



## APPLICATION FOR SUBDIVISION

Date Filed: \_\_\_\_\_

\*For a subdivision plat application to be considered, the subdivision plat checklist must be completed.

1. Property Owner's Name \_\_\_\_\_
2. Property Owner's Address \_\_\_\_\_
3. Telephone Number \_\_\_\_\_ E-Mail Address \_\_\_\_\_

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.

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Signature of Applicant

### Administrative Use Only

Date Submitted \_\_\_\_\_

Case Number \_\_\_\_\_

Filing Fee \_\_\$100.00 \_\_\_\_\_

Accepted By \_\_\_\_\_

Cert. Of Ownership \_\_\_\_\_

Date Advertised \_\_\_\_\_

Date Sign Posted \_\_\_\_\_

Date of Public Hearing \_\_\_\_\_



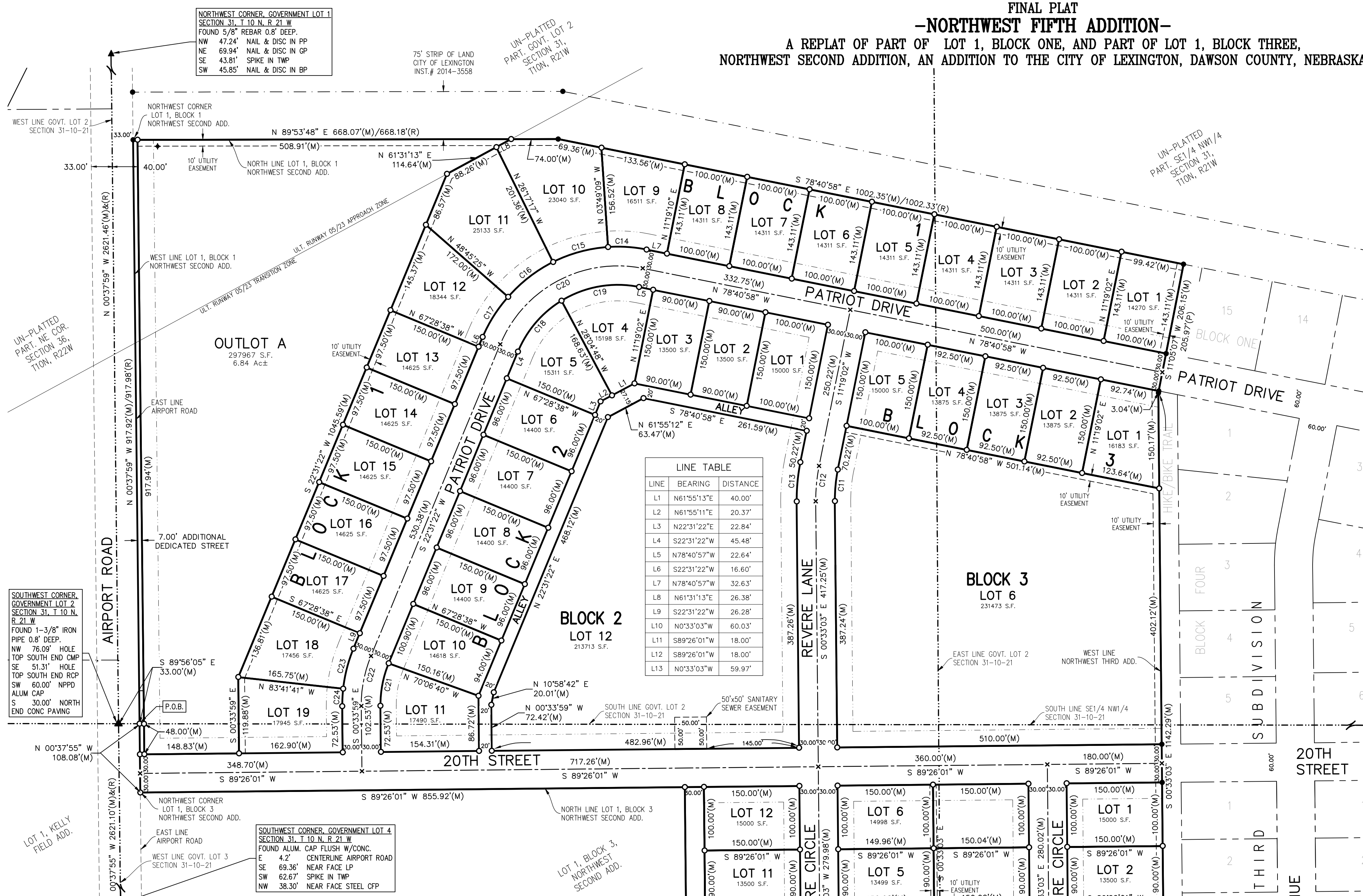
# Plat Checklist

- 1. Subdivision: \_\_\_\_\_
- 2. Owner: \_\_\_\_\_
- 3. Engineer/Architect: \_\_\_\_\_
- 4. Date of Hearing: \_\_\_\_\_

The following checklist is to be completed by the Building Inspector and shall accompany the plan when submitted to the Planning Commission. .

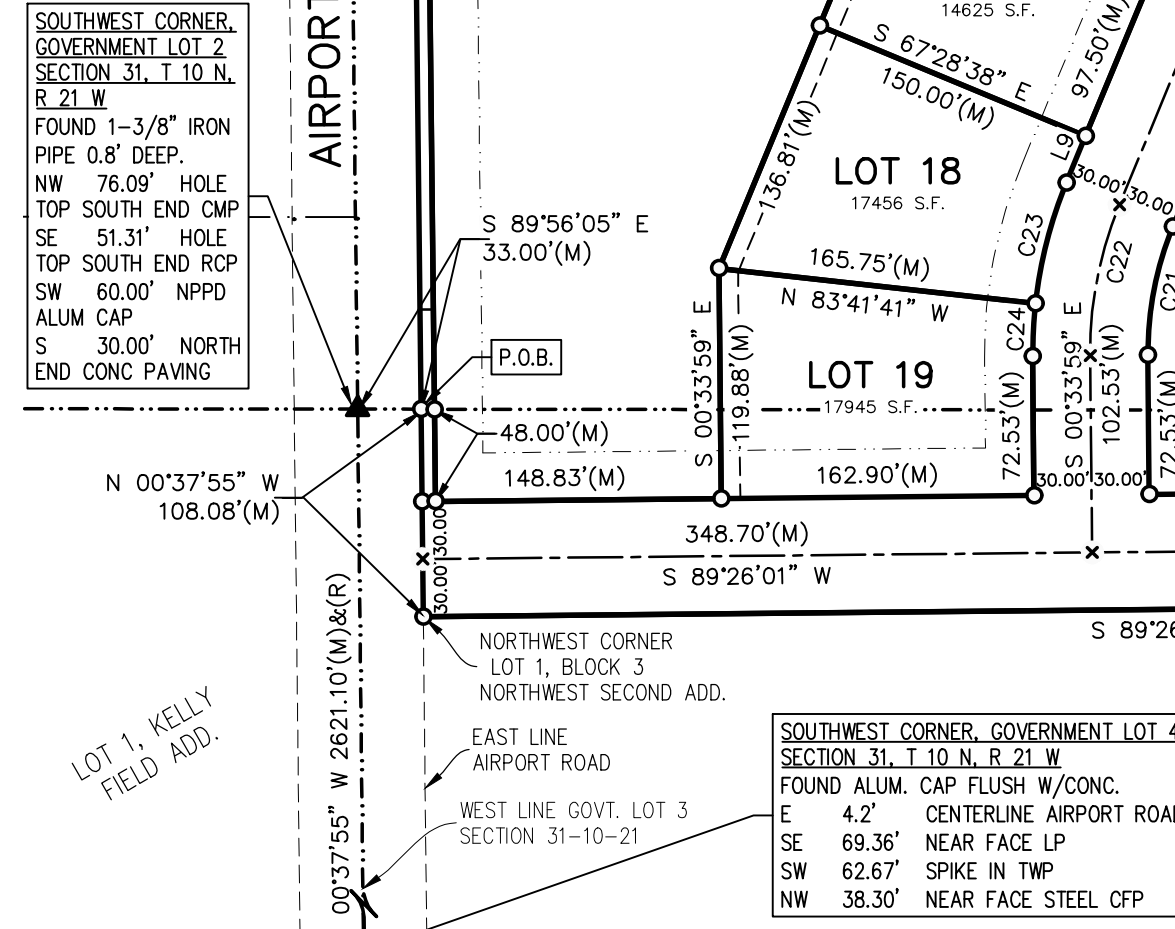
- | 5. Does the Plat contain the following?  | Yes | No  |
|--|-----|-----|
| a. Name of Subdivision   | ___ | ___ |
| b. Location of boundary lines and reference to section or quarter-section lines                              | ___ | ___ |
| c. Legal Description complete with Section, Township, Range, Principal Meridian and City                     | ___ | ___ |
| d. Name and Address of Owner   | ___ | ___ |
| e. Name of Engineer/Architect  | ___ | ___ |
| f. Scale   | ___ | ___ |
| g. Date of preparation and basis for north   | ___ | ___ |
| h. Current zoning classification   | ___ | ___ |
| i. Name of adjacent subdivisions with arrangement of streets and lots  | ___ | ___ |
| j. Topography  | ___ | ___ |
| k. Arrangement of lots; including dimensions   | ___ | ___ |
| l. Location of streets, alleys, pedestrian ways and easements; including dimensions                          | ___ | ___ |
| 6. Does the proposed subdivision conform to the Comprehensive Plan?  | ___ | ___ |
| 7. Are the lots sized appropriately for the zoning district?   | ___ | ___ |
| 8. Are drainage ways and other drainage facilities sufficient to prevent flooding both on site and off site? | ___ | ___ |
| 9. Do proposed street grades and alignment meet requirements?  | ___ | ___ |

**FINAL PLAT  
-NORTHWEST FIFTH ADDITION-  
A REPLAT OF PART OF LOT 1, BLOCK ONE, AND PART OF LOT 1, BLOCK THREE,  
NORTHWEST SECOND ADDITION, AN ADDITION TO THE CITY OF LEXINGTON, DAWSON COUNTY, NEBRASKA**



**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N61°55'13"E	40.00'
L2	N61°55'11"E	20.37'
L3	N22°31'22"E	22.84'
L4	S22°31'22"W	45.48'
L5	N78°40'57"W	22.64'
L6	S22°31'22"W	16.60'
L7	N78°40'57"W	32.63'
L8	N61°31'13"E	26.38'
L9	S22°31'22"W	26.28'
L10	N0°33'03"W	60.03'
L11	S89°26'01"W	18.00'
L12	S89°26'01"W	18.00'
L13	N0°33'03"W	59.97'



**CURVE DATA**

NUMBER	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	151°4'03"	100.00'	26.59'	N 07°03'59"E	26.51'
C2	41°21'52"	100.00'	72.19'	N 35°21'57"E	70.64'
C3	89°59'04"	70.00'	109.94'	N 44°26'29"E	98.98'
C4	89°59'04"	40.00'	62.82'	S 44°26'29"W	56.56'
C5	33°23'08"	100.00'	58.27'	N 72°44'27"E	57.45'
C6	33°23'08"	100.00'	58.27'	S 73°52'25"E	57.45'
C7	41°21'52"	100.00'	72.19'	S 36°29'55"W	70.64'
C8	151°5'57"	100.00'	26.64'	S 08°11'01"W	26.56'
C9	90°00'56"	70.00'	109.97'	S 45°33'31"E	99.01'
C10	90°00'56"	40.00'	62.84'	N 45°33'31"W	56.58'
C11	11°52'05"	240.00'	49.71'	N 05°23'00"E	49.62'
C12	11°52'05"	270.00'	55.93'	S 05°23'00"W	55.83'
C13	11°52'05"	300.00'	62.14'	S 05°23'00"W	62.03'
C14	15°08'11"	230.00'	60.76'	N 86°15'04"W	60.58'
C15	22°27'32"	230.00'	90.16'	S 74°49'06"W	89.58'
C16	22°25'15"	230.00'	90.00'	S 52°07'15"W	89.43'
C17	18°41'22"	230.00'	75.02'	S 32°28'03"W	74.69'
C18	36°05'16"	170.00'	107.07'	N 40°34'01"E	105.31'
C19	42°42'23"	170.00'	126.71'	N 79°57'50"E	123.80'
C20	78°47'39"	200.00'	275.04'	S 61°55'12"W	253.88'
C21	23°05'22"	170.00'	68.51'	N 10°58'42"E	68.04'
C22	23°05'22"	200.00'	80.60'	S 10°58'42"W	80.05'
C23	161°3'03"	230.00'	65.10'	S 14°24'51"W	64.88'
C24	6°52'19"	230.00'	27.59'	S 02°52'10"W	27.57'

**PLAT PREPARED FOR:** City of Lexington, 406 E 7th Street, Lexington, NE 68850

**PLAT PREPARED BY:** Miller & Associates, 1111 Central Ave., Kearney, NE 68847

**ZONING:** R1 Single-Family Residential Minimum Setbacks: Front Yard 25', Rear Yard 25', Side Yard 7'

**NOTE:** No title commitment was provided by the client.

**DEDICATION**  
KNOW ALL MEN BY THESE PRESENTS, that the City of Lexington, a Municipal Corporation in the State of Nebraska, by and through \_\_\_\_\_ (print name), its \_\_\_\_\_ (print title), being the owner, have caused the same to be surveyed, subdivided and designated as "NORTHWEST FIFTH ADDITION", a replat of part of Lot 1, Block One, and part of Lot 1, Block Three, Northwest Second Addition, an addition to the City of Lexington, Dawson County, Nebraska, and said owners hereby ratify and approve the disposition of their property as shown on the above plat, and hereby dedicate to the use and benefit of the public the streets and utility easements as shown upon said plat, and acknowledge said addition to be made with the free consent and in accord with the desires of said owners and lien holder.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
(signature)  
\_\_\_\_\_  
(print name)  
\_\_\_\_\_  
(print title)  
The City of Lexington  
a Municipal Corporation in the State of Nebraska

**ACKNOWLEDGMENT**  
STATE OF \_\_\_\_\_ ) S.S.  
COUNTY OF \_\_\_\_\_ )  
The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, by \_\_\_\_\_ (print name), \_\_\_\_\_ (print title), The City of Lexington, a Municipal Corporation in the State of Nebraska.

Notary Public \_\_\_\_\_ (SEAL)  
My commission expires \_\_\_\_\_

**APPROVAL OF THE CITY OF LEXINGTON PLANNING COMMISSION**  
The undersigned, Chairman of the Planning Commission for the City of Lexington, Dawson County, Nebraska, does hereby certify that the foregoing plat of "NORTHWEST FIFTH ADDITION", a replat of part of Lot 1, Block One, and part of Lot 1, Block Three, Northwest Second Addition, an addition to the City of Lexington, Dawson County, Nebraska, was submitted to the City of Lexington Planning Commission at its regular meeting assembled on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, 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 \_\_\_\_\_, 20\_\_.

**APPROVAL OF THE LEXINGTON, NEBRASKA, CITY COUNCIL**  
The above and foregoing plat was submitted to the City Council in and for the City of Lexington, Dawson County, Nebraska, and duly considered by this Council at its regular meeting as assembled on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, 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 \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Mayor  
\_\_\_\_\_  
City Clerk

**RESOLUTION**  
Be it resolved by the mayor and council of the City of Lexington, Nebraska, That the plat of "NORTHWEST FIFTH ADDITION", a replat of part of Lot 1, Block One, and part of Lot 1, Block Three, Northwest Second 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.

\_\_\_\_\_  
Mayor  
\_\_\_\_\_  
City Clerk

**COUNTY TREASURER**  
This is to certify that I find no regular or special taxes delinquent against the property described in the Surveyor's Certificate and embraced in this plat as shown by the records of this office.

\_\_\_\_\_  
County Treasurer  
\_\_\_\_\_  
Date

**REGISTER OF DEEDS**  
STATE OF NEBRASKA ) S.S.  
COUNTY OF DAWSON )  
This is to certify that this instrument was filed for record in the Register of Deeds office at \_\_\_\_\_ m. on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

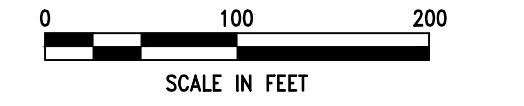
\_\_\_\_\_  
Register of Deeds

**LEGAL DESCRIPTION**  
A tract of land being a replat of part of Lot 1, Block One (1), and part of Lot 1, Block Three (3), Northwest Second Addition, an addition to the City of Lexington, located in part of Government Lot Two (2), part of Government Lot Three (3), part of the Southeast Quarter of the Northwest Quarter (SE1/4 NW1/4), and part of the Northeast Quarter of the Southwest Quarter (NE1/4 SW1/4), of Section Thirty-one (31), Township Ten (10) North, Range Twenty-one (21) West of the 6th Principal Meridian, all in Dawson County, Nebraska, and more particularly described as follows:  
Referring to an Iron Pipe at the Southwest Corner of Government Lot 2 of Section 31 and assuming the West line of said Government Lot 2 as bearing N 00°37'59" W and all bearings contained herein are relative thereto, thence S 89°56'05" E, on the South line of said Government Lot 2 a distance of 33.00 feet to a 5/8" rebar w/cap at the Northwest corner of Northwest Third Addition to said City of Lexington, Dawson County, Nebraska; thence N 00°37'59" W on said West line of Lot 1, Block 1, and the East line of Airport Road a distance of 917.92 feet to a 5/8" rebar w/cap at the Northwest corner of said Lot 1, Block 1, and the South line of a 75 foot wide strip of land owned by said City of Lexington and described in Corporation Quitclaim Deed recorded as Instrument 2014-3558 in the Dawson County Register of Deeds Office; thence N 89°53'48" E on said South line of a 75 foot wide strip of land, and the North line of said Lot 1, Block 1 a distance of 668.07 feet to a 5/8" rebar w/cap; thence S 78°40'58" E continuing on said South line of a 75 foot wide strip of land, and said North line of Lot 1 a distance of 1002.35 feet to a 5/8" rebar w/cap at the Northwest corner of Northwest Third Addition to said City of Lexington, Dawson County, Nebraska; thence S 11°05'07" W on the West line of said Northwest Third Addition a distance of 206.15 feet to a 5/8" rebar w/cap; thence S 00°33'03" E continuing on said West line of Northwest Third Addition a distance of 1142.29 feet to a 5/8" rebar w/cap; thence S 89°26'01" W a distance of 750.00 feet to a 5/8" rebar w/cap; thence N 00°33'03" W parallel with said West line of Northwest Third Addition a distance of 530.00 feet to a 5/8" rebar w/cap on the North line of Lot 1, Block 3, of said Northwest Second Addition; thence S 89°26'01" W on said North line of Lot 1, Block 3 a distance of 855.92 feet to a 5/8" rebar w/cap at the Northwest corner of said Lot 1, Block 3, and on said East line of Airport Road a distance of 108.08 feet to the Point of Beginning. Containing 44.12 acres more or less.

**SURVEYOR'S CERTIFICATE**  
I, Chad Dixon, Nebraska Professional Registered Land Surveyor No. 672, do hereby certify that the survey on "NORTHWEST FIFTH ADDITION", a replat of part of Lot 1, Block One, and part of Lot 1, Block Three, Northwest Second Addition, an addition to the City of Lexington, Dawson County, Nebraska, was performed under my direct supervision, the lots are well and accurately staked out 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.

\_\_\_\_\_  
(SEAL)

Chad Dixon  
Nebraska Professional Registered Land Surveyor No. 672  
Date \_\_\_\_\_



- ▲ = SECTION CORNERS FOUND
  - = CORNERS FOUND
  - = CORNERS ESTABLISHED (CAPPED 5/8" x 24" REBAR)
  - x = TEMPORARY POINT
  - (M) = MEASURED DISTANCES
  - (P) = PLATTED DISTANCES
  - (R) = RECORDED DISTANCES
- SECTION LINE
  - PROPOSED LOT LINES
  - RIGHT-OF-WAY LINE
  - EXISTING LOT LINES
  - EXISTING EASEMENTS
  - NEWLY DEDICATED EASEMENTS
  - BUILDING SETBACKS: 25.00' FRONT YARD

**MA Miller & Associates**  
DAWSON CO-LEXINGTON-NORTHWEST FIFTH

PARTY CHECK:	SURVEY COMPLETED:
1000 SHEPHERD	JULY 16, 2016
DRAWN BY:	REVISION:
CHAD A. DIXON	DATE & REASON:
1111 CENTRAL AVE.	
KEARNEY, NE 68647-6833	
TEL: 308-234-1146	
FAX: 308-234-1146	
www.miller-engineers.com	
REG. #	F.B. #