



### APPLICATION FOR REZONING

\*For an amendment to the zoning map, items 1 through 12 must be filled out completely before acceptance of this application for processing.

- 1. Property Owner's Name Rebecca J Farm, LLC / Rebecca Ouellette
- 2. Property Owner's Address 43371 Road 757, Lexington, NE 68850
- 3. Telephone Number (308) 805-4111 E-Mail Address rebecca@threedoorsbeauty.com
- 4. Developer's Name Rebecca Ouellette
- 5. Developer's Address 43371 Rd 757, Lexington, NE 68850
- 6. Telephone Number (308) 805-4111 E-Mail Address rebecca@threedoorsbeauty
- 7. Present Use of Subject Property Ag
- 8. Proposed Use of Subject Property Residential
- 9. Present Zoning A1 Requested Zoning R1
- 10. Legal Description of Property Requested to be Rezoned \_\_\_\_\_

Approximate Street Address and Location \_\_\_\_\_

11. Area of Subject Property, Square Feet and/or Acres \_\_\_\_\_

12. Zoning of Adjacent Properties

North: \_\_\_\_\_ South: \_\_\_\_\_  
 East: \_\_\_\_\_ West: \_\_\_\_\_

The following information must be submitted at the time of application:

- Vicinity Map
- Copy of Site Plan (8 1/2 X 11 or digital copy)

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.

DocuSigned by:  
Rebecca Ouellette  
E0D7089773708400  
 Signature of Owner

DocuSigned by:  
Rebecca Ouellette  
E0D7089773708400  
 Signature of Applicant

<b><u>Administrative Use Only</u></b>	
Date Submitted _____	Case Number _____
Filing Fee <u>\$100.00</u>	Accepted By _____
Cert. Of Ownership _____	Date Advertised _____
Date Sign Posted _____	Date of Public Hearing _____

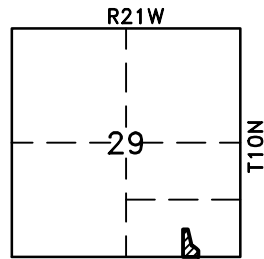
# JOHNSON SUBDIVISION

BEING PART OF THE SOUTH ONE-HALF OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 10 NORTH, RANGE 21 WEST OF THE SIXTH PRINCIPAL MERIDIAN, DAWSON COUNTY, NEBRASKA.

PROJECT #: D20240033

THIS OFFICIAL SURVEY RECORD DOES NOT CONSTITUTE A TITLE SEARCH BY THE DAWSON COUNTY SURVEYORS OFFICE TO DETERMINE OWNERSHIP, EASEMENTS OR RIGHTS OF WAY OF RECORD.

DATE: MAY 3, 2024



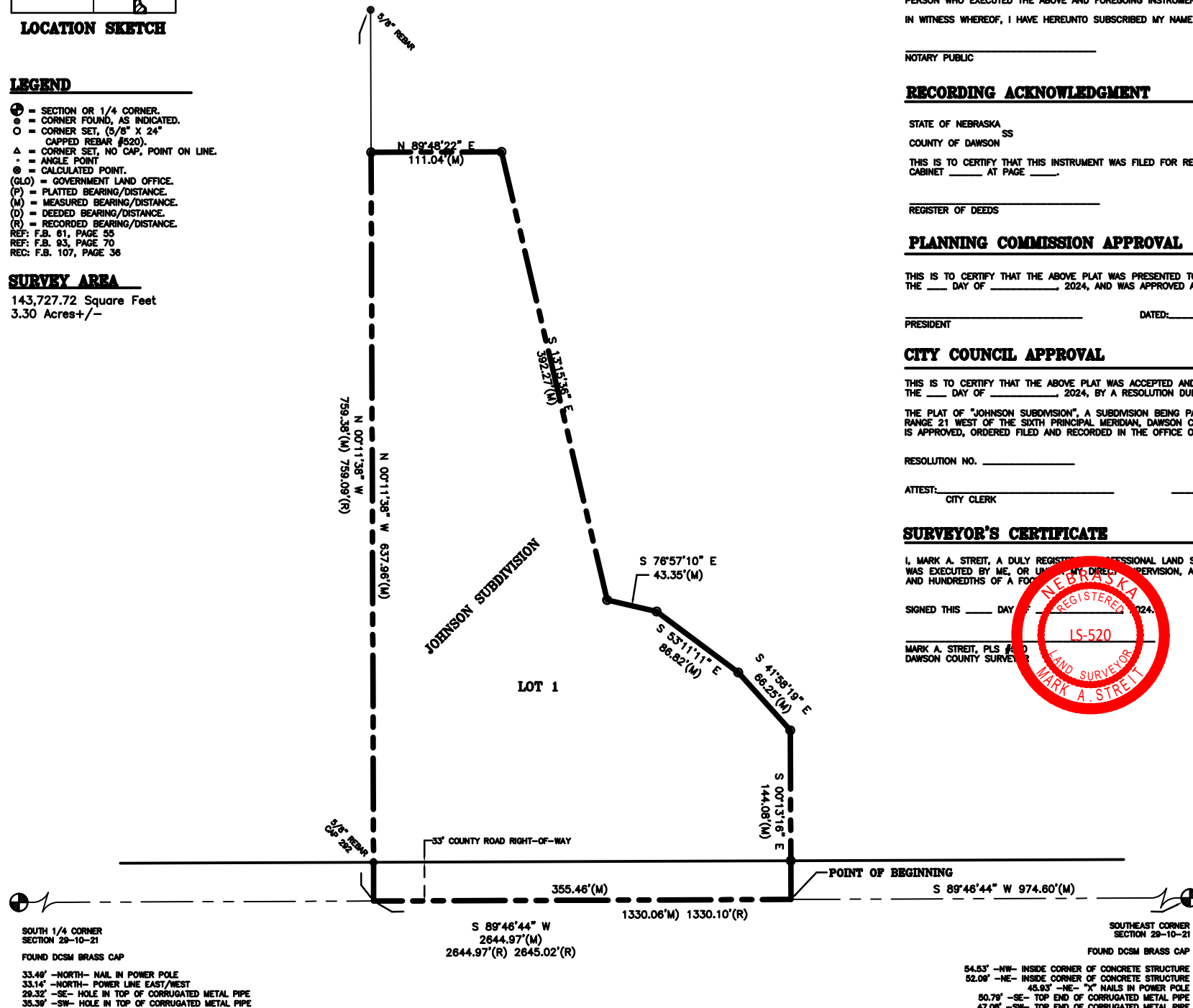
LOCATION SKETCH

### LEGEND

- ⊙ = SECTION OR 1/4 CORNER.
  - ⊙ = CORNER FOUND, AS INDICATED.
  - = CORNER SET, (5/8" X 24" CAPPED REBAR #520).
  - △ = CORNER SET, NO CAP, POINT ON LINE.
  - = ANGLE POINT
  - ⊙ = CALCULATED POINT.
  - (GLO) = GOVERNMENT LAND OFFICE.
  - (P) = PLATTED BEARING/DISTANCE.
  - (M) = MEASURED BEARING/DISTANCE.
  - (D) = DEEDED BEARING/DISTANCE.
  - (R) = RECORDED BEARING/DISTANCE.
- REF: F.B. 61, PAGE 55  
REF: F.B. 93, PAGE 70  
REF: F.B. 107, PAGE 36

### SURVEY AREA

143,727.72 Square Feet  
3.30 Acres +/-



### DEDICATION

I, REBECCA OUELLETTE, SOLE MEMBER OF REBECCA J FARM, LLC, FOR AND ON BEHALF OF REBECCA J FARM, LLC, OWNER OF THE REAL ESTATE 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.

REBECCA OUELLETTE, SOLE MEMBER OF REBECCA J FARM, LLC

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

### ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA  
COUNTY OF DAWSON

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, REBECCA OUELLETTE, SOLE MEMBER OF REBECCA J FARM, LLC, FOR AND ON BEHALF OF REBECCA J FARM, LLC, OWNER OF THE REAL ESTATE PERSONALLY CAME TO ME KNOWN TO BE THE IDENTICAL PERSON 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 HERELUNTO SUBSCRIBED MY NAME AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC

### RECORDING ACKNOWLEDGMENT

STATE OF NEBRASKA  
COUNTY OF DAWSON

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, IN PLAT CABINET \_\_\_\_\_ AT PAGE \_\_\_\_\_.

REGISTER OF DEEDS

### 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 \_\_\_\_\_, 2024, AND WAS APPROVED AND ACCEPTED BY THE PLANNING COMMISSION ON SAID DATE.

PRESIDENT

DATED: \_\_\_\_\_

### 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 \_\_\_\_\_, 2024, BY A RESOLUTION DULY PASSED AT SAID MEETING.

THE PLAT OF "JOHNSON SUBDIVISION", A SUBDIVISION BEING PART OF THE SOUTH ONE-HALF OF THE SOUTHEAST QUARTER OF SECTION 29 TOWNSHIP 10 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

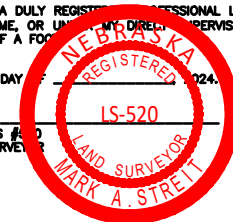
PRESIDENT OF THE COUNCIL

### 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 \_\_\_\_\_, 2024.

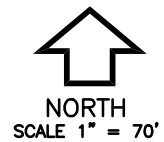
MARK A. STREIT, PLS # \_\_\_\_\_  
DAWSON COUNTY SURVEYOR



### LEGAL DESCRIPTION

A SURVEY OF A TRACT OF LAND LOCATED IN THE SOUTH ONE-HALF OF THE SOUTHEAST QUARTER OF SECTION 29 TOWNSHIP 10 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 DCSM BRASS CAP, BEING THE SOUTHEAST CORNER OF SECTION 29 TOWNSHIP 10 NORTH, RANGE 21 WEST OF THE SIXTH PRINCIPAL MERIDIAN, DAWSON COUNTY, NEBRASKA; THENCE SOUTH 89 DEGREES, 46 MINUTES, 44 SECONDS WEST, AND ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 29, A DISTANCE OF 974.60 FEET TO A POINT, BEING THE POINT OF BEGINNING; THENCE CONTINUING ON THE LAST DESCRIBED COURSE, SOUTH 89 DEGREES, 46 MINUTES, 44 SECONDS WEST, A DISTANCE OF 355.46 FEET TO A POINT, BEING THE SOUTHWEST CORNER OF A SURVEY COMPLETED AND SIGNED GARY DONNELSON, LS-292 ON DECEMBER 30, 2005 AND FILED IN INSTRUMENT 2006-0995 IN THE DAWSON COUNTY REGISTER OF DEEDS OFFICE; THENCE NORTH 00 DEGREES, 11 MINUTES, 38 SECONDS WEST AND ON THE WEST LINE OF SAID 2005 SURVEY, A DISTANCE OF 637.96 FEET TO A SET CAPPED 5/8" REBAR; THENCE NORTH 89 DEGREES, 48 MINUTES, 22 SECONDS EAST, A DISTANCE OF 111.04 FEET TO A SET CAPPED 5/8" REBAR; THENCE SOUTH 13 DEGREES, 15 MINUTES, 38 SECONDS EAST, A DISTANCE OF 392.27 FEET TO A SET CAPPED 5/8" REBAR; THENCE SOUTH 76 DEGREES, 57 MINUTES, 10 SECONDS EAST, A DISTANCE OF 43.35 FEET TO A SET CAPPED 5/8" REBAR; THENCE SOUTH 41 DEGREES, 58 MINUTES, 19 SECONDS EAST, A DISTANCE OF 66.25 FEET TO A SET CAPPED 5/8" REBAR; THENCE SOUTH 53 DEGREES, 11 MINUTES, 11 SECONDS EAST, A DISTANCE OF 86.82 FEET TO A SET CAPPED 5/8" REBAR; THENCE SOUTH 41 DEGREES, 58 MINUTES, 19 SECONDS EAST, A DISTANCE OF 66.25 FEET TO A SET CAPPED 5/8" REBAR; THENCE SOUTH 00 DEGREES, 13 MINUTES, 16 SECONDS EAST, A DISTANCE OF 144.08 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 3.30 ACRES (143,727.72 SQUARE FEET) MORE OR LESS, WHICH INCLUDES 0.27 ACRES (11,729.83 SQUARE FEET) OF COUNTY ROAD RIGHT-OF-WAY, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.



70 0 70 140 210 Feet





A1

A1

Johnson Subdivision

A1



A1

R1

Johnson Subdivision

A1