



APPLICATION FOR SUBDIVISION

Date Filed: _____

*For a subdivision plat application to be considered, the subdivision plat checklist must be completed.

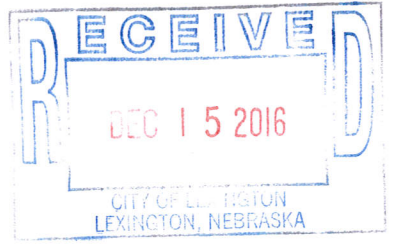
- 1. Property Owner's Name Kenneth L. Beans, Deceased
- 2. Property Owner's Address c/o Ron Stahla, Personal Representative, 1202 Airport Road
Lexington, NE
- 3. Telephone Number 308-324-5247 E-Mail Address rmstahla@hotmail.com

I/We, the undersigned, do hereby acknowledge that I/We do agree with the provisions and requirements for an application for rezoning as described above. I/We the undersigned do hereby agree to allow City of Lexington employees or agents working for the City of Lexington to enter the above referenced property as it pertains to this application.

[Signature] PR
 Signature of Owner
 Kenneth L. Beans, Deceased
 By: Ron Stahla, Personal Representative

[Signature] PR
 Signature of Applicant
 Ron Stahla, Personal Representative

Correspondence
 To: A McKeone
 PO Box 1050
 Lexington, NE 68850
 308-324-5151



Administrative Use Only	
Date Submitted <u>12/15/2016</u>	Case Number _____
Filing Fee <u>\$100.00</u>	Accepted By _____
Cert. Of Ownership _____	Date Advertised _____
Date Sign Posted _____	Date of Public Hearing _____

BEAN'S 2ND SUBDIVISION

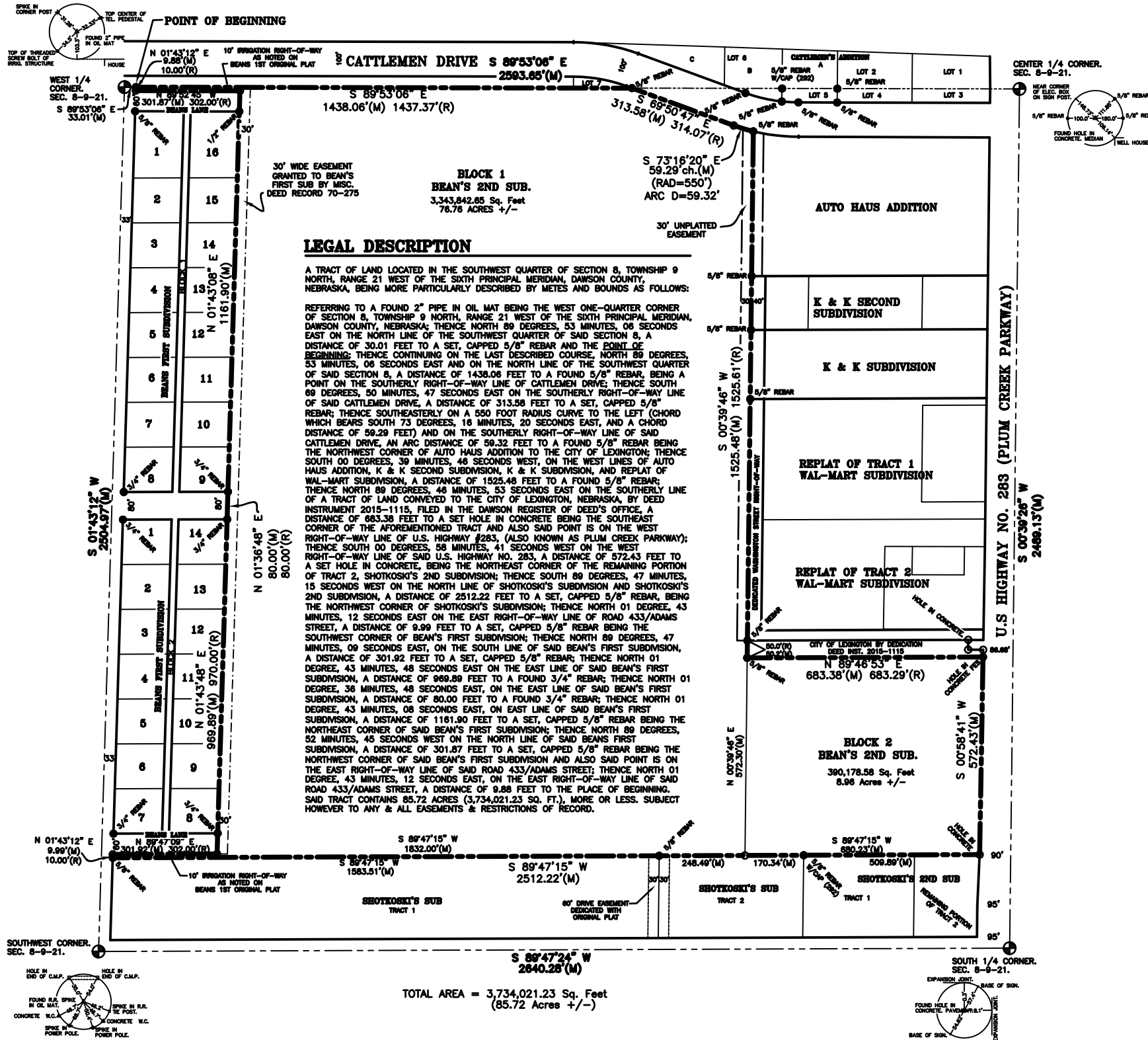
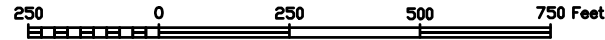
BEING PART OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 9 NORTH, RANGE 21 WEST OF THE SIXTH PRINCIPAL MERIDIAN, DAWSON COUNTY, NEBRASKA.

PROJECT #: D20160100

DATE: DECEMBER 29TH, 2016.



SCALE 1" = 250'



LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 9 NORTH, RANGE 21 WEST OF THE SIXTH PRINCIPAL MERIDIAN, DAWSON COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

REFERRING TO A FOUND 2" PIPE IN OIL MAT BEING THE WEST ONE-QUARTER CORNER OF SECTION 8, TOWNSHIP 9 NORTH, RANGE 21 WEST OF THE SIXTH PRINCIPAL MERIDIAN, DAWSON COUNTY, NEBRASKA; THENCE NORTH 89 DEGREES, 53 MINUTES, 06 SECONDS EAST ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 30.01 FEET TO A SET, CAPPED 5/8" REBAR AND THE POINT OF BEGINNING; THENCE CONTINUING ON THE LAST DESCRIBED COURSE, NORTH 89 DEGREES, 53 MINUTES, 06 SECONDS EAST AND ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 1438.06 FEET TO A FOUND 5/8" REBAR, BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF CATTLEMAN DRIVE; THENCE SOUTH 89 DEGREES, 50 MINUTES, 47 SECONDS EAST ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID CATTLEMAN DRIVE, A DISTANCE OF 313.58 FEET TO A SET, CAPPED 5/8" REBAR; THENCE SOUTHEASTERLY ON A 550 FOOT RADIUS CURVE TO THE LEFT (CHORD WHICH BEARS SOUTH 73 DEGREES, 18 MINUTES, 20 SECONDS EAST, AND A CHORD DISTANCE OF 59.29 FEET) AND ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID CATTLEMAN DRIVE, AN ARC DISTANCE OF 59.32 FEET TO A FOUND 5/8" REBAR BEING THE NORTHWEST CORNER OF AUTO HAUS ADDITION TO THE CITY OF LEXINGTON; THENCE SOUTH 00 DEGREES, 30 MINUTES, 46 SECONDS WEST, ON THE WEST LINES OF AUTO HAUS ADDITION, K & K SECOND SUBDIVISION, K & K SUBDIVISION, AND REPLAT OF WAL-MART SUBDIVISION, A DISTANCE OF 1525.48 FEET TO A FOUND 5/8" REBAR; THENCE NORTH 89 DEGREES, 46 MINUTES, 53 SECONDS EAST ON THE SOUTHERLY LINE OF A TRACT OF LAND CONVEYED TO THE CITY OF LEXINGTON, NEBRASKA, BY DEED INSTRUMENT 2015-1115, FILED IN THE DAWSON REGISTER OF DEEDS' OFFICE, A DISTANCE OF 683.38 FEET TO A SET HOLE IN CONCRETE BEING THE SOUTHEAST CORNER OF THE AFOREMENTIONED TRACT AND ALSO SAID POINT IS ON THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY #283, (ALSO KNOWN AS PLUM CREEK PARKWAY); THENCE SOUTH 00 DEGREES, 58 MINUTES, 41 SECONDS WEST ON THE WEST RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 283, A DISTANCE OF 572.43 FEET TO A SET HOLE IN CONCRETE BEING THE NORTHEAST CORNER OF THE REMAINING PORTION OF TRACT 2, SHOTKOSKI'S 2ND SUBDIVISION; THENCE SOUTH 89 DEGREES, 47 MINUTES, 15 SECONDS WEST ON THE NORTH LINE OF SHOTKOSKI'S SUBDIVISION AND SHOTKOSKI'S 2ND SUBDIVISION, A DISTANCE OF 2512.22 FEET TO A SET, CAPPED 5/8" REBAR, BEING THE NORTHWEST CORNER OF SHOTKOSKI'S SUBDIVISION; THENCE NORTH 01 DEGREE, 43 MINUTES, 12 SECONDS EAST ON THE EAST RIGHT-OF-WAY LINE OF ROAD 433/ADAMS STREET, A DISTANCE OF 9.99 FEET TO A SET, CAPPED 5/8" REBAR BEING THE SOUTHWEST CORNER OF BEAN'S FIRST SUBDIVISION; THENCE NORTH 89 DEGREES, 47 MINUTES, 09 SECONDS EAST, ON THE SOUTH LINE OF SAID BEAN'S FIRST SUBDIVISION, A DISTANCE OF 301.92 FEET TO A SET, CAPPED 5/8" REBAR; THENCE NORTH 01 DEGREE, 43 MINUTES, 48 SECONDS EAST ON THE EAST LINE OF SAID BEAN'S FIRST SUBDIVISION, A DISTANCE OF 969.89 FEET TO A FOUND 3/4" REBAR; THENCE NORTH 01 DEGREE, 36 MINUTES, 48 SECONDS EAST, ON THE EAST LINE OF SAID BEAN'S FIRST SUBDIVISION, A DISTANCE OF 80.00 FEET TO A FOUND 3/4" REBAR; THENCE NORTH 01 DEGREE, 43 MINUTES, 08 SECONDS EAST, ON EAST LINE OF SAID BEAN'S FIRST SUBDIVISION, A DISTANCE OF 1181.90 FEET TO A SET, CAPPED 5/8" REBAR BEING THE NORTHEAST CORNER OF SAID BEAN'S FIRST SUBDIVISION; THENCE NORTH 89 DEGREES, 52 MINUTES, 45 SECONDS WEST ON THE NORTH LINE OF SAID BEAN'S FIRST SUBDIVISION, A DISTANCE OF 301.87 FEET TO A SET, CAPPED 5/8" REBAR BEING THE NORTHWEST CORNER OF SAID BEAN'S FIRST SUBDIVISION AND ALSO SAID POINT IS ON THE EAST RIGHT-OF-WAY LINE OF SAID ROAD 433/ADAMS STREET; THENCE NORTH 01 DEGREE, 43 MINUTES, 12 SECONDS EAST, ON THE EAST RIGHT-OF-WAY LINE OF SAID ROAD 433/ADAMS STREET, A DISTANCE OF 9.88 FEET TO THE PLACE OF BEGINNING. SAID TRACT CONTAINS 85.72 ACRES (3,734,021.23 SQ. FT.), MORE OR LESS. SUBJECT HOWEVER TO ANY & ALL EASEMENTS & RESTRICTIONS OF RECORD.

TOTAL AREA = 3,734,021.23 Sq. Feet (85.72 Acres +/-)

OWNERS CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED OWNERS OF THE LAND DESCRIBED ON THIS PLAT HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED HEREON FOR THE USES AND PURPOSES THEREIN SET FORTH AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE HERON INDICATED. AN EASEMENT OR LICENSE TO THE PUBLIC TO LOCATE, CONSTRUCT AND MAINTAIN OR AUTHORIZE THE LOCATION, CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES UNDER OR UPON THE AREAS MARKED FOR EASEMENTS OF THIS PLAT IS HEREBY GRANTED.

DATED THIS ___ DAY OF ____, 2017.

RON STAHL, PERSONAL REPRESENTATIVE PRINTED NAME TITLE
OWNER: KENNETH L BEANS (DECEASE)

NOTARY CERTIFICATE

STATE OF NEBRASKA

COUNTY OF DAWSON

BE IT REMEMBERED ON THIS ___ DAY OF ____, 2017, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME ___ TO ME PERSONALLY KNOWN TO BETHE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

NOTARY PUBLIC SEAL: MY COMMISSION EXPIRES ___/___/___

THIS IS TO CERTIFY THAT THE UNDERSIGNED OWNERS OF THE LAND DESCRIBED ON THIS PLAT HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED HEREON FOR THE USES AND PURPOSES THEREIN SET FORTH AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE HERON INDICATED. AN EASEMENT OR LICENSE TO THE PUBLIC TO LOCATE, CONSTRUCT AND MAINTAIN OR AUTHORIZE THE LOCATION, CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES UNDER OR UPON THE AREAS MARKED FOR EASEMENTS OF THIS PLAT IS HEREBY GRANTED.

DATED THIS ___ DAY OF ____, 2017.

CITY OF LEXINGTON, NEBRASKA PRINTED NAME TITLE

PLANNING COMMISSION APPROVAL

THIS PLAT WAS PRESENTED TO AND APPROVED BY THE LEXINGTON PLANNING COMMISSION AT IT'S REGULAR MEETING ON THE ___ DAY OF ____, 2017.

CHAIRMAN SECRETARY

LEXINGTON CITY COUNCIL APPROVAL

THIS IS TO CERTIFY THAT THE ABOVE PLAT WAS ACCEPTED AND APPROVED BY THE CITY COUNCIL OF LEXINGTON, NEBRASKA, AT IT'S REGULAR MEETING ON THE ___ DAY OF ____, 2017, BY A RESOLUTION DULY PASSED AT SAID MEETING. THE PLAT OF BEAN'S 2ND SUBDIVISION, BEING PART OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 9 NORTH, RANGE 21 WEST OF THE SIXTH PRINCIPAL MERIDIAN, 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 CITY CLERK

STATE OF NEBRASKA)
COUNTY OF DAWSON)

THIS IS TO CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT ___ M. ON THE ___ DAY OF ____, 2017.

REGISTER OF DEEDS

TREASURER'S CERTIFICATE

I HEREBY STATE THAT ON THE DATE SHOWN BELOW, THAT ALL GENERAL REAL ESTATE TAXES ASSESSED AGAINST THE LAND SHOWN WITHIN THE PROPOSED SUBDIVISION OF BEAN'S 2ND SUBDIVISION, OR ANY PART THEREOF, HAVE BEEN PAID IN FULL, AND THAT ALL SPECIAL ASSESSMENT INSTALLMENT PAYMENTS (IF ANY) ARE CURRENT AS APPLIED TO SAID PROPOSED SUBDIVISION OR ANY PART THEREOF.

SIGNED THIS ___ DAY OF ____, 2017.

VICTORIA A. CLEMENTS
DAWSON COUNTY TREASURER

SURVEYOR'S CERTIFICATE

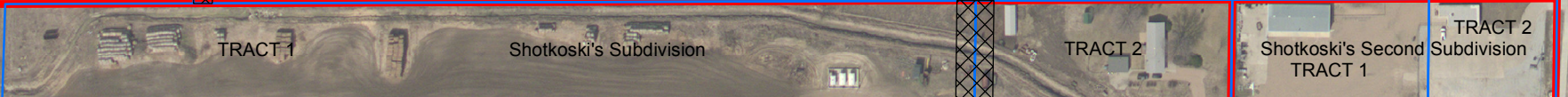
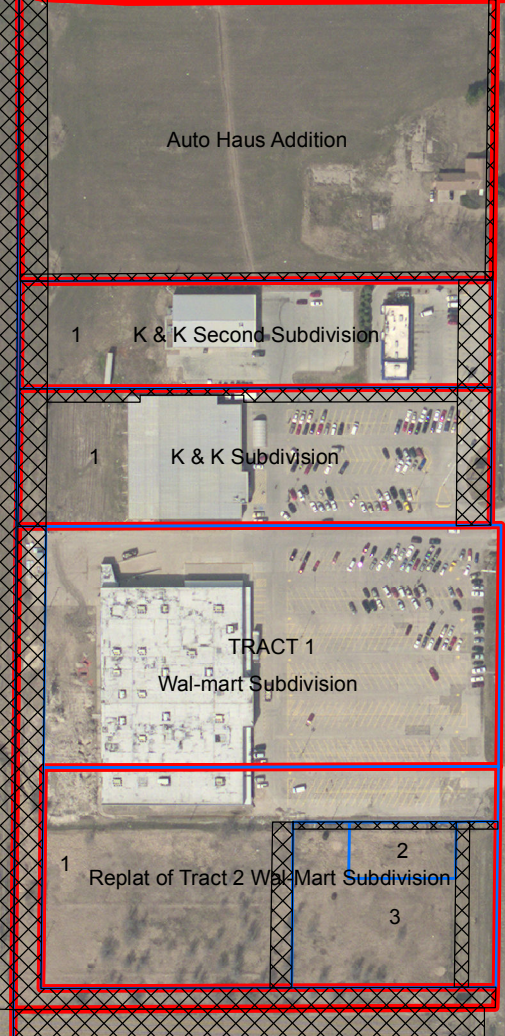
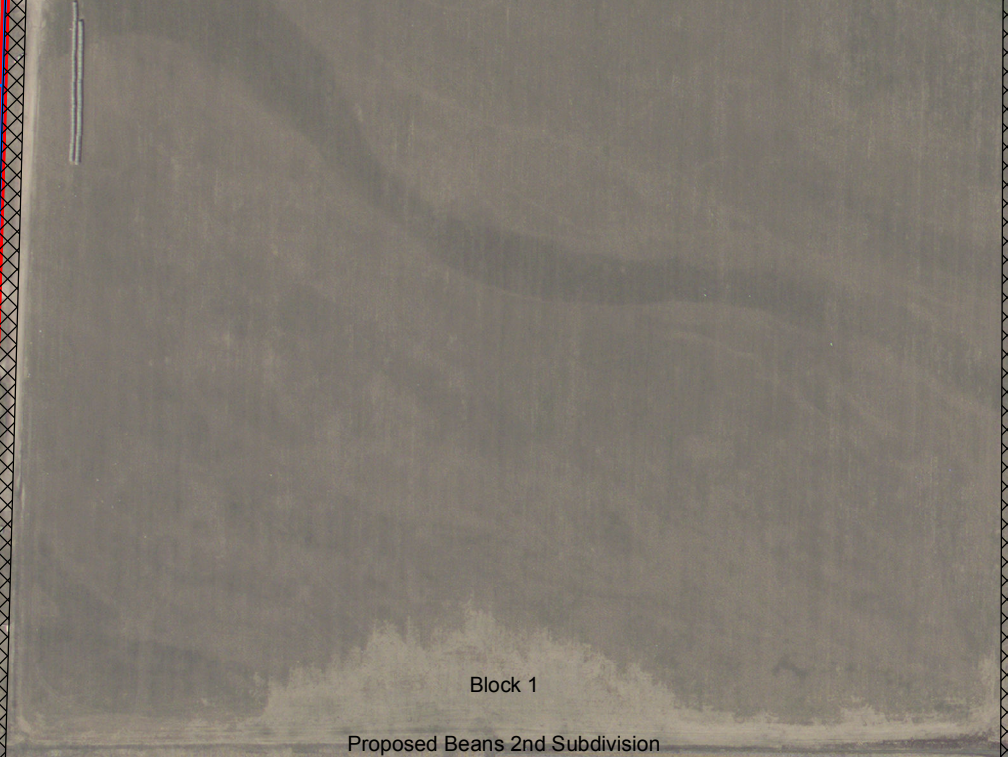
I, MARK A. STREIT, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA, DO HEREBY CERTIFY THAT THIS SURVEY WAS EXECUTED BY ME, OR UNDER MY DIRECT SUPERVISION, AND THAT IRON MONUMENTS WERE SET AT ALL POINTS MARKED "O". ALL DISTANCES ARE IN FEET AND HUNDREDTHS OF A FOOT.

SIGNED THIS ___ DAY OF ____, 2017.

MARK A. STREIT, PLS #520
DAWSON COUNTY SURVEYOR

LEGEND

- ⊕ = SECTION OR 1/4 CORNER.
 - = CORNER FOUND, AS INDICATED.
 - = CORNER SET, (5/8" X 24" CAPPED REBAR).
 - (P) = PLATTED DISTANCE.
 - (M) = MEASURED DISTANCE.
 - (D) = DEEDED DISTANCE.
 - (R) = RECORDED DISTANCE.
- REF: LEXINGTON F.B.33-V, PAGE 40.
REF: LEXINGTON F.B. 33-W, PAGE 14.
REC: F.B. 99 PAGES 58-60.



Parcel Information	
Parcel ID:	240008901
Map Number	1617
State Geo Code	3557-08-0-00000-000-0008
Cadastral #	
Images	
Current Owner:	BEANS, KENNETH ETAL C/O PEGGY COLE P O BOX 67 CAIRO, NE 68824
Situs Address:	
Tax District:	1005
School District:	SCHOOL LEXINGTON #1, 24-0001
Account Type:	Agricultural
Legal Description:	00001617 SW1/4 S & W OF CORP LIMITS EXC SUB DIV TRACTS & EXC TO STATE & EXC 2.71A TO CITY (84.35A) (08-09-21) GREENBELT PRIOR CC 5
Lot Width:	N/A
Lot Depth:	N/A
Lot Size:	N/A

Beans Second Subdivision

Assessed Values				
Year	Total	Land	Outbuilding	Dwelling
2016	\$374,866	\$374,866	\$0	\$0
2015	\$374,866	\$374,866	\$0	\$0

Yearly Tax Information		
Year	Amount	Levy
2015	\$5,471.46	1.553669
2014		1.671376

2015 Tax Levy	
Description	Rate
COUNTY LEVY	0.32492300
SCHOOL LEXINGTON #1	1.04881500
ESU #10	0.01375400
CENTRAL COMM COLL	0.09722800
NRD CENTRAL PLATTE	0.03841800
FIRE LEX #1	0.01500000
RR TRANS SAFETY DIST	0.00750000
AGRI. SOCIETY	0.00803100

Agricultural Land Information				
Soil Symbol	Landuse	LVG	Unit Value	Acres
SITE A-1	HOME	SITE A-1	\$25,000.00	1.000
8831	IRRG	1A	\$5,375.00	43.350

Total:	84.35
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5 Year Sales History

No previous sales information is available (for the past 5 years).

Property Classification

Status:	Unimproved	Location:	Rural
Property Class:	Agricultural	City Size:	No Population
Zoning:	Agricultural	Lot Size:	40.01-160.00 ac.

Property Notes

<u>Date</u>	<u>Note</u>
7/11/2011	R21 #1617

Residential Datasheet

Zoning:	Agricultural	Building Size:	0 sq. ft
Year Built:	0	Quality:	
Exterior:		Style:	
Bedrooms:	0	Bathrooms:	0.00
Plumbing Fixtures:	0	Heating/Cooling:	
Basement Size:	0 sq. ft	Min Finish:	0 sq. ft
		Part Finish:	0 sq. ft

Dec 28 ✓

PUBLIC NOTICE
PLANNING COMMISSION
CITY OF LEXINGTON

Notice is hereby given that a Meeting of the Planning Commission of the City of Lexington, Nebraska, will be held at 5:30 p.m. on Wednesday, January 4, 2017, in the Council Chambers at City Hall, 406 East 7th Street, Lexington, Nebraska, which meeting will be open to the public. An agenda for said meeting will be kept continuously current and open for public inspection at the office of the City Clerk at the Lexington City Hall, 406 East 7th Street; said agenda may be modified at such meeting. At this time and place, any citizen shall have the opportunity to be heard.

CITY OF LEXINGTON NEBRASKA
Doug Heineman, Chairman
Planning Commission

Proof of Publication

State of Nebraska }
County of Dawson } ss.

HEATHER HEINEMANN

being by me first duly sworn on oath says that she is employed by the Lexington Clipper-Herald, a newspaper published in Lexington, Nebraska, and personally knows that said newspaper is a legal twice weekly, newspaper under the statutes of the state of Nebraska, having a bonafide circulation of over three hundred copies, has been published in said county for more than fifty-two successive weeks prior to the first publication of the attached notice and is published in said office maintained in the city of Lexington, in said county, which said city is the place of its publication; that the notice hereto attached was published in said newspaper in the regular issues thereof.

That the attached notice has been published 1 consecutive weeks/times in said newspaper, the first publication therefore having been made on the 24th day of December, 2016,

and the last publication on the 24th day of December, 2016,

Heather Heinemann
Subscribed and sworn to before me

Dated this 24th day of December, 2016

Christina K Wagener
Notary Public

State of Nebraska - General Notary
CHRISTINA K WAGENER
My Commission Expires
November 15, 2019

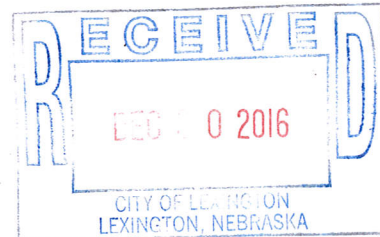
**PLANNING COMMISSION
LEXINGTON NEBRASKA
NOTICE OF
PUBLIC HEARING**

A Public Hearing before the Planning Commission of the City of Lexington will be held on Wednesday, January 4, 2017, at 5:30 P.M. in the Council Chambers at City Hall, 406 East 7th Street, Lexington, Nebraska to consider the following:

A Final Plat of Beans Second Subdivision, located along South Plum Creek Parkway, Lexington, Nebraska;

All parties in interest and citizens shall have an opportunity to be heard at this time.

Doug Heineman, Chairman
Planning Commission
City of Lexington Nebraska



Dec 24 ✓

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LEXINGTON NEBRASKA
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