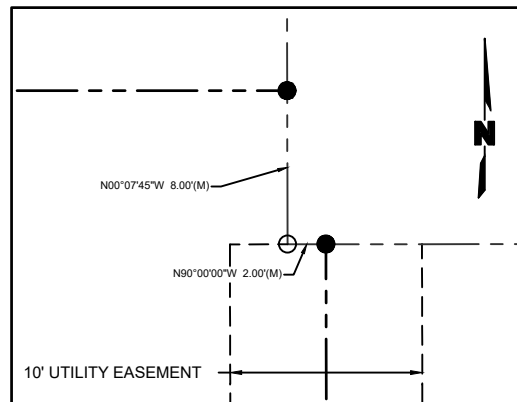
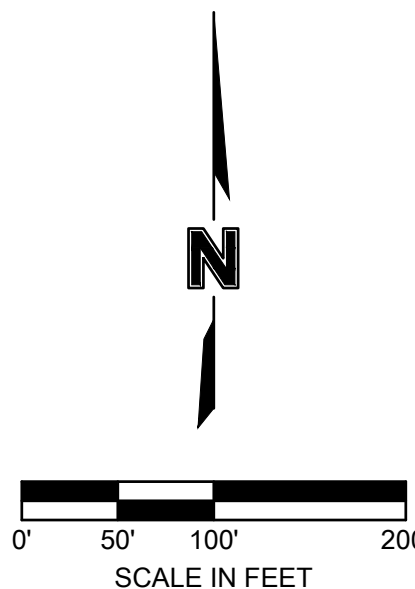


IN THE CITY OF LEXINGTON, DAWSON COUNTY, NEBRASKA  
FINAL PLAT

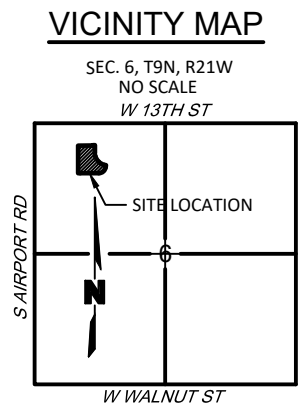


LOT 1  
273524.98 Sq. Feet  
6.28± Acres

LOT 2  
111,494.57 Sq. Feet  
2.56± Acres

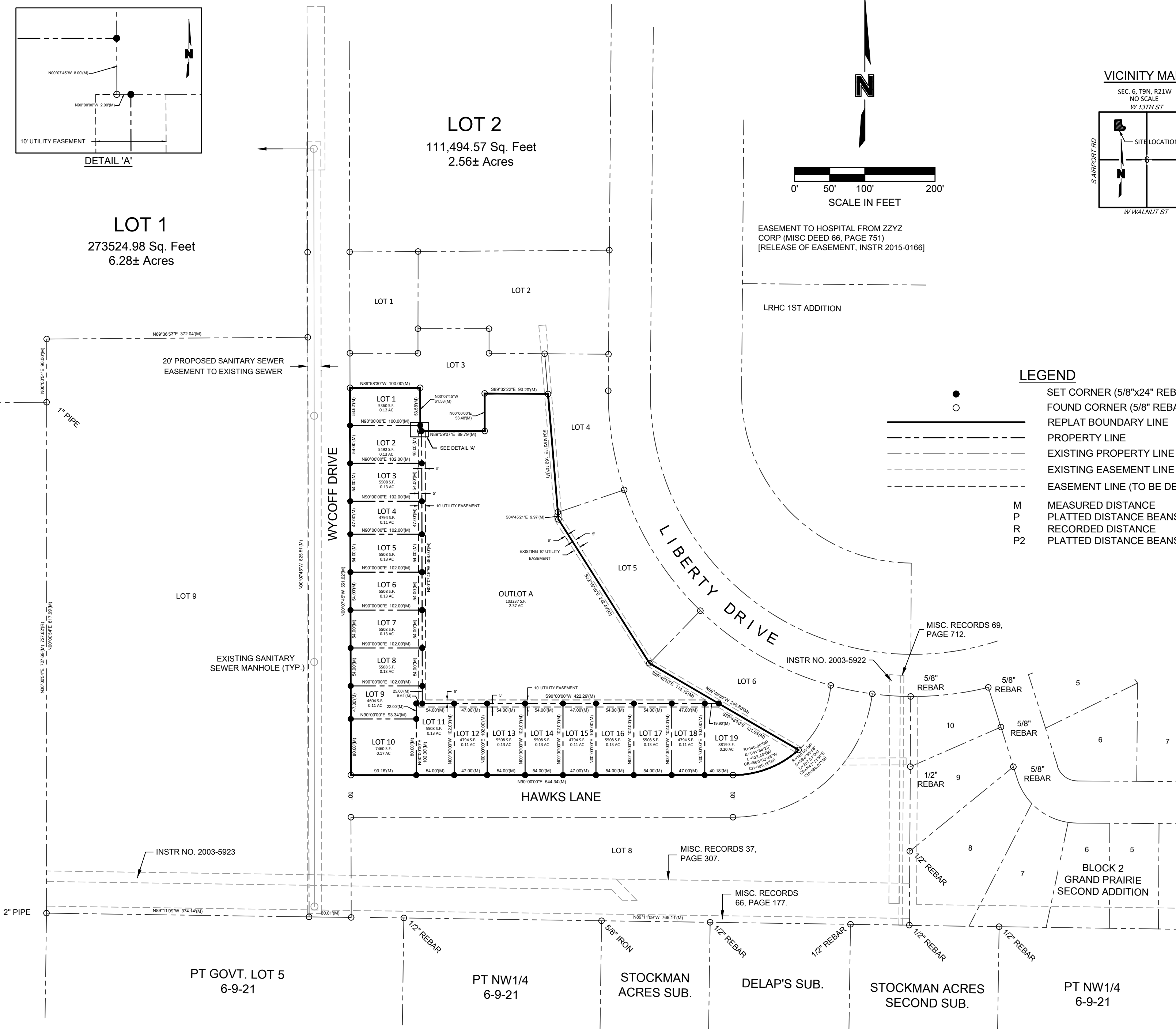


EASEMENT TO HOSPITAL FROM ZYZZ  
CORP (MISC DEED 66, PAGE 751)  
[RELEASE OF EASEMENT, INSTR 2015-0166]



## LEGEND

- |     |  |
|-----|--|
| —   | SET CORNER (5/8"x24" REBAR W/CAP)            |
| —   | FOUND CORNER (5/8" REBAR OR OTHERWISE NOTED) |
| —   | REPLAT BOUNDARY LINE                         |
| —   | PROPERTY LINE                                |
| —   | EXISTING PROPERTY LINE                       |
| - - | EXISTING EASEMENT LINE                       |
| - - | EASEMENT LINE (TO BE DEDICATED)              |
| M   | MEASURED DISTANCE                            |
| P   | PLATTED DISTANCE BEANS 1ST SUB               |
| R   | RECORDED DISTANCE                            |
| P2  | PLATTED DISTANCE BEANS 2ND SUB DISTANCE      |



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Nebraska COA #CA-0638

[illegible]

DRAFT FINAL PLAT  
PENDING FIELD INVESTIGATION

WYCOFF 3RD ADDITION  
FINAL PLAT

LEXINGTON, NEBRASKA

drawn by: \_\_\_\_\_ OR  
designed by: \_\_\_\_\_ DJ  
project no.: \_\_\_\_\_ 024-0658  
date: \_\_\_\_\_ 4/1/202

SHEET  
1 of 2

## WYCOFF 3RD ADDITION

## LEGAL DESCRIPTION

LOT 7, WYCOFF 2ND ADDITION TO THE CITY OF LEXINGTON, DAWSON COUNTY, NEBRASKA.

## SURVEYOR'S CERTIFICATE

I, DOUGLAS J. STEVENSON, 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 HUNDRETHS OF A FOOT.

SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

DOUGLAS J. STEVENSON, REGISTERED LAND SURVEYOR NUMBER LS-485

## DEDICATION

WE, THE CITY OF LEXINGTON, BEING THE SOLE OWNERS AND PROPRIETORS OF THE LAND SHOWN IN THE ACCOMPANYING PLAT, AND HAVING CAUSED AN ACCURATE PLAT OF THE AREA TO BE MADE, DESCRIBING THE LOTS AND STREETS OF SUCH RE-PLAT AND DESIGNATING THE LOTS BY NUMBER AND THE STREETS BY NAME, DO HERBY DEDICATE THE STREETS AND UTILITY EASEMENTS THEREIN TO THE USE AND BENEFIT OF THE PUBLIC.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

JOE PEPPLITSCH, CITY OF LEXINGTON

PRINT TITLE

## ACKNOWLEDGMENT

STATE OF NEBRASKA)  
SS  
COUNTY OF DAWSON)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025, BY  
JOE PEPPLITSCH, CITY MANAGER OF LEXINGTON, NEBRASKA.

\_\_\_\_\_(PRINT NAME), \_\_\_\_\_(PRINT TITLE).

NOTARY PUBLIC \_\_\_\_\_ (STAMP)

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

LEXINGTON NEBRASKA PLANNING COMMISSION APPROVAL

THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING COMMISSION FOR THE CITY OF LEXINGTON, DAWSON COUNTY, NEBRASKA, DOES HEREBY CERTIFY THAT THE FOREGOING PLAT OF "WYCOFF 3RD ADDITION" BEING A RE-PLAT OF LOT 7 OF WYCOFF 2ND 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 \_\_\_\_\_, 2025, 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 \_\_\_\_\_, 2025.

---

SADIE WORTHING, CHAIRPERSON

LEXINGTON NEBRASKA CITY COUNCIL APPROVAL

THE ABOVE AND FOREGOING PLAT "WYCOFF 3RD ADDITION" BEING A RE-PLAT OF LOT 7 OF WYCOFF 2ND ADDITION TO THE CITY OF LEXINGTON, DAWSON COUNTY, NEBRASKA, WAS SUBMITTED TO THE CITY COUNCIL IN AND FOR THE CITY OF LEXINGTON, DAWSON COUNTY, NEBRASKA, AND DULY CONSIDERED BY SAID COUNCIL AT ITS REGULAR MEETING AS ASSEMBLED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, 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 \_\_\_\_\_, 2025. (SEAL)

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JOHN FAGOT, MAYOR

ATTEST: \_\_\_\_\_  
PAMELA BARUTH, CITY CLERK

## RESOLUTION

BE IT NOW RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF LEXINGTON, DAWSON COUNTY, NEBRASKA, THAT THE PLAT OF WYCOFF 3RD ADDITION, BEING A RE-PLAT OF LOT 7 OF WYCOFF 2ND 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) (SEAL)  
JOHN D. FAGOT, MAYOR

ATTEST: \_\_\_\_\_  
PAMELA BARUTH, CITY CLERK

## REGISTER OF DEEDS APPROVAL

STATE OF NEBRASKA) SS  
COUNTY OF DAWSON)

THE ABOVE AND FOREGOING PLAT OF WYCOFF 3RD ADDITION, BEING A RE-PLAT OF LOT 7 OF WYCOFF 2ND ADDITION, AN ADDITION TO THE CITY OF LEXINGTON, DAWSON COUNTY, NEBRASKA, WAS APPROVED AND ACCEPTED FOR FILING ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2025, AT \_\_\_\_ O'CLOCK \_\_\_\_M., AND APPEARS IN PLAT CABINET \_\_\_\_ AT INDEX NO. \_\_\_\_ IN THE RECORDS OF THE REGISTER OF DEEDS OF DAWSON COUNTY, NEBRASKA.

(Seal)

LINZY HENDRICH  
DAWSON COUNTY REGISTER OF DEEDS

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