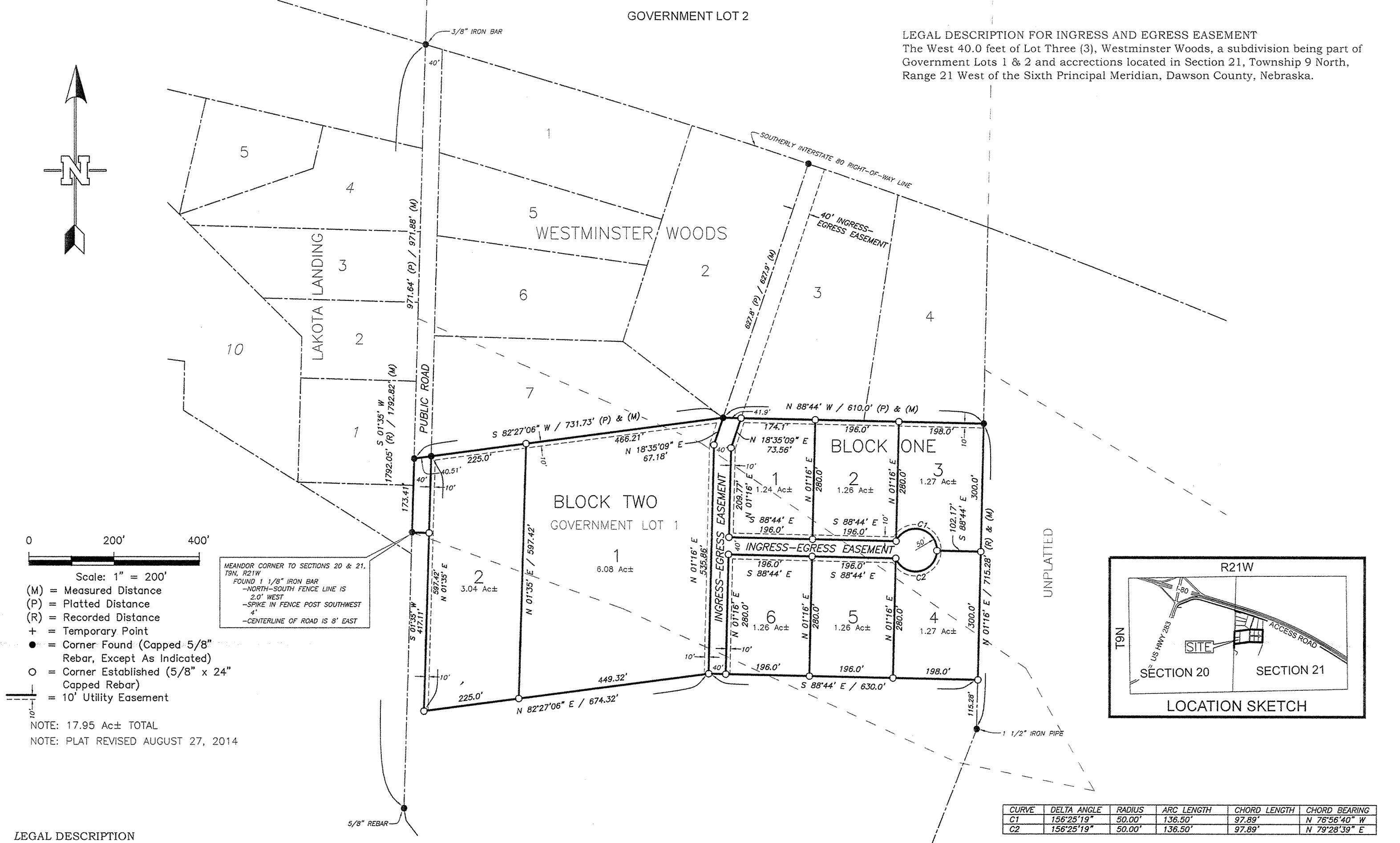


# WESTMINSTER WOODS SECOND

A SUBDIVISION BEING PART GOVERNMENT LOT ONE (1) AND ACCRECTIONS LOCATED IN SECTION TWENTY-ONE (21), TOWNSHIP NINE (9) NORTH, RANGE TWENTY-ONE (21) WEST OF THE SIXTH PRINCIPAL MERIDIAN, DAWSON COUNTY, NEBRASKA

State of \_\_\_\_\_ )  
 County of \_\_\_\_\_ )ss  
 The plat was approved and accepted for filing and recording on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ O'clock and appears in Plat Cabinet No. \_\_\_\_\_, at index No. \_\_\_\_\_, in the records of the Register of Deeds of Dawson County, Nebraska.

Register of Deeds



**LEGAL DESCRIPTION**  
 A tract of land being part of Government Lot One (1) and accretions abutting said lot located in Section Twenty-one (21), Township Nine (9) North, Range Twenty-one (21) West of the Sixth Principal Meridian, Dawson County, Nebraska, more particularly described as follows: Referring to the Northwest corner of said Section 21 and assuming the West line of said Section 21 as bearing S 01°35' W and all bearings contained herein are relative thereto; thence S 01°35' W on the aforesaid West line a distance of 2600.94 feet to the ACTUAL PLACE OF BEGINNING, said place of beginning being the Southwest corner of Westminster Woods, a subdivision being part of Government Lots 1 & 2 and accretions located in Section 21, Township 9 North, Range 21 West of the Sixth Principal Meridian, Dawson County, Nebraska; thence continuing S 01°35' W on the aforesaid West line a distance of 173.41 feet to the Southwest corner of said Government Lot 1; thence S 88°25' E a distance of 40.0 feet; thence S 01°35' W a distance of 417.11 feet; thence N 82°27'06" E a distance of 674.32 feet; thence S 88°44' E a distance of 630.0 feet; thence; thence N 01°16' E a distance of 600.0 feet to the Southeast corner of said Westminster Woods; thence N 88°44' W on the South line of said Westminster Woods a distance of 610.0 feet; thence S 82°27'06" W continuing on the aforesaid South line a distance of 731.73 feet to the place of beginning.

**SURVEYOR'S CERTIFICATE**  
 I, Trenton D. Snow, a Professional Land Surveyor licensed in the State of Nebraska, do hereby certify that I surveyed "Westminster Woods Second", a subdivision being part of Government Lot 1 and accretions located in Section 21, Township 9 North, Range 21 West of the Sixth Principal Meridian, Dawson County, Nebraska, as shown on the above plat. The lots are well and accurately staked and marked; the dimensions of the lots are as shown on the above plat; the lots bear their own number; and the survey was made using known and recorded monuments. All information shown hereon is true and correct to the best of my knowledge and belief.

(S E A L)  
 Trenton D. Snow  
 Nebr. Reg. L.S. No. 626  
 Date: \_\_\_\_\_

**DEDICATION**  
 I/We Westminster Woods, LLC, by and through Ronald L. Hiatt, its Managing Member and Irving P. Hiatt, its Managing Member, being the owners and proprietors of the land shown on the accompanying plat, and having caused an accurate plat of the described area to be made, describing the Lots, Roads and Utility Easements of such Subdivision and designating the Lots by number, do hereby dedicate the Road and Utility Easements therein to the use and benefit of the public and do state and make known that said Subdivision is made in accordance with our desires.

\_\_\_\_\_(Signature)  
 \_\_\_\_\_(Title)  
 \_\_\_\_\_(Date)  
 Ronald L. Hiatt, its Managing Member  
 Westminster Woods, LLC  
 \_\_\_\_\_(Signature)  
 \_\_\_\_\_(Title)  
 \_\_\_\_\_(Date)  
 Irving P. Hiatt, its Managing Member  
 Westminster Woods, LLC

State of \_\_\_\_\_ )  
 County of \_\_\_\_\_ )ss  
 On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me the undersigned, a Notary Public in and for said County, personally came Westminster Woods, LLC, by and through Ronald L. Hiatt, its Managing Member and the identical person(s) who signed the foregoing instrument and acknowledged the execution thereof to be their voluntary act and deed.  
 In WITNESS THEREOF I have hereunto subscribed my name and affixed my Notarial Seal on the day and year last written above.

\_\_\_\_\_  
 Notary Public (SEAL)

State of \_\_\_\_\_ )  
 County of \_\_\_\_\_ )ss  
 On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me the undersigned, a Notary Public in and for said County, personally came Westminster Woods, LLC, by and through Irving P. Hiatt, its Managing Member and the identical person(s) who signed the foregoing instrument and acknowledged the execution thereof to be their voluntary act and deed.  
 In WITNESS THEREOF I have hereunto subscribed my name and affixed my Notarial Seal on the day and year last written above.

\_\_\_\_\_  
 Notary Public (SEAL)

**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 \_\_\_\_\_, 20\_\_\_\_, and was approved and accepted by the Planning Commission on said date.

\_\_\_\_\_  
 President of the Planning Commission Dated \_\_\_\_\_

**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 \_\_\_\_\_, 20\_\_\_\_, by a resolution duly passed at said meeting.  
 The Plat of "WESTMINSTER WOODS SECOND", a subdivision being part of Government Lot 1 and accretions located in Section 21, Township 9 North, Range 21 West of the Sixth Principal Meridian, Dawson County, Nebraska, duly made out, acknowledged and certified to be and the same hereby is approved, ordered, filed and recorded and recorded in the Office of the Register of Deeds of Dawson County, Nebraska.

RESOLUTION No. \_\_\_\_\_  
 ATTEST: \_\_\_\_\_  
 City Clerk  
 \_\_\_\_\_  
 President of the Council

**TRENTON D. SNOW, LLC**  
 A Land Surveying Company

1309 Central Avenue  
 P.O. Box 1772  
 Kearney, NE 68848  
 Office: (308) 234-1764  
 Fax: (308) 237-7670  
 Cellular: (308) 235-1385  
 www.nebraskasurveyors.com