



APPLICATION FOR REZONING

*For an amendment to the zoning map, items 1 through 12 must be filled out completely before acceptance of this application for processing.

- 1. Property Owner's Name Terry L. & Judith L. Geiser
2. Property Owner's Address 1404 N Monroe Lexington
3. Telephone Number 308.325.7540 Mail Address tjgeiser 4749@yahoo.com
4. Developer's Name Wardcraft Homes
5. Developer's Address 1230 E. 9th Minden NE 68959
6. Telephone Number 308 832 1100 Mail Address dguithrie@wardcraft.com
7. Present Use of Subject Property acreage
8. Proposed Use of Subject Property home site
9. Present Zoning A-1 Requested Zoning R-1
10. Legal Description of Property Requested to be Rezoned 00002886 NORTH of Hildenbrandt Subdivision
Approximate Street Address and Location 75741 rd. 901
11. Area of Subject Property, Square Feet and/or Acres 8.9 acres
12. Zoning of Adjacent Properties
North: A-1 South: A-1
East: A-1 West: A-1

The following information must be submitted at the time of application:

- () Vicinity Map
() Copy of Site Plan (8 1/2 X 11 or digital copy)

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.

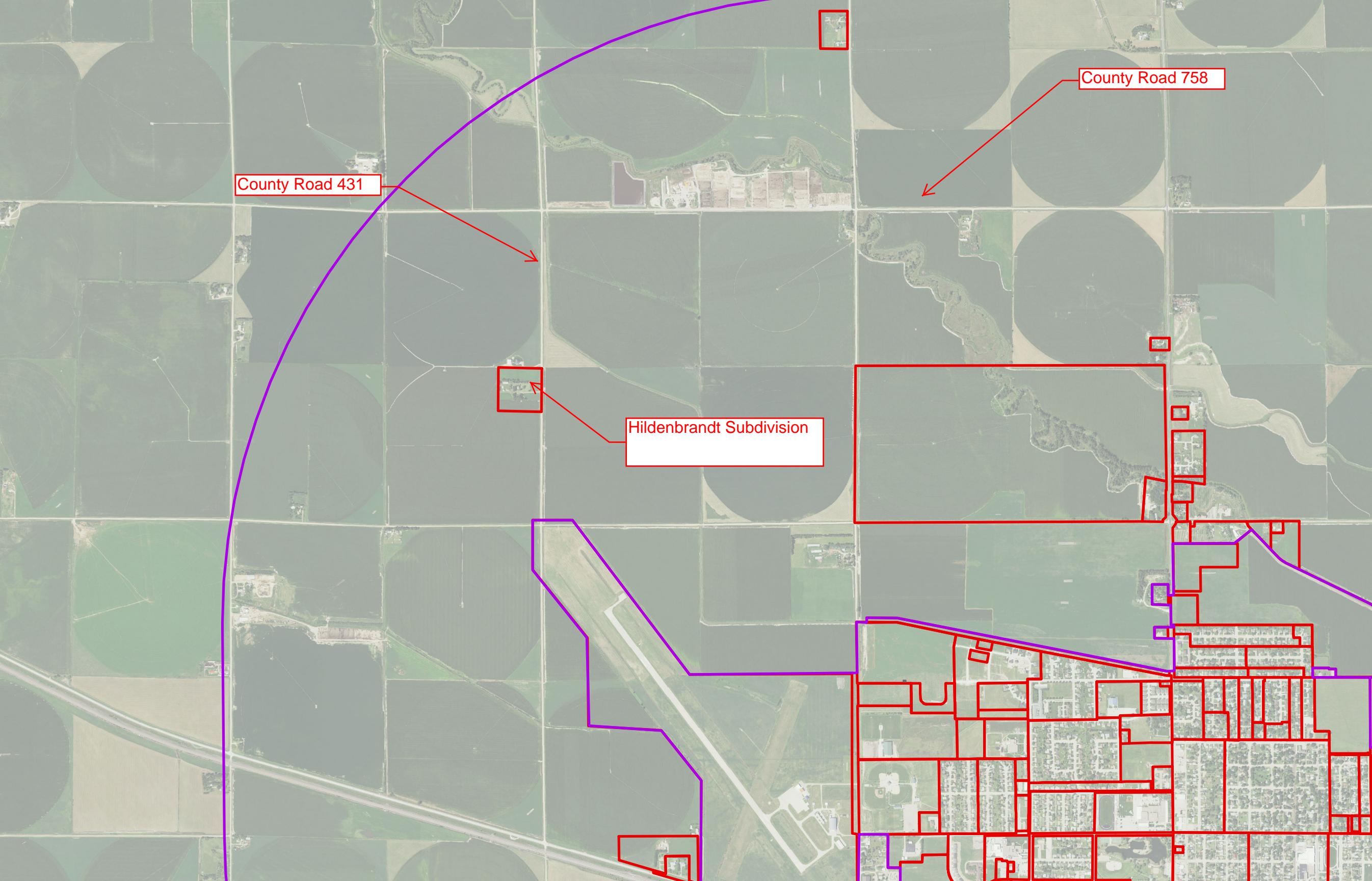
Terry L. Geiser
Signature of Owner

Same
Signature of Applicant

Administrative Use Only

Date Submitted
Filing Fee \$100.00
Cert. Of Ownership
Date Sign Posted

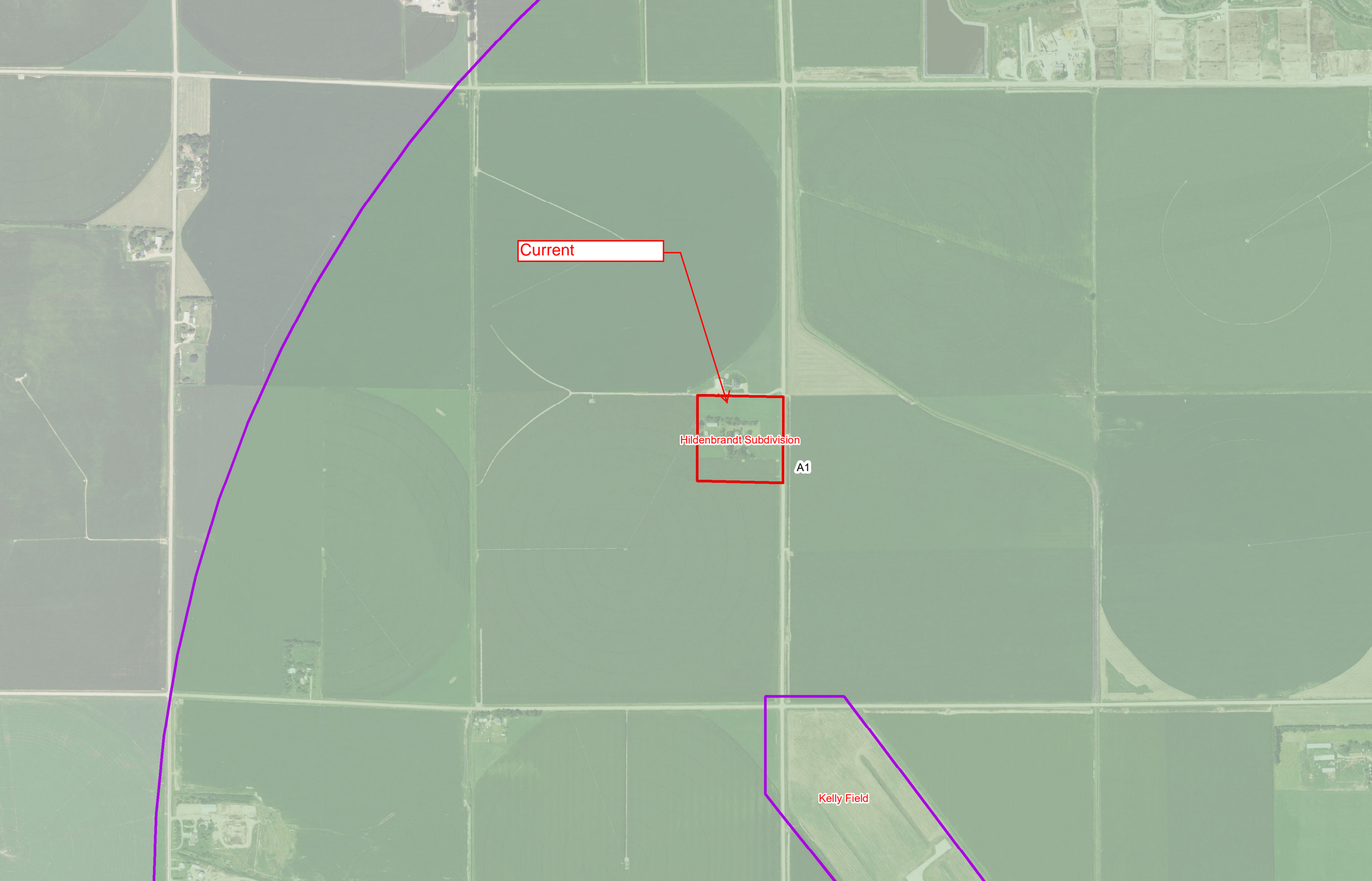
Case Number
Accepted By
Date Advertised 12/30/23 PC
Date of Public Hearing PC - 1/10/2023



County Road 431

County Road 758

Hildenbrandt Subdivision

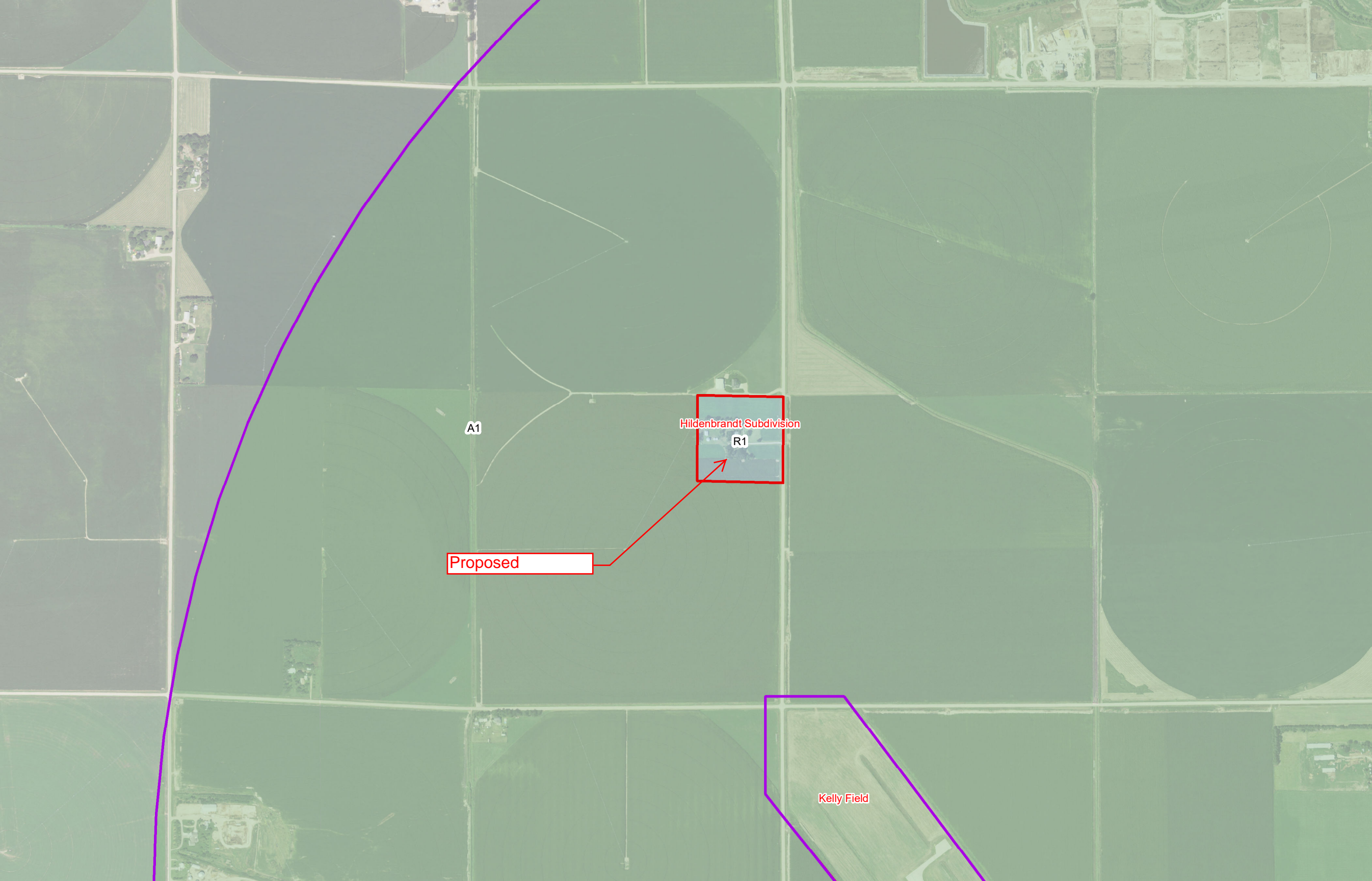


Current

Hildenbrandt Subdivision

A1

Kelly Field



A1

Hildenbrandt Subdivision

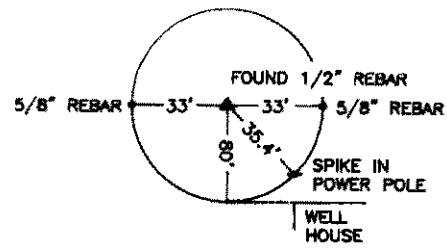
R1

Proposed

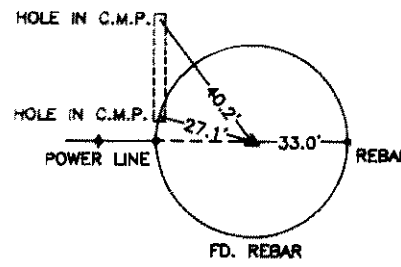
Kelly Field

Hildenbrandt Subdivision

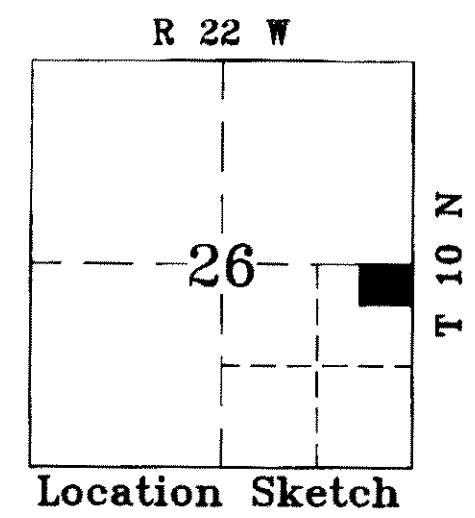
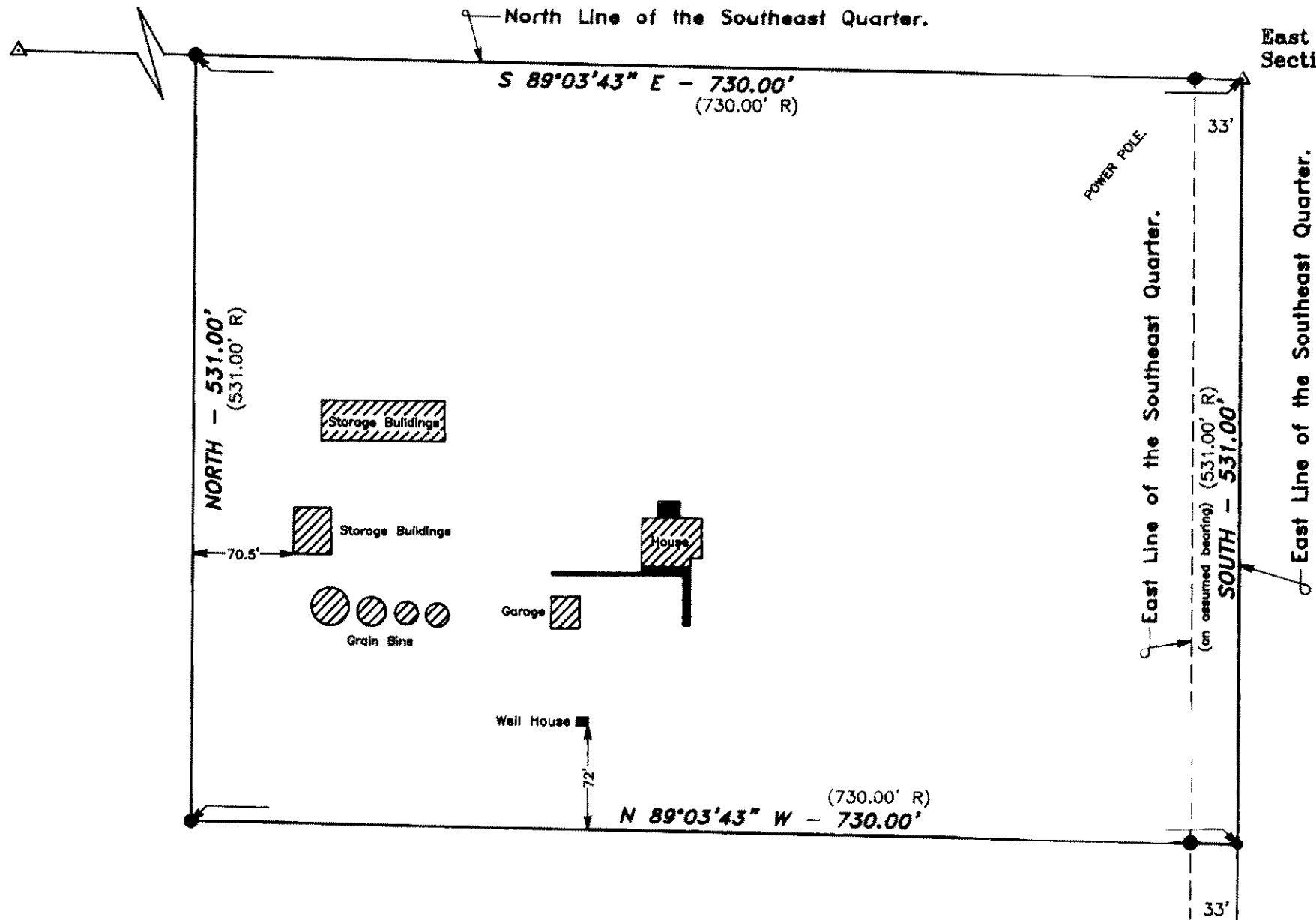
A tract of land in the Northeast Quarter of the Southeast Quarter of Section 26, Township 10 North, Range 22 West of the 6th P.M., Dawson County, Nebraska.



West One-Quarter Corner Section 26-10-22.



East One-Quarter Corner Section 26-10-22.



DESCRIPTION

A tract of land in the Northeast Quarter of the Southeast Quarter of Section 26, Township 10 North, Range 22 West of the 6th P.M., Dawson County, Nebraska, and more particularly described as follows:

Beginning at the East One-Quarter Corner of Section 26, Township 10 North, Range 22 West of the 6th P.M., Dawson County, Nebraska;
 Thence South (an assumed bearing), and along the East Line of the Southeast Quarter of said Section 26, a distance of 531.00 feet;
 Thence N 89°03'43" W, a distance of 730.00 feet;
 Thence North, a distance of 531.00 feet;
 Thence S 89°03'43" E, and along the North Line of the Southeast Quarter of said Section 26, a distance of 730.00 feet to the place of beginning and containing 8.90 Acres, more or less, which includes 0.40 Acre, more or less, of County Road Right-of-way.

PLANNING COMMISSION APPROVAL

This is to certify that the above plat of HILDENBRANDT SUBDIVISION was presented to the Planning Commission of the City of Lexington, Nebraska, at a regular meeting on the 5th day of June, 1996, and was approved and accepted by the Planning Commission on said date.

Dated: 6/5/96

[Signature]
 President

CITY COUNCIL APPROVAL

Be it resolved by the President of the Council of the City of Lexington, Dawson County, Nebraska, as follows:

The Plat of HILDENBRANDT SUBDIVISION, of part of the Northeast Quarter of the Southeast Quarter of Section 26, Township 10 North, Range 22 West of the 6th P.M., Dawson County, Nebraska, duly made out acknowledged and certified be and the same hereby is approved, accepted and ordered filed and recorded in the office of the Register of Deeds of Dawson County, Nebraska.

Passed and approved on the 11 day of June, 1996.

Attest: *[Signature]* City Clerk
[Signature] Robert L. Harsh President of the Council

STATE OF NEBRASKA)
 COUNTY OF DAWSON)

This plat was approved and accepted for filing and recording on the 14th day of June, 1996, at 2:05 O'Clock P.M. and appears in Plat Cabinet No. 2 at Index No. 37, in the records of the Register of Deeds of Dawson County, Nebraska.

[Signature]
 Register of Deeds

DEDICATION

We, Lester Hildenbrandt and Arvella Hildenbrandt, being the owner and proprietor of the land shown in the accompanying plat, and having caused an accurate plat of the described area to be made, do hereby dedicate the Road therein to the use and benefit of the public and do state and make known that said subdivision is made in accordance with our desires.

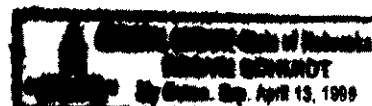
[Signature] Lester Hildenbrandt
[Signature] Arvella Hildenbrandt

STATE OF NEBRASKA)
 COUNTY OF DAWSON)

On this 3rd day of May, 1996, before me the undersigned, a Notary Public in and for said County, personally came Lester Hildenbrandt and Arvella Hildenbrandt, Husband and Wife, and each in his and her own right, to me known to be the identical person who executed the above and foregoing instrument, and they acknowledge the execution thereof to be their voluntary act and deed.

Witness my hand and notarial seal on the 3rd day of May, 1996.

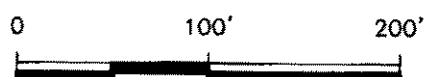
[Signature]
 Notary Public



SURVEYOR'S CERTIFICATE

I, Gary Donnelson, LS-292, a licensed surveyor in the State of Nebraska, hereby certify that on the 29 day of April, 1996, I surveyed HILDENBRANDT SUBDIVISION as above described and that the information shown on the plat is true and correct to the best of my knowledge and belief.

[Signature]
 GARY DONNELSON, LS-292
 Dawson County, Surveyor



0.00' Measured Distance.
 (0.00'P) Platted Distance.
 (0.00'R) Recorded Distance.
 • Angle Point.
 ● Corner Found(Iron).
 △ Gov't. Corner.
 Ref.: F.B. 79, page 33.
 Recorded In F.B. 80, at page 56.

**PLANNING COMMISSION
CITY OF LEXINGTON**

DETERMINATION FORM

On **January 10, 2024**, the Lexington, Nebraska Planning Commission, at its regular meeting, recommended **Approval** (Approval/Denial) of a **Rezoning Application (A-1 to R-1)** for property located at **75741 Road 431** (Location) for **Terry and Judith Geiser** (Name).

The Lexington Planning Commission made the following motion:

Motion by: Cam Smith

Seconded by: Curtis Roemmich

Motion: Moved by Smith, seconded by Roemmich, to recommend to the City Council approval of the Application to Rezone as presented.

Roll Call: Voting "aye" were Margritz, Gonzalez, Roemmich, Smith, Worthing. Motion carried.



Planning Commission Secretary