




APPLICATION FOR SUBDIVISION

Date Filed: 9/19/19

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

- 1. Property Owner's Name Boundless Real Estate Holdings, LLC
- 2. Property Owner's Address 10500 Sapp Brothers Dr., Omaha, NE 68138
- 3. Telephone Number 913.375.5256 E-Mail Address dan.forslund@scooterscoffee.com

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 _____

SCOOTER'S COFFEE ADDITION

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

FINAL PLAT

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON _____, 2019, I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION, OF A TRACT OF LAND LOCATED IN PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER (S1/2 SW1/4) OF SECTION SEVENTEEN (17), TOWNSHIP NINE (9) NORTH, RANGE TWENTY-ONE (21) WEST OF THE 6TH P.M., DAWSON COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF; THAT IRON MARKERS, EXCEPT WHERE INDICATED, WERE FOUND AT ALL CORNERS; THAT THE DIMENSIONS ARE AS SHOWN ON THE PLAT; AND THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS.

JAI JASON ANDRIST, REGISTERED LAND SURVEYOR NUMBER, LS-630

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE SOUTH HALF OF THE SOUTHWEST QUARTER (S1/2 SW1/4) OF SECTION SEVENTEEN (17), TOWNSHIP NINE (9) NORTH, RANGE TWENTY-ONE (21) WEST OF THE 6TH P.M., DAWSON COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE S1/2, SW1/4 OF SECTION 17, T9N, R21W OF THE 6TH P.M., DAWSON COUNTY, NEBRASKA; THENCE S89°28'31"W, ON THE NORTH LINE OF SAID S1/2, SW1/4, A DISTANCE OF 90.01 FEET TO A POINT ON THE WEST RIGHT-OF-WAY (R.O.W.) LINE OF U.S. HIGHWAY 283/PLUM CREEK PARKWAY; THENCE S00°10'39"W, ON SAID WEST R.O.W. LINE OF U.S. HIGHWAY 283 / PLUM CREEK PARKWAY, A DISTANCE OF 51.50 FEET TO A POINT OF INTERSECTION OF SAID WEST R.O.W. LINE AND THE SOUTH R.O.W. LINE OF FRONTIER STREET AND ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING S00°10'39"W, ON SAID HIGHWAY R.O.W. LINE, A DISTANCE OF 105.89 FEET; THENCE S53°55'00"E, ON SAID HIGHWAY R.O.W. LINE, A DISTANCE OF 20.26 FEET; THENCE S88°44'12"E, ON SAID HIGHWAY R.O.W. LINE, A DISTANCE OF 20.05 FEET; THENCE S01°24'29"W, ON SAID HIGHWAY R.O.W. LINE, A DISTANCE OF 175.13 FEET; THENCE N88°33'52"W, ON SAID HIGHWAY R.O.W. LINE, A DISTANCE OF 34.98 FEET; THENCE S01°54'58"W, ON SAID HIGHWAY R.O.W. LINE, A DISTANCE OF 94.92 FEET; THENCE S89°28'13"W A DISTANCE OF 263.99 FEET; THENCE N01°22'23"E A DISTANCE OF 366.90 FEET TO THE SOUTHWEST CORNER OF A DEEDED TRACT OF LAND RECORDED IN INSTRUMENT 2002-3538, DATED AUGUST 23, 2002, RECORDED IN THE DAWSON COUNTY REGISTER OF DEEDS OFFICE, AND BEING A POINT ON SAID SOUTH R.O.W. LINE OF FRONTIER STREET, AND ALSO BEING A POINT OF CURVATURE; THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, ON SAID SOUTH R.O.W. LINE, HAVING A RADIUS OF 492.00 FEET, A DELTA ANGLE OF 11°36'08", AN ARCH LENGTH OF 99.63 FEET, A CHORD BEARING OF N83°37'08"E A CHORD LENGTH OF 99.46 FEET; THENCE CONTINUING AROUND A CURVE IN A CLOCKWISE DIRECTION, ON SAID SOUTH R.O.W. LINE, HAVING A RADIUS OF 508.00 FEET, A DELTA ANGLE OF 11°38'06", AN ARCH LENGTH OF 103.16 FEET, A CHORD BEARING OF N83°38'01"E A CHORD LENGTH OF 102.98 FEET; THENCE N89°31'05"E, ON SAID SOUTH R.O.W. LINE, A DISTANCE OF 60.36 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 106418.41 SQUARE FEET OR 2.443 ACRES MORE OR LESS, OF WHICH 0.075 ACRES ARE NEW DEDICATED ROAD RIGHT-OF-WAY.

DEDICATION

KNOW ALL MEN BY THESE PRESENT, THAT THE _____, BY _____ (PRINT NAME), _____ (PRINT TITLE), BEING THE OWNER, HAVE CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "SCOOTER'S COFFEE ADDITION" AN ADDITION TO THE CITY OF LEXINGTON, DAWSON COUNTY, NEBRASKA, AND SAID OWNERS 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 _____, 2019.

(SIGNATURE) _____ (PRINT NAME) _____

(PRINT TITLE) _____

ACKNOWLEDGEMENT OF NOTARY

STATE OF _____ SS
 COUNTY OF _____
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2019,
 _____, BY _____ (PRINT NAME), _____ (PRINT TITLE).

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 "SCOOTER'S COFFEE 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 _____, 2019, 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 _____, 2019.

CHAIR OF PLANNING COMMISSION (PRINT NAME) _____ CHAIR OF PLANNING COMMISSION (SIGNATURE) _____

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 _____, 2019, 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 _____, 2019.

MAYOR (PRINT NAME) _____ MAYOR (SIGNATURE) _____

ATTEST: _____
 CITY CLERK

RESOLUTION

BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF LEXINGTON, NEBRASKA, THAT THE PLAT OF "SCOOTER'S COFFEE 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.

MAYOR (PRINT NAME) _____ MAYOR (SIGNATURE) _____

ATTEST: _____
 CITY CLERK

COUNTY TREASURER

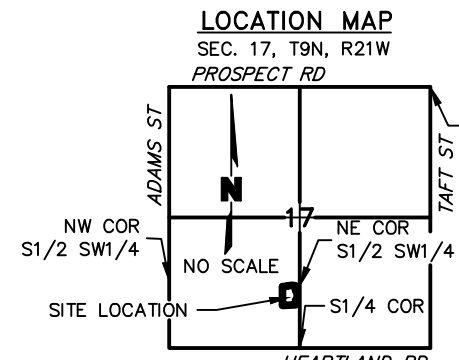
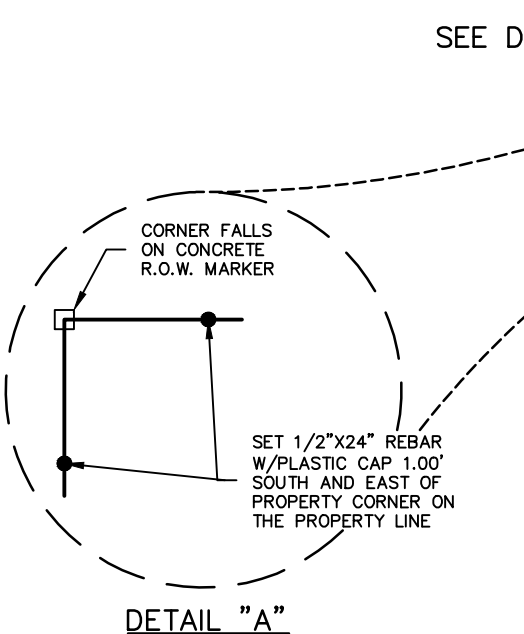
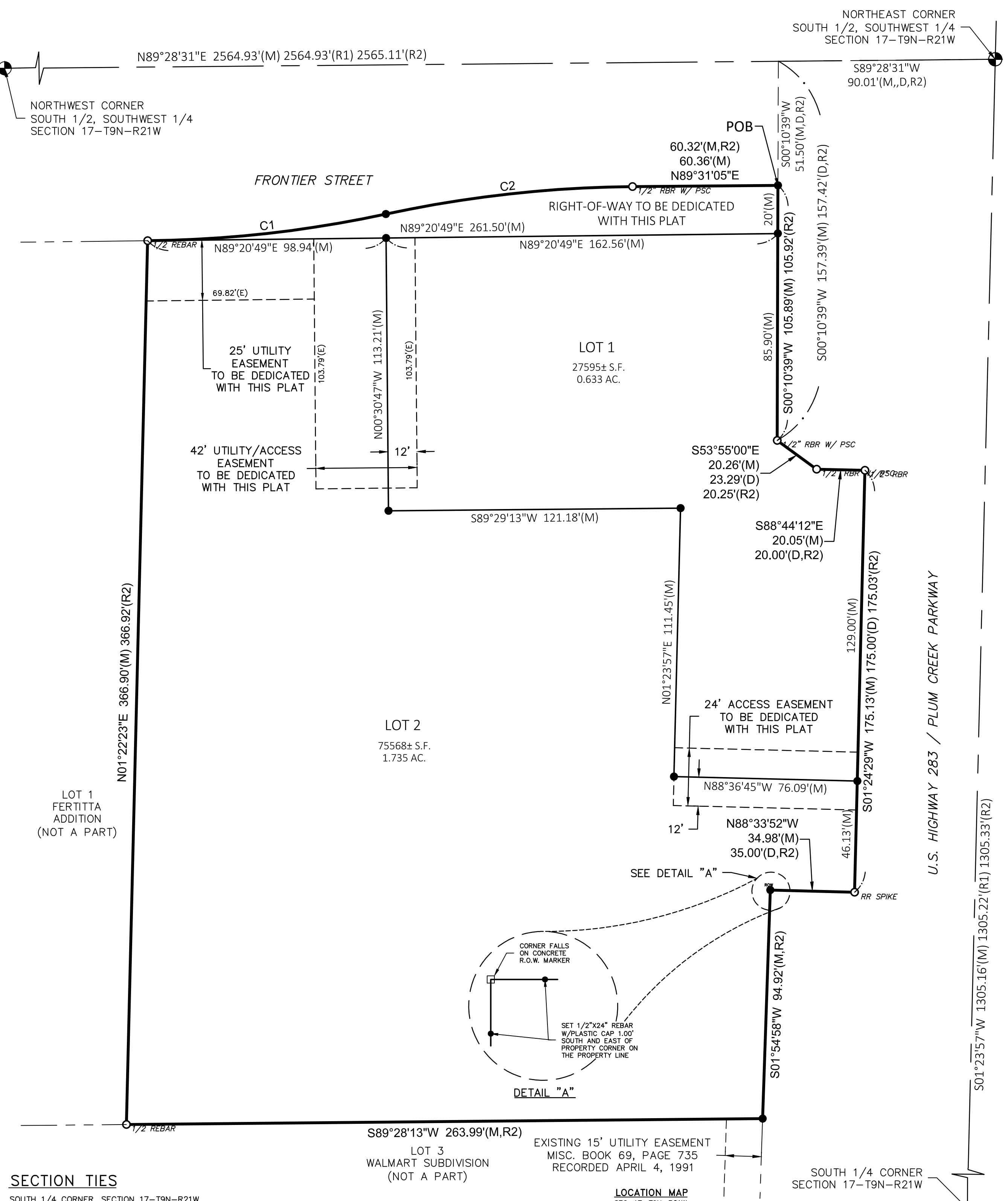
THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED IN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

COUNTY TREASURER _____ DATE _____

CURVE TABLE					
CURVE ID	RADIUS (FT)	DELTA	LENGTH (FT)	CHORD BEARING	CHORD LENGTH (FT)
C1	492.00	011°36'08"	99.63(M) 99.65(D) 99.68(R2)	N83°37'08"E	99.46(M) 99.48(D) 99.51(R2)
C2	508.00	011°38'06"	103.16(M) 103.18(D,R2)	N83°38'01"E	102.98(M) 103.00(D,R2)

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 _____, 2019.
 REGISTER OF DEEDS _____

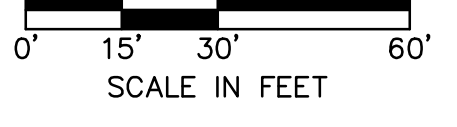


LEGEND

- SECTION CORNER
- SET CORNER (5/8"x24" REBAR W/CAP)
- FOUND CORNER (AS NOTED)
- NEW SUBDIVISION BOUNDARY LINE
- NEW PROPERTY LINE
- NEW ROW LINE
- NEW EASEMENT LINE
- SECTION LINE
- EXIST. PROPERTY LINE
- M MEASURED DISTANCE
- D DEEDED DISTANCE
- R1 C. DIXON L5672 4/2018
- R2 D.J. STEVENSON L5485 5/2014

SECTION TIES

- SOUTH 1/4 CORNER, SECTION 17-T9N-R21W**
- FOUND BRASS CAP, 0.2' BELOW GRADE IN SE QUADRANT OF I-80 WEST BOUND OFF RAMP
- WNW 17.13' TO "+" OF STAMPED HIGHWAY STATIONING MARK
- NNW 44.47' TO PUNCH HOLE IN CONCRETE ISLAND
- NNE 44.17' TO PUNCH HOLE IN CONCRETE ISLAND
- N 10.4' TO EDGE OF CONCRETE
- W 8.7' TO EDGE OF CONCRETE
- W 1.0' TO STOP SIGN/DO NOT ENTER SIGN
- NORTHEAST CORNER, SOUTH 1/2, SOUTHWEST 1/4, SECTION 17-T9N-R21W**
- FOUND DRILL HOLE PER STEVENSON L5485 SURVEY DATED 5/2014, DID NOT FIND MAG NAIL SET BY DIXON L5672 SURVEY DATED 5/2018, DRILL HOLE FITS DISTANCE FROM BOTH SURVEYS AND FITS TIES SET FROM STEVENSON SURVEY
- ESE 64.57' TO CHISELED "X" AT WEST END OF ISLAND
- NNE 30.27' TO CHISELED "X" AT SOUTH END OF ISLAND
- WSW 64.64' TO CHISELED "X" AT EAST END OF ISLAND
- S 83.08' TO CHISELED "X" AT NORTH END OF ISLAND
- ON CENTERLINE LEFT TURN LANE OF SOUTH BOUND LANE
- NORTHWEST CORNER, SOUTH 1/2, SOUTHWEST 1/4, SECTION 17-T9N-R21W**
- FOUND 1-1/8" REBAR, FLUSH W/GRADE ON EAST EDGE OF GRAVEL COUNTY ROAD
- NE 48.78' TO NAIL W/DISK IN POWER POLE
- W 34.94' TO NAIL W/DISK IN POWER POLE
- SE 25.04' TO MAG NAIL IN SOUTH END OF CORRUGATED METAL PIPE
- SSW 24.80' TO 1/2" REBAR IN COUNTY ROAD
- W 8.0' TO CENTERLINE NORTH-SOUTH COUNTY ROAD



DWG: F:\2019\1501-2000\019-1662\40-Design\Survey\SRV\Sheets\V_FPLAT_0191662.dwg USER: jimmenez
 DATE: Sep 18, 2019 4:07pm XREFS: V_XRAY_0191662 V_XTOPO_0191662 C_PBASE_0191662

olsson

201 East 2nd Street
 Grand Island, NE 68801 TEL 308-384-8750 www.olsson.com

REV. NO.	DATE	REVISIONS DESCRIPTION

FINAL PLAT

SCOOTER'S COFFEE

2019

LEXINGTON, NEBRASKA

SHEET 1 of 1



Greater-Lexington Addition

13

Replat of the Southeast 2nd Addition

Lot 1

Proposed Scooter's Addition

Lot 2

1

2

CDA First Addition

4

1

Fertitta Addition

3

Kirk's 2nd

1

Lot 4

Replat of the Southeast 2nd Addition