

DEERHAVEN ESTATES

LOCATED IN THE S1/2 SE1/4 OF SECTION 2, AND
THE N1/2 NE1/4 NE1/4 OF SECTION 11,
TOWNSHIP 10 NORTH, RANGE 3 WEST OF THE 6TH P.M.,
YORK COUNTY, NEBRASKA

DEED OF DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT WE, CHARLES M. MILLER AND JUDY C. MILLER, (HUSBAND AND WIFE) BEING THE OWNERS OF THE LAND DESCRIBED HEREON HAVE CAUSED THE SAME TO BE SURVEYED, PLATTED AND DESIGNATED AS DEERHAVEN ESTATES AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT ALL STREETS (WHITETAIL LANE AND CAR-MEL DRIVE) AND COMMON AREAS ARE HEREBY FREELY AND VOLUNTARILY DEDICATED TO THE DEERHAVEN ESTATES HOMEOWNER'S ASSOCIATION, A NEBRASKA NON-PROFIT CORPORATION FOR PUBLIC ACCESS TO LOTS 1 THROUGH 7. SUCH STREETS (WHITETAIL LANE AND CAR-MEL DRIVE) AND COMMON AREAS SHALL BE OWNED, IMPROVED, MAINTAINED AND SUPERVISED BY THE DEERHAVEN ESTATES HOMEOWNER'S ASSOCIATION. SUCH STREETS SHALL PROVIDE LAW ENFORCEMENT, FIRE AND RESCUE VEHICLES AND PERSONNEL ACCESS, AND CONSTRUCTION AND MAINTENANCE OF UTILITY LINES TO ALL LOTS WITHIN THE SUBDIVISION THAT ARE ADJACENT TO SAID STREETS, AND WHITETAIL LANE AND CAR-MEL DRIVE ARE HEREBY DEDICATED AS AN UTILITY EASEMENT TO GRANT ACCESS AND MAINTENANCE TO ALL UTILITIES THAT SERVICE LOTS ADJACENT TO WHITETAIL LANE AND CAR-MEL DRIVE, AND THE UTILITY EASEMENTS AS SHOWN THEREON FOR THE LOCATION, CONSTRUCTION AND MAINTENANCE OF PUBLIC SERVICE UTILITIES, FOREVER, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERETO, AND THAT THE FOREGOING SUBDIVISION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

BY: CHARLES M. MILLER (HUSBAND)

BY: JUDY C. MILLER (WIFE)

ACKNOWLEDGMENT:

STATE OF _____
COUNTY OF _____ SS

ON THIS _____ DAY OF _____ 2008, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY CAME THE ABOVE NAMED CHARLES M. MILLER AND JUDY C. MILLER, (HUSBAND AND WIFE), TO BE PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSONS WHOSE NAMES ARE AFFIXED TO THE DEDICATION OF THIS PLAT AND THEY ACKNOWLEDGE THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED.

MY COMMISSION EXPIRES ON THE _____ DAY OF _____

NOTARY PUBLIC

CITY COUNCIL ACCEPTANCE:

THIS PLAT OF DEERHAVEN ESTATES IN THE S1/2 SE1/4 OF SECTION 2, AND THE N1/2 NE1/4 NE1/4 OF SECTION 11, TOWNSHIP 10 NORTH, RANGE 3 WEST OF THE 6TH P.M., YORK COUNTY, NEBRASKA WAS APPROVED AND ACCEPTED BY THIS CITY COUNCIL OF THE CITY OF YORK, NEBRASKA.

THIS _____ DAY OF _____ 2008 A.D.

BY: CHARLES W. HARRIS - MAYOR

ATTEST: C. JEAN THIELE - CITY CLERK

SECTION CORNER TIES:

- A NE COR. SE1/4 SEC. 2-10-3W FOUND BRASS CAP, AS RECORDED IN THE YORK COUNTY SURVEY RECORDS, FLUSH WITH ASPHALT. 4.2' S TO EDGE 4TH STREET PROJECTED FROM E 3.4' W TO CENTERLINE COUNTY ROAD N 10.5' W TO CENTERLINE GRAVEL ACCESS ROAD S 42.85' SW TO RH NAIL SE SIDE PP 40.99' SW TO X NAIL TOP OF LONE PE 40.00' S TO 5/8" X 24" REBAR W/PC 53.76' NW TO RH NAIL NE SIDE PP 58.97' NE TO "X" NAILS NW SIDE UTILITY RISER
- B SW COR. SE1/4 SEC. 2-10-3W FOUND 8" STONE ON EDGE WITH 1" PIPE W/LOOP IN TOP GUARDING STONE, 0.6' BELOW GRADE. NOTCH IN THE CENTER OF THE STONE IS THE ACTUAL CORNER. 1.0' S TO RANGE OF FENCE E-W ON LINE RANGE OF FENCE N 4.7' N TO "X" NAILS IN W SIDE BRACE POST 34.38' NNW TO NAIL AND DISC IN E SIDE PP 12.98' W TO NEAR FACE STEEL PIPE CFP 0.65' SSE TO NEAR FACE CFP
- C NW COR. N1/2 NE1/4 NE1/4 SEC. 11-10-3W SET 3/4" X 24" REBAR W/PLAST. CAP STAMPED "HAYS L.S.#673", 0.2' BELOW GRADE, AT EQUAL DISTANCE AND ON LINE BETWEEN THE SW COR. SE1/4 AND SE COR. SE1/4 OF SEC. 2-10-3W. 55.2' W TO RANGE OF FENCE S 86.62' SW TO NAIL AND DISC IN W SIDE CFP, 5' ABOVE GROUND 154.77' SE TO NAIL AND DISC IN W SIDE 7" FP NO OTHER AVAILABLE TIES
- D SE COR. SE1/4 SEC. 2-10-3W FOUND 3" BRASS CAP SET IN CONCRETE BRIDGE DECK, FLUSH WITH CONCRETE, AS RECORDED IN YORK COUNTY SURVEY RECORDS 6.59' W TO BACK OF CURB ON E SIDE OF MEDIAN (HWY#81) 90.20' SE TO NAIL AND DISC IN TOP OF 1ST GUARDRAIL POST 62.80' SE TO NODR CAP SET IN EAST BRIDGE RAIL 88.44' SW TO S CORNER OF WEST BRIDGE RAIL 30.27' E TO E EDGE BRIDGE DECK 71.21' S TO S EDGE BRIDGE DECK
- E SE COR. N1/2 NE1/4 NE1/4 SEC. 11-10-3W FOUND 1 1/2" IRON PIPE, AS RECORDED IN THE YORK COUNTY SURVEY RECORD, 1.5' ABOVE GRADE. ON LINE RANGE OF FENCE E ON LINE RANGE OF FENCE N 0.42' S TO T-POST (1.5' TALL) 7.01' E TO NAIL AND DISC IN S SIDE BRACE POST
- F SW COR. N1/2 NE1/4 NE1/4 SEC. 11-10-3W FOUND 3/4" IRON PIPE, AS RECORDED IN THE YORK COUNTY SURVEY RECORD, 0.1' ABOVE GRADE. 0.5' N TO RANGE OF FENCE W 3.2' W TO RANGE OF FENCE H-S 13.57' NNW TO NAIL AND DISC IN E SIDE FP 5.18' SW TO MAG NAIL AND DISC IN E SIDE FP 0.65' WNW TO NAIL AND DISC IN E SIDE END FP

APPROVAL OF THE CITY PLANNING COMMISSION:

THIS PLAT OF DEERHAVEN ESTATES IN THE S1/2 SE1/4 OF SECTION 2, AND THE N1/2 NE1/4 NE1/4 OF SECTION 11, TOWNSHIP 10 NORTH, RANGE 3 WEST OF THE 6TH P.M., YORK COUNTY, NEBRASKA WAS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF YORK, YORK COUNTY, NEBRASKA THIS _____ DAY OF _____, 2008 A.D.

BY: _____
CHAIRPERSON

APPROVAL OF THE PUBLIC WORKS DIRECTOR:

THIS PLAT IS HEREBY APPROVED AND ACCEPTED BY THE DIRECTOR OF PUBLIC WORKS, YORK NEBRASKA THIS _____ DAY OF _____, 2008 A.D.

BY: _____
DIRECTOR

COUNTY TREASURER CERTIFICATE:

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED IN THE PLAT AS SHOWN BY RECORDS OF THIS OFFICE.

DATED THIS _____ DAY OF _____, 2008 A.D.

BY: _____
COUNTY TREASURER

LEGAL DESCRIPTION:

A TRACT OF LAND COMPRISING OF THE N1/2 OF THE NE1/4 OF THE NE1/4 OF SECTION 11, AND A PART OF IRREGULAR TRACT NUMBER 14 IN THE S1/2 OF THE SE1/4 OF SECTION 2, ALL IN TOWNSHIP 10 NORTH, RANGE 3 WEST OF THE 6TH P.M., YORK COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SE CORNER OF THE N1/2, NE1/4, NE1/4, OF SECTION 11, AND ASSUMING THE EAST LINE OF THE SE1/4 OF SAID SECTION 2 TO HAVE A BEARING OF N00°05'33"W; THENCE N88°39'17"W, AND ON THE SOUTH LINE OF SAID N1/2, NE1/4, NE1/4, 1320.60 FEET TO THE SW CORNER OF SAID N1/2, NE1/4, NE1/4; THENCE N00°14'58"E, AND ON THE WEST LINE OF SAID N1/2, NE1/4, NE1/4, 658.01 FEET TO THE NW CORNER OF SAID N1/2, NE1/4, NE1/4; THENCE N88°30'21"W, AND ON THE SOUTH LINE OF THE SE1/4 OF SAID SECTION 2, 216.18 FEET TO AN IRON PIPE, SAID IRON PIPE BEING THE SW CORNER OF IRREGULAR TRACT NO. 14; THENCE N06°28'07"E, AND ON THE WESTERLY LINE OF SAID IRREGULAR TRACT NO. 14, 421.04 FEET TO A 3/4" REBAR W/CAP; THENCE N48°34'15"E, AND ON THE WESTERLY LINE OF SAID IRREGULAR TRACT NO. 14, 673.12 FEET TO A 3/4" IRON PIPE; THENCE N05°35'51"E, AND ON THE WESTERLY LINE OF SAID IRREGULAR TRACT NO. 14, 127.40 FEET TO A 3/4" IRON PIPE; THENCE N88°19'46"E, AND ON THE NORTH LINE OF SAID IRREGULAR TRACT NO. 14, 381.84 FEET TO A 3/4" REBAR W/CAP ON THE WEST R.O.W. LINE OF HIGHWAY #81; THENCE S24°17'21"E, AND ON THE WEST R.O.W. LINE OF SAID HIGHWAY #81, 425.78 FEET TO A 3/4" REBAR W/CAP; THENCE S22°57'08"E, AND ON THE WEST R.O.W. LINE OF SAID HIGHWAY #81, 375.05 FEET TO A 3/4" REBAR W/CAP; THENCE S14°11'02"E, AND ON THE WEST R.O.W. LINE OF SAID HIGHWAY #81, 228.55 FEET TO A 3/4" REBAR W/CAP; THENCE S11°28'34"W, AND ON THE WEST R.O.W. LINE OF SAID HIGHWAY #81, 82.39 FEET TO A 3/4" REBAR W/CAP ON THE SOUTH LINE OF SAID SE1/4 OF SECTION 2; THENCE S11°27'27"W, AND ON THE WEST R.O.W. LINE OF SAID HIGHWAY #81, 42.81 FEET TO A 3/4" REBAR W/CAP; THENCE S51°14'03"E, AND ON THE WEST R.O.W. LINE OF SAID HIGHWAY #81, 110.41 FEET TO A 3/4" REBAR W/CAP; THENCE S27°09'11"E, AND ON THE WEST R.O.W. LINE OF SAID HIGHWAY #81, 100.12 FEET TO A 3/4" REBAR W/CAP; THENCE S35°42'37"E, AND ON THE WEST R.O.W. LINE OF SAID HIGHWAY #81, 176.77 FEET TO A 3/4" REBAR W/CAP ON THE EAST LINE OF SAID N1/2, NE1/4, NE1/4 OF SECTION 11; THENCE S00°02'21"W, AND ON THE EAST LINE OF SAID N1/2, NE1/4, NE1/4, 316.84 FEET TO THE POINT OF BEGINNING AND CONTAINING 41.02 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE:

I, CHRISTOPHER C. HAYS, A REGISTERED LAND SURVEYOR OF THE STATE OF NEBRASKA, HEREBY CERTIFY THAT I HAVE ACCURATELY SURVEYED UNDER MY SUPERVISION, DEERHAVEN ESTATES IN THE S1/2 SE1/4 OF SECTION 2, AND THE N1/2 NE1/4 NE1/4 OF SECTION 11, TOWNSHIP 10 NORTH, RANGE 3 WEST OF THE 6TH P.M., YORK COUNTY, NEBRASKA, AND THAT THE ABOVE AND FOREGOING IS A TRUE AND CORRECT SURVEY THEREOF AND THAT THE LOT IS WELL AND ACCURATELY STAKED OFF AND MARKED AND CORRECTLY DESIGNATED AND SHOWN ON THE ABOVE AND FOREGOING SURVEY.

SURVEY RECORD REPOSTORED THIS 1ST DAY OF JULY 2008 A.D.

RECORDED

JUL 29 2008

5

County York

873-042

CHRISTOPHER C. HAYS, RLS #673



SHEET: 1 OF 1

DATE: JULY 1, 2008

KM JOB # 0805229

DRAWN BY: C.HAYS

REVISIONS:

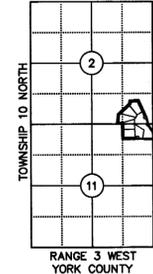
TITLE:
DEERHAVEN ESTATES
CHARLES AND JUDY MILLER

PROJECT:

SECTIONS 2 AND 11, TOWNSHIP 10 NORTH
RANGE 3 WEST, YORK COUNTY, NE

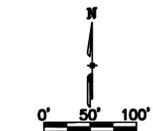
KIRKHAM MICHAEL
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12700 WEST OGDEN ROAD, P.O. BOX 50203, OMAHA, NEBRASKA 68154-0203
(402) 393-5630 FAX (402) 255-2850
WWW.KIRKHAMMICHAEL.COM

SITUATION SKETCH



LEGEND

- M MEASURED DISTANCE
- R RECORDED DISTANCE
- G GOVERNMENT DISTANCE
- FOUND CORNER
- SET 3/4" X 24" REBAR WITH YELLOW PLASTIC CAP STAMPED "HAYS L.S.#673"
- ⊕ SECTION CORNER
- △ CALCULATED POINT
- X- FENCE LINE



NOTE:
LOT PINS WITHIN THE SUBDIVISION
WILL BE SET WITHIN 30 DAYS OF
THE YORK CITY COUNCILS APPROVAL
OF THIS PLAT.

FLOOD PLAIN INFORMATION:
FLOOD INSURANCE RATE MAP
COMMUNITY PANEL 310237 0018
PAGE 10 OF 10
EFFECTIVE DATE: SEPTEMBER 29, 1978

100 YEAR BASE FLOOD ELEVATION
1601.00

AREA ABOVE BASE FLOOD
ELEVATION 1601.00

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT	DEGREE OF CURVE
C1	60.00'	58.89'	56.55'	S05°09'48"W	56°13'52"	32.06'	95°29'35"
C2	60.00'	238.20'	109.85'	N80°27'09"W	227°27'46"	136.48'	95°29'35"
C3	60.00'	59.30'	56.91'	S63°02'01"W	56°37'25"	32.32'	95°29'35"
C4	60.00'	246.38'	106.31'	S27°38'21"E	235°16'41"	114.58'	95°29'35"