

Administrative Use Only

Date Submitted 4/2/10 Case Number _____
Filing Fee \$100.00 Accepted By _____
Date Advertised N/A Date Property Posted _____

SUBDIVISION PLAT APPLICATION

CITY OF FLEXINGTON

1. Applicant's Name Neils C. McDermott and Virginia A. McDermott
2. Applicant's Address Grand Island, NE
3. Applicant's Telephone Number N/A
4. Within City Limits No Within Zoning Jurisdiction YES

4-2-10

Date Paid



Signature Of Applicant

on behalf of McDermott's and CED

PRELIMINARY PLAT CHECKLIST

Subdivision No.: _____
Date Filed: 4/2/10

- 1. Name of Subdivision: CEC Second Addition
- 2. Name of Owner: Neils & Virginia McDermott
- 3. Name of Subdivider: Neils & Virginia McDermott/City of Lex
- 4. Name of Person who prepared the Plat: Miller & Associates
- 5. Date of Hearing: 4-7-2010

Instructions:

The following checklist is to be completed by the Building Inspector and shall accompany the Preliminary Plat when it is submitted to the Planning Commission. If the answer to any of the questions is "No," a written explanation must accompany this checklist.

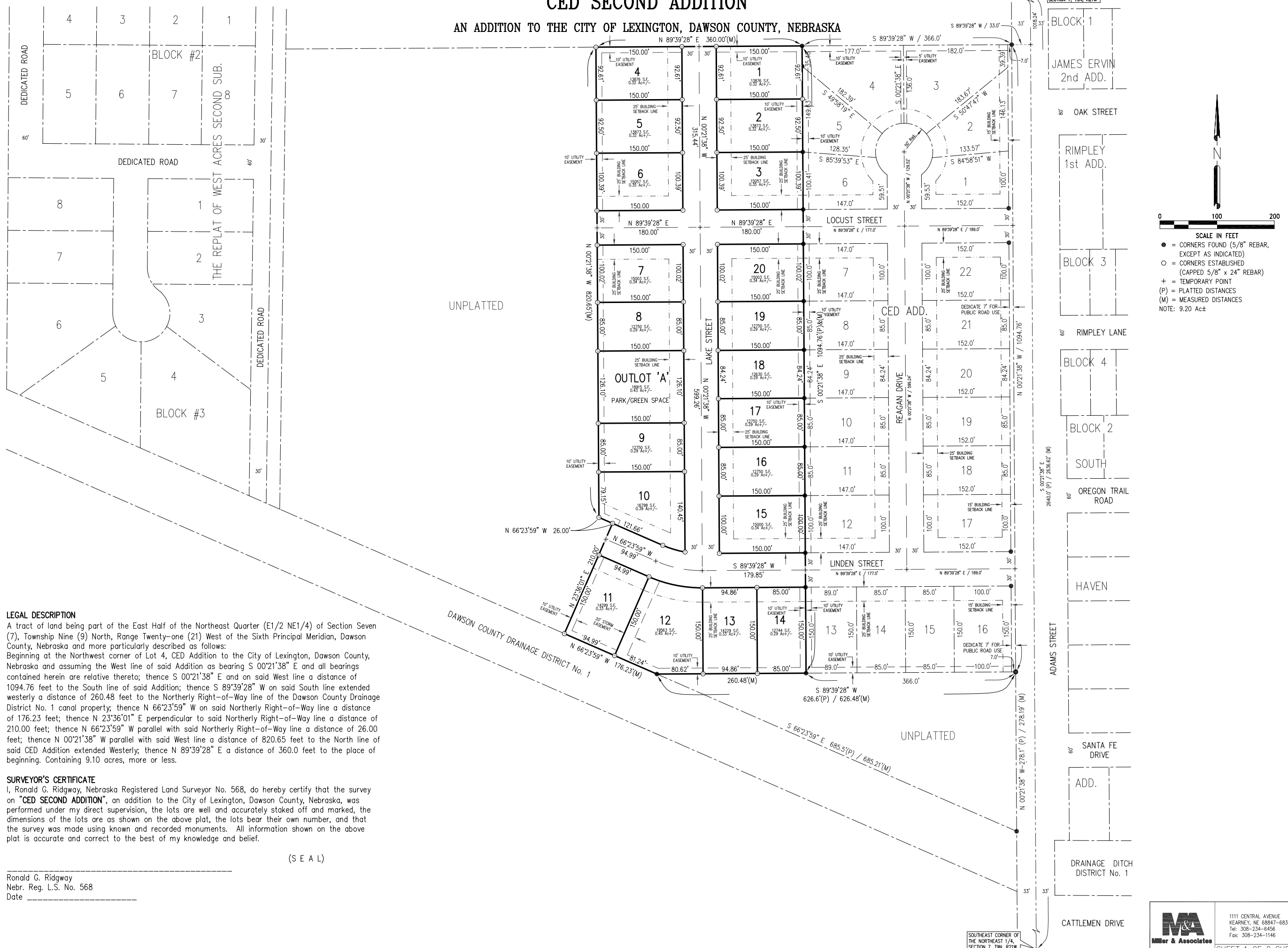
6. Does the Preliminary Plat show the following information?

	<u>Yes</u>	<u>No</u>
A. Name of the subdivision	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B. Location of boundary lines and reference to section or quarter-section lines.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C. Legal description, complete with Section, Township, Range, Principal Meridian, City.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
D. Name and address of owner(s).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E. Name and address of subdivider(s).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F. Name of engineer and/or surveyor who prepared the Preliminary Plat.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
G. Scale of Plat, 1" = 100' or larger, and north arrow.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
H. Date of preparation and basis for north.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I. Current zoning classification and proposed use of the area being platted.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
J. Location, width and name of platted streets or other public ways, railroad rights-of-way, utility easements, parks and other public open spaces and permanent buildings within or adjacent to the proposed subdivision.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
K. Location of existing sewers, water mains, gas mains, culverts or other underground installations within or adjacent to the proposed subdivision with pipe size, manholes, grades, and location.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
L. Names of adjacent subdivisions together with arrangement of streets and lots and owners of adjacent parcels of unsubdivided land.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	<u>Yes</u>	<u>No</u>
M. Topography at contour intervals of not more than five (5) feet referred to USGS datum and location of water courses, bridges, wooded areas, lakes, ravines and other significant physical features.	<u>✓</u>	<u>✓</u>
N. Arrangement of lots and their approximate sizes.	<u>✓</u>	<u> </u>
O. Location and width of proposed streets, alleys, pedestrian ways and easements.	<u>✓</u>	<u> </u>
P. General plan of sewage disposal, water supply and utilities, if public.	<u> </u>	<u>✓</u>
Q. Notation of type of sewage disposal and water supply if non-public.	<u>NA</u>	<u> </u>
R. Location and size of proposed parks, playgrounds, churches, school sites, or other special uses of land to be considered for reservation for public use.	<u>✓</u>	<u> </u>
S. Relationship to adjacent unsubdivided land.	<u>✓</u>	<u> </u>
T. Approximate gradient of streets.	<u> </u>	<u>✓</u>
U. Gross acreage of the subdivision; acreage dedicated to streets and other public uses; total number of buildable lots; maximum, minimum and average lot sizes.	<u>✓</u>	<u> </u>
7. Does the proposed subdivision design conform to the Comprehensive Plan?	<u>✓</u>	<u> </u>
8. Will the proposed subdivision make the development of adjacent property more difficult?	<u> </u>	<u>✓</u>
9. Are lots sized appropriately for zoning district?	<u>✓</u>	<u> </u>
10. Are all lots free from flood plain encroachment?	<u>✓</u>	<u> </u>
11. Are drainageways and other drainage facilities sufficient to prevent flooding both on-site and off-site?	<u>✓</u>	<u> </u>
12. Are all lots buildable with respect to topography, drainageways, bedrock, and soil conditions?	<u>✓</u>	<u> </u>
13. Do proposed street grades and alignment meet all requirements?	<u>✓</u>	<u> </u>
14. Were twelve (12) copies of the preliminary plat submitted?	<u>NA</u>	<u> </u>
15. Was the preliminary plat fee of \$ <u>0</u> paid?	<u> </u>	<u> </u>

CED SECOND ADDITION

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



LEGAL DESCRIPTION

A tract of land being part of the East Half of the Northeast Quarter (E1/2 NE1/4) of Section Seven (7), Township Nine (9) North, Range Twenty-one (21) West of the Sixth Principal Meridian, Dawson County, Nebraska and more particularly described as follows: Beginning at the Northwest corner of Lot 4, CED Addition to the City of Lexington, Dawson County, Nebraska and assuming the West line of said Addition as bearing S 00°21'38" E and all bearings contained herein are relative thereto; thence S 00°21'38" E and on said West line a distance of 1094.76 feet to the South line of said Addition; thence S 89°39'28" W on said South line extended westerly a distance of 260.48 feet to the Northerly Right-of-Way line of the Dawson County Drainage District No. 1 canal property; thence N 66°23'59" W on said Northerly Right-of-Way line a distance of 176.23 feet; thence N 23°36'01" E perpendicular to said Northerly Right-of-Way line a distance of 210.00 feet; thence N 66°23'59" W parallel with said Northerly Right-of-Way line a distance of 26.00 feet; thence N 00°21'38" W parallel with said West line a distance of 820.65 feet to the North line of said CED Addition extended westerly; thence N 89°39'28" E a distance of 360.0 feet to the place of beginning. Containing 9.10 acres, more or less.

SURVEYOR'S CERTIFICATE

I, Ronald G. Ridgway, Nebraska Registered Land Surveyor No. 568, do hereby certify that the survey on "CED SECOND ADDITION", an addition to the City of Lexington, Dawson County, Nebraska, was performed under my direct supervision, the lots are well and accurately staked off and marked, the dimensions of the lots are as shown on the above plat, the lots bear their own number, and that the survey was made using known and recorded monuments. All information shown on the above plat is accurate and correct to the best of my knowledge and belief.

(S E A L)

Ronald G. Ridgway
Nebr. Reg. L.S. No. 568
Date _____

SCALE IN FEET

● = CORNERS FOUND (5/8" REBAR, EXCEPT AS INDICATED)
○ = CORNERS ESTABLISHED (CAPPED 5/8" x 24" REBAR)
+ = TEMPORARY POINT
(P) = PLATTED DISTANCES
(M) = MEASURED DISTANCES
NOTE: 9.20 Ac±

MA
Miller & Associates

1111 CENTRAL AVENUE
KEARNEY, NE 68847-6833
Tel: 308-234-6456
Fax: 308-234-1146

SHEET 1 OF 2 SHEETS

DEC 02, 2009 * 16:41:21 G:\Projects\127\127-G1-095\Subdivision\CED - Second ADD\Final sheet 1.dwg

CED SECOND ADDITION

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

DEDICATION

KNOW ALL MEN BY THESE PRESENT, that Neils C. McDermott and Virginia A. McDermott, husband and wife, being an owner, have caused the same to be surveyed, subdivided, platted and designated as "CED SECOND ADDITION", an addition to the City of Lexington, Dawson County, Nebraska, and said owners and lien holder hereby ratify and approve 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 as shown upon said plat, and acknowledge said addition to be made with the free consent and in accord with the desires of said owners and lien holder.

Dated this _____ day of _____, 20____.

(signature)

(print name)
Neils C. McDermott

(signature)

(print name)
Virginia A. McDermott

ACKNOWLEDGMENT

STATE OF _____)
S.S.
COUNTY OF _____)
The foregoing instrument was acknowledged before me this _____ day of _____,
20____, by Neils C. McDermott, husband of Virginia A. McDermott.

(S E A L)
Notary Public
My commission expires _____

STATE OF _____)
S.S.
COUNTY OF _____)
The foregoing instrument was acknowledged before me this _____ day of _____,
20____, by Virginia A. McDermott, wife of Neils C. McDermott.

(S E A L)
Notary Public
My commission expires _____

APPROVAL OF THE CITY OF LEXINGTON PLANNING COMMISSION

The undersigned, Chairman of the Planning Commission for the City of Lexington, Dawson County, Nebraska, does hereby certify that the foregoing plat of "CED SECOND 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 _____ day of _____, 20____, and upon motion duly made and seconded, said plat was approved in all respects by a majority vote of such commission.

Dated this _____ day of _____, 20____.

Chairman

APPROVAL OF THE LEXINGTON, NEBRASKA, CITY COUNCIL

The above and foregoing plat was submitted to the City council in and for the City of Lexington, Dawson County, Nebraska, and duly considered by this Council at its regular meeting as assembled on the _____ day of _____, 20____, and upon motion duly made and seconded, the same was approved in all respects by a majority vote of the members of such council.

Dated this _____ day of _____, 20____.

(S E A L)
Mayor

ATTEST: _____
City Clerk

RESOLUTION

Be it resolved by the mayor and council of the City of Lexington, Nebraska. That the plat of "CED SECOND 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.

(S E A L)
Mayor

ATTEST: _____
City Clerk

REGISTER OF DEEDS

STATE OF NEBRASKA))ss
COUNTY OF DAWSON)

This is to certify that this instrument was filed for record in the Register of Deeds office at _____ m.
on this _____ day of _____, 20____.

Register of Deeds

CED 2nd Addition

SCOTT LN

HAYDEN LN

CEDAR W

CEDAR W

TAYLOR S

OAK W

LOCUST W

ADAMIS S

RIMPLEY LN

OREGON TRL

LINDEN W

REAGAN DR

Legend:

- subdivision
- legal-lot

