

INST 2023 - 0973

RECORDED  
DAWSON COUNTY NE

2023 APR 26 PM 3:32

*Kinny Hernandez*  
REGISTER OF DEEDS

\$10.00

City Lex

**RESOLUTION NO. 2022 - 29**

**WYCOFF ADDITION**

BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF LEXINGTON, NEBRASKA, AS FOLLOWS:

The plat of WYCOFF 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.

PASSED AND APPROVED this 13<sup>th</sup> day of December, 2022.

CITY OF LEXINGTON, NEBRASKA



*James B. Fejer*

BY:

\_\_\_\_\_  
Mayor

ATTEST:

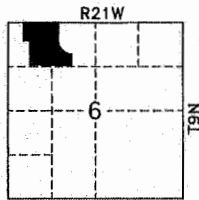
*Pamela Baruth*  
\_\_\_\_\_  
City Clerk

INST 2023 - 0973

INST 2023 - 0972  
RECORDED  
DAWSON COUNTY NE

Plat Cob 3-35

2023 APR 26 PM 3:28



LOCATION SKETCH

*Randy Hendricks*  
REGISTER OF DEEDS  
128.08  
C.M. LA

# WYCOFF ADDITION

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

PROJECT # D20220124

DATE: OCTOBER 6TH 2022.

NORTHWEST CORNER.  
SECTION 6-9-21.  
CORNER IS FOUND BRASS CAP.  
RED HEAD IN POWER POLE NW 48.71 FEET.  
TOP HIT BY ME 73.32 FEET.  
NEAR FACE GATE POST WEST 24.78 FEET.  
CENTERLINE INTERSECTION EAST 4.0 FEET.

NORTHEAST CORNER.  
SECTION 6-9-21.  
CORNER IS FOUND BRASS CAP.  
N&D IN POWER POLE NINE 20.31 FEET.  
NEAR CORNER CONC. PAD FOR MH INW 42.3 FEET.  
CENTER OF MH INW 45.85 FEET.  
BACK OF CURB SOUTH 20.05 FEET.

### LEGAL DESCRIPTION

A TRACT OF LAND BEING PART OF GOVERNMENT LOTS 3 AND 4, LOCATED IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 9 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 1" BRASS CAP BEING THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 9 NORTH, RANGE 21 WEST OF THE SIXTH PRINCIPAL MERIDIAN, DAWSON COUNTY, NEBRASKA, THENCE NORTH 89 DEGREES, 36 MINUTES, 53 SECONDS EAST ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 6, A DISTANCE OF 483.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES, 36 MINUTES, 53 SECONDS EAST CONTINUING ON SAID NORTH LINE A DISTANCE OF 1014.88 FEET TO A POINT; THENCE SOUTH 00 DEGREES, 27 MINUTES, 38 SECONDS WEST ON THE WEST RIGHT-OF-WAY LINE OF LIBERTY DRIVE, A DISTANCE OF 500.15 FEET TO A FOUND CAPPED 5/8" REBAR (872) AND TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ON A 431.79 FOOT RADIUS CURVE TO THE LEFT (TOWARD WHICH BEARS S44°42'14"E WITH A DISTANCE OF 812.64 FEET) AN ARC LENGTH OF 660.85 FEET TO A FOUND 1/2" REBAR AT THE NORTHWEST CORNER OF LOT 1, BLOCK 2 OF GRAND PRAIRIE SECOND ADDITION; THENCE SOUTH 00 DEGREES, 00 MINUTES, 47 SECONDS WEST ON THE WEST LINE OF SAID BLOCK 2, A DISTANCE OF 326.10 FEET TO A FOUND 3/8" REBAR AT THE SOUTHWEST CORNER OF LOT 1 OF SAID BLOCK 2; THENCE NORTH 89 DEGREES, 11 MINUTES, 09 SECONDS WEST ON THE NORTH LINES OF STOCKMANS ACRES SECOND SUBDIVISION, DELAP'S SUBDIVISION AND STOCKMANS ACRES SUBDIVISION, A DISTANCE OF 1229.45 FEET TO A FOUND 2" PIPE; THENCE NORTH 00 DEGREES, 00 MINUTES, 54 SECONDS EAST, A DISTANCE OF 727.86 FEET TO A FOUND 1" PIPE; THENCE SOUTH 89 DEGREES, 08 MINUTES, 27 SECONDS WEST, A DISTANCE OF 209.18 FEET TO A FOUND 2" PIPE; THENCE NORTH 00 DEGREES, 05 MINUTES, 50 SECONDS WEST, A DISTANCE OF 561.61 FEET TO A PLACE OF BEGINNING WITH SAID TRACT CONTAINING 30.67 ACRES (1,233,925.78 SQ. FT.) MORE OR LESS, WHICH INCLUDES 1.03 ACRES (44,910.89 SQ. FT.) OF CITY STREET RIGHT-OF-WAY.

### LEXINGTON NEBRASKA PLANNING COMMISSION APPROVAL

THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING COMMISSION FOR THE CITY OF LEXINGTON, DAWSON COUNTY, NEBRASKA, DOES HEREBY CERTIFY THAT THE FOREGOING PLAT OF "WYCOFF ADDITION", AN ADDITION TO THE CITY OF LEXINGTON, DAWSON COUNTY, NEBRASKA, WAS SUBMITTED TO THE CITY OF LEXINGTON PLANNING COMMISSION AT ITS REGULAR MEETING ASSEMBLED ON THE 13th DAY OF DECEMBER, 2022, AND UPON MOTION DULY MADE AND SECONDED, SAID PLAT WAS APPROVED IN ALL RESPECTS BY A MAJORITY VOTE OF SUCH COMMISSION.

DATED THIS 1<sup>st</sup> DAY OF DECEMBER, 2022.

*Jessie L. Lanning*  
SAGE NORTHMAN, CHAIRPERSON

### LEXINGTON NEBRASKA CITY COUNCIL APPROVAL

THE ABOVE AND FOREGOING PLAT OF "WYCOFF ADDITION" WAS SUBMITTED TO THE CITY COUNCIL IN AND FOR THE CITY OF LEXINGTON, DAWSON COUNTY, NEBRASKA, AND DULY CONSIDERED BY SAID COUNCIL AT ITS REGULAR MEETING AS ASSEMBLED ON THE 13th DAY OF DECEMBER, 2022, AND UPON MOTION DULY MADE AND APPROVED, THE SAME WAS APPROVED IN ALL RESPECTS BY A MAJORITY VOTE OF THE MEMBERS OF SUCH CITY COUNCIL.

DATED THIS 13th DAY OF DECEMBER, 2022.

*Pamela Baruth*  
PAMELA BARUTH, CITY CLERK



### DEDICATION

WE, THE CITY OF LEXINGTON AND, LEXINGTON HEALTH SERVICES, A NEBRASKA NONPROFIT CORPORATION, AND, FIRST INTERSTATE BANK, BEING THE SOLE OWNERS AND PROPRIETORS OF THE LAND SHOWN IN THE ACCOMPANYING PLAT, AND HAVING CAUSED AN ACCURATE PLAT OF THE AREA TO BE MADE, DESCRIBING THE LOTS AND STREETS OF SUCH ADDITION AND DESIGNATING THE LOTS BY NUMBER AND THE STREETS BY NAME, DO HEREBY DEDICATE THE STREETS AND UTILITY EASEMENTS THEREIN TO THE USE AND BENEFIT OF THE PUBLIC AND DO STATE AND MAKE KNOWN THAT SAID ADDITION IS MADE IN ACCORDANCE WITH OUR DESIRES, AND DO HEREBY REQUEST THAT SAID ADDITION BE ANNEXED TO AND BECOME A PART OF, THE CITY OF LEXINGTON, DAWSON COUNTY, NEBRASKA.

DATED THIS 19th DAY OF APRIL, 2023.

*Leslie Marsh*  
LESLIE MARSH, AUTHORIZED REPRESENTATIVE FOR LEXINGTON HEALTH SERVICES (SIGNATURE)

*Bank President*  
BANK PRESIDENT (SIGNATURE)

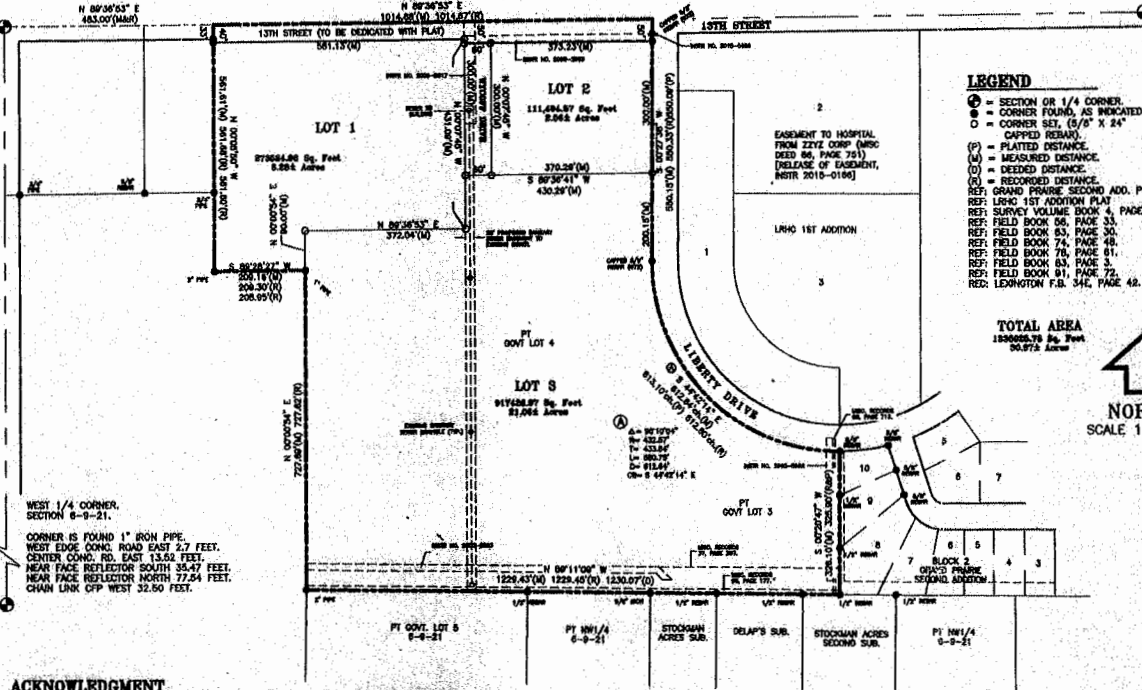
*Joe Peplitsch*  
JOE PEPLITSCH, CITY MANAGER OF LEXINGTON (SIGNATURE)

*City Manager*  
CITY MANAGER (SIGNATURE)

### ACKNOWLEDGMENT

STATE OF NEBRASKA  
COUNTY OF DAWSON  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF APRIL, 2023, BY LESIE MARSH, (PRINT NAME), Bank President (PRINT TITLE) FOR FIRST INTERSTATE BANK.

NOTARY PUBLIC, *Alvin Johnson*  
MY COMMISSION EXPIRES 01/15/26.



- ### LEGEND
- (C) = SECTION OR 1/4 CORNER.
  - (D) = CORNER FOUND, AS INDICATED.
  - (O) = CORNER SET, (5/8" X 24" CAPPED REBAR).
  - (P) = PLATTED DISTANCE.
  - (M) = MEASURED DISTANCE.
  - (D) = DEEDED DISTANCE.
  - (R) = RECORDED DISTANCE.
- REF: GRAND PRAIRIE SECOND ADD. PLAT  
REF: SURVEY VOLUME BOOK 4, PAGE 220.  
REF: FIELD BOOK 56, PAGE 33.  
REF: FIELD BOOK 63, PAGE 30.  
REF: FIELD BOOK 74, PAGE 48.  
REF: FIELD BOOK 78, PAGE 61.  
REF: FIELD BOOK 83, PAGE 3.  
REF: FIELD BOOK 91, PAGE 72.  
REF: LEXINGTON F.S. 34C, PAGE 48.

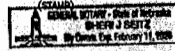
TOTAL AREA  
1306028.78 Sq. Feet  
30.9725 Acres



### ACKNOWLEDGMENT

STATE OF NEBRASKA  
COUNTY OF DAWSON  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25th DAY OF APRIL, 2023, BY LESIE MARSH, CEO (PRINT TITLE) FOR LEXINGTON HEALTH SERVICES, A NON-PROFIT CORPORATION.

NOTARY PUBLIC, *Shirley J. Smith*  
MY COMMISSION EXPIRES 2/11/2026



### ACKNOWLEDGMENT

STATE OF NEBRASKA  
COUNTY OF DAWSON  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF APRIL, 2023, BY JOE PEPLITSCH, CITY MANAGER OF LEXINGTON, NEBRASKA.

NOTARY PUBLIC, *Joe Peplitsch*  
MY COMMISSION EXPIRES 6/1/2024



### RESOLUTION

BE IT NOW RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF LEXINGTON, DAWSON COUNTY, NEBRASKA, THAT THE PLAT OF "WYCOFF 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 BY HIS OFFICE OF THE REGISTER OF DEEDS OF DAWSON COUNTY, NEBRASKA.

JOHN D. HOGST, MAYOR (SIGNATURE)  
ATTEST: *Pamela Baruth*  
PAMELA BARUTH, CITY CLERK



### REGISTER OF DEEDS APPROVAL

STATE OF NEBRASKA  
COUNTY OF DAWSON  
THE ABOVE AND FOREGOING PLAT OF "WYCOFF ADDITION", AN ADDITION TO THE CITY OF LEXINGTON, DAWSON COUNTY, NEBRASKA, WAS APPROVED AND ACCEPTED FOR FILING ON THE 04th DAY OF APRIL, 2023, AT 2:20 O'CLOCK P.M., AND APPEARS IN PLAT CABINET 222 AT INDEX NO. 2023-0972, IN THE RECORDS OF THE REGISTER OF DEEDS OF DAWSON COUNTY, NEBRASKA.

*Randy Hendricks*  
RANDY HENDRICKS, REGISTER OF DEEDS (SIGNATURE)

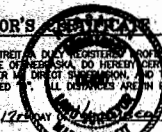


### SURVEYOR'S

I, MARK A. STEBEL, 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 "X". ALL DISTANCES ARE IN FEET AND HUNDRETHS OF A FOOT.

SIGNED THIS 12th DAY OF APRIL, 2023.

*Mark A. Stebel*  
MARK A. STEBEL, PLS. REG.  
DAWSON COUNTY SURVEYOR



INST 2023 - 0972

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