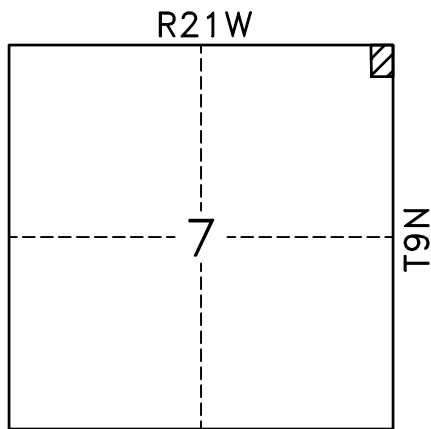


SOUTHWEST THIRD ADDITION

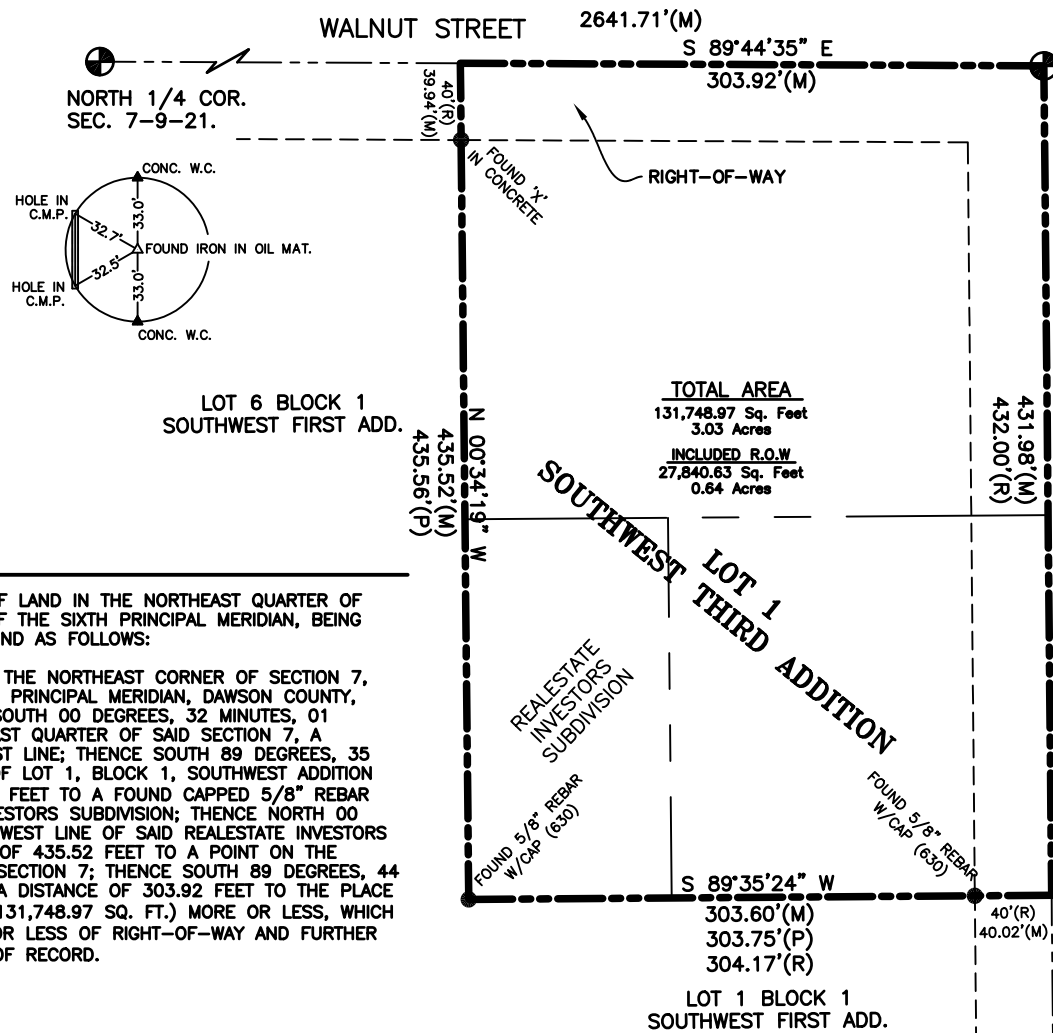
AN ADDITION TO THE CITY OF LEXINGTON, DAWSON COUNTY, NEBRASKA.

PROJECT #: D20170055

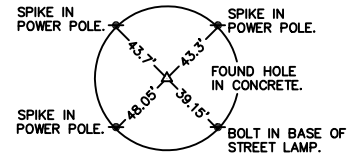
DATE: JULY 21ST, 2017.



LOCATION SKETCH



NORTHEAST COR.
SEC. 7-9-21.



LEGAL DESCRIPTION

REALESTATE INVESTORS SUBDIVISION AND A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 9 NORTH, RANGE 21 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUND AS FOLLOWS:

REFERRING TO A FOUND HOLE IN CONCRETE, BEING THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 9 NORTH, RANGE 21 WEST OF THE SIXTH PRINCIPAL MERIDIAN, DAWSON COUNTY, NEBRASKA AND THE POINT OF BEGINNING: THENCE SOUTH 00 DEGREES, 32 MINUTES, 01 SECONDS EAST ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7, A DISTANCE OF 431.98 FEET TO A POINT ON SAID EAST LINE; THENCE SOUTH 89 DEGREES, 35 MINUTES, 24 SECONDS WEST ON THE NORTH LINE OF LOT 1, BLOCK 1, SOUTHWEST ADDITION TO THE CITY OF LEXINGTON, A DISTANCE OF 303.60 FEET TO A FOUND CAPPED 5/8" REBAR BEING THE SOUTHWEST CORNER OF REALESTATE INVESTORS SUBDIVISION; THENCE NORTH 00 DEGREES, 34 MINUTES, 19 SECONDS WEST ON THE WEST LINE OF SAID REALESTATE INVESTORS SUBDIVISION AND SAID LINE EXTENDED, A DISTANCE OF 435.52 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7; THENCE SOUTH 89 DEGREES, 44 MINUTES, 35 SECONDS EAST ON SAID NORTH LINE, A DISTANCE OF 303.92 FEET TO THE PLACE OF BEGINNING. SAID TRACT CONTAINS 3.03 ACRES (131,748.97 SQ. FT.) MORE OR LESS, WHICH INCLUDES 0.53 ACRES, (23,201.56 SQ. FT.) MORE OR LESS OF RIGHT-OF-WAY AND FURTHER SUBJECT TO ANY/ALL EASEMENTS & RESTRICTIONS OF RECORD.

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA) SS
DAWSON COUNTY)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2017, BY JOE PEPLITSCH, CITY MANAGER FOR THE CITY OF LEXINGTON, A MUNICIPAL CORPORATION IN THE STATE OF NEBRASKA.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

DEDICATION

KNOW ALL MEN BY THESE PRESENT, THAT THE CITY OF LEXINGTON, A MUNICIPAL CORPORATION IN THE STATE OF NEBRASKA, BY AND THROUGH JOE PEPLITSCH, CITY MANAGER, BEING THE SOLE OWNER AND PROPRIETOR OF THE LAND EMBRACED WITHIN THIS PLAT AND HAVING CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "SOUTHWEST THIRD ADDITION" AN ADDITION TO THE CITY OF LEXINGTON, DAWSON COUNTY, NEBRASKA, AND SAID OWNERS HEREBY RATIFY AND APPROVED THE DISPOSITION OF THEIR PROPERTY AS SHOWN ON THE ABOVE PLAT, AND HEREBY DEDICATE TO THE USE AND BENEFIT OF THE PUBLIC; THE STREETS AND UTILITY EASEMENTS (IF ANY) AS SHOWN UPON SAID PLAT, AND ACKNOWLEDGE SAID ADDITION TO BE MADE WITH THE FREE CONSENT AND IN ACCORD WITH THE DESIRES OF SAID OWNER AND LIEN HOLDER.

DATED THIS _____ DAY OF _____, 2017. _____ CITY MANAGER SIGNATURE

PLANNING COMMISSION APPROVAL

THIS PLAT OF SOUTHWEST THIRD ADDITION WAS APPROVED AND ACCEPTED BY THE PLANNING COMMISSION OF THE CITY OF LEXINGTON, NEBRASKA, THIS _____ DAY OF _____, 2017.

CHAIRMAN _____ SECRETARY _____

CITY COUNCIL APPROVAL

THIS PLAT OF SOUTHWEST THIRD ADDITION WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF THE CITY OF LEXINGTON, NEBRASKA, THIS _____ DAY OF _____, 2017.

MAYOR _____ ATTEST: CITY CLERK _____

RESOLUTION

BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF LEXINGTON, NEBRASKA, THAT THE PLAT OF SOUTHWEST THIRD ADDITION, AN ADDITION TO THE CITY OF LEXINGTON, DAWSON COUNTY, NEBRASKA, DULY MADE OUT, ACKNOWLEDGED AND CERTIFIED, AND THE SAME HEREBY IS APPROVED, ACCEPTED AND ORDERED FILED AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF DAWSON COUNTY, NEBRASKA.

MAYOR SIGNATURE _____ ATTEST: CITY CLERK _____

COUNTY TREASURER

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

COUNTY TREASURER _____ DATE _____

REGISTER OF DEEDS

STATE OF NEBRASKA) SS
DAWSON COUNTY)

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____ M. ON THIS _____ DAY OF _____, 2017.

REGISTER OF DEEDS _____

LEGEND

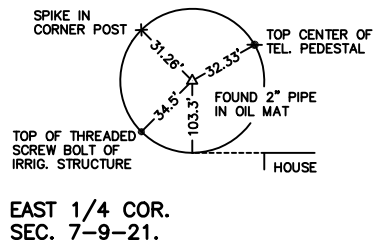
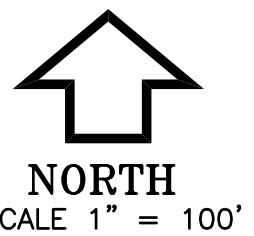
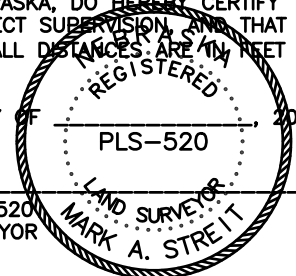
- ⊙ = SECTION OR 1/4 CORNER.
- = CORNER FOUND, AS INDICATED.
- = CORNER SET, (5/8" X 24" CAPPED REBAR).
- (P) = PLATTED DISTANCE.
- (M) = MEASURED DISTANCE.
- (D) = DEEDED DISTANCE.
- (R) = RECORDED DISTANCE.
- REF: VOL. 5, PAGE 22.
- REF: SOUTHWEST FIRST ADD. PLAT.
- REC: LEXINGTON F.B. 34-C, PAGE 71.

SURVEYOR'S CERTIFICATE

I, MARK A. STREIT, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA, DO HEREBY CERTIFY THAT THIS SURVEY WAS EXECUTED BY ME, OR UNDER MY DIRECT SUPERVISION, AND THAT IRON MONUMENTS WERE SET AT ALL POINTS MARKED "O". ALL DISTANCES ARE IN FEET AND HUNDREDTHS OF A FOOT.

SIGNED THIS _____ DAY OF _____, 2017.

MARK A. STREIT, PLS #520
DAWSON COUNTY SURVEYOR



**PLANNING COMMISSION
CITY OF LEXINGTON**

DETERMINATION FORM

On **August 2, 2017**, the Lexington, Nebraska Planning Commission, at its regular meeting, recommended **Approval** (Approval/Disapproval) of a **Subdivision Application (Southwest Third Subdivision)** (Rezoning, Special Use, Subdivision, Variance, Zoning, Zone Appeal, Etc.) for property located at South Adams and West Walnut (Location) for **City of Lexington**. (Name).

The Lexington Planning Commission made the following motion:

Motion by: Curt Bennett

Seconded by: Derek Haines

Motion: Moved by Bennett, seconded by Haines, to recommend to the Council approval of the Subdivision Application for the "Southwest Third Addition".

Roll Call: Voting "aye" were Quintero, Kaiser, Smith, Haines, Bennett, Heineman.

Motion carried.

Pamela Baruth

Planning Secretary



APPLICATION FOR SUBDIVISION

Date Filed: _____

*For a subdivision plat application to be considered, the subdivision plat checklist must be completed.

1. Property Owner's Name _____
2. Property Owner's Address _____
3. Telephone Number _____ E-Mail Address _____

I/We, the undersigned, do hereby acknowledge that I/We do agree with the provisions and requirements for an application for rezoning as described above. I/We the undersigned do hereby agree to allow City of Lexington employees or agents working for the City of Lexington to enter the above referenced property as it pertains to this application.

Signature of Owner

Signature of Applicant

Administrative Use Only

Date Submitted _____

Case Number _____

Filing Fee __\$100.00 _____

Accepted By _____

Cert. Of Ownership _____

Date Advertised _____

Date Sign Posted _____

Date of Public Hearing _____

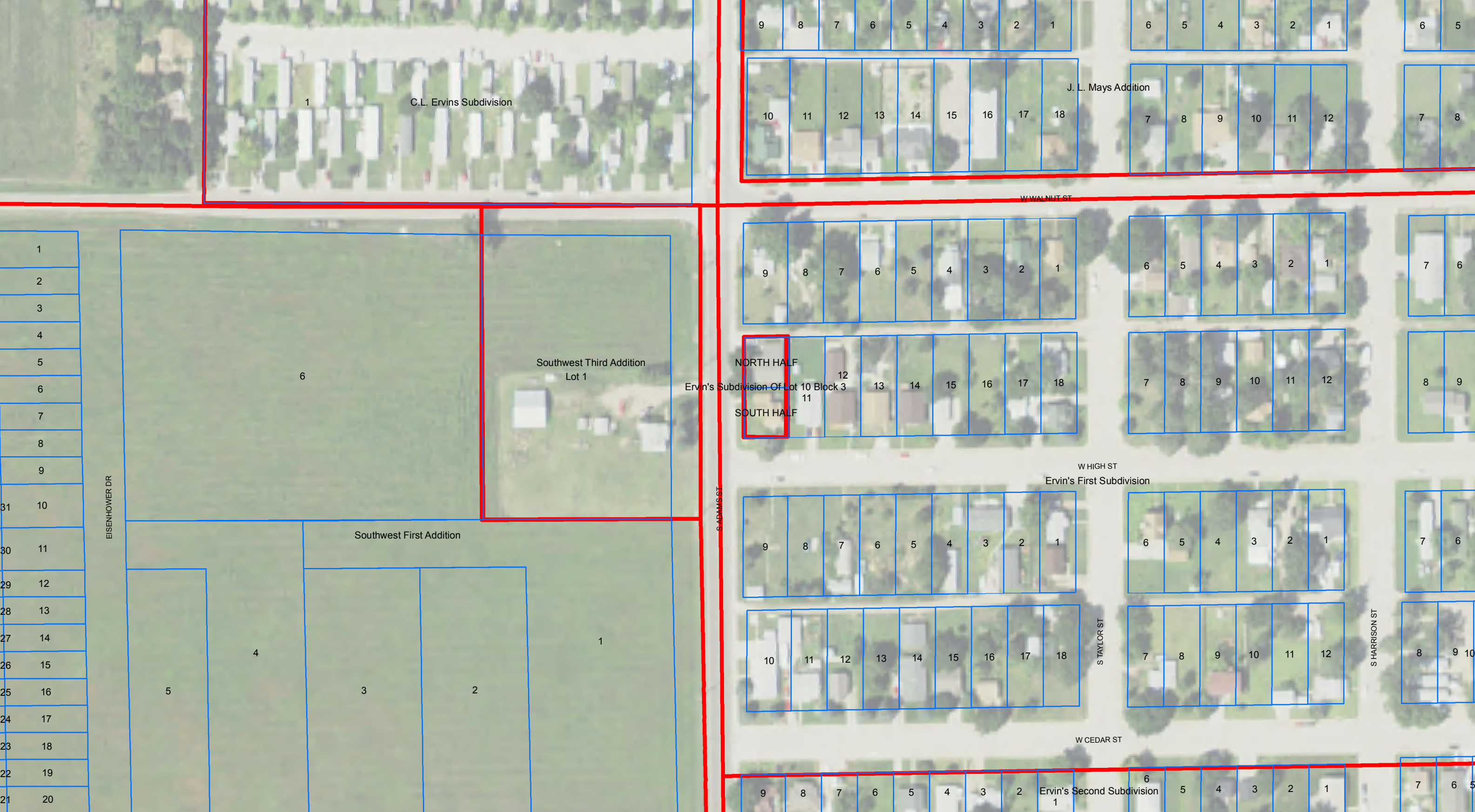
Plat Checklist



- 1. Subdivision: _____
- 2. Owner: _____
- 3. Engineer/Architect: _____
- 4. Date of Hearing: _____

The following checklist is to be completed by the Building Inspector and shall accompany the plan when submitted to the Planning Commission. .

- | 5. Does the Plat contain the following? | Yes | No |
|--|-----|-----|
| a. Name of Subdivision | ___ | ___ |
| b. Location of boundary lines and reference to section or quarter-section lines | ___ | ___ |
| c. Legal Description complete with Section, Township, Range, Principal Meridian and City | ___ | ___ |
| d. Name and Address of Owner | ___ | ___ |
| e. Name of Engineer/Architect | ___ | ___ |
| f. Scale | ___ | ___ |
| g. Date of preparation and basis for north | ___ | ___ |
| h. Current zoning classification | ___ | ___ |
| i. Name of adjacent subdivisions with arrangement of streets and lots | ___ | ___ |
| j. Topography | ___ | ___ |
| k. Arrangement of lots; including dimensions | ___ | ___ |
| l. Location of streets, alleys, pedestrian ways and easements; including dimensions | ___ | ___ |
| 6. Does the proposed subdivision conform to the Comprehensive Plan? | ___ | ___ |
| 7. Are the lots sized appropriately for the zoning district? | ___ | ___ |
| 8. Are drainage ways and other drainage facilities sufficient to prevent flooding both on site and off site? | ___ | ___ |
| 9. Do proposed street grades and alignment meet requirements? | ___ | ___ |



1 C.L. Ervins Subdivision

9 8 7 6 5 4 3 2 1
6 5 4 3 2 1
10 11 12 13 14 15 16 17 18
7 8 9 10 11 12
7 8
J. L. Mays Addition

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31

EISENHOWER DR

6

Southwest Third Addition
Lot 1

S ADAMS ST

9 8 7 6 5 4 3 2 1
6 5 4 3 2 1
7 8 9 10 11 12
8 9
NORTH HALF
12
13 14 15 16 17 18
11
SOUTH HALF

WHIGH ST
Ervin's First Subdivision

9 8 7 6 5 4 3 2 1
6 5 4 3 2 1
7 6

Southwest First Addition
4
5 3 2 1

S TAYLOR ST

10 11 12 13 14 15 16 17 18
7 8 9 10 11 12
8 9 10

S HARRISON ST

W CEDAR ST

9 8 7 6 5 4 3 2 1
6 5 4 3 2 1
7 6 5
Ervin's Second Subdivision