

BEANS 2ND SUBDIVISION

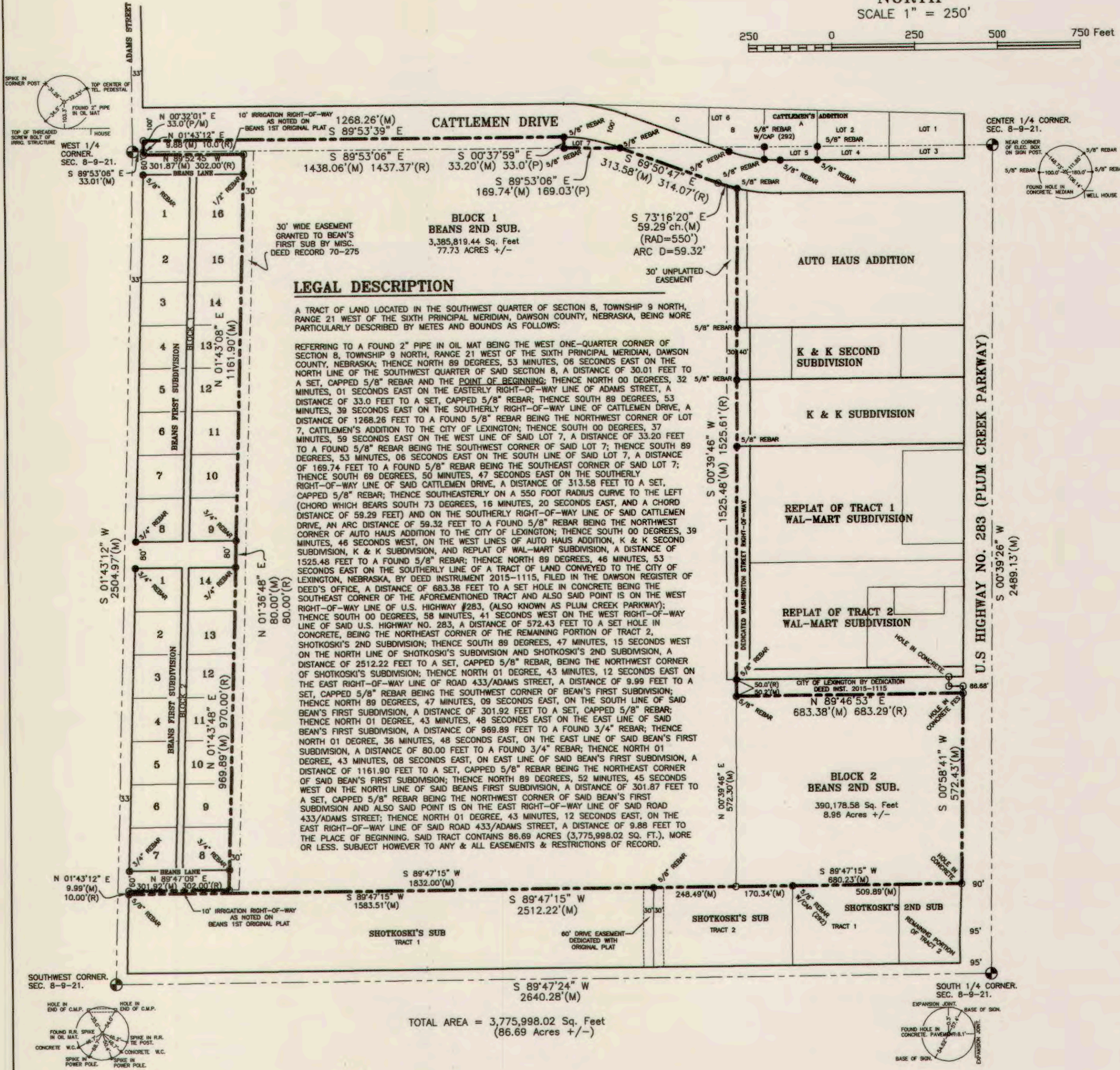
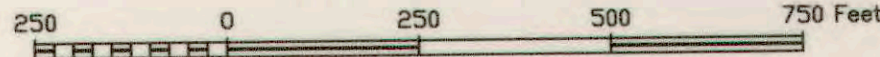
BEING PART OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 9 NORTH,
RANGE 21 WEST OF THE SIXTH PRINCIPAL MERIDIAN, DAWSON COUNTY, NEBRASKA.

PROJECT #: D20160100

DATE: DECEMBER 29TH, 2016.



NORTH
SCALE 1" = 250'



LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 9 NORTH, RANGE 21 WEST OF THE SIXTH PRINCIPAL MERIDIAN, DAWSON COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

REFERRING TO A FOUND 2" PIPE IN OIL MAT BEING THE WEST ONE-QUARTER CORNER OF SECTION 8, TOWNSHIP 9 NORTH, RANGE 21 WEST OF THE SIXTH PRINCIPAL MERIDIAN, DAWSON COUNTY, NEBRASKA; THENCE NORTH 89 DEGREES, 53 MINUTES, 06 SECONDS EAST ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 30.01 FEET TO A SET, CAPPED 5/8" REBAR AND THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES, 32 MINUTES, 01 SECONDS EAST ON THE EASTERLY RIGHT-OF-WAY LINE OF ADAMS STREET, A DISTANCE OF 33.0 FEET TO A SET, CAPPED 5/8" REBAR; THENCE SOUTH 89 DEGREES, 53 MINUTES, 06 SECONDS EAST ON THE SOUTHERLY RIGHT-OF-WAY LINE OF CATTLEMAN DRIVE, A DISTANCE OF 1268.26 FEET TO A FOUND 5/8" REBAR BEING THE NORTHWEST CORNER OF LOT 7, CATTLEMAN'S ADDITION TO THE CITY OF LEXINGTON; THENCE SOUTH 00 DEGREES, 37 MINUTES, 59 SECONDS EAST ON THE WEST LINE OF SAID LOT 7, A DISTANCE OF 33.20 FEET TO A FOUND 5/8" REBAR BEING THE SOUTHWEST CORNER OF SAID LOT 7; THENCE SOUTH 89 DEGREES, 53 MINUTES, 06 SECONDS EAST ON THE SOUTH LINE OF SAID LOT 7, A DISTANCE OF 169.74 FEET TO A FOUND 5/8" REBAR BEING THE SOUTHEAST CORNER OF SAID LOT 7; THENCE SOUTH 69 DEGREES, 50 MINUTES, 47 SECONDS EAST ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID CATTLEMAN DRIVE, AN ARC DISTANCE OF 59.32 FEET TO A FOUND 5/8" REBAR BEING THE NORTHWEST CORNER OF AUTO HAUS ADDITION TO THE CITY OF LEXINGTON; THENCE SOUTH 00 DEGREES, 39 MINUTES, 46 SECONDS WEST, ON THE WEST LINES OF AUTO HAUS ADDITION, K & K SECOND SUBDIVISION, K & K SUBDIVISION, AND REPLAT OF WAL-MART SUBDIVISION, A DISTANCE OF 1525.48 FEET TO A FOUND 5/8" REBAR; THENCE NORTH 89 DEGREES, 46 MINUTES, 53 SECONDS EAST ON THE SOUTHERLY LINE OF A TRACT OF LAND CONVEYED TO THE CITY OF LEXINGTON, NEBRASKA, BY DEED INSTRUMENT 2015-1115, FILED IN THE DAWSON REGISTER OF DEEDS' OFFICE, A DISTANCE OF 683.38 FEET TO A SET HOLE IN CONCRETE BEING THE SOUTHEAST CORNER OF THE AFOREMENTIONED TRACT AND ALSO SAID POINT IS ON THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY #283, (ALSO KNOWN AS PLUM CREEK PARKWAY); THENCE SOUTH 00 DEGREES, 59 MINUTES, 41 SECONDS WEST ON THE WEST RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 283, A DISTANCE OF 572.43 FEET TO A SET HOLE IN CONCRETE, BEING THE NORTHEAST CORNER OF THE REMAINING PORTION OF TRACT 2, SHOTKOSKI'S 2ND SUBDIVISION; THENCE SOUTH 89 DEGREES, 47 MINUTES, 15 SECONDS WEST ON THE NORTH LINE OF SHOTKOSKI'S SUBDIVISION AND SHOTKOSKI'S 2ND SUBDIVISION, A DISTANCE OF 2512.22 FEET TO A SET, CAPPED 5/8" REBAR, BEING THE NORTHWEST CORNER OF SHOTKOSKI'S SUBDIVISION; THENCE NORTH 01 DEGREE, 43 MINUTES, 12 SECONDS EAST ON THE EAST RIGHT-OF-WAY LINE OF ROAD 433/ADAMS STREET, A DISTANCE OF 9.99 FEET TO A SET, CAPPED 5/8" REBAR BEING THE SOUTHWEST CORNER OF BEAN'S FIRST SUBDIVISION; THENCE NORTH 89 DEGREES, 47 MINUTES, 09 SECONDS EAST, ON THE SOUTH LINE OF SAID BEAN'S FIRST SUBDIVISION, A DISTANCE OF 301.92 FEET TO A SET, CAPPED 5/8" REBAR; THENCE NORTH 01 DEGREE, 43 MINUTES, 48 SECONDS EAST ON THE EAST LINE OF SAID BEAN'S FIRST SUBDIVISION, A DISTANCE OF 969.89 FEET TO A FOUND 3/4" REBAR; THENCE NORTH 01 DEGREE, 43 MINUTES, 08 SECONDS EAST, ON THE EAST LINE OF SAID BEAN'S FIRST SUBDIVISION, A DISTANCE OF 1161.90 FEET TO A SET, CAPPED 5/8" REBAR BEING THE NORTHEAST CORNER OF SAID BEAN'S FIRST SUBDIVISION; THENCE NORTH 89 DEGREES, 52 MINUTES, 45 SECONDS WEST ON THE NORTH LINE OF SAID BEAN'S FIRST SUBDIVISION, A DISTANCE OF 301.87 FEET TO A SET, CAPPED 5/8" REBAR BEING THE NORTHWEST CORNER OF SAID BEAN'S FIRST SUBDIVISION AND ALSO SAID POINT IS ON THE EAST RIGHT-OF-WAY LINE OF SAID ROAD 433/ADAMS STREET; THENCE NORTH 01 DEGREE, 43 MINUTES, 12 SECONDS EAST, ON THE EAST RIGHT-OF-WAY LINE OF SAID ROAD 433/ADAMS STREET, A DISTANCE OF 9.88 FEET TO THE PLACE OF BEGINNING, SAID TRACT CONTAINS 86.69 ACRES (3,775,998.02 SQ. FT.), MORE OR LESS, SUBJECT HOWEVER TO ANY & ALL EASEMENTS & RESTRICTIONS OF RECORD.

TOTAL AREA = 3,775,998.02 Sq. Feet
(86.69 Acres +/-)

OWNERS CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED OWNERS OF THE LAND DESCRIBED ON THIS PLAT HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED HEREON FOR THE USES AND PURPOSES THEREIN SET FORTH AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE HERON INDICATED. AN EASEMENT OR LICENSE TO THE PUBLIC TO LOCATE, CONSTRUCT AND MAINTAIN OR AUTHORIZE THE LOCATION, CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES UNDER OR UPON THE AREAS MARKED FOR EASEMENTS OF THIS PLAT IS HEREBY GRANTED.

DATED THIS ___ DAY OF _____, 2017.

RON STAHLA, PERSONAL REPRESENTATIVE
OWNER: KENNETH L. BEANS (DECEASE)

NOTARY CERTIFICATE

STATE OF NEBRASKA
COUNTY OF DAWSON

BE IT REMEMBERED ON THIS ___ DAY OF _____, 2017, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME _____ TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

NOTARY PUBLIC _____ SEAL: _____ MY COMMISSION EXPIRES ___/___/___

THIS IS TO CERTIFY THAT THE UNDERSIGNED OWNERS OF THE LAND DESCRIBED ON THIS PLAT HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED HEREON FOR THE USES AND PURPOSES THEREIN SET FORTH AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE HERON INDICATED. AN EASEMENT OR LICENSE TO THE PUBLIC TO LOCATE, CONSTRUCT AND MAINTAIN OR AUTHORIZE THE LOCATION, CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES UNDER OR UPON THE AREAS MARKED FOR EASEMENTS OF THIS PLAT IS HEREBY GRANTED.

DATED THIS ___ DAY OF _____, 2017.

CITY OF LEXINGTON, NEBRASKA _____ PRINTED NAME _____ TITLE _____

PLANNING COMMISSION APPROVAL

THIS PLAT WAS PRESENTED TO AND APPROVED BY THE LEXINGTON PLANNING COMMISSION AT IT'S REGULAR MEETING ON THE ___ DAY OF _____, 2017.

CHAIRMAN _____ SECRETARY _____

LEXINGTON CITY COUNCIL APPROVAL

THIS IS TO CERTIFY THAT THE ABOVE PLAT WAS ACCEPTED AND APPROVED BY THE CITY COUNCIL OF LEXINGTON, NEBRASKA, AT IT'S REGULAR MEETING ON THE ___ DAY OF _____, 2017, BY A RESOLUTION DULY PASSED AT SAID MEETING. THE PLAT OF BEANS 2ND SUBDIVISION, BEING PART OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 9 NORTH, RANGE 21 WEST OF THE SIXTH PRINCIPAL MERIDIAN, 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 _____

STATE OF NEBRASKA
COUNTY OF DAWSON

THIS IS TO CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____ M. ON THE ___ DAY OF _____, 2017.

REGISTER OF DEEDS

TREASURER'S CERTIFICATE

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.

SIGNED THIS ___ DAY OF _____, 2017.

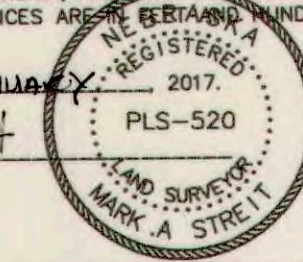
VICTORIA A. CLEMENTS (SEAL)
DAWSON COUNTY TREASURER

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 ALL MONUMENTS WERE SET AT ALL POINTS MARKED "O". ALL DISTANCES ARE IN FEET AND HUNDREDTHS OF A FOOT.

SIGNED THIS 31th DAY OF JANUARY, 2017.

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: LEXINGTON F.B. 33-V, PAGE 40.
- REF: LEXINGTON F.B. 33-W, PAGE 14.
- REC: F.B. 99 PAGES 58-60.

PLANNING COMMISSION CITY OF LEXINGTON

DETERMINATION FORM

On **January 4, 2017**, the Lexington, Nebraska Planning Commission, at its regular meeting, recommended **Approval** (Approval/Disapproval) of a **Subdivision Application (Beans Second Addition)** (Rezoning, Special Use, Subdivision, Variance, Zoning, Zone Appeal, Etc.) for property located along South Plum Creek Parkway (Location) for **Kenneth Beans (deceased)**. (Name).

The Lexington Planning Commission made the following motion:

Motion by: Sadie Worthing

Seconded by: Curt Bennett

Motion: Following discussion, moved by Worthing, seconded by Bennett, to recommend approval of the final plat with the aforementioned changes.

Roll Call: Voting "aye" were Haines, Jacob, Quintero, Smith, Bennett, Worthing, Heineman. Motion carried.

Pamela Baruth

Planning Secretary