

Available Northwest Housing Lots

- Dozens of sites to choose from
 - \$0 – \$5,000 each
 - Lots sizes: approx. 12,000 – 25,000 square feet
- Utilities on site (Electric, Sewer, Water)
 - Sewer depths accommodate basements
- Protective covenants in place
- Lots are not located in floodplain
- Close to Optimist Recreation Complex and Sandoz Elementary School

2. Available Lot Map
3. Subdivision Maps
8. Protective Covenants
12. Floodplain Map
13. Sewer Depth Layout





FINAL PLAT
-NORTHWEST FIFTH ADDITION-
 A REPLAT OF PART OF LOT 1, BLOCK ONE, AND PART OF LOT 1, BLOCK THREE,
 NORTHWEST SECOND ADDITION, AN ADDITION TO THE CITY OF LEXINGTON, DAWSON COUNTY, NEBRASKA

DECLARATION
 KNOW ALL MEN BY THESE PRESENTS, that the City of Lexington, a Municipal Corporation in the State of Nebraska, by being the owner, have caused the same to be surveyed, subdivided, planned and designated as "NORTHWEST FIFTH ADDITION, an addition to the City of Lexington, Dawson County, Nebraska, and do hereby ratify and approve the said plat; the streets and utility easements as shown upon said plat, and acknowledge and addition to be made with the five corners

Dated this _____ day of _____, 20____.

(Signature)
 (Print Name)

(City Title)
 The City of Lexington
 a Municipal Corporation in the State of Nebraska

ACKNOWLEDGMENT
 STATE OF _____
 COUNTY OF _____

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

Notary Public: _____ (S.E.A.L.)
 My commission expires _____

APPROVAL OF THE CITY OF LEXINGTON PLANNING COMMISSION
 The undersigned, Chairman of the Planning Commission for the City of Lexington, Dawson County, Nebraska, do hereby certify that the above and foregoing plat was submitted to the City Council in and for the City of Lexington, Dawson County, Nebraska, on the _____ day of _____, 20____, and upon motion duly made and seconded, said plat was approved in all respects by the City Council on the _____ day of _____, 20____.

Chairman _____ (S.E.A.L.)

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, 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 City Council on the _____ day of _____, 20____.

Mayor _____ (S.E.A.L.)

ATTEST: City Clerk _____

RESOLUTION
 It is resolved by the mayor and council of the City of Lexington, Nebraska, that the plat of "NORTHWEST FIFTH ADDITION, an addition to the City of Lexington, Dawson County, Nebraska, duly made out, acknowledged and certified, and the Deeds of Dawson County, Nebraska,

Mayor _____ (S.E.A.L.)

ATTEST: City Clerk _____

COUNTY TREASURER

This is to certify that I find no regular or special taxes delinquent against the property described in the Surveyor's Certificate of _____

County Treasurer _____ Date _____ (S.E.A.L.)

REGISTER OF DEEDS
 STATE OF NEBRASKA
 COUNTY OF DAWSON

This is to certify that this instrument was filed for record in the Register of Deeds office at _____ on this _____ day of _____, 20____.

Register of Deeds _____

LEGAL DESCRIPTION
 A tract of land being a replat of part of Lot 1, Block One (1), and part of Lot 1, Block Three (3), Northwest Second Addition, an addition to the City of Lexington, Dawson County, Nebraska, and more particularly do hereby certify that the above and foregoing plat was submitted to the City Council in and for the City of Lexington, Dawson County, Nebraska, on the _____ day of _____, 20____, and upon motion duly made and seconded, said plat was approved in all respects by the City Council on the _____ day of _____, 20____.

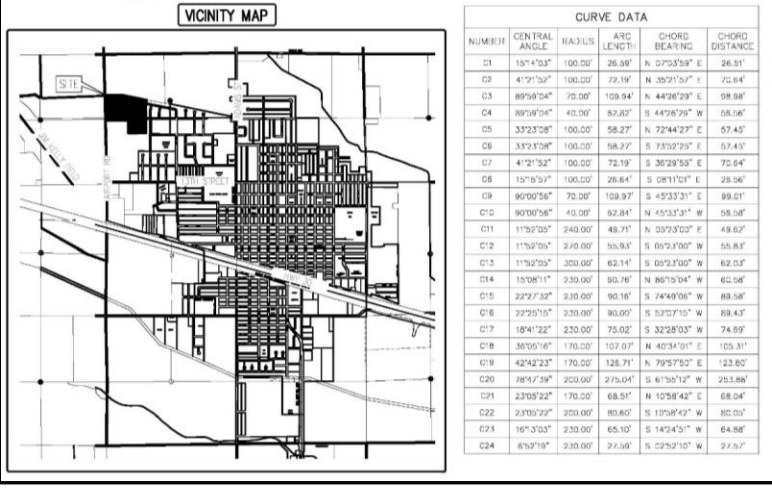
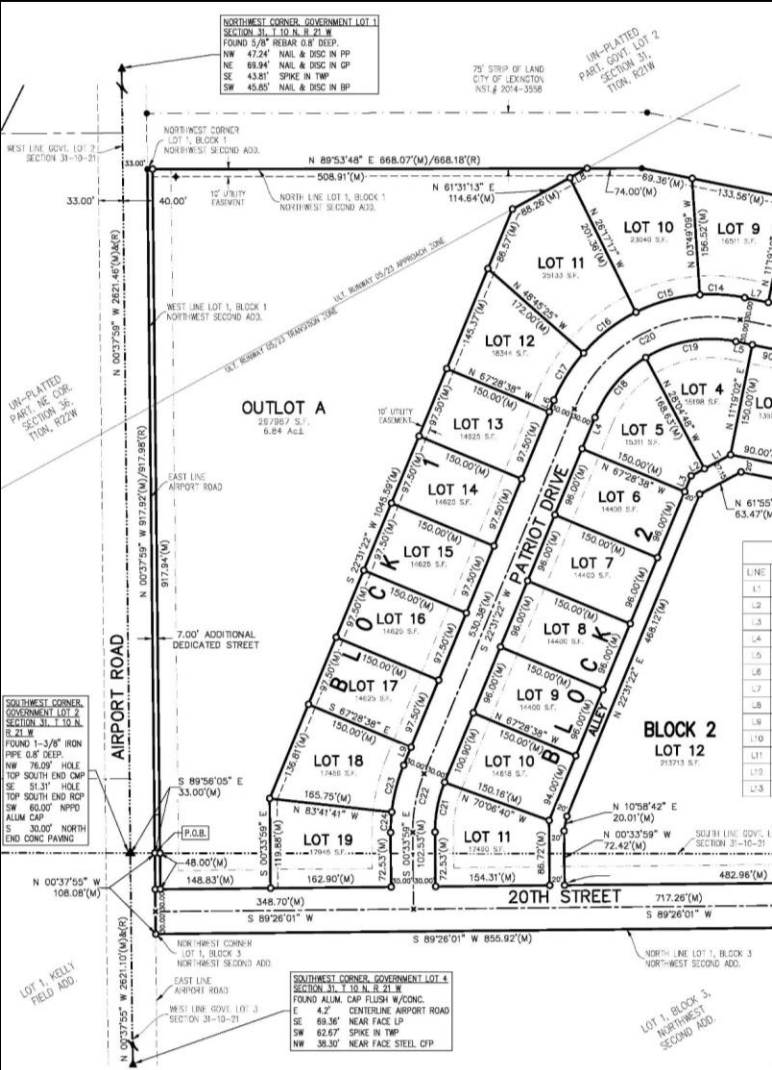
Surveyor's Certificate

I, Chad Dixon, Nebraska Professional Registered Land Surveyor No. 672, do hereby certify that the survey on "NORTHWEST FIFTH ADDITION, an addition to the City of Lexington, Dawson County, Nebraska, and more particularly do hereby certify that the above and foregoing plat was submitted to the City Council in and for the City of Lexington, Dawson County, Nebraska, on the _____ day of _____, 20____, and upon motion duly made and seconded, said plat was approved in all respects by the City Council on the _____ day of _____, 20____.

Chad Dixon, Nebraska Professional Registered Land Surveyor No. 672

Date _____

NEBRASKA
 LAND SURVEYOR
 5



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 61°55'37"E	40.02'
L2	N 81°50'11"E	20.37'
L3	N 22°3'22"E	22.84'
L4	S 22°31'22"W	45.48'
L5	N 78°40'58"W	23.64'
L6	S 22°31'22"W	16.60'
L7	N 78°40'58"W	33.63'
L8	N 81°51'13"E	26.38'
L9	S 22°31'22"W	26.28'
L10	N 0°33'59"W	60.03'
L11	S 88°26'01"W	18.00'
L12	S 88°26'01"W	58.87'

CURVE DATA

NUMBR	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	151°15'03"	100.00'	26.39'	N 07°53'59"E	26.31'
C2	41°21'50"	100.00'	72.19'	N 35°15'57"E	72.84'
C3	88°58'24"	100.00'	109.94'	N 44°26'29"E	98.88'
C4	88°58'24"	43.00'	43.20'	S 44°26'29"W	08.06'
C5	33°23'08"	100.00'	58.27'	N 72°44'27"E	57.43'
C6	33°23'08"	100.00'	58.27'	S 73°02'29"E	57.43'
C7	41°21'52"	100.00'	72.19'	S 36°29'55"E	70.64'
C8	151°15'03"	100.00'	26.39'	S 08°11'01"E	26.36'
C9	90°00'56"	70.00'	109.87'	S 45°33'31"E	89.61'
C10	90°00'56"	43.00'	43.21'	N 45°33'31"W	08.08'
C11	115°20'00"	240.00'	92.84'	N 00°53'02"E	49.62'
C12	115°20'00"	240.00'	92.84'	S 00°53'02"W	49.62'
C13	115°20'00"	300.00'	62.14'	S 00°53'02"W	62.03'
C14	150°01'11"	230.00'	50.70'	N 80°15'04"E	62.06'
C15	22°27'32"	230.00'	90.18'	S 74°49'08"W	89.38'
C16	22°27'32"	230.00'	90.18'	S 07°07'10"W	89.43'
C17	18°41'22"	230.00'	75.02'	S 32°28'03"W	74.69'
C18	36°01'16"	170.00'	107.07'	N 40°34'01"E	103.31'
C19	42°42'32"	170.00'	126.71'	N 79°57'52"E	123.80'
C20	36°01'16"	200.00'	270.04'	S 61°36'17"W	263.98'
C21	23°08'22"	170.00'	68.81'	N 10°58'42"E	68.04'
C22	23°08'22"	200.00'	90.60'	S 10°58'42"W	90.03'
C23	16°31'30"	230.00'	65.10'	S 14°54'31"W	64.86'
C24	6°52'19"	230.00'	27.30'	S 22°51'10"W	27.17'

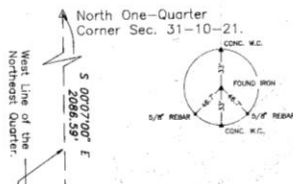
PLAT PREPARED FOR: City of Lexington, 406 E 7th Street, Lexington, NE 68850
PLAT PREPARED BY: Miller & Associates, 1111 Central Ave, Kearney, NE 68847
ZONING: R-1 Single-Family Residential
MINIMUM SETBACKS: Front Yard 25', Rear Yard 25', Side Yard 7'

NOTE: No title commitment was provided by the client.

- ▲ SECTION CORNERS FOUND
- CORNERS FOUND
- CORNERS ESTABLISHED
- ✕ TEMPORARY POINT
- (P) PLATTED DISTANCES
- (M) MEASURED DISTANCES
- (R) RECORDED DISTANCES
- PROPOSED LOT LINES
- - - RIGHT-OF-WAY LINE
- - - EXISTING LOT LINES
- - - EXISTING EASEMENTS
- - - NEWLY DEDICATED EASEMENTS
- - - BUILDING SETBACKS: 25.00' FRONT YARD

PAULSEN'S FIRST ADDITION

to the City of Lexington, Dawson County, Nebraska



CURVE DELTA	RADIUS	ARC	TANGENT	BEARING	CHORD	
C1	81°18'49"	50.00	70.96	42.94	N 12°21'49" E	65.15
C2	61°48'00"	50.00	53.95	29.93	N 59°12'05" W	61.37
C3	78°17'09"	50.00	66.57	39.27	S 51°44'50" W	61.76
C4	68°50'39"	50.00	58.33	33.00	S 19°49'04" E	55.08
C5	18°42'23"	50.00	14.58	7.34	N 44°40'02" E	14.53
C6	67°00'27"	50.00	58.48	33.10	N 02°48'37" E	55.20
C7	59°24'58"	50.00	51.85	28.53	N 60°24'06" W	49.56
C8	45°00'02"	50.00	39.27	20.71	S 67°23'24" W	38.27
C9	81°25'23"	50.00	71.06	43.02	S 04°10'41" W	65.23
C10	18°42'23"	50.00	14.58	7.34	S 44°53'12" E	14.53
C11	37°42'08"	50.00	32.90	17.07	N 34°10'09" E	32.31
C12	48°00'42"	50.00	40.15	21.23	N 07°41'16" W	39.08
C13	59°24'58"	50.00	51.85	28.53	N 60°24'06" W	49.56
C14	45°00'02"	50.00	39.27	20.71	S 67°23'24" W	38.27
C15	60°23'38"	50.00	52.73	29.12	S 14°40'34" W	50.32
C16	37°42'08"	50.00	32.90	17.07	S 34°23'19" E	32.31

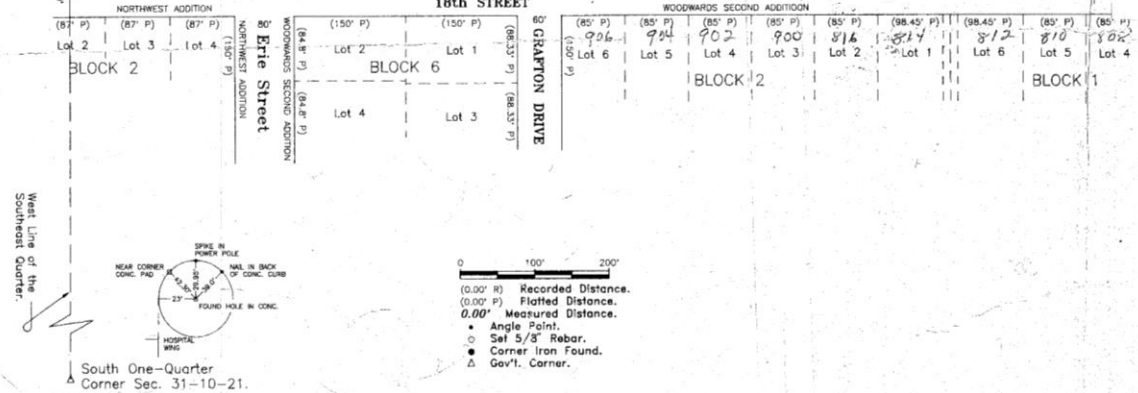
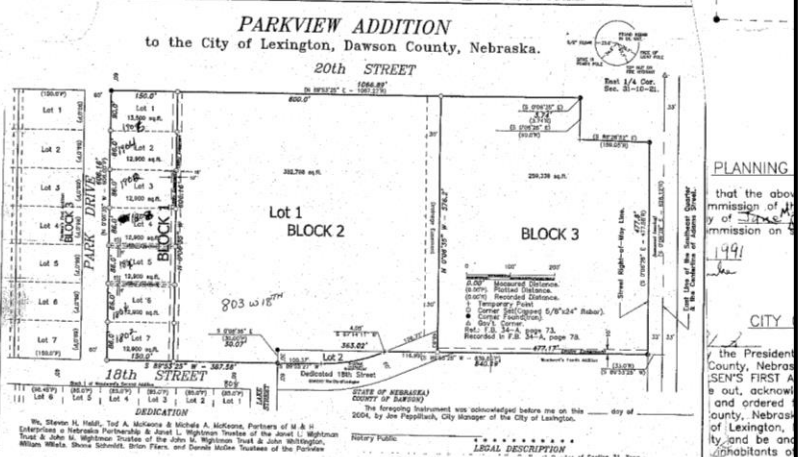
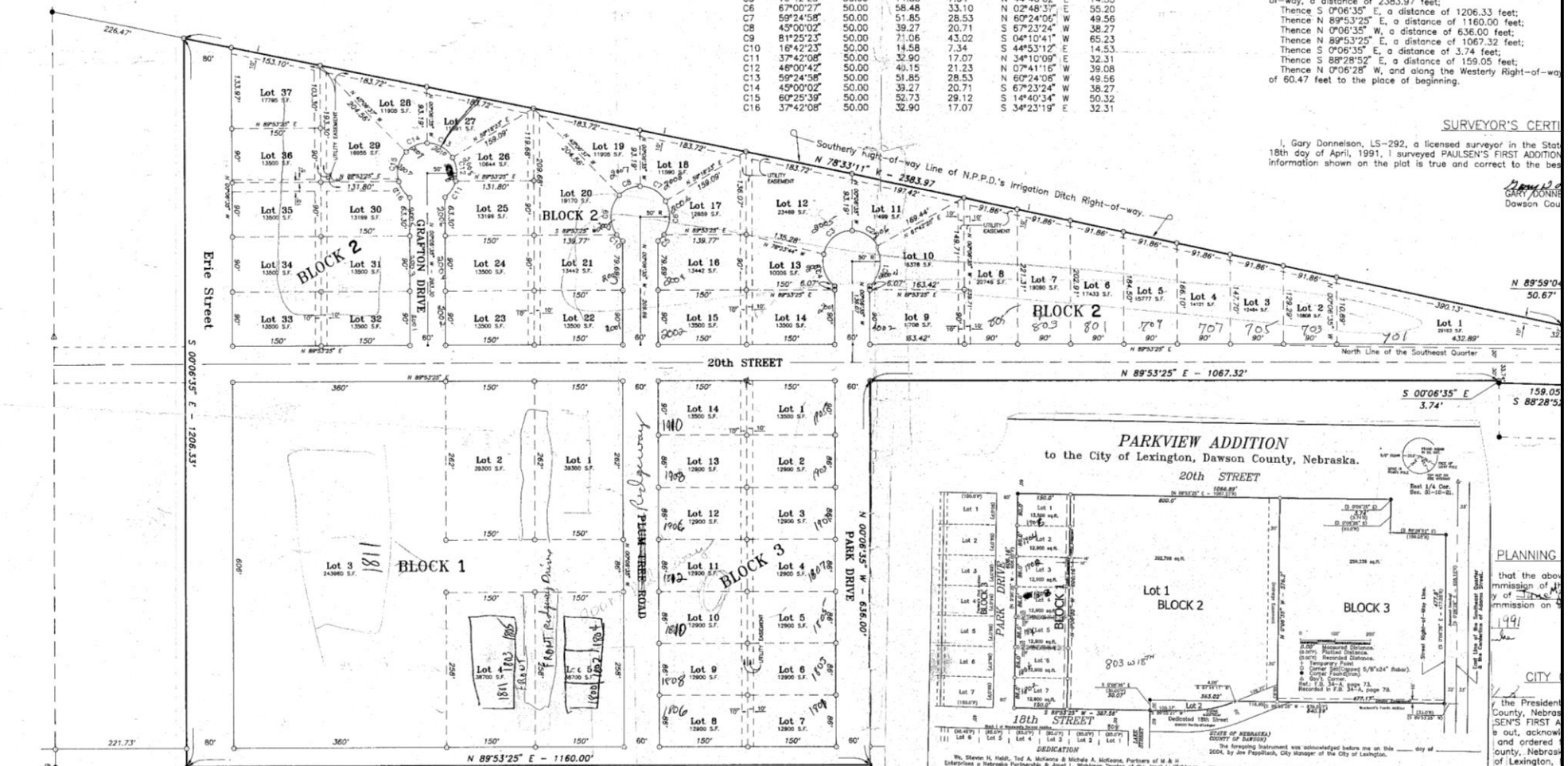
DESCRIPTION

A tract of land in the East One-Half of Section 31, Town 26 P.M., Dawson County, Nebraska, and more particularly described as follows: Referring to the East One-Quarter Corner of Section 31, T. 26 P.M., Dawson County, Nebraska; Thence N 89°59'04" W (on assumed bearing), and along the East One-Quarter Corner of Section 31, T. 26 P.M., Dawson County, Nebraska, a distance of 33.00 feet to the Point of Beginning; Thence N 0°06'28" W, and along the Westerly Right-of-way of 40.41 feet; Thence N 89°59'04" W, and along the Southerly Right-of-way, a distance of 50.67 feet; Thence N 78°33'11" W, and along the Southerly Right-of-way, a distance of 2383.97 feet; Thence S 0°06'35" E, a distance of 1206.33 feet; Thence N 89°53'25" E, a distance of 1160.00 feet; Thence N 0°06'35" W, a distance of 636.00 feet; Thence N 89°53'25" E, a distance of 1067.32 feet; Thence S 0°06'35" E, a distance of 3.74 feet; Thence S 88°28'52" E, a distance of 159.05 feet; Thence N 0°06'28" W, and along the Westerly Right-of-way of 60.47 feet to the piece of beginning.

SURVEYOR'S CERTIFICATE

I, Gary Donnelson, LS-292, a licensed surveyor in the State of Nebraska, on the 18th day of April, 1991, I surveyed PAULSEN'S FIRST ADDITION information shown on the plat is true and correct to the best of my knowledge and belief.

GARY DONNELSON
Dawson County, Nebraska



Witness my hand and notarial seal on this 18th day of April, 1991.

[Signature]
Notary Public

STATE OF NEBRASKA
COUNTY OF DAWSON) SS

Before me, a notary public qualified for said county, personally came Harold P. Sluskey, President of THE LEXINGTON STATE BANK AND TRUST COMPANY, a State Banking Corporation, known to me to be the President and identical Person who signed the foregoing instrument, and acknowledged the execution thereof to be his voluntary act and deed as such officer and voluntary act and deed of said corporation.

Witness my hand and notarial seal on the ___ day of ___, 1991.

[Signature]
Notary Public

STATE OF NEBRASKA
COUNTY OF DAWSON) SS

This plat was approved and acknowledged on the ___ day of ___, 1991, at ___ O'clock of index No. 122 in the records of Dawson County, Nebraska.

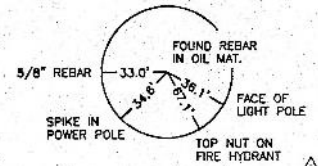
Passed and approved this ___ day of ___ 1991.
Attest: _____
City Clerk



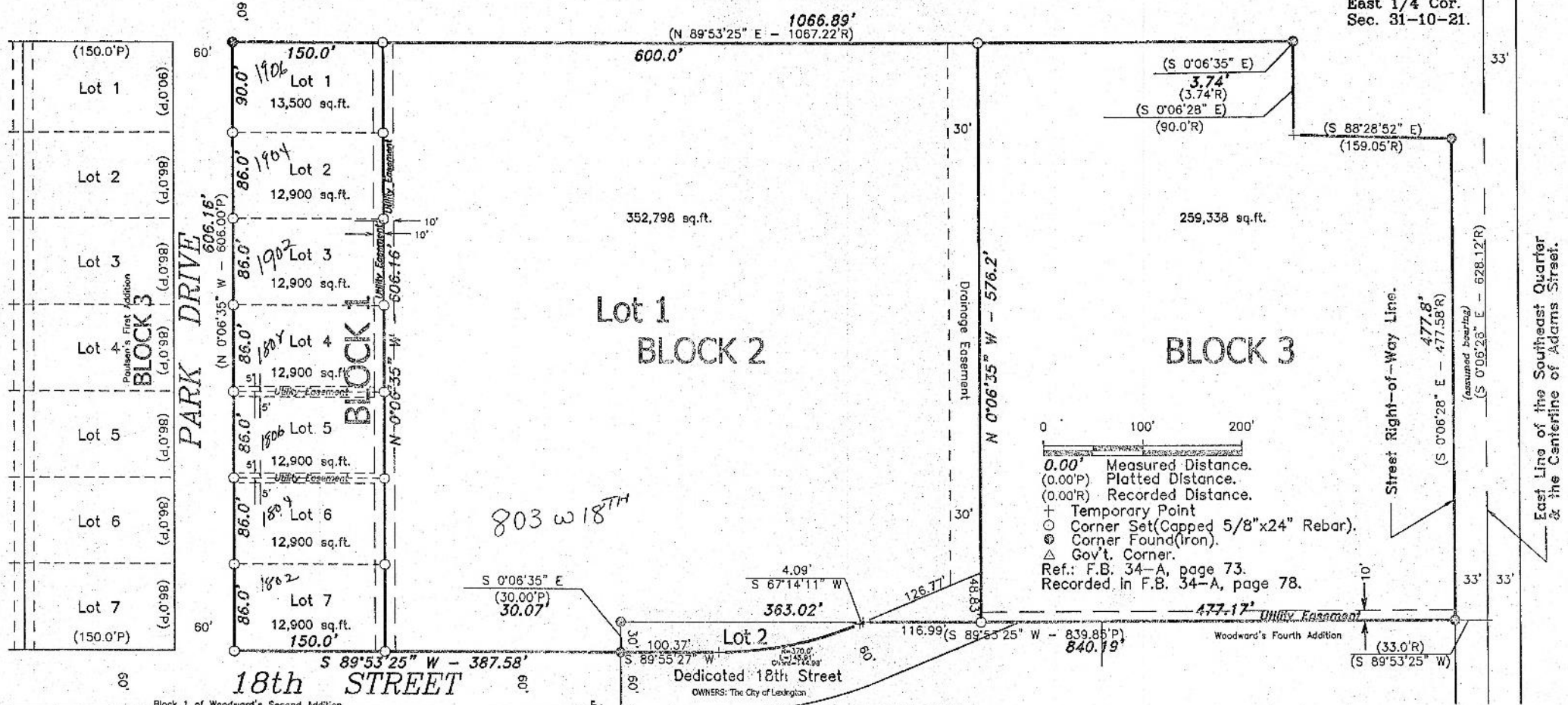
PARKVIEW ADDITION

to the City of Lexington, Dawson County, Nebraska.

20th STREET



East 1/4 Cor.
Sec. 31-10-21.



0 100' 200'

0.00' Measured Distance.
(0.00'P) Platted Distance.
(0.00'R) Recorded Distance.

+ Temporary Point
○ Corner Set (Capped 5/8"x24" Rebar).
⊙ Corner Found (Iron).
△ Gov't. Corner.

Ref.: F.B. 34-A, page 73.
Recorded in F.B. 34-A, page 78.

Block 1 of Woodward's Second Addition

(98.45'P)	(85.0'P)	(85.0'P)	(85.0'P)	(85.0'P)	(85.0'P)
Lot 6	Lot 5	Lot 4	Lot 3	Lot 2	Lot 1

DEDICATION

We, Steven H. Heldt, Tod A. McKeone & Michele A. McKeone, Partners of M & H Enterprises a Nebraska Partnership & Janet L. Wightman Trustee of the Janet L. Wightman Trust & John M. Wightman Trustee of the John M. Wightman Trust & John Whittington, William Willets, Shane Schmidt, Brian Eilers, and Dennis McGee Trustees of the Parkview Baptist Church & the City of Lexington, Dawson County, Nebraska, do hereby dedicate to the City of Lexington, Dawson County, Nebraska, the above described land for the use and purpose of a public street to be known as 18th Street.

STATE OF NEBRASKA)
COUNTY OF DAWSON)

The foregoing instrument was acknowledged before me on this _____ day of _____ 2004, by Joe Pepplitsch, City Manager of the City of Lexington.

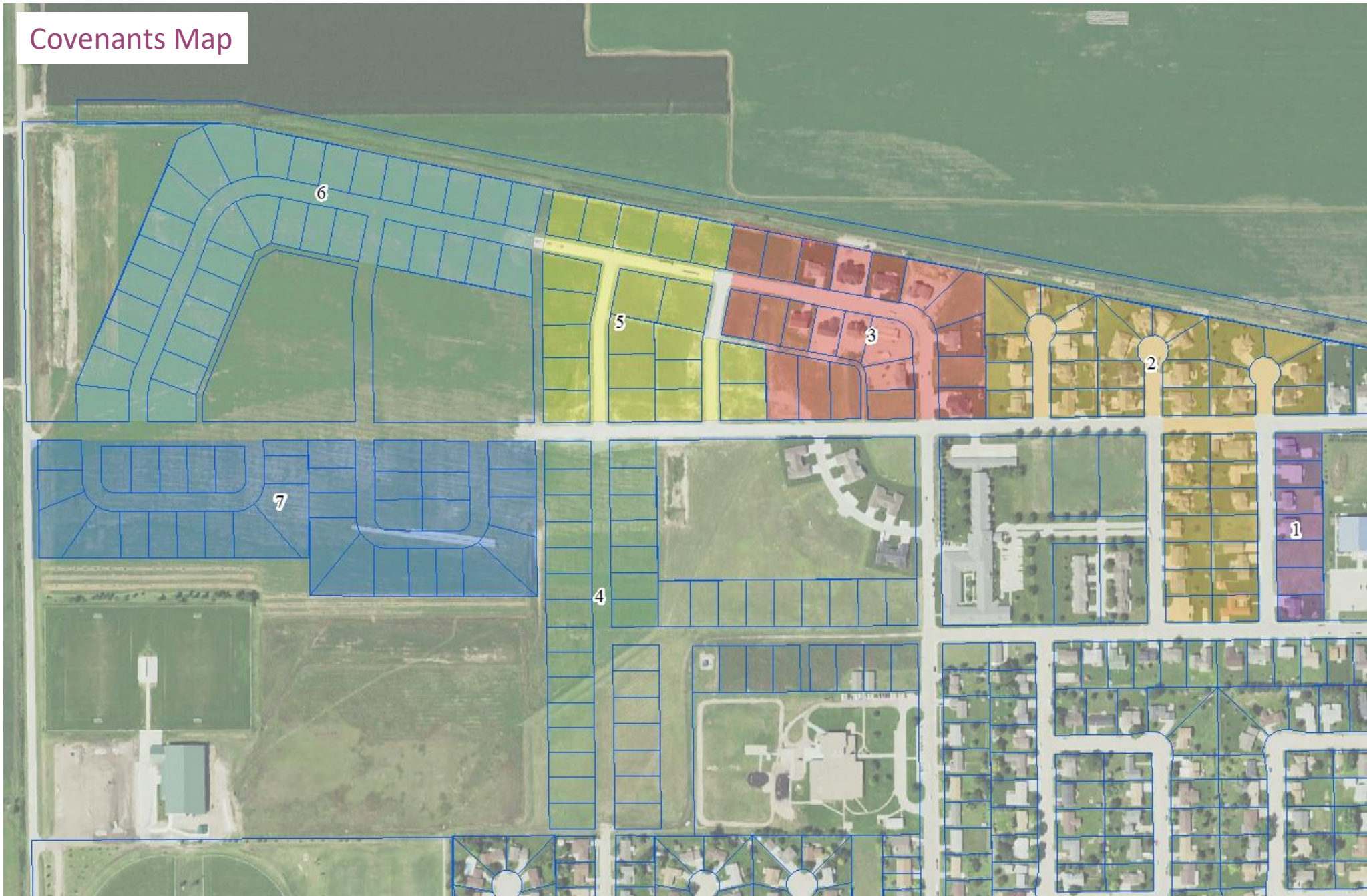
Notary Public

LEGAL DESCRIPTION

A tract of land in the Northeast Quarter of the Southeast Quarter of Section 31, Town-



Covenants Map



Contact the City of Lexington for a copy of the covenant in each area. An example is on the following pages.

Return to:
BRIAN COPLEY
P.O. Box 1050
710 N. Grant
Lexington, Nebraska 68850

RESTRICTIVE COVENANTS

The undersigned, THE COMMUNITY DEVELOPMENT AGENCY OF LEXINGTON, NEBRASKA (hereinafter referred to as “Owner”) is the Owner of the following described real estate, hereinafter referred to as “Properties,” located within Lexington, Dawson County, Nebraska:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, and 19, all in Block 1, Northwest Fifth Addition to the City of Lexington, Dawson County, Nebraska; and

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, and 11, all in Block 2, Northwest Fifth Addition to the City of Lexington, Dawson County, Nebraska; and

Lots 1, 2, 3, 4, and 5, all in Block 3, Northwest Fifth Addition to the City of Lexington, Dawson County, Nebraska.

The following Restrictive Covenants are established upon the Properties described above:

1. USE: No lot within the Properties shall be used other than for single family residential purposes.
2. COMPLETION OF CONSTRUCTION: Any building constructed upon any lot within the Properties shall be completed within twelve (12) months after the commencement of construction.
3. EXTERIOR FINISHING: All exterior finish materials shall be as follows:



- a. Material: External finishes of all buildings on said lots must have at least but not limited to 20% brick or stone, or 60% dryvitt or stucco.
 - b. Colors: Any proposed colors must be harmonious with each other and with the colors of exterior brick and roofing materials. The acceptable colors are those of earth tone shades. Earth tone means, but is not limited to, acceptable shades of beige, brown, gray, white, certain shades of green and clay masonry. Bright yellows, greens, blues, and reds shall not be allowed.
 - c. Roofing Materials: Roofing materials shall be equal to or better than an architectural-grade shingle which provides an appearance of depth. Metal roofs shall not be allowed.
4. LANDSCAPING: All front, side, and rear yards shall be seeded or sodded within six (6) months after completion of any dwelling constructed on the above lots. Lot owners shall additionally install an underground irrigation system within six (6) months after completion of any dwelling constructed on the above lots.
 5. DOG KENNELS: Any dog run or kennel shall be adequately screened from view and shall not be located in the front yard, side yard setback, or within 10 feet of any lot line.
 6. ANTENNAS: No wiring or antenna for electrical power, telephone, television, radio, or any other use shall be permitted above ground, except within a building. This covenant shall not prohibit the installment of equipment, including antennas or dishes for satellite television.
 7. TEMPORARY STRUCTURES: No partially completed dwelling or temporary building and no trailer, tent, shack or garage on any lot within the Properties shall be used as either a temporary or permanent residence, except with the written approval of the Owner during construction of a permanent residence.
 8. SIGNS: No advertising signs, billboards, or other advertising devices shall be permitted on any lot within the Properties. However, the Owner may erect signs advertising lots for sale within the Properties, and a sign advertising a single lot for sale may be erected upon any lot.
 9. STRUCTURES ALLOWED: No building shall be erected, altered, placed or permitted to remain upon any lot other than single family dwellings, private garages and such other recreational and utility buildings and structures as shall not detract from the property values of said lots. No modular, prefabricated, existing or mobile home structures shall be moved onto any lot within the Properties.

10. DWELLING SIZE: No dwelling shall be permitted on any lot within the Properties which shall have less than a minimum square foot area of 1,600 square feet, exclusive of porches and garages, except with regard to two-story or split-level dwellings, a minimum square foot area of not less than 1,200 square feet at ground level shall be required, exclusive of porches and garages. All dwellings shall have a minimum two car attached garage with a hard-surfaced driveway to said garage.

11. RECREATIONAL VEHICLES: No recreational vehicles, including, but not limited to, boats, campers, mobile homes and snowmobiles shall be allowed to be stored upon the Properties unless within an enclosed structure or in the back yard on a cement surface.

12. AMENDMENTS: These Restrictive Covenants shall run with the land and shall be binding upon and enforceable by the Owner and all persons claiming under the Owner and all successive owners shall have the same right to invoke and enforce its provisions as the Owner.

13. ENFORCEMENT: The enforcement of these Restrictive Covenants may be by proceedings at law or in equity against any person violating or attempting to violate any provision hereof. The proceedings may be to restrain the violation or to recover damages.

14. NO WAIVER: The waiver by the Owner of a breach of any portion of these Restrictive Covenants shall not operate or be construed as a waiver of any subsequent breach by any lot owner.

15. SEVERABILITY: The invalidation of any one of these Restrictive Covenants shall not affect the validity of the remaining provisions hereof.

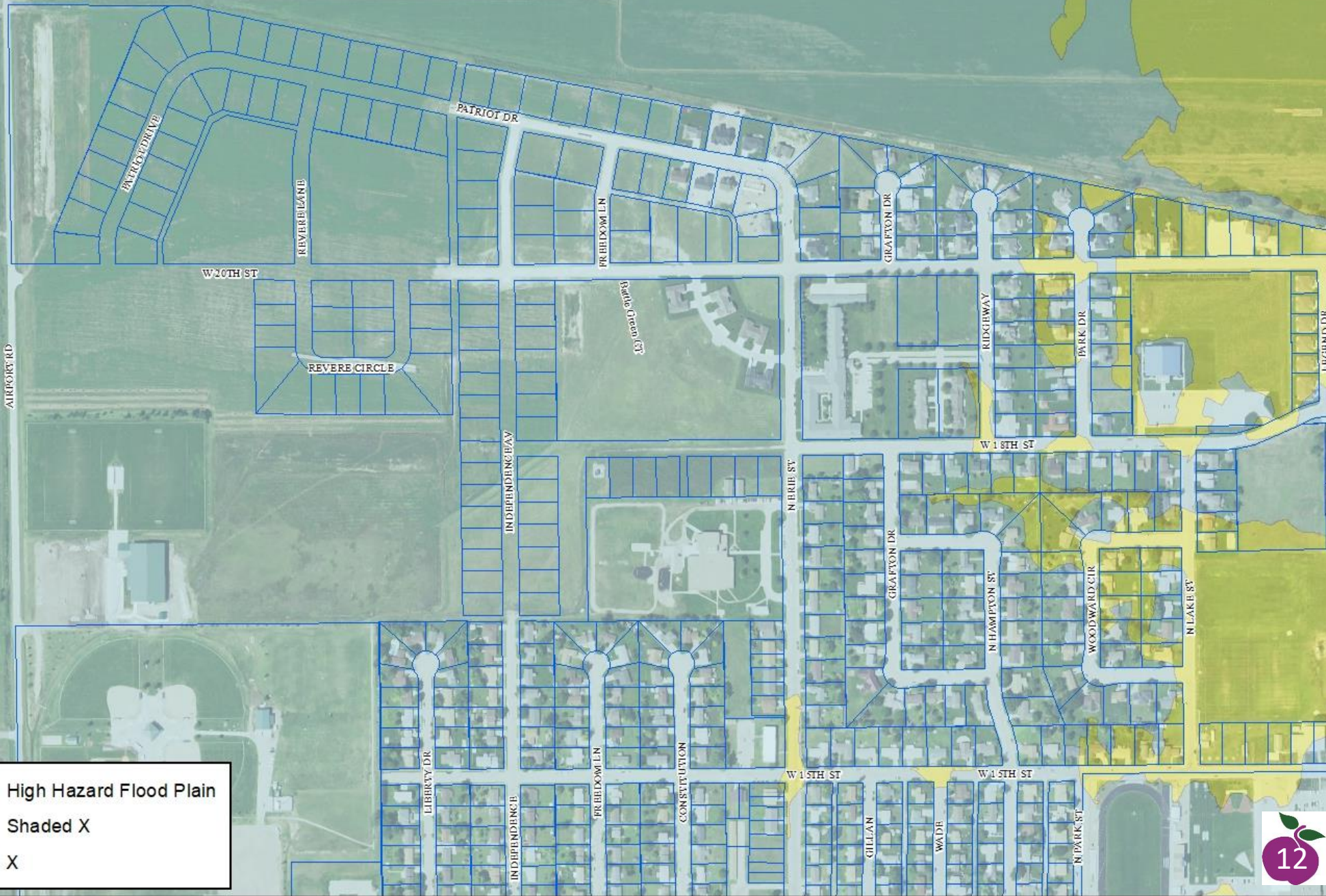
IN WITNESS WHEREOF, our signature has been affixed hereto, this _____ day of _____, 2017.

COMMUNITY DEVELOPMENT
AGENCY OF LEXINGTON, NEBRASKA

By _____
SETH MCFARLAND, Chairman

ATTEST:

Secretary



- High Hazard Flood Plain
- Shaded X
- X

NORTHWEST THIRD ADDITION

A REPLAT OF PART OF LOT 1, BLOCK ONE, ALL OF LOT 1, BLOCK TWO, AND PART OF LOT 1 BLOCK THREE, NORTHWEST SECOND ADDITION,
AND PART OF BLOCK 2, PAULSEN'S FIRST ADDITION, BOTH IN THE CITY OF LEXINGTON, DAWSON COUNTY, NEBRASKA



0 100 200

SCALE IN FEET

- = CORNERS FOUND
- = CORNERS ESTABLISHED (CAPPED 5/8" x 24" REBAR)
- + = TEMPORARY POINT
- (P) = PLATTED DISTANCES
- (M) = MEASURED DISTANCES

CURVE TABLE

CHORD BEARING	CHORD DISTANCE	CHORD BEARING	CHORD DISTANCE	CHORD BEARING	CHORD DISTANCE
112.34°	112.34'	112.34°	112.34'	112.34°	112.34'
112.33°	112.33'	112.33°	112.33'	112.33°	112.33'
112.32°	112.32'	112.32°	112.32'	112.32°	112.32'
112.31°	112.31'	112.31°	112.31'	112.31°	112.31'
112.30°	112.30'	112.30°	112.30'	112.30°	112.30'
112.29°	112.29'	112.29°	112.29'	112.29°	112.29'
112.28°	112.28'	112.28°	112.28'	112.28°	112.28'
112.27°	112.27'	112.27°	112.27'	112.27°	112.27'
112.26°	112.26'	112.26°	112.26'	112.26°	112.26'
112.25°	112.25'	112.25°	112.25'	112.25°	112.25'
112.24°	112.24'	112.24°	112.24'	112.24°	112.24'
112.23°	112.23'	112.23°	112.23'	112.23°	112.23'
112.22°	112.22'	112.22°	112.22'	112.22°	112.22'
112.21°	112.21'	112.21°	112.21'	112.21°	112.21'
112.20°	112.20'	112.20°	112.20'	112.20°	112.20'
112.19°	112.19'	112.19°	112.19'	112.19°	112.19'
112.18°	112.18'	112.18°	112.18'	112.18°	112.18'
112.17°	112.17'	112.17°	112.17'	112.17°	112.17'
112.16°	112.16'	112.16°	112.16'	112.16°	112.16'
112.15°	112.15'	112.15°	112.15'	112.15°	112.15'
112.14°	112.14'	112.14°	112.14'	112.14°	112.14'
112.13°	112.13'	112.13°	112.13'	112.13°	112.13'
112.12°	112.12'	112.12°	112.12'	112.12°	112.12'
112.11°	112.11'	112.11°	112.11'	112.11°	112.11'
112.10°	112.10'	112.10°	112.10'	112.10°	112.10'
112.09°	112.09'	112.09°	112.09'	112.09°	112.09'
112.08°	112.08'	112.08°	112.08'	112.08°	112.08'
112.07°	112.07'	112.07°	112.07'	112.07°	112.07'
112.06°	112.06'	112.06°	112.06'	112.06°	112.06'
112.05°	112.05'	112.05°	112.05'	112.05°	112.05'
112.04°	112.04'	112.04°	112.04'	112.04°	112.04'
112.03°	112.03'	112.03°	112.03'	112.03°	112.03'
112.02°	112.02'	112.02°	112.02'	112.02°	112.02'
112.01°	112.01'	112.01°	112.01'	112.01°	112.01'
112.00°	112.00'	112.00°	112.00'	112.00°	112.00'

0977 28, 2008 © 08:53:47 © Vantage137127-0-0-01-08 NW Addition 2008 NW 3rd Add Plat V137127-0-0-01-08

NORTHWEST THIR

1111 CENTRAL AVENUE
KEARNEY, NE 68847-0833
Tel: 308-234-6456
Fax: 308-234-1146

SHEET 1 OF 2 SHEETS

