

# DEERHAVEN ESTATES 1ST ADDITION

LOCATED IN THE SE1/4 SE1/4 OF SECTION 2, AND  
THE 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, JEFFREY W. BURK AND SHAUNA M. BURK (HUSBAND AND WIFE), CHARLES M. MILLER AND JUDY C. MILLER (HUSBAND AND WIFE), TIMOTHY D. PIPER AND CATHERINE A. PIPER (HUSBAND AND WIFE), AND NEBRASKA ENERGY FEDERAL CREDIT UNION AKA. NPPD EMPLOYEE FEDERAL CREDIT UNION, JULIE HANEY, ACTING PRESIDENT, BEING THE OWNERS OF THE LAND DESCRIBED HEREON HAVE CAUSED THE SAME TO BE SURVEYED, PLATTED AND DESIGNATED AS DEERHAVEN ESTATES 1ST ADDITION 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 AND 2. 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: \_\_\_\_\_  
JEFFREY W. BURK (HUSBAND)

BY: \_\_\_\_\_  
SHAUNA M. BURK (WIFE)

BY: \_\_\_\_\_  
CHARLES M. MILLER (HUSBAND)

BY: \_\_\_\_\_  
JUDY C. MILLER (WIFE)

BY: \_\_\_\_\_  
TIMOTHY D. PIPER (HUSBAND)

BY: \_\_\_\_\_  
CATHERINE A. PIPER (WIFE)

BY: \_\_\_\_\_  
JULIE HANEY, ACTING PRESIDENT, NEBRASKA ENERGY FEDERAL CREDIT UNION

## ACKNOWLEDGMENT:

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_ ss.

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2009, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY CAME THE ABOVE NAMED JEFFREY W. BURK AND SHAUNA M. BURK, (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

## ACKNOWLEDGMENT:

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_ ss.

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2009, 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

## ACKNOWLEDGMENT:

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_ ss.

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2009, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY CAME THE ABOVE NAMED TIMOTHY D. PIPER AND CATHERINE A. PIPER, (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

## ACKNOWLEDGMENT:

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_ ss.

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2009, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY CAME THE ABOVE NAMED NEBRASKA ENERGY FEDERAL CREDIT UNION AKA. NPPD EMPLOYEE FEDERAL CREDIT UNION, JULIE HANEY, ACTING PRESIDENT, TO BE PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSONS WHOSE NAME 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

## APPROVAL OF THE CITY PLANNING COMMISSION:

THIS PLAT OF DEERHAVEN ESTATES 1ST ADDITION IN THE SE1/4 SE1/4 OF SECTION 2, AND THE 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 \_\_\_\_\_, 2009 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 \_\_\_\_\_, 2009 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 \_\_\_\_\_, 2009 A.D.

BY: \_\_\_\_\_  
COUNTY TREASURER

## CITY COUNCIL ACCEPTANCE:

THIS PLAT OF DEERHAVEN ESTATES 1ST ADDITION IN THE SE1/4 SE1/4 OF SECTION 2, AND THE 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 \_\_\_\_\_, 2009 A.D.

BY: \_\_\_\_\_  
CHARLES W. HARRIS - MAYOR

ATTEST: \_\_\_\_\_  
C. JEAN THIELE - CITY CLERK

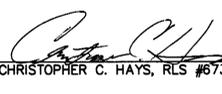
## LEGAL DESCRIPTION:

A TRACT OF LAND COMPRISING OF LOTS 5, 6, AND 7, OF DEERHAVEN ESTATES, AND A PART OF THE NE1/4 OF THE NE1/4 OF SECTION 11, AND A PART OF SE1/4 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 SOUTH LINE OF THE N1/2 NE1/4 NE1/4 OF SECTION 11 TO HAVE A BEARING OF N88°39'17"W; THENCE N88°39'17"W, AND ON THE SOUTH LINE OF SAID N1/2 NE1/4 NE1/4, 553.44 FEET TO THE CENTERLINE OF THE BEAVER CREEK; THE NEXT 6 COURSES ON THE CENTERLINE OF SAID BEAVER CREEK; THENCE S30°43'28"W, 183.92 FEET; THENCE N77°10'30"W, 123.38 FEET; THENCE S85°07'42"W, 160.45 FEET; THENCE S50°19'20"W, 179.37 FEET; THENCE S51°56'25"W, 133.19 FEET; THENCE S41°25'30"W, 229.90 FEET TO A POINT ON THE WEST LINE OF THE NE1/4 NE1/4 OF SAID SECTION 11; THENCE N00°14'58"E, AND ON THE WEST LINE OF SAID NE1/4 NE1/4, 851.24 FEET; THENCE S89°17'21"E, 540.36 FEET TO THE SE CORNER OF LOT 4, DEERHAVEN ESTATES; THENCE N00°23'19"W, AND ON THE EAST LINE OF SAID LOT 4, 435.20 FEET; THENCE N42°30'17"E, AND ON THE EAST LINE OF LOT 3, DEERHAVEN ESTATES, 104.07 FEET; THENCE N24°26'51"E, AND ON THE EAST LINE OF LOT 2, DEERHAVEN ESTATES, 118.95 FEET; THENCE N59°17'47"E, AND ON THE SOUTH LINE OF LOT 1, DEERHAVEN ESTATES, 260.84 FEET TO A 3/4" REBAR W/CAP ON THE WEST LINE OF CAR-MEL DRIVE; THENCE S22°57'08"E, AND ON THE WEST LINE OF SAID CAR-MEL DRIVE, 169.71 FEET TO A 3/4" REBAR W/CAP; THENCE ON A CURVE TO THE RIGHT, AND ON THE WEST R.O.W. LINE OF SAID CAR-MEL DRIVE, SAID CURVE HAVING A RADIUS OF 60.00 FEET, A CHORD BEARING OF S05°09'48"W, A DISTANCE OF 58.89 FEET TO A 3/4" REBAR W/CAP; THENCE ON A CURVE TO THE LEFT, AND ON SAID R.O.W. LINE, SAID CURVE HAVING A RADIUS OF 60.00 FEET, A CHORD BEARING OF N78°03'52"W, A DISTANCE OF 233.20 FEET TO A 3/4" REBAR W/CAP ON THE WEST R.O.W. LINE OF HIGHWAY #81; 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 24.75 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 1ST ADDITION IN THE SE1/4 SE1/4 OF SECTION 2, AND THE 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.

DATED THIS 22ND DAY OF JANUARY, 2009 A.D.

  
CHRISTOPHER C. HAYS, RLS #673  


SHEET:  
2 Of 2  
DATE:  
FEB. 3, 2009  
JOB #:  
0901224  
DRAWN BY:  
C.HAYS  
REVISIONS:

TITLE:  
DEERHAVEN ESTATES 1ST ADDITION  
JEFFREY & SHAUNA BURK  
PROJECT:  
SECTIONS 2 AND 11, TOWNSHIP 10 NORTH,  
RANGE 3 WEST, YORK COUNTY, NE

  
KIRKHAM  
MICHAEL  
CONSULTING ENGINEERS  
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908-308 2/2