

APPLICATION FOR SUBDIVISION

Date Filed:* *For a subdivision plat application to be considered, the subdivision plat checklist must be completed.	
2. Property Owner's Address P.O. Box 826, Lexington, NE 68850	
3. Telephone Number (308) 324-5186	_E-Mail Address_deb@tlsund.com
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	
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Administrative Use Only	
Date Submitted	Case Number
Filing Fee\$100.00 Cert. Of Ownership	Accepted By
Date Sign Posted	Date Advertised Date of Public Hearing

SUND SUBDIVISION

BEING PART OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 9 NORTH, RANGE 21 WEST OF THE SIXTH PRINCIPAL MERIDIAN, DAWSON COUNTY, NEBRASKA.

D20180072 PROJECT #:_

SEPTEMBER 6TH, 2018. DATE:_

LEGAL DESCRIPTION

TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 9 NORTH, RANGE 21 WEST OF THE SIXTH PRINCIPAL MERIDIAN, DAWSON COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

REFERRING TO A RAILROAD TIE DOWN IN OIL MAT, BEING THE SOUTHEAST CORNER OF SECTION 4, TOWNSHIP 9 NORTH, RANGE 21 WEST OF THE SIXTH PRINCIPAL MERIDIAN, DAWSON COUNTY, NEBRASKA; THENCE SOUTH 89 DEGREES, 20 MINUTES, 23 SECONDS WEST AND ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 4, A DISTANCE OF 50.01 FEET TO A SET CAPPED 5/8" REBAR, BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF LAND DEEDED TO DAWSON COUNTY, IN DEED RECORD 127, PAGE 225 AND ALSO THE POINT OF BEGINNING; THENCE CONTINUING ON THE LAST DESCRIBED COURSE, SOUTH 89 DEGREES, 20 MINUTES, 23 SECONDS WEST AND ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 4, A DISTANCE OF 249.99 FEET TO A POINT; THENCE NORTH 00 DEGREES, 37 MINUTES, 11 SECONDS EAST, 300 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 4, A DISTANCE OF 68.57 FEET TO A FOUND CAPPED 5/8" REBAR; THENCE NORTH 56 DEGREES, 22 MINUTES, 33 SECONDS WEST, A DISTANCE OF 204.14 FEET TO A FOUND CAPPED 5/8" REBAR; THENCE NORTH 42 DEGREES, 00 MINUTES, 05 SECONDS WEST, A DISTANCE OF 289.29 FEET TO A FOUND CAPPED 5/8" REBAR; THENCE SOUTH 78 DEGREES, 43 MINUTES, 28 SECONDS EAST, A DISTANCE OF 373.53 FEET TO A FOUND CAPPED 5/8" REBAR; THENCE NORTH 00 DEGREES, 37 MINUTES, 11 SECONDS EAST, 300 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 4, A DISTANCE OF 542.43 FEET TO A SET CAPPED 5/8" REBAR; THENCE NORTH 89 DEGREES, 20 MINUTES, 23 SECONDS EAST, 866 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 4, A DISTANCE OF 249.99 FEET TO THE WEST LINE OF THE 50 FOOT WIDE DAWSON COUNTY RIGHT-OF-WAY LINE, RECORDED SAID SECTION 4, A DISTANCE OF 249.99 FEET TO THE WEST LINE OF THE SO THE SO THE DAWSON COUNTY RIGHT—OF—WAY LINE, RECORDED IN DEED BOOK 127, PAGE 225, IN THE DAWSON COUNTY REGISTER OF DEEDS OFFICE; THENCE SOUTH 00 DEGREES, 37 MINUTES, 11 SECONDS WEST, 50 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 4, A DISTANCE OF 866.00 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 270,570.75 SQUARE FEET OR 6.21 ACRES, MORE OF LESS, WHICH INCLUDES 8,249.59 SQUARE FEET OR 0.19 ACRES, MORE OR LESS OF COUNTY ROAD RIGHT—OF—WAY, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

R21W თ

LOCATION SKETCH

S 00°37'11" W 16.66'(M) 2616.66'(R)

50'

#435

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COUNTY

STUAR

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SECTION 4-9-21.

EAST 1/4 CORNER SECTION 4-9-21.

CORNER IS R.R. SPIKE IN OIL MAT.

56.6 FEET-NE-HOLE IN C.M.P.
44.25 FEET-SW-SPIKE IN TREE.
50.0 FEET-EAST-WITNESS CORNER.
50.0 FEET-WEST-WITNESS CORNER.

OWNER: ANNE STUART

N 89°20'23" E

249.99'(M)

COUNTY ROAD

RIGHT-OF-WAY.

DEED BOOK 127, PAGE 225, -

BLOCK 1

SUND SUBDIVISION

6.21 ACRES

(0.19 ACRE

INCLUDED R.O.W)

50' COUNTY ROAD RIGHT-OF-WAY.

KINNISON (45.88A)

SCALE 1" = 120'

PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THE PLAT OF SUND SUBDIVISION WAS SUBMITTED TO, ACCEPTED AND APPROVED BY, THE PLANNING COMMISSION OF THE CITY OF LEXINGTON, DAWSON COUNTY, NEBRASKA.

___ DAY OF _____, 2018. SIGNATURE (PRESIDENT) CITY COUNCIL APPROVAL THIS IS TO CERTIFY THAT THE PLAT OF SUND SUBDIVISION WAS SUBMITTED TO, ACCEPTED AND APPROVED BY, THE COUNCIL OF THE CITY OF LEXINGTON, DAWSON COUNTY, NEBRASKA, BY A RESOLUTION DULY PASSED AT SAID

RESOLUTION NO._ DATED THIS _____, 2018. SIGNATURE (MAYOR) (SIGNATURE) CITY CLERK

DEDICATION

KNOW ALL MEN BY THESE PRESENT, THAT DEBRA K. SUND, PRESIDENT OF T.L SUND AND CONSTRUCTORS INC., BEING THE SOLE OWNER AND PROPRIETOR OF THE LAND DESCRIBED HEREON, HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS SUND SUBDIVISION, A SUBDIVISION BEING PART OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 4, TOWNSHIP 9 NORTH, RANGE TWENTY-ONE (21) WEST OF THE SIXTH PRINCIPAL MERIDIAN, DAWSON COUNTY, NEBRASKA. SAID OWNER DOES HEREBY RATIFY AND APPROVE THE DISPOSITION OF THE PROPERTY AS SHOWN ON THE ABOVE PLAT, AND DOES HEREBY DEDICATE FOR THE USE AND BENEFIT OF THE PUBLIC, ANY STREETS AND UTILITY EASEMENTS (IF ANY) AS SHOWN UPON SAID PLAT, AND DOES ACKNOWLEDGE SAID SUBDIVISION TO BE MADE WITH FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRE.

DATED THIS _____, 2018.

DEBRA K. SUND

ACKNOWLEDGEMENT STATE OF NEBRASKA

COUNTY OF DAWSON

ON THE ______ DAY OF ______, 2018, BEFORE ME APPEARED DEBRA K. SUND, PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED HERETO, AND SAID PERSON DOES ACKNOWLEDGE THE EXECUTION THEREOF TO BE OF THEIR OWN VOLUNTARY ACT AND DEED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT ______, NEBRASKA, ON THE DATE LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES __/___. SIGNATURE (NOTARY)

REGISTER OF DEEDS

STATE OF NEBRASKA

COUNTY OF DAWSON

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT __:__ _.M. ON THIS _ , 2018

REGISTER OF DEEDS

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 ____ DAY OF __

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).

= PLATTED DISTANCE. = MEASURED DISTANCE

= DEEDED DISTANCE.

= RECORDED DISTANCE.

REF: F.B. 41, PAGE 26. REF: F.B. 101, PAGE 9.

REC: F.B. 101, PAGE 15.

SOUTH 1/4 CORNER SECTION 4-9-21. CORNER IS IRON PIPE

24.75' - NN - NAIL IN TOP OF POST.
32.91' - WNW - NEAR FACE OF METAL POWER POLE.
15.65' - NW - TOP OF GUY ANCHOR.
6.84' - NE - NEAR FACE OF TELEPHONE RISER.

CORNER IS NORTH OF DRAINAGE DITCH.

120 0 120 240 360 Feet

100' RIGHT OF WAY EASEMENT. MISC. RECORDS 27, PAGE 553. 33' COUNTY ROAD POINT OF RIGHT-OF-WAY. BEGINNING 988 COUNTY ROAD #755 33' S 89°20'23" 249.99'(M) S 89°20'23" W S 89°20'23" W 50.01'(M) 2644.27'(M) OWNER: JOHN M. SOUTHEAST CORNER

BAILEY(6.31A) CORNER IS R.R. TIE DOWN IN OIL MAT.

73.5' - NW - CENTER, END OF CONCRETE TUBE.

76.5' - NE - CENTER, END OF CONCRETE TUBE.

62.4' - NW - TOP, CENTER OF TELE. PEDESTAL.

64.75' - SE - SPIKE IN POWER POLE.

63.4' - SS - NORTH FACE OF BUILDING-EAST.

51.5' - EE - WEST FACE OF BUILDING-SOUTH.

50.01'(D)

