



APPLICATION FOR SUBDIVISION

Date Filed: 8/24/2022

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

- 1. Property Owner's Name Stewart Properties, LLC- Bill Stewart
- 2. Property Owner's Address 601 PENROSE DRIVE LINCOLN, NE 68521-8956
- 3. Telephone Number 308-325-1553 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 <u>\$100.00</u> _____	Accepted By _____
Cert. Of Ownership _____	Date Advertised _____
Date Sign Posted _____	Date of Public Hearing <u>9/7/2022 PC</u>
	<u>9/13/2022 CC</u>

W.A.S. SECOND SUBDIVISION

BEING PART OF THE SOUTH HALF OF SECTION 30, TOWNSHIP 10 NORTH, RANGE 21 WEST OF THE SIXTH PRINCIPAL MERIDIAN, DAWSON COUNTY, NEBRASKA.

EAST ONE-QUARTER CORNER OF SECTION 30, TOWNSHIP 10 NORTH, RANGE 21 WEST OF THE SIXTH PRINCIPAL MERIDIAN, DAWSON COUNTY, NEBRASKA.
5/8" REBAR
78.5' - NW - 5/8" REBAR WITH CAP.
84.5' - NE - 5/8" REBAR WITH CAP.
36.0' - ENE - TOP, NEAR FACE OF CONCRETE ROW MARKER.
84.5' - ESE - TOP, NEAR FACE OF CONCRETE ROW MARKER.
78.1' - WNW - TOP, NEAR FACE OF CONCRETE ROW MARKER.
21' - WW - TO APPROXIMATE CENTERLINE OF HIGHWAY #21.

LEGAL DESCRIPTION

LOT 1

THE SOUTHWEST QUARTER AND A PORTION OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 10 NORTH, RANGE 21 WEST OF THE SIXTH PRINCIPAL MERIDIAN, DAWSON COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE WEST ONE-QUARTER CORNER OF SECTION 30, TOWNSHIP 10 NORTH, RANGE 21 WEST OF THE SIXTH PRINCIPAL MERIDIAN, DAWSON COUNTY, NEBRASKA, THENCE NORTH 88 DEGREES, 51 MINUTES, 38 SECONDS EAST AND ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 2608.44 FEET TO A SET, CAPPED 5/8" REBAR, BEING THE CENTER ONE-QUARTER CORNER OF SAID SECTION 30; THENCE NORTH 88 DEGREES, 51 MINUTES, 38 SECONDS EAST, AND ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 2040.92 FEET TO A SET, CAPPED 5/8" REBAR, BEING A POINT ON A CURVE TO THE RIGHT, THENCE ON A CURVE TO THE RIGHT, HAVING AN RADIUS OF 1844.00 FEET, AN ARC LENGTH OF 64.48 FEET AND A CENTRAL ANGLE OF 22 DEGREES, 31 MINUTE, 31 SECOND, WITH A CHORD BEARING OF SOUTH 59 DEGREES, 36 MINUTES, 25 SECONDS EAST, A CHORD DISTANCE OF 64.04 FEET TO A SET, CAPPED 5/8" REBAR, BEING THE POINT OF TANGENCY; THENCE SOUTH 48 DEGREES, 20 MINUTES, 39 SECONDS EAST, A DISTANCE OF 384.50 FEET TO A SET, CAPPED 5/8" REBAR; THENCE SOUTH 80 DEGREES, 05 MINUTES, 58 SECONDS EAST, A DISTANCE OF 69.47 FEET TO A SET, CAPPED 5/8" REBAR; THENCE SOUTH 82 DEGREES, 09 MINUTES, 34 SECONDS EAST, A DISTANCE OF 121.82 FEET TO A SET, CAPPED 5/8" REBAR, BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 21; THENCE SOUTH 00 DEGREES, 31 MINUTE, 09 SECOND EAST AND ON THE WEST RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 21, A DISTANCE OF 1818.62 FEET TO A POINT, BEING THE NORTH-EAST CORNER OF LOT 2, W.A.S. SUBDIVISION; BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 10 NORTH, RANGE 21 WEST OF THE SIXTH PRINCIPAL MERIDIAN, DAWSON COUNTY, NEBRASKA; THENCE NORTH 78 DEGREES, 19 MINUTES, 51 SECOND WEST AND ON THE NORTH LINE OF LOT 2 OF SAID W.A.S. SUBDIVISION, A DISTANCE OF 184.00 FEET TO A POINT BEING IN THE APPROXIMATE CENTERLINE OF SPRING CREEK; THENCE ON THE APPROXIMATE CENTERLINE OF SAID SPRING CREEK FOR THE NEXT BEHAVIOR (17) COURSES, NORTH 09 DEGREES, 22 MINUTE, 49 SECOND WEST, A DISTANCE OF 41.89 FEET TO A POINT; THENCE NORTH 74 DEGREES, 28 MINUTE, 30 SECOND WEST, A DISTANCE OF 21.37 FEET TO A POINT; THENCE NORTH 87 DEGREES, 28 MINUTE, 30 SECOND WEST, A DISTANCE OF 34.32 FEET TO A POINT; THENCE NORTH 71 DEGREES, 37 MINUTE, 47 SECOND WEST, A DISTANCE OF 19.77 FEET TO A POINT; THENCE NORTH 75 DEGREES, 18 MINUTE, 43 SECOND WEST, A DISTANCE OF 47.13 FEET TO A POINT; THENCE SOUTH 75 DEGREES, 18 MINUTE, 43 SECOND WEST, A DISTANCE OF 47.13 FEET TO A POINT; THENCE SOUTH 43 DEGREES, 48 MINUTE, 23 SECOND WEST, A DISTANCE OF 35.47 FEET TO A POINT; THENCE SOUTH 38 DEGREES, 34 MINUTE, 05 SECOND WEST, A DISTANCE OF 53.17 FEET TO A POINT; THENCE SOUTH 18 DEGREES, 11 MINUTE, 10 SECOND WEST, A DISTANCE OF 27.82 FEET TO A POINT; THENCE SOUTH 43 DEGREES, 10 MINUTE, 15 SECOND WEST, A DISTANCE OF 46.38 FEET TO A POINT; THENCE SOUTH 57 DEGREES, 28 MINUTE, 08 SECOND WEST, A DISTANCE OF 24.30 FEET TO A POINT; THENCE NORTH 00 DEGREES, 31 MINUTE, 09 SECOND WEST, A DISTANCE OF 77.21 FEET TO A POINT; THENCE NORTH 83 DEGREES, 20 MINUTE, 27 SECOND WEST, A DISTANCE OF 46.81 FEET TO A POINT; THENCE NORTH 78 DEGREES, 20 MINUTE, 27 SECOND WEST, A DISTANCE OF 23.37 FEET TO A POINT; THENCE NORTH 69 DEGREES, 08 MINUTE, 44 SECOND WEST, A DISTANCE OF 14.78 FEET TO A POINT; THENCE SOUTH 00 DEGREES, 00 MINUTE, 17 SECOND EAST, A DISTANCE OF 849.04 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30; THENCE SOUTH 89 DEGREES, 50 MINUTE, 43 SECOND WEST AND ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 1894.33 FEET TO THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 30; THENCE SOUTH 89 DEGREES, 50 MINUTE, 43 SECOND WEST AND ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 2647.00 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 30; THENCE NORTH 00 DEGREES, 31 MINUTE, 09 SECOND WEST AND ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 2608.44 FEET TO POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 15,945.977 SQ. FEET OR 367.125 ACRES, MORE OR LESS, WHICH INCLUDES 227,711.58 SQUARE FEET OR 5.23 ACRES, MORE OR LESS OF COUNTY ROAD RIGHT-OF-WAY, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

LOT 2

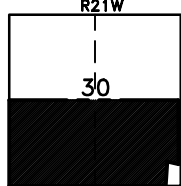
A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 10 NORTH, RANGE 21 WEST OF THE SIXTH PRINCIPAL MERIDIAN, DAWSON COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

REFERENCED TO THE EAST ONE-QUARTER CORNER OF SECTION 30, TOWNSHIP 10 NORTH, RANGE 21 WEST OF THE SIXTH PRINCIPAL MERIDIAN, DAWSON COUNTY, NEBRASKA; THENCE SOUTH 88 DEGREES, 51 MINUTE, 38 SECOND WEST AND ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 74.00 FEET TO A SET, CAPPED 5/8" REBAR, BEING A POINT ON THE WEST RIGHT-OF-WAY OF U.S. HIGHWAY NO. 21 AND THE POINT OF BEGINNING; THENCE CONTINUING ON THE LAST DESCRIBED COURSE, SOUTH 89 DEGREES, 51 MINUTE, 38 SECOND WEST, A DISTANCE OF 524.77 FEET TO A SET, CAPPED 5/8" REBAR, BEING A POINT ON A CURVE TO THE RIGHT, THENCE ON A CURVE TO THE RIGHT, HAVING AN RADIUS OF 1844.00 FEET, AN ARC LENGTH OF 64.48 FEET AND A CENTRAL ANGLE OF 22 DEGREES, 31 MINUTE, 31 SECOND, WITH A CHORD BEARING OF SOUTH 59 DEGREES, 36 MINUTES, 25 SECONDS EAST, A CHORD DISTANCE OF 64.04 FEET TO A SET, CAPPED 5/8" REBAR, BEING THE POINT OF TANGENCY; THENCE SOUTH 48 DEGREES, 20 MINUTE, 39 SECOND EAST, A DISTANCE OF 384.50 FEET TO A SET, CAPPED 5/8" REBAR; THENCE SOUTH 80 DEGREES, 05 MINUTE, 58 SECOND EAST, A DISTANCE OF 69.47 FEET TO A SET, CAPPED 5/8" REBAR; THENCE SOUTH 82 DEGREES, 09 MINUTE, 34 SECOND EAST, A DISTANCE OF 121.82 FEET TO A SET, CAPPED 5/8" REBAR, BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 21; THENCE SOUTH 00 DEGREES, 31 MINUTE, 09 SECOND WEST AND ON THE WEST RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 21, A DISTANCE OF 333.24 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 15,945.977 SQ. FEET OR 367.125 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

LOT 3

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 10 NORTH, RANGE 21 WEST OF THE SIXTH PRINCIPAL MERIDIAN, DAWSON COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

REFERENCED TO THE SOUTHWEST CORNER OF SECTION 30, TOWNSHIP 10 NORTH, RANGE 21 WEST OF THE SIXTH PRINCIPAL MERIDIAN, DAWSON COUNTY, NEBRASKA; THENCE NORTH 89 DEGREES, 50 MINUTE, 43 SECOND WEST AND ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 463.72 FEET TO A SET, CAPPED 5/8" REBAR, BEING THE SOUTHWEST CORNER OF LOT 2, W.A.S. SUBDIVISION; BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 10 NORTH, RANGE 21 WEST OF THE SIXTH PRINCIPAL MERIDIAN, DAWSON COUNTY, NEBRASKA; THENCE NORTH 03 DEGREES, 43 MINUTE, 28 SECOND WEST AND ON THE WEST LINE OF LOT 2 OF SAID W.A.S. SUBDIVISION, A DISTANCE OF 304.33 FEET TO A POINT, CAPPED 5/8" REBAR (282), BEING THE NORTHWEST CORNER OF LOT 2 OF SAID W.A.S. SUBDIVISION; THENCE SOUTH 89 DEGREES, 50 MINUTE, 43 SECOND WEST AND ON THE NORTH LINE OF LOT 2 OF SAID W.A.S. SUBDIVISION, A DISTANCE OF 181.31 FEET TO A POINT BEING IN THE APPROXIMATE CENTERLINE OF SPRING CREEK; THENCE ON THE APPROXIMATE CENTERLINE OF SAID SPRING CREEK FOR THE NEXT BEHAVIOR (17) COURSES, NORTH 09 DEGREES, 22 MINUTE, 49 SECOND WEST, A DISTANCE OF 41.89 FEET TO A POINT; THENCE NORTH 74 DEGREES, 28 MINUTE, 30 SECOND WEST, A DISTANCE OF 21.37 FEET TO A POINT; THENCE NORTH 87 DEGREES, 28 MINUTE, 30 SECOND WEST, A DISTANCE OF 34.32 FEET TO A POINT; THENCE NORTH 71 DEGREES, 37 MINUTE, 47 SECOND WEST, A DISTANCE OF 19.77 FEET TO A POINT; THENCE NORTH 75 DEGREES, 18 MINUTE, 43 SECOND WEST, A DISTANCE OF 47.13 FEET TO A POINT; THENCE SOUTH 75 DEGREES, 18 MINUTE, 43 SECOND WEST, A DISTANCE OF 47.13 FEET TO A POINT; THENCE SOUTH 43 DEGREES, 48 MINUTE, 23 SECOND WEST, A DISTANCE OF 35.47 FEET TO A POINT; THENCE SOUTH 38 DEGREES, 34 MINUTE, 05 SECOND WEST, A DISTANCE OF 53.17 FEET TO A POINT; THENCE SOUTH 18 DEGREES, 11 MINUTE, 10 SECOND WEST, A DISTANCE OF 27.82 FEET TO A POINT; THENCE SOUTH 43 DEGREES, 10 MINUTE, 15 SECOND WEST, A DISTANCE OF 46.38 FEET TO A POINT; THENCE SOUTH 57 DEGREES, 28 MINUTE, 08 SECOND WEST, A DISTANCE OF 24.30 FEET TO A POINT; THENCE NORTH 00 DEGREES, 31 MINUTE, 09 SECOND WEST, A DISTANCE OF 77.21 FEET TO A POINT; THENCE NORTH 83 DEGREES, 20 MINUTE, 27 SECOND WEST, A DISTANCE OF 46.81 FEET TO A POINT; THENCE NORTH 78 DEGREES, 20 MINUTE, 27 SECOND WEST, A DISTANCE OF 23.37 FEET TO A POINT; THENCE NORTH 69 DEGREES, 08 MINUTE, 44 SECOND WEST, A DISTANCE OF 14.78 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30; THENCE NORTH 89 DEGREES, 50 MINUTE, 43 SECOND EAST AND ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 338.00 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 387,316.51 SQUARE FEET OR 8.86 ACRES, MORE OR LESS, WHICH INCLUDES 17,421.28 SQUARE FEET OR 0.40 ACRES, MORE OR LESS OF COUNTY ROAD RIGHT-OF-WAY, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.



LOCATION SKETCH

LEGEND

- = SECTION OR 1/4 CORNER.
- = CORNER FOUND, AS INDICATED.
- = CORNER SET (0.6" X 24" CAPPED REBAR).
- = ANGLE POINT.
- = CALCULATED POINT.
- (P) = PLATTED BEARING/DISTANCE.
- (M) = MEASURED BEARING/DISTANCE.
- (D) = DEED BEARING/DISTANCE.
- (R) = RECORDED BEARING/DISTANCE.
- (C) = CORNER SET.
- REF: VOLUME 4, PAGE 163.
- REF: FIELD BOOK 106, PAGE 34.

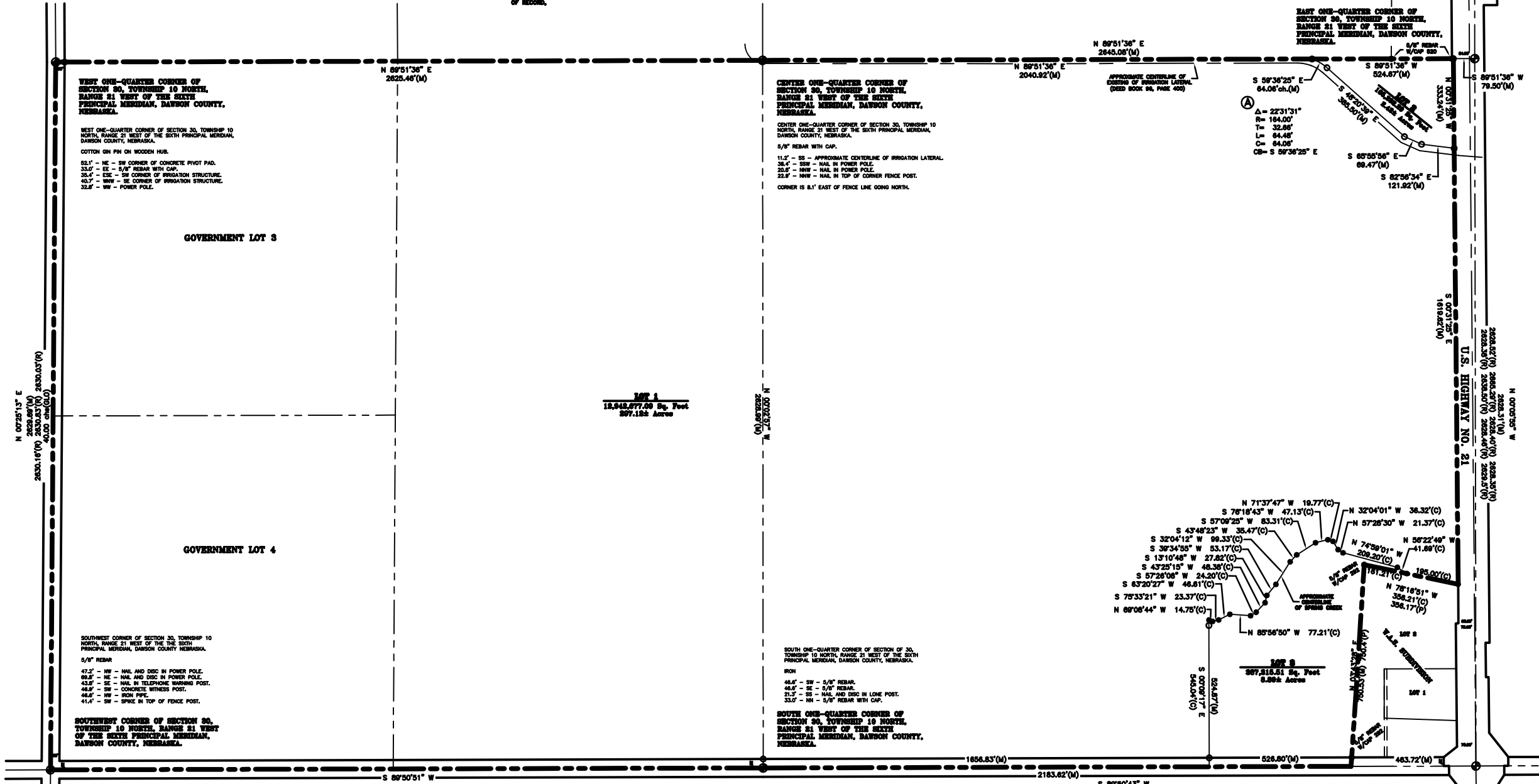
SURVEY AREA

13,435,266.06 Square Feet
308.43 Acres +/-

PROJECT # D20220074

THIS OFFICIAL SURVEY RECORD DOES NOT CONSTITUTE A TITLE SEARCH BY THE DAWSON COUNTY SURVEYORS OFFICE TO DETERMINE CONVEYANCE, EASEMENTS OR RIGHTS OF WAY OF RECORD.

DATE: JUNE 24, 2022



PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THE ABOVE PLAN WAS PRESENTED TO THE PLANNING COMMISSION OF THE CITY OF LEADERSHIP, NEBRASKA, AT A REGULAR MEETING ON THE ___ DAY OF _____, 2022, AND WAS APPROVED AND ACCEPTED BY THE PLANNING COMMISSION ON SAID DATE.

PRESIDENT

DATE: _____

CITY COUNCIL APPROVAL

THIS IS TO CERTIFY THAT THE ABOVE PLAN WAS ACCEPTED AND APPROVED BY THE COUNCIL OF THE CITY OF LEADERSHIP, NEBRASKA, AT A REGULAR MEETING ON THE ___ DAY OF _____, 2022, BY A RESOLUTION DULY PASSED AT SAID MEETING.

THE PLAN OF "W.A.S. SECOND SUBDIVISION", A SUBDIVISION BEING PART OF THE SOUTH HALF OF SECTION 30, TOWNSHIP 10 NORTH, RANGE 21 WEST OF THE SIXTH PRINCIPAL MERIDIAN, DAWSON COUNTY, NEBRASKA, DULY MADE OUT, ACKNOWLEDGED AND CERTIFIED TO BE AND THE SAME HEREBY IS APPROVED, ORDERED FILED AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF DAWSON COUNTY, NEBRASKA.

RESOLUTION NO. _____
ATTEST: _____
CITY CLERK PRESIDENT OF THE COUNCIL

DEDICATION

I, WILLIAM S. STEWART, V., MANAGING MEMBER OF STEWART PROPERTIES, LLC, FOR AND ON BEHALF OF STEWART PROPERTIES, LLC, OWNER OF THE REAL ESTATE SHOWN IN THE ACCOMPANYING PLAN, AND HAVING CAUSED AN ACCURATE PLAN OF THE DESCRIBED AREA TO BE MADE, BEARING THE LOTS AND DESIGNATING SAID LOTS BY NUMBER, DO HEREBY DEDICATE ANY AND ALL EASEMENTS (IF ANY) TO THE USE AND BENEFIT OF THE PUBLIC AND DO STATE AND MAKE KNOWN THAT SAID SUBDIVISION IS MADE IN ACCORDANCE WITH OUR DEEDS.

STEWART PROPERTIES, LLC
WILLIAM S. STEWART, V., MANAGING MEMBER
DATE: _____

RECORDING ACKNOWLEDGMENT

STATE OF NEBRASKA
COUNTY OF DAWSON
THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE ON THE ___ DAY OF _____, 2022, IN BOOK ___ AT PAGE ____.

REGISTER OF DEEDS

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF DAWSON
ON THIS ___ DAY OF _____, 2022, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, WILLIAM S. STEWART, V., MANAGING MEMBER OF STEWART PROPERTIES, LLC, FOR AND ON BEHALF OF STEWART PROPERTIES, LLC, OWNER OF THE REAL ESTATE PERSONALLY CAME TO ME KNOWN TO BE THE SIGNATOR, WHO EXECUTED THE ABOVE AND FOREGOING INSTRUMENT, AND THEY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED.

IN WITNESS WHEREOF, I HAVE HERETO SUBSCRIBED MY NAME AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC

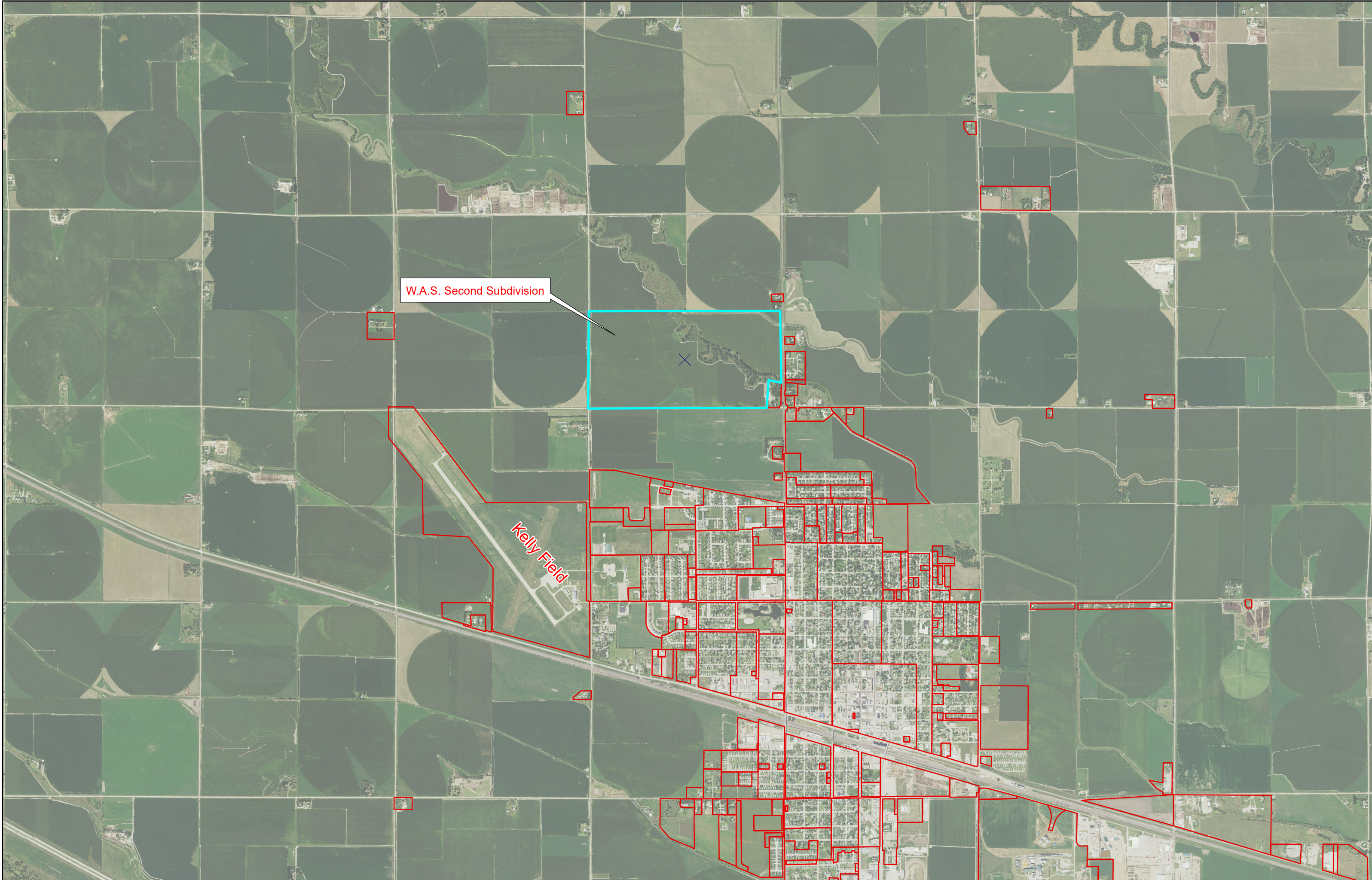
SURVEYOR'S CERTIFICATE

I, MARK A. STREET, 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 "P". ALL DISTANCES ARE IN FEET AND HUNDRETHS OF A FOOT.

SIGNED THIS ___ DAY OF _____, 2022.

MARK A. STREET, PLS #222
DAWSON COUNTY SURVEYOR





W.A.S. Second Subdivision

Kelly Field



Lot1

W.A.S. Second Subdivision

Lot2

Lot3

WAS Subdivision

1

1

9

8

7

10

13

6

11

12

5

1

2

3

1A

2A

3A

1

2

Lot2

Lot1

Tract A

Tract B

1

2

Bennett's Subdivision

Proposed Northeast First Addition

**PLANNING COMMISSION
CITY OF LEXINGTON**

DETERMINATION FORM

On **October 5, 2022**, the Lexington, Nebraska Planning Commission, at its regular meeting, recommended **Approval** (Approval/Disapproval) of a **Subdivision** (Rezoning, Conditional Use, Subdivision, Variance, Zoning, Zone Appeal, Etc.) for property **being a part of the south half of Section 30, Township 10 North, Range 21 West of the Sixth Principal Meridian, Dawson County, Nebraska** (Location) for **Stewart Properties, LLC**, (Name).

The Lexington Planning Commission made the following motion:

Motion by: Curtis Roemmich

Seconded by: Jared Jacob

Motion: Moved by Roemmich, seconded by Jacob, to recommend approval to the city council of the subdivision application with corrections.

Roll Call: Voting "aye" were Moyer, Kaiser, Tappan, Jacob, Roemmich, Smith. Motion carried.



Planning Secretary

