

BAILEY RE-PLAT

AN ADMINISTRATIVE RE-PLAT OF LOT 1, FAIRBANK'S SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 9 NORTH, RANGE 21 WEST OF THE SIXTH PRINCIPAL MERIDIAN, DAWSON COUNTY, NEBRASKA.

RECORDED IN DAWSON COUNTY, NE
Instr # 2025-03401
LINZY HENDRICKS REGISTER OF DEEDS
December 18, 2025 11:41AM
Fee \$28.00 By: DS
HELDT, MCKEONE & COPLEY chg

NORTH ONE-QUARTER CORNER OF SECTION 9, TOWNSHIP 9 NORTH, RANGE 21 WEST OF THE SIXTH PRINCIPAL MERIDIAN, DAWSON COUNTY, NEBRASKA.

FOUND 3/4" PIPE.

- 5.29' - NNW - SE CORNER OF METAL UTILITY BOX. (S)
- 32.17' - NW - EAST FACE OF METAL POWER POLE. (S)
- 14.23' - NW - GUIDE WIRE ANCHOR TO POWER POLE. (S)
- 23.58' - NN - NAIL AND WASHER IN TOP OF CORNER FENCE POST. (S)

PROJECT #: D20250093

DATE: NOVEMBER 5TH, 2025.

NORTHEAST CORNER
SEC. 9-9-21.

- CORNER IS A FOUND DCSM BRASS CAP IN CONCRETE WITH MAGNET.
- 53.60' - NW - INSIDE CORNER OF CONCRETE BOX CULVERT (F)
- 57.24' - NE - INSIDE CORNER OF CONCRETE BOX CULVERT (F)
- 64.29' - SE - SPIKE IN POWER POLE (F)
- 172.84' - SW - HOLE IN CORRUGATED METAL PIPE (F)
- 42.03' - SOUTH - POWER LINE EAST/WEST (STEEL POLES) (F)

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT CAROLYN J. BAILEY, A SINGLE PERSON, AND, THE CITY OF LEXINGTON, NEBRASKA, BEING THE SOLE OWNERS AND PROPRIETORS OF THE LAND SHOWN ON THE ACCOMPANYING PLAT, AND HAVING CAUSED AN ACCURATE PLAT OF THE DESCRIBED AREA BEING MADE, DESCRIBING THE LOTS AND EASEMENTS OF SUCH ADMINISTRATIVE RE-PLAT AND DESIGNATING THE LOTS BY LETTER, DO HEREBY DEDICATE THE STREETS, ALLEYS AND EASEMENTS (IF ANY), TO THE USE AND BENEFIT OF THE PUBLIC AND DO STATE AND MAKE KNOWN THAT SAID SUBDIVISION IS MADE WITH THEIR DESIRES.

SIGNED THIS 1st DAY OF December, 2025.

Joe Peplitsch
JOE PEPLITSCH
CITY MANAGER FOR CITY OF LEXINGTON, NEBRASKA

Carolyn J. Bailey
CAROLYN J. BAILEY
OWNER

ATTEST: *Bill Brecks*
CITY CLERK Bill Brecks

ACKNOWLEDGMENT

STATE OF NEBRASKA)
COUNTY OF DAWSON)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 5th DAY OF December, 2025, BY JOE PEPLITSCH, CITY MANAGER FOR CITY OF LEXINGTON, DAWSON COUNTY, NEBRASKA.

NOTARY PUBLIC *Derek Haines*

STAMP
GENERAL NOTARY - State of Nebraska
DEREK HAINES
My Comm. Exp. May 1, 2028

MY COMMISSION EXPIRES 5/01/2028

ACKNOWLEDGMENT

STATE OF NEBRASKA)
COUNTY OF DAWSON) Dawson

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 1st DAY OF December, 2025, BY CAROLYN J. BAILEY.

NOTARY PUBLIC *William H. Schmitt*

STAMP
State of Nebraska - General Notary
WILLIAM H SCHMITT
My Commission Expires
July 8, 2026

MY COMMISSION EXPIRES 07/08/2026

CITY MANAGER APPROVAL

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING ADMINISTRATIVE RE-PLAT OF LOT 1, FAIRBANK'S SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 9 NORTH, RANGE 21 WEST OF THE SIXTH PRINCIPAL MERIDIAN, DAWSON COUNTY, NEBRASKA, WAS SUBMITTED AND APPROVED BY THE CITY MANAGER IN AND FOR THE CITY OF LEXINGTON, DAWSON COUNTY, NEBRASKA.

Joe Peplitsch
JOE PEPLITSCH
CITY MANAGER

REGISTER OF DEEDS APPROVAL

STATE OF NEBRASKA)
COUNTY OF DAWSON)

THE ABOVE AND FOREGOING "ADMINISTRATIVE RE-PLAT OF LOT 1, FAIRBANK'S SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 9 NORTH, RANGE 21 WEST OF THE SIXTH PRINCIPAL MERIDIAN, DAWSON COUNTY, NEBRASKA", WAS APPROVED AND ACCEPTED FOR FILING AND RECORDING ON THE 18 DAY OF December, 2025, AT 11:00 O'CLOCK A.M. AND APPEARS IN PLAT CABINET NO. 2 AT INDEX NO. 91 IN THE REGISTER OF DEEDS OF DAWSON COUNTY, NEBRASKA.

Linz Hendricks
LINZY HENDRICKS - REGISTER OF DEEDS

(SEAL)



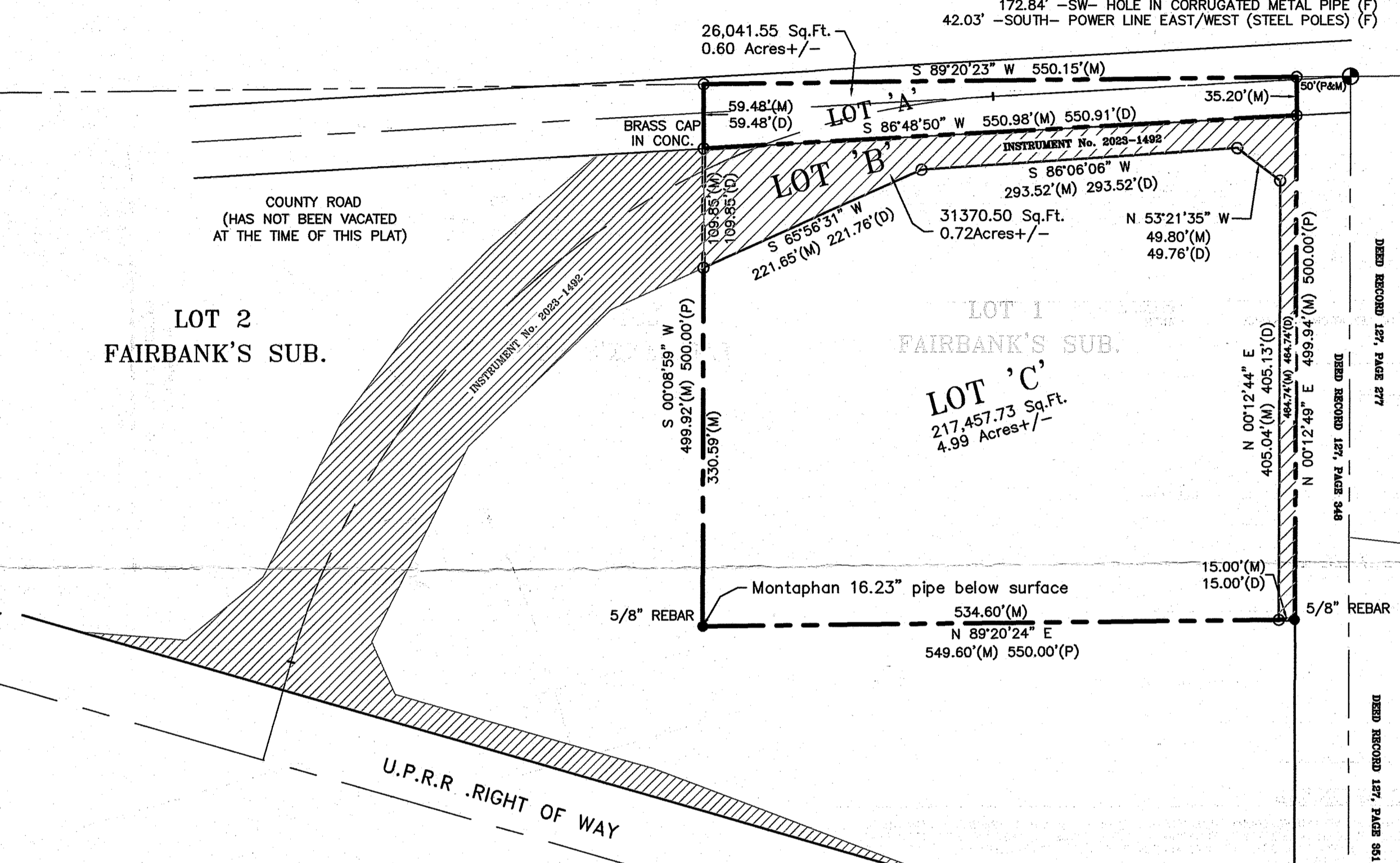
LEGEND

- = SECTION OR 1/4 CORNER.
 - = CORNER FOUND, AS INDICATED.
 - = CORNER SET, (5/8" x 24" CAPPED REBAR).
 - (F) = FOUND TIE.
 - (S) = SET TIE.
 - (P) = PLATTED DISTANCE.
 - (M) = MEASURED DISTANCE.
 - (D) = DEEDED DISTANCE.
 - (R) = RECORDED DISTANCE.
- REF: ORIGINAL SURVEY BY GARY DONNELSON LS- 292 ON 1/23/1998.
REC: LEXINGTON F.B. 34-F, PAGE 42.

LOT 2
FAIRBANK'S SUB.

LOT 1
FAIRBANK'S SUB.

LOT 'C'
217,457.73 Sq.Ft.
4.99 Acres +/-



BASIS OF BEARINGS - ASSUMED

NOTE: SECTION CORNER TIES WERE FOUND AND VERIFIED OR SET AT THE TIME OF THIS SURVEY.

SURVEY AREA

274,869.78 Square Feet
6.31 Acres +/-

LEGAL DESCRIPTION

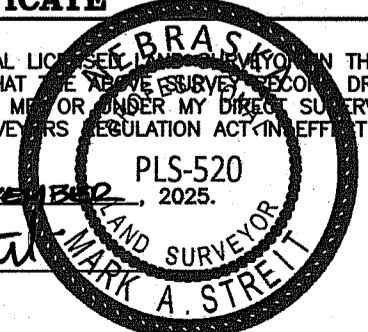
LOT 1, FAIRBANK'S SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 9 NORTH, RANGE 21 WEST OF THE SIXTH PRINCIPAL MERIDIAN, DAWSON COUNTY, NEBRASKA.

SURVEYOR'S CERTIFICATE

I, MARK A. STREIT, A PROFESSIONAL LICENSED SURVEYOR IN THE STATE OF NEBRASKA, DO HEREBY CERTIFY THAT THE ABOVE SURVEY AND DRAWING IS FROM AN ACCURATE SURVEY CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH THE LAND SURVEYORS REGULATION ACT IN EFFECT AT THE TIME OF THIS SURVEY.

SIGNED THIS 5th DAY OF November, 2025.

Mark A. Streit
MARK A. STREIT, PLS #520
DAWSON COUNTY SURVEYOR



WEST QUARTER CORNER
SECTION 10-9-21.

- SET BRASS CAP IN CONCRETE FROM CONSTRUCTION TIES.
- 71.10' - NW - SW CORNER OF CONCRETE PAD. (S)
- 80.90' - SW - HOLE IN TOP, END OF CORRUGATED METAL PIPE. (S)
- 45.05' - SE - HOLE IN TOP, END OF CORRUGATED METAL PIPE. (S)
- 53.32' - NE - HOLE IN TOP, END OF CORRUGATED METAL PIPE. (S)



NORTH
SCALE 1" = 100'

