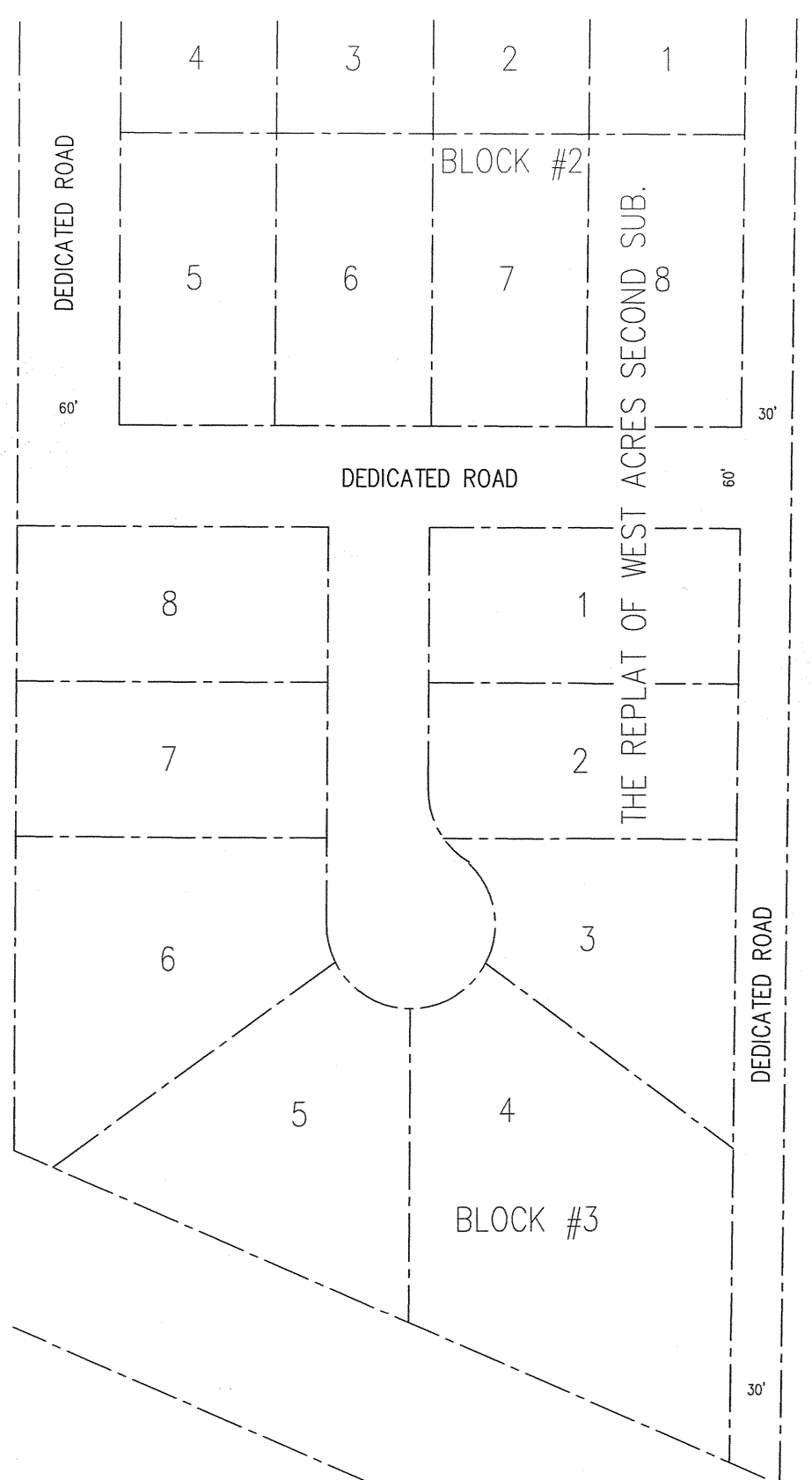
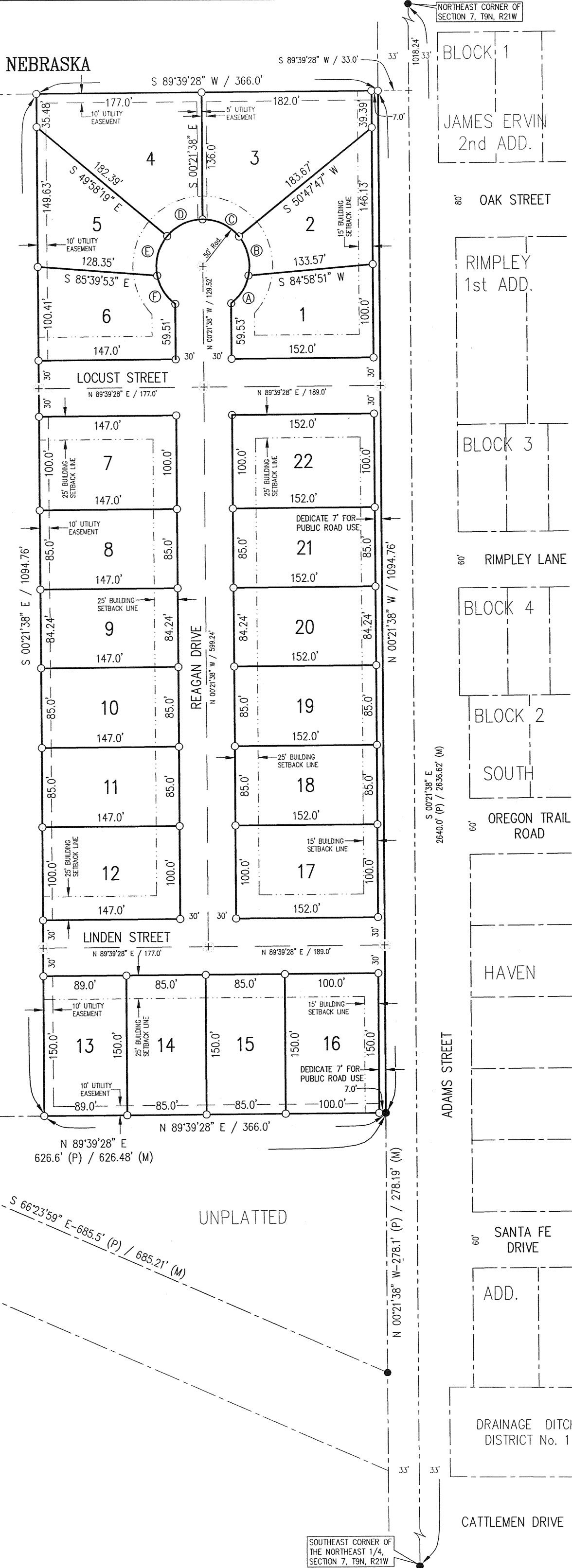


CED ADDITION

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



UNPLATTED



NORTH EAST CORNER OF SECTION 7, T9N, R21W

BLOCK #1
JAMES ERVIN
2nd ADD.

OAK STREET

RIMPLEY
1st ADD.

BLOCK 3

RIMPLEY LANE

BLOCK 4

BLOCK 2
SOUTH

OREGON TRAIL ROAD

ADAMS STREET

SANTA FE DRIVE

ADD.

DRAINAGE DITCH DISTRICT No. 1

CATTELMEN DRIVE

SOUTHEAST CORNER OF THE NORTHEAST 1/4, SECTION 7, T9N, R21W

SCALE IN FEET
0 100 200

● = 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±

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: Referring to the Northeast corner of said Section 7 and assuming the east line of said Northeast Quarter as bearing S 00°21'38" E and all bearings contained herein are relative thereto; thence S 00°21'38" E and on said east line a distance of 1018.24 feet; thence S 89°39'28" W a distance of 33.0 feet to the ACTUAL PLACE OF BEGINNING, said place of beginning being on the west line of Adams Street, a street in Lexington, Dawson County, Nebraska; thence S 89°39'28" W continuing on the aforesaid line a distance of 366.0 feet; thence S 00°21'38" W parallel with the east line of said Northeast Quarter a distance of 1094.76 feet; thence N 89°39'28" E a distance of 366.0 feet to a point 33.0 feet westerly of said east line and on the west line of said Adams Street; thence N 00°21'38" E on the west line of said Adams Street and parallel with the east line of said Northeast Quarter a distance of 1094.76 feet to the place of beginning. Containing 9.20 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 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 _____

CURVE DATA

(A)	Radius = 50.0'
	Arc = 35.86'
	Chord = 35.1'
(B)	Radius = 50.0'
	Arc = 44.4'
	Chord = 42.95'
(C)	Radius = 50.0'
	Arc = 44.64'
	Chord = 43.17'
(D)	Radius = 50.0'
	Arc = 43.29'
	Chord = 41.95'
(E)	Radius = 50.0'
	Arc = 44.86'
	Chord = 43.37'
(F)	Radius = 50.0'
	Arc = 36.75'
	Chord = 35.92'

M&A
Miller & Associates

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

SHEET 1 OF 2 SHEETS

MAY 03, 2007 13:30:53 G:\Projects\127\127-01-095\subdivision\CED_ADD\Final sheet_1.dwg

CED ADDITION



Administrative Use Only

Date Submitted 4-25-07 Case Number _____
Filing Fee \$100.00 ~~0~~ Accepted By _____
Date Advertised N/A Date Property Posted _____

SUBDIVISION PLAT APPLICATION

CITY OF LEXINGTON

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 _____ Within Zoning Jurisdiction YES

4/25/07
Date Paid


Signature Of Applicant

on behalf of McDermott's and CED

PRELIMINARY PLAT CHECKLIST

Subdivision No.: _____

Date Filed: 4/25/07

- 1. Name of Subdivision: CED Addition
- 2. Name of Owner: Neils and Virginia McDermott
- 3. Name of Subdivider: Neils and Virginia McDermott / City of Lexington
- 4. Name of Person who prepared the Plat: Miller & Associates
- 5. Date of Hearing: 5-2-07

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	<u>✓</u>	_____
B. Location of boundary lines and reference to section or quarter-section lines.	<u>✓</u>	_____
C. Legal description, complete with Section, Township, Range, Principal Meridian, City.	<u>✓</u>	_____
D. Name and address of owner(s).	<u>✓</u>	_____
E. Name and address of subdivider(s).	<u>✓</u>	_____
F. Name of engineer and/or surveyor who prepared the Preliminary Plat.	<u>✓</u>	_____
G. Scale of Plat, 1" = 100' or larger, and north arrow.	<u>✓</u>	_____
H. Date of preparation and basis for north.	<u>✓</u>	_____
I. Current zoning classification and proposed use of the area being platted.	_____	<u>✓</u>
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.	<u>✓</u>	_____
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.	_____	<u>✓</u>
L. Names of adjacent subdivisions together with arrangement of streets and lots and owners of adjacent parcels of unsubdivided land.	<u>✓</u>	_____

Yes No

- 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. ✓
- N. Arrangement of lots and their approximate sizes. ✓
- O. Location and width of proposed streets, alleys, pedestrian ways and easements. ✓
- P. General plan of sewage disposal, water supply and utilities, if public. ✓
- Q. Notation of type of sewage disposal and water supply if non-public. N/A
- 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. N/A
- S. Relationship to adjacent unsubdivided land. ✓
- T. Approximate gradient of streets. ✓
- 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. ✓

- 7. Does the proposed subdivision design conform to the Comprehensive Plan? ✓
- 8. Will the proposed subdivision make the development of adjacent property more difficult? ✓
- 9. Are lots sized appropriately for zoning district? ✓
- 10. Are all lots free from flood plain encroachment? ✓
- 11. Are drainageways and other drainage facilities sufficient to prevent flooding both on-site and off-site? ✓
- 12. Are all lots buildable with respect to topography, drainageways, bedrock, and soil conditions? ✓
- 13. Do proposed street grades and alignment meet all requirements? ✓
- 14. Were twelve (12) copies of the preliminary plat submitted? ✓
- 15. Was the preliminary plat fee of \$ 0 paid? ✓

PLANNING COMMISSION CITY OF LEXINGTON

DETERMINATION FORM

On May 2, 2007, the Lexington, Nebraska Planning Commission at its regular meeting, recommended Approval of the CED Addition _____ (Rezoning, Special Use, Subdivision, Variance, Zoning, Zone Appeal, Etc.) Request located at South Adams _____ for Neils C.McDermott and Virginia A. McDermott and Council for Economic Development. (Name).

The Lexington Planning Commission made the following motion:

Motion by: Curt Bennett

Seconded by: Jim Hain

Motion: Recommend approval to City Council of CED Addition as final plat with noted changes.

Roll Call. Voting "aye" were Smith, Sutton, Hain, Bennett, Owens. Motion carried.

Pamela Berke
Planning Secretary

**RESOLUTION NO. 07-
CED ADDITION**

BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF LEXINGTON,
NEBRASKA, AS FOLLOWS:

The plat of CED 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.

PASSED AND APPROVED this ____ day of May, 2007.

CITY OF LEXINGTON, NEBRASKA

BY: _____
Mayor

ATTEST:

City Clerk