

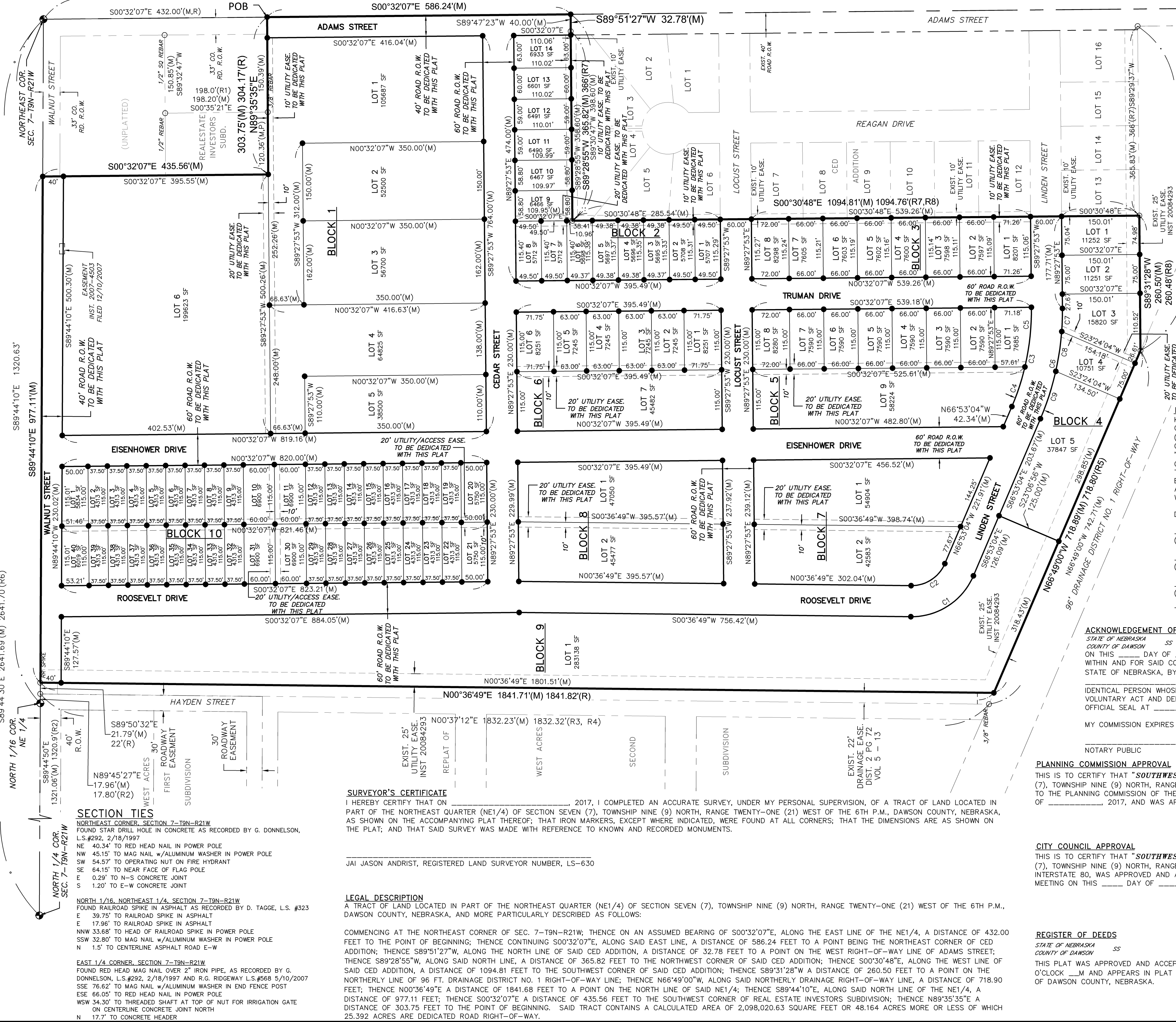
OWNERS: CITY OF LEXINGTON, NE  
 SUBDIVIDER: CITY OF LEXINGTON, NE  
 SURVEYOR: OLSSON ASSOCIATES  
 ENGINEER: OLSSON ASSOCIATES  
 NUMBER OF LOTS: 94

# SOUTHWEST FIRST ADDITION

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

### FINAL PLAT

S00°32'07"E 2636.47'(M) 2636.50'(R6) 2636.62'(R2)

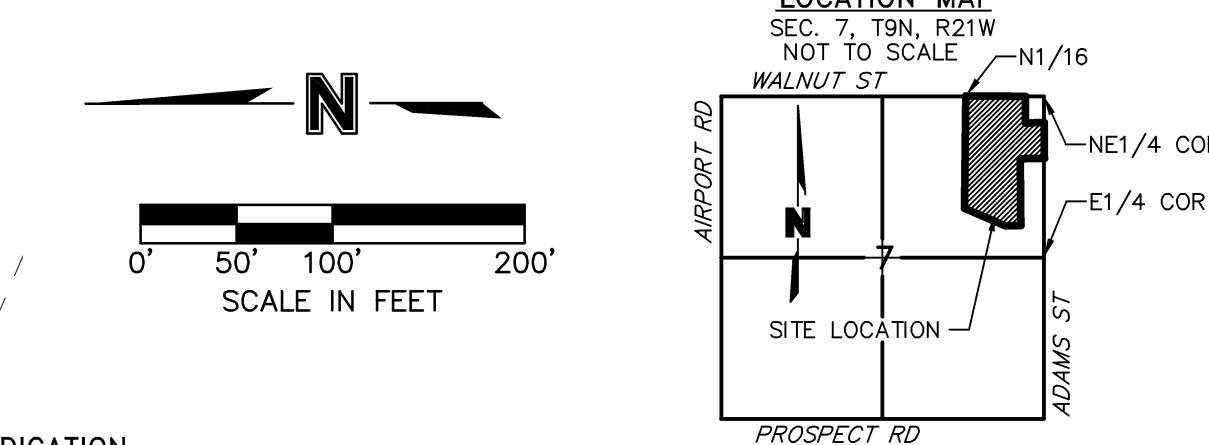


**LEGEND**

- 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 SUBD D. TAGGE LS#323 2/2/1997
- 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



**DEDICATION**  
 KNOW ALL MEN BY THESE PRESENTS, 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  
 ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017, BEFORE ME \_\_\_\_\_, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED THE CITY OF LEXINGTON, A MUNICIPAL CORPORATION IN THE STATE OF NEBRASKA, BY AND THROUGH \_\_\_\_\_ (PRINT NAME), ITS \_\_\_\_\_ (PRINT TITLE), BEING THE OWNER, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED HERETO AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED. IN WITNESS WHEREOF, I HAVE HERETO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT \_\_\_\_\_, NEBRASKA, ON THE DATE LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES \_\_\_\_\_

\_\_\_\_\_  
 NOTARY PUBLIC

**PLANNING COMMISSION APPROVAL**  
 THIS IS TO CERTIFY THAT "SOUTHWEST FIRST ADDITION" 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, WAS PRESENTED TO THE PLANNING COMMISSION OF THE CITY OF LEXINGTON, NEBRASKA, AT A REGULAR MEETING ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017, AND WAS APPROVED BY THE PLANNING COMMISSION ON SAID DATE.

\_\_\_\_\_  
 CHAIR OF THE PLANNING COMMISSION

**CITY COUNCIL APPROVAL**  
 THIS IS TO CERTIFY THAT "SOUTHWEST FIRST ADDITION" 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, LYING NORTH OF INTERSTATE 80, WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF THE CITY OF LEXINGTON, NEBRASKA, AT A REGULAR MEETING ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017, RESOLUTION NO. \_\_\_\_\_ DULY PASSED AT SAID MEETING.

\_\_\_\_\_  
 CHAIR OF THE CITY COUNCIL

**REGISTER OF DEEDS**  
 STATE OF NEBRASKA  
 COUNTY OF DAWSON  
 THIS PLAT WAS APPROVED AND ACCEPTED FOR FILING AND RECORDING ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M AND APPEARS IN PLAT CABINET NO. \_\_\_\_\_, AT INDEX \_\_\_\_\_, IN THE RECORDS OF THE REGISTER OF DEEDS OF DAWSON COUNTY, NEBRASKA.

\_\_\_\_\_  
 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  
 S 0.29' TO N-S CONCRETE JOINT  
 E 1.20' TO E-W CONCRETE JOINT

**FAST 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

**OLSSON ASSOCIATES**

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 FAX 306.364.8752  
 www.olssonassociates.com

REV. NO.	DATE	REVISIONS DESCRIPTION

**FINAL PLAT**

**HNB**  
**LEXINGTON SOUTHWEST APARTMENTS**  
**LEXINGTON, NEBRASKA**

**2017**

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

**SHEET**  
 1 of 1