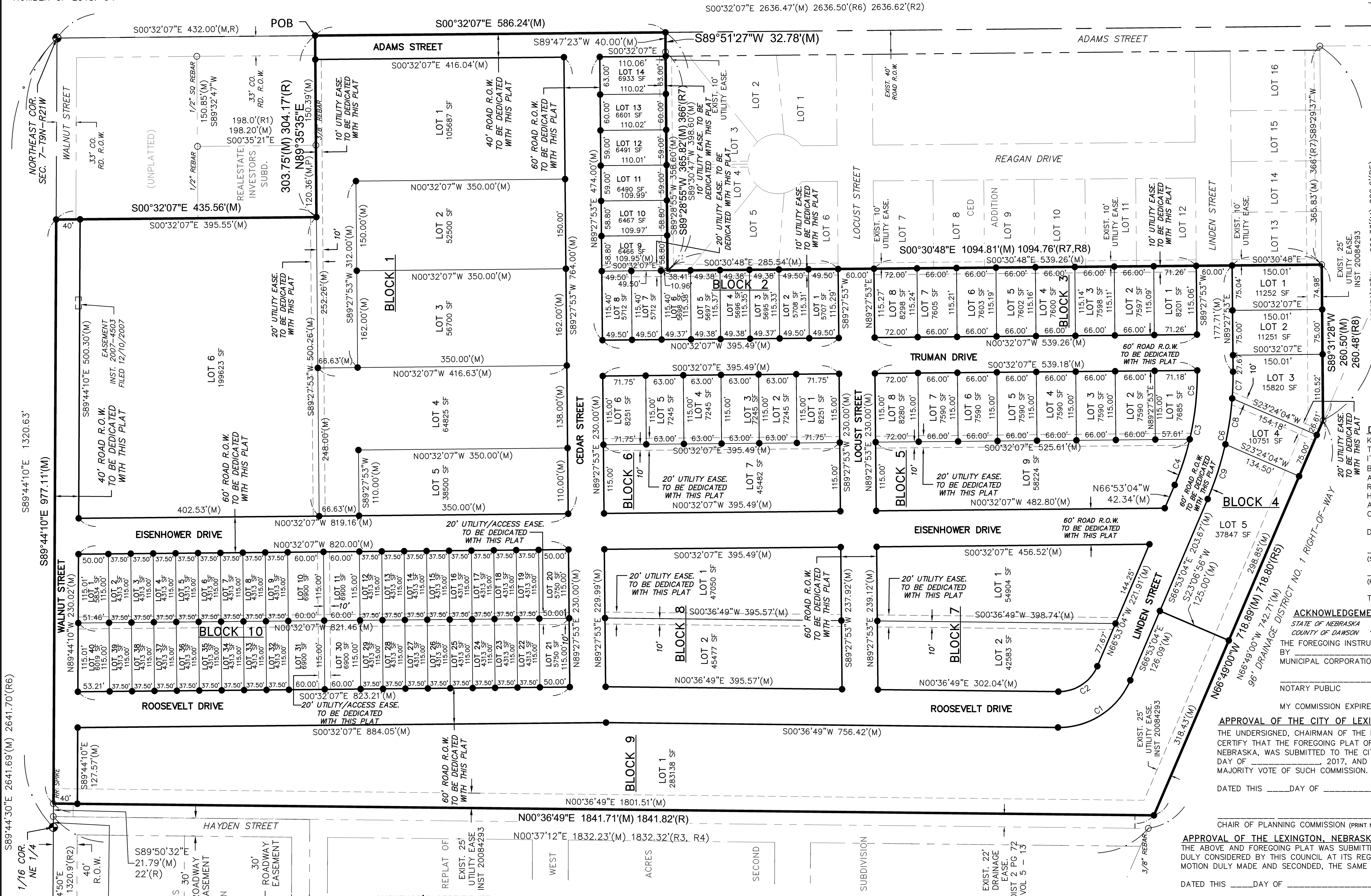
OWNERS: CITY OF LEXINGTON, NE
SUBDIVIDER: CITY OF LEXINGTON, NE
SURVEYOR: OLSSON ASSOCIATES
ENGINEER: OLSSON ASSOCIATES
NUMBER OF LOTS: 94

SOUTHWEST FIRST ADDITION

AN ADDITION TO THE CITY OF LEXINGTON, DAWSON COUNTY, NEBRASKA

FINAL PLAT



LEGEND

(section corner symbol)	SECTION CORNER
(filled dot)	SET CORNER (5/8"x24" REBAR W/CAP)
(open circle)	FOUND CORNER (1/2" IRON PIPE)
(heavy line)	NEW SUBDIVISION BOUNDARY LINE
(line)	NEW PROPERTY LINE
(dash line)	SECTION LINE
(dash line)	ROW LINE
(light line)	EXIST. PROPERTY LINE

M MEASURED DISTANCE
R DRAINAGE EASE DIST 2, PG 72 VOL 5–13
R1 G. DONNELSON 2/28/1966
R2 F.F. DICKSON LS#47 5/18/1972
R3 WEST ACRES 2ND SUBD F.F. DICKSON LS#47 11/1975
R4 REPLAT WEST ACRES 2ND SUB D.TAGGE LS#323 2/2/1977
R5 D. TAGGE, LS#323 2/16/1978
R6 G. DONNELSON, LS#292 2/18/1997
R7 CED ADDITION R.G. RIDGWAY L.S.#568 5/10/2007
R8 CED SECOND ADDITION R.G. RIDGWAY L.S.#568 4/16/2010

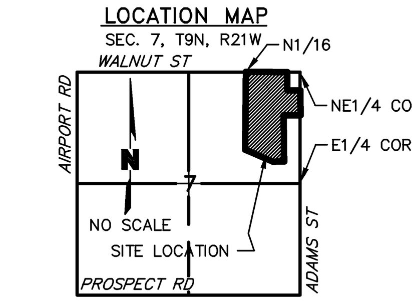
CURVE TABLE

CURVE ID	RADIUS (FT)	DELTA	LENGTH (FT)	CHORD BEARING	CHORD LENGTH (FT)
C1	130.00	67°29'53"	153.15	S33°08'07.55"E	144.44
C2	70.00	67°29'53"	82.46	N33°08'07.55"W	77.78
C3	468.33	24°03'40"	196.67	N78°53'37.73"W	195.23
C4	463.05	9°58'10"	80.57	N71°49'14.15"W	80.47
C5	466.06	14°16'22"	116.10	N83°48'09.36"W	115.80
C6	530.00	23°39'03"	218.78	S78°42'35.56"E	217.23
C7	530.00	4°50'02"	44.72	S88°07'06.14"E	44.70
C8	530.00	8°23'52"	77.68	S81°30'09.21"E	77.61
C9	530.00	10°25'10"	96.38	S72°05'38.63"E	96.25
C10	50.00	286°15'37"	249.81	N89°27'52.72"E	60.00

N

0' 50' 100' 200'
SCALE IN FEET

LOCATION MAP



DEDICATION

KNOW ALL MEN BY THESE PRESENT, THAT THE CITY OF LEXINGTON, A MUNICIPAL CORPORATION IN THE STATE OF NEBRASKA, BY AND THROUGH ______________________ (PRINT NAME), ITS ________________________ (PRINT TITLE), BEING THE OWNER, HAVE CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "*SOUTHWEST FIRST ADDITION*" AN ADDITION TO THE CITY OF LEXINGTON, DAWSON COUNTY, NEBRASKA, AND SAID OWNERS HEREBY RATIFY AND APPROVE THE DISPOSITION OF THEIR PROPERTY AS SHOWN ON THE ABOVE PLAT, AND HEREBY DEDICATE TO THE USE AND BENEFIT OF THE PUBLIC THE STREETS AND UTILITY EASEMENTS AS SHOWN UPON SAID PLAT, AND ACKNOWLEDGE SAID ADDITION TO BE MADE WITH THE FREE CONSENT AND IN ACCORD WITH THE DESIRES OF SAID OWNERS AND LIEN HOLDER.

DATED THIS ___________DAY OF __________________, 2017.

______________________ (SIGNATURE) ______________________ (PRINT NAME)

______________________ (PRINT TITLE)

THE CITY OF LEXINGTON A MUNICIPAL CORPORATION IN THE STATE OF NEBRASKA

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF DAWSON *SS*

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ________ DAY OF __________________, 2017, BY ____________________(PRINT NAME), ____________________ (PRINT TITLE), THE CITY OF LEXINGTON, A MUNICIPAL CORPORATION IN THE STATE OF NEBRASKA.

____
NOTARY PUBLIC

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, DOES HEREBY CERTIFY THAT THE FOREGOING PLAT OF "*SOUTHWEST 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 _____ DAY OF _____________, 2017, 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 __________________, 2017.

______________________ CHAIR OF PLANNING COMMISSION (PRINT NAME) ______________________ CHAIR OF PLANNING COMMISSION (SIGNATURE)

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 _____________, 2017, 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 __________________, 2017.

______________________ MAYOR (PRINT NAME) ______________________ MAYOR (SIGNATURE)

ATTEST: ______________________
CITY CLERK

RESOLUTION

BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF LEXINGTON, NEBRASKA. THAT THE PLAT OF "*SOUTHWEST FIRST ADDITION*", AN ADDITION TO THE CITY OF LEXINGTON, 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.

______________________ MAYOR (PRINT NAME) ______________________ MAYOR (SIGNATURE)

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 AND EMBRACED IN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

______________________ COUNTY TREASURER ______________________ DATE

REGISTER OF DEEDS

STATE OF NEBRASKA
COUNTY OF DAWSON *SS*

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT ______ __M. ON THIS ______ DAY OF ________________, 2017.

____
REGISTER OF DEEDS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON ______________________, 2017, I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION, OF A TRACT OF LAND LOCATED IN PART OF THE NORTHEAST QUARTER (NE1/4) OF SECTION SEVEN (7), TOWNSHIP NINE (9) NORTH, RANGE TWENTY–ONE (21) WEST OF THE 6TH P.M., DAWSON COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF; THAT IRON MARKERS, EXCEPT WHERE INDICATED, WERE FOUND AT ALL CORNERS; THAT THE DIMENSIONS ARE AS SHOWN ON THE PLAT; AND THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS.

____
JAI JASON ANDRIST, REGISTERED LAND SURVEYOR NUMBER, LS–630

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN PART OF THE NORTHEAST QUARTER (NE1/4) OF SECTION SEVEN (7), TOWNSHIP NINE (9) NORTH, RANGE TWENTY–ONE (21) WEST OF THE 6TH P.M., DAWSON COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SEC. 7–T9N–R21W; THENCE ON AN ASSUMED BEARING OF S00°32'07"E, ALONG THE EAST LINE OF THE NE1/4, A DISTANCE OF 432.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S00°32'07"E, ALONG SAID EAST LINE, A DISTANCE OF 586.24 FEET TO A POINT BEING THE NORTHEAST CORNER OF CED ADDITION; THENCE S89°51'27"W, ALONG THE NORTH LINE OF SAID CED ADDITION, A DISTANCE OF 32.78 FEET TO A POINT ON THE WEST RIGHT–OF–WAY LINE OF ADAMS STREET; THENCE S89°28'55"W, ALONG SAID NORTH LINE, A DISTANCE OF 365.82 FEET TO THE NORTHWEST CORNER OF SAID CED ADDITION; THENCE S00°30'48"E, ALONG THE WEST LINE OF SAID CED ADDITION, A DISTANCE OF 1094.81 FEET TO THE SOUTHWEST CORNER OF SAID CED ADDITION; THENCE S89°31'28"W A DISTANCE OF 260.50 FEET TO A POINT ON THE NORTHERLY LINE OF 96 FT. DRAINAGE DISTRICT NO. 1 RIGHT–OF–WAY LINE; THENCE N66°49'00"W, ALONG SAID NORTHERLY DRAINAGE RIGHT–OF–WAY LINE, A DISTANCE OF 718.90 FEET; THENCE N00°36'49"E A DISTANCE OF 1841.68 FEET TO A POINT ON THE NORTH LINE OF SAID NE1/4; THENCE S89°44'10"E, ALONG SAID NORTH LINE OF THE NE1/4, A DISTANCE OF 977.11 FEET; THENCE S00°32'07"E A DISTANCE OF 435.56 FEET TO THE SOUTHWEST CORNER OF REAL ESTATE INVESTORS SUBDIVISION; THENCE N89°35'35"E A DISTANCE OF 303.75 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 2,098,020.63 SQUARE FEET OR 48.164 ACRES MORE OR LESS OF WHICH 25.392 ACRES ARE DEDICATED ROAD RIGHT–OF–WAY.

SECTION TIES

NORTHEAST CORNER, SECTION 7–T9N–R21W
FOUND STAR DRILL HOLE IN CONCRETE AS RECORDED BY G. DONNELSON, L.S.#292, 2/18/1997
NE 40.34' TO RED HEAD NAIL IN POWER POLE
NW 45.15' TO MAG NAIL w/ALUMINUM WASHER IN POWER POLE
SW 54.57' TO OPERATING NUT ON FIRE HYDRANT
SE 64.15' TO NEAR FACE OF FLAG POLE
E 0.29' TO N–S CONCRETE JOINT
S 1.20' TO E–W CONCRETE JOINT

NORTH 1/16, NORTHEAST 1/4, SECTION 7–T9N–R21W
FOUND RAILROAD SPIKE IN ASPHALT AS RECORDED BY D. TAGGE, L.S. #323
E 39.75' TO RAILROAD SPIKE IN ASPHALT
E 17.96' TO RAILROAD SPIKE IN ASPHALT
NNW 33.68' TO HEAD OF RAILROAD SPIKE IN POWER POLE
SSW 32.80' TO MAG NAIL w/ALUMINUM WASHER IN POWER POLE
N 1.5' TO CENTERLINE ASPHALT ROAD E–W

EAST 1/4 CORNER, SECTION 7–T9N–R21W
FOUND RED HEAD MAG NAIL OVER 2" IRON PIPE, AS RECORDED BY G. DONNELSON, L.S.#292, 2/18/1997 AND R.G. RIDGWAY L.S.#568 5/10/2007
SSE 76.62' TO MAG NAIL w/ALUMINUM WASHER IN END FENCE POST
ESE 66.05' TO RED HEAD NAIL IN POWER POLE
WSW 34.30' TO THREADED SHAFT AT TOP OF NUT FOR IRRIGATION GATE ON CENTERLINE CONCRETE JOINT NORTH
N 17.7' TO CONCRETE HEADER

DWG: F:\2016\3001–3500\016–3239\40–Design\Survey\SRVY\Sheets\V_FPT_63239.dwg USER: jjimenez
DATE: Feb 01, 2017 4:27pm XREFS:

OLSSON ASSOCIATES
201 East 2nd Street
P.O. Box 1072
Grand Island, NE 68802-1072
TEL 308.384.8750
FAX 308.384.8752
www.olssonassociates.com

REV. NO.	DATE	REVISIONS DESCRIPTION

REVISIONS

FINAL PLAT

HNB
LEXINGTON SOUTHWEST APARTMENTS

LEXINGTON, NEBRASKA

2017

drawn by: JMJ
checked by: GI SVY
approved by: JJA
QA/QC by: JEH
project no.: 2016-3239
drawing no.:
date: 01.23.2017

SHEET
1 of 1