

Administrative Use Only

Date Submitted _____ Case Number _____
Filing Fee \$100.00 Accepted By _____
Date Advertised _____ Date Property Posted _____

SUBDIVISION PLAT APPLICATION

CITY OF LEXINGTON

1. Applicant's Name CONNIE S. FOSTER MARTIN
2. Applicant's Address 75455 Rd 436 LEX,
3. Applicant's Telephone Number 308-325-0584
4. Within City Limits _____ Within Zoning Jurisdiction ✓

1-22-08

Date Paid

Connie S. Martin

Signature Of Applicant

PRELIMINARY PLAT CHECKLIST

Subdivision No.: _____

Date Filed: _____

- 1. Name of Subdivision: FOSTER SUBDIVISION
- 2. Name of Owner: CONNIE FOSTER-MARTIN
- 3. Name of Subdivider: SAMC
- 4. Name of Person who prepared the Plat: GARY DONNELSON
- 5. Date of Hearing: FEB 6, 2008

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>X</u>	_____
B. Location of boundary lines and reference to section or quarter-section lines.	<u>X</u>	_____
C. Legal description, complete with Section, Township, Range, Principal Meridian, City.	<u>X</u>	_____
D. Name and address of owner(s).	<u>X</u>	_____
E. Name and address of subdivider(s).	<u>X</u>	_____
F. Name of engineer and/or surveyor who prepared the Preliminary Plat.	<u>X</u>	_____
G. Scale of Plat, 1" = 100' or larger, and north arrow.	<u>X</u>	_____
H. Date of preparation and basis for north.	<u>X</u>	_____
I. Current zoning classification and proposed use of the area being platted.	_____	<u>X</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>N/A</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>N/A</u>
L. Names of adjacent subdivisions together with arrangement of streets and lots and owners of adjacent parcels of unsubdivided land.	_____	<u>N/A</u>

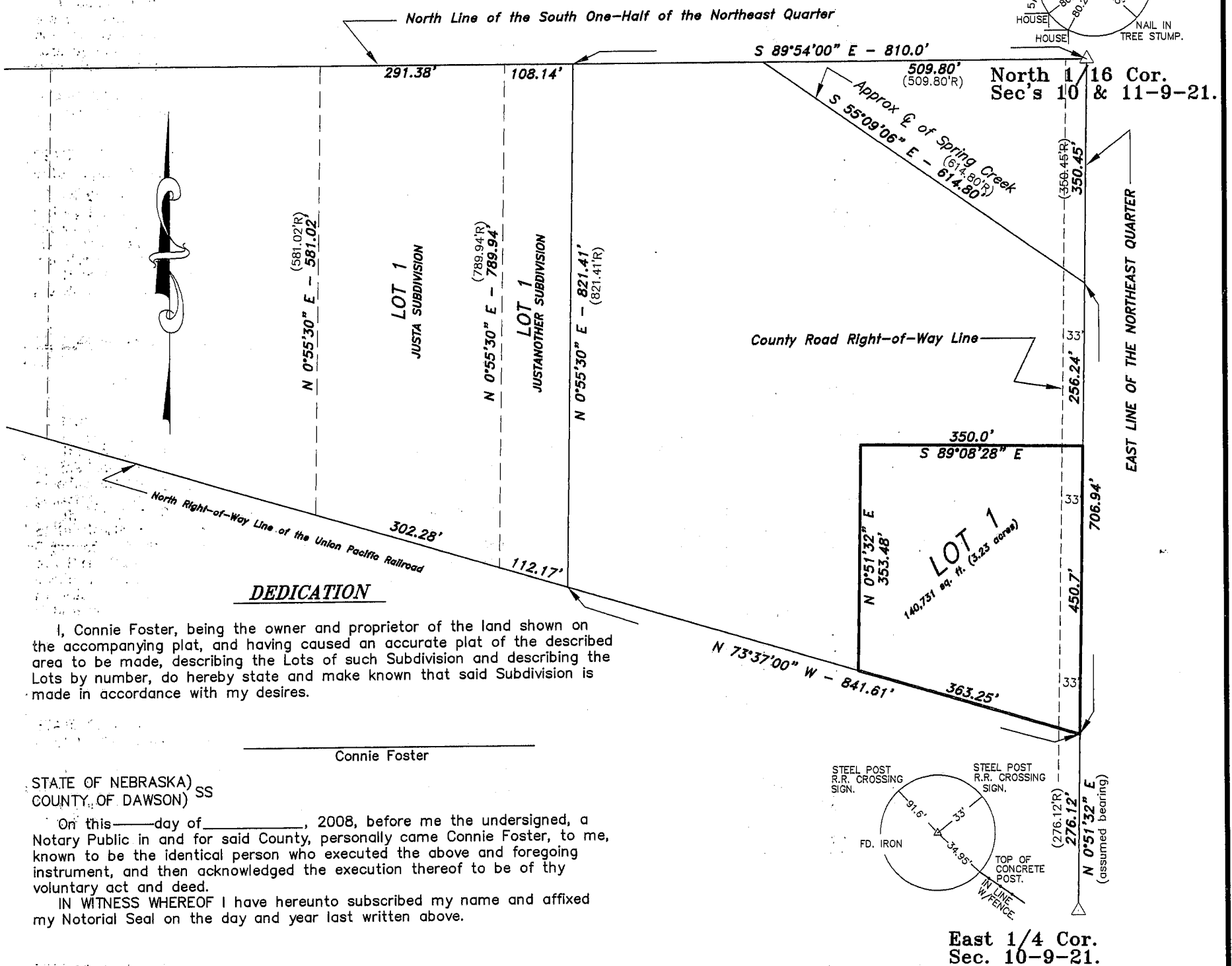
Yes No

- 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. X
- N. Arrangement of lots and their approximate sizes. X
- O. Location and width of proposed streets, alleys, pedestrian ways and easements. N/A
- P. General plan of sewage disposal, water supply and utilities, if public. N/A
- Q. Notation of type of sewage disposal and water supply if non-public. X
- 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. X
- T. Approximate gradient of streets. N/A
- 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. X
-
7. Does the proposed subdivision design conform to the Comprehensive Plan?
8. Will the proposed subdivision make the development of adjacent property more difficult? X
9. Are lots sized appropriately for zoning district? X
10. Are all lots free from flood plain encroachment? X
11. Are drainageways and other drainage facilities sufficient to prevent flooding both on-site and off-site? X
12. Are all lots buildable with respect to topography, drainageways, bedrock, and soil conditions? X
13. Do proposed street grades and alignment meet all requirements? N/A
14. Were twelve (12) copies of the preliminary plat submitted? X
15. Was the preliminary plat fee of \$ 100⁰⁰ paid? X

FOSTER SUBDIVISION

A part of the Southeast Quarter of the Northeast Quarter, lying North of the Union Pacific Railroad Right-of-Way, Section 10, Township 9 North, Range 21 West of the 6th P.M., Dawson County, Nebraska.

PRELIMINARY PLAT



DEDICATION

I, Connie Foster, being the owner and proprietor of the land shown on the accompanying plat, and having caused an accurate plat of the described area to be made, describing the Lots of such Subdivision and describing the Lots by number, do hereby state and make known that said Subdivision is made in accordance with my desires.

Connie Foster

STATE OF NEBRASKA)
COUNTY OF DAWSON) SS

On this _____ day of _____, 2008, before me the undersigned, a Notary Public in and for said County, personally came Connie Foster, to me, known to be the identical person who executed the above and foregoing instrument, and then acknowledged the execution thereof to be of thy voluntary act and deed.

IN WITNESS WHEREOF I have hereunto subscribed my name and affixed my Notarial Seal on the day and year last written above.

Notary Public

CITY COUNCIL APPROVAL

This is to certify that the above Plat was accepted and approved by the Council of the City of Lexington, Nebraska, at a regular meeting on the _____ day of _____, 2008, by a resolution duly passed at said meeting.

The Plat of FOSTER SUBDIVISION, a part of the Southeast Quarter of the Northeast Quarter, lying North of the Union Pacific Railroad Right-of-Way, in Section 10, Township 9 North, Range 21 West of the 6th P.M., Dawson County, Nebraska, duly made out, acknowledged and certified to be and the same hereby is approved, ordered, filed and recorded in the Office of the Register of Deeds of Dawson County, Nebraska.

President of the Council

STATE OF NEBRASKA)
COUNTY OF DAWSON) SS

This plat was approved and accepted for filing and recording on the _____ day of _____, 2008, at _____ O'clock _____ M. and appears in Plat Cabinet No. _____ at index No. _____ in the records of the Register of Deeds of Dawson County, Nebraska.

Register of Deeds

DESCRIPTION OF RECORD

FOSTER SUBDIVISION, a part of the Southeast Quarter of the Northeast Quarter, lying North of the Union Pacific Railroad Right-of-Way, in Section 10, Township 9 North, Range 21 West of the 6th P.M., Dawson County, Nebraska, and more particularly described as follows:

- Referring to the East One-Quarter Corner of Section 10, Township 9 North, Range 21 West of the 6th P.M., Dawson County, Nebraska;
- Thence N 0°51'32" E, (an assumed bearing), and along the East Line of the Northeast Quarter of said Section 10, a distance of 276.12 feet, to the Point of Beginning;
- Thence N 73°37'00" W, and along the Northerly Right-of-Way Line of the Union Pacific Railroad, a distance 363.25 feet;
- Thence N 0°51'32" E, and parallel to the East Line of the Northeast Quarter of said Section 10, a distance of 353.48 feet;
- Thence S 89°08'28" E, a distance of 350.0 feet;
- Thence S 0°51'32" W, and along the East Line of the Northeast Quarter of said Section 10, a distance of 450.70 feet, to the place of beginning;

PLANNING COMMISSION APPROVAL

This is to certify that the above plat was presented to the Planning Commission of the City of Lexington, Nebraska, at a regular meeting on the _____ day of _____, 2008, and was approved and accepted by the Planning Commission on said date.

President of the Planning Commission

SURVEYOR'S CERTIFICATE

I, Gary Donnelson, a licensed Surveyor in the State of Nebraska, hereby certify that on the _____ day of _____, 2008, Irons were set at my direction as shown on the accompanying plat and that the information shown on the plat is true and correct to the best of my knowledge and belief.

Gary Donnelson

0 200' 400'

- 0.00' Measured Distance.
- (0.00'P) Platted Distance.
- (0.00'R) Recorded Distance.
- Angle Point.
- Corner Set(5/8" Rebar).
- Corner Found(Iron).
- △ Gov't. Corner.

Ref.: F.B. _____, page _____.
Recorded in F.B. 92, page _____.