

**Administrative Use Only**

Date Submitted 10-2-07 Case Number #  
Filing Fee \$100.00 pd Accepted By \_\_\_\_\_  
Date Advertised \_\_\_\_\_ Date Property Posted \_\_\_\_\_

**SUBDIVISION PLAT APPLICATION**

**CITY OF LEXINGTON**

1. Applicant's Name Kenneth L. Beans & Angelina Beans
2. Applicant's Address 1305 Plum Creek Parkway, Lexington, NE 68850
3. Applicant's Telephone Number 308-785-2245
4. Within City Limits yes Within Zoning Jurisdiction yes

10-2-07  
Date Paid

*Kenneth L. Beans*  
*Angelina Beans*  
By: *[Signature]*  
Signature Of Applicant *[Signature]*

PRELIMINARY PLAT CHECKLIST

Subdivision No.: \_\_\_\_\_

Date Filed: 10-1-07

- 1. Name of Subdivision: Auto Haus Addition
- 2. Name of Owner: Kenny & Angie Beans.
- 3. Name of Subdivider: SAME
- 4. Name of Person who prepared the Plat: on Plat.
- 5. Date of Hearing: 10-3-07

Instructions:

The following checklist is to be completed by the Building Inspector and shall accompany the Preliminary Plat when it is submitted to the Planning Commission. If the answer to any of the questions is "No," a written explanation must accompany this checklist.

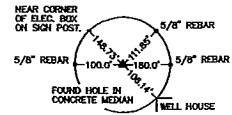
6. Does the Preliminary Plat show the following information?

	<u>Yes</u>	<u>No</u>
A. Name of the subdivision	<u>X</u>	_____
B. Location of boundary lines and reference to section or quarter-section lines.	<u>X</u>	_____
C. Legal description, complete with Section, Township, Range, Principal Meridian, City.	<u>X</u>	_____
D. Name and address of owner(s).	<u>X</u>	_____
E. Name and address of subdivider(s).	<u>X</u>	_____
F. Name of engineer and/or surveyor who prepared the Preliminary Plat.	<u>X</u>	_____
G. Scale of Plat, 1" = 100' or larger, and north arrow.	<u>X</u>	_____
H. Date of preparation and basis for north.	<u>X</u>	_____
I. Current zoning classification and proposed use of the area being platted.	<u>N/A</u>	_____
J. Location, width and name of platted streets or other public ways, railroad rights-of-way, utility easements, parks and other public open spaces and permanent buildings within or adjacent to the proposed subdivision.	<u>X</u>	_____
K. Location of existing sewers, water mains, gas mains, culverts or other underground installations within or adjacent to the proposed subdivision with pipe size, manholes, grades, and location.	<u>N/A</u>	_____
L. Names of adjacent subdivisions together with arrangement of streets and lots and owners of adjacent parcels of unsubdivided land.	<u>X</u>	_____

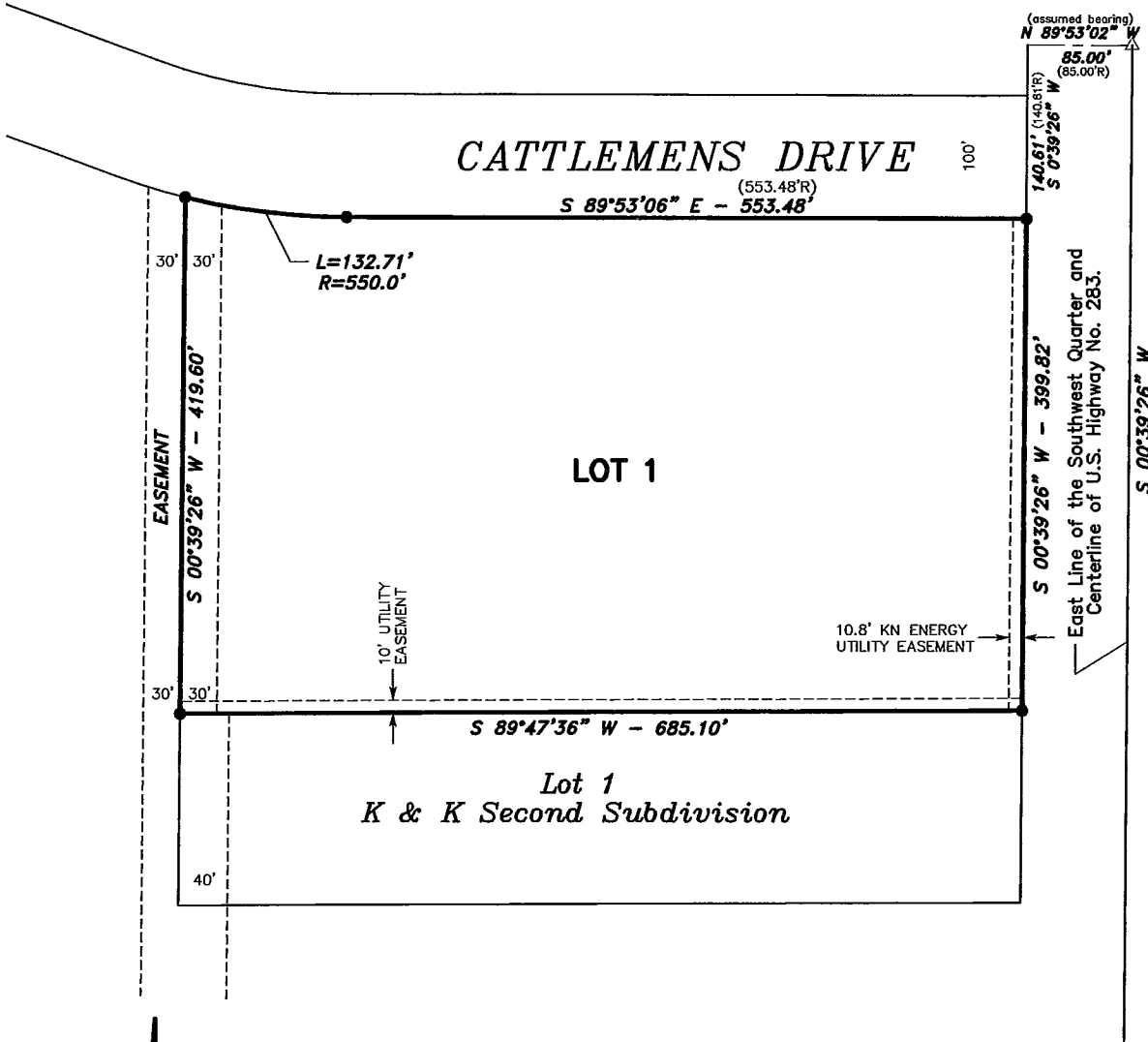
Yes No

- M. Topography at contour intervals of not more than five (5) feet referred to USGS datum and location of water courses, bridges, wooded areas, lakes, ravines and other significant physical features.          x
- N. Arrangement of lots and their approximate sizes.   x
- O. Location and width of proposed streets, alleys, pedestrian ways and easements.   x
- P. General plan of sewage disposal, water supply and utilities, if public.          N/A
- Q. Notation of type of sewage disposal and water supply if non-public.          N/A
- R. Location and size of proposed parks, playgrounds, churches, school sites, or other special uses of land to be considered for reservation for public use.          N/A
- S. Relationship to adjacent un-subdivided land.          N/A
- T. Approximate gradient of streets.          N/A
- U. Gross acreage of the subdivision; acreage dedicated to streets and other public uses; total number of buildable lots; maximum, minimum and average lot sizes.          N/A
- 
7. Does the proposed subdivision design conform to the Comprehensive Plan?   x
8. Will the proposed subdivision make the development of adjacent property more difficult?          x
9. Are lots sized appropriately for zoning district?   x
10. Are all lots free from flood plain encroachment?   x
11. Are drainageways and other drainage facilities sufficient to prevent flooding both on-site and off-site?   x
12. Are all lots buildable with respect to topography, drainageways, bedrock, and soil conditions?          x
13. Do proposed street grades and alignment meet all requirements?          N/A
14. Were twelve (12) copies of the preliminary plat submitted?   x
15. Was the preliminary plat fee of \$ 100<sup>00</sup> paid?   x

# Auto Haus Addition to the City of Lexington, Dawson County, Nebraska.



Center 1/4 Cor.  
Section 8-9-21.



**DESCRIPTION**

A tract of land in the Southwest Quarter of Section 8, Township 9 North, Range 21 West of the 6th P.M., and within the city of Lexington, Dawson County, Nebraska, being more particularly described as follows:

Referring to the Center One-Quarter Corner of Section 8, Township 9 North, Range 21 West of the 6th P.M., Dawson County, Nebraska;

Thence N 89°53'02" W (an assumed bearing) and along the North Line of the Southwest Quarter of said Section 8, a distance of 85.0 feet;

Thence S 0°39'26" W, parallel with the East Line of the Southwest Quarter of Section 8, a distance of 140.61 feet, to the Point of Beginning;

Thence continue S 0°39'26" W, parallel with the East Line of the Southwest Quarter of Section 8, said Line also being the Westerly Right-of-Way Line of U.S. Highway No. 283, a distance of 399.82 feet, to the Northeast Corner of Lot 1, K & K Second Subdivision to the City of Lexington;

Thence Westerly, along the North Line of said Lot 1, a distance of 685.10 feet, to the Northwest Corner of said Lot 1;

Thence Northerly and parallel with the East Line of the Southwest Quarter of said Section 8, a distance of 419.60 feet, to a point on the Southerly Right-of-Way Line of Cattlemen Drive, and to the point of curvature;

Thence Southeasterly on a 550.0 foot radius curve to the left, and along the Southerly Right-of-Way Line of Cattlemen Drive, a distance of 132.71 feet;

Thence continuing Southeasterly along said Right-of-Way Line, a distance of 553.48 feet, to the place of beginning and containing 6.33 acres, more or less. Subject however to any easements of record.

**DEDICATION**

We, Kenneth L. Beans and Angelina Beans, husband and wife, being the sole owners of the land shown in the accompanying plat, and having caused an accurate plat of the described area to be made, describing the lots, streets and utility easements of such addition and designating the lots by number and the streets by name, do hereby dedicate the streets and utility easements therein 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 \_\_\_\_\_, 2007.

\_\_\_\_\_  
Kenneth L. Beans

\_\_\_\_\_  
Angelina Beans

**ACKNOWLEDGEMENTS**

STATE OF NEBRASKA )  
  ) ss:  
COUNTY OF DAWSON )  
The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2007, by Kenneth L. Beans.

( S E A L )

\_\_\_\_\_  
Notary Public

My Commission Expires \_\_\_\_\_

STATE OF NEBRASKA )  
  ) ss:  
COUNTY OF DAWSON )  
The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2007, by Angelina Beans.

( S E A L )

\_\_\_\_\_  
Notary Public

My Commission Expires \_\_\_\_\_

**PLANNING COMMISSION APPROVAL**

This is to certify that the above plat was presented to the Planning Commission of the City of Lexington, Nebraska, at a regular meeting on the \_\_\_\_ day of \_\_\_\_\_, 2007, and was approved and accepted by the Planning Commission on said date.

Dated \_\_\_\_\_  
\_\_\_\_\_  
President of the Planning Commission

**CITY COUNCIL APPROVAL**

RESOLUTION No. \_\_\_\_\_  
Be it resolved by the President of the Council and the Council of the City of Lexington, Dawson County, Nebraska, as follows:

The plat of "AUTO HAUS ADDITION" to the City of Lexington, Dawson County, Nebraska 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 \_\_\_\_\_, 2007

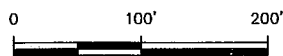
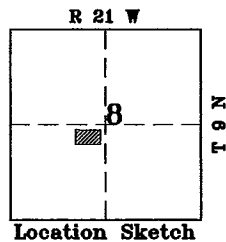
Attest:

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
President of the Council

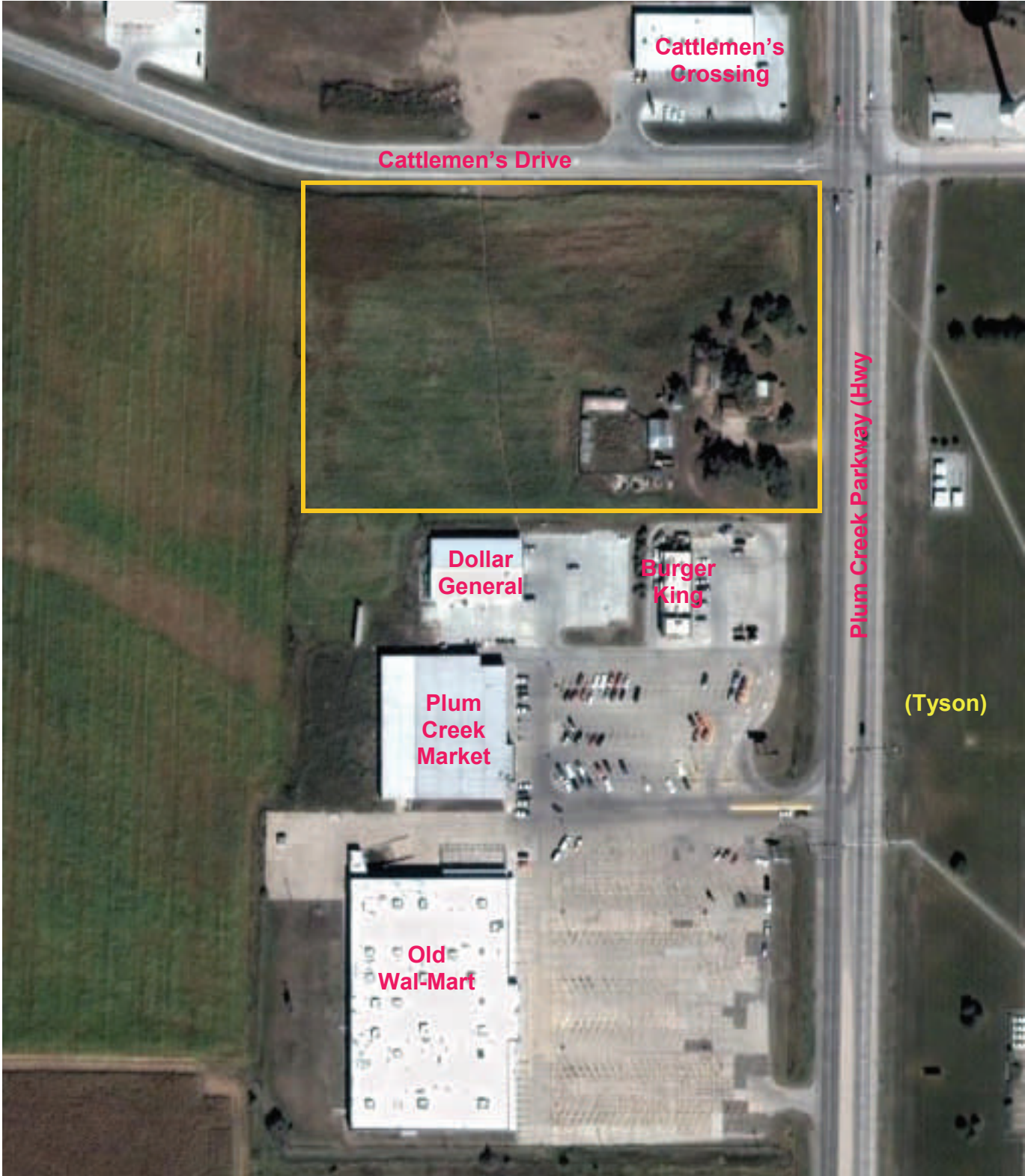
I hereby certify that on the 12th day of September, 2007, I surveyed the above platted and described tract, and that the information shown is true and correct to the best of my knowledge and belief.

GARY DONNELSON LS-292  
Dawson County Surveyor

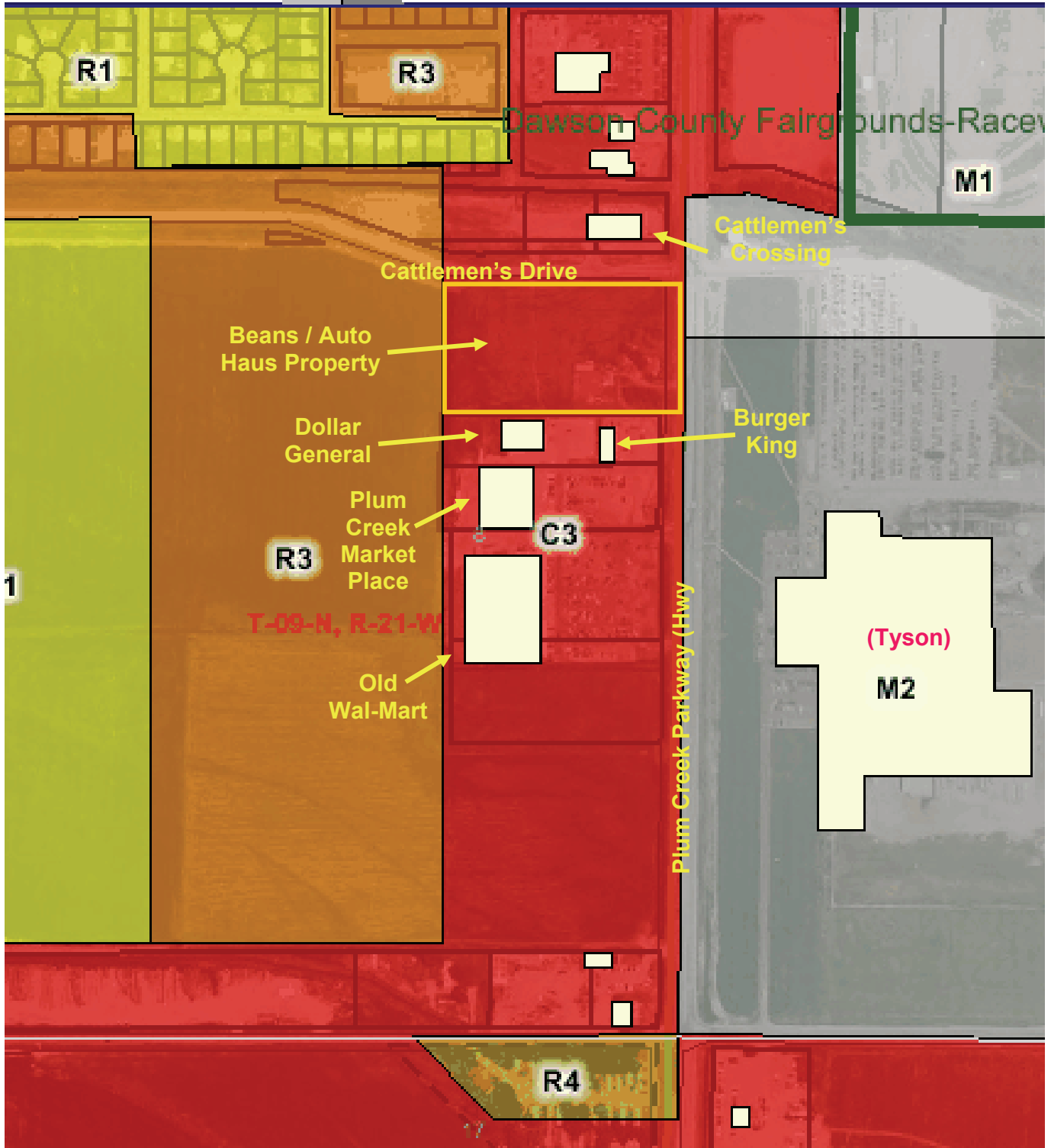


- 0.00' Measured Distance.
- (0.00'P) Platted Distance.
- (0.00'R) Recorded Distance.
- Angle Point.
- Corner Set(5/8" Rebar).
- Corner Found(Iron).
- △ Gov't. Corner.

Auto Haus Addition Proposal  
October 2007  
Aerial Photo



Auto Haus Addition Proposal  
October 2007  
Zoning Map



**Auto Haus Addition Proposal  
October 2007  
Photos**



**Dollar General**

**Beans Property, looking SW**



**This house  
is over here**



Beans / Auto Haus Addition Proposal  
October 2007  
Photos





# Beans / Auto Haus Addition Proposal

## October 2007

### Photos

