DEERFIELD 3RD ADDITION

A SUBDIVISION OF PART OF TAX LOT 28, A TAX LOT IN PART OF THE NE 1/4 OF SECTION 25, TOWNSHIP 17 NORTH, RANGE 8 EAST OF THE 6TH P.M., DODGE COUNTY, NEBRASKA.

E CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	1172.00'	364.52'	184.02'	17°49'32"
2	1442.69'	364.52'	184.13'	14°28'57"
3	1442.69'	128.09'	64.10'	5°05'09"
4	250.00'	130.99'	67.13'	30°01'04"
5	250.00'	140.99'	72.51'	32°18'22"
6	836.00'	412.24'	211.31'	28°15'04"
7	1864.65'	139.95'	69.99'	4°18'00"

ROW CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	DELTA
8	865.50'	453.42'	232.21'	30°00'49"
9	813.50'	426.09'	218.17'	30°00'49"
10	1911.80'	100.12'	50.06'	3°00'24"
11	1908.80'	297.83'	149.02'	8°56'37"
12	1908.80'	198.01'	99.17'	5°56'49"
13	1908.80'	297.83'	149.02'	8°56'37"
14	1908.80'	198.01'	99.17'	5°56'49"

PLANNING COMMISSION APPROVAL

ON THIS 28th DAY OF March A.D., 1995, THIS PLAT OF DEERFIELD 3RD ADDITION WAS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF FREMONT, DODGE COUNTY, NEBRASKA.

CHAIR

CITY COUNCIL ACCEPTANCE:

ON THIS 28th DAY OF March A.D., 1995, THIS PLAT OF DEERFIELD 3RD ADDITION WAS APPROVED AND ACCEPTED BY RESOLUTION OF THE CITY OF FREMONT, DODGE COUNTY, NEBRASKA.

MAYOR

ATTEST: Kimberly Vest, CMC
CITY CLERK

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT: CHRISTENSEN LIMITED PARTNERSHIP, BEING THE OWNER OF THE TRACT OF LAND SHOWN AND DESCRIBED HEREON, HAS CAUSED THE SAME TO BE DIVIDED INTO LOTS, BLOCKS AND STREETS, NUMBERED AND NAMED AS SHOWN, AND SO HEREBY DEDICATE TO THE PUBLIC FOR PERPETUAL USE, LUTHER ROAD, WILMONT STREET, SHERIDAN STREET, PATHFINDER DRIVE, MEADOWLARK CIRCLE, MEADOW CROSSING AND DEER PARK COURT, AT THE LOCATIONS AND TO THE WIDTHS SHOWN ON THIS PLAT. SAID OWNER DOES ALSO DEDICATE EASEMENTS AT THE LOCATIONS AND TO THE WIDTHS SHOWN ON THIS PLAT, SAID DEDICATED EASEMENTS BEING GRANTED TO THE CITY OF FREMONT, AND ANY PUBLIC OR PRIVATE UTILITY COMPANY FOR RECIPROCAL USE BY ABUTTING PROPERTY OWNERS FOR THE SOLE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF UTILITY LINES AND FIRES AND DRAINAGE FACILITIES.

CHRISTENSEN LIMITED PARTNERSHIP
MARK FERRAINA, MANAGING GENERAL PARTNER

ACKNOWLEDGEMENT

STATE OF NEBRASKA)
) SS
DODGE COUNTY)

ON THIS 21 DAY OF APR A.D., 1995, BEFORE ME A GENERAL NOTARY PUBLIC, PERSONALLY APPEARED MARK FERRAINA, MANAGING GENERAL PARTNER OF CHRISTENSEN LIMITED PARTNERSHIP, WHO IS KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME APPEARS ON THE FOREGOING DEDICATION, AND WHO DOES HEREBY ACKNOWLEDGE THE SIGNING OF SAID INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THE DATE LAST AFORESAID.

Homer R. Hunt
GENERAL NOTARY PUBLIC (SEAL)

LEGAL DESCRIPTION

PART OF TAX LOT 28, A TAX LOT LOCATED IN PART OF THE NE 1/4 OF SECTION 25, TOWNSHIP 17 NORTH, RANGE 8 EAST OF THE 6TH P.M., DODGE COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NE 1/4 OF SECTION 25; THENCE S01°01'48"E (ASSUMED BEARING) ALONG THE EAST LINE OF SAID SECTION 25, SAID LINE ALSO BEING THE EAST RIGHT-OF-WAY LINE OF LUTHER ROAD, A DISTANCE OF 724.73 FEET TO THE SOUTHEAST CORNER OF SAID EAST RIGHT-OF-WAY LINE OF LUTHER ROAD, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING S01°01'48"E ALONG SAID EAST LINE OF SECTION 25, A DISTANCE OF 595.74 FEET; THENCE S88°58'12"W, A DISTANCE OF 187.50 FEET; THENCE S01°01'48"E, A DISTANCE OF 31.53 FEET; THENCE S88°58'12"W, A DISTANCE OF 166.57 FEET; THENCE S05°20'36"W, A DISTANCE OF 128.80 FEET; THENCE S12°53'46"W, A DISTANCE OF 220.12 FEET; THENCE S58°30'24"E, A DISTANCE OF 54.78 FEET; THENCE S14°37'40"W, A DISTANCE OF 122.63 FEET; THENCE S21°24'01"W, A DISTANCE OF 122.63 FEET; THENCE S33°05'12"W, A DISTANCE OF 122.46 FEET; THENCE N84°31'29"W, A DISTANCE OF 81.93 FEET; THENCE N45°53'25"W, A DISTANCE OF 129.00 FEET; THENCE N29°57'34"W, A DISTANCE OF 86.56 FEET; THENCE S44°06'35"W, A DISTANCE OF 128.27 FEET; THENCE N45°53'25"W, A DISTANCE OF 35.09 FEET; THENCE S44°06'35"W, A DISTANCE OF 205.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF HIGHWAY NO. 8; THENCE N45°53'25"W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF HIGHWAY NO. 8, A DISTANCE OF 571.49 FEET; THENCE NORTHEASTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 20.00 FEET, A DISTANCE OF 31.23 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N89°22'37"E, A DISTANCE OF 28.15 FEET; THENCE NORTHEASTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 227.50 FEET, A DISTANCE OF 267.31 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N78°18'19"E, A DISTANCE OF 252.20 FEET; THENCE N21°58'00"E, A DISTANCE OF 181.32 FEET; THENCE SOUTHEASTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 775.60 FEET, A DISTANCE OF 181.74 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S35°35'25"E, A DISTANCE OF 181.32 FEET; THENCE EASTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 58.13 FEET, A DISTANCE OF 97.90 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N89°26'55"E, A DISTANCE OF 86.73 FEET; THENCE NORTHEASTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 1654.72 FEET, A DISTANCE OF 356.95 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N39°01'14"E, A DISTANCE OF 356.26 FEET; THENCE NORTHWESTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 100.55 FEET, A DISTANCE OF 192.10 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N29°53'25"W, A DISTANCE OF 164.19 FEET; THENCE NORTHWESTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 145.75 FEET, A DISTANCE OF 300.04 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N21°38'41"W, A DISTANCE OF 249.79 FEET; THENCE NORTHEASTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 192.09 FEET, A DISTANCE OF 64.78 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N27°40'14"E, A DISTANCE OF 64.47 FEET TO THE SOUTHWESTERLY CORNER OF LOT 19, BLOCK 2, DEERFIELD SUBDIVISION, A SUBDIVISION LOCATED IN SAID NE 1/4 OF SECTION 25; THENCE ALONG THE SOUTHERLY LINE OF SAID DEERFIELD SUBDIVISION ON THE FOLLOWING DESCRIBED COURSES; THENCE S71°58'25"E, A DISTANCE OF 76.39 FEET; THENCE N53°21'42"E, A DISTANCE OF 109.99 FEET; THENCE SOUTHEASTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 374.37 FEET, A DISTANCE OF 1.11 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S38°43'22"E, A DISTANCE OF 1.11 FEET; THENCE SOUTHEASTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 545.50 FEET, A DISTANCE OF 70.82 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S33°05'19"E, A DISTANCE OF 70.77 FEET; THENCE N60°37'50"E, A DISTANCE OF 158.95 FEET; THENCE S27°47'23"E, A DISTANCE OF 2.01 FEET; THENCE N60°47'37"E, A DISTANCE OF 161.10 FEET; THENCE NORTHWESTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 865.50 FEET, A DISTANCE OF 11.46 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N29°35'05"W, A DISTANCE OF 11.46 FEET; THENCE N60°02'07"E, A DISTANCE OF 100.00 FEET; THENCE S70°02'21"E, A DISTANCE OF 96.65 FEET; THENCE N64°09'05"E, A DISTANCE OF 88.46 FEET TO THE SOUTHEAST CORNER OF LOT 9, BLOCK 4, SAID DEERFIELD SUBDIVISION, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE WEST RIGHT-OF-WAY LINE OF LUTHER ROAD; THENCE N88°58'12"E ALONG THE SOUTH RIGHT-OF-WAY LINE OF LUTHER ROAD, A DISTANCE OF 37.50 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA OF 18.733 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY AS THE UNDERSIGNED REGISTERED LAND SURVEYOR, THAT I HAVE SUPERVISED THE SURVEY MADE ON THE TRACT OF LAND SHOWN AND DESCRIBED HEREON, AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL LOT CORNERS AND CURVE POINT. I FURTHER CERTIFY THAT THE SURVEY OF SAID TRACT OF AND IS BASED PARTIALLY UPON INFORMATION OF RECORD IN THE DODGE COUNTY SURVEYOR'S OFFICE.

Robert Clark
ROBERT CLARK, LS-419
April 24 1995

LS-419

ELLIOTT & ASSOCIATES
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DEERFIELD 3RD ADDITION
FREMONT, NEBRASKA

FINAL PLAT