



APPLICATION FOR REZONING

*For an amendment to the zoning map, items 1 through 12 must be filled out completely before acceptance of this application for processing.

- 1. Property Owner's Name Rebecca J Farm, LLC / Rebecca Ouellette
- 2. Property Owner's Address 43371 Road 757, Lexington, NE 68850
- 3. Telephone Number (308) 805-4111 E-Mail Address rebecca@threedoorsbeauty.com
- 4. Developer's Name Rebecca Ouellette
- 5. Developer's Address 43371 Rd 757, Lexington, NE 68850
- 6. Telephone Number (308) 805-4111 E-Mail Address rebecca@threedoorsbeauty
- 7. Present Use of Subject Property Ag
- 8. Proposed Use of Subject Property Residential
- 9. Present Zoning A1 Requested Zoning R1
- 10. Legal Description of Property Requested to be Rezoned _____

Approximate Street Address and Location _____

11. Area of Subject Property, Square Feet and/or Acres _____

12. Zoning of Adjacent Properties

North: _____ South: _____
 East: _____ West: _____

The following information must be submitted at the time of application:

- Vicinity Map
- Copy of Site Plan (8 1/2 X 11 or digital copy)

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.

DocuSigned by:
Rebecca Ouellette
E0D7089773708400
 Signature of Owner

DocuSigned by:
Rebecca Ouellette
E0D7089773708400
 Signature of Applicant

<u>Administrative Use Only</u>	
Date Submitted _____	Case Number _____
Filing Fee <u>\$100.00</u>	Accepted By _____
Cert. Of Ownership _____	Date Advertised _____
Date Sign Posted _____	Date of Public Hearing _____

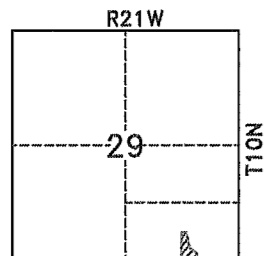
JOHNSON SUBDIVISION

BEING PART OF THE SOUTH ONE-HALF OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 10 NORTH, RANGE 21 WEST OF THE SIXTH PRINCIPAL MERIDIAN, DAWSON COUNTY, NEBRASKA.

PROJECT #: D20240033

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

DATE: MAY 3, 2024



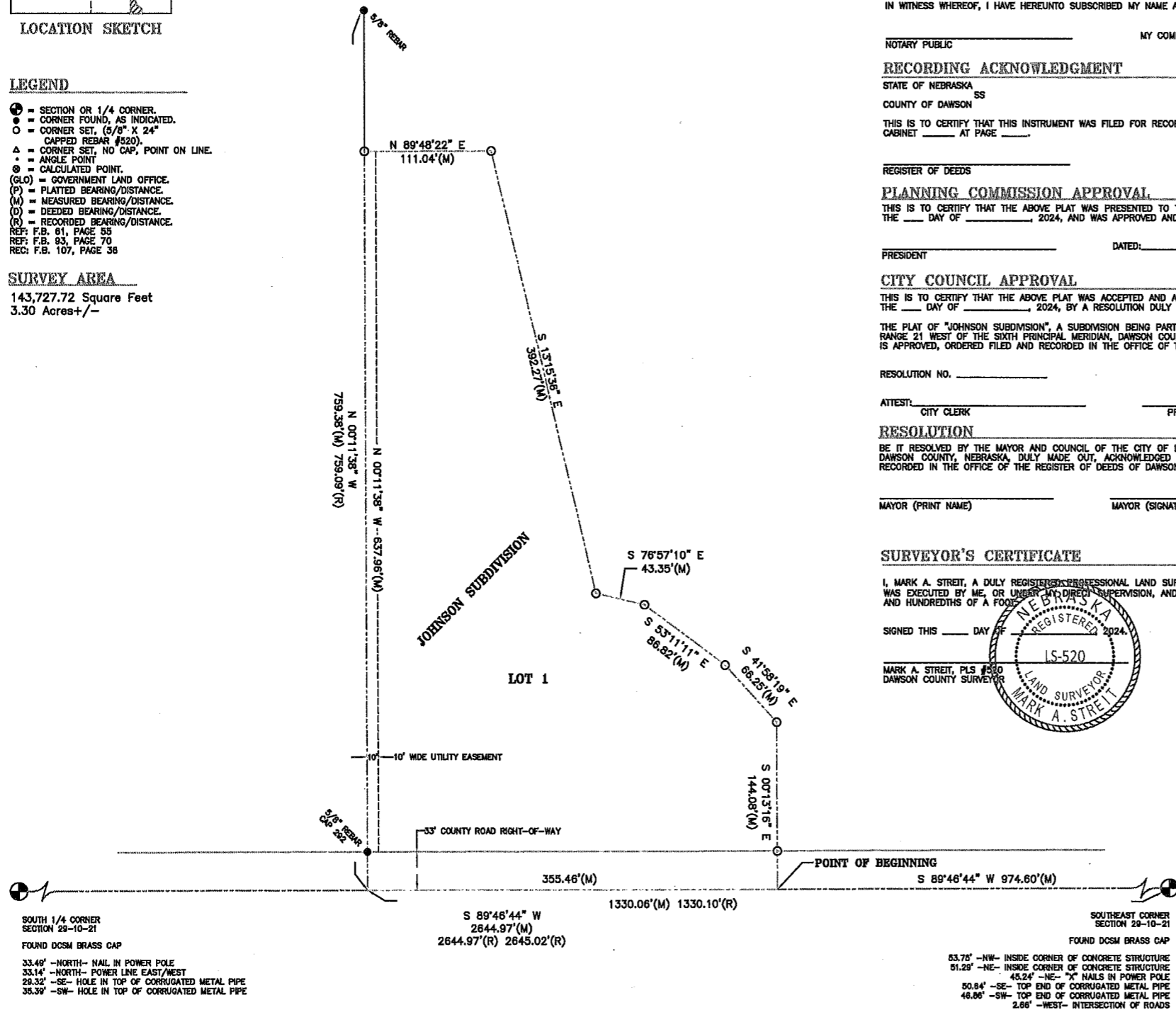
LOCATION SKETCH

LEGEND

- = SECTION OR 1/4 CORNER.
- = CORNER FOUND, AS INDICATED.
- = CORNER SET, (5/8" X 24" CAPPED REBAR #520).
- △ = CORNER SET, NO CAP, POINT ON LINE.
- = ANGLE POINT.
- ⊙ = CALCULATED POINT.
- (GLO) = GOVERNMENT LAND OFFICE.
- (P) = PLATTED BEARING/DISTANCE.
- (M) = MEASURED BEARING/DISTANCE.
- (D) = DEEDED BEARING/DISTANCE.
- (R) = RECORDED BEARING/DISTANCE.
- REF: F.B. 81, PAGE 53
- REF: F.B. 93, PAGE 70
- REC: F.B. 107, PAGE 38

SURVEY AREA

143,727.72 Square Feet
3.30 Acres +/-



SOUTH 1/4 CORNER SECTION 29-10-21
FOUND DCSM BRASS CAP
33.48' -NORTH- NAIL IN POWER POLE
33.14' -NORTH- POWER LINE EAST/WEST
29.32' -SE- HOLE IN TOP OF CORRUGATED METAL PIPE
35.39' -SW- HOLE IN TOP OF CORRUGATED METAL PIPE

S 89°46'44" W
2844.97'(M)
2644.97'(R) 2645.02'(R)

SOUTHEAST CORNER SECTION 29-10-21
FOUND DCSM BRASS CAP

53.76' -NW- INSIDE CORNER OF CONCRETE STRUCTURE
51.29' -NE- INSIDE CORNER OF CONCRETE STRUCTURE
45.24' -NE- "X" NAILS IN POWER POLE
50.84' -SE- TOP END OF CORRUGATED METAL PIPE
48.86' -SW- TOP END OF CORRUGATED METAL PIPE
2.66' -WEST- INTERSECTION OF ROADS

DEDICATION

I, REBECCA OUELLETTE, SOLE MEMBER OF REBECCA J FARM, LLC, AND BEING THE SOLE OWNER AND PROPRIETOR OF THE REAL ESTATE SHOWN IN THE ACCOMPANYING PLAT, AND HAVING CAUSED AN ACCURATE PLAT OF THE DESCRIBED AREA TO BE MADE, DESCRIBING THE LOTS AND DESIGNATING SAID LOTS BY NUMBER DO HEREBY DEDICATE ANY AND OR 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 MY DESIRES.

REBECCA OUELLETTE, SOLE MEMBER OF REBECCA J FARM, LLC

DATE: _____

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF DAWSON

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ___ DAY OF _____, 2024.

BY: REBECCA OUELLETTE

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

NOTARY PUBLIC

MY COMMISSION EXPIRES ___/___/___

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 _____, 2024, IN PLAT CABINET ___ AT PAGE ___.

REGISTER OF DEEDS

PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THE ABOVE PLAT WAS PRESENTED TO THE PLANNING COMMISSION OF THE CITY OF LEXINGTON, NEBRASKA, AT A REGULAR MEETING ON THE ___ DAY OF _____, 2024, AND WAS APPROVED AND ACCEPTED BY THE PLANNING COMMISSION ON SAID DATE.

PRESIDENT

DATED: _____

CITY COUNCIL APPROVAL

THIS IS TO CERTIFY THAT THE ABOVE PLAT WAS ACCEPTED AND APPROVED BY THE COUNCIL OF THE CITY OF LEXINGTON, NEBRASKA, AT A REGULAR MEETING ON THE ___ DAY OF _____, 2024, BY A RESOLUTION DULY PASSED AT SAID MEETING.

THE PLAT OF "JOHNSON SUBDIVISION", A SUBDIVISION BEING PART OF THE SOUTH ONE-HALF OF THE SOUTHEAST QUARTER OF SECTION 29 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

RESOLUTION

BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF LEXINGTON, NEBRASKA, THAT THE PLAT OF "JOHNSON SUBDIVISION" 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 (PRINT NAME)

MAYOR (SIGNATURE)

ATTEST: CITY CLERK (SIGNATURE)

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 _____, 2024.

MARK A. STREIT, PLS #520
DAWSON COUNTY SURVEYOR



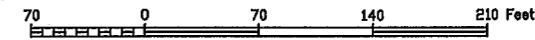
LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE SOUTH ONE-HALF OF THE SOUTHEAST QUARTER OF SECTION 29 TOWNSHIP 10 NORTH, RANGE 21 WEST OF THE SIXTH PRINCIPAL MERIDIAN, DAWSON COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

REFERRING TO A FOUND DCSM BRASS CAP, BEING THE SOUTHWEST CORNER OF SECTION 29 TOWNSHIP 10 NORTH, RANGE 21 WEST OF THE SIXTH PRINCIPAL MERIDIAN, DAWSON COUNTY, NEBRASKA; THENCE SOUTH 89 DEGREES, 48 MINUTES, 44 SECONDS WEST, AND ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 29, A DISTANCE OF 974.60 FEET TO A POINT, BEING THE POINT OF BEGINNING; THENCE CONTINUING ON THE LAST DESCRIBED COURSE, SOUTH 89 DEGREES, 46 MINUTES, 44 SECONDS WEST, A DISTANCE OF 355.46 FEET TO A POINT, BEING THE SOUTHWEST CORNER OF A SURVEY COMPLETED AND SIGNED GARY DONNELSON, LS-282 ON DECEMBER 30, 2005 AND FILED IN INSTRUMENT 2006-0895 IN THE DAWSON COUNTY REGISTER OF DEEDS OFFICE; THENCE NORTH 00 DEGREES, 11 MINUTES, 36 SECONDS WEST AND ON THE WEST LINE OF SAID 2005 SURVEY, A DISTANCE OF 637.96 FEET TO A SET CAPPED 5/8" REBAR; THENCE NORTH 89 DEGREES, 48 MINUTES, 22 SECONDS EAST, A DISTANCE OF 111.04 FEET TO A SET CAPPED 5/8" REBAR; THENCE SOUTH 13 DEGREES, 15 MINUTES, 36 SECONDS EAST, A DISTANCE OF 392.27 FEET TO A SET CAPPED 5/8" REBAR; THENCE SOUTH 76 DEGREES, 57 MINUTES, 10 SECONDS EAST, A DISTANCE OF 43.35 FEET TO A SET CAPPED 5/8" REBAR; THENCE SOUTH 53 DEGREES, 11 MINUTES, 11 SECONDS EAST, A DISTANCE OF 86.82 FEET TO A SET CAPPED 5/8" REBAR; THENCE SOUTH 41 DEGREES, 58 MINUTES, 19 SECONDS EAST, A DISTANCE OF 66.25 FEET TO A SET CAPPED 5/8" REBAR; THENCE SOUTH 00 DEGREES, 13 MINUTES, 16 SECONDS EAST, A DISTANCE OF 144.08 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 3.30 ACRES (143,727.72 SQUARE FEET) MORE OR LESS, WHICH INCLUDES 0.27 ACRES (11,729.83 SQUARE FEET) OF COUNTY ROAD RIGHT-OF-WAY, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.



NORTH
SCALE 1" = 70'





A1

A1

Johnson Subdivision

A1

A1

R1

Johnson Subdivision

A1

**PLANNING COMMISSION
CITY OF LEXINGTON**

DETERMINATION FORM

On **June 5, 2024**, the Lexington, Nebraska Planning Commission, at its regular meeting, recommended **Approval (Approval/Disapproval)** of a **Rezoning Application** for property located at **43371 Road 757, Dawson Co, NE** (Location) for **Rebecca Quellette/Rebecca J Farm LLC** (Name).

The Lexington Planning Commission made the following motion:

Motion by: Kristi Moyer

Seconded by: Jeremy Kaiser

Motion: Moved by Moyer, seconded by Kaiser, to recommend approval to the City Council of the rezoning application for the proposed Johnson Subdivision as presented

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

Based on the facts set forth at the Public Meeting, the Planning Commission hereby makes the following findings of fact: *

_____ 6.08.01 That the establishment, maintenance, or operation of the conditional use will be detrimental to or endanger the public health, safety, moral, comfort or general welfare of the community.

_____ 6.08.02 That the conditional use will be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, nor substantially diminish and impair property values within the neighborhood.

_____ 6.08.03 That the establishment of the conditional use will impede the normal and orderly development of the surrounding property for uses permitted in the district.

- _____ 6.08.04 Adequate utilities, access roads, drainage, and/or necessary facilities have been or are not being provided.
- _____ 6.08.05 Adequate measures have not been or will not be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
- _____ 6.08.06 The use shall include noise which is objectionable due to volume, frequency, or beat unless muffled or otherwise controlled.
- _____ 6.08.07 The use shall involve any pollution of the air by fly-ash, dust, vapors or other substance which is harmful to health, animals, vegetation or other property or which can cause soiling, discomfort, or irritation.
- _____ 6.08.08 The use shall involve any malodorous gas or matter which is discernible on any adjoining lot or property.
- _____ 6.08.09 The use shall involve any direct or reflected glare which is visible from any adjoining property or from any public street, road, or highway.
- _____ 6.08.010 The use shall involve any activity substantially increasing the movement of traffic on public streets unless procedures are instituted to limit traffic hazards and congestion.
- _____ 6.08.011 The use shall involve any activity substantially increasing the burden on any public utilities or facilities unless provisions are made for any necessary adjustments.

*If no standards are checked, then the Planning Commission has made findings of fact that the application complies with Section 6.08 of the Lexington Zoning Ordinance.



Planning Secretary