

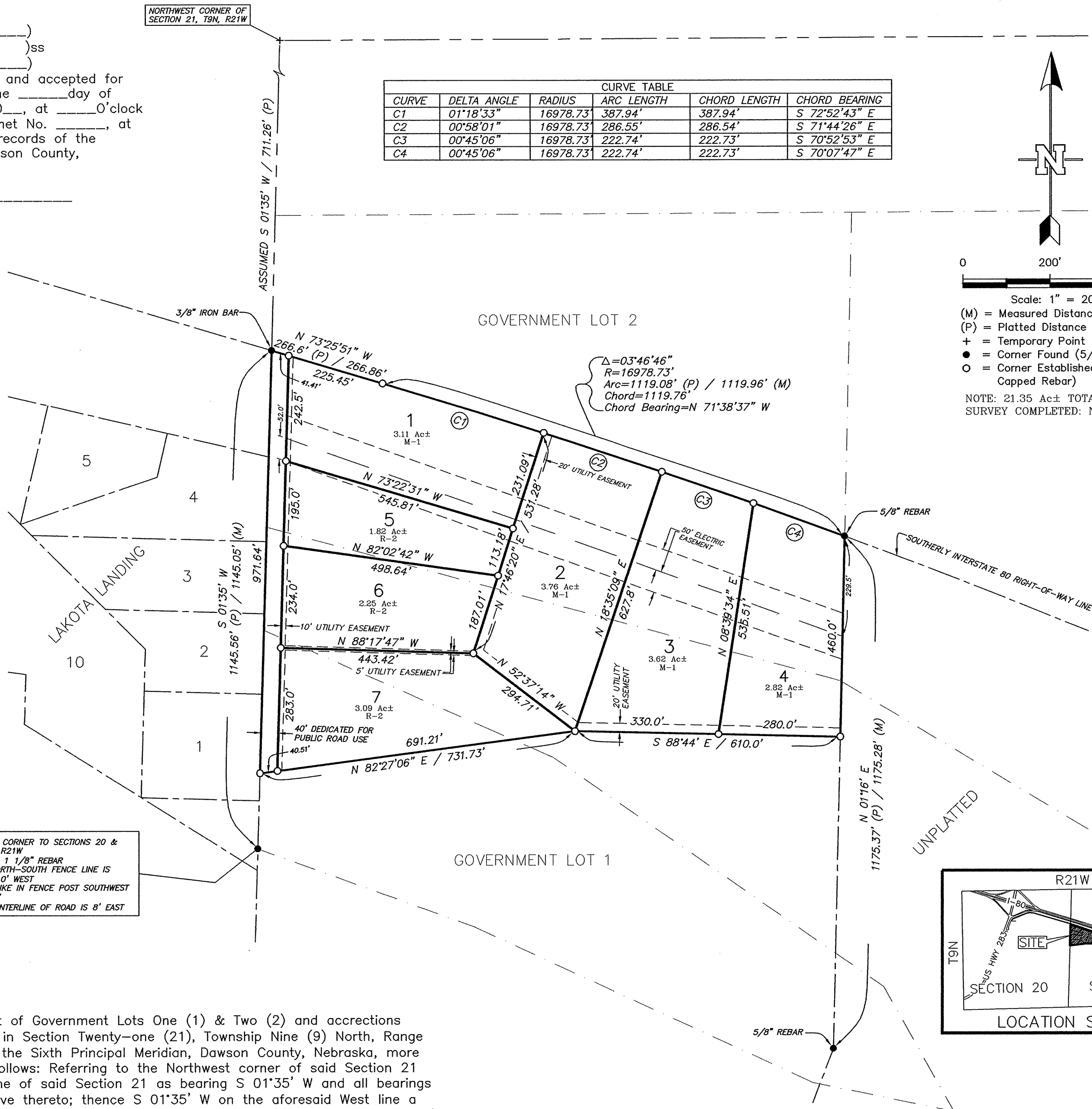
WESTMINSTER WOODS

A SUBDIVISION BEING PART OF GOVERNMENT LOTS 1 & 2 AND ACCRECTIONS LOCATED IN SECTION 21, TOWNSHIP 9 NORTH, RANGE 21 WEST OF THE SIXTH PRINCIPAL MERIDIAN, DAWSON COUNTY, NEBRASKA

CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	01°18'33"	16978.73	387.94'	387.94'	S 72°52'43" E
C2	00°58'01"	16978.73	286.55'	286.54'	S 71°44'26" E
C3	00°45'06"	16978.73	222.74'	222.73'	S 70°52'53" E
C4	00°45'06"	16978.73	222.74'	222.73'	S 70°07'47" E

State of _____)
 County of _____) ss
 The plat was approved and accepted for filing and recording on the _____ day of _____, 20____, at _____ o'clock and appears in Plat Cabinet No. _____, at index No. _____, in the records of the Register of Deeds of Dawson County, Nebraska.

Register of Deeds



MEANDOR CORNER TO SECTIONS 20 & 21, T9N, R21W
 FOUND 1 1/8" REBAR
 -NORTH-SOUTH FENCE LINE IS 2.0' WEST
 -SPIKE IN FENCE POST SOUTHWEST 4'
 -CENTERLINE OF ROAD IS 8' EAST

LEGAL DESCRIPTION

A tract of land being part of Government Lots One (1) & Two (2) and accretions abutting said lots located in Section Twenty-one (21), Township Nine (9) North, Range Twenty-one (21) West of the Sixth Principal Meridian, Dawson County, Nebraska, more particularly described as follows: Referring to the Northwest corner of said Section 21 and assuming the West line of said Section 21 as bearing S 01°35' W and all bearings contained herein are relative thereto; thence S 01°35' W on the aforesaid West line a distance of 1629.3 feet to the ACTUAL PLACE OF BEGINNING; thence continuing S 01°35' W on the aforesaid West line a distance of 971.64 feet; thence N 82°27'06" E a distance of 731.73 feet; thence S 88°44' E a distance of 610.0 feet; thence N 01°16' E a distance of 460.0 feet to a point of curvature, said point being on the Southerly Right-of-Way Line; thence Northwesterly on a 16,978.73 foot radius curve to the left, (the initial tangent of which deflects 70°55'16" Left from the last described course), and along the Southerly Interstate Right-of-Way line, a distance of 1119.08 feet to the point of tangency; thence tangent N 73°25'51" W and along the Southerly Interstate 80 Right-of-Way line a distance of 266.6 feet to the place of beginning. Containing 21.35 acres, more or less.

SURVEYOR'S CERTIFICATE

I, Trenton D. Snow, a Professional Land Surveyor licensed in the State of Nebraska, do hereby certify that I surveyed "Westminster Woods", a subdivision being part of Government Lots 1 & 2 and accretions located in Section 21, Township 9 North, Range 21 West of the Sixth Principal Meridian, Dawson County, Nebraska, as shown on the above plat. The lots are well and accurately staked and marked; the dimensions of the lots are as shown on the above plat; the lots bear their own number; and the survey was made using known and recorded monuments. All information shown hereon is true and correct to the best of my knowledge and belief.

(S E A L)

Trenton D. Snow
 Nebr. Reg. L.S. No. 626

DEDICATION

I/We Westminster Woods, LLC, by and through _____ (print name), its _____ (print title), 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, Roads and Utility Easements of such Subdivision and designating the Lots by number, do hereby dedicate the Road and Utility Easements therein to the use and benefit of the public and do state and make known that said Subdivision is made in accordance with our desires.

 Westminster Woods, LLC (signature)
 _____ (title)
 _____ (date)

State of _____)
 County of _____) ss

On this _____ day of _____, 20____, before me the undersigned, a Notary Public in and for said County, personally came Westminster Woods, LLC, by and through _____ (name), its _____ (title), and the identical person(s) who signed the foregoing instrument and acknowledged the execution thereof to be their voluntary act and deed.

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

 Notary Public (SEAL)

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 _____, 20____, and was approved and accepted by the Planning Commission on said date.

 President of the Planning Commission

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 _____, 20____, by a resolution duly passed at said meeting.

The Plat of "WESTMINSTER WOODS", a subdivision being part of Government Lots 1 & 2 and accretions located in Section 21, Township 9 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 and recorded in the Office of the Register of Deeds of Dawson County, Nebraska.

RESOLUTION No. _____

ATTEST: _____
 City Clerk

 President of the Council

TRENTON D. SNOW, LLC
 A Land Surveying Company



1309 Central Avenue
 P.O. Box 1772
 Kearney, NE 68845
 Office: (308) 234-1764
 Fax: (308) 234-1765
 Cellular: (308) 293-1085
 www.nebraskasurveyors.com

**PRELIMINARY PLAT
WESTMINSTER WOODS**

**A SUBDIVISION BEING PART OF GOVERNMENT LOTS 1 & 2 AND ACCRECTIONS LOCATED IN SECTION 21,
TOWNSHIP 9 NORTH, RANGE 21 WEST OF THE SIXTH PRINCIPAL MERIDIAN, DAWSON COUNTY, NEBRASKA**



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NOTE:

Plat prepared at the request of Irving Hiatt, address: 9676 W Jays Rd, North Platte, NE.

Currently the proposed tract is Zoned AG, Lots 1, 2, 3 & 4 are bequested to be rezoned to M-1 and Lots 5, 6 & 7 to be rezoned R-2.

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A Land Surveying Company



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Kirkpatrick's Third Addition

Westminster Woods

Lakota Landing

Uphoff Subdivision

