



APPLICATION FOR SUBDIVISION

Date Filed: _____

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

- 1. Property Owner's Name TL Sund Constructors Inc.
- 2. Property Owner's Address P.O. Box 826, Lexington, NE 68850
- 3. Telephone Number (308) 324-5186 E-Mail Address deb@tlsund.com

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.

Debra Sund
Signature of Owner

Debra Sund
Signature of Applicant

Administrative Use Only

Date Submitted _____	Case Number _____
Filing Fee <u>\$100.00</u> _____	Accepted By _____
Cert. Of Ownership _____	Date Advertised _____
Date Sign Posted _____	Date of Public Hearing _____

Final plat specifications.

- Name of subdivision designated, by name or as otherwise prescribed, in bold letters inside the margin at the top of each sheet included in the plat.
- Date, north arrow and graphic scale. All distances shall be shown in feet to the nearest one-hundredth of a foot.
- A legal description including total acreage.
- **Lot designation, street names, location, and rights-of-way width for all streets within or abutting the plat shall be shown.**
- An accurate boundary survey of the property, with bearings and distances, referenced to section lines and/or adjacent subdivisions.
- **Adjacent subdivisions, streets, alleys and easements, with their widths and names.**
- Fractional lines and corners of the Government Township and section surveys shall be approximately labeled and dimensioned as applicable to the plat.
- Boundary dimensions from angle point to angle point shall be used for all sides of the closed traverse.
- Bearings, based on assumed meridian approximating North, of all boundary lines or internal angles of all angle points on the boundary shall be shown.
- The minimum unadjusted acceptable error of closure for all subdivision boundaries shall be 1:10,000 and shall be 1:5,000 for any individual lot.
- Names and widths of the streets, and block and lot numbers (numbered consecutively).
- **Location of lots including square footage of each lot, streets, public highways, alleys and other property features, with accurate bearings and distances. At a minimum all curves shall be identified with the following data; radius, arc distance, chord distance and chord bearing. It is intended that enough information be shown, so the subdivision can be reestablished on the ground.**

Signature Blocks

- **A notarized dedication signed and acknowledged by all parties having any titled interest in, or lien upon the land to be subdivided consenting to the final plat including the dedication of parts of the land for streets, easements, and other purposes**
- **A block for the certification signed by the county treasurer stating that there are no regular or special taxes due or delinquent against the platted land.**
- A block for the approval of the planning commission.
- A block for the approval of the city council to be signed by the mayor and attested to by the city clerk.
- **A block for certificate of county register of deeds.**
- A block for surveyor's certification.

Supplemental Documents

- A copy of any private restrictions or covenants affecting the subdivision or any part thereof, if applicable.
- An acceptable subdivision agreement prior to city council action.
- Waivers being requested.

Prior to approval of the city council, at least one signed reproducible copy (Mylar) of the final plat shall be submitted as well as one electronic copy.

SUND SUBDIVISION

BEING PART OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 9 NORTH,
RANGE 21 WEST OF THE SIXTH PRINCIPAL MERIDIAN, DAWSON COUNTY, NEBRASKA.

PROJECT #: D20180072

DATE: SEPTEMBER 6TH, 2018.

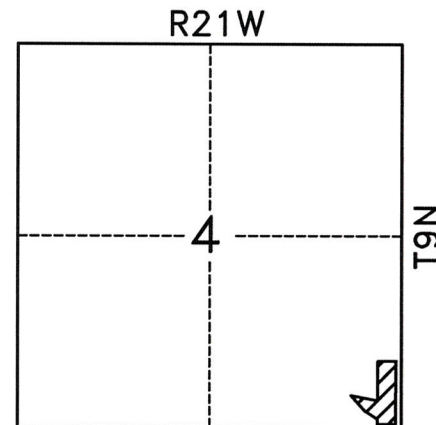
LEGAL DESCRIPTION

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 9 NORTH, RANGE 21 WEST OF THE SIXTH PRINCIPAL MERIDIAN, DAWSON COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

REFERRING TO A RAILROAD TIE DOWN IN OIL MAT, BEING THE SOUTHEAST CORNER OF SECTION 4, TOWNSHIP 9 NORTH, RANGE 21 WEST OF THE SIXTH PRINCIPAL MERIDIAN, DAWSON COUNTY, NEBRASKA; THENCE SOUTH 89 DEGREES, 20 MINUTES, 23 SECONDS WEST AND ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 4, A DISTANCE OF 50.01 FEET TO A SET CAPPED 5/8" REBAR, BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF LAND DEEDED TO DAWSON COUNTY, IN DEED RECORD 127, PAGE 225 AND ALSO THE POINT OF BEGINNING; THENCE CONTINUING ON THE LAST DESCRIBED COURSE, SOUTH 89 DEGREES, 20 MINUTES, 23 SECONDS WEST AND ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 4, A DISTANCE OF 249.99 FEET TO A POINT; THENCE NORTH 00 DEGREES, 37 MINUTES, 11 SECONDS EAST, 300 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 4, A DISTANCE OF 68.57 FEET TO A FOUND CAPPED 5/8" REBAR; THENCE NORTH 56 DEGREES, 22 MINUTES, 33 SECONDS WEST, A DISTANCE OF 204.14 FEET TO A FOUND CAPPED 5/8" REBAR; THENCE NORTH 42 DEGREES, 00 MINUTES, 05 SECONDS WEST, A DISTANCE OF 289.29 FEET TO A FOUND CAPPED 5/8" REBAR; THENCE SOUTH 78 DEGREES, 43 MINUTES, 28 SECONDS EAST, A DISTANCE OF 373.53 FEET TO A FOUND CAPPED 5/8" REBAR; THENCE NORTH 00 DEGREES, 37 MINUTES, 11 SECONDS EAST, 300 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 4, A DISTANCE OF 542.43 FEET TO A SET CAPPED 5/8" REBAR; THENCE NORTH 89 DEGREES, 20 MINUTES, 23 SECONDS EAST, 866 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 4, A DISTANCE OF 249.99 FEET TO THE WEST LINE OF THE 50 FOOT WIDE DAWSON COUNTY RIGHT-OF-WAY LINE, RECORDED IN DEED BOOK 127, PAGE 225, IN THE DAWSON COUNTY REGISTER OF DEEDS OFFICE; THENCE SOUTH 00 DEGREES, 37 MINUTES, 11 SECONDS WEST, 50 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 4, A DISTANCE OF 866.00 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 270,570.75 SQUARE FEET OR 6.21 ACRES, MORE OF LESS, WHICH INCLUDES 8,249.59 SQUARE FEET OR 0.19 ACRES, MORE OR LESS OF COUNTY ROAD RIGHT-OF-WAY, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.



NORTH
SCALE 1" = 120'



LOCATION SKETCH

PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THE PLAT OF SUND SUBDIVISION WAS SUBMITTED TO, ACCEPTED AND APPROVED BY, THE PLANNING COMMISSION OF THE CITY OF LEXINGTON, DAWSON COUNTY, NEBRASKA.

DATED THIS _____ DAY OF _____, 2018.

SIGNATURE (PRESIDENT)

CITY COUNCIL APPROVAL

THIS IS TO CERTIFY THAT THE PLAT OF SUND SUBDIVISION WAS SUBMITTED TO, ACCEPTED AND APPROVED BY, THE COUNCIL OF THE CITY OF LEXINGTON, DAWSON COUNTY, NEBRASKA, BY A RESOLUTION DULY PASSED AT SAID MEETING.

RESOLUTION NO. _____

DATED THIS _____ DAY OF _____, 2018.

SIGNATURE (PRESIDENT)

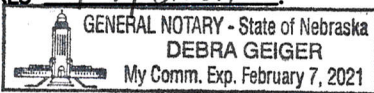
ACKNOWLEDGEMENT

STATE OF NEBRASKA
COUNTY OF DAWSON SS

ON THE 26th DAY OF Sept, 2018, BEFORE ME APPEARED DEBRA K. SUND, PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED HERETO, AND SAID PERSON DOES ACKNOWLEDGE THE EXECUTION THEREOF TO BE OF THEIR OWN VOLUNTARY ACT AND DEED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Lexington NEBRASKA, ON THE DATE LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES 2/7/2021



SIGNATURE (NOTARY)

DEDICATION

KNOW ALL MEN BY THESE PRESENT, THAT DEBRA K. SUND, PRESIDENT OF T.L SUND AND CONSTRUCTORS INC., BEING THE SOLE OWNER AND PROPRIETOR OF THE LAND DESCRIBED HEREON, HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS SUND SUBDIVISION, A SUBDIVISION BEING PART OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 4, TOWNSHIP 9 NORTH, RANGE TWENTY-ONE (21) WEST OF THE SIXTH PRINCIPAL MERIDIAN, DAWSON COUNTY, NEBRASKA. SAID OWNER DOES HEREBY RATIFY AND APPROVE THE DISPOSITION OF THE PROPERTY AS SHOWN ON THE ABOVE PLAT, AND DOES HEREBY DEDICATE FOR THE USE AND BENEFIT OF THE PUBLIC, ANY STREETS AND UTILITY EASEMENTS (IF ANY) AS SHOWN UPON SAID PLAT, AND DOES ACKNOWLEDGE SAID SUBDIVISION TO BE MADE WITH FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRE.

DATED THIS 26 DAY OF Sept, 2018.

Debra K Sund
TRAVIS - SUND
Debra K Sund

SURVEYOR'S CERTIFICATE

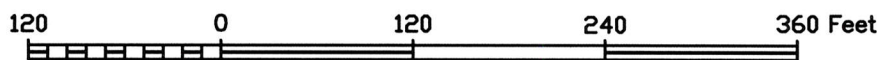
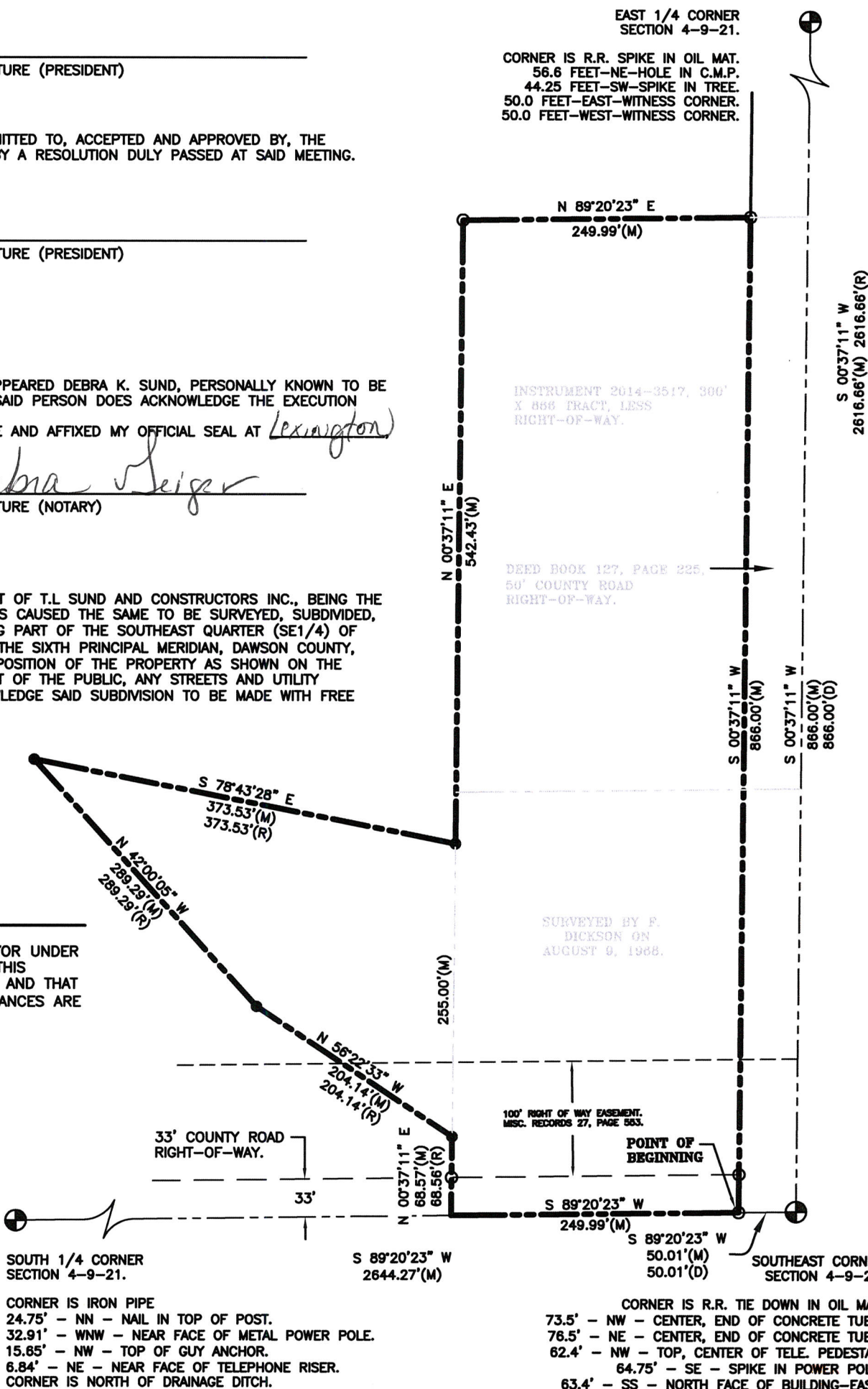
I, MARK A. STREIT, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA, DO HEREBY CERTIFY THAT THIS SURVEY WAS EXECUTED BY ME, OR UNDER MY DIRECT SUPERVISION, AND THAT IRON MONUMENTS WERE SET AT ALL POINTS MARKED "O". ALL DISTANCES ARE IN FEET AND HUNDREDTHS OF A FOOT.

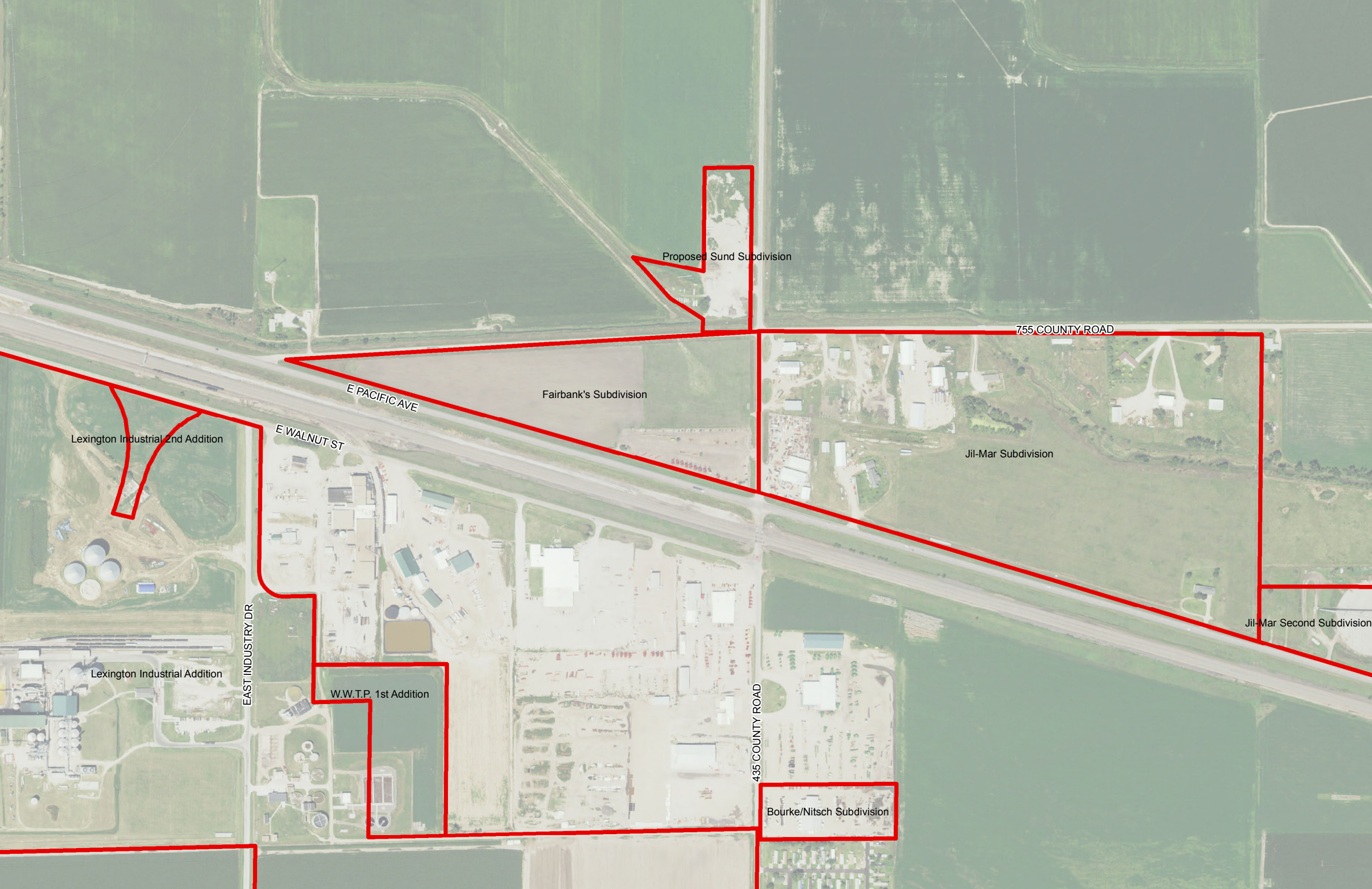
SIGNED THIS 24TH DAY OF SEPTEMBER, 2018.

MARK A. STREIT, PLS #520
DAWSON COUNTY SURVEYOR

LEGEND

- ⊙ = SECTION OR 1/4 CORNER.
 - = CORNER FOUND, AS INDICATED.
 - = CORNER SET, (5/8" X 24" CAPPED REBAR).
 - (P) = PLATTED DISTANCE.
 - (M) = MEASURED DISTANCE.
 - (D) = DEEDED DISTANCE.
 - (R) = RECORDED DISTANCE.
- REF: F.B. 41, PAGE 26.
REF: F.B. 101, PAGE 9.
REC: F.B. 101, PAGE 15.





Proposed Sund Subdivision

755 COUNTY ROAD

Fairbank's Subdivision

E PACIFIC AVE

Jil-Mar Subdivision

E WALNUT ST

Lexington Industrial 2nd Addition

Jil-Mar Second Subdivision

EAST INDUSTRY DR

Lexington Industrial Addition

W.W.T.P. 1st Addition

435 COUNTY ROAD

Bourke/Nitsch Subdivision