEGAL DESCRIPTION

A PORTION OF THE S1/2 NW1/4 OF SECTION 18, T17N, R9E OF THE 6TH P.M. AND A PORTION OF LOT 2, BLOCK 1, DIERS ADDITION TO THE CITY OF FREMONT, ALL BEING IN DODGE COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 2, BLOCK 1; THENCE S 89°53'23" W, 1230.01 FT. ON THE NORTH LINE OF LOT 1, BLOCK 1, DIERS ADDITION; THENCE N 00°06'37" E, 638.93 FT.; THENCE S 89°53'23" E, 40.00 FT.; THENCE N 00°06'37" E, 88.38 FT.; THENCE N 47°31'08" E, 139.07 FT.; THENCE S 89°53'23" E, 207.44 FT.; THENCE S 51°10'32" E, 228.43 FT.; THENCE SOUTHERLY ON A 322.50 FT. RADIUS CURVE TO THE LEFT, 167.62 FT. (LONG CHORD BEARS S 23°56'05" W, 165.74 FT.); THENCE S 79°10'40" E, 150.14 FT.; THENCE N 24°27'22" E, 149.95 FT.; THENCE S 89°53'23" E, 336.73 FT.; THENCE SOUTHERLY ON A 177.50 FT. RADIUS CURVE TO THE RIGHT, 40.92 FT. (LONG CHORD BEARS S 06°37'19" E, 40.73 FT.); THENCE S 89°53'23" E, 133.17 FT. TO THE WEST LINE OF LOT 1, BLOCK 1, DIERS ADDITION; THENCE S 00°06'37" W, 351.81 FT. ON THE WEST LINE OF SAID LOT 1 TO THE POINT OF BEGINNING. CONTAINING 16.16 ACRES MORE OR LESS.

I, CHAD W. MARCH, A REGISTERED LAND SURVEYOR IN THE STATE OF NEBRASKA, HEREBY CERTIFY THAT THIS PLAT OF DEER POINTE WAS SURVEYED UNDER MY DIRECT SUPERVISION AND THAT SAID PLAT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

CHAD W. MARCH
CHAD W. MARCH, L.S. NO. 560
DECEMBER 29, 2003

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT DEER POINTE, CORP., CHARLES H. DIERS, PRESIDENT; OWNER AND PROPRIETOR, OF THE LAND EMBRACED WITHIN THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS AND STREETS, SAID SUBDIVISION TO BE KNOWN AS DEER POINTE. THE LOTS AND BLOCKS TO BE NUMBERED AS SHOWN, AND WE APPROVE THE DEDICATION OF THE STREETS AS SHOWN ON THIS PLAT AND WE HEREBY DEDICATE TO THE PUBLIC FOR PERPETUAL PUBLIC USE THE STREETS AS SHOWN ON THIS PLAT AND WE HEREBY DEDICATE TO WITNESS WHEREOF WE DO ALSO GRANT EASEMENTS ON, OVER, THROUGH, UNDER AND ALMOST A TEN (10) FEET WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL LOTS, TO THE CITY OF FREMONT AND NOT PUBLIC OR PRIVATE UTILITY FOR RECIPROCAL USE BY ABUTTING PROPERTY OWNERS FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF UTILITY LINES, PIPES AND DRAINAGE FACILITIES. NO PERMANENT BUILDING OR PERMANENT WALL SHALL BE PLACED IN THE ABOVE DESCRIBED EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, 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 11 DAY OF MARCH, 2004 A.D.

CHARLES H. DIERS, PRESIDENT
DEER POINTE, CORP.

ACKNOWLEDGEMENT

STATE OF NEBRASKA)
COUNTY OF DODGE) SS

ON THIS 11 DAY OF MARCH 2004 A.D., BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME THE ABOVE NAMED CHARLES H. DIERS, PRESIDENT OF DEER POINTE, CORP., WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE INSTRUMENT, AND HE ACKNOWLEDGES THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THE LAST DATE AFORESAID.

Jerome L. Heinrichs
NOTARY PUBLIC

MY COMMISSION EXPIRES ON THE 28 DAY OF NOVEMBER, 2007, A.D.

APPROVAL OF CITY PLANNING COMMISSION

THIS PLAT OF DEER POINTE WAS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF FREMONT, NEBRASKA THIS 21st DAY OF July, 2003, A.D.

CHAIRMAN

FREMONT CITY COUNCIL ACCEPTANCE

THIS PLAT OF DEER POINTE WAS APPROVED BY THE CITY COUNCIL OF FREMONT, NEBRASKA THIS DAY OF , 2003, A.D.

MAYOR CITY CLERK

DEVELOPER:
MR. CHARLES DIERS
2445 NORTH BROAD
FREMONT, NEBRASKA 68025

OWNER:
DEER POINTE
2445 NORTH BROAD
FREMONT, NEBRASKA 68025

KIRKHAM MICHAEL
CONSULTING ENGINEERS
1120 WEST DODGE ROAD, P.O. BOX 34286, OMAHA, NEBRASKA 68154
(402) 493-2021 FAX (402) 493-2061

SHEET 1 OF 1
KM 0305233