



APPLICATION FOR SUBDIVISION

Date Filed: 4/22/2014

*For a subdivision plat application to be considered, the subdivision plat checklist must be completed.

- 1. Property Owner's Name Lexington Regional Health Center
2. Property Owner's Address P.O. Box 980, Lexington, NE 68850
3. Telephone Number (308) 324-5651 E-Mail Address

I/We, the undersigned, do hereby acknowledge that I/We do agree with the provisions and requirements for an application for rezoning as described above. I/We the undersigned do hereby agree to allow City of Lexington employees or agents working for the City of Lexington to enter the above referenced property as it pertains to this application.

Signature of Owner

Handwritten signature of applicant

Signature of Applicant

Administrative Use Only

Date Submitted 4/21/14
Filing Fee \$100.00
Cert. Of Ownership
Date Sign Posted
Case Number
Accepted By
Date Advertised
Date of Public Hearing

Plat Checklist

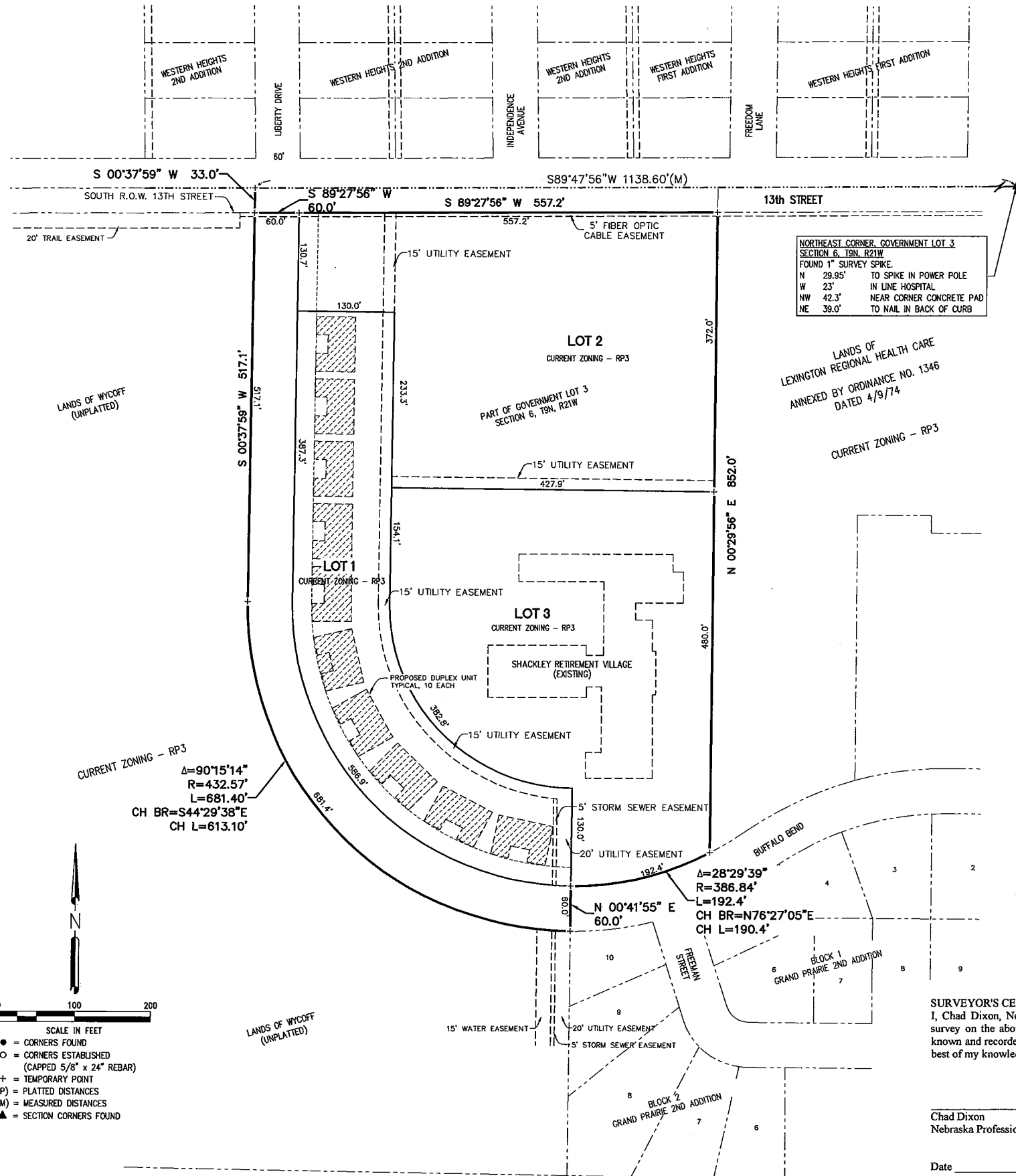


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|------------------------|-----------------------------------|
| 1. Subdivision: | LRHC 1st Addition |
| 2. Owner: | Lexington Regional Health Center |
| 3. Engineer/Architect: | Chad Dixon, Miller and Associates |
| 4. Date of Hearing: | 5/7/2014 |

The following checklist is to be completed by the Building Inspector and shall accompany the plan when submitted to the Planning Commission. .

- | 5. Does the Plat contain the following? | Yes | No |
|--|----------|----------|
| a. Name of 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 and City | <u>X</u> | ___ |
| d. Name and Address of Owner | ___ | <u>X</u> |
| e. Name of Engineer/Architect | <u>X</u> | ___ |
| f. Scale | <u>X</u> | ___ |
| g. Date of preparation and basis for north | <u>X</u> | ___ |
| h. Current zoning classification | <u>X</u> | ___ |
| i. Name of adjacent subdivisions with arrangement of streets and lots | <u>X</u> | ___ |
| j. Topography | ___ | <u>X</u> |
| k. Arrangement of lots; including dimensions | <u>X</u> | ___ |
| l. Location of streets, alleys, pedestrian ways and easements; including dimensions | <u>X</u> | ___ |
| 6. Does the proposed subdivision conform to the Comprehensive Plan? | <u>X</u> | ___ |
| 7. Are the lots sized appropriately for the zoning district? | <u>X</u> | ___ |
| 8. Are drainage ways and other drainage facilities sufficient to prevent flooding both on site and off site? | <u>X</u> | ___ |
| 9. Do proposed street grades and alignment meet requirements? | <u>X</u> | ___ |

-PRELIMINARY PLAT-
LRHC 1ST ADDITION
PART OF GOVERNMENT LOT 3 OF SECTION 6, TOWNSHIP 9 NORTH,
RANGE 21 WEST OF THE 6TH P.M., DAWSON COUNTY, NEBRASKA



LEGAL DESCRIPTION

A tract of land being part of Government Lot Three (3) of Section Six (6), Township Nine (9) North, Range Twenty-One (21) West of the Sixth Principle Meridian, Dawson County, Nebraska and more particularly described as follows:
Referring to the Northeast corner of said Government Lot 3 and assuming the North line of Government Lot 3 as bearing $S 89^{\circ}47'56'' W$ and all bearings contained herein are relative there to; thence $S 89^{\circ}47'56'' W$ on said North line of Government Lot 3 a distance of 1138.60 feet to a point at the intersection of the North line of Government Lot 3 and the West Right-of-Way line of Liberty Drive extended; thence $S 00^{\circ}37'59'' W$ a distance of 33.0 feet to a point on the South Right-of-Way of 13th Street, said point being the ACTUAL POINT OF BEGINNING; thence continuing $S 00^{\circ}37'59'' W$ on West Right-of-Way of Liberty Drive a distance of 517.1 feet to a point of curvature; thence on a tangent curve to the Left having a central angle of $90^{\circ}15'14''$, a radius of 432.57 feet, an arc length of 681.40 feet, and a chord bearing of $S 44^{\circ}29'38'' E$ a distance of 613.10 feet to the Northwest corner Lot 10, Grand Prairie Second Addition as platted in the City of Lexington, Dawson County, Nebraska; thence $N 00^{\circ}41'55'' W$ on the West line of said Grand Prairie Second Addition a distance of 60.00 feet to the Northerly Right-of-Way line of Buffalo Bend as platted in said Grand Prairie Second Addition; thence on a non-tangent curve to the Left having a central angle of $28^{\circ}29'39''$, a radius of 386.84 feet, an arc length of 192.4 feet, and a chord bearing of $N 76^{\circ}27'05'' E$ a distance of 190.4 feet; thence $N 00^{\circ}29'56'' E$ a distance of 852.0 feet to the South Right-of-Way line of 13th Street; thence $S 89^{\circ}27'56'' W$ on said South Right-of-Way line 13th Street a distance of 557.2 feet; thence $S 89^{\circ}27'56'' W$ continuing on said South Right-of-Way line a distance of 60.0 feet to the Point of Beginning. Containing 12.30 acres, more or less.

NORTHEAST CORNER GOVERNMENT LOT 3
SECTION 6, T9N, R21W
FOUND 1" SURVEY SPIKE
N 29.95' TO SPIKE IN POWER POLE
W 23' IN LINE HOSPITAL
NW 42.3' NEAR CORNER CONCRETE PAD
NE 39.0' TO NAIL IN BACK OF CURB

LANDS OF
LEXINGTON REGIONAL HEALTH CARE
ANNEXED BY ORDINANCE NO. 1346
DATED 4/9/74
CURRENT ZONING - RP3

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 "NORTHWEST FOURTH 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 ___ day of ___, 20___, 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 ___, 20___.

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 as assembled 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 members of such council.

Dated this ___ day of ___, 20___.

Mayor

ATTEST: _____
City Clerk

(SEAL)

SURVEYOR'S CERTIFICATE

I, Chad Dixon, Nebraska Professional Registered Land Surveyor No. 672, do hereby certify that the survey on the above referenced Legal Description, was performed under my direct supervision using known and recorded 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 _____



PARTY CHIEF: CHAD A. DIXON	SURVEY COMPLETED: MAY 15, 2014
DRAWN BY: A. OLSON	REVISION:
DATE & REASON:	
1119 CENTRAL AVENUE NEARBY, NE 68607-6833 TEL: 308-234-6456 FAX: 308-234-1148 www.miller-engineers.com	T.S. #

PLOTTED: 5/2/2014 2:53 PM
 SAVED: 5/2/2014 2:46 PM Andrew C. Olson
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