

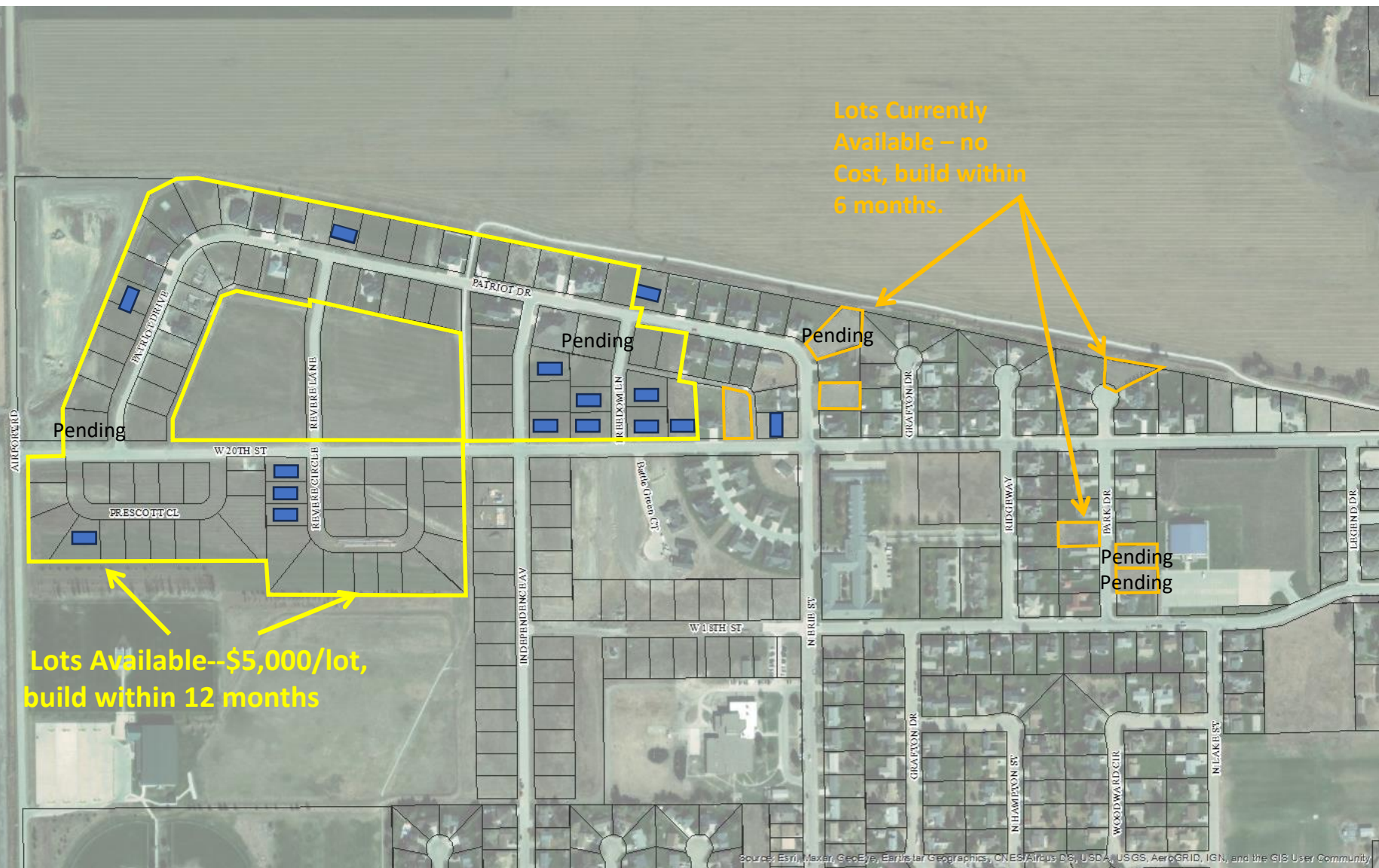
## Available Northwest Housing Lots

- 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

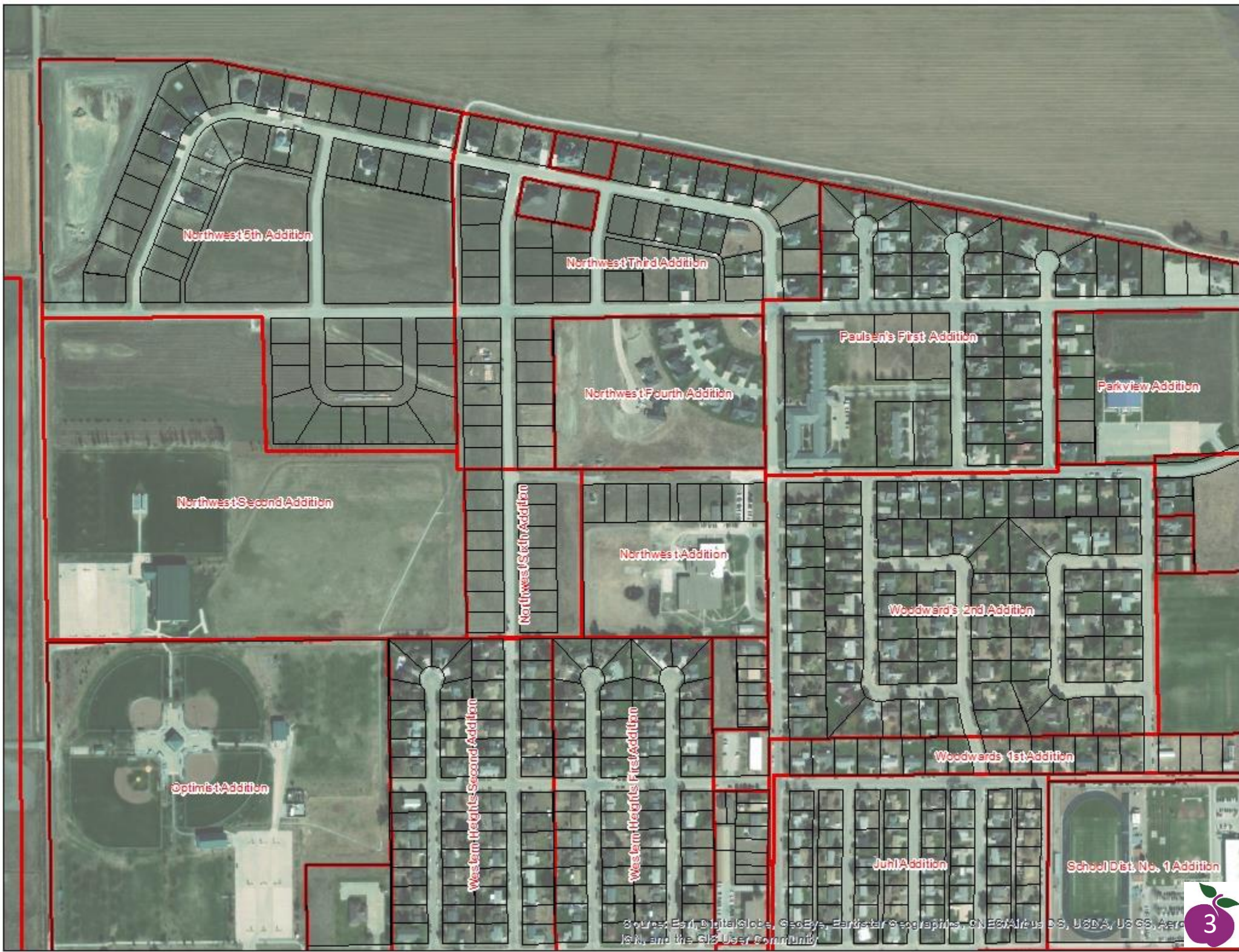
2. Available Lot Map
3. Subdivision Maps
8. Protective Covenants
12. Floodplain Map
13. Sewer Depth Layout



## Available Single-Family Housing Lots – Northwest Lexington, NE







Northwest 5th Addition

Northwest Third Addition

Northwest Fourth Addition

Paulsen's First Addition

Parkview Addition

Northwest Second Addition

Northwest Sixth Addition

Northwest Addition

Woodward's 2nd Addition

Woodward's 1st Addition

Juhl Addition

School Dist. No. 1 Addition

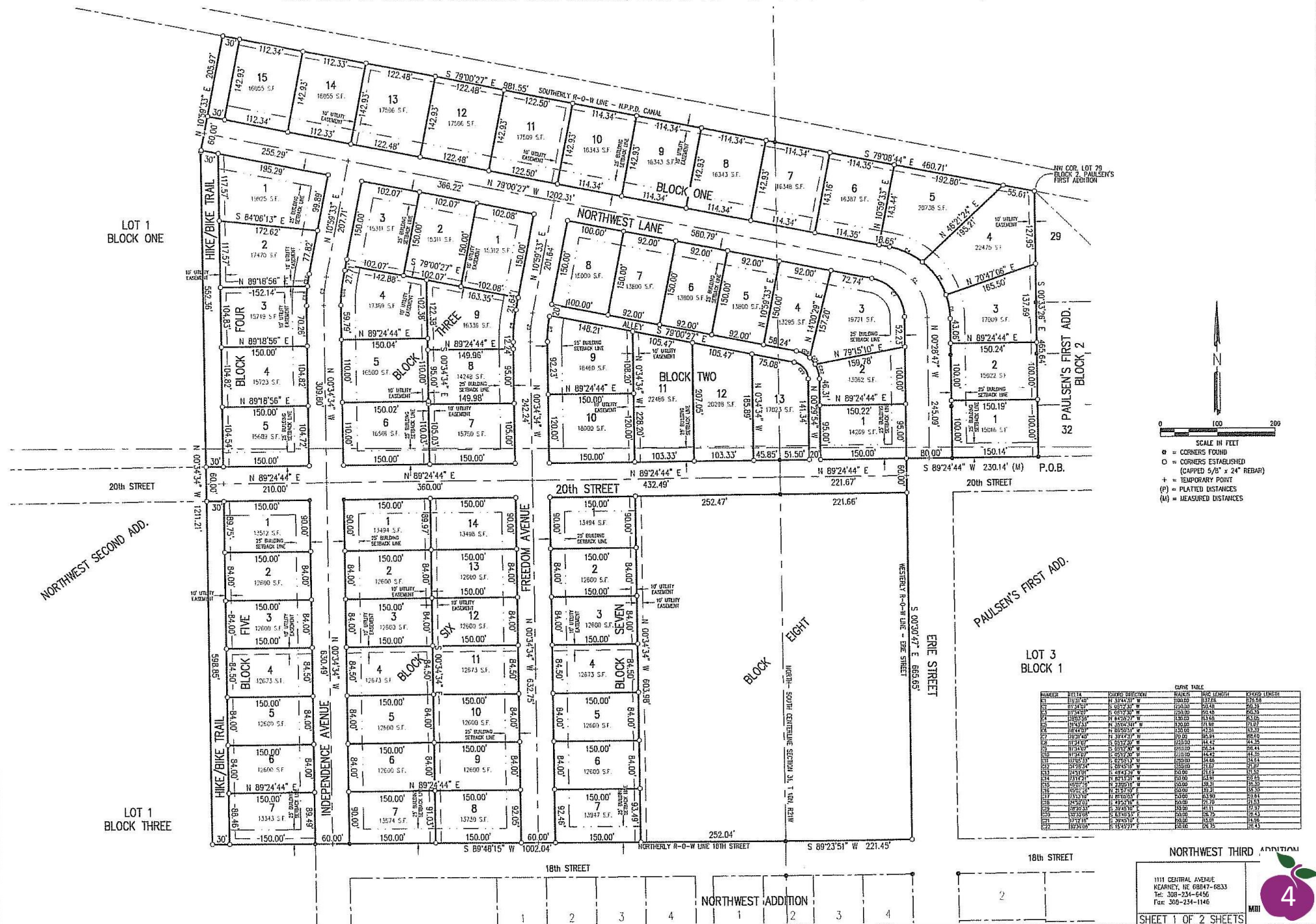
Optimist Addition

Western Heights Second Addition

Western Heights First 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





**DEDICATION**  
KNOW ALL MEN BY THESE PRESENT, 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, platted and designated as "NORTHWEST FIFTH AD Addition, an addition to the City of Lexington, Dawson County, Nebraska, and said owners hereby ratify and approve the dedication of the streets and utility easements as shown upon said plat, and acknowledge said addition to be made with the five corners

\_\_\_\_\_  
(print name)

\_\_\_\_\_  
(print title)

ACKNOWLEDGMENT  
STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) ss. \_\_\_\_\_  
\_\_\_\_\_ )

Notary Public \_\_\_\_\_ (SEAL)  
My commission expires \_\_\_\_\_

One, and part of Lot 1, Block Thru, Northwest Second Addition, an addition to 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

Dated this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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, \_\_\_\_\_, 20\_\_\_\_, and upon motion duly made and seconded, the same was approved in all respects by a majority vote of \_\_\_\_\_.

ATTEST: \_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Mayor

SOUTHEAST CORNER, NORTHEAST QUARTER,  
SECTION 31, T 10 N, R 21 W  
NO MONUMENT FOUND AND NO MONUMENT

SE 67.37° TOP CENTER FH  
SW 59.75° CENTER OF MH

**COUNTY TREASURER**  
This is to certify that I find no regular or special taxes delinquent against the property described in the Surveyor's Certificate.

REGISTER OF DEEDS  
STATE OF NEBRASKA)

Register of Deeds

Government Lot Three (3), part of the Southeast Quarter of the Northwest Quarter (SE $\frac{1}{4}$ /NW $\frac{1}{4}$ ), and part of the Northeast Quarter (NE $\frac{1}{4}$ ) of Section 31, Township 20N, Range Twenty-one (21) West of the 68th Principal Meridian, all in Dawson County, Nebraska, and more particularly do referring to an Iron Pipe at the Southwest Corner of Government Lot 2 of Section 31 and assuming the West line of said Government Lot 2 as the South line of said Government Lot 2 a distance of 33.00 feet to a 5/8" rebar swap on the West line of S 89°50'05"E on the South line of said Government Lot 2 a distance of 33.00 feet to Lot 1, Block 1, and the East line of Avenue A, Dawson County, Nebraska; thence N 00°37'39"W on said West line of Lot 1, Block 1, and the East line of Avenue

Third Addition a distance of 266.15 feet to a 5/8" rebar w/cap; thence S 00°33'03" E, continuing on said West line of Northwest 750.00 feet to a 5/8" rebar w/cap; thence N 00°33'03" W parallel with said West line of Northwest Third Addition a distance of 108.08 feet to a 5/8" rebar w/cap; thence S 89°26'01" W on said North line of Lot 1, Block 3 a distance of 855.92 feet to a 5/8" rebar w/cap at the Northwest corner of said East line of Airport Road a distance of 108.08 feet to the Point of Beginning. Containing 44.12 acres more or less.

**SURVEYOR'S CERTIFICATE**  
I, Chad Dixon, Nebraska Professional Registered Land Surveyor No. 672, do hereby certify that the survey on "NORTHWIL  
Lot 1, Block One, and part of Lot 1, Block Three, Northwest Second Addition, an addition to the City of Lexington, Dawson  
direct supervision, the lots are well and accurately staked off and marked, the dimensions of the lots are as shown on the plat  
thereof, and the same are correctly measured and all information on the plat is absolutely accurate, and

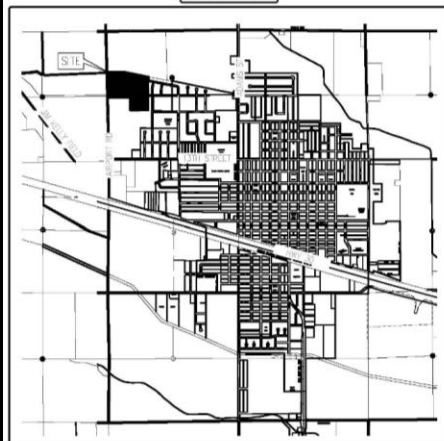
Chad Dixon  
Nebraska Professional Registered Land Surveyor No. 672

LAND SURVEY  
Ct.

EXISTING EASEMENTS  
NEWLY DEDICATED  
EASEMENTS  
BUILDING SETBACKS:

25.00' FRONT YARD

NUMBER	CENTRAL ANGLE	CURVE DATA	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	15° 4'03"	100.00'	26.38'	N 0°32'59"E	26.31'
C2	41°07'50"	100.00'	72.19'	N 30°51'50"E	72.64'
C3	89°59'04"	70.00'	109.04'	N 44°02'29"E	98.98'
C4	33°23'08"	40.00'	82.02'	S 42°58'29"E	76.56'
C5	33°23'08"	100.00'	58.27'	N 72°44'27"E	57.45'
C6	33°23'08"	100.00'	58.27'	S 73°52'29"E	57.43'
C7	41°07'50"	100.00'	72.19'	S 30°29'58"E	72.64'
C8	15° 4'03"	100.00'	26.64'	S 08°10'11"E	26.56'
C9	90°00'00"	70.00'	109.07'	S 43°33'31"E	99.01'
C10	90°00'00"	40.00'	52.84'	N 45°03'31"E	55.58'
C11	11°50'20"	240.00'	48.91'	S 03°03'30"E	49.67'
C12	11°50'20"	240.00'	56.83'	S 00°03'30"E	56.83'
C13	11°50'20"	320.00'	63.14'	S 02°03'30"E	62.03'
C14	15°08'11"	230.00'	32.76'	N 85°03'14"E	62.56'
C15	22°27'33"	230.00'	95.16'	S 74°40'08"E	89.58'
C16	22°25'15"	230.00'	36.00'	S 75°03'12"E	89.43'
C17	18°04'22"	230.00'	75.02'	S 52°28'03"E	74.69'
C18	35°56'16"	170.00'	107.07'	N 40°54'01"E	105.31'
C19	42°42'23"	170.00'	126.71'	N 79°57'52"E	123.60'
C20	78°54'39"	250.00'	275.04'	S 15°08'12"E	253.88'
C21	23°59'22"	170.00'	68.51'	N 15°08'12"E	68.04'
C22	23°59'22"	170.00'	80.80'	S 15°08'49"E	80.03'
C23	16° 33'30"	230.00'	65.10'	S 72°45'19"E	64.86'
C24	49°01'08"	230.00'	25.40'	S 12°52'15"E	24.76'





DESCRIPTION

A tract of land in the East One-Half of Section 31, Township 6 N., Dawson County, Nebraska, and more particularly described as follows: to the East One-Half Quarter Corner of Section 31, Township 6 N., Dawson County, Nebraska:

Thence N 89°31'40" W (on assumed bearing), and along the line of said Section 31, a distance of 33.00 feet to the Point of Beginning 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 W 78°33'11" W, and along the Southerly Right-of-way, a distance of 238.97 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 place of beginning.

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

**Table of Bearings and Distances:**

Line	Bearing	Distance
C6	67°00'27"	50.00
C7	59°24'58"	50.00
C8	45°00'02"	50.00
C9	81°25'23"	50.00
C10	18°42'23"	50.00
C11	37°42'08"	50.00
C12	48°00'42"	50.00
C13	59°24'58"	50.00
C14	49°00'02"	50.00
C15	60°25'39"	50.00
C16	37°42'08"	50.00
S1	58.48	33.10
S2	51.85	28.53
S3	60°24'06"	W 49.56
S4	57°23'24"	W 38.27
S5	04°10'41"	W 65.23
S6	44°53'12"	W 14.53
S7	34°10'09"	E 32.31
S8	07°41'16"	W 39.08
S9	60°24'06"	W 49.56
S10	67°23'24"	W 38.27
S11	14°40'34"	W 50.32
S12	34°23'19"	E 32.31

**Surveyor's Certificate:**

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

**Notary Public:**

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

**Notary Seal:**

STATE OF NEBRASKA  
COUNTY OF DAWSON

that the above  
Commission of the  
City of Juneau  
Commission on

the President  
County, Nebraska  
SEN'S FIRST A  
e out, acknowl  
and ordered  
county, Nebraska  
of Lexington,  
ty and be and  
inhabitants of  
subject to all t

Witness my hand and notarial seal on this 3rd day of June, 1991

NATIONAL ASSOCIATION OF BROADCASTERS  
 1900 M STREET, N.W.  
 WASHINGTON, D.C. 20036

Notary Public

STATE OF NEBRASKA) SS  
COUNTY OF DAWSON)

Before me, a notary public qualified for said county, personally came Harold P. Stuckey, 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.

Notary Public

STATE OF NEBRASKA )  
COUNTY OF DAWSON ) SS

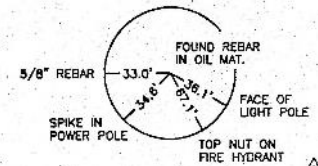
This plat was approved and adopted June, 1991, at 2<sup>30</sup> O'clock  
at index No. 17, in the records  
Nebraska.



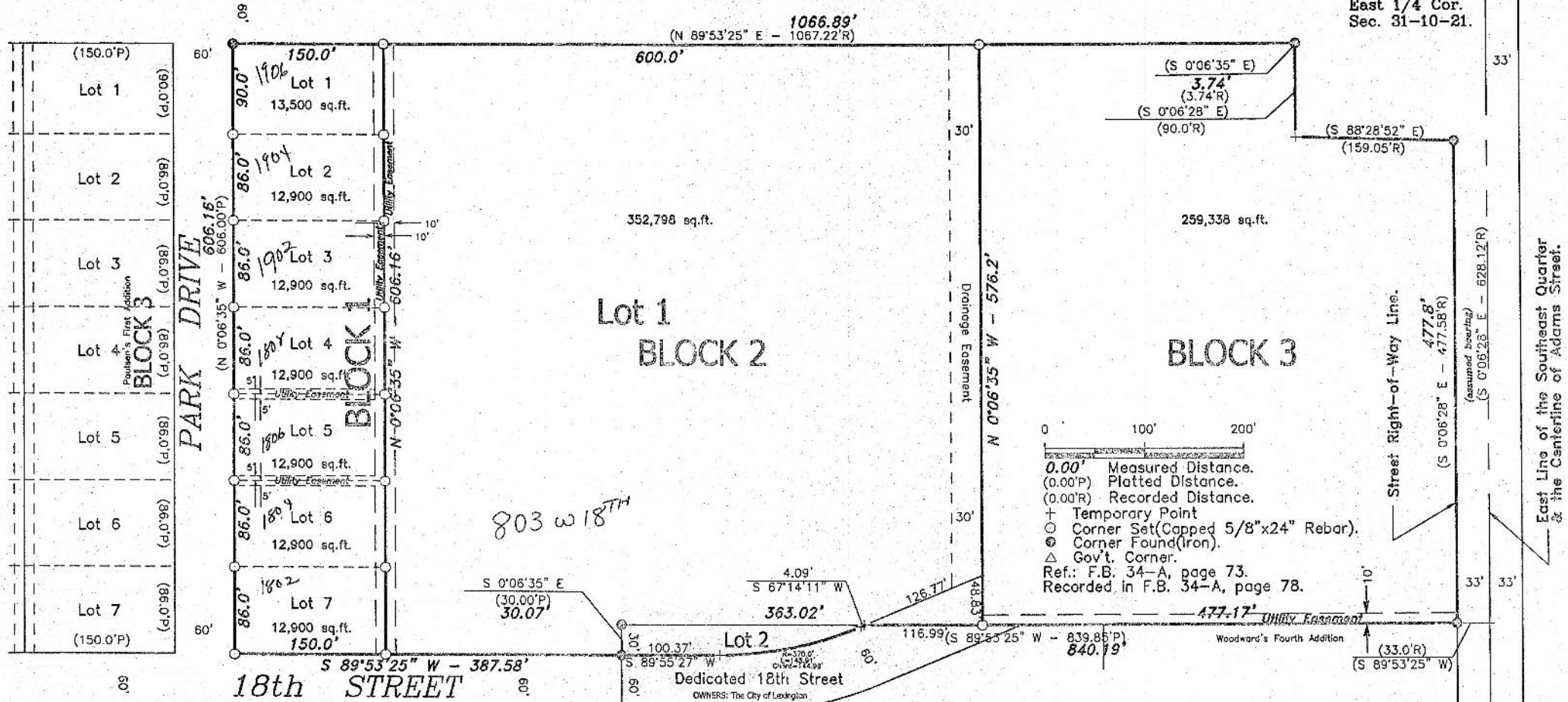
# PARKVIEW ADDITION

to the City of Lexington, Dawson County, Nebraska.

20th STREET



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



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, to the City of Lexington

STATE OF NEBRASKA)  
COUNTY OF DAWSON)

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

Notary Public

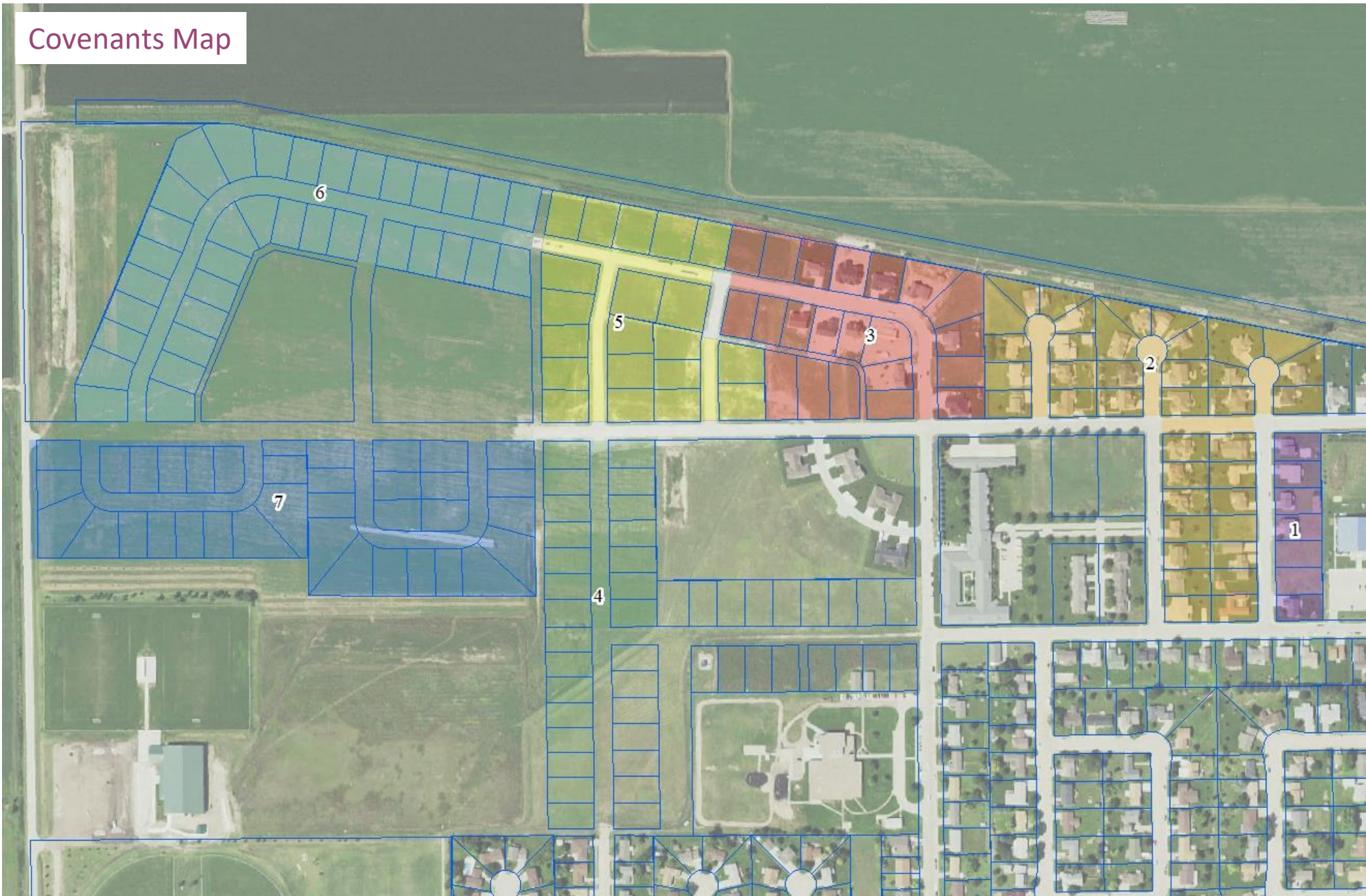
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## LEGAL DESCRIPTION

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.

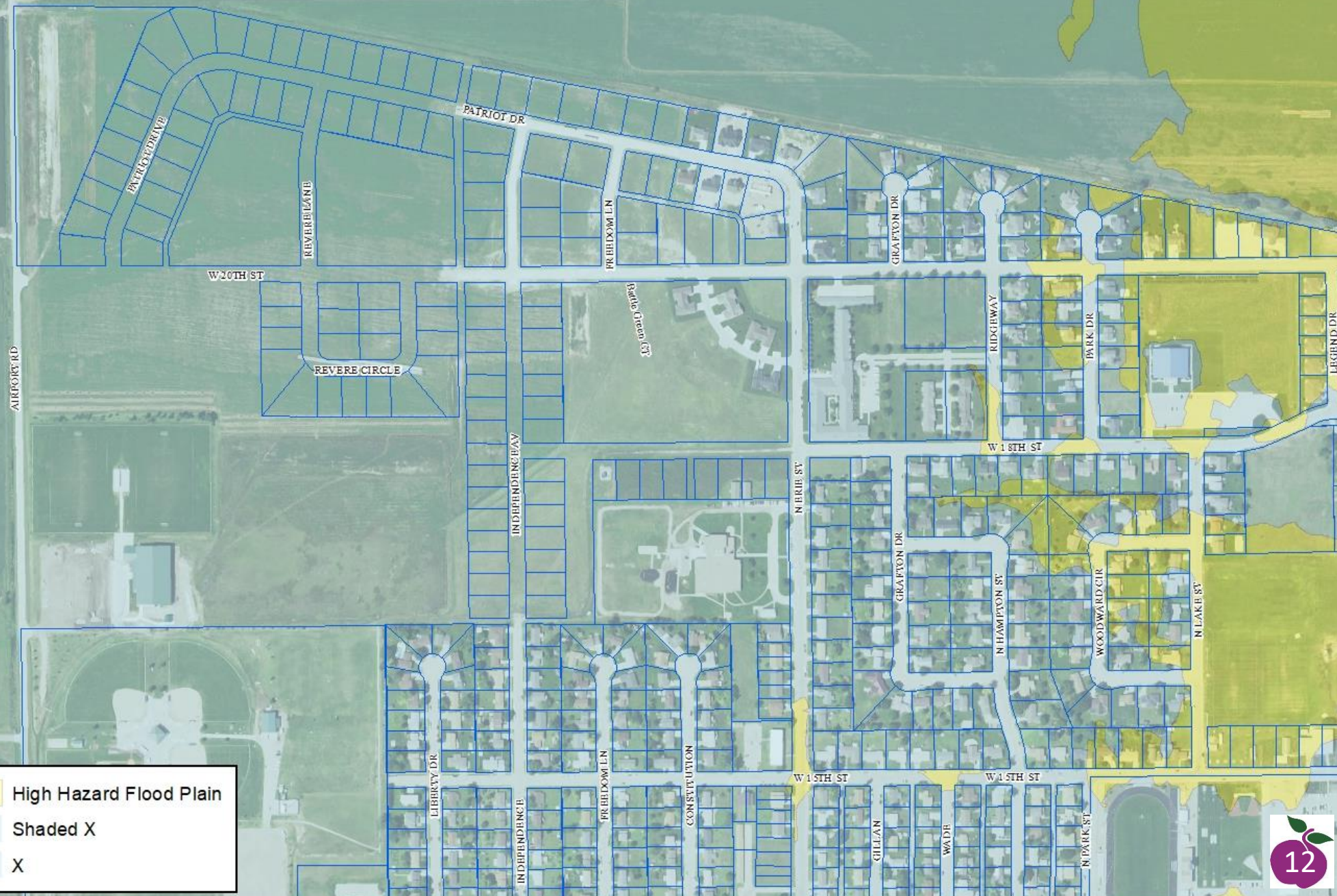
COMMUNITY DEVELOPMENT  
AGENCY OF LEXINGTON, NEBRASKA

By \_\_\_\_\_  
SETH MCFARLAND, Chairman

ATTEST:

\_\_\_\_\_  
Secretary







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

