



APPLICATION FOR SUBDIVISION

Date Filed: 10/20/16

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

- 1. Property Owner's Name Ronald L. Masten and Cindy G. Masten, Husband and Wife
2. Property Owner's Address P.O. Box 121 Thedford, NE 69166
3. Telephone Number (308) 650-9321 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.

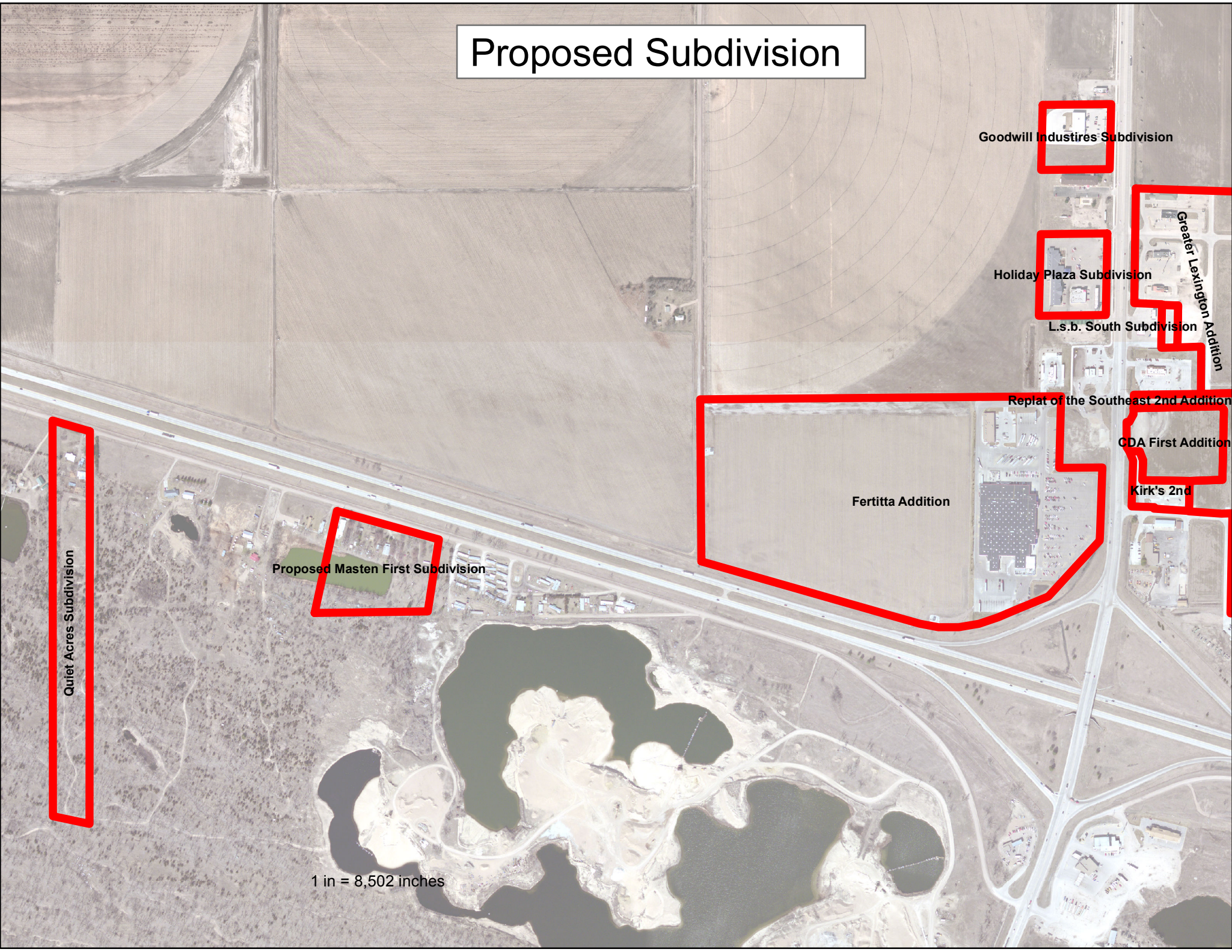
Signature of Owner

Signature of Applicant

Administrative Use Only

Date Submitted 10/20/16
Filing Fee \$100.00
Cert. Of Ownership
Date Sign Posted
Case Number
Accepted By
Date Advertised
Date of Public Hearing

# Proposed Subdivision



Goodwill Industires Subdivision

Holiday Plaza Subdivision

L.s.b. South Subdivision

Replat of the Southeast 2nd Addition

CDA First Addition

Kirk's 2nd

Greater Lexington Addition

Fertitta Addition

Proposed Masten First Subdivision

Quiet Acres Subdivision

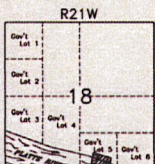
1 in = 8,502 inches

# MASTEN FIRST SUBDIVISION

BEING PART OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 9 NORTH, RANGE 21 WEST OF THE SIXTH PRINCIPAL MERIDIAN, DAWSON COUNTY, NEBRASKA.

PROJECT #: D20160067

DATE: AUGUST 8TH, 2016



LOCATION SKETCH

## DEDICATION

WE, RONALD LARRY MASTEN AND CINDY GAIL MASTEN, HUSBAND AND WIFE, BEING THE SOLE OWNERS AND PROPRIETORS OF THE LAND 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 OUR DESIRES.

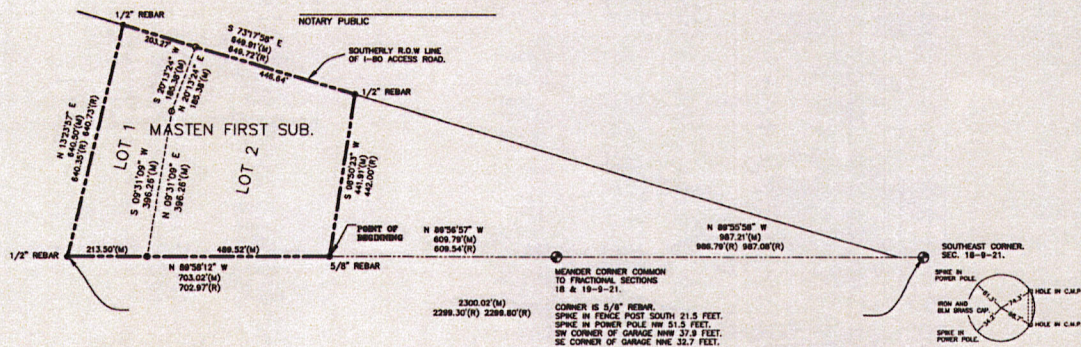
RONALD L. MASTEN DATE: \_\_\_\_\_

CINDY G. MASTEN DATE: \_\_\_\_\_  
STATE OF NEBRASKA  
COUNTY OF DAWSON SS

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2016, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME RONALD LARRY MASTEN AND CINDY GAIL MASTEN, TO ME KNOWN TO BE THE IDENTICAL PERSONS 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 HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC



## 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 \_\_\_\_\_, 2016, AND WAS APPROVED AND ACCEPTED BY THE PLANNING COMMISSION ON SAID DATE.

PRESIDENT DATE: \_\_\_\_\_

## 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 \_\_\_\_\_, 2016, BY A RESOLUTION DULY PASSED AT SAID MEETING.

THE PLAT OF "MASTER FIRST SUBDIVISION", A SUBDIVISION BEING PART OF GOVERNMENT LOT 3, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 9 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 \_\_\_\_\_

## LEGAL DESCRIPTION

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 9 NORTH, RANGE 21 WEST OF THE SIXTH PRINCIPAL MERIDIAN, DAWSON COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: REFERRING TO A FOUND 5/8" REBAR BEING THE SOUTHEAST CORNER OF SECTION 18, TOWNSHIP 9 NORTH, RANGE 21 WEST OF THE SIXTH PRINCIPAL MERIDIAN, DAWSON COUNTY, NEBRASKA; THENCE NORTH 89 DEGREES, 55 MINUTES, 58 SECONDS WEST ON THE SOUTH LINE OF SAID SECTION, A DISTANCE OF 987.21 FEET TO THE MEASURER CORNER COMMON TO FRACTIONAL SECTIONS 18 & 19, TOWNSHIP 9 NORTH, RANGE 21 WEST OF THE SIXTH PRINCIPAL MERIDIAN, DAWSON COUNTY, NEBRASKA; THENCE NORTH 89 DEGREES, 56 MINUTES, 57 SECONDS WEST ON THE SOUTH LINE OF SAID SECTION EXTENDED WESTERLY, A DISTANCE OF 609.79 FEET TO A FOUND 5/8" REBAR AND THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES, 58 MINUTES, 12 SECONDS WEST, A DISTANCE OF 703.02 FEET TO A FOUND 5/8" REBAR; THENCE NORTH 13 DEGREES, 23 MINUTES, 57 SECONDS EAST, A DISTANCE OF 640.50 FEET TO A FOUND 1/2" REBAR, BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF INTERSTATE 80 ACCESS ROAD; THENCE SOUTH 73 DEGREES, 17 MINUTES, 58 SECONDS EAST ON THE SOUTHERLY RIGHT-OF-WAY LINE OF INTERSTATE 80 ACCESS ROAD, A DISTANCE OF 649.81 FEET TO A FOUND 1/2" REBAR; THENCE SOUTH 08 DEGREES, 50 MINUTES, 23 SECONDS WEST, A DISTANCE OF 441.91 FEET TO THE PLACE OF BEGINNING. SAID TRACT CONTAINS 8.08 ACRES (361,291.09 SQ. FT.) MORE OR LESS AND FURTHER SUBJECT TO ANY/ALL EASEMENTS & RESTRICTIONS OF RECORD.

## LEGEND

- ⊙ = SECTION OR 1/4 CORNER.
- ⊙ = CORNER FOUND AS INDICATED.
- ⊙ = CORNER SET (5/8" x 34" CAPPED REBAR).
- (P) = PLATTED DISTANCE.
- (M) = MEASURED DISTANCE.
- (D) = DEEDED DISTANCE.
- (R) = RECORDED DISTANCE.
- REF: FIELD BOOK 90, PAGE 67.
- REF: D20128070
- REC: FIELD BOOK 99, PAGE 35.

LOT 1  
2.71 ACRES +/-  
(118,482.40 SQ. FT.)

LOT 2  
5.57 ACRES +/-  
(242,809.89 SQ. FT.)

## SURVEYOR'S CERTIFICATE

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

SIGNED THIS 8TH DAY OF AUGUST, 2016.

*Mark A. Street*  
MARK A. STREET, REG. NO. 00000  
DAWSON COUNTY SURVEYOR