



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 Shane and Cindy Huxoll
- 2. Property Owner's Address 204 West River Bend, Lexington, NE 68850
- 3. Telephone Number 308-962-6162 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.

Cindy Huxoll
Signature of Owner
Shane Huxoll

Cindy Huxoll
Signature of Applicant
Shane Huxoll

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 _____

HUXOLL SUBDIVISION

A REPLAT OF TRACT 9 OF THE RIVER PLATTE SUBDIVISION ALONG WITH PART OF GOVERNMENT LOT 4 AND ACCRETIVE LANDS LOCATED IN SECTION 18, TOWNSHIP 9 NORTH, RANGE 21 WEST OF THE SIXTH PRINCIPAL MERIDIAN, DAWSON COUNTY, NEBRASKA.

PROJECT # D20170036

DATE, MAY 12TH, 2017.

PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THE ABOVE PLAT WAS PRESENTED TO THE PLANNING COMMISSION OF THE CITY OF LEWISTON, NEBRASKA, AT A REGULAR MEETING ON THE ____ DAY OF _____, 2017, BY A RESOLUTION DULY PASSED AT SAID MEETING.

PRESIDENT _____ DATED: _____

CITY COUNCIL APPROVAL

THIS IS TO CERTIFY THAT THE ABOVE PLAT WAS ACCEPTED AND APPROVED BY THE COUNCIL OF THE CITY OF LEWISTON, NEBRASKA, AT A REGULAR MEETING ON THE ____ DAY OF _____, 2017, BY A RESOLUTION DULY PASSED AT SAID MEETING.

THE PLAT OF "SMALL SUBDIVISION", A REPLAT OF TRACT 9 OF THE RIVER PLATTE SUBDIVISION, ALONG WITH PART OF GOVERNMENT LOT 4 AND ACCRETIVE LANDS LOCATED IN 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, CYNTHIA BETH COOK HUXOLL AND SHANE ELAINE HUXOLL, WIFE AND HUSBAND, 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 DESCRIBING SAID LOTS BY NUMBER DO HEREBY DECREE ANY AND ALL EASEMENTS OF ANY KIND TO THE USE AND BENEFIT OF THE PUBLIC AND DO SOARE AND MAKE KNOWN THAT SAID SUBDIVISION IS MADE IN ACCORDANCE WITH OUR DEEDS.

CYNTHIA BETH COOK HUXOLL _____ DATE: _____

SHANE ELAINE HUXOLL _____ 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 ONE _____ AND _____ TO ME KNOWN TO BE THE SIGNERS, 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 HERETO SUBSCRIBED MY NAME AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC _____

TREASURER'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: _____ (2014)

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 _____, 2017, IN PLAT CABINET ____ AT PAGE ____

REGISTER OF DEEDS _____

SURVEYOR'S CERTIFICATE

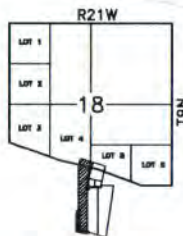
I, MARK A. STREET, A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA, DO HEREBY CERTIFY THAT THIS SURVEY WAS EXECUTED BY ME, OR UNDER MY DIRECT SUPERVISION, THAT HIGH MEASUREMENTS WERE SET AT ALL POINTS MARKED "G", ALL CORNERS WERE SET AND MARKED WITH A FOOT.

BONDED THIS 28th DAY OF MAY, 2017.

PLS-520

MARK A. STREET, PLS 5200

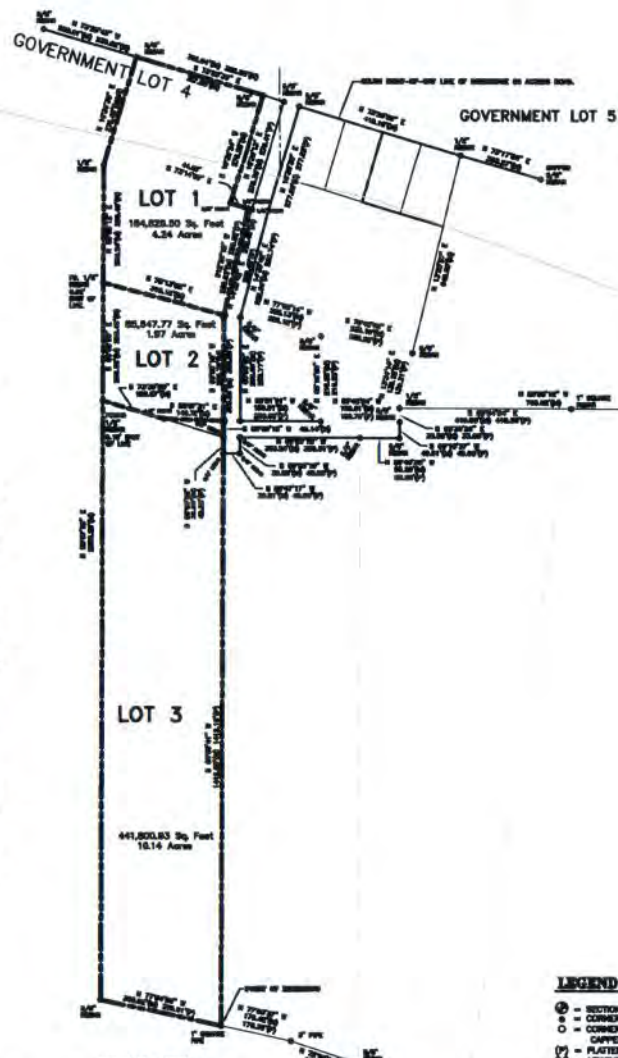
DAWSON COUNTY SURVEYOR



LEGAL DESCRIPTION

A TRACT OF LAND IN PART OF GOVERNMENT LOT 4, LYING SOUTH OF L-80, AND ALSO PART OF THE ACCRETION TO GOVERNMENT LOTS 4 & 5, LYING SOUTH OF L-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, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

REFERRING TO A FOUND 1" SQUARE PIPE BEING THE SOUTHWEST CORNER OF TRACT 9 OF THE RIVER PLATTE SUBDIVISION, OF PART OF GOVERNMENT LOTS 4 & 5, LYING SOUTH OF L-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; THENCE NORTH 77 DEGREES, 54 MINUTES, 36 SECONDS WEST ON THE SOUTH LINE OF SAID TRACT 9, A DISTANCE OF 306.92 FEET TO A FOUND 5/8" REBAR BEING THE SOUTHWEST CORNER OF SAID TRACT 9; THENCE NORTH 00 DEGREES, 07 MINUTES, 35 SECONDS EAST ON THE WEST LINE OF SAID TRACT 9 AND SAID LINE EXTENDED, A DISTANCE OF 2006.25 FEET TO A FOUND 1/2" REBAR; THENCE NORTH 18 DEGREES, 38 MINUTES, 38 SECONDS EAST, A DISTANCE OF 278.42 FEET TO A FOUND 5/8" REBAR; THENCE SOUTH 73 DEGREES, 20 MINUTES, 38 SECONDS EAST, A DISTANCE OF 327.88 FEET TO A FOUND 5/8" REBAR BEING THE NORTHWEST CORNER OF TRACT 3, THE RIVER PLATTE SUBDIVISION; THENCE SOUTH 18 DEGREES, 38 MINUTES, 24 SECONDS WEST ON THE WEST LINE OF SAID TRACT 3, A DISTANCE OF 278.28 FEET TO A FOUND 5/8" REBAR; THENCE SOUTH 73 DEGREES, 14 MINUTES, 00 SECONDS EAST CONTINUING ON SAID WEST LINE, A DISTANCE OF 44.88 FEET TO A FOUND 1/2" REBAR; THENCE SOUTH 12 DEGREES, 28 MINUTES, 19 SECONDS WEST CONTINUING ON SAID WEST LINE, A DISTANCE OF 288.33 FEET TO A SET, CAPPED 5/8" REBAR BEING THE SOUTHWEST CORNER OF SAID TRACT 3; THENCE SOUTH 00 DEGREES, 08 MINUTES, 18 SECONDS WEST, A DISTANCE OF 280.78 FEET TO A SET, CAPPED 5/8" REBAR; THENCE SOUTH 00 DEGREES, 08 MINUTES, 08 SECONDS WEST ON THE EAST LINE OF SAID TRACT 9, A DISTANCE OF 38.95 FEET TO A FOUND 5/8" REBAR; THENCE SOUTH 00 DEGREES, 08 MINUTES, 41 SECONDS WEST CONTINUING ON THE EAST LINE OF SAID TRACT 9, A DISTANCE OF 1412.08 FEET TO THE PLACE OF BEGINNING. SAID TRACT CONTAINS 18.38 ACRES (712,275.20 SQ. FT.) MORE OR LESS, AND FURTHER SUBJECT TO ANY AND OR ALL EASEMENTS & RESTRICTIONS OF RECORD.

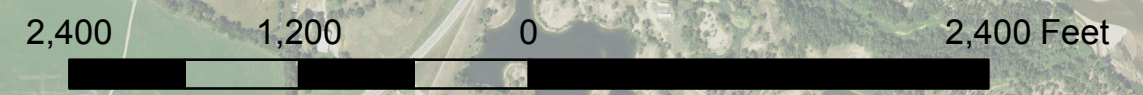
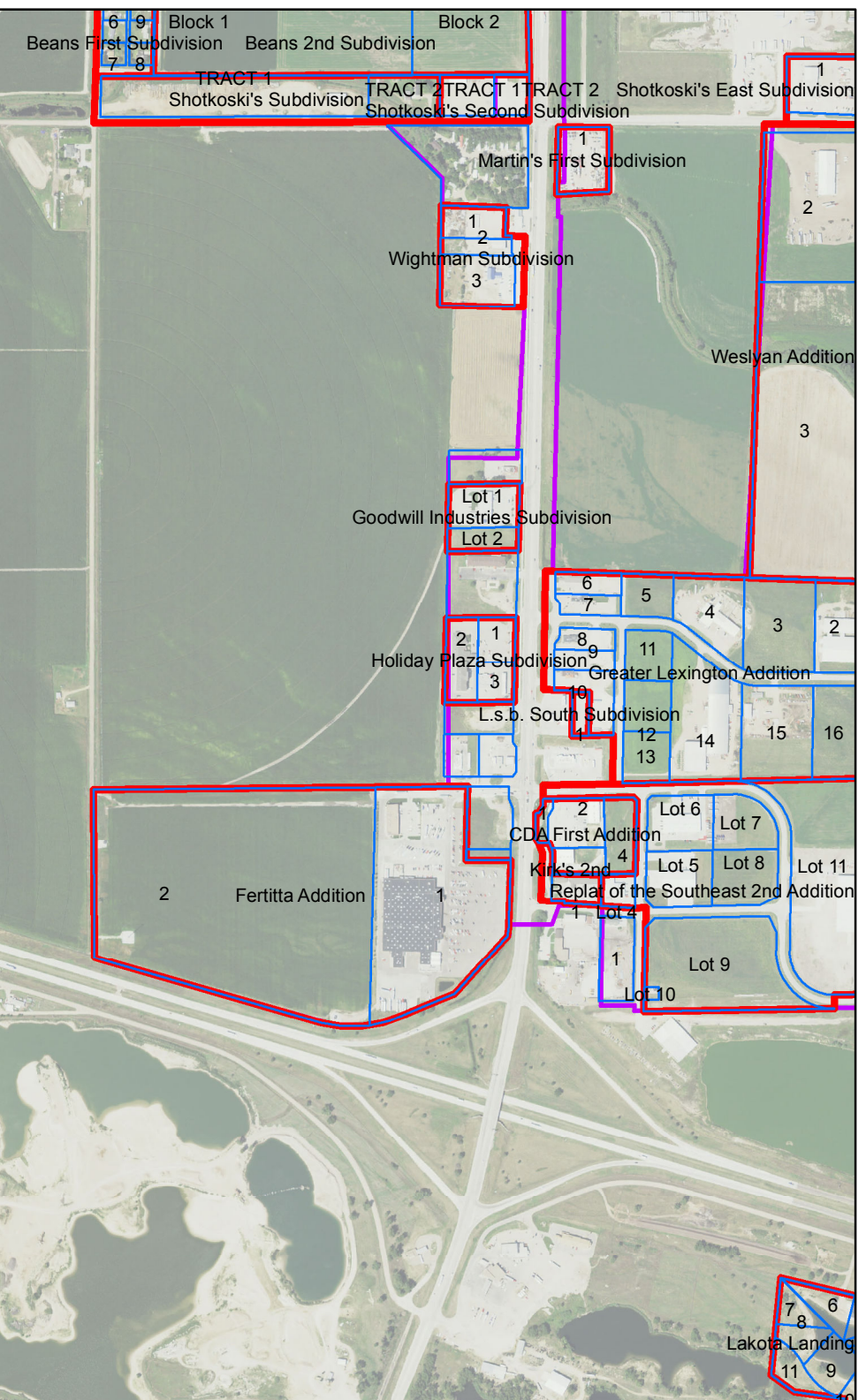
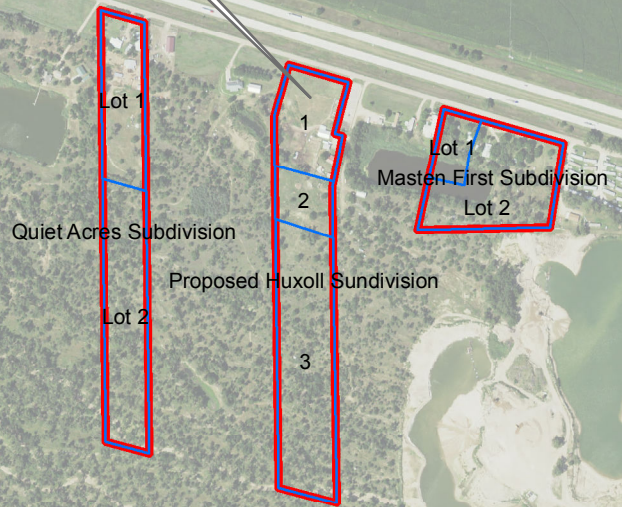


TOTAL AREA
712,275.20 Sq. Feet
16.35 Acres



- LEGEND**
- ⊙ = SECTION OR 1/4 CORNER
 - ⊙ = CORNER FOUND, AS INDICATED
 - = CORNER SET, (5/8" x 54" CAPPED REBAR)
 - () = PLATTED DISTANCE
 - () = MEASURED DISTANCE
 - () = DEEDED DISTANCE
 - () = RECORDED DISTANCE
 - REF: P.L. 48, PAGE 14.
 - REF: P.L. 53, PAGE 12.
 - REF: P.L. 98, PAGE 8.
 - REF: P.L. 100, PAGE ____

Proposed Huxoll Subdivision



Proposed Huxoll Subdivision

Lot 1
Quiet Acres Subdivision
Lot 2

1
2
3
Proposed Huxoll Subdivision

Lot 1
Masten First Subdivision
Lot 2

2 Fertitta Addition



**PLANNING COMMISSION
CITY OF LEXINGTON**

DETERMINATION FORM

On **July 5, 2017**, the Lexington, Nebraska Planning Commission, at its regular meeting, recommended **Approval** (Approval/Disapproval) of a **Subdivision Application (Huxoll Subdivision)** (Rezoning, Special Use, Subdivision, Variance, Zoning, Zone Appeal, Etc.) for property located 204 West River Road (Location) for **Shane and Cyndi Huxoll**. (Name).

The Lexington Planning Commission made the following motion:

Motion by: Curt Bennett

Seconded by: Sadie Worthing

Motion: Moved by Bennett, seconded by Worthing to recommend approval of the subdivision application for Huxoll Subdivision as presented.

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

Motion carried.

Pamela Baruth

Planning Secretary