

**Administrative Use Only**

Date Submitted 4-25-07 Case Number \_\_\_\_\_  
Filing Fee \$100.00 ~~0~~ Accepted By \_\_\_\_\_  
Date Advertised N/A Date Property Posted \_\_\_\_\_

**SUBDIVISION PLAT APPLICATION**

**CITY OF LEXINGTON**

1. Applicant's Name Neils C. McDermott and Virginia A. McDermott
2. Applicant's Address Grand Island, NE
3. Applicant's Telephone Number N/A
4. Within City Limits \_\_\_\_\_ Within Zoning Jurisdiction YES

4/25/07  
Date Paid

  
Signature Of Applicant

*on behalf of McDermott's and CED*

PRELIMINARY PLAT CHECKLIST

Subdivision No.: \_\_\_\_\_

Date Filed: 4/25/07

- 1. Name of Subdivision: CED Addition
- 2. Name of Owner: Neils and Virginia McDermott
- 3. Name of Subdivider: Neils and Virginia McDermott / City of Lexington
- 4. Name of Person who prepared the Plat: Miller & Associates
- 5. Date of Hearing: 5-2-07

Instructions:

The following checklist is to be completed by the Building Inspector and shall accompany the Preliminary Plat when it is submitted to the Planning Commission. If the answer to any of the questions is "No," a written explanation must accompany this checklist.

6. Does the Preliminary Plat show the following information?

	<u>Yes</u>	<u>No</u>
A. Name of the subdivision	<u>✓</u>	_____
B. Location of boundary lines and reference to section or quarter-section lines.	<u>✓</u>	_____
C. Legal description, complete with Section, Township, Range, Principal Meridian, City.	<u>✓</u>	_____
D. Name and address of owner(s).	<u>✓</u>	_____
E. Name and address of subdivider(s).	<u>✓</u>	_____
F. Name of engineer and/or surveyor who prepared the Preliminary Plat.	<u>✓</u>	_____
G. Scale of Plat, 1" = 100' or larger, and north arrow.	<u>✓</u>	_____
H. Date of preparation and basis for north.	<u>✓</u>	_____
I. Current zoning classification and proposed use of the area being platted.	_____	<u>✓</u>
J. Location, width and name of platted streets or other public ways, railroad rights-of-way, utility easements, parks and other public open spaces and permanent buildings within or adjacent to the proposed subdivision.	<u>✓</u>	_____
K. Location of existing sewers, water mains, gas mains, culverts or other underground installations within or adjacent to the proposed subdivision with pipe size, manholes, grades, and location.	_____	<u>✓</u>
L. Names of adjacent subdivisions together with arrangement of streets and lots and owners of adjacent parcels of unsubdivided land.	<u>✓</u>	_____

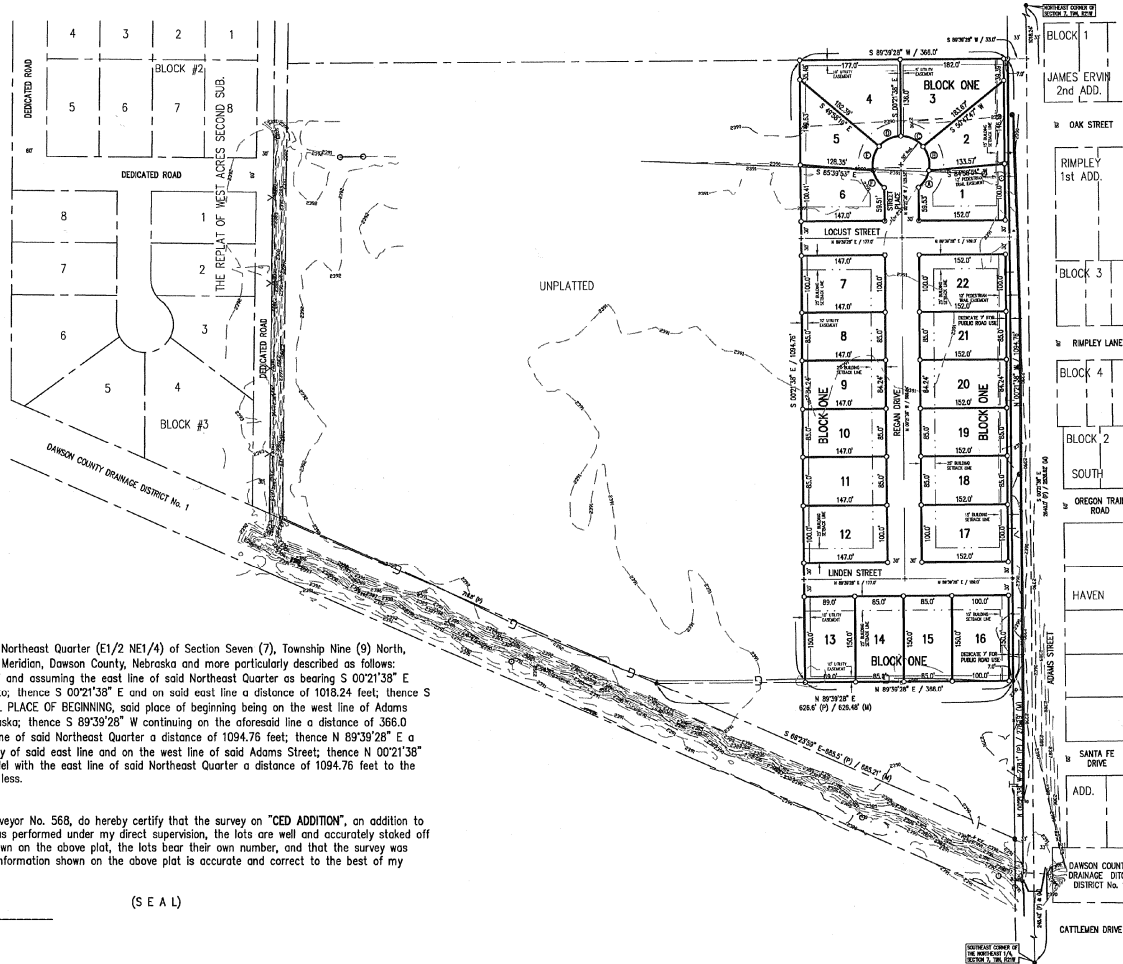
Yes    No

- M. Topography at contour intervals of not more than five (5) feet referred to USGS datum and location of water courses, bridges, wooded areas, lakes, ravines and other significant physical features. ✓
- N. Arrangement of lots and their approximate sizes. ✓
- O. Location and width of proposed streets, alleys, pedestrian ways and easements. ✓
- P. General plan of sewage disposal, water supply and utilities, if public.         ✓
- Q. Notation of type of sewage disposal and water supply if non-public.         N/A
- R. Location and size of proposed parks, playgrounds, churches, school sites, or other special uses of land to be considered for reservation for public use.         N/A
- S. Relationship to adjacent unsubdivided land. ✓
- T. Approximate gradient of streets.         ✓
- U. Gross acreage of the subdivision; acreage dedicated to streets and other public uses; total number of buildable lots; maximum, minimum and average lot sizes. ✓

- 7. Does the proposed subdivision design conform to the Comprehensive Plan? ✓
- 8. Will the proposed subdivision make the development of adjacent property more difficult?         ✓
- 9. Are lots sized appropriately for zoning district? ✓
- 10. Are all lots free from flood plain encroachment? ✓
- 11. Are drainageways and other drainage facilities sufficient to prevent flooding both on-site and off-site? ✓
- 12. Are all lots buildable with respect to topography, drainageways, bedrock, and soil conditions? ✓
- 13. Do proposed street grades and alignment meet all requirements? ✓
- 14. Were twelve (12) copies of the preliminary plat submitted? ✓
- 15. Was the preliminary plat fee of \$ 0 paid? ✓

(PROPOSED) CED ADDITION

AN ADDITION TO THE CITY OF LEXINGTON, DAWSON COUNTY, NEBRASKA



LEGAL DESCRIPTION

A tract of land being part of the East Half of the Northeast Quarter (E1/2 NE1/4) of Section Seven (7), Township Nine (9) North, Range Twenty-one (21) West of the Sixth Principal Meridian, Dawson County, Nebraska and more particularly described as follows: Referring to the Northeast corner of said Section 7 and assuming the east line of said Northeast Quarter as bearing S 00°21'38" E and all bearings contained herein are relative thereto; thence S 00°21'38" E and on said east line a distance of 1018.24 feet; thence S 89°39'28" W a distance of 33.0 feet to the ACTUAL PLACE OF BEGINNING, said place of beginning being on the west line of Adams Street, a street in Lexington, Dawson County, Nebraska; thence S 89°39'28" W continuing on the aforesaid line a distance of 366.0 feet; thence S 00°21'38" W parallel with the east line of said Northeast Quarter a distance of 1094.76 feet; thence N 89°39'28" E a distance of 366.0 feet to a point 33.0 feet westerly of said east line and on the west line of said Adams Street; thence N 00°21'38" E on the west line of said Adams Street and parallel with the east line of said Northeast Quarter a distance of 1094.76 feet to the place of beginning. Containing 9.20 acres, more or less.

SURVEYOR'S CERTIFICATE

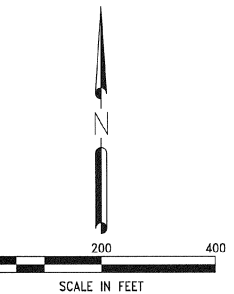
I, Ronald G. Ridgway, Nebraska Registered Land Surveyor No. 568, do hereby certify that the survey on "CED ADDITION", an addition to the City of Lexington, Dawson County, Nebraska, was performed under my direct supervision, the lots are well and accurately staked off and marked, the dimensions of the lots are as shown on the above plat, the lots bear their own number, and that the survey was made using known and recorded monuments. All information shown on the above plat is accurate and correct to the best of my knowledge and belief.

(S E A L)

Ronald G. Ridgway  
Nebr. Reg. L.S. No. 568  
Date \_\_\_\_\_

CURVE DATA

①	Radius = 50.0'
	Arc = 35.96'
	Chord = 30.1'
②	Radius = 50.0'
	Arc = 44.4'
	Chord = 43.92'
③	Radius = 50.0'
	Arc = 44.94'
	Chord = 43.17'
④	Radius = 50.0'
	Arc = 44.94'
	Chord = 43.92'
⑤	Radius = 50.0'
	Arc = 44.94'
	Chord = 43.17'
⑥	Radius = 50.0'
	Arc = 35.92'
	Chord = 30.92'



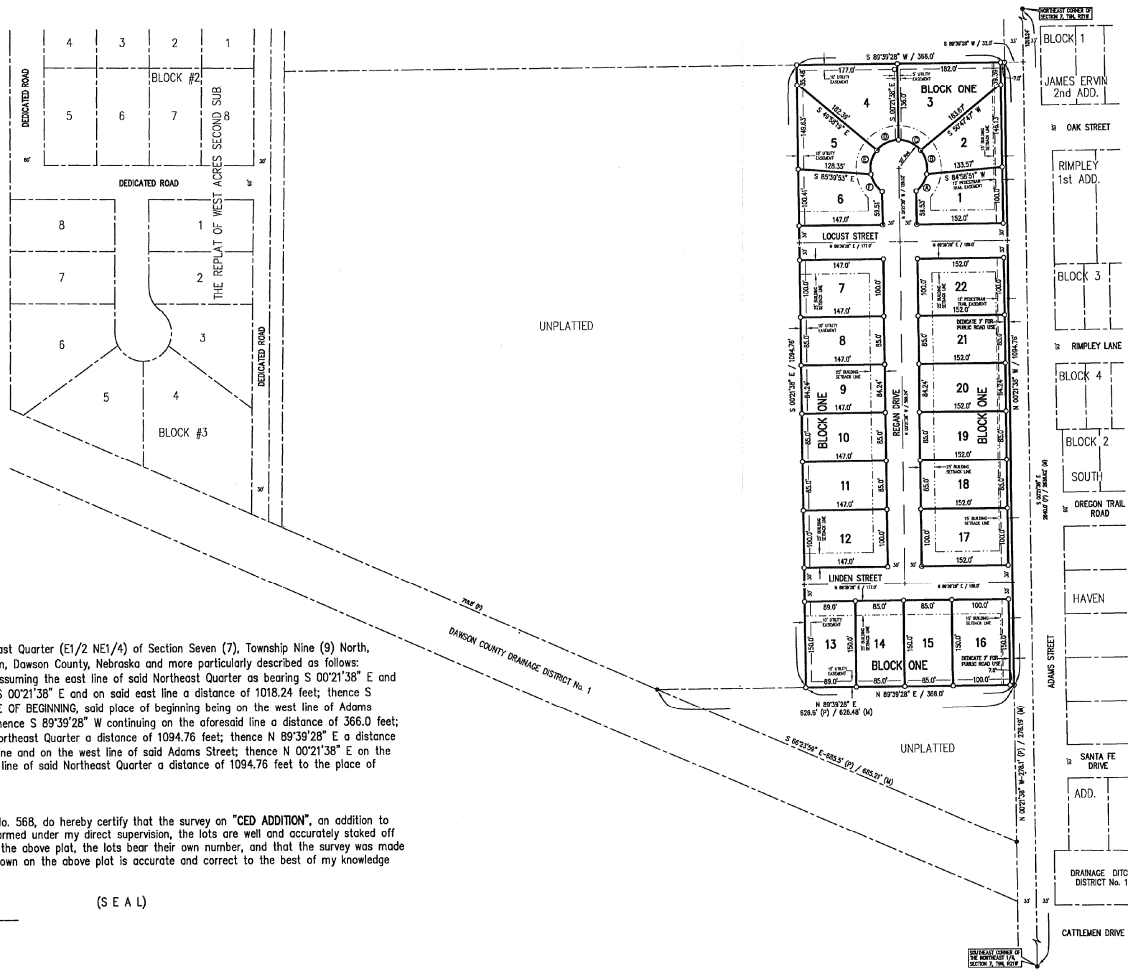
- = CORNERS FOUND (5/8" REBAR, EXCEPT AS INDICATED)
- = CORNERS ESTABLISHED (CAPPED 5/8" x 24" REBAR)
- + = TEMPORARY POINT
- (P) = PLATTED DISTANCES
- (M) = MEASURED DISTANCES



1111 CENTRAL AVENUE  
KEARNEY, NE 68847-5833  
Tel: 308-234-6456  
Fax: 308-234-1146

# CED ADDITION

AN ADDITION TO THE CITY OF LEXINGTON, DAWSON COUNTY, NEBRASKA



**LEGAL DESCRIPTION**

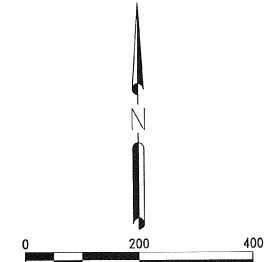
A tract of land being part of the East Half of the Northeast Quarter (E1/2 NE1/4) of Section Seven (7), Township Nine (9) North, Range Twenty-one (21) West of the Sixth Principal Meridian, Dawson County, Nebraska and more particularly described as follows: Referring to the Northeast corner of said Section 7 and assuming the east line of said Northeast Quarter as bearing S 00°21'38" E and all bearings contained herein are relative thereto; thence S 00°21'38" E and on said east line a distance of 1018.24 feet; thence S 89°39'28" W a distance of 33.0 feet to the ACTUAL PLACE OF BEGINNING, said place of beginning being on the west line of Adams Street, a street in Lexington, Dawson County, Nebraska; thence S 89°39'28" W continuing on the aforesaid line a distance of 366.0 feet; thence S 00°21'38" W parallel with the east line of said Northeast Quarter a distance of 1094.76 feet; thence N 89°39'28" E a distance of 366.0 feet to a point 33.0 feet westerly of said east line and on the west line of said Adams Street; thence N 00°21'38" E on the west line of said Adams Street and parallel with the east line of said Northeast Quarter a distance of 1094.76 feet to the place of beginning. Containing 9.20 acres, more or less.

**SURVEYOR'S CERTIFICATE**

I, Ronald G. Ridgway, Nebraska Registered Land Surveyor No. 568, do hereby certify that the survey on "CED ADDITION", an addition to the City of Lexington, Dawson County, Nebraska, was performed under my direct supervision, the lots are well and accurately staked off and marked, the dimensions of the lots are as shown on the above plat, the lots bear their own number, and that the survey was made using known and recorded monuments. All information shown on the above plat is accurate and correct to the best of my knowledge and belief.

(S E A L)

Ronald G. Ridgway  
Nbr. Reg. L.S. No. 568  
Date \_\_\_\_\_



- SCALE IN FEET
- = CORNERS FOUND (5/8" REBAR, EXCEPT AS INDICATED)
  - = CORNERS ESTABLISHED (CAPPED 5/8" x 24" REBAR)
  - + = TEMPORARY POINT
  - (P) = PLATTED DISTANCES
  - (M) = MEASURED DISTANCES

**CURVE DATA**

①	Radius = 50.0'
②	Δ = 36.9°
③	Chord = 35.1'
④	Radius = 50.0'
⑤	Δ = 44.4°
⑥	Chord = 42.95'
⑦	Radius = 50.0'
⑧	Δ = 42.9°
⑨	Chord = 41.95'
⑩	Radius = 50.0'
⑪	Δ = 42.9°
⑫	Chord = 41.95'
⑬	Radius = 50.0'
⑭	Δ = 44.4°
⑮	Chord = 42.95'
⑯	Radius = 50.0'
⑰	Δ = 36.9°
⑱	Chord = 35.1'

1111 CENTRAL AVENUE  
KEARNEY, NE 68847-6833  
Tel: 308-234-6456  
Fax: 308-234-1146

# CED ADDITION

AN ADDITION TO THE CITY OF LEXINGTON, DAWSON COUNTY, NEBRASKA

## DEDICATION

KNOW ALL MEN BY THESE PRESENT, that Neils C. McDermott and Virginia A. McDermott, husband and wife, being an owner, have caused the same to be surveyed, subdivided, platted and designated as "CED ADDITION", an addition to the City of Lexington, Dawson County, Nebraska, and said owners and lien holder hereby ratify and approve the disposition of their property as shown on the above plat, and hereby dedicate to the use and benefit of the public the streets and utility easements as shown upon said plat, and acknowledge said addition to be made with the free consent and in accord with the desires of said owners and lien holder.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_(signature)

\_\_\_\_\_(print name)  
Neils C. McDermott

\_\_\_\_\_(signature)

\_\_\_\_\_(print name)  
Virginia A. McDermott

## ACKNOWLEDGEMENT

STATE OF \_\_\_\_\_ )  
S.S.

COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by Neils C. McDermott, husband of Virginia A. McDermott.

( S E A L )

Notary Public  
My commission expires \_\_\_\_\_

STATE OF \_\_\_\_\_ )  
S.S.

COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by Virginia A. McDermott, wife of Neils C. McDermott.

( S E A L )

Notary Public  
My commission expires \_\_\_\_\_

## APPROVAL OF THE CITY OF LEXINGTON PLANNING COMMISSION

The undersigned, Chairman of the Planning Commission for the City of Lexington, Dawson County, Nebraska, does hereby certify that the foregoing plat of "CED ADDITION", an 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 \_\_\_\_\_, 20\_\_\_\_, 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 \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Chairman

## APPROVAL OF THE LEXINGTON, NEBRASKA, CITY COUNCIL

The above and foregoing plat was submitted to the City Council in and for the City of Lexington, Dawson County, Nebraska, and duly considered by this Council at its regular meeting as assembled on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, 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 \_\_\_\_\_, 20\_\_\_\_

( S E A L )

\_\_\_\_\_  
Mayor

ATTEST: \_\_\_\_\_  
City Clerk

## RESOLUTION

Be it resolved by the mayor and council of the City of Lexington, Nebraska. That the plat of "CED 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 in the Office of the Register of Deeds of Dawson County, Nebraska.

( S E A L )

\_\_\_\_\_  
Mayor

ATTEST: \_\_\_\_\_  
City Clerk

## REGISTER OF DEEDS

STATE OF NEBRASKA)

)ss

COUNTY OF DAWSON)

This is to certify that this instrument was filed for record in the Register of Deeds office at \_\_\_\_\_ m. on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Register of Deeds



1111 CENTRAL AVENUE  
KEARNEY, NE 68847-6833  
Tel: 308-234-6456  
Fax: 308-234-1146

SHEET 2 OF 2 SHEETS

# CED ADDITION

