



## APPLICATION FOR SUBDIVISION

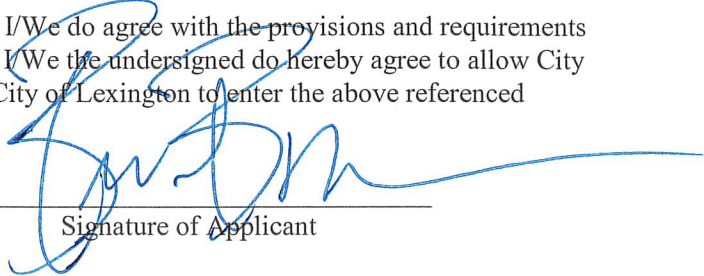
Date Filed: 2/25/25

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

1. Property Owner's Name City of Lexington
2. Property Owner's Address P.O. Box 70
3. Telephone Number (308) 324-2341 E-Mail Address bbrecks@cityoflex.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

### Administrative Use Only

Date Submitted \_\_\_\_\_

Case Number \_\_\_\_\_

Filing Fee \$100.00

Accepted By \_\_\_\_\_

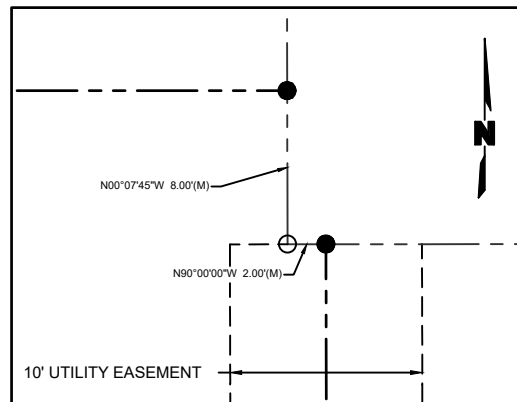
Cert. Of Ownership \_\_\_\_\_

Date Advertised \_\_\_\_\_

Date Sign Posted \_\_\_\_\_

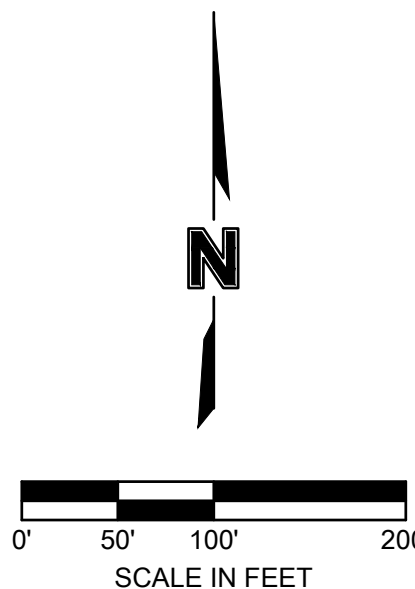
Date of Public Hearing \_\_\_\_\_

IN THE CITY OF LEXINGTON, DAWSON COUNTY, NEBRASKA  
FINAL PLAT



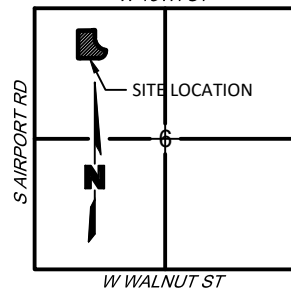
273524.98 Sq. Feet  
6.28± Acres

LOT 2  
111,494.57 Sq. Feet  
2.56± Acres



EASEMENT TO HOSPITAL FROM ZYZZ  
CORP (MISC DEED 66, PAGE 751)  
[RELEASE OF EASEMENT, INSTR 2015-0166]

SEC. 6, T9N, R21W  
NO SCALE  
W 13TH ST



701 4th Avenue, Suite 2C  
P.O. Box 885  
Holdrege, NE 68949

olsson.com  
TEL 308.995.8706  
FAX 308.995.8921

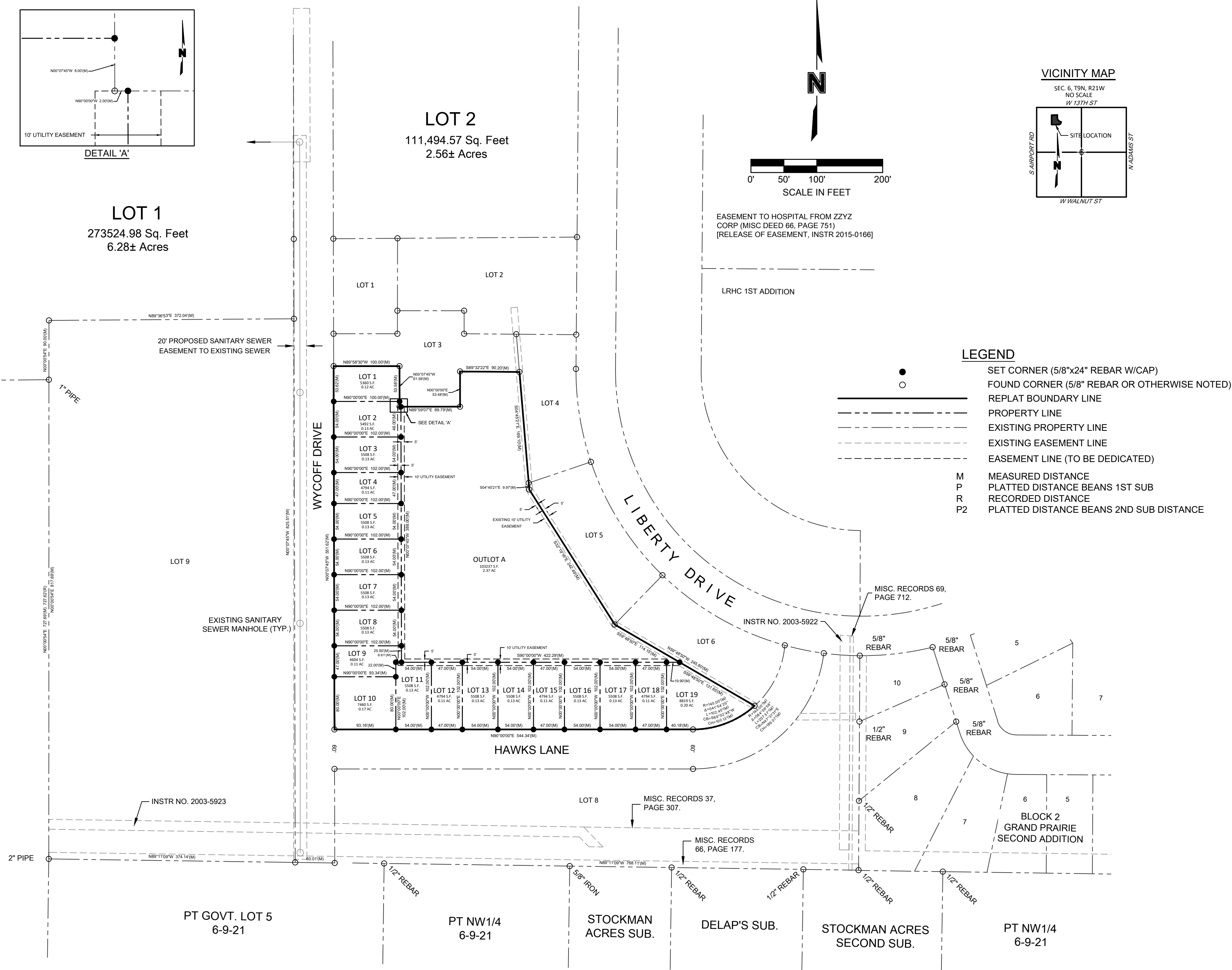
Olsson - Engineering  
Nebraska COA #CA-0638

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DRAFT FINAL PLAT PENDING FIELD INVESTIGATION	
WYCOFF 3RD ADDITION FINAL PLAT	
LEXINGTON, NEBRASKA	2025

drawn by: ORV  
designed by: DJS  
project no.: 024-06585  
date: 4/1/2025

SHEET  
1 of 2



## WYCOFF 3RD ADDITION

## LEGAL DESCRIPTION

LOT 7, WYCOFF 2ND ADDITION TO THE CITY OF LEXINGTON, DAWSON COUNTY, NEBRASKA

# SURVEYOR'S CERTIFICATE

I, DOUGLAS J. STEVENSON, 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 \_\_\_\_\_, 2025.

DOUGLAS J. STEVENSON, REGISTERED LAND SURVEYOR NUMBER LS-485

## DEDICATION

WE, THE CITY OF LEXINGTON, BEING THE SOLE OWNERS AND PROPRIETORS OF THE LAND SHOWN IN THE ACCOMPANYING PLAT, AND HAVING CAUSED AN ACCURATE PLAT OF THE AREA TO BE MADE, DESCRIBING THE LOTS AND STREETS OF SUCH RE-PLAT AND DESIGNATING THE LOTS BY NUMBER AND THE STREETS BY NAME, DO HERBY DEDICATE THE STREETS AND UTILITY EASEMENTS THEREIN TO THE USE AND BENEFIT OF THE PUBLIC.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

JOE PEPPLITSCH, CITY OF LEXINGTON

PRINT TITLE

## ACKNOWLEDGMENT

STATE OF NEBRASKA)  
COUNTY OF DAWSON)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025, BY  
JOE PEPPLITSCH, CITY MANAGER OF LEXINGTON, NEBRASKA.

\_\_\_\_\_(PRINT NAME), \_\_\_\_\_(PRINT TITLE).

NOTARY PUBLIC \_\_\_\_\_ (STAMP)

MY COMMISSION EXPIRES \_\_\_\_/\_\_\_\_/\_\_\_\_

# LEXINGTON NEBRASKA PLANNING COMMISSION APPROVAL

THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING COMMISSION FOR THE CITY OF LEXINGTON, DAWSON COUNTY, NEBRASKA, DOES HEREBY CERTIFY THAT THE FOREGOING PLAT OF "WYCOFF 3RD ADDITION" BEING A RE-PLAT OF LOT 7 OF WYCOFF 2ND 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 \_\_\_\_\_, 2025, 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 \_\_\_\_\_, 2025.

SADIE WORTHING, CHAIRPERSON

LEXINGTON NEBRASKA CITY COUNCIL APPROVAL

THE ABOVE AND FOREGOING PLAT OF "WYCOFF 3RD ADDITION" BEING A RE-PLAT OF LOT 7 OF WYCOFF 2ND ADDITION TO THE CITY OF LEXINGTON, DAWSON COUNTY, NEBRASKA, WAS SUBMITTED TO THE CITY COUNCIL IN AND FOR THE CITY OF LEXINGTON, DAWSON COUNTY, NEBRASKA, AND DULY CONSIDERED BY SAID COUNCIL AT ITS REGULAR MEETING AS ASSEMBLED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, 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 \_\_\_\_\_, 2025. (SEAL)

JOHN FAGOT, MAYOR

ATTEST: \_\_\_\_\_  
PAMELA BARUTH, CITY CLERK

## RESOLUTION

BE IT NOW RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF LEXINGTON, DAWSON COUNTY, NEBRASKA, THAT THE PLAT OF WYCOFF 3RD ADDITION, BEING A RE-PLAT OF LOT 7 OF WYCOFF 2ND 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 INT HE OFFICE OF THE REGISTER OF DEEDS OF DAWSON COUNTY, NEBRASKA.

\_\_\_\_\_(SIGNATURE) (SEAL)  
JOHN D. FAGOT, MAYOR

ATTEST: \_\_\_\_\_  
PAMELA BARUTH, CITY CLERK

## REGISTER OF DEEDS APPROVAL

STATE OF NEBRASKA) SS  
COUNTY OF DAWSON)

THE ABOVE AND FOREGOING PLAT C WYCOFF 3RD ADDITION, BEING A RE-PLAT OF LOT 7 OF WYCOFF 2ND ADDITION, AN ADDITION TO THE CITY OF LEXINGTON, DAWSON COUNTY, NEBRASKA, WAS APPROVED AND ACCEPTED FOR FILING ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2025, AT \_\_\_\_ O'CLOCK \_\_\_\_M., AND APPEARS IN PLAT CABINET \_\_\_\_ AT INDEX NO. \_\_\_\_ IN THE RECORDS OF THE REGISTER OF DEEDS OF DAWSON COUNTY, NEBRASKA.

(SEAL)

LINZY HENDRICH  
DAWSON COUNTY REGISTER OF DEEDS

**olson®**

701 4th Avenue, Suite 2C  
P.O. Box 885  
Holdrege, NE 68949

olsson.com  
TEL 308.995.8706  
FAX 308.995.8921

Olsson - Engineering  
Nebraska COA #CA-0638

[illegible]

DRAFT FINAL PLAT  
PENDING FIELD INVESTIGATION

WYCOFF 3RD ADDITION  
FINAL PLAT

LEXINGTON, NEBRASKA

drawn by: \_\_\_\_\_ ORV  
designed by: \_\_\_\_\_ DJS  
project no.: \_\_\_\_\_ 024-06585  
date: \_\_\_\_\_ 4/1/2025

SHEET  
2 of 2



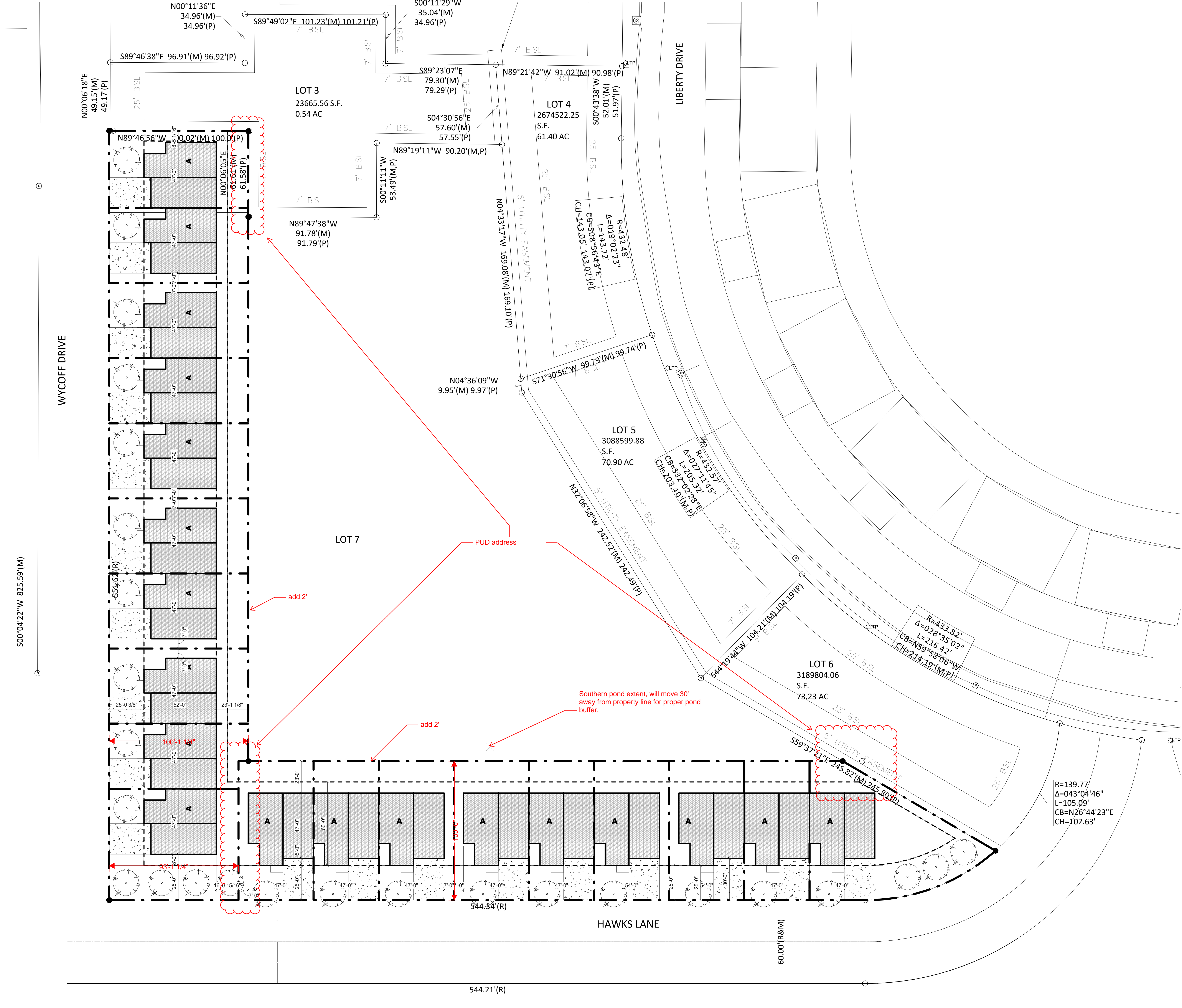
GENERAL SITE PLAN NOTES

SETBACK	REGULATION	PROVIDED
FRONT YARD	25'-0"	25'-0"
REAR YARD	25'-0"	23'-0"
SIDE YARD	7'-0"	7'-0"
CORNER FRONT	7'-0"	VARIES

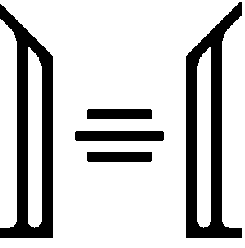
FLOOR PLAN TYPE	
FLOOR PLAN TYPE	'A'
NUMBER OF UNITS	19

SITE PLAN LEGEND

- 1
- NOTE
- 2
- NOTE
- 3
- NOTE
- 4
- NOTE
- 5
- NOTE
- 6
- NOTE
- 7
- NOTE

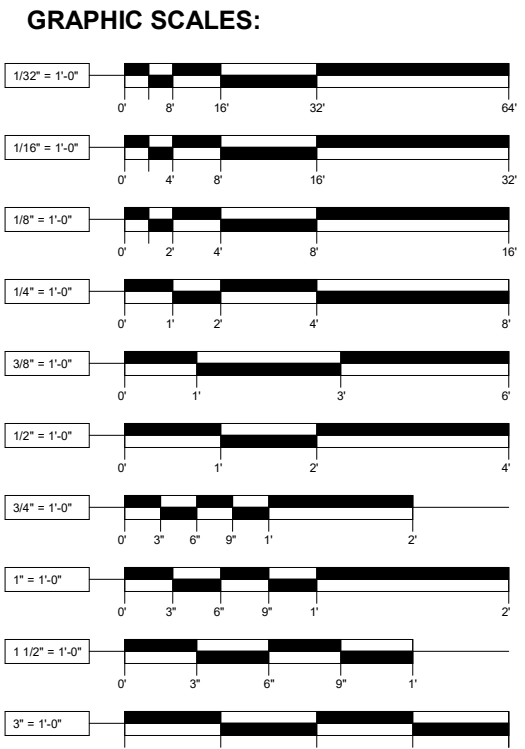


2 SITE PLAN - OPTION A2  
1" = 30'-0"



DRAFT

REVISIONS SCHEDULE	MARK	DATE	DESCRIPTION



VINTAGE  
TOWNHOMES