



APPLICATION FOR SUBDIVISION

Date Filed: 10/20/16

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

- 1. Property Owner's Name Ronald L. Masten and Cindy G. Masten, Husband and Wife
2. Property Owner's Address P.O. Box 121 Thedford, NE 69166
3. Telephone Number (308) 650-9321 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

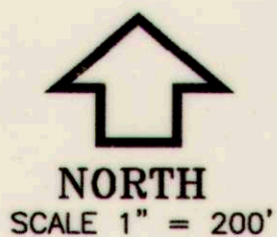
Signature of Applicant

Administrative Use Only

Date Submitted 10/20/16 Case Number
Filing Fee \$100.00 Accepted By
Cert. Of Ownership Date Advertised
Date Sign Posted Date of Public Hearing

MASTEN FIRST SUBDIVISION

BEING PART OF GOVERNMENT LOT 5, LYING SOUTH OF I-80 AND ALSO PART OF
THE ACCRETION TO GOVERNMENT LOT 5, SECTION 18, TOWNSHIP 9 NORTH, RANGE
21 WEST OF THE SIXTH PRINCIPAL MERIDIAN, DAWSON COUNTY, NEBRASKA.



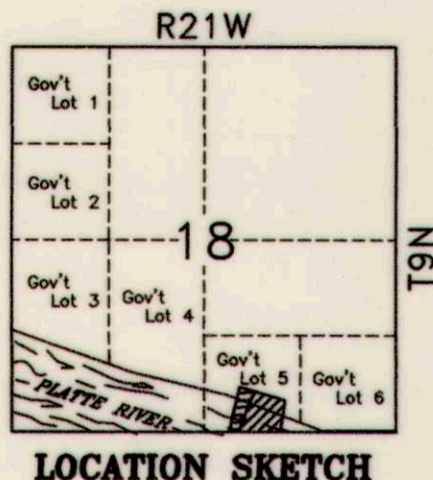
PROJECT #: D20160067

DATE: AUGUST 8TH, 2016

LEGAL DESCRIPTION

A TRACT OF LAND IN PART OF GOVERNMENT LOT 5, LYING SOUTH OF I-80, AND ALSO PART OF THE ACCRETION TO GOVERNMENT LOT 5 IN SECTION 18, TOWNSHIP 9 NORTH, RANGE 21 WEST OF THE SIXTH PRINCIPAL MERIDIAN, DAWSON COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

REFERRING TO A FOUND 5/8" REBAR BEING THE SOUTHEAST CORNER OF SECTION 18, TOWNSHIP 9 NORTH, RANGE 21 WEST OF THE SIXTH PRINCIPAL MERIDIAN, DAWSON COUNTY, NEBRASKA; THENCE NORTH 89 DEGREES, 55 MINUTES, 58 SECONDS WEST ON THE SOUTH LINE OF SAID SECTION, A DISTANCE OF 987.21 FEET TO THE MEANDER CORNER COMMON TO FRACTIONAL SECTIONS 18 & 19, TOWNSHIP 9 NORTH, RANGE 21 WEST OF THE SIXTH PRINCIPAL MERIDIAN, DAWSON COUNTY, NEBRASKA; THENCE NORTH 89 DEGREES, 56 MINUTES, 57 SECONDS WEST ON THE SOUTH LINE OF SAID SECTION EXTENDED WESTERLY, A DISTANCE OF 609.79 FEET TO A FOUND 1/2" REBAR AND THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES, 58 MINUTES, 12 SECONDS WEST AND ON THE NORTH LINE OF TRACT 7 OF THE RIVER PLATTE SUBDIVISION, OF PART OF GOVERNMENT LOTS 4 & 5, LYING SOUTH OF I-80, AND ALSO PART OF THE ACCRETION TO GOVERNMENT LOTS 4 & 5 SECTION 18, TOWNSHIP 9 NORTH, RANGE 21 WEST OF THE SIXTH PRINCIPAL MERIDIAN, DAWSON COUNTY, NEBRASKA, A DISTANCE OF 703.02 FEET TO A FOUND 1/2" REBAR; THENCE NORTH 13 DEGREES, 23 MINUTES, 57 SECONDS EAST AND ON THE EAST LINE OF TRACTS 4 & 6 OF SAID THE RIVER PLATTE SUBDIVISION, A DISTANCE OF 640.50 FEET TO A FOUND 1/2" REBAR, BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF INTERSTATE 80 ACCESS ROAD; THENCE SOUTH 73 DEGREES, 17 MINUTES, 58 SECONDS EAST ON THE SOUTHERLY RIGHT-OF-WAY LINE OF INTERSTATE 80 ACCESS ROAD, A DISTANCE OF 649.91 FEET TO A FOUND 1/2" REBAR; THENCE SOUTH 08 DEGREES, 50 MINUTES, 23 SECONDS WEST, A DISTANCE OF 441.91 FEET TO THE PLACE OF BEGINNING. SAID TRACT CONTAINS 8.29 ACRES (361,291.09 SQ. FT.) MORE OR LESS AND FURTHER SUBJECT TO ANY/ALL EASEMENTS & RESTRICTIONS OF RECORD.



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 _____, 2017, 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 _____, 2017, BY A RESOLUTION DULY PASSED AT SAID MEETING.

THE PLAT OF "MASTEN FIRST SUBDIVISION", A SUBDIVISION BEING PART OF GOVERNMENT LOT 5, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 18, 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 IN THE OFFICE OF THE REGISTER OF DEEDS OF DAWSON COUNTY, NEBRASKA.

RESOLUTION NO. _____

ATTEST: _____
CITY CLERK _____ PRESIDENT OF THE COUNCIL _____

DEDICATION

WE, RONALD LARRY MASTEN AND CINDY GAIL MASTEN, HUSBAND AND WIFE, BEING THE SOLE OWNERS AND PROPRIETORS OF THE LAND 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.

RONALD L. MASTEN _____ DATE: _____
CINDY G. MASTEN _____ DATE: _____

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF DAWSON

ON THIS ____ DAY OF _____, 2017, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME RONALD LARRY MASTEN AND CINDY GAIL MASTEN, TO ME KNOWN TO BE THE IDENTICAL PERSONS 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 HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC _____

TREASURERE'S CERTIFICATION

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.

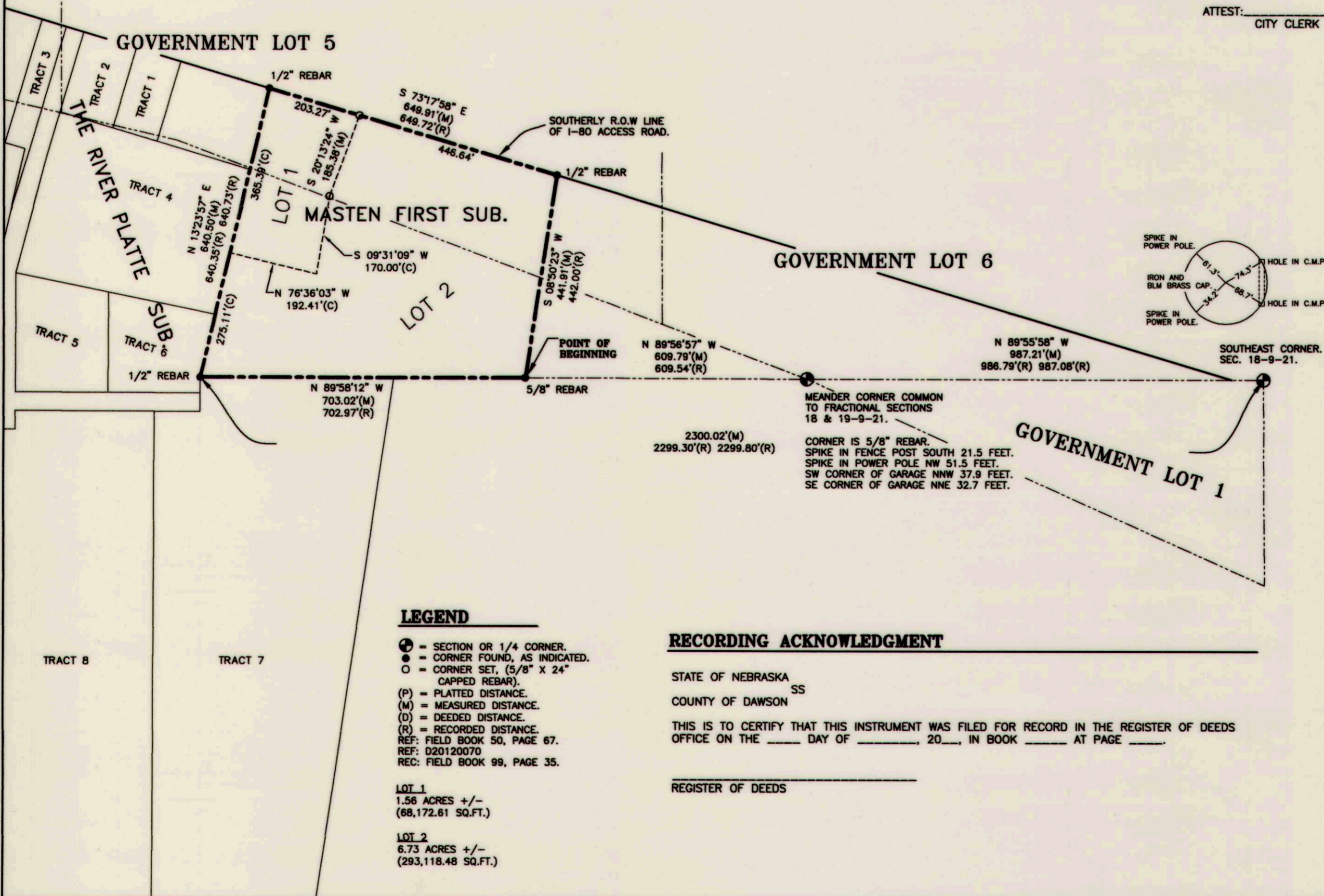
DAWSON COUNTY TREASURER _____ DATE _____ (SEAL)

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 8th DAY OF August, 2017.

Mark A. Streit
MARK A. STREIT, PLS #520
DAWSON COUNTY SURVEYOR



LEGEND

- ⊙ = SECTION OR 1/4 CORNER.
- = CORNER FOUND, AS INDICATED.
- = CORNER SET, (5/8" X 24" CAPPED REBAR).
- (P) = PLATTED DISTANCE.
- (M) = MEASURED DISTANCE.
- (D) = DEEDED DISTANCE.
- (R) = RECORDED DISTANCE.
- REF: FIELD BOOK 50, PAGE 67.
- REC: FIELD BOOK 99, PAGE 35.

LOT 1
1.56 ACRES +/-
(68,172.81 SQ.FT.)

LOT 2
6.73 ACRES +/-
(293,118.48 SQ.FT.)

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 _____, 20____, IN BOOK _____ AT PAGE _____

REGISTER OF DEEDS _____



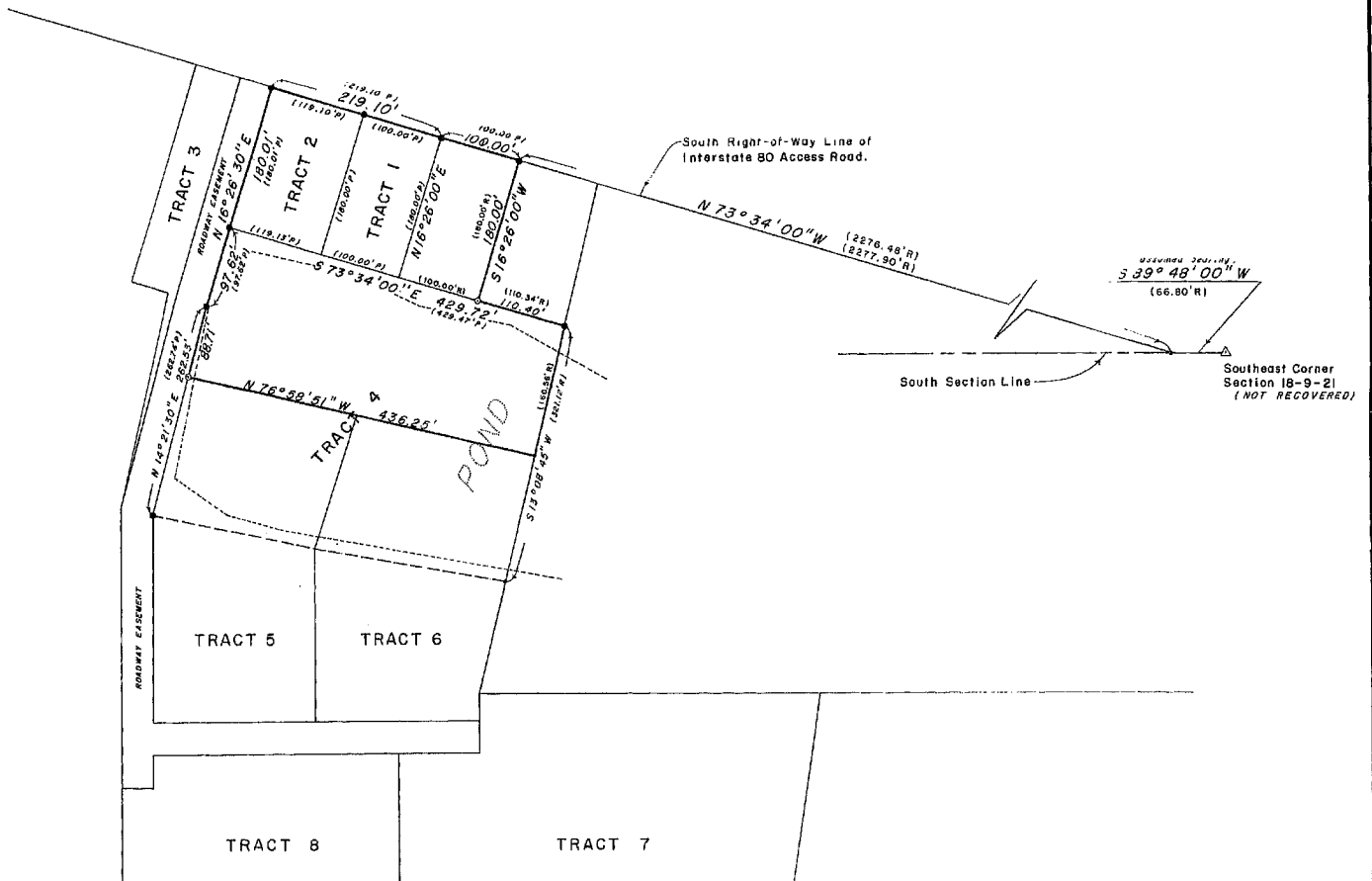


Lot 1

Proposed Masten First Subdivision

Lot 2

A Survey of a tract of land in Government Lot 5 and Accretion thereto and Tracts 1, 2 and part of Tract 4 of The River Platte Subdivision in Section 18, Township 9 North, Range 21 West of the 6th P.M., Dawson County, Nebraska.



A Survey of Tracts 1 and 2, and part of Tract Four in the River Platte Subdivision of part of that part of Government Lots Four and Five, lying South of Interstate No. 80, and also part of the Accretion to Government Lots Four and Five, Section Eighteen, Township 9, North, Range Twenty-one, West of the 6th P.M., in Dawson County, Nebraska;

Beginning at the Northeast Corner of Tract Four,
 Thence S 13° 08' 45" W and along the East Line of Tract Four, a distance of 160.56 feet;
 Thence N 76° 58' 51" W, a distance of 436.25 feet to the West Line of Tract four;
 Thence N 14° 21' 30" E and along the West Line of Tract Four, a distance of 88.71 feet;
 Thence N 16° 26' 10" E, a distance of 97.62 feet to the Northwest corner of Tract Four;
 Thence S 73° 34' E, a distance of 429.47 feet to the place of beginning.

A tract of land in Government Lot 5 and accretion thereto in Section 18, Township 9 North Range 21 West of the 6th P.M., Dawson County, Nebraska, and more particularly described as follows;

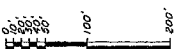
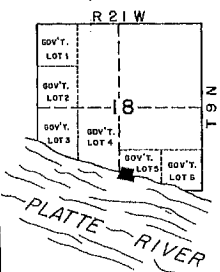
Referring to the Southeast Corner of Section 18, Township 9 North, Range 21 West of the 6th P.M., Dawson County, Nebraska;
 Thence South 89° 48' 00" W, (an assumed bearing), and along the South Section Line of said Section, a distance of 66.8 feet;
 Thence North 73° 34' 00" W, and along the South Right-of-way line of Interstate No. 80 Access Road, a distance of 2277.9 feet, to the Point of Beginning.
 Thence South 16° 26' 00" W, a distance of 180.00 feet;
 Thence North 73° 34' 00" West, a distance of 100.00 feet;
 Thence North 16° 26' 00" E, a distance of 180.00 feet;
 Thence South 73° 34' 00" East, and along the South Right-of-Way line of Interstate No. 80 access Road, a distance of 100.00 feet to the place of beginning and containing 18,000 Square feet or 0.41 Acre, more or less, as per Deed Record 131 Page 430.

I hereby certify that on the 8th day of June, 1988,
 I surveyed the above plotted and described tract and that
 all information shown is true and correct to the best of my
 knowledge and belief.

Gary Donnellson
 GARY DONNELSON L.S. 292
 Dawson County Surveyor



Location Sketch



- 0.00' Measured Distance
- (0.00') Plotted Distance
- (0.00') Recorded Distance
- Angle Point
- Corner Found (Rebar)
- Corner Set (5/8" Rebar)
- Δ Gov't Corner
- Ref: F.B. 39, page 67.
- Ref: F.B. 42, page 68.
- Ref: F.B. 47, page 69.
- Ref: F.B. 48, page 74.
- Ref: Special Surveys Book, page 18.
- Ref: F.B. 49, page 14.
- Ref: F.B. 53, page 12.
- Ref: Original Plat of River Platte Subdivision.
- Recorded in F.B. 68, at page 18.

STATE OF NEBRASKA
 DAWSON COUNTY
 Filed for Record the 1st day of July
 1988 at _____ o'clock A.M. and recorded
 in _____ Record No. _____ Page _____
Gary Donnellson
 Register of Deeds

Filed July 25-88