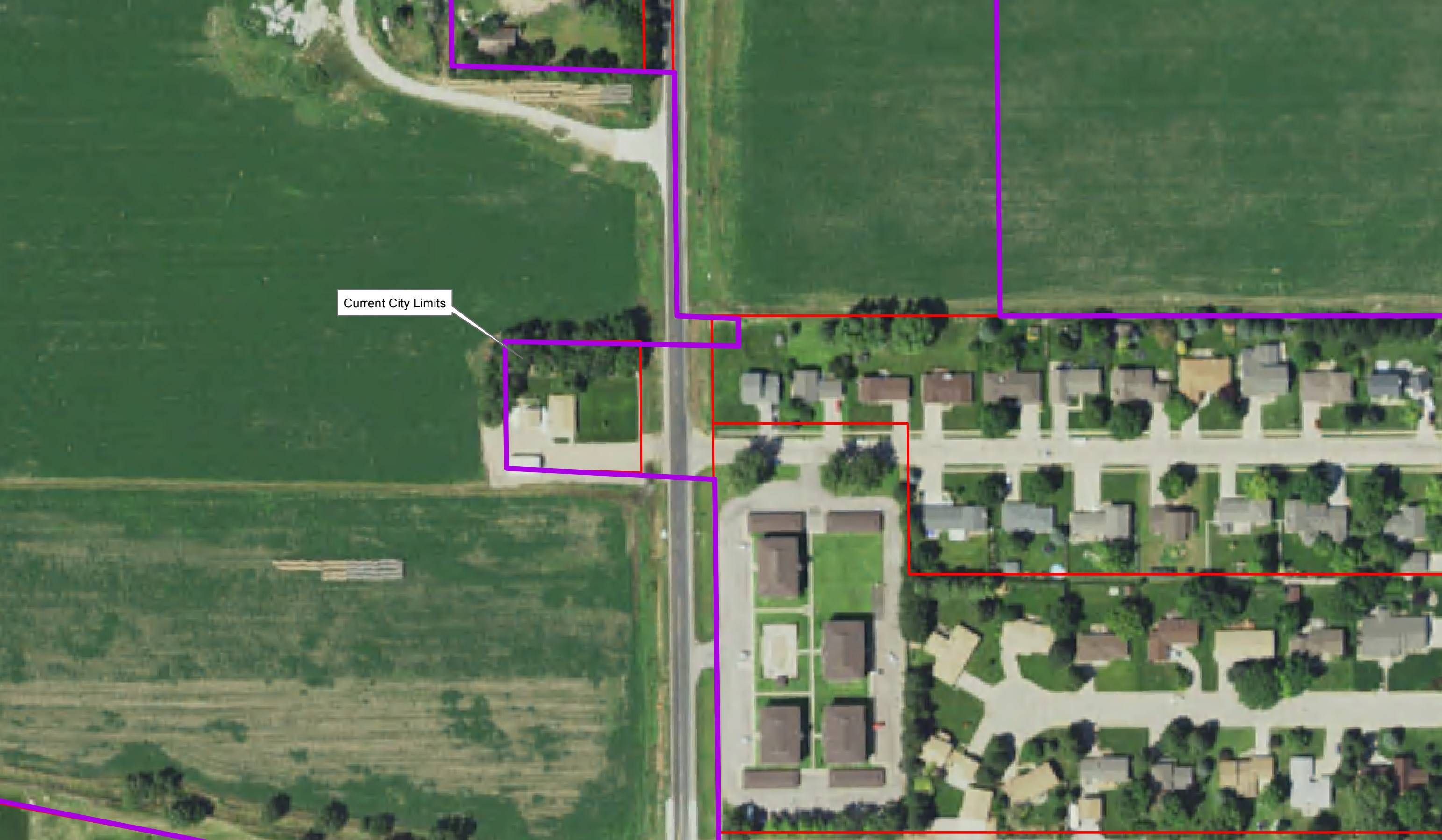


Current City Limits



Jessen Second Addition

KRVN Addition

Northeast First Addition

Proposed City Limits



Indian Heights Third Addition

Indian Heights First Addition



CUNNINGHAM'S 1ST ADDITION

LOT 1 OF JESSEN 1ST ADDITION AND PART OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 10 NORTH, RANGE 21 WEST OF THE SIXTH PRINCIPAL MERIDIAN, DAWSON COUNTY, NEBRASKA.

PROJECT NO: D20200081

DATE: JULY 20TH, 2020.

NORTHWEST COR.
SEC. 32 -10-21.

CORNER IS BRASS CAP.
NE CORNER OF CULVERT SW 68.50 FEET.
SPIKE IN P.POLE SW 60.72 FEET.
SPIKE IN P.POLE NW 61.81 FEET.
SE CORNER CULVERT HEADWALL NW 68.37 FEET.
CORNER IS 0.90' WEST OF CENTERLINE RD.

DEDICATION

WE, DANIEL L. CUNNINGHAM AND SUSAN J. CUNNINGHAM, HUSBAND AND WIFE, SHOTKOSKI HAY FARMS, LLC, A LIMITED LIABILITY COMPANY AND FARM CREDIT SERVICES OF AMERICA, PCA., 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 LOT OF SUCH ADDITION AND DESIGNATING THE LOT BY NUMBER, DO STATE AND MAKE KNOWN THAT SAID ADDITION BE ANNEXED TO AND BECOME A PART OF THE CITY OF LEXINGTON, NEBRASKA, AND FURTHER DEDICATE ALL UTILITY EASEMENTS AND STREETS (IF ANY) TO THE USE AND BENEFIT OF THE PUBLIC AND DO STATE AND MAKE KNOWN THAT SAID ADDITION IS MADE IN ACCORDANCE WITH OUR DESIRES.

DATED THIS ___ DAY OF _____, 2020.

DANIEL L. CUNNINGHAM SUSAN J. CUNNINGHAM WILLIAM SHOTKOSKI, MANAGER RANDALL ROWLEY, MANAGER FCSA LENDER/BENEFICIARY

ACKNOWLEDGMENT OF NOTARY

STATE OF _____ SS
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ___ DAY OF _____, 2020,

SHOTKOSKI HAY FARMS, LLC, BY: _____ (PRINT NAME) _____ (PRINT TITLE)

ACKNOWLEDGMENT OF NOTARY

STATE OF _____ SS
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ___ DAY OF _____, 2020,

BY SUSAN J. CUNNINGHAM, _____ SIGNATURE

NOTARY PUBLIC

ACKNOWLEDGMENT OF NOTARY

STATE OF _____ SS
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ___ DAY OF _____, 2020,

BY DANIEL L. CUNNINGHAM, _____ SIGNATURE

NOTARY PUBLIC

PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THE ABOVE PLAT OF CUNNINGHAM'S FIRST ADDITION WAS PRESENTED TO, APPROVED AND ACCEPTED BY, THE PLANNING COMMISSION OF THE CITY OF LEXINGTON, NEBRASKA, AT A REGULAR MEETING ON THE ___ DAY OF _____, 2020.

PRESIDENT OF COMMISSION

CITY COUNCIL APPROVAL

BE IT RESOLVED BY THE PRESIDENT OF THE COUNCIL OF THE CITY OF LEXINGTON, NEBRASKA, AS FOLLOWS: THE PLAT OF CUNNINGHAM'S FIRST ADDITION 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 _____, 2020.

ATTEST: CITY CLERK _____ PRESIDENT OF THE COUNCIL _____

THIS PLAT WAS APPROVED AND ACCEPTED FOR FILING AND RECORDING ON THE ___ DAY OF _____, 2020, AT ___ O'CLOCK ___ M. AND APPEARS IN PLAT CABINET NO. ___ AT INDEX NO. ___ IN THE RECORDS OF THE REGISTER OF DEEDS OF DAWSON COUNTY, NEBRASKA. PASSED AND APPROVED THIS ___ DAY OF _____, 2020.

REGISTER OF DEEDS

SURVEYOR'S CERTIFICATE

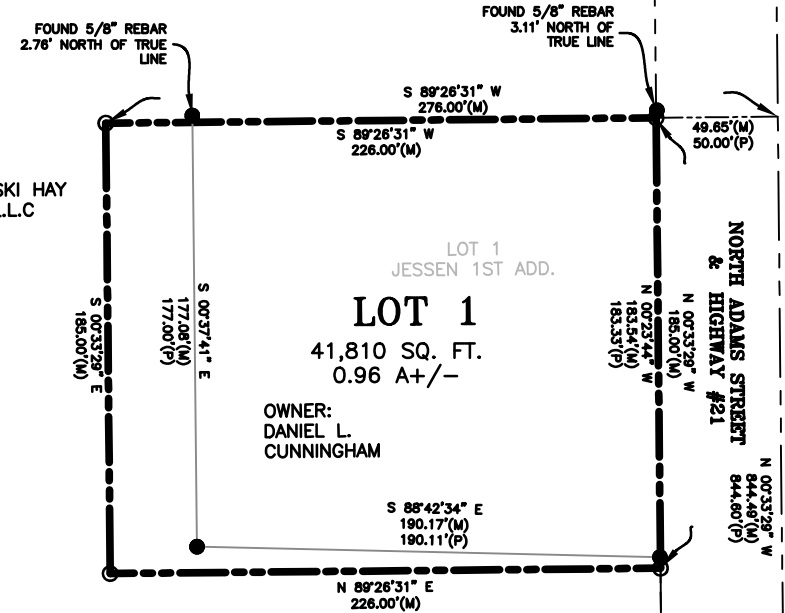
I, MARK A. STREIT, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA, DO HEREBY CERTIFY THAT THIS SURVEY WAS EXECUTED BY ME, OR UNDER MY DIRECT SUPERVISION, AND THAT IRON MONUMENTS WERE SET AT ALL POINTS MARKED "O". ALL DISTANCES ARE IN FEET AND HUNDREDTHS OF A FOOT.

SIGNED THIS ___ DAY OF _____, 2020.

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: XXXX
- REF: XXXX



LEGAL DESCRIPTION

LOT 1, CUNNINGHAM'S 1ST ADDITION, BEING ALL OF LOT 1, JESSEN 1ST ADDITION ALONG WITH PART OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 10 NORTH, RANGE 21 WEST OF THE SIXTH PRINCIPAL MERIDIAN, AND WITHIN THE CITY OF LEXINGTON, DAWSON COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

REFERRING TO A FOUND BRASS CAP & MAGNET BEING THE EAST ONE-QUARTER OF SECTION 31, TOWNSHIP 10 NORTH, RANGE 21 WEST OF THE SIXTH PRINCIPAL MERIDIAN, DAWSON COUNTY, NEBRASKA; THENCE NORTH 00 DEGREES, 33 MINUTES, 29 SECONDS WEST ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 31, A DISTANCE OF 844.49 FEET; THENCE SOUTH 89 DEGREES, 26 MINUTES, 31 SECONDS WEST A DISTANCE OF 50 FEET TO A SET, CAPPED 5/8" REBAR BEING THE NORTHEAST CORNER OF LOT 1 OF JESSEN 1ST ADDITION TO THE CITY OF LEXINGTON, DAWSON COUNTY, NEBRASKA AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89 DEGREES, 26 MINUTES, 31 SECONDS WEST, ON THE NORTH LINE EXTENDED OF SAID LOT 1, A DISTANCE OF 226.00 FEET TO A SET, CAPPED 5/8" REBAR; THENCE SOUTH 00 DEGREES, 33 MINUTES, 29 SECONDS EAST AND PARALLEL TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 31, A DISTANCE OF 185.00 FEET TO A SET, CAPPED 5/8" REBAR; THENCE NORTH 89 DEGREES, 26 MINUTES, 31 SECONDS EAST AND PARALLEL WITH THE NORTH LINE OF LOT 1 OF JESSEN 1ST ADDITION, A DISTANCE OF 228.00 FEET TO A SET, CAPPED 5/8" REBAR; THENCE NORTH 00 DEGREES, 33 MINUTES, 29 SECONDS WEST ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 21, ALSO KNOWN AS NORTH ADAMS STREET, AND THE EAST LINE OF SAID LOT 1 OF JESSEN 1ST ADDITION, A DISTANCE OF 185.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.98 ACRES (41,810 SQ. FT.), MORE OR LESS, AND FURTHER SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

EAST 1/4 CORNER
SEC. 31-10-21.

FOUND BRASS CAP WITH MAGNET.
NEAR FACE POWER POLE (NW) 55.19 FEET.
NEAR FACE POWER POLE (NE) 52.66 FEET.
TOP NUT FIRE HYDRANT (NE) 45.59 FEET.
WATER SHUT OFF (SE) 70.35 FEET.
NEAR FACE POWER POLE (SE) 94.82 FEET.
CENTER OF MAN HOLE (SW) 59.83 FEET.



NORTH
SCALE 1" = 60'

