

# WALNUT 1ST ADDITION

TO THE CITY OF LEXINGTON, BEING PART OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 9 NORTH,  
RANGE 21 WEST OF THE SIXTH PRINCIPAL MERIDIAN, DAWSON COUNTY, NEBRASKA.

PROJECT #: D20150089

DATE: OCT. 1ST & 7TH, 2015

**LEGAL DESCRIPTION**

A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 9 NORTH, RANGE 21 WEST OF THE SIXTH PRINCIPAL MERIDIAN, DAWSON COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

REFERRING TO A FOUND IRON IN ASPHALT ROAD BEING THE EAST ONE-QUARTER CORNER OF SECTION 9, TOWNSHIP 9 NORTH, RANGE 21 WEST OF THE SIXTH PRINCIPAL MERIDIAN, DAWSON COUNTY, NEBRASKA; THENCE SOUTH 89 DEGREES, 38 MINUTES, 36 SECONDS WEST ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 1281.41 FEET TO A POINT, WHICH IS 0.11' NORTH OF A FOUND 5/8" SQUARE REBAR; THENCE NORTH 00 DEGREES, 21 MINUTES, 26 SECONDS EAST A DISTANCE OF 30.01 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF A ROAD, WHICH SAID POINT IS 0.04' NORTH OF A FOUND 5/8" REBAR AND TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 13 MINUTES 22 SECONDS EAST, A DISTANCE OF 950.55 FEET TO A FOUND 3/4" PIPE IN CONCRETE; THENCE NORTH 89 DEGREES 08 MINUTES, 32 SECONDS EAST, A DISTANCE OF 617.21 FEET TO A SET, CAPPED 5/8" REBAR; THENCE NORTH 01 DEGREES, 02 MINUTES, 02 SECONDS EAST, A DISTANCE OF 539.26 FEET TO A FOUND 5/8" REBAR ON THE SOUTHERLY RIGHT-OF-WAY LINE OF A 60' WIDE ROADWAY; THENCE NORTH 74 DEGREES, 05 MINUTES, 23 SECONDS WEST ON SAID 60' WIDE ROADWAY RIGHT-OF-WAY LINE, A DISTANCE OF 648.98 FEET TO A FOUND 3/4" PIPE; THENCE SOUTH 00 DEGREES, 13 MINUTES, 02 SECONDS WEST, A DISTANCE OF 728.32 FEET; THENCE SOUTH 89 DEGREES, 08 MINUTES, 32 SECONDS WEST, A DISTANCE OF 425.15 FEET TO A SET, CAPPED 5/8" REBAR; THENCE SOUTH 00 DEGREES, 25 MINUTES, 34 SECONDS WEST, A DISTANCE OF 54.62 FEET TO A FOUND 5/8" REBAR; THENCE NORTH 88 DEGREES, 31 MINUTES, 52 SECONDS EAST, A DISTANCE OF 72.01 FEET TO A FOUND 5/8" REBAR; THENCE SOUTH 00 DEGREES, 22 MINUTES, 04 SECONDS WEST, A DISTANCE OF 909.85 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF A 30' WIDE ROADWAY, WHICH SAID POINT IS 0.38' SOUTH OF A FOUND 5/8" REBAR; THENCE NORTH 88 DEGREES, 38 MINUTES, 36 SECONDS EAST ON SAID 30' WIDE ROADWAY RIGHT-OF-WAY AND PARALLEL WITH AND 30' NORTH OF THE SOUTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 355.73 FEET TO THE PLACE OF BEGINNING. SAID TRACT CONTAINS 16.94 ACRES (738,065.06 SQ. FT.), MORE OR LESS, AND FURTHER SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS, THAT, E. TOD CLARK (REPRESENTATIVE FOR ALL POINTS COOPERATIVE), AND JOYCE HUDSON (REPRESENTATIVE FOR DAWSON AREA DEVELOPMENT), BEING THE SOLE OWNERS AND PROPRIETORS OF THE LAND SHOWN IN THE ACCOMPANYING PLAT, AND HAVING CAUSED AN ACCURATE PLAT OF THE DESCRIBED AREA TO BE MADE, DESCRIBING THE LOTS, BLOCKS, STREETS AND EASEMENTS OF SUCH ADDITION AND DESIGNATING THE LOTS AND BLOCKS BY NUMBER AND THE STREETS BY NAME, DO HEREBY DEDICATE ANY STREETS AND EASEMENTS THEREIN TO THE USE AND BENEFIT OF THE PUBLIC AND DO STATE AND MAKE KNOWN THAT SAID ADDITION IS MADE IN ACCORDANCE WITH OUR DESIRES, AND REQUEST THAT SAID ADDITION BE ANNEXED TO AND BECOME A PART OF THE CITY OF LEXINGTON, DAWSON COUNTY, NEBRASKA.

E. TOD CLARK \_\_\_\_\_ DATE \_\_\_\_\_

JOYCE HUDSON \_\_\_\_\_ DATE \_\_\_\_\_

**PLANNING COMMISSION**

THIS IS TO CERTIFY THAT THE ABOVE PLAT WAS PRESENTED TO THE PLANNING COMMISSION OF THE CITY OF LEXINGTON, DAWSON COUNTY, NEBRASKA, AT A REGULAR MEETING ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2015, AND WAS APPROVED AND ACCEPTED BY SAID PLANNING COMMISSION ON SAID DATE.

PRESIDENT-PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

**CITY COUNCIL APPROVAL**

BE IT RESOLVED BY THE PRESIDENT OF THE COUNCIL AND THE COUNCIL OF THE CITY OF LEXINGTON, DAWSON COUNTY, NEBRASKA, AS FOLLOWS:

THE PLAT OF "WALNUT 1ST ADDITION" TO THE CITY OF LEXINGTON, DAWSON COUNTY, NEBRASKA, DULY MADE OUT, ACKNOWLEDGED AND CERTIFIED BE AND THE SAME HEREBY IS APPROVED, ACCEPTED AND ORDERED FILED AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF DAWSON COUNTY, NEBRASKA.

PASSED AND APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2015.

CITY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

PRESIDENT OF COUNCIL \_\_\_\_\_ DATE \_\_\_\_\_

**ACKNOWLEDGMENT**

STATE OF NEBRASKA) SS  
COUNTY OF DAWSON)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2015, BY E. TOD CLARK.

NOTARY PUBLIC \_\_\_\_\_ DATE \_\_\_\_\_ SEAL \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_/\_\_\_\_/\_\_\_\_

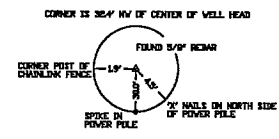
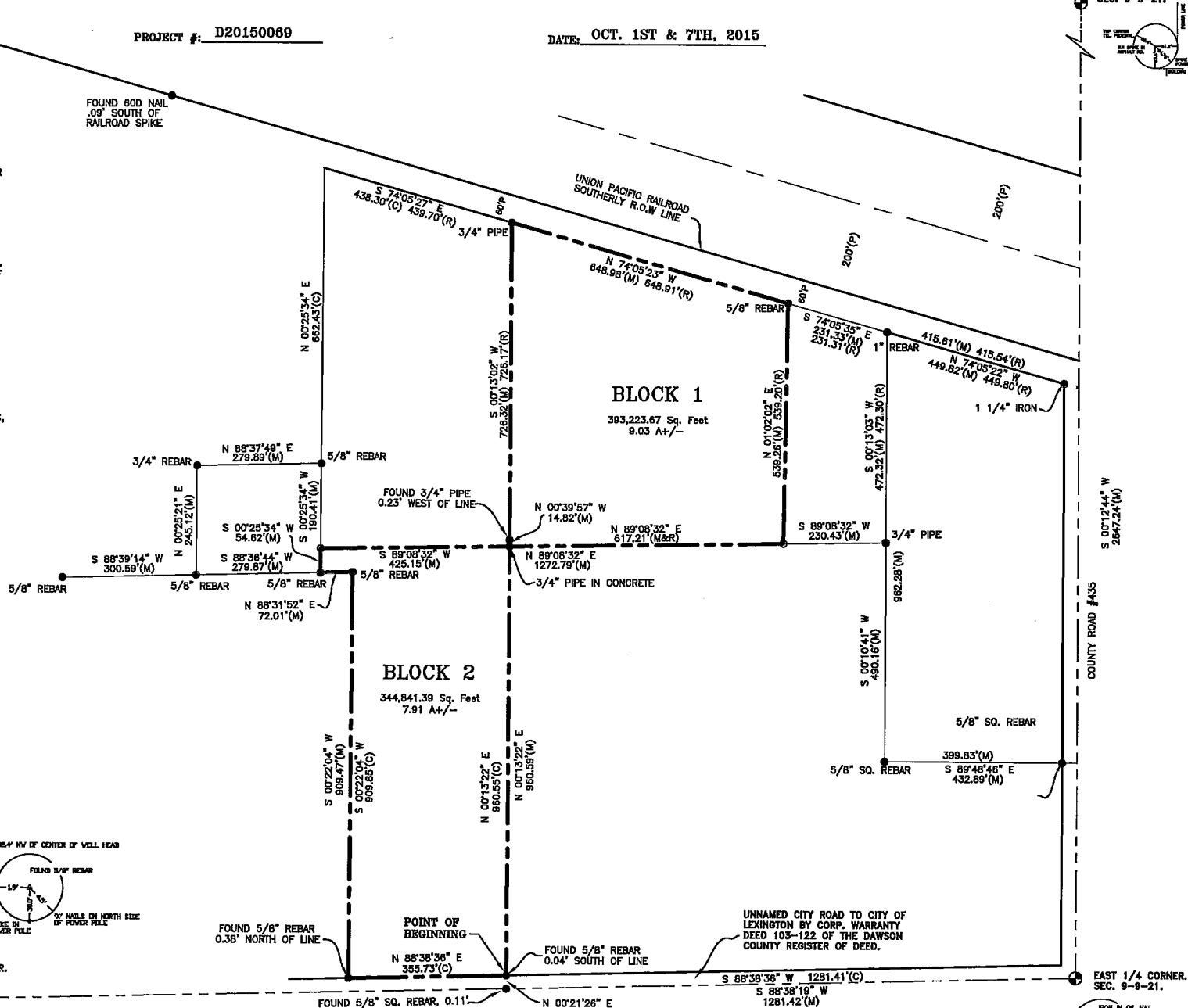
**ACKNOWLEDGMENT**

STATE OF NEBRASKA) SS  
COUNTY OF DAWSON)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2015, BY JOYCE HUDSON.

NOTARY PUBLIC \_\_\_\_\_ DATE \_\_\_\_\_ SEAL \_\_\_\_\_

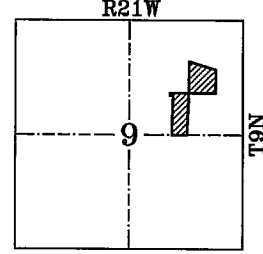
MY COMMISSION EXPIRES \_\_\_\_/\_\_\_\_/\_\_\_\_



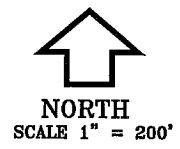
CORNER 1/4 CORNER SEC. 9-9-21.

**LEGEND**

- = SECTION OR 1/4 CORNER.
- = CORNER FOUND, AS INDICATED.
- = CORNER SET, (5/8" x 24" CAPPED REBAR).
- (P) = PLATTED DISTANCE.
- (M) = MEASURED DISTANCE.
- (C) = CALCULATED DISTANCE.
- (R) = RECORDED DISTANCE.
- REF: F.B. 46, PAGE 19.
- REF: F.B. 86, PAGE 69.
- REC: F.B. 98, PAGES 55-57.



LOCATION SKETCH



**SURVEYOR'S CERTIFICATE**

I, MARK A. STREIT, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA, DO HEREBY CERTIFY THAT THIS SURVEY WAS EXECUTED BY ME, OR UNDER MY DIRECT SUPERVISION, AND THAT IRON MONUMENTS WERE SET AT ALL POINTS MARKED "O". ALL DISTANCES ARE IN FEET AND HUNDREDTHS OF A FOOT.

SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2015.

MARK A. STREIT, PLS #520  
DAWSON COUNTY SURVEYOR