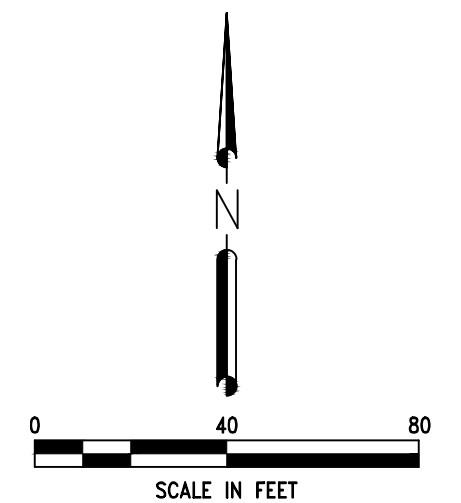
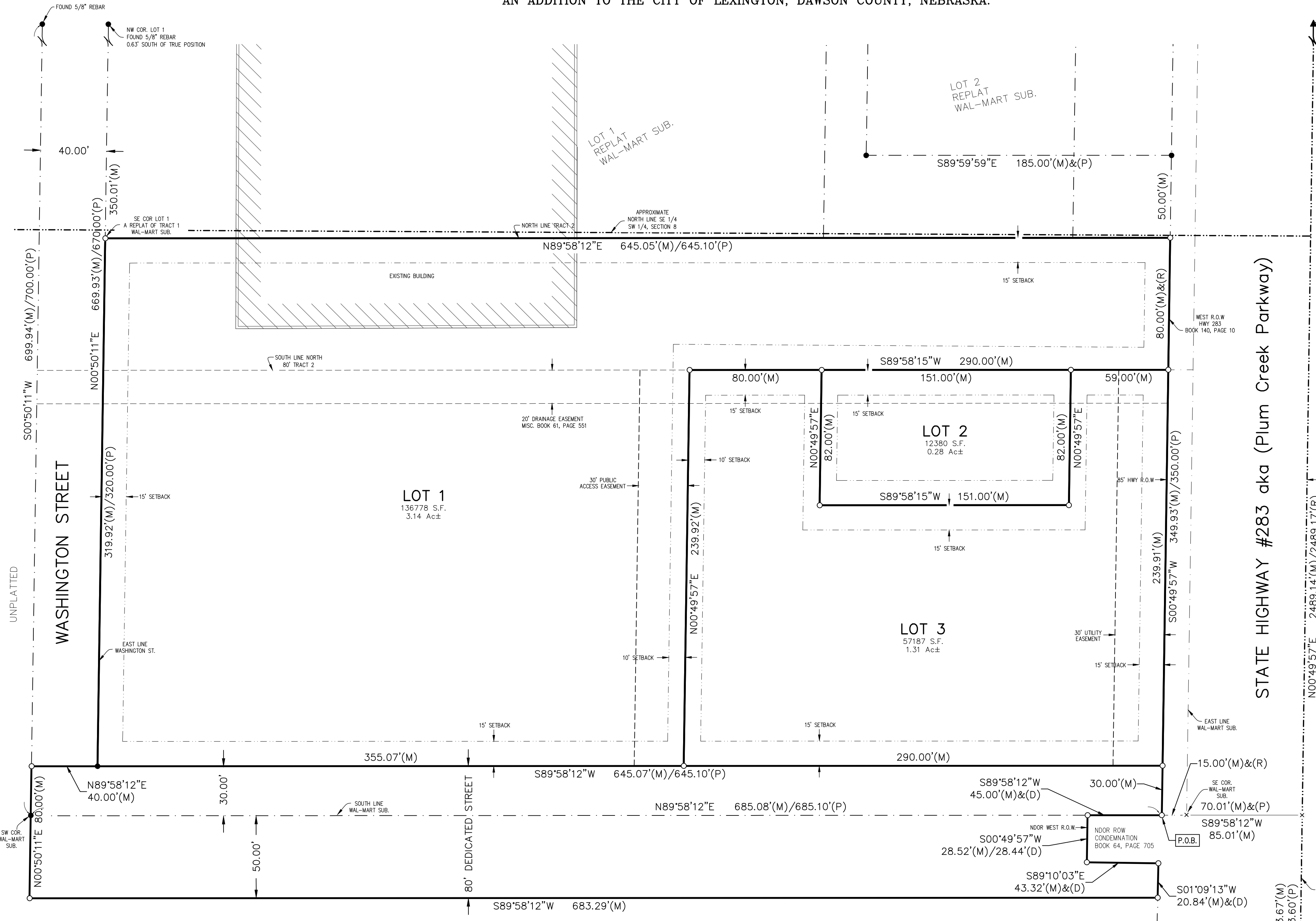


-REPLAT OF TRACT 2 WAL-MART SUBDIVISION-

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

NORTHEAST CORNER, SOUTHWEST QUARTER SECTION 8, T9N, R21W	
FOUND DRILL HOLE IN CONCRETE.	
E	180.00' 5/8" REBAR
SE	106.14' NW COR. WELL HOUSE
SW	91.17' TOP NUT FH
S	93.0' CENTERLINE CATTLEMAN DR.
SW	6.48' PUNCH HOLE IN CONC.



- ▲ = SECTION CORNERS FOUND
- = CORNERS FOUND
- = CORNERS ESTABLISHED (CAPPED 5/8" x 24" REBAR)
- × = TEMPORARY POINT
- (P) = PLATTED DISTANCES
- (M) = MEASURED DISTANCES
- (R) = RECORDED DISTANCES

NOTES
 Plat prepared for
 The City of Lexington
 406 E 7th Street
 Lexington, NE 68850
 by
 Chad Dixon
 Miller and Associates
 1111 Central Avenue
 Kearney, NE 68847

Zoning Regulations
 According to the City of Lexington, Dawson County, Nebraska this area is zoned C-3 - Highway Commercial District as defined in the Zoning Ordinance of the City of Lexington, Nebraska, Article 5.09.

C-3 Height and Area Regulations

Minimum Lot Area	7500 s.f.
Minimum Lot Width	70'
Required Front yard	15'
Required Side yard	10'
Required Rear yard	15'
Max Height	35'
Max. Lot Coverage	60%

SOUTHEAST CORNER, SOUTHWEST QUARTER SECTION 8, T9N, R21W	
FOUND DRILL HOLE IN CONCRETE.	
E	8.10' N-S CONC. JOINT
N	0.30' E-W CONC. JOINT
NNE	57.40' BASE OF SIGN IN BULLNOSE
SSW	54.62' BASE OF SIGN IN BULLNOSE

SHEET 1 OF 2	
 MILLER & ASSOCIATES ENGINEERS	PARTY CHIEF: TODD R. SCHEPLER DRAWN BY: CHAD A. DIXON 1111 CENTRAL AVENUE KEARNEY, NE 68847-6833 TEL: 308-234-6456 FAX: 308-234-1146 WWW.MILLER-ENGINEERS.COM
SURVEY COMPLETED: OCTOBER 21, 2014 REVISION: DATE & REASON: F.B.#	

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UNPLATTED
 PART OF SW 1/4
 8-9-21

-REPLAT OF TRACT 2 WAL-MART SUBDIVISION-

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

LEGAL DESCRIPTION

A tract of land being part of the Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4), of Section Eight (8), and part of Tract Two (2), Wal-Mart Subdivision, a Subdivision in the East Half of the Southwest Quarter (E1/2 SW1/4), of Section Eight (8), all in Township Nine (9) North, Range Twenty-one (21) West of the Sixth Principal Meridian, Dawson County, Nebraska, and more particularly described as follows:

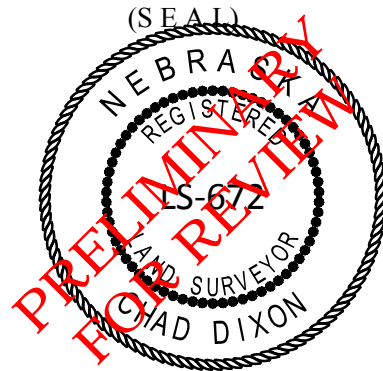
Referring to the Southeast corner of the Southwest Quarter of Section 8, and assuming the East line of said Southwest Quarter as bearing N 00°49'57" W and all other bearings shown hereon are relative thereto; thence N 00°49'57" E on said East line a distance of 893.67 feet to the Easterly extension of the South line of Wal-Mart Subdivision, a Subdivision in the East Half of said Southeast Quarter of Section 8; thence S 89° 58' 12" W on said Easterly extension a distance of 85.01 feet to a 5/8" rebar with cap on the Westerly Right-of-Way of State Highway 283 and the ACTUAL POINT OF BEGINNING; thence continuing S 89°58'12" W on said West Right-of-Way a distance of 45.00 feet to a 5/8" rebar with cap; thence S 00°49'57" W continuing on said West Right-of-Way a distance of 28.52 feet to a 5/8" rebar with cap; thence S 89°10'03" E continuing on said West Right-of-Way a distance of 43.32 feet to a 5/8" rebar with cap; thence S 01°09'13" W continuing on said West Right-of-Way a distance of 20.84 feet to a 5/8" rebar with cap; thence S 89°58'12" W parallel with the South line of said Wal-Mart Subdivision a distance of 683.29 feet to a 5/8" rebar with cap at the Southerly extension of the West line of Washington Street as plated in said Wal-Mart Subdivision; thence N 00°50'11" E on said Southerly extension of the West line of Washington Street a distance of 80.00 feet to a 5/8" rebar with cap; thence N 89°58'12" E parallel with said South line of Wal-Mart Subdivision a distance of 40.00 feet to a 5/8" rebar on the East line of said Washington Street; thence N 00°50'11" E on said East line of Washington Street a distance of 319.92 feet to a 5/8" rebar with cap at the Southwest corner of Lot 1 of A Replat of Tract 1 of said Wal-Mart Subdivision; thence N 89°58'12" E on the South line of said Lot 1 a distance of 645.05 feet to a 5/8" rebar with cap on said West Right-of-Way of Highway 283; thence S 00°49'57" W on said West Right-of-Way a distance of 349.93 feet to the Point of Beginning. Containing 5.96 acres, more or less.

SURVEYOR'S CERTIFICATE

I, Chad Dixon, Nebraska Professional Registered Land Surveyor No. 672, do hereby certify that the survey on "REPLAT OF TRACT 2 WAL-MART SUBDIVISION", 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.

Chad Dixon
Nebraska Professional Registered Land Surveyor No. 672

Date _____



DEDICATION

KNOW ALL MEN BY THESE PRESENT, the City of Lexington, Dawson County, Nebraska, by and through

_____ (print name), its _____ (print title), being the owner, has caused the same to be surveyed, subdivided, platted and designated as "REPLAT OF TRACT 2 WAL-MART SUBDIVISION", 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__.

(print title)
City of Lexington, Dawson County, Nebraska

ACKNOWLEDGMENT

STATE OF _____)
S.S.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 20__, by

(print name), _____ (print title), City of Lexington, Dawson County, Nebraska.

(S E A L)
Notary Public
My commission expires _____

COUNTY TREASURER'S CERTIFICATE

I hereby certify that the records of my office show no taxes due or delinquent on the property described in the legal description on this plat of "REPLAT OF TRACT 2 WAL-MART SUBDIVISION" as of this _____ day of _____, 2014.

Sharon A. Wood
Dawson County Treasurer

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 "REPLAT OF TRACT 2 WAL-MART SUBDIVISION", 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__.

Mayor (S E A L)

ATTEST: _____
City Clerk

RESOLUTION

Be it resolved by the mayor and council of the City of Lexington, Nebraska. That the plat of "REPLAT OF TRACT 2 WAL-MART SUBDIVISION", 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.

Mayor (S E A L)

ATTEST: _____
City Clerk

REGISTER OF DEEDS CERTIFICATE

STATE OF NEBRASKA)
)SS
COUNTY OF ADAMS)

This is to certify that this instrument was filed for record in the Register of Deeds Office of Dawson County, Nebraska.

Filed at _____ m. on this _____ day of _____, 20__, and recorded as Instrument No. _____

Dian K. Lauby
Dawson County Register of Deeds

MA Miller & Associates	PARTY CHIEF:	TODD R. SCHEPLER	SURVEY COMPLETED:	OCTOBER 21, 2014
	DRAWN BY:	CHAD A. DIXON	REVISION:	
1111 CENTRAL AVENUE KEARNEY, NE 68847-6833 Tel: 308-234-6456 Fax: 308-234-1146 www.miller-engineers.com		DATE & REASON:		
LEXINGTON-REPLAT OF TRACT 2 WAL-MART SUB.		F.B.#		

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