



APPLICATION FOR SUBDIVISION

Date Filed: _____

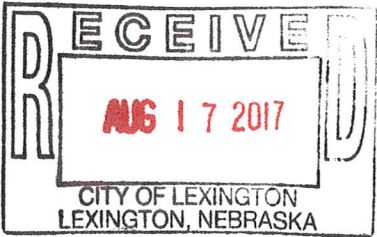
*For a subdivision plat application to be considered, the subdivision plat checklist must be completed.

- 1. Property Owner's Name Westminster Woods LLC
- 2. Property Owner's Address 10763 Turner Blvd. Longmont Co. 80501
- 3. Telephone Number 303-678-0443 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.

Westminster Woods LLC
Signature of Owner
By Vern Hiatt Owner

Vern Hiatt
Signature of Applicant
308-530-0100



Administrative Use Only	
Date Submitted _____	Case Number _____
Filing Fee <u>\$100.00</u> _____	Accepted By _____
Cert. Of Ownership _____	Date Advertised _____
Date Sign Posted _____	Date of Public Hearing _____

WESTMINSTER WOODS THIRD

A SUBDIVISION OF LOT 1, BLOCK 2, WESTMINSTER WOODS SECOND, 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

LOCATION SKETCH



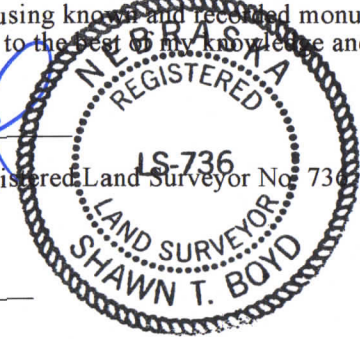
SITE

SURVEYOR'S CERTIFICATE

I, Shawn T. Boyd, Nebraska Professional Registered Land Surveyor No. 736, do hereby certify that the survey on "Westminster Woods Third", an addition to the City of Lexington, Dawson County, Nebraska, was performed under my direct supervision, the lots are well and accurately staked off 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.

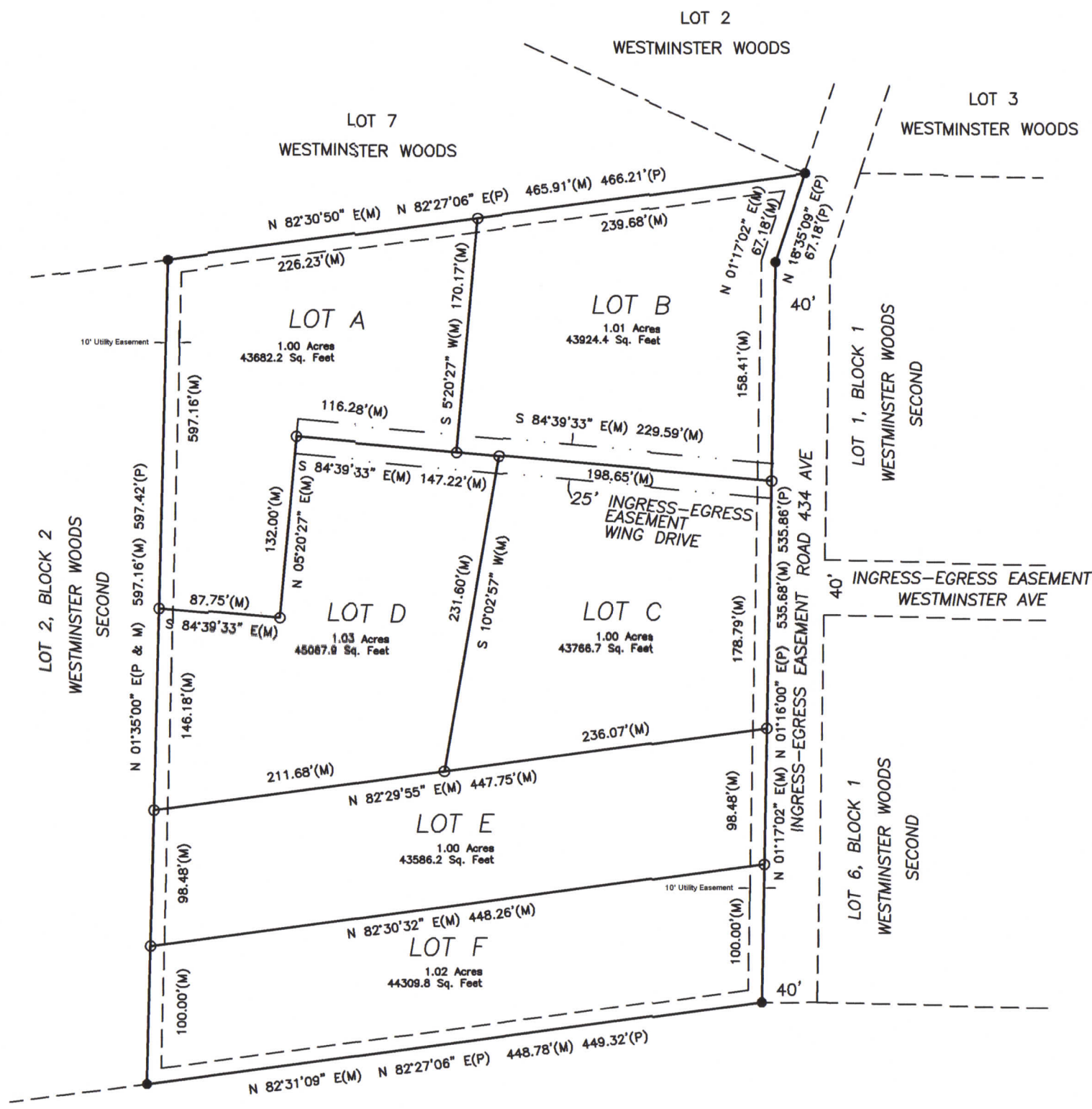
Shawn T. Boyd
Nebraska Professional Registered Land Surveyor No. 736

Date 9-5-17



LEGEND

- (0.00' M) = Measured Distance
- (0.00' D) = Deeded Distance
- (0.00' P) = Platted Distance
- = Corner Set (5/8" rebar with Plastic Cap)
- = Corner Found



UNPLATTED

LEGAL DESCRIPTION

LOT 1, BLOCK 2, WESTMINSTER WOODS SECOND, 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, AND CONTAINING 6.08 ACRES, MORE OR LESS.

BOYD SURVEYING
Shawn T. Boyd
NE LS# 736
PO Box 424
Gothenburg, Ne 69138



WESTMINSTER WOODS THIRD
 A SUBDIVISION OF LOT 1, BLOCK 2, WESTMINSTER WOODS SECOND, 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

DEDICATION

KNOW ALL MEN BY THESE PRESENT, that Westminster Woods, LLC, by and through _____ (print name), its _____ (print title), being the owner, have caused the same to be surveyed, subdivided, platted and designated as "Westminster Woods Third" 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)

Westminster Woods, LLC

ACKNOWLEDGMENT

STATE OF _____)
)S.S.
 COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 20__, by _____ (print name), _____ (print title), Westminster Woods, LLC.

 (SEAL)
 Notary Public
 My commission expires _____

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
 (SEAL)

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 "Westminster Woods Third", 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__.

 Chairman

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__.
 (SEAL)

Mayor

ATTEST: _____
 City Clerk

RESOLUTION

Be it resolved by the mayor and council of the City of Lexington, Nebraska. That the plat of "Westminster Woods Third", 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.

 (SEAL)
 Mayor

ATTEST: _____

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

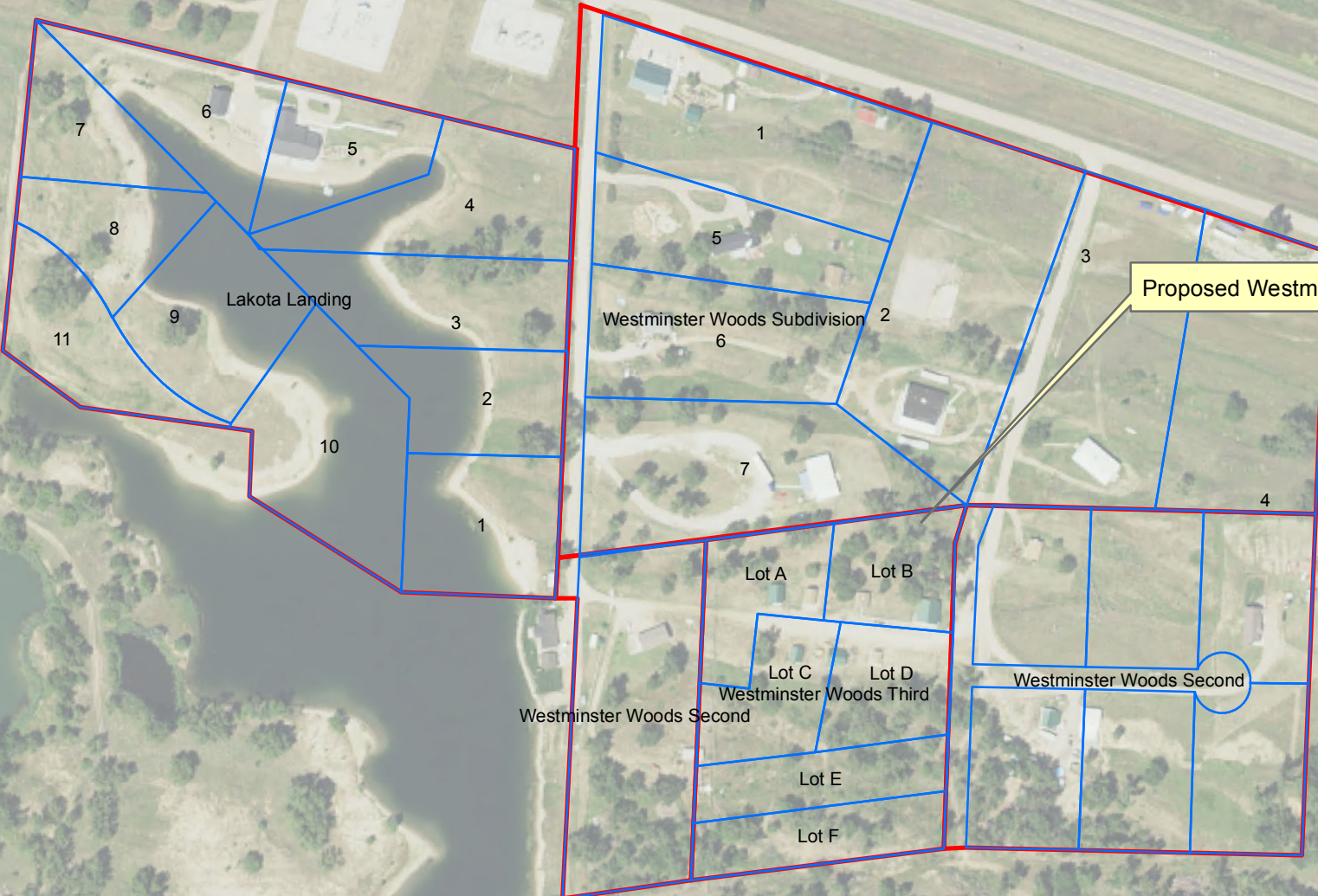
ATTEST: _____

BOYD SURVEYING
 Shawn T. Boyd
 NE LS# 736
 PO Box 424
 Gothenburg, Ne 69138





Proposed Westminster Woods Third



Proposed Westminster Woods Third

Lakota Landing

Westminster Woods Subdivision

Westminster Woods Second

Westminster Woods Second

Westminster Woods Third

Lot A

Lot B

Lot C

Lot D

Lot E

Lot F

7

6

5

4

8

9

11

10

3

2

1

1

5

6

7

2

3

4

Lot A

Lot B

Lot C

Lot D

Lot E

Lot F

**PLANNING COMMISSION
CITY OF LEXINGTON**

DETERMINATION FORM

On **September 6, 2017**, the Lexington, Nebraska Planning Commission, at its regular meeting, recommended **Approval** (Approval/Disapproval) of a **Subdivision Application (Westminster Woods Third)** (Rezoning, Special Use, Subdivision, Variance, Zoning, Zone Appeal, Etc.) for property located at East River Road (Location) for **Westminster Woods LLC**. (Name).

The Lexington Planning Commission made the following motion:

Motion by: Derek Haines

Seconded by: Jeremy Kaiser

Motion: Moved by Haines, seconded by Kaiser, to recommend to the Council approval of the subdivision application for "Westminster Woods Third" as presented.

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

Planning Secretary

April 24, 2017

Westminster Woods LLC
10763 Turner Blvd
Longmont, Co 80504

RE: Westminster Woods Cabins, Lot 1, Block 2, Westminster Woods Second

To Whom It May Concern,

Your property described as, Lot 1, Block 2, Westminster Woods Second, Lexington, NE is in violation of the Zoning Ordinance of the City of Lexington. The property was is located in an A-1 Agriculture District. Your use of the structures as apartment living is a violation of the Lexington Zoning Ordinance. You shall cease the use immediately.

If the violation is not corrected you may be subject to penalties, including a fine of up to \$500 a day, with each day the violation continues being a separate offense. Further, the City of Lexington may forward the matter to the City Attorney who may commence further legal action against you.

To avoid these fines or further legal action to enforce the zoning regulations, please cease the illegal use of your premises. Your prompt attention to this matter is appreciated. Please contact the Development Services Department at (308) 324-2341, between 8:00 AM and 5:00 PM, Monday through Friday with any questions or concerns.

Sincerely,



Bill Brecks
Development Services Director
City of Lexington