

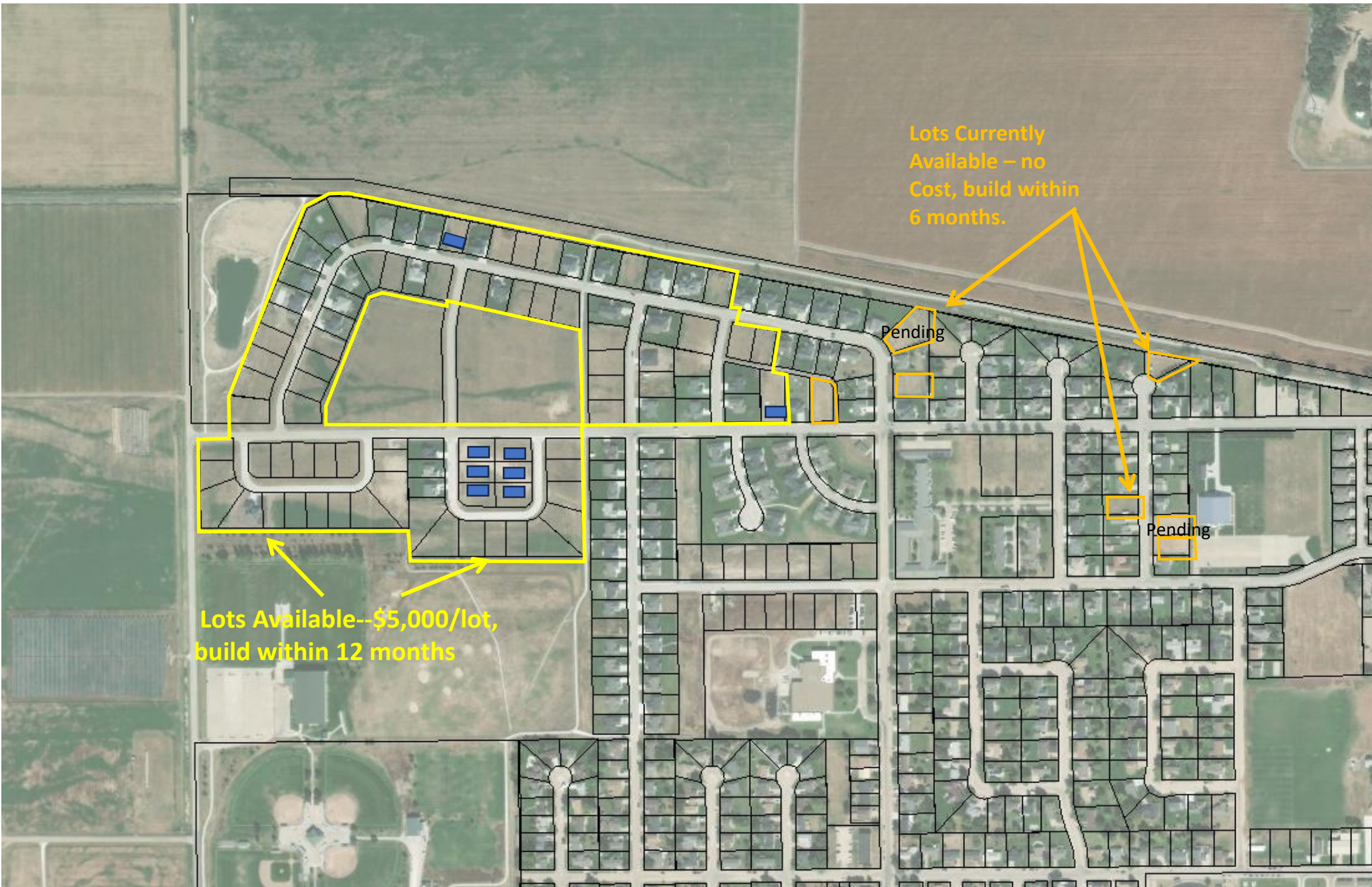
## Available Northwest Housing Lots

- Dozens of sites to choose from
  - \$0 – \$5,000 each
  - Lots sizes: approx. 12,000 – 25,000 square feet
- Utilities on site (Electric, Sewer, Water)
  - Sewer depths accommodate basements
- Protective covenants in place
- Lots are not located in floodplain
- Close to Optimist Recreation Complex and Sandoz Elementary School

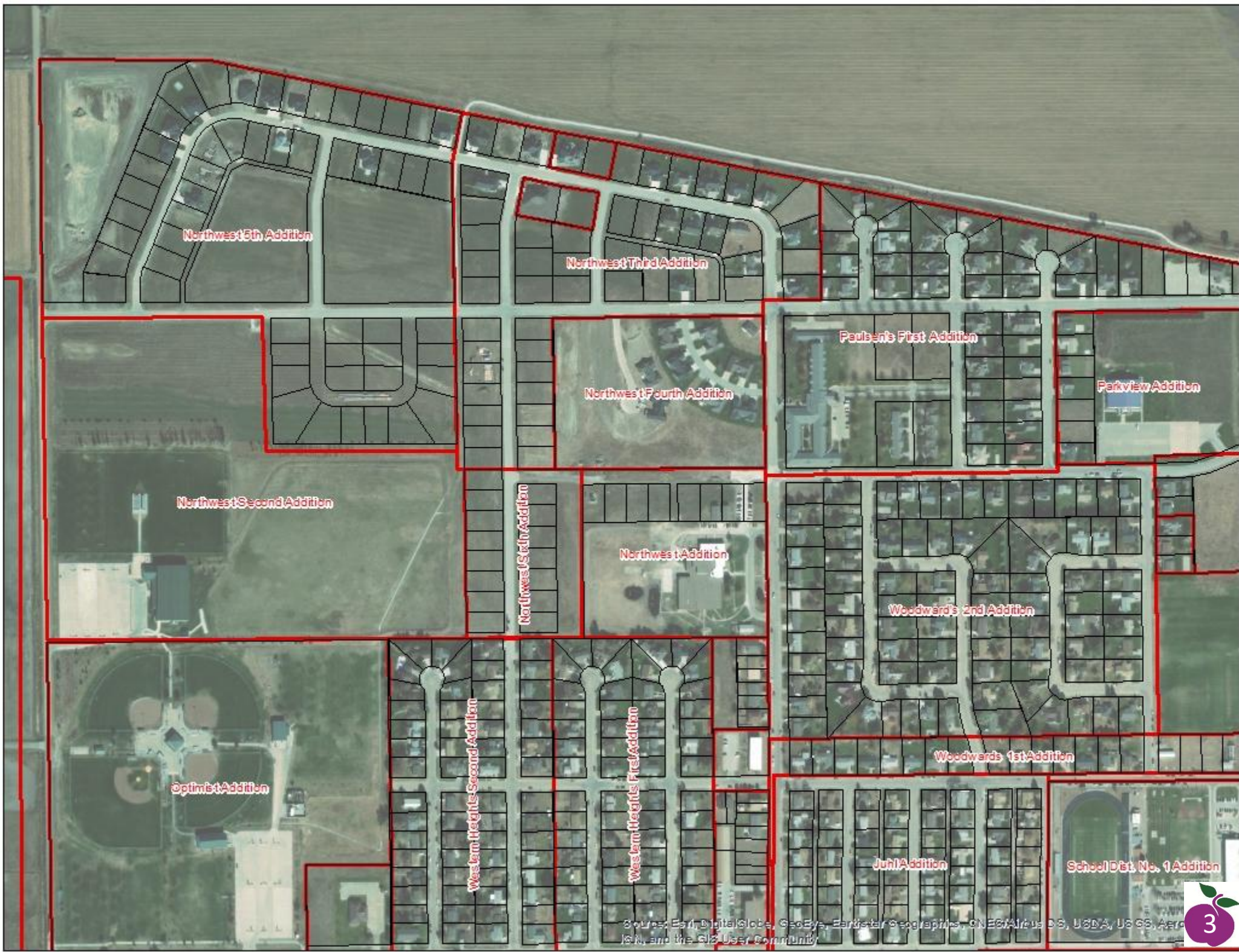
2. Available Lot Map
3. Subdivision Maps
8. Protective Covenants
12. Floodplain Map
13. Sewer Depth Layout



## Available Single-Family Housing Lots – Northwest Lexington, NE







Northwest 5th Addition

Northwest Third Addition

Northwest Fourth Addition

Paulsen's First Addition

Parkview Addition

Northwest Second Addition

Northwest Sixth Addition

Northwest Addition

Woodward's 2nd Addition

Woodward's 1st Addition

Juhl Addition

School Dist. No. 1 Addition

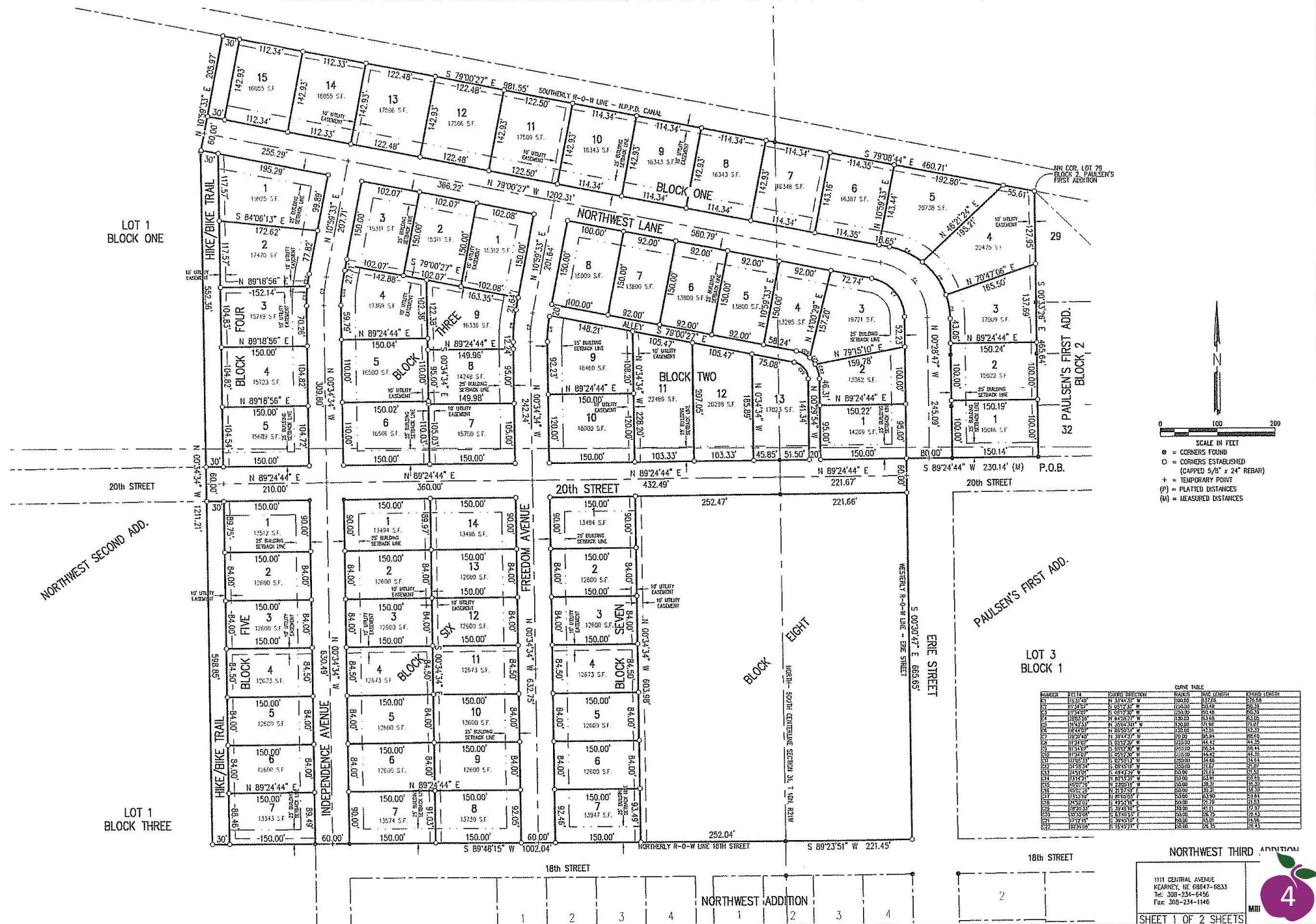
Optimist Addition

Western Heights Second Addition

Western Heights First Addition



A REPLAT OF PART OF LOT 1, BLOCK ONE, ALL OF LOT 1, BLOCK TWO, AND PART OF LOT 1 BLOCK THREE, NORTHWEST SECOND ADDITION, AND PART OF BLOCK 2, PAULSEN'S FIRST ADDITION, BOTH IN THE CITY OF LEXINGTON, DAWSON COUNTY, NEBRASKA



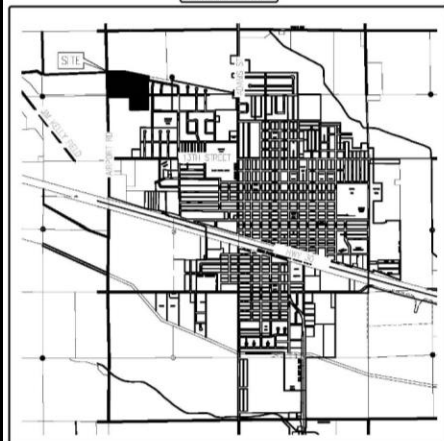


NORTHWEST CORNER, GOVERNMENT LOT 1  
SECTION 31, T 10 N, R 21 W  
FOUND 5/8" REBAR 0.8' DEEP.  
NW 47.24" NAIL & DISC IN PP  
NE 69.94" NAIL & DISC IN GP  
SE 43.81" SPIKE IN TWP  
SW 45.85" NAIL & DISC IN BP

KNOW ALL MEN BY THESE PRESENTS, that the City of Lexington, a Municipal Corporation in the State of Nebraska, by and through its Mayor and City Council, have caused the same to be surveyed, subdivided, platted and designated as "NORTHWEST FIFTH ADDITION, an addition to the City of Lexington, Dawson County, Nebraska, and said owners hereby ratify and approve the dedication of the streets and utility easements as shown upon said plat, and acknowledge said addition to be made with the free consent of the owners of the land therein shown as being subject to the same."

ED DISTANCES

NUMBER	CENTRAL ANGLE	CURVE DATA	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	151°4'53"	100.00'	26.35'	N 37°53'59"E	26.51'
C2	81°57'59"	100.00'	77.19'	N 39°17'51"E	75.84'
C3	89°59'54"	70.00'	109.94'	N 42°26'29"E	98.98'
C4	89°59'54"	40.00'	52.82'	S 42°28'29"E	58.56'
C5	33°23'28"	100.00'	58.27'	N 72°24'27"E	57.45'
C6	33°23'28"	100.00'	58.27'	S 75°25'29"E	57.45'
C7	47°12'31"	100.00'	72.19'	S 32°29'55"E	70.64'
C8	152°5'59"	100.00'	26.64'	S 08°11'01"E	26.56'
C9	90°50'58"	70.00'	109.87'	S 45°33'31"E	89.61'
C10	90°50'58"	40.00'	52.84'	N 45°33'31"E	58.56'
C11	115°52'05"	240.00'	48.91'	N 33°57'30"E	49.67'
C12	115°52'05"	120.00'	55.93'	S 33°57'30"E	55.87'
C13	115°52'05"	320.00'	62.14'	S 62°52'30"E	62.03'
C14	150°58'11"	230.00'	30.76'	N 86°10'34"E	62.56'
C15	22°27'33"	230.00'	95.16'	S 74°40'06"E	89.58'
C16	22°25'15"	230.00'	36.05'	S 75°28'33"E	89.43'
C17	35°44'22"	230.00'	75.02'	S 52°28'03"E	74.69'
C18	16°56'16"	170.00'	107.07'	N 40°51'01"E	105.31'
C19	42°42'23"	170.00'	126.71'	N 79°57'52"E	123.80'
C20	78°14'39"	230.00'	27.04'	S 10°56'12"E	253.88'
C21	23°59'22"	170.00'	68.51'	N 15°58'42"E	68.04'
C22	23°59'22"	230.00'	80.80'	S 15°58'42"E	80.02'
C23	16°13'30"	230.00'	65.10'	S 74°52'14"E	64.86'
C24	6°09'19"	230.00'	24.50'	S 12°52'17"E	24.67'



**NOTE:**  
No title commitment was provided by the client.

▲ = SECTION CORNERS FOUND	--- SECTION LINE
● = CORNERS FOUND	- - - - - PROPOSED LOT LINES
○ = CORNERS ESTABLISHED	- - - - - RIGHT-OF-WAY LINE
(CAPPED 5/8" x 24" REBAR)	- - - - - EXISTING LOT LINES
* = TEMPORARY POINT	- - - - - EXISTING EASEMENTS
(P) = PLATTED DISTANCES	- - - - - NEWLY DEDICATED EASEMENTS
(M) = MEASURED DISTANCES	- - - - - BUILDING SETBACKS
(R) = RECORDED DISTANCES	





	DESCRIPTION
A tract of land in the East One-Half of Section 31, Town 8 P.M., Dawson County, Nebraska, and more particularly described by Referring to the East One-Quarter Corner of Section 31, T. 8th P.M., Dawson County, Nebraska;	
Thence N 89°31'40" W (an assumed bearing), and along the said Section 31, a distance of 33.00 feet to the Point of Beginning;	
Thence N 0°06'28" W, and along the Westerly Right-of-way of 40.41 feet;	
Thence N 89°59'04" W, and along the Southerly Right-of-way, a distance of 50.67 feet;	
Thence N 78°33'11" W, and along the Southerly Right-of-way, a distance of 138.37 feet;	
Thence S 0°06'35" E, a distance of 1206.33 feet;	
Thence N 89°53'25" E, a distance of 1160.00 feet;	
Thence N 0°06'35" W, a distance of 636.00 feet;	
Thence N 89°53'25" E, a distance of 1067.32 feet;	
Thence S 0°06'35" W, a distance of 3.74 feet;	
Thence S 88°28'52" E, a distance of 150.05 feet;	
Thence N 0°06'28" W, and along the Westerly Right-of-way of 50.47 feet to the place of beginning.	

I, Gary Donnelson, LS-292, a licensed surveyor in the State of North Dakota, on the 18th day of April, 1991, I surveyed PAULSEN'S FIRST ADDITION. The information shown on the plat is true and correct to the best of my knowledge and belief.

**LOT AREA TABLE**

Lot	Area (S.F.)	Lot	Area (S.F.)	Lot	Area (S.F.)
1	13,900	11	13,900	21	13,900
2	13,900	12	13,900	22	13,900
3	13,900	13	13,900	23	13,900
4	13,900	14	13,900	24	13,900
5	13,900	15	13,900	25	13,900
6	13,900	16	13,900	26	13,900
7	13,900	17	13,900	27	13,900
8	13,900	18	13,900	28	13,900
9	13,900	19	13,900	29	13,900
10	13,900	20	13,900	30	13,900
11	13,900	21	13,900	31	13,900
12	13,900	22	13,900	32	13,900
13	13,900	23	13,900	33	13,900
14	13,900	24	13,900	34	13,900
15	13,900	25	13,900	35	13,900
16	13,900	26	13,900	36	13,900

**SURVEYOR'S CERTIFICATE**

I, Gary Donnellson, LS-292, a licensed surveyor in the State of Nebraska, do hereby certify that the foregoing plat is a true and correct copy of the original plat as shown on the plat is true and correct to the best of my knowledge and belief.


Dated: April 19, 1991.

GARY DONNELSON  
Surveyor

[illegible]

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U.S. HOUSE OF REPRESENTATIVES  
OFFICE OF THE CLERK  
WASHINGTON, D.C. 20541

STATE OF NEBRASKA) SS  
COUNTY OF DAWSON)

Passed and approve this 24 day  
Attest: \_\_\_\_\_  
City Clerk

STATE OF NEBRASKA }  
COUNTY OF DAWSON } SS

This plot was approved and ad  
June, 1991, at 2:30 O'clock  
at index No. 17, in the records  
Nebraska.


**AMERICAN SOCIETY OF CIVIL ENGINEERS**  
**VICTORIA A. CLOUTIER**  
 1911-1912

Notary Public

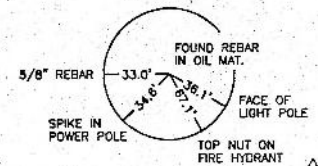
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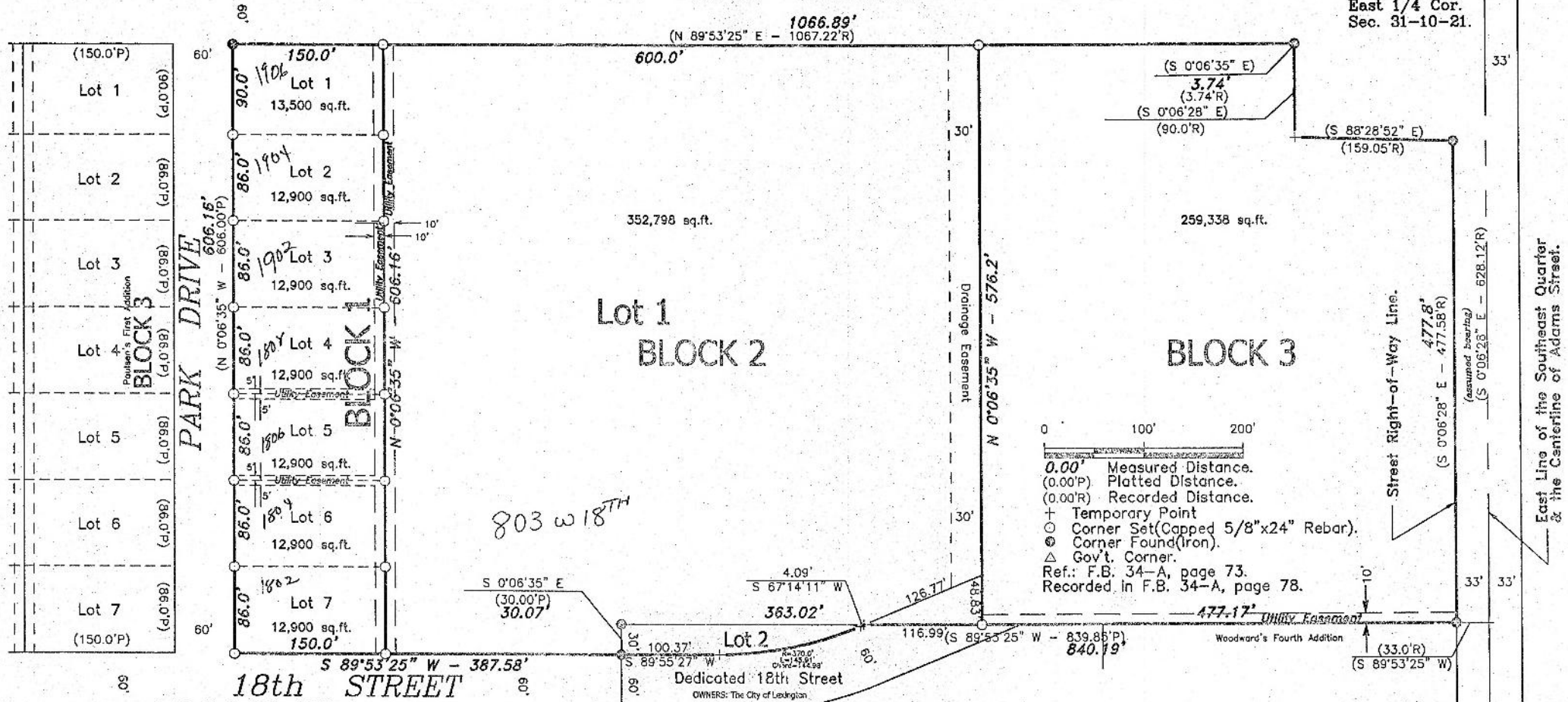
# PARKVIEW ADDITION

to the City of Lexington, Dawson County, Nebraska.

20th STREET



East 1/4 Cor.  
Sec. 31-10-21.



Block 1 of Woodward's Second Addition

(98.45°P)	(85.0°P)	(85.0°P)	(85.0°P)	(85.0°P)	(85.0°P)
Lot 6	Lot 5	Lot 4	Lot 3	Lot 2	Lot 1

## DEDICATION

We, Steven H. Heldt, Tod A. McKeone & Michele A. McKeone, Partners of M & H Enterprises a Nebraska Partnership & Janet L. Wightman Trustee of the Janet L. Wightman Trust & John M. Wightman Trustee of the John M. Wightman Trust & John Whittington, William Willets, Shane Schmidt, Brian Eilers, and Dennis McGee Trustees of the Parkview Baptist Church, to the City of Lexington, being the

STATE OF NEBRASKA)  
COUNTY OF DAWSON)

The foregoing instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_ 2004, by Joe Peplitsch, City Manager of the City of Lexington.

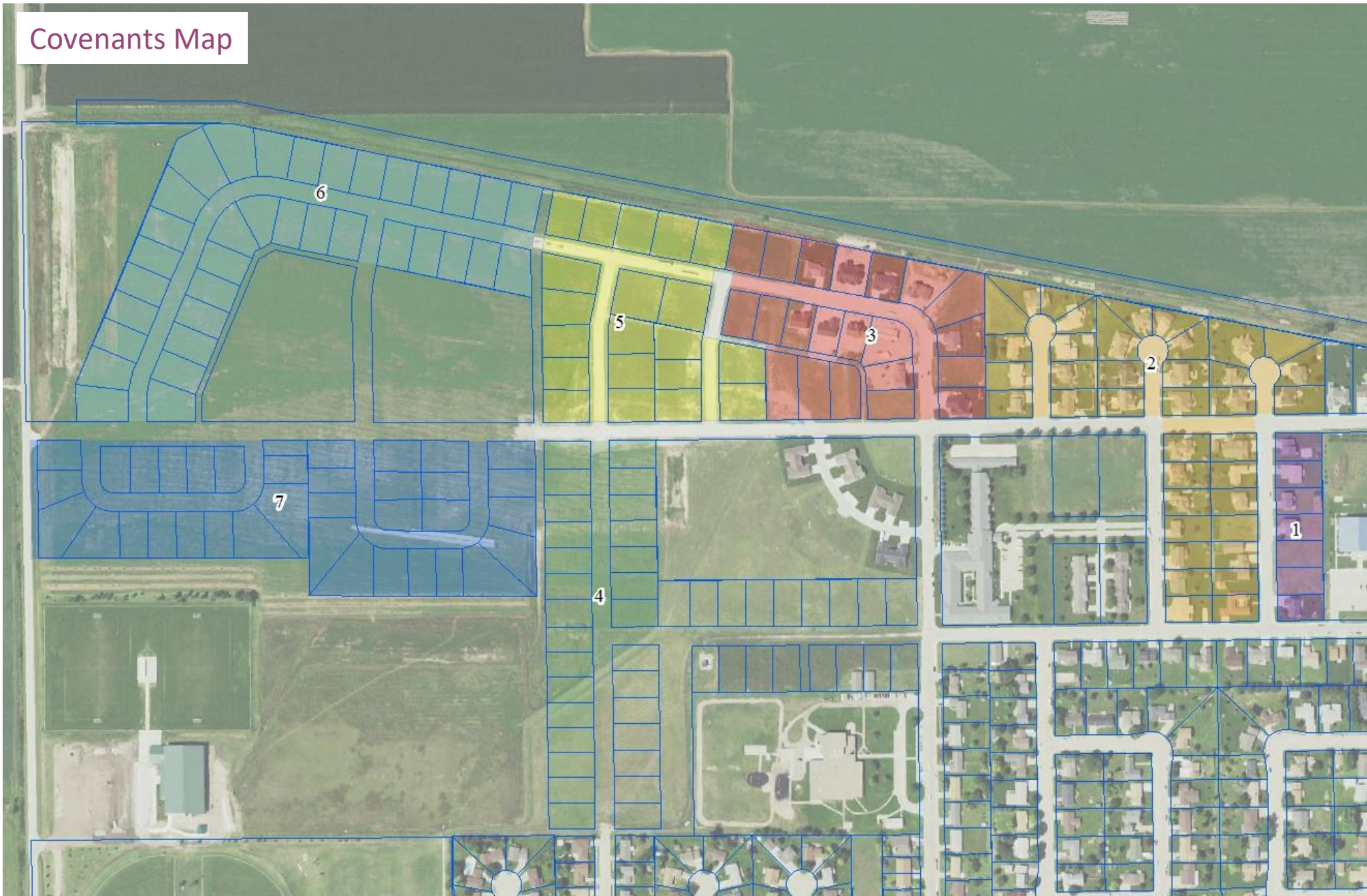
Notary Public

\*\*\*\*\*  
**LEGAL DESCRIPTION**

A tract of land in the Northeast Quarter of the Southeast Quarter of Section 31, Town-



## Covenants Map



Contact the City of Lexington for a copy of the covenant in each area. An example is on the following pages.



Return to:  
BRIAN COPLEY  
P.O. Box 1050  
710 N. Grant  
Lexington, Nebraska 68850

### **RESTRICTIVE COVENANTS**

The undersigned, THE COMMUNITY DEVELOPMENT AGENCY OF LEXINGTON, NEBRASKA (hereinafter referred to as "Owner") is the Owner of the following described real estate, hereinafter referred to as "Properties," located within Lexington, Dawson County, Nebraska:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, and 19, all in Block 1, Northwest Fifth Addition to the City of Lexington, Dawson County, Nebraska; and

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, and 11, all in Block 2, Northwest Fifth Addition to the City of Lexington, Dawson County, Nebraska; and

Lots 1, 2, 3, 4, and 5, all in Block 3, Northwest Fifth Addition to the City of Lexington, Dawson County, Nebraska.

The following Restrictive Covenants are established upon the Properties described above:

1. USE: No lot within the Properties shall be used other than for single family residential purposes.
2. COMPLETION OF CONSTRUCTION: Any building constructed upon any lot within the Properties shall be completed within twelve (12) months after the commencement of construction.
3. EXTERIOR FINISHING: All exterior finish materials shall be as follows:



- a. Material: External finishes of all buildings on said lots must have at least but not limited to 20% brick or stone, or 60% dryvitt or stucco.
  - b. Colors: Any proposed colors must be harmonious with each other and with the colors of exterior brick and roofing materials. The acceptable colors are those of earth tone shades. Earth tone means, but is not limited to, acceptable shades of beige, brown, gray, white, certain shades of green and clay masonry. Bright yellows, greens, blues, and reds shall not be allowed.
  - c. Roofing Materials: Roofing materials shall be equal to or better than an architectural-grade shingle which provides an appearance of depth. Metal roofs shall not be allowed.
4. LANDSCAPING: All front, side, and rear yards shall be seeded or sodded within six (6) months after completion of any dwelling constructed on the above lots. Lot owners shall additionally install an underground irrigation system within six (6) months after completion of any dwelling constructed on the above lots.
5. DOG KENNELS: Any dog run or kennel shall be adequately screened from view and shall not be located in the front yard, side yard setback, or within 10 feet of any lot line.
6. ANTENNAS: No wiring or antenna for electrical power, telephone, television, radio, or any other use shall be permitted above ground, except within a building. This covenant shall not prohibit the installment of equipment, including antennas or dishes for satellite television.
7. TEMPORARY STRUCTURES: No partially completed dwelling or temporary building and no trailer, tent, shack or garage on any lot within the Properties shall be used as either a temporary or permanent residence, except with the written approval of the Owner during construction of a permanent residence.
8. SIGNS: No advertising signs, billboards, or other advertising devices shall be permitted on any lot within the Properties. However, the Owner may erect signs advertising lots for sale within the Properties, and a sign advertising a single lot for sale may be erected upon any lot.
9. STRUCTURES ALLOWED: No building shall be erected, altered, placed or permitted to remain upon any lot other than single family dwellings, private garages and such other recreational and utility buildings and structures as shall not detract from the property values of said lots. No modular, prefabricated, existing or mobile home structures shall be moved onto any lot within the Properties.



10. DWELLING SIZE: No dwelling shall be permitted on any lot within the Properties which shall have less than a minimum square foot area of 1,600 square feet, exclusive of porches and garages, except with regard to two-story or split-level dwellings, a minimum square foot area of not less than 1,200 square feet at ground level shall be required, exclusive of porches and garages. All dwellings shall have a minimum two car attached garage with a hard-surfaced driveway to said garage.

11. RECREATIONAL VEHICLES: No recreational vehicles, including, but not limited to, boats, campers, mobile homes and snowmobiles shall be allowed to be stored upon the Properties unless within an enclosed structure or in the back yard on a cement surface.

12. AMENDMENTS: These Restrictive Covenants shall run with the land and shall be binding upon and enforceable by the Owner and all persons claiming under the Owner and all successive owners shall have the same right to invoke and enforce its provisions as the Owner.

13. ENFORCEMENT: The enforcement of these Restrictive Covenants may be by proceedings at law or in equity against any person violating or attempting to violate any provision hereof. The proceedings may be to restrain the violation or to recover damages.

14. NO WAIVER: The waiver by the Owner of a breach of any portion of these Restrictive Covenants shall not operate or be construed as a waiver of any subsequent breach by any lot owner.

15. SEVERABILITY: The invalidation of any one of these Restrictive Covenants shall not affect the validity of the remaining provisions hereof.

IN WITNESS WHEREOF, our signature has been affixed hereto, this \_\_\_\_ day of \_\_\_\_\_, 2017.

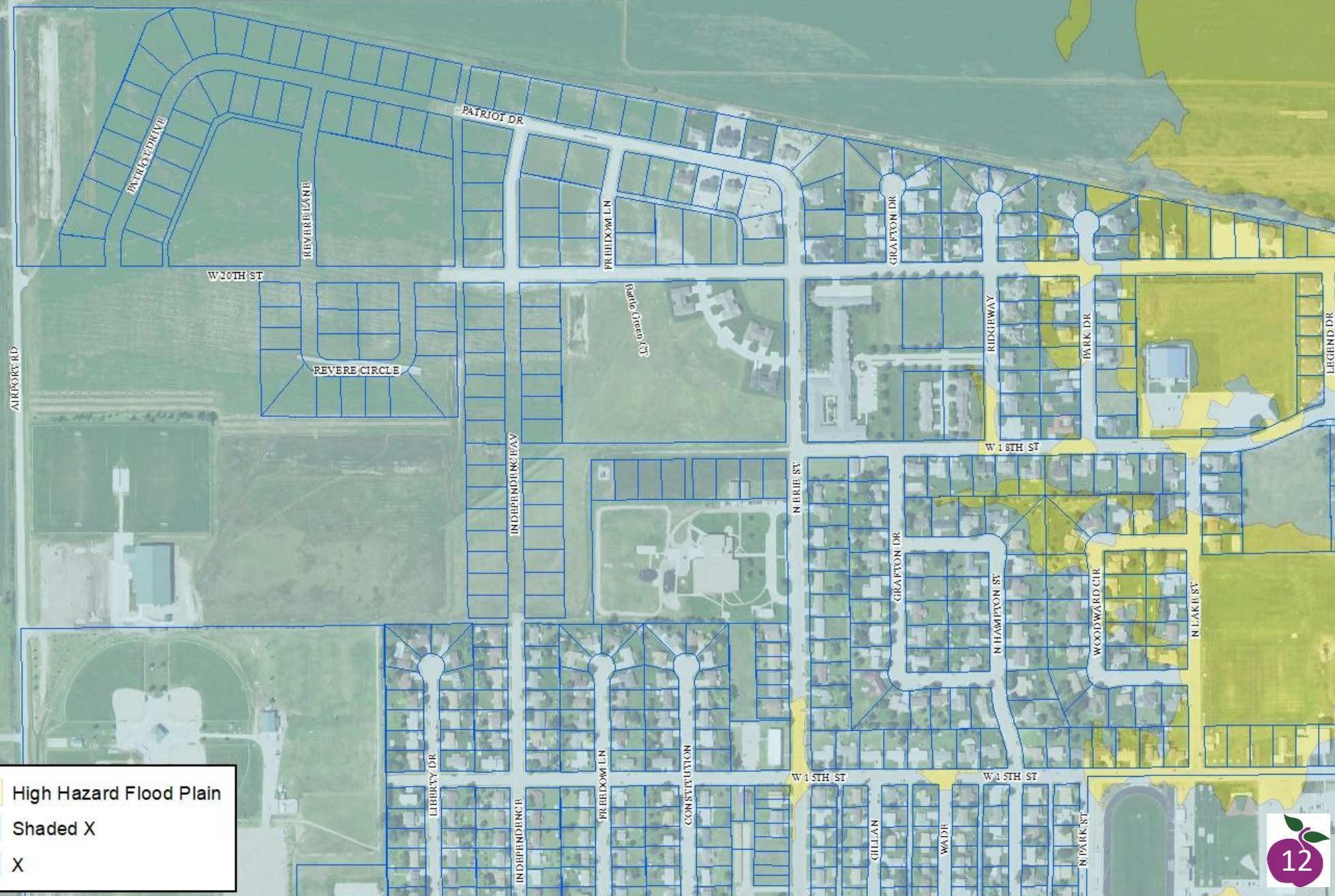
COMMUNITY DEVELOPMENT  
AGENCY OF LEXINGTON, NEBRASKA

By \_\_\_\_\_  
SETH MCFARLAND, Chairman

ATTEST:

\_\_\_\_\_  
Secretary





	High Hazard Flood Plain
	Shaded X
	X



A REPLAT OF PART OF LOT 1, BLOCK ONE, ALL OF LOT 1, BLOCK TWO, AND PART OF LOT 1 BLOCK THREE, NORTHWEST SECOND ADDITION, AND PART OF BLOCK 2, PAULSEN'S FIRST ADDITION, BOTH IN THE CITY OF LEXINGTON, DAWSON COUNTY, NEBRASKA

