

Administrative Use Only

Date Submitted _____ Case Number _____
Filing Fee \$100.00 Accepted By _____
Date Advertised _____ Date Property Posted _____

SUBDIVISION PLAT APPLICATION

CITY OF LEXINGTON

1. Applicant's Name CONNIE S. FOSTER MARTIN
2. Applicant's Address 75455 Rd 436 LEX,
3. Applicant's Telephone Number 308-325-0584
4. Within City Limits _____ Within Zoning Jurisdiction ✓

1-22-08

Date Paid

Connie S. Martin

Signature Of Applicant

PRELIMINARY PLAT CHECKLIST

Subdivision No.: _____

Date Filed: _____

- 1. Name of Subdivision: FOSTER SUBDIVISION
- 2. Name of Owner: CONNIE FOSTER-MARTIN
- 3. Name of Subdivider: SAMC
- 4. Name of Person who prepared the Plat: GARY DONNELSON
- 5. Date of Hearing: FEB 6, 2008

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?

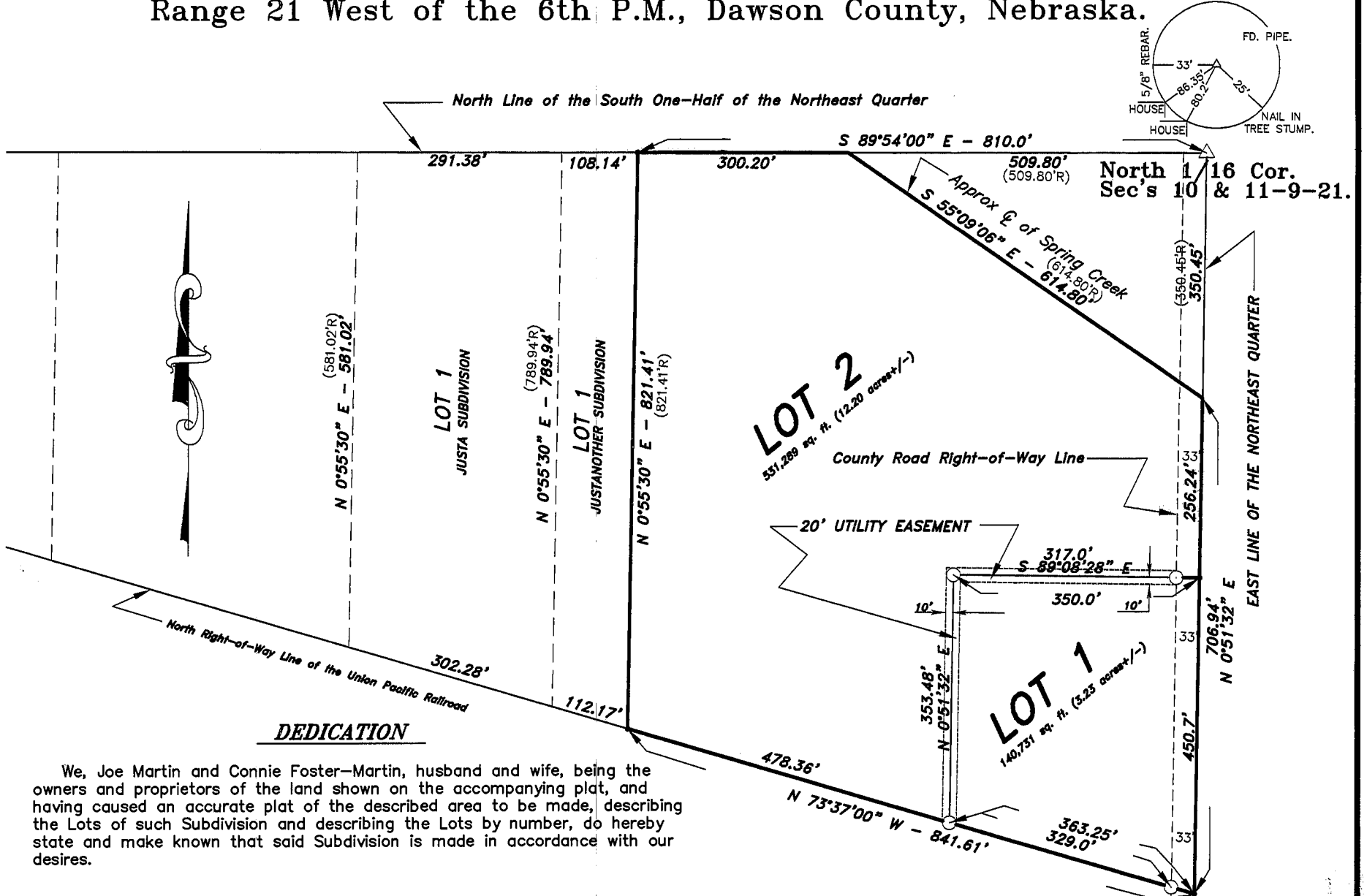
	<u>Yes</u>	<u>No</u>
A. Name of the subdivision	<u>X</u>	_____
B. Location of boundary lines and reference to section or quarter-section lines.	<u>X</u>	_____
C. Legal description, complete with Section, Township, Range, Principal Meridian, City.	<u>X</u>	_____
D. Name and address of owner(s).	<u>X</u>	_____
E. Name and address of subdivider(s).	<u>X</u>	_____
F. Name of engineer and/or surveyor who prepared the Preliminary Plat.	<u>X</u>	_____
G. Scale of Plat, 1" = 100' or larger, and north arrow.	<u>X</u>	_____
H. Date of preparation and basis for north.	<u>X</u>	_____
I. Current zoning classification and proposed use of the area being platted.	_____	<u>X</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>N/A</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>N/A</u>
L. Names of adjacent subdivisions together with arrangement of streets and lots and owners of adjacent parcels of un-subdivided land.	_____	<u>N/A</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. X
- N. Arrangement of lots and their approximate sizes. X
- O. Location and width of proposed streets, alleys, pedestrian ways and easements. N/A
- P. General plan of sewage disposal, water supply and utilities, if public. N/A
- Q. Notation of type of sewage disposal and water supply if non-public. X
- 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. X
- T. Approximate gradient of streets. N/A
- 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. X
-
7. Does the proposed subdivision design conform to the Comprehensive Plan?
8. Will the proposed subdivision make the development of adjacent property more difficult? X
9. Are lots sized appropriately for zoning district? X
10. Are all lots free from flood plain encroachment? X
11. Are drainageways and other drainage facilities sufficient to prevent flooding both on-site and off-site? X
12. Are all lots buildable with respect to topography, drainageways, bedrock, and soil conditions? X
13. Do proposed street grades and alignment meet all requirements? N/A
14. Were twelve (12) copies of the preliminary plat submitted? X
15. Was the preliminary plat fee of \$ 100⁰⁰ paid? X

FOSTER SUBDIVISION

A part of the Southeast Quarter of the Northeast Quarter, lying North of the Union Pacific Railroad Right-of-Way, Section 10, Township 9 North, Range 21 West of the 6th P.M., Dawson County, Nebraska.



DEDICATION

We, Joe Martin and Connie Foster-Martin, husband and wife, being the owners and proprietors of the land shown on the accompanying plat, and having caused an accurate plat of the described area to be made, describing the Lots of such Subdivision and describing the Lots by number, do hereby state and make known that said Subdivision is made in accordance with our desires.

Connie Foster-Martin

Joe Martin

STATE OF NEBRASKA)
COUNTY OF DAWSON) SS

On this _____ day of _____, 2008, before me the undersigned, a Notary Public in and for said County, personally came Connie Foster, to me, known to be the identical person who executed the above and foregoing instrument, and then acknowledged the execution thereof to be of thy voluntary act and deed.

IN WITNESS WHEREOF I have hereunto subscribed my name and affixed my Notarial Seal on the day and year last written above.

Notary Stamp



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 _____, 2008, by a resolution duly passed at said meeting.

The Plat of FOSTER SUBDIVISION, a part of the Southeast Quarter of the Northeast Quarter, lying North of the Union Pacific Railroad Right-of-Way, in Section 10, Township 9 North, Range 21 West of the 6th P.M., 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.

President of the Council

STATE OF NEBRASKA)
COUNTY OF DAWSON) SS

This plat was approved and accepted for filing and recording on the _____ day of _____, 2008, at _____ O'clock _____ M. and appears in Plat Cabinet No. _____ at index No. _____ in the records of the Register of Deeds of Dawson County, Nebraska.

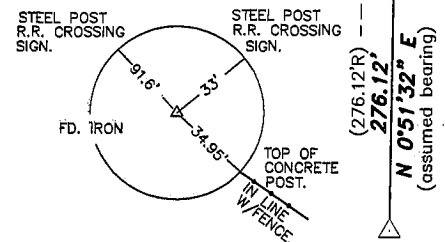
Register of Deeds



0 200' 400'

- 0.00' Measured Distance.
- (0.00'P) Platted Distance.
- (0.00'R) Recorded Distance.
- Angle Point.
- Corner Set(5/8" Rebar).
- Corner Found(Iron).
- △ Gov't. Corner.

Ref.: F.B. 94, page 13.
Recorded in F.B. 95, page 66.



East 1/4 Cor.
Sec. 10-9-21.

DESCRIPTION OF RECORD

FOSTER SUBDIVISION, a part of the Southeast Quarter of the Northeast Quarter, lying North of the Union Pacific Railroad Right-of-Way, in Section 10, Township 9 North, Range 21 West of the 6th P.M., Dawson County, Nebraska, and more particularly described as follows:

- Referring to the East One-Quarter Corner of Section 10, Township 9 North, Range 21 West of the 6th P.M., Dawson County, Nebraska;
- Thence N 0°51'32" E, (an assumed bearing), and along the East Line of the Northeast Quarter of said Section 10, a distance of 276.12 feet, to the Point of Beginning;
- Thence N 73°37'00" W, and along the Northerly Right-of-Way Line of the Union Pacific Railroad, a distance 841.61 feet;
- Thence N 0°55'30" E, a distance of 821.41 feet;
- Thence S 89°54'00" E, and along the North Line of the South One-Half of the Northeast Quarter of said Section 10, a distance of 810.0 feet;
- Thence S 0°51'32" W, and along the East Line of the Northeast Quarter of said Section 10, a distance of 1057.39 feet, to the place of beginning; EXCEPT a tract of land conveyed by Survivorship Warranty Deed recorded in Deed Record 121, page 464 on September 25, 1974, of the Dawson County Register of Deed's Office.

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 _____, 2008, and was approved and accepted by the Planning Commission on said date.

President of the Planning Commission

SURVEYOR'S CERTIFICATE



I, Gary Donnelson, a licensed Surveyor in the State of Nebraska, hereby certify that on the 11th day of January, 2008, Irns were set in any direction as shown on the accompanying plat and that the information shown on the plat is true and correct to the best of my knowledge and belief.

Gary Donnelson

755 COUNTY ROAD

County Road 436

17 16 15 14

Jil-Mar Subdivision

10 11 12 13

Jil-Mar Second Subdivision




1 2

Justa Subdivision
Justanother Subdivision

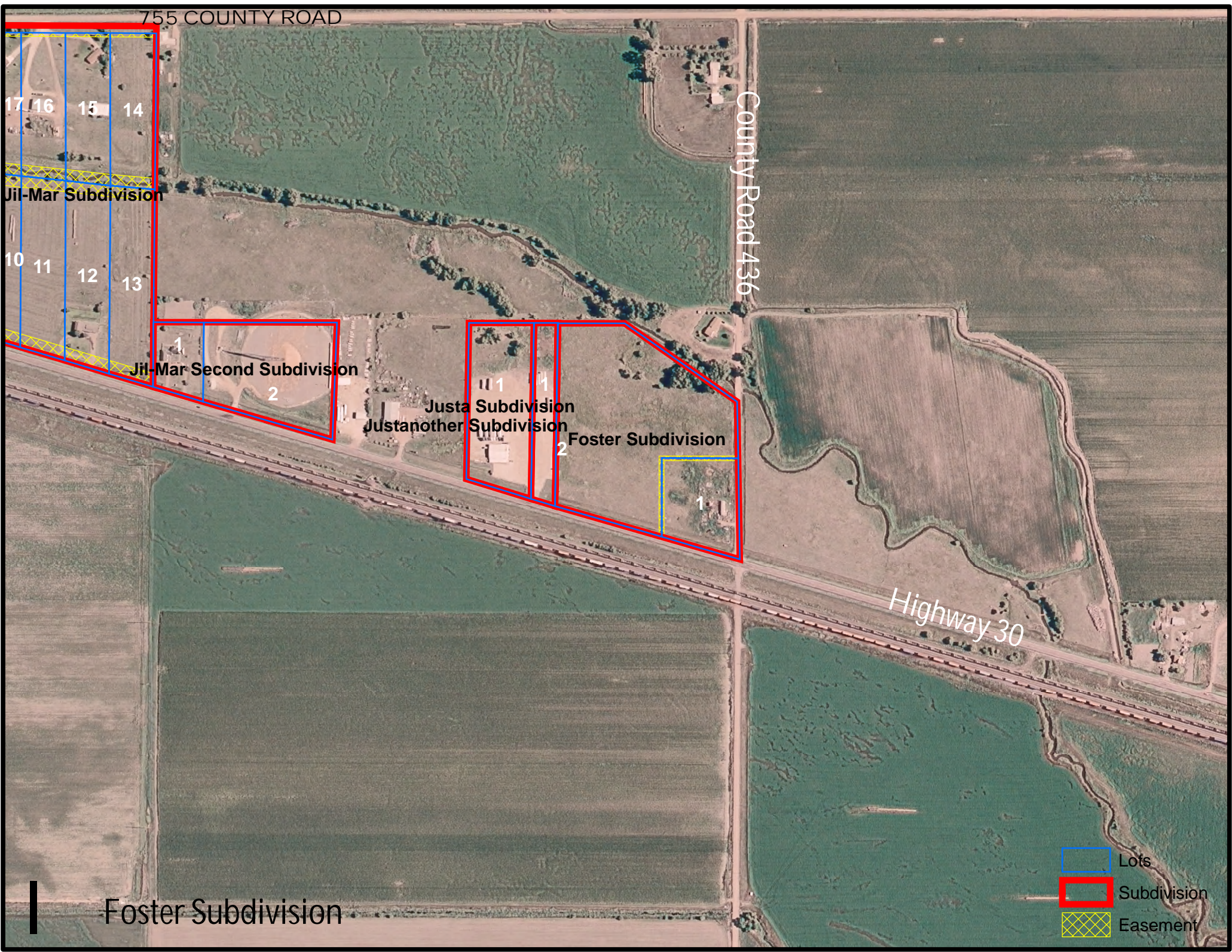
Foster Subdivision

1

Highway 30

-  Lots
-  Subdivision
-  Easement

Foster Subdivision



Administrative Use Only

Date Submitted _____
Filing Fee \$100.00
Cert. Of Ownership _____
Date Sign Posted _____

Case Number _____
Accepted By _____
Date Advertised _____
Date of Public Hearing _____

APPLICATION FOR REZONING

CITY OF LEXINGTON

*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 CONNIE S. Foster MARTIN
2. Property Owner's Address 75455 Rd 436 Lex.
3. Telephone Number (Home) 325-0584 (Work) _____
4. Developer's Name N/A
5. Developer's Address _____
6. Telephone Number (Home) _____ (Work) _____
7. Present Use of Subject Property Home + Livestock
8. Proposed Use of Subject Property 3A Residential
9. Present Zoning A1 Requested Zoning R1
10. Legal Description of Property Requested to be Rezoned 3A, of 00001678 part 5 1/2
NE 1/4 lying N of RR ROW + S of Spring Creek Exc Tracts (15.4)
Approximate Street Address and Location Corner of Hwy 300 Rd 436 (10-09-21) 7
9-21-10-1678
11. Area of Subject Property, Square Feet and/or Acres 3 Acres
12. Characteristics of Adjacent Properties (including zoning and actual use)
North: Ag South: Ag
East: Ag West: Ag

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

- | | |
|---|--|
| <input type="checkbox"/> Application Fee | <input type="checkbox"/> Vicinity Map |
| <input type="checkbox"/> Justification of Rezoning | <input type="checkbox"/> Written Statement of Authorization from all |
| <input type="checkbox"/> Blueline copies of site plan | Property Owners |
| <input type="checkbox"/> Reduced copy of site plan | |

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.

Connie S Foster
Signature of Owner

Connie S Foster Martin
Signature of Applicant

REZONING CHECKLIST

Case No.: _____
Date Filed: _____
Date Advertised: _____
Date Notices Sent: _____
Public Hearing Date: _____

APPLICANT: CONNIE FOSTER MARTIN

LOCATION OF PROPERTY:
75455 RD 436

PRESENT ZONING: A-1 REQUESTED ZONING: R-1

PRESENT USE OF PROPERTY:
RESIDENCE

SURROUNDING LAND USE AND ZONING:

	<u>Land Use</u>	<u>Zoning</u>
North	<u>RESIDENCE</u>	<u>A-1</u>
South	<u>RAIL ROAD</u>	<u>M 2</u>
East	<u>AG</u>	<u>A-1</u>
West	<u>COMMERCIAL</u>	<u>C-3</u>

CHARACTER OF NEIGHBORHOOD:
AG

NEAREST EQUIVALENT ZONING:
LOCATION: IN CITY
CURRENT USE: _____

RELATIONSHIP TO EXISTING ZONING PATTERN:

1. Would proposed change create a small, isolated district unrelated to surrounding districts? YES
2. Are there substantial reasons why the property cannot be used in accord with existing zoning? NO If yes, explain _____
3. Are there adequate sites for the proposed use in areas already properly zoned? _____ If yes, explain _____

CONFORMANCE WITH COMPREHENSIVE PLAN:

1. Consistent with development policies? _____
2. Consistent with future land use map? _____
3. Are public facilities adequate? N/A

TRAFFIC CONDITIONS:

1. Street(s) with access to property: _____
2. Classification of street(s):
Arterial _____ Collector N/A Local _____
3. Right-of-way width: _____
4. Will turning movements caused by the proposed use create an undue traffic hazard? _____
5. Comments on traffic: _____

SHOULD PLATTING OR REPLATTING BE REQUIRED TO PROVIDE FOR:

1. Appropriately sized lots? OK
2. Properly sized street right-of-way? N/A
3. Drainage easements? FLOOD PLAIN
4. Utility easements:
Electricity? _____
Gas? _____
Sewers? NONE
Water? _____
5. Additional Comments: _____

UNIQUE CHARACTER: _____

PROPERTY IN

ADDITIONAL COMMENT _____

ADDITIONAL

AT PRESENT PROPERTY

IS FULL OF SNOW

FRAMOBILE ^{HOME} NEVER MOVED

AFTER BUILT HOUSE