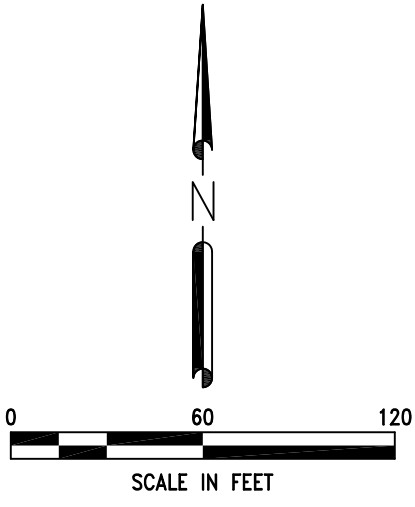


# FINAL PLAT -COMMERCE FIRST ADDITION- AN ADDITION TO THE CITY OF LEXINGTON, DAWSON COUNTY, NEBRASKA



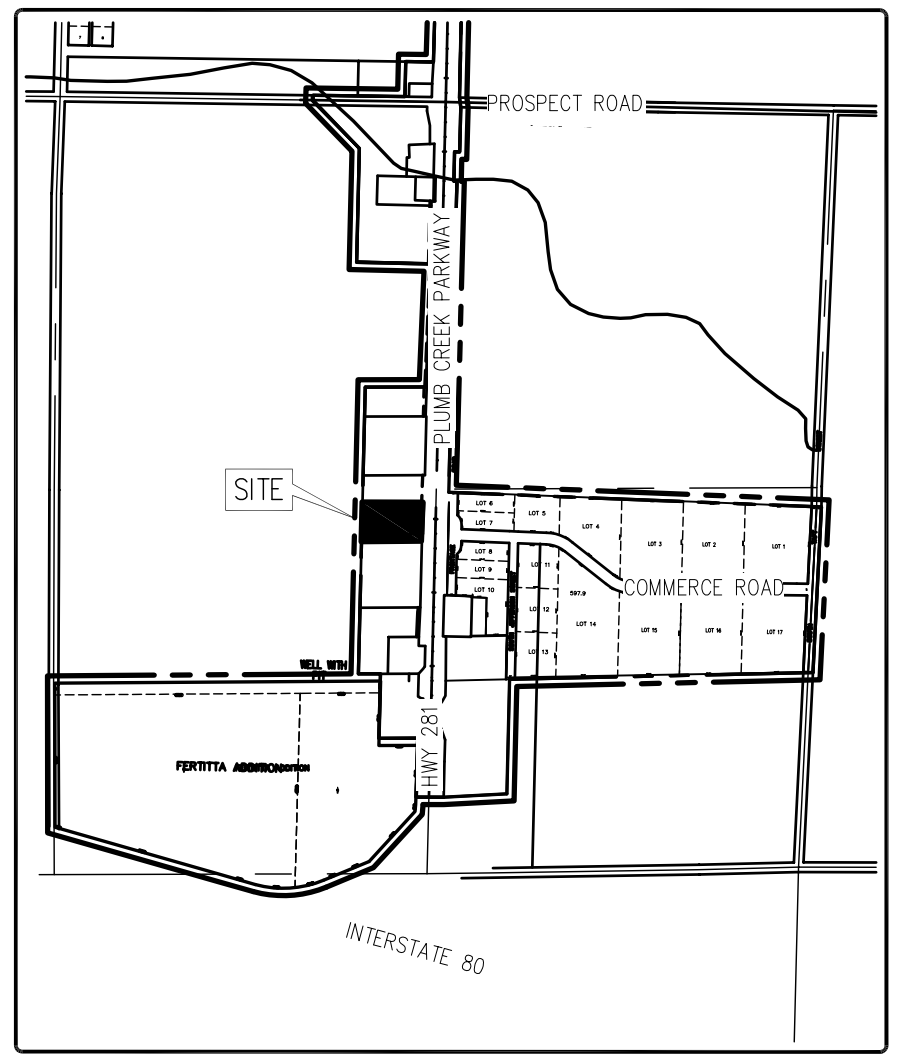
- ▲ = SECTION CORNER MONUMENT FOUND
- △ = HIGHWAY RIGHT-OF-WAY MONUMENT
- = MONUMENT FOUND
- = MONUMENT ESTABLISHED (CAPPED 5/8" x 24" REBAR)
- x = TEMPORARY POINT
- (P) = PLATTED DISTANCES
- (M) = MEASURED DISTANCES
- (D1) = DEEDED DISTANCES: INST. NO. 2009-2740
- (D2) = DEEDED DISTANCES: INST. NO. 2014-1314
- (R) = RECORDED DISTANCES
- (R1) = RECORDED DISTANCES: MARK A. STREIT 12/23/2013 SURVEY
- (R2) = RECORDED DISTANCES: GARY DONNELSON 12/12/2000 SURVEY
- (R3) = RECORDED DISTANCES: JACOB H. RIPP 5/13/2009 SURVEY

- - - SECTION LINE
- - - PROPOSED LOT LINES
- - - RIGHT-OF-WAY LINE
- - - EXISTING LOT LINES
- - - EXISTING EASEMENTS
- - - NEWLY DEDICATED EASEMENTS
- - - BUILDING SETBACKS: 15.00' FRONT YARD
- - - 40' EXCEPTION TO HWY RESTRICTED ACCESS

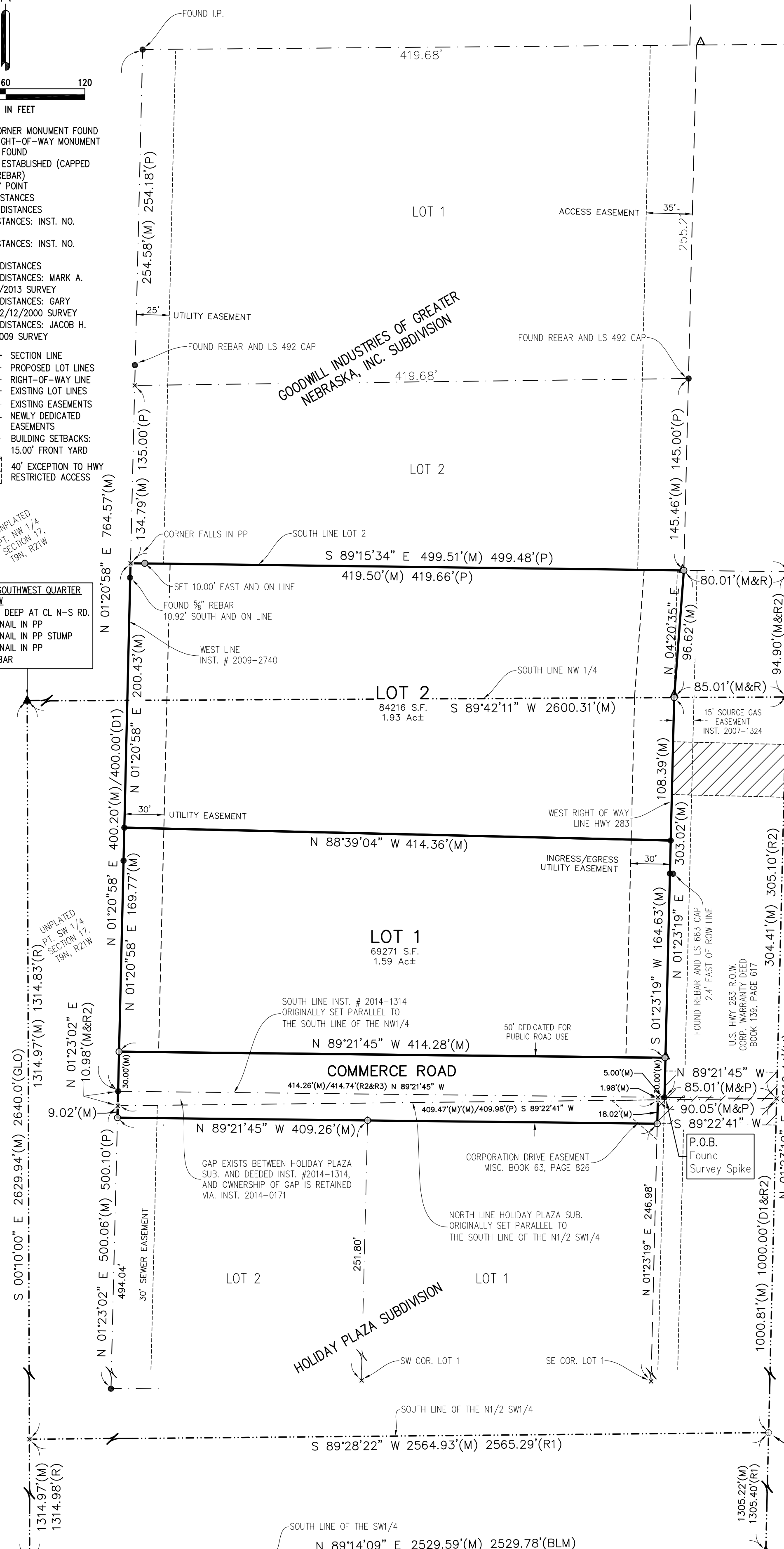
**NORTHWEST CORNER, SOUTHWEST QUARTER SECTION 17, T9N, R21W**  
 FOUND 5.8" REBAR 0.5' DEEP AT CL N-S RD.  
 E 30.35' FOUND NAIL IN PP  
 W 33.24' FOUND NAIL IN PP STUMP  
 SW 40.81' FOUND NAIL IN PP  
 SE 46.60' 1/2" REBAR

**NORTHEAST CORNER, NORTHWEST QUARTER SECTION 17, T9N, R21W**  
 FOUND DRILL HOLE IN CONCRETE.  
 N 0.30' CONCRETE CONTROL JOINT  
 E 8.1' CONCRETE CONTROL JOINT  
 SW 54.62' BASE OF SIGN POST  
 NE 57.04' BASE OF SIGN POST

VICINITY MAP



**NORTHEAST CORNER, SOUTHWEST QUARTER SECTION 17, T9N, R21W**  
 FOUND DRILL HOLE IN CONCRETE ISLAND  
 SSE 42.44' NEAR FACE OF ONE WAY SIGN  
 SSW 58.71' NEAR FACE OF ONE WAY SIGN  
 SW 7.87' MAG NAIL IN CURB JOINT  
 NW 12.03' MAG NAIL IN CURB JOINT  
 NE 13.34' MAG NAIL IN CURB JOINT



UNPLATTED PT. NW 1/4 SECTION 17, T9N, R21W

UNPLATTED PT. SW 1/4 SECTION 17, T9N, R21W

UNPLATTED PT. SW 1/4 SECTION 17, T9N, R21W

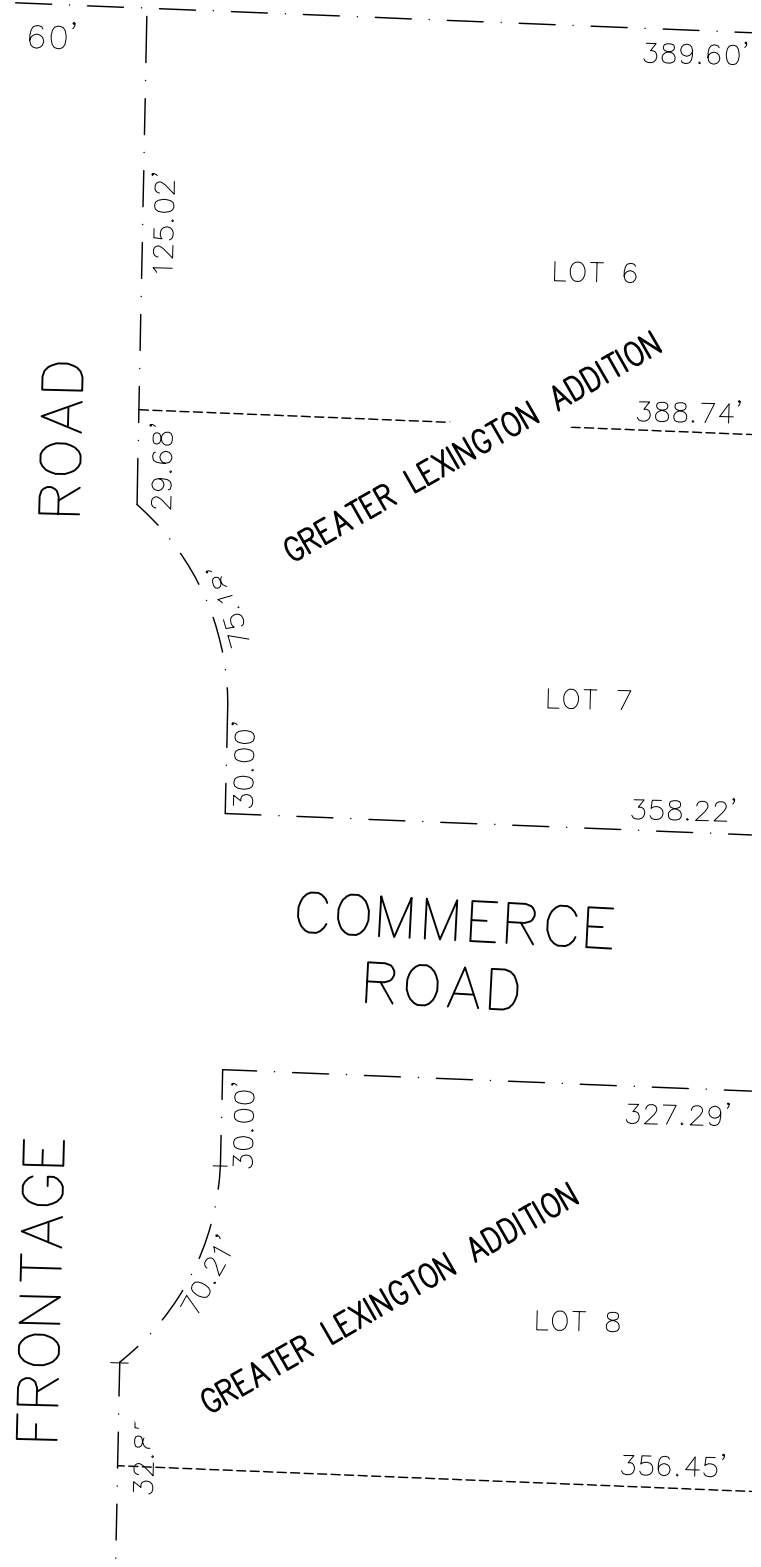
UNPLATTED PT. SW 1/4 SECTION 17, T9N, R21W

UNPLATTED PT. SW 1/4 SECTION 17, T9N, R21W

**SOUTHWEST CORNER, SOUTHWEST QUARTER SECTION 17, T9N, R21W**  
 FOUND BRASS CAP AND IRON.  
 NE 74.3' HOLE IN CMP  
 SE 68.7' HOLE IN CMP  
 SW 34.2' SPIKE IN PP  
 NW 61.3' SPIKE IN PP

**SOUTHEAST CORNER, SOUTHWEST QUARTER SECTION 17, T9N, R21W**  
 FOUND BRASS CAP IN THE SE QUADRANT OF THE I-80 WESTBOUND OFFRAMP AND US HWY 283, IN LINE WITH FENCE EAST.  
 W 1.0' DO NOT ENTER SIGN  
 W 8.7' EAST EDGE OF CONCRETE HWY SURFACE  
 N 10.4' SOUTH EDGE OF CONCRETE OFFRAMP SURFACE  
 NW 17.10' STAMPED HWY STATION MARK  
 NNW 44.40' PUNCH HOLE IN CONC ISLAND  
 NE 44.10' PUNCH HOLE IN CONC ISLAND

PLUMB CREEK PARKWAY AND U.S. HIGHWAY 283



**SOUTHEAST CORNER, NORTHEAST QUARTER, SOUTHWEST QUARTER SECTION 17, T9N, R21W**  
 SET MAG NAIL

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

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

**TITLE CERTIFICATE:**  
 Report of Title No. 75687,  
 by The H.O. Smith Company  
 was provided by the client.

**ZONING: C3**  
 Commercial Highway Service District  
 Minimum Setbacks:  
 Front Yard 15'  
 Rear Yard 15'  
 Side Yard 10'

**SHEET 1 OF 2 SHEETS**

<b>M&amp;A</b> Miller & Associates	PARTY CHIEF: TODD SHEPLER SIT 241	SURVEY COMPLETED: FEBRUARY 21, 2018
	DRAWN BY: CHAD A. DIXON	REVISION
	1111 CENTRAL AVENUE KEARNEY, NE 68847-6833 Tel: 308-234-6456 Fax: 308-234-1146 www.miller-engineers.com	DATE & REASON
		F.B. #

DAWSON CO-LEXINGTON-COMMERCE FIRST ADDITION

FINAL PLAT
-COMMERCE FIRST ADDITION-
AN ADDITION TO THE CITY OF LEXINGTON, DAWSON COUNTY, NEBRASKA

DEDICATION

KNOW ALL MEN BY THESE PRESENT, that SHREEJI, LLC, a limited liability company, by and through ... along with Adams Bank & Trust, Ogallala, NE, as Trustee, and Beneficiary of Deed of Trust Rents, by and through ... CITY OF LEXINGTON, a Municipal Corporation in the State of Nebraska, by and through ... S & H HOLDINGS, L.L.C., a Nebraska limited liability company, by and through ... along with Western Nebraska Bank, Curtis, NE, a Nebraska Banking Corporation, as Trustee, and Beneficiary of Real Estate Deed of Trust, by and through ... Lexington Lodging, LTD, a Nebraska limited liability company, by and through ... along with Adams Bank & Trust, Ogallala, NE, as Trustee, and Beneficiary of Deed of Trust, by and through ... TERRY CRAWFORD, and SHERILYN CRAWFORD, husband and wife, along with AgriBank, FCB, Trustee, by and through ... and Farm Credit Services of America, FLCA, Beneficiary, of Trust Deed, by and through ...

being the owners, have caused the same to be surveyed, subdivided, platted and designated as "COMMERCE FIRST 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) SHREEJI, LLC, a limited liability company
Dated this \_\_\_ day of \_\_\_, 20\_\_\_. (signature) (print name) (print title) CITY OF LEXINGTON, a Municipal Corporation in the State of Nebraska
Dated this \_\_\_ day of \_\_\_, 20\_\_\_. (signature) (print name) (print title) Western Nebraska Bank, Curtis, NE, a Nebraska Banking Corporation, as Trustee, and Beneficiary of Real Estate Deed of Trust,
Dated this \_\_\_ day of \_\_\_, 20\_\_\_. (signature) (print name) (print title) Adams Bank & Trust, Ogallala, NE, as Trustee, and Beneficiary of Deed of Trust Rents
Dated this \_\_\_ day of \_\_\_, 20\_\_\_. (signature) (print name) (print title) AgriBank, FCB, Trustee, of Trust Deed,
Dated this \_\_\_ day of \_\_\_, 20\_\_\_. (signature) (print name) (print title) Adams Bank & Trust, Ogallala, NE, as Trustee, and Beneficiary of Deed of Trust Rents
Dated this \_\_\_ day of \_\_\_, 20\_\_\_. (signature) (print name) (print title) S & H HOLDINGS, L.L.C., a Nebraska limited liability company
Dated this \_\_\_ day of \_\_\_, 20\_\_\_. (signature) (print name) (print title) Lexington Lodging, LTD, a Nebraska limited liability company
Dated this \_\_\_ day of \_\_\_, 20\_\_\_. (signature) (print name) (print title) TERRY CRAWFORD, husband
Dated this \_\_\_ day of \_\_\_, 20\_\_\_. (signature) (print name) (print title) SHERILYN CRAWFORD, wife

ACKNOWLEDGMENT

STATE OF \_\_\_ )
) S.S.
COUNTY OF \_\_\_ )
The foregoing instrument was acknowledged before me this \_\_\_ day of \_\_\_, 20\_\_\_, by \_\_\_ (print name), \_\_\_ (print title), SHREEJI, LLC, a limited liability company. (S E A L) Notary Public My commission expires \_\_\_

ACKNOWLEDGMENT

STATE OF \_\_\_ )
) S.S.
COUNTY OF \_\_\_ )
The foregoing instrument was acknowledged before me this \_\_\_ day of \_\_\_, 20\_\_\_, by \_\_\_ (print name), \_\_\_ (print title), Western Nebraska Bank, Curtis, NE, a Nebraska Banking Corporation, as Trustee, and Beneficiary of Real Estate Deed of Trust. (S E A L) Notary Public My commission expires \_\_\_

ACKNOWLEDGMENT

STATE OF \_\_\_ )
) S.S.
COUNTY OF \_\_\_ )
The foregoing instrument was acknowledged before me this \_\_\_ day of \_\_\_, 20\_\_\_, by, SHERILYN CRAWFORD, wife. (S E A L) Notary Public My commission expires \_\_\_

ACKNOWLEDGMENT

STATE OF \_\_\_ )
) S.S.
COUNTY OF \_\_\_ )
The foregoing instrument was acknowledged before me this \_\_\_ day of \_\_\_, 20\_\_\_, by \_\_\_ (print name), \_\_\_ (print title), Adams Bank & Trust, Ogallala, NE, as Trustee, and Beneficiary of Deed of Trust Rents. (S E A L) Notary Public My commission expires \_\_\_

ACKNOWLEDGMENT

STATE OF \_\_\_ )
) S.S.
COUNTY OF \_\_\_ )
The foregoing instrument was acknowledged before me this \_\_\_ day of \_\_\_, 20\_\_\_, by \_\_\_ (print name), \_\_\_ (print title), Lexington Lodging, LTD, a Nebraska limited liability company. (S E A L) Notary Public My commission expires \_\_\_

ACKNOWLEDGMENT

STATE OF \_\_\_ )
) S.S.
COUNTY OF \_\_\_ )
The foregoing instrument was acknowledged before me this \_\_\_ day of \_\_\_, 20\_\_\_, by \_\_\_ (print name), \_\_\_ (print title), AgriBank, FCB, Trustee. (S E A L) Notary Public My commission expires \_\_\_

ACKNOWLEDGMENT

STATE OF \_\_\_ )
) S.S.
COUNTY OF \_\_\_ )
The foregoing instrument was acknowledged before me this \_\_\_ day of \_\_\_, 20\_\_\_, by \_\_\_ (print name), \_\_\_ (print title), CITY OF LEXINGTON, a Municipal Corporation in the State of Nebraska. (S E A L) Notary Public My commission expires \_\_\_

ACKNOWLEDGMENT

STATE OF \_\_\_ )
) S.S.
COUNTY OF \_\_\_ )
The foregoing instrument was acknowledged before me this \_\_\_ day of \_\_\_, 20\_\_\_, by \_\_\_ (print name), \_\_\_ (print title), Adams Bank & Trust, Ogallala, NE, as Trustee, and Beneficiary of Deed of Trust. (S E A L) Notary Public My commission expires \_\_\_

ACKNOWLEDGMENT

STATE OF \_\_\_ )
) S.S.
COUNTY OF \_\_\_ )
The foregoing instrument was acknowledged before me this \_\_\_ day of \_\_\_, 20\_\_\_, by \_\_\_ (print name), \_\_\_ (print title), and Farm Credit Services of America, FLCA, Beneficiary, of Trust Deed. (S E A L) Notary Public My commission expires \_\_\_

ACKNOWLEDGMENT

STATE OF \_\_\_ )
) S.S.
COUNTY OF \_\_\_ )
The foregoing instrument was acknowledged before me this \_\_\_ day of \_\_\_, 20\_\_\_, by \_\_\_ (print name), \_\_\_ (print title), S & H HOLDINGS, L.L.C., a Nebraska limited liability company. (S E A L) Notary Public My commission expires \_\_\_

ACKNOWLEDGMENT

STATE OF \_\_\_ )
) S.S.
COUNTY OF \_\_\_ )
The foregoing instrument was acknowledged before me this \_\_\_ day of \_\_\_, 20\_\_\_, by, TERRY CRAWFORD, husband. (S E A L) Notary Public My commission expires \_\_\_

LEGAL DESCRIPTION

A tract of land being part of the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4), and part of the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4), of Section Seventeen (17), Township Nine (9) North, Range Twenty-one (21) West of the 6th Principal Meridian, Dawson County, Nebraska, and more particularly described as follows:

Referring to a mag nail at the Southeast Corner of the Northeast Quarter of the Southwest Quarter of Section 17 and assuming the East line of said Southwest Quarter as bearing N 01°23'19" E and all bearings contained herein are relative thereto;
thence N 01°23'19" E on said East line a distance of 1000.00 feet;
thence N 89°21'45" W a distance of 85.01 feet to a survey spike on the West Right of Way line of U.S. Highway 283 and the Southeast corner of a tract of land describe in Warranty Deed, recorded as Instrument 2014-1314 in the Dawson County Register of Deeds Office, and the ACTUAL POINT OF BEGINNING;
thence continuing N 89°21'45" W on said South line of said Instrument 2014-1314 tract a distance of 5.00 feet to a Survey Marker with ID washer at the Northerly extension of the East line of Lot 1 of Holiday Plaza Subdivision, in the North Half of the Southwest Quarter, Section 17, Dawson County, Nebraska;
thence S 01°23'19" W on said East line of Lot 1, and on said West Right of Way line, and their Northerly extensions a distance of 20.00 feet to a Survey Marker with ID washer;
thence N 89°21'45" W a distance of 409.26 feet to a 5/8" rebar with cap on the West line of Lot 2 of said Holiday Plaza Subdivision;
thence N 01°23'02" E on said West line of Lot 2 and its Northerly extension a distance of 20.00 feet to a 5/8" rebar with cap at the Southwest corner of said Instrument 2014-1314 tract;
thence N 01°20'58" E on the West line of said Instrument 2014-1314 tract and the West line of a tract of land describe in Warranty Deed, recorded as Instrument 2009-2740 in the Dawson County Register of Deeds Office, a distance of 400.20 feet to the Southwest corner of Lot 2, Goodwill Industries of Greater Nebraska, Inc. Subdivision, an addition to the City of Lexington, Nebraska;
thence S 89°15'34" E on the South line of Lot 2 a distance of 419.50 feet to a 5/8" rebar with cap at the Southeast corner of said Lot 2, and on said West Right of Way line;
thence S 04°20'35" W on said West Right of Way line a distance of 96.62 feet to a 5/8" rebar with cap;
thence S 01°23'19" W continuing on said West Right of Way line a distance of 303.02 feet to the Point of Beginning.
Containing 3.97 acres, more or less.

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 COMMERCE FIRST 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\_\_\_.

Chairman

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.

(SEAL) 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

SURVEYOR'S CERTIFICATE

I, Chad Dixon, Nebraska Professional Registered Land Surveyor No. 672, do hereby certify that the survey on "COMMERCE FIRST ADDITION", 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.

(S E A L) Chad Dixon Nebraska Professional Registered Land Surveyor No. 672 Date



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

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

SHEET 2 OF 2 SHEETS

Table with columns: PARTY CHEF, SURVEY COMPLETED, DRAWN BY, REVISION, DATE & REASON, F.B. #

RESOLUTION Be it resolved by the mayor and council of the City of Lexington, Nebraska. That the plat of "COMMERCE FIRST 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. (S E A L) Mayor ATTEST: City Clerk

**PLANNING COMMISSION  
CITY OF LEXINGTON**

**DETERMINATION FORM**

On **May 2, 2018**, the Lexington, Nebraska Planning Commission, at its regular meeting, recommended **Approval** (Approval/Disapproval) of a **Subdivision Application (Commerce First Subdivision)** (Rezoning, Special Use, Subdivision, Variance, Zoning, Zone Appeal, Etc.) for property located on South Highway 283 (Location) for **City of Lexington**. (Name).

The Lexington Planning Commission made the following motion:

**Motion by:** Jeremy Kaiser

**Seconded by:** Cameron Smith

**Motion:** Moved by Kaiser, seconded by Smith, to recommend to the City Council approval of the final plat of Commerce First Subdivision with discussed corrections to the plat and dedication page.

**Roll Call:** Voting "aye" were Jacob, Hardiman, Roemmich, Quintero, Bennett, Worthing, Smith, Kaiser, Heineman. Motion carried.

---

Planning Secretary