

Inst. 2018-3139
RECORDED
DAWSON COUNTY NE
2018 NOV -7 AM 10:13

Alan K. Lauby
REGISTER OF DEEDS
10.00
COL

RESOLUTION NO. 2018-07

COMMERCE FIRST ADDITION

BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF LEXINGTON, NEBRASKA, AS FOLLOWS:

The plat of COMMERCE FIRST ADDITION, being a part of the Southwest Quarter of Section 17, Township 9 North, Range 21 West of the Sixth Principal Meridian, 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.

PASSED AND APPROVED this 12th day of June, 2018.



CITY OF LEXINGTON, NEBRASKA

BY: *Alan K. Lauby*
Mayor

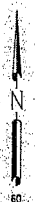
ATTEST:

Janella Baruth
City Clerk

Inst. 2018-3140
RECORDED
DAWSON COUNTY NE
2018 NOV -7 AM 10:14

FINAL PLAT
-COMMERCE FIRST ADDITION-
AN ADDITION TO THE CITY OF LEXINGTON, DAWSON COUNTY, NEBRASKA

Plat Cab 3-11

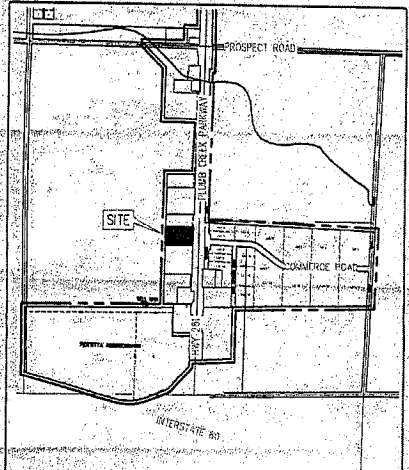


- ▲ = SECTION CORNER MONUMENT FOUND
 - △ = HIGHWAY RIGHT-OF-WAY MONUMENT
 - = MONUMENT FOUND
 - = MONUMENT ESTABLISHED (CAPPED)
 - = TEMPORARY POINT
 - = MONUMENT ESTABLISHED (CAPPED) 5/8" x 24" REBAR
 - (P) = PLATTED DISTANCES
 - (M) = MEASURED DISTANCES
 - (D1) = DEEDED DISTANCES: INST. NO. 2009-2740
 - (D2) = DEEDED DISTANCES: INST. NO. 2014-1314
 - (R) = RECORDED DISTANCES
 - (R1) = RECORDED DISTANCES: MARK A. STREIT, 12/23/2013 SURVEY
 - (R2) = RECORDED DISTANCES: GARY DONNELSON, 12/12/2000 SURVEY
 - (R3) = RECORDED DISTANCES: JACOB H. RIPP, 5/13/2009 SURVEY
- SECTION LINE
PROPOSED LOT LINES
RIGHT-OF-WAY LINE
EXISTING LOT LINES
EXISTING EASEMENTS
NEWLY DEDICATED EASEMENTS
BUILDING SETBACKS: 15.00' FRONT YARD
40' EXCEPTION TO HWY RESTRICTED ACCESS

NORTHWEST CORNER, SOUTHWEST QUARTER SECTION 17, T8N, R21W
FOUND 5.8" REBAR 0.5' DEEP AT CL N-S RD. E 30.35' FOUND NAIL IN PP W 33.24' FOUND NAIL IN PP STUMP SW 40.81' FOUND NAIL IN PP SE 46.60' 1/2" REBAR

NORTHEAST CORNER, NORTHWEST QUARTER SECTION 17, T8N, R21W
FOUND DRILL HOLE IN CONCRETE N 0.30' CONCRETE CONTROL JOINT E 8.1' CONCRETE CONTROL JOINT SW 54.62' BASE OF SIGN POST NE 57.04' BASE OF SIGN POST

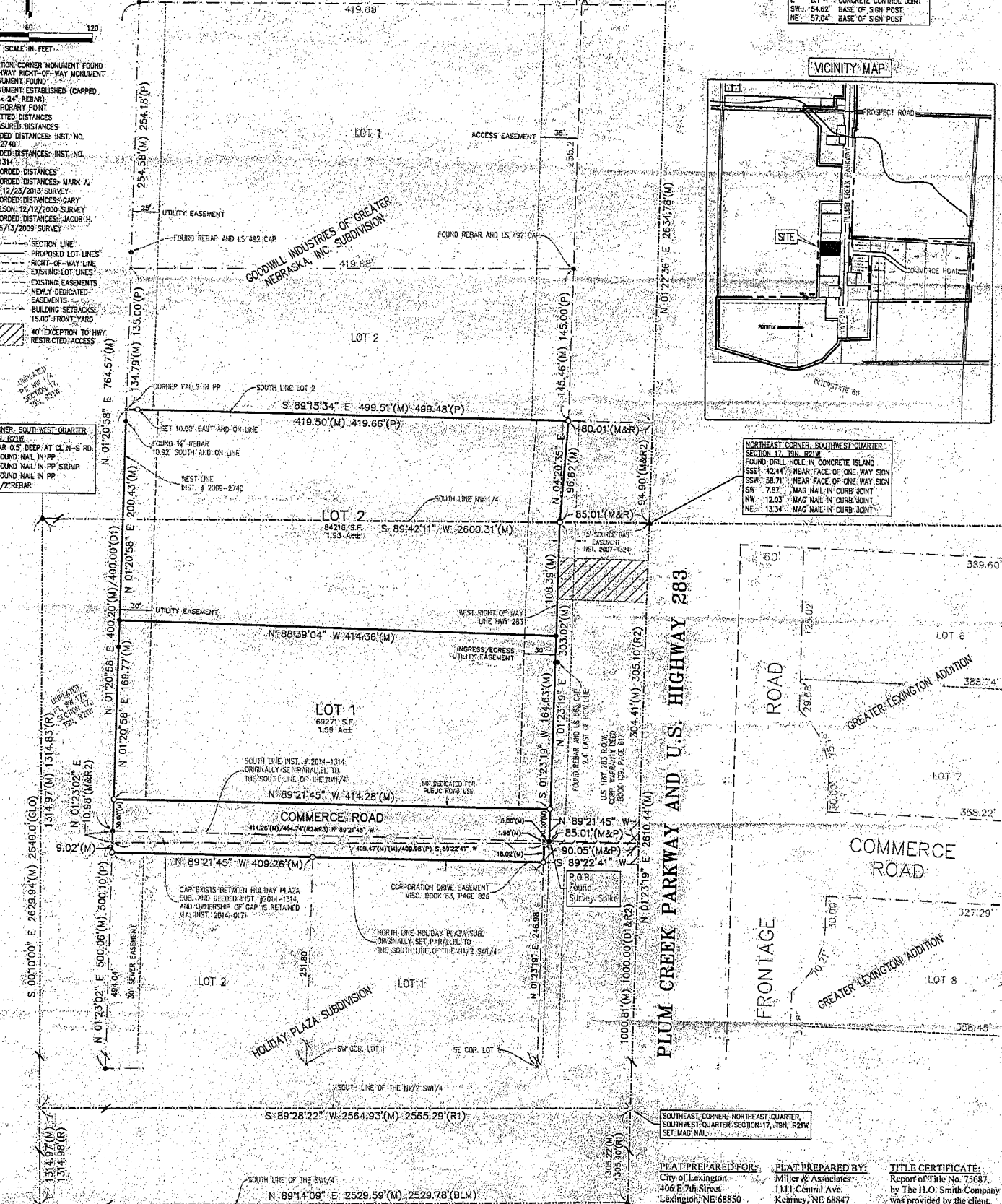
VICINITY MAP



NORTHEAST CORNER, SOUTHWEST QUARTER SECTION 17, T8N, R21W
FOUND DRILL HOLE IN CONCRETE ISLAND SSE 42.44' NEAR FACE OF ONE WAY SIGN SSW 58.71' MAG NAIL IN CURB JOINT SW 7.87' MAG NAIL IN CURB JOINT NW 12.03' MAG NAIL IN CURB JOINT NE 13.34' MAG NAIL IN CURB JOINT

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SOUTHWEST CORNER, SOUTHWEST QUARTER SECTION 17, T8N, R21W
FOUND BRASS CAP AND IRON N 74.5' HOLE IN CMP SE 68.7' HOLE IN CMP SW 34.2' SPIKE IN PP NW 61.3' SPIKE IN PP

SOUTHEAST CORNER, SOUTHWEST QUARTER SECTION 17, T8N, R21W
FOUND BRASS CAP IN THE SE QUADRANT OF THE 1-80 WESTBOUND OFFRAMP AND US HWY 283 IN LINE WITH FENCE EAST W 1.0' DO NOT ENTER SIGN W 8.7' EAST EDGE OF CONCRETE HWY SURFACE W 10.4' SOUTH EDGE OF CONCRETE OFFRAMP SURFACE NW 37.10' STAMPED HWY SATION MARK NNW 44.40' PUNCH HOLE IN CONC ISLAND NE 44.10' PUNCH HOLE IN CONC ISLAND

SOUTHEAST CORNER, NORTHEAST QUARTER, SOUTHWEST QUARTER SECTION 17, T8N, R21W
SET MAG NAIL

PLAT PREPARED FOR:
City of Lexington
406 E 7th Street
Lexington, NE 68850

PLAT PREPARED BY:
Miller & Associates
1111 Central Ave.
Keamney, NE 68847

TITLE CERTIFICATE:
Report of Title No. 75687,
by The H.O. Smith Company
was provided by the client.

ZONING: C1
Commercial Highway Service
District
Minimum Setbacks:
Front Yard 15'
Rear Yard 15'
Side Yard 10'

SHEET 1 OF 2 SHEETS

DAWSON CO-LEXINGTON-COMMERCE FIRST ADDITION

Inst. 2018-3140

FINAL PLAT
-COMMERCE FIRST ADDITION-
AN ADDITION TO THE CITY OF LEXINGTON, DAWSON COUNTY, NEBRASKA

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that SHREEH, L.L.C., a limited liability company, by and through Keta Chaudhary, Manager, along with Adams Bank & Trust, Opallala, NE, as Trustee, and Beneficiary of Deed of Trust Repts, by and through Arthur Johnson, SVP, CITY OF LEXINGTON, a Municipal Corporation in the State of Nebraska, by and through John D. Fagot, Mayor, S&H HOLDINGS, L.L.C., a Nebraska limited liability company, by and through Steven Briggs, Member, along with Western Nebraska Bank, Curtis, NE, a Nebraska Banking Corporation, as Trustee, and Beneficiary of Real Estate Deed of Trust, by and through Kerr McKeone, Executive Vice President, Lexington Lodging, LTD, a Nebraska limited liability company, by and through Gilbert Wilkerson, General Partner, along with Adams Bank & Trust, Opallala, NE, as Trustee, and Beneficiary of Deed of Trust, by and through Arthur Johnson, SVP, TERRY CRAWFORD, and SHERILYN CRAWFORD, husband and wife, along with AgriBank, FCB, Trustee, by and through Sandy Priest, Assistant Corporate Secretary, and Farm Credit Services of America, FLCA, Beneficiary of Trust Deed, by and through Sandy Priest, Assistant Corporate Secretary

Dated this 13th day of August, 2018

Keta Chaudhary
KETA CHAUDHARY
Manager
SHREEH, L.L.C., a limited liability company

Dated this 28th day of August, 2018

John D. Fagot
John D. Fagot
Mayor
CITY OF LEXINGTON, a Municipal Corporation in the State of Nebraska

Dated this 25th day of September, 2018

Kerr McKeone
Kerr McKeone
Executive Vice President
Western Nebraska Bank, Curtis, NE, a Nebraska Banking Corporation, as Trustee, and Beneficiary of Real Estate Deed of Trust.

Dated this 25th day of September, 2018

Arthur Johnson
Arthur Johnson
SVP
Adams Bank & Trust, Opallala, NE, as Trustee, and Beneficiary of Deed of Trust Repts.

Dated this 26th day of September, 2018

Sandy Priest
Sandy L. Priest
Assistant Corporate Secretary
AgriBank, FCB, Trustee, of Trust Deed

Dated this 19th day of Sept, 2018

Arthur Johnson
Arthur Johnson
SVP
Adams Bank & Trust, Opallala, NE, as Trustee, and Beneficiary of Deed of Trust Repts.

Dated this 19th day of Sept, 2018

Steven Briggs
Steven Briggs
Managing Member
S&H HOLDINGS, L.L.C., a Nebraska limited liability company

Dated this 25th day of Sept, 2018

Gilbert Wilkerson
Gilbert Wilkerson
General Partner
Lexington Lodging, LTD, a Nebraska limited liability company

Dated this 26th day of September, 2018

Terry Crawford
Terry Crawford
SHERILYN CRAWFORD, wife

Dated this 26th day of September, 2018

Sandy Priest
Sandy L. Priest
Assistant Corporate Secretary
Farm Credit Services of America, FLCA, Beneficiary of Trust Deed.

ACKNOWLEDGMENT

STATE OF Nebraska, I.S.S.

COUNTY OF Albany, I.S.S.

The foregoing instrument was acknowledged before me this 13th day of August, 2018

Keta Chaudhary, Manager, SHREEH, L.L.C., a limited liability company.



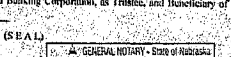
ACKNOWLEDGMENT

STATE OF Nebraska, I.S.S.

COUNTY OF Lincoln, I.S.S.

The foregoing instrument was acknowledged before me this 25th day of September, 2018

Kerr McKeone, Executive Vice President, Western Nebraska Bank, Curtis, NE, a Nebraska Banking Corporation, as Trustee, and Beneficiary of Real Estate Deed of Trust.



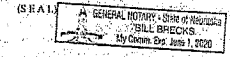
ACKNOWLEDGMENT

STATE OF Nebraska, I.S.S.

COUNTY OF Dawson, I.S.S.

The foregoing instrument was acknowledged before me this 26th day of September, 2018

Sandy Priest, Assistant Corporate Secretary, AgriBank, FCB, Trustee.



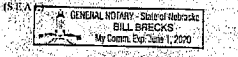
ACKNOWLEDGMENT

STATE OF Nebraska, I.S.S.

COUNTY OF Lincoln, I.S.S.

The foregoing instrument was acknowledged before me this 26th day of September, 2018

Arthur Johnson, SVP, Adams Bank & Trust, Opallala, NE, as Trustee, and Beneficiary of Deed of Trust Repts.



ACKNOWLEDGMENT

STATE OF Nebraska, I.S.S.

COUNTY OF Lincoln, I.S.S.

The foregoing instrument was acknowledged before me this 26th day of September, 2018

Gilbert Wilkerson, General Partner, Lexington Lodging, LTD, a Nebraska limited liability company.



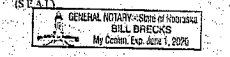
ACKNOWLEDGMENT

STATE OF Nebraska, I.S.S.

COUNTY OF Lincoln, I.S.S.

The foregoing instrument was acknowledged before me this 26th day of September, 2018

Sandy Priest, Assistant Corporate Secretary, AgriBank, FCB, Trustee.



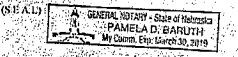
ACKNOWLEDGMENT

STATE OF Nebraska, I.S.S.

COUNTY OF Dawson, I.S.S.

The foregoing instrument was acknowledged before me this 28th day of August, 2018

John D. Fagot, Mayor, CITY OF LEXINGTON, a Municipal Corporation in the State of Nebraska.



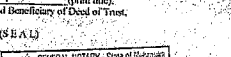
ACKNOWLEDGMENT

STATE OF Nebraska, I.S.S.

COUNTY OF Lincoln, I.S.S.

The foregoing instrument was acknowledged before me this 26th day of September, 2018

Arthur Johnson, SVP, Adams Bank & Trust, Opallala, NE, as Trustee, and Beneficiary of Deed of Trust.



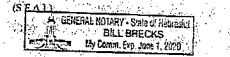
ACKNOWLEDGMENT

STATE OF Nebraska, I.S.S.

COUNTY OF Lincoln, I.S.S.

The foregoing instrument was acknowledged before me this 26th day of September, 2018

Sandy Priest, Assistant Corporate Secretary, AgriBank, FCB, Trustee.



ACKNOWLEDGMENT

STATE OF Nebraska, I.S.S.

COUNTY OF Lincoln, I.S.S.

The foregoing instrument was acknowledged before me this 18th day of Sept, 2018

Steven Briggs, Managing Member, S&H HOLDINGS, L.L.C., a Nebraska limited liability company.



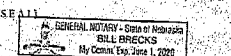
ACKNOWLEDGMENT

STATE OF Nebraska, I.S.S.

COUNTY OF Dawson, I.S.S.

The foregoing instrument was acknowledged before me this 26th day of September, 2018

Terry Crawford, husband, SHERILYN CRAWFORD, wife.



LEGAL DESCRIPTION

A tract of land being part of the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4), and part of the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4), of Section Seventeen (17), Township Nine (9) North, Range Twenty-one (21) West of the 6th Principal Meridian, Dawson County, Nebraska, and more particularly described as follows:

Referring to a map made at the Southeast Corner of the Northeast Quarter of the Southwest Quarter of Section 17 and assuming the East line of said Southwest Quarter as bearing N 01°23'19" E and all bearings contained herein are relative thereto;
thence N 01°23'19" E on said East line a distance of 1000.00 feet;
thence N 89°21'45" W a distance of 84.01 feet to a survey spike on the West Right of Way line of U.S. Highway 283 and the Southeast corner of a tract of land described in Warranty Deed, recorded as Instrument 2014-1314 in the Dawson County Register of Deeds Office, and the ACTUAL POINT OF BEGINNING;
thence S 01°23'19" W on said South line of said Instrument 2014-1314 a distance of 5.00 feet to a Survey Marker with 1 1/2" washer at the Northerly extension of the East line of Lot 1 of Holiday Plaza Subdivision, in the North Half of the Southwest Quarter, Section 17, Dawson County, Nebraska;
thence S 01°23'19" W on said East line of Lot 1, and on said West Right of Way line, and then Northerly to a Survey Marker with 1 1/2" washer;
thence N 89°21'45" W a distance of 409.26 feet to a 5/8" rebar with cap on the West line of Lot 2 of said Holiday Plaza Subdivision;
thence N 01°23'19" E on said West line of Lot 2 and its Northerly extension a distance of 20.00 feet to a 5/8" rebar with cap at the Southwest corner of said Instrument 2014-1314 tract;
thence N 01°23'19" E on the West line of said Instrument 2014-1314 tract and the West line of a tract of land described in Warranty Deed, recorded as Instrument 2009-2740 in the Dawson County Register of Deeds Office, a distance of 409.26 feet to the Southwest corner of Lot 2, Goodwill Industries of Greater Nebraska, Inc. Subdivision, an addition to the City of Lexington, Nebraska;
thence S 89°15'34" E on the South line of Lot 2 a distance of 419.50 feet to a 5/8" rebar with cap at the Southeast corner of said Lot 2, and on said West Right of Way line;
thence S 04°20'25" W on said West Right of Way line a distance of 96.62 feet to a 5/8" rebar with cap;
thence S 01°23'19" W continuing on said West Right of Way line a distance of 303.02 feet to the Point of Beginning.
Containing 2.97 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 COMMERCE FIRST 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 28th day of August, 2018, and upon motion duly made and seconded, said plat was approved in all respects by a majority vote of such commission.

Dated this 29th day of August, 2018
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 assembled on the 13th day of August, 2018, 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 13th day of August, 2018
Mayor

Pamela Baruah
City Clerk

Resolution
Be it resolved by the mayor and council of the City of Lexington, Nebraska, that the plat of COMMERCE FIRST ADDITION, an addition to the City of Lexington, Dawson County, Nebraska, duly made, acknowledged and certified, and the same hereby is approved, accepted and filed and recorded in the Office of the Register of Deeds of Dawson County, Nebraska:

Dated this 13th day of August, 2018
Mayor

Pamela Baruah
City Clerk

COUNTY TREASURER

This is to certify that I find no regular or special taxes delinquent against the property described in the foregoing Certificate and enclosed in this plat by reason of this date.

County Treasurer: Bill Brecks

REGISTER OF DEEDS

This is to certify that this instrument was filed for record in the Register of Deeds office in Lexington, Nebraska on the 13th day of August, 2018.

Register of Deeds: Chad Dixon

SURVEYOR'S CERTIFICATE

I, Chad Dixon, Nebraska Professional Registered Land Surveyor No. 672, do hereby certify that the survey on COMMERCE FIRST ADDITION, an addition to the City of Lexington, Dawson County, Nebraska, was performed 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 corrected monuments. All information shown on the above plat is accurate and correct to the best of my knowledge and belief.

Chad Dixon
Nebraska Professional Registered Land Surveyor No. 672
Date: 6-13-2018

PLAT PREPARED FOR: City of Lexington, 406 F. 7th Street, Lexington, NE 68500
PLAT PREPARED BY: Miller & Associates, 1111 Central Ave., Kearney, NE 68647

SHEET 2 OF 2 SHEETS
DAWSON COUNTY PLANNING COMMISSION - COMMERCE FIRST ADDITION

Inst: 2018-3140

Inst: 2018-3140