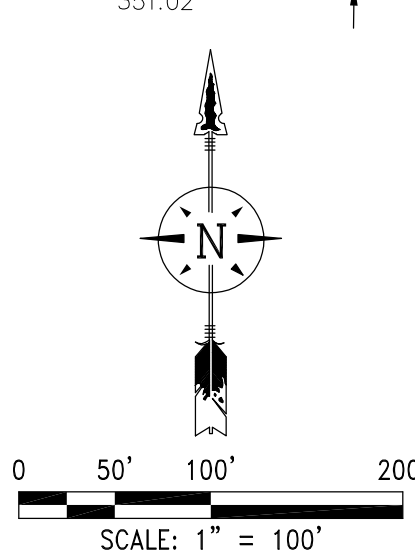


FINAL PLAT -ST. ANN'S SECOND ADDITION- AN ADDITION TO THE CITY OF LEXINGTON, DAWSON COUNTY, NEBRASKA



- LEGEND**
- ▲ = SECTION CORNERS FOUND
 - = CORNERS FOUND (5/8" REBAR UNLESS OTHERWISE NOTED)
 - = CORNERS ESTABLISHED (CAPPED 5/8" x 24" REBAR)
 - × = TEMPORARY POINT
 - (M) = MEASURED DISTANCES
 - (P) = PLATTED DISTANCES
 - (R) = RECORD DISTANCES
 - = BOUNDARY LINE
 - - - = SECTION LINE
 - · - · - = EXISTING LOT LINES
 - · - - - = CENTERLINE
 - - - - - = BUILDING SETBACK LINE
 - FRONT YARD - 25'
 - SIDE YARD - 7'
 - REAR YARD - 25'

SECTION CORNER TIES

NW COR SECTION 4, T 9 N - R 21 W
FOUND HOLE IN E-W CONCRETE ROAD, 0.2' SOUTH OF CENTERLINE AND 2.40' WEST OF CENTERLINE
CONCRETE ROAD TO SOUTH
SE 64.66' NAIL & DISK IN PP
SE 52.92' TOP CENTER OF FH
NE 75.72' NAIL IN SIDE OF CUT OFF PP
SW 33.55' CENTER STORM DRAIN MH

WEST 1/4 CORNER SECTION 4, T 9 N - R 21 W FOUND
CHISELED "X" IN CONCRETE ROAD, 5.3' WEST OF CENTERLINE
SE 41.29' NAIL IN PP
NW 58.45' SE COR HOUSE FOUNDATION
SW 75.10' NE COR RED BRICK BUILDING

SW COR SECTION 4, T 9 N - R 21 W
FOUND 2" COUNTY ALUMINUM CAP UNDER N-S POWER LINE & 40' NORTH OF E-W POWER LINE
N 42.04' NAIL IN RR TIE
NW 30.97' NAIL IN RR TIE
W 32.28' NAIL IN RR TIE

**LOT 1
BLOCK 7**
1051016 S.F.
24.13 Ac±

BASIS OF BEARINGS:

All bearings are based on Dawson County Low Distortion Projection from Nebraska State Surveyor's Office.
Projection = Transverse Mercator
Scale Factor = 1.0001102
Central Meridian = 99°42'00" West
Standard Parallel = 40°52'00" North
False N/E = 25000/50000 (meters)
Spheroid - Datum = GRS80 - NAD83

CURRENT & PROPOSED ZONING:

R-3, High Density Residential.

Minimum Lot Requirements shall be as follows:

	Area	Width	Front Yard	Side Yard	Rear Yard	Height Coverage (%)
Single Family Dwelling	5,000 S.F.	50'	25'	7'	25'	35' 50%
Two-family Dwelling	7,260 S.F.	75'	25'	7'	25'	35' 50%
3 & 4 Units -per Dwelling	3,360 S.F. (per unit)	80'	25'	7'	25'	35' 50%

SHEET 1 OF 2

MA
Miller & Associates
Consulting Engineers, P.C.

PARTY CHIEF: TODD SCHEPLER, S.I.T. 241
DRAWN BY: STANLEY P. BLACKMORE
JOB NUMBER: 127-A1-118-20

1111 CENTRAL AVENUE
KEARNEY, NE 68847-6833
Tel: 308-234-6456
Fax: 308-234-1146
www.miller-engineers.com

REVISION-DATE & REASON

DAWSON CO - LEXINGTON - ST. ANN'S 2ND ADDITION

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FINAL PLAT
-ST. ANN'S SECOND ADDITION-
 AN ADDITION TO THE CITY OF LEXINGTON, DAWSON COUNTY, NEBRASKA

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: that
 St. Ann's Church of Lexington, Nebraska, a Religious Corporation,
 Knights of Columbus Building Association of Lexington, Nebraska, a Corporation,
 The Housing Authority of the City of Lexington, Nebraska, a Public Corporation,

being the owners, have caused the same to be surveyed, subdivided, platted and designated as "ST. ANN'S SECOND ADDITION", an addition to the City of Lexington, Dawson County, Nebraska, and said owners 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.

Dated this _____ day of _____, 20____.

St. Ann's Church of Lexington, Nebraska, a Religious Corporation

by: _____ (signature), it's _____ (print title)
 _____ (print name)

Dated this _____ day of _____, 20____.

Knights of Columbus Building Association of Lexington, Nebraska, a Corporation

by: _____ (signature), it's _____ (print title)
 _____ (print name)

Dated this _____ day of _____, 20____.

The Housing Authority of the City of Lexington, Nebraska, a Public Corporation

by: _____ (signature), it's _____ (print title)
 _____ (print name)

ACKNOWLEDGMENTS

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

The foregoing instrument was acknowledged before me this _____ day of _____, 20____.

by: _____ (print name) the _____ (print title)

of St. Ann's Church of Lexington, Nebraska, a Religious Corporation.

(S E A L)

Notary Public
 My commission expires _____

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

The foregoing instrument was acknowledged before me this _____ day of _____, 20____.

by: _____ (print name) the _____ (print title)

of Knights of Columbus Building Association of Lexington, Nebraska, a Corporation.

(S E A L)

Notary Public
 My commission expires _____

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

The foregoing instrument was acknowledged before me this _____ day of _____, 20____.

by: _____ (print name) the _____ (print title)

of The Housing Authority of the City of Lexington, Nebraska, a Public Corporation.

(S E A L)

Notary Public
 My commission expires _____

LEGAL DESCRIPTION:

A tract of land being part of the Southwest Quarter of the Northwest Quarter (SW1/4 NW1/4) part of Northwest Quarter of the Southwest Quarter (NW1/4 SW1/4) and part of Southwest Quarter of the Southwest Quarter (SW1/4 SW1/4) of Section Four (4), Township Nine (9) North, Range Twenty-One (21) West of the Sixth Principal Meridian, Dawson County, Nebraska, and more particularly described as follows:
 Commencing at a cross chiseled in concrete at the West Quarter corner of Section 4;
 thence S 89°59'13" E on the South line of the Southwest Quarter of the Northwest Quarter of said Section 4 a distance of 33.00 feet to a 5/8" rebar with cap on the East right-of-way line of Taft Street in the City of Lexington, Dawson County, Nebraska and the POINT OF BEGINNING;
 thence N 00°38'14" E on said East right-of-way line, and all bearings contained herein are relative thereto, a distance of 353.13 feet to a 5/8" rebar with cap;
 thence S 89°31'10" E a distance of 1279.67 feet to a 5/8" rebar with cap on the East line of said Southwest Quarter of the Northwest Quarter;
 thence S 00°29'36" W on said East line of the Southwest Quarter of the Northwest Quarter a distance of 342.68 feet to a 5/8" rebar with cap at the Southeast corner of said Southwest Quarter of the Northwest Quarter;
 thence S 00°29'28" W on the East line of the Northwest Quarter of the Southwest Quarter and on the East line of the Southwest Quarter of the Southwest Quarter of said Section 4 a distance of 1376.72 feet to a 5/8" rebar;
 thence N 89°31'34" W a distance of 1283.89 feet to a 5/8" rebar on said East right-of-way line of Taft Street;
 thence N 00°37'50" E on said East right-of-way line of Taft Street a distance of 1366.42 feet to the Point of Beginning.
 Containing 50.60 Acres, more or less.

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 "ST. ANN'S SECOND ADDITION", 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____.

 (signature) _____ (print name)
 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____.

 (signature) _____ (print name)
 Mayor

ATTEST: _____ (S E A L)
 Pamela Baruth, City Clerk

RESOLUTION

Be it resolved by the mayor and council of the City of Lexington, Nebraska. That the plat of "ST. ANN'S SECOND ADDITION", 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.

 (signature) _____ (print name)
 Mayor

ATTEST: _____ (S E A L)
 Pamela Baruth, City Clerk

REGISTER OF DEEDS

STATE OF NEBRASKA)
 COUNTY OF DAWSON) S.S.

This is to certify that this instrument was filed for record in the Register of Deeds office at _____ m.

on this _____ day of _____, 20____. As Instrument _____ - _____.

(SEAL)

 Dian K. Lauby, Register of Deeds

SURVEYOR'S CERTIFICATE

I, Stanley P. Blackmore, Nebraska Professional Registered Land Surveyor No. 795, do hereby certify that the survey of "ST. ANN'S SECOND ADDITION", an addition to the City of Lexington, Dawson County, Nebraska, was performed by Todd Schepler, S.I.T. 241, 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.

(S E A L)



 Stanley P. Blackmore
 Nebraska Professional Registered Land Surveyor No. 795

Date _____

SHEET 2 OF 2

 Miller & Associates Consulting Engineers, P.C.	PARTY CHIEF: TODD SCHEPLER, S.I.T. 241	REVISION-DATE & REASON _____ _____ _____
	DRAWN BY: STANLEY P. BLACKMORE	
	JOB NUMBER: 127-A1-118-20	
	1111 CENTRAL AVENUE KEARNEY, NE 68847-6833 Tel: 308-234-6456 Fax: 308-234-1146 www.miller-engineers.com	
DAWSON CO - LEXINGTON - ST. ANN'S 2ND ADDITION		