

WYCOFF ADDITION

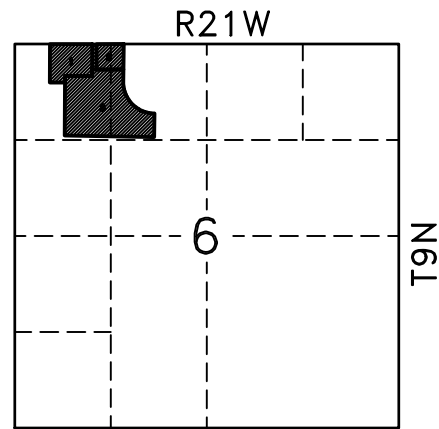
AN ADDITION TO THE CITY OF LEXINGTON, DAWSON COUNTY, NEBRASKA.

PROJECT # D20220124

DATE: OCTOBER 6TH 2022.

NORTHEAST CORNER.
SECTION 6-9-21.

CORNER IS FOUND BRASS CAP.
N&D IN POWER POLE NNE 29.31 FEET.
NEAR CORNER CONC. PAD FOR MH NNW 42.3 FEET.
CENTER OF MH NW 45.68 FEET.
BACK OF CURB SOUTH 20.05 FEET.



LOCATION SKETCH

NORTHWEST CORNER.
SECTION 6-9-21.
CORNER IS FOUND BRASS CAP.
RED HEAD IN POWER POLE NW 46.71 FEET.
TOP NUT FH NE 73.22 FEET.
NEAR FACE GATE POST WEST 34.78 FEET.
CENTERLINE T INTERSECTION EAST 4.0 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 1014.68 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 550.15 FEET TO A FOUND, CAPPED 5/8" REBAR (672) AND TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ON A 431.79 FOOT RADIUS CURVE TO THE LEFT (CHORD WHICH BEARS S44°42'14"E WITH A DISTANCE OF 612.64 FEET) AN ARC LENGTH OF 680.85 FEET TO A FOUND 1/2" REBAR AT THE NORTHWEST CORNER OF LOT 10, BLOCK 2 OF GRAND PRAIRIE SECOND ADDITION; THENCE SOUTH 00 DEGREES, 20 MINUTES, 47 SECONDS WEST ON THE WEST LINE OF SAID BLOCK 2, A DISTANCE OF 326.10 FEET TO A FOUND 5/8" REBAR AT THE SOUTHWEST CORNER OF LOT 8 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 1229.43 FEET TO A FOUND 2" PIPE; THENCE NORTH 00 DEGREES, 00 MINUTES, 54 SECONDS EAST, A DISTANCE OF 727.69 FEET TO A FOUND 1" PIPE; THENCE SOUTH 89 DEGREES, 28 MINUTES, 27 SECONDS WEST, A DISTANCE OF 209.16 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 (1,335,925.78 SQ. FT.) MORE OR LESS, WHICH INCLUDES 1.03 ACRES (44,910.66 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 IT'S REGULAR MEETING ASSEMBLED ON THE ___ DAY OF ___, 2022, 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 ___, 2022.

SADIE WORTHING, 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 ___ DAY OF ___, 2022, 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 ___, 2022.

(SEAL)

JOHN FAGOT, MAYOR

ATTEST: 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 ___ DAY OF ___, 2022.

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

PRINT TITLE

AUTHORIZED REPRESENTATIVE FOR FIRST INTERSTATE BANK (SIGNATURE)

PRINT TITLE

JOE PEPPLITSCH, CITY OF LEXINGTON

PRINT TITLE

ACKNOWLEDGMENT

STATE OF NEBRASKA) SS
COUNTY OF DAWSON)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ___ DAY OF ___, 2022, BY _____ (PRINT NAME), _____ (PRINT TITLE) FOR FIRST INTERSTATE BANK.

NOTARY PUBLIC _____ (STAMP)

MY COMMISSION EXPIRES ___/___/___.

ACKNOWLEDGMENT

STATE OF NEBRASKA) SS
COUNTY OF DAWSON)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ___ DAY OF ___, 2022, BY LESLIE MARSH, _____ (PRINT TITLE) FOR LEXINGTON HEALTH SERVICES, A NON-PROFIT CORPORATION.

NOTARY PUBLIC _____ (STAMP)

MY COMMISSION EXPIRES ___/___/___.

ACKNOWLEDGMENT

STATE OF NEBRASKA) SS
COUNTY OF DAWSON)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ___ DAY OF ___, 2022, BY JOE PEPPLITSCH, CITY MANAGER OF LEXINGTON, NEBRASKA.

NOTARY PUBLIC _____ (STAMP)

MY COMMISSION EXPIRES ___/___/___.

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 INT HE OFFICE OF THE REGISTER OF DEEDS OF DAWSON COUNTY, NEBRASKA.

JOHN D. FAGOT, MAYOR

ATTEST: PAMELA BARUTH, CITY CLERK

PAMELA BARUTH, CITY CLERK

REGISTER OF DEEDS APPROVAL

STATE OF NEBRASKA) SS
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 ___ DAY OF ___, 2022, AT ___ O'CLOCK ___ M., AND APPEARS IN PLAT CABINET ___ AT INDEX NO. ___ IN THE RECORDS OF THE REGISTER OF DEEDS OF DAWSON COUNTY, NEBRASKA.

DIAN K.LAUBY, REGISTER OF DEEDS

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.

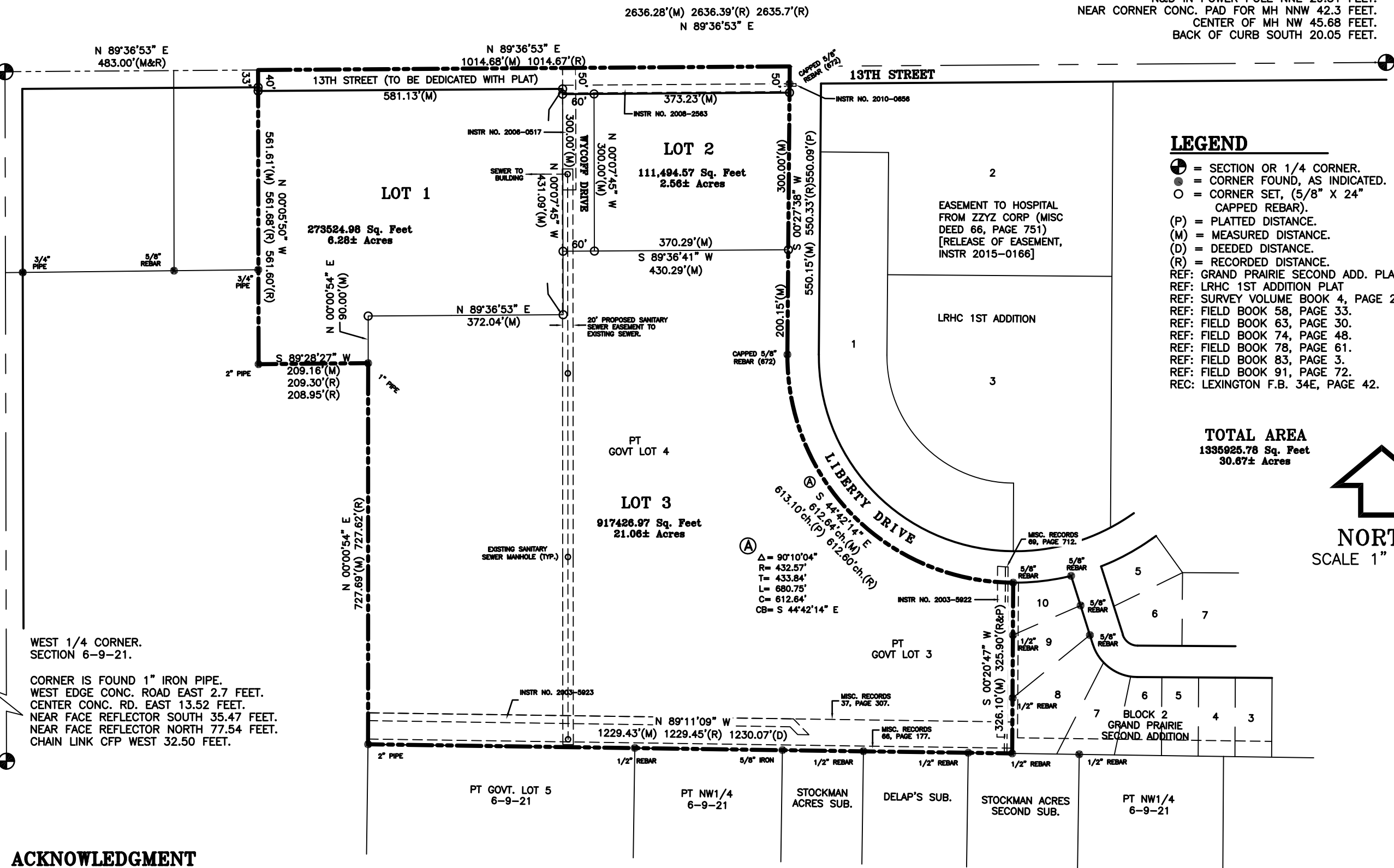
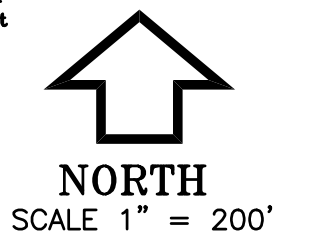
SIGNED THIS ___ DAY OF ___, 2022.

MARK A. STREIT, PLS #520
DAWSON COUNTY SURVEYOR

LEGEND

- = SECTION OR 1/4 CORNER.
- = CORNER FOUND, AS INDICATED.
- = 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: LRHC 1ST ADDITION PLAT
- REF: SURVEY VOLUME BOOK 4, PAGE 220.
- REF: FIELD BOOK 58, 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.
- REC: LEXINGTON F.B. 34E, PAGE 42.

TOTAL AREA
1335925.78 Sq. Feet
30.67± Acres





1

Optimist Addition

Caple's Addition

60

Western Heights Second Addition

1

Western Heights First Addition

30

W 13TH ST

Lot 1

Lot 2

Lot 2

LIBERTY DR

LRHC 1st Addition

Tri-county Hospital Addition

1

Lot 1

Lot 3

Plum Creek Medical Group Subdivision

1

Wycoff Addition

Lot 3

BUFFALO BEND

Grand Prairie Second Addition

FREEMAN ST

TRACT 1

LOTA
Delap's Subdivision

TRACT 2

TRACT 3

3