

NORTHWEST TRAIL ADDITION

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

PROJECT #D20220113

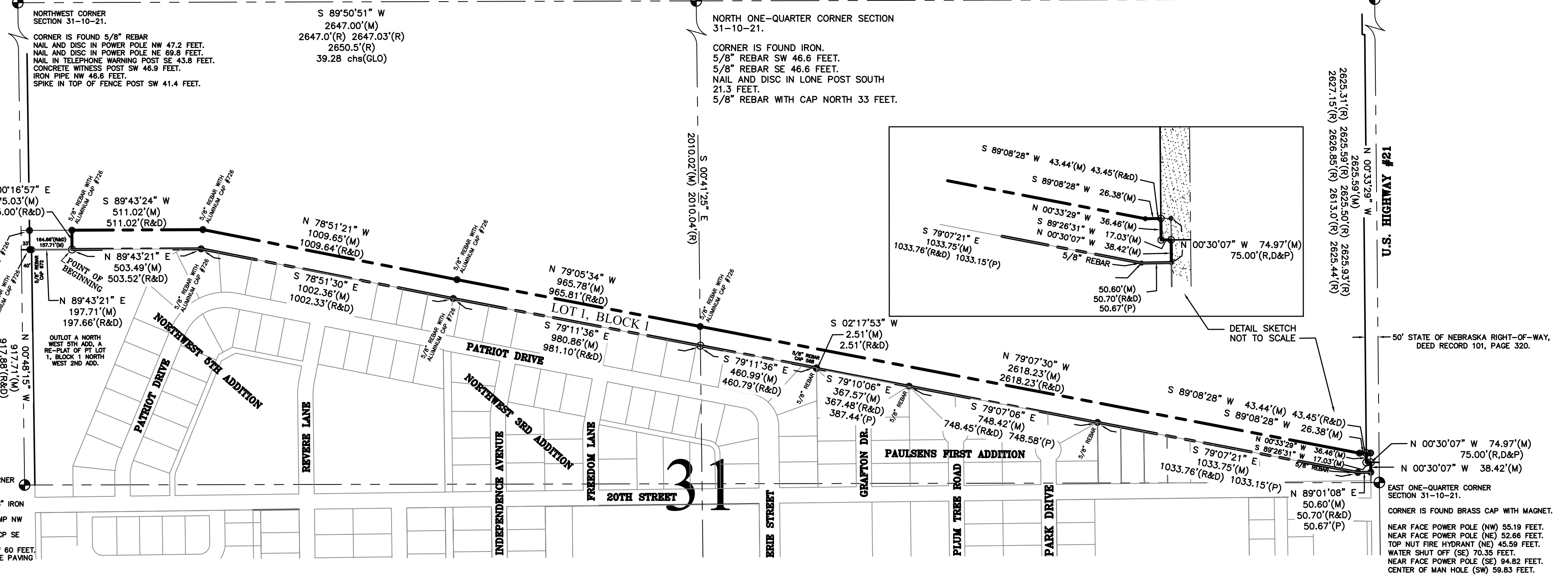
DATE: AUGUST 25TH, 2022.

NORTHEAST CORNER SECTION 31-10-21.

CORNER IS FOUND SURVEY SPIKE.

S 89°50'43" W
2647.34'(M)
2597.35'(R) 2647.44'(R)
2647.28'(R) 2650.5'(R)
2647.31'(R) 2647.39'(R)
2647.44'(R) 40.00 chs(GLO)

NEAR INSIDE COR. OF CONC. BOX CULVERT WING WALL NW 69.1 FEET.
NEAR INSIDE COR. OF CONC. BOX CULVERT WING WALL NE 69.2 FEET.
NEAR INSIDE COR. OF CONC. BOX CULVERT WING WALL SE 69 FEET.
NEAR INSIDE COR. OF CONC. BOX CULVERT WING WALL SW 69.4 FEET.
CENTER OF HIGHWAY #21 EAST 1 FOOT.
SPIKE IN POWER POLE SW 60.7 FEET.
SPIKE IN POWER POLE NW 61.8 FEET.



LEGAL DESCRIPTION PER INSTRUMENT NO 2014-3558

A 75 FOOT WIDE STRIP OF LAND BEING A PORTION OF NEBRASKA PUBLIC POWER DISTRICT'S ABANDONED DAWSON COUNTY CANAL LATERAL #1, THAT IS A 75 FOOT WIDE RIGHT-OF-WAY IN THE NORTH HALF OF SECTION 31, TOWNSHIP 10 NORTH, RANGE 21 WEST OF THE 6TH P.M., DAWSON COUNTY, NEBRASKA, AS DESCRIBED IN DEED BOOK 23, PAGE 389, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR DAWSON COUNTY, NEBRASKA, BEING FURTHERMORE DESCRIBED AS FOLLOWS:

REFERRING TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 31; THENCE N 00°48'18" W ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 31, A DISTANCE OF 917.88 FEET; THENCE N 89°43'29" E, A DISTANCE OF 33.00 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK 1, NORTHWEST SECOND ADDITION, AN ADDITION TO THE CITY OF LEXINGTON, DAWSON COUNTY, NEBRASKA; THENCE N 89°43'29" E, ON THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 164.66 FEET TO THE POINT OF BEGINNING OF SAID TRACT; THENCE N 89°43'29" E, ON SAID NORTHERLY LINE OF LOT 1, A DISTANCE OF 503.52 FEET; THENCE S 78°51'22" E, ON SAID NORTHERLY LINE OF LOT 1, A DISTANCE OF 1002.33 FEET TO THE NORTHWEST CORNER OF NORTHWEST THIRD ADDITION, A REPLAT OF PART OF LOT 1, BLOCK ONE, ALL OF LOT 1, BLOCK TWO, AND PART OF LOT 1, BLOCK THREE, NORTHWEST SECOND ADDITION, AND PART OF BLOCK 2, PAULSEN'S FIRST ADDITION, BOTH IN THE CITY OF LEXINGTON, DAWSON COUNTY, NEBRASKA; THENCE S 79°09'12" E, ON THE NORTHERLY LINE OF BLOCK 1, SAID NORTHWEST THIRD ADDITION, A DISTANCE OF 981.10 FEET TO A POINT ON THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE S 79°16'56" E, ON SAID NORTHERLY LINE OF BLOCK 1, NORTHWEST THIRD ADDITION, A DISTANCE OF 460.79 FEET TO THE NORTHEAST CORNER OF LOT 4, BLOCK 1, OF SAID NORTHWEST THIRD ADDITION, THENCE S 01°54'58" W, ON THE EAST LINE OF SAID LOT 4, BLOCK 1, NORTHWEST THIRD ADDITION, A DISTANCE OF 2.51 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE N 00°33'28" W, PARALLEL WITH AND 33.00 FEET DISTANT TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 31, A DISTANCE OF 75.00 FEET; THENCE S 89°02'25" W, A DISTANCE OF 43.45 FEET; THENCE N 79°07'29" W, A DISTANCE OF 2818.23 FEET TO A POINT ON SAID EAST LINE OF THE NORTHWEST QUARTER; SAID POINT BEING 2010.04 FEET SOUTH OF THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER, AS MEASURED ALONG SAID EAST LINE; THENCE N 79°05'32" W, A DISTANCE OF 965.81 FEET; THENCE N 78°51'22" W, A DISTANCE OF 1009.64 FEET; THENCE S 89°43'29" W, A DISTANCE OF 511.02 FEET; THENCE S 00°16'57" E, A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING, SAID TRACT OF LAND CONTAINS 8.81 ACRES, MORE OR LESS, EXCEPT FOR A PORTION OF STATE OF NEBRASKA, PER DEED RECORD 101, PAGE 320, FILED IN THE DAWSON COUNTY REGISTER OF DEEDS OFFICE.

LEXINGTON NEBRASKA PLANNING COMMISSION APPROVAL

THE UNDERSIGNED, CHAIRPERSON FOR THE PLANNING COMMISSION OF THE CITY OF LEXINGTON, DAWSON COUNTY, NEBRASKA, DOES HEREBY CERTIFY THAT THE FOREGOING PLAT OF "NORTHWEST TRAIL 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 _____, 2022, 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 _____, 2022.

SADIE WORTHING, CHAIRPERSON (SIGNATURE) _____ (PRINT NAME)

LEXINGTON NEBRASKA CITY COUNCIL APPROVAL

THE ABOVE AND FOREGOING PLAT OF "NORTHWEST TRAIL ADDITION", WAS SUBMITTED TO THE CITY COUNCIL IN AND FOR THE CITY OF LEXINGTON, DAWSON COUNTY, NEBRASKA, AND DULY CONSIDERED BY SAID COUNCIL AT ITS REGULAR MEETING AS ASSEMBLED ON THE _____ DAY OF _____, 2022, 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 _____, 2022.

JOHN FAGOT, MAYOR _____
PAMELA BARUTH, CITY CLERK _____

ACKNOWLEDGMENT

STATE OF NEBRASKA))
))
COUNTY OF DAWSON))
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2022, BY JOHN D. FAGOT, MAYOR OF THE CITY OF LEXINGTON, A MUNICIPAL CORPORATION IN THE STATE OF NEBRASKA.

NOTARY PUBLIC (STAMP)
MY COMMISSION EXPIRES ____/____/____

DEDICATION

WE, THE CITY OF LEXINGTON, BEING THE SOLE OWNER AND PROPRIETOR OF THE LAND SHOWN IN THE ACCOMPANYING PLAT, AND HAVING CAUSED AN ACCURATE PLAT OF THE AREA TO BE MADE, DESCRIBING THE LOTS AND STREETS OF SUCH ADDITION AND DESIGNATING THE LOT AND BLOCK BY NUMBER AND THE STREETS BY NAME (IF ANY), 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, AND DO HEREBY REQUEST THAT SAID ADDITION BE ANNEXED TO AND BECOME A PART OF THE CITY OF LEXINGTON, DAWSON COUNTY, NEBRASKA.

DATED THIS ____ DAY OF _____, 2022.

JOE PEPPLITSCH, CITY MANAGER _____
PAMELA BARUTH, LEXINGTON CITY CLERK _____

REGISTER OF DEEDS APPROVAL

STATE OF NEBRASKA))
))
COUNTY OF DAWSON))
THE ABOVE AND FOREGOING PLAT "NORTHWEST TRAIL ADDITION", AN ADDITION TO THE CITY OF LEXINGTON, DAWSON COUNTY, NEBRASKA, WAS APPROVED AND ACCEPTED FOR FILING AND RECORDING ON THE ____ DAY OF _____, 2022, AT ____ O'CLOCK ____ M. AND APPEARS IN PLAT CABINET NO. ____ AT INDEX NO. ____ IN THE REGISTER OF DEEDS OF DAWSON COUNTY, NEBRASKA.

(SEAL)
DIAN K. LAUBY - REGISTER OF DEEDS

RESOLUTION

BE IT NOW RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF LEXINGTON, NEBRASKA, THAT THE PLAT OF "NORTHWEST TRAIL 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.

(SEAL)
JOHN D. FAGOT, MAYOR _____
PAMELA BARUTH, LEXINGTON CITY CLERK _____

SURVEYOR'S CERTIFICATE

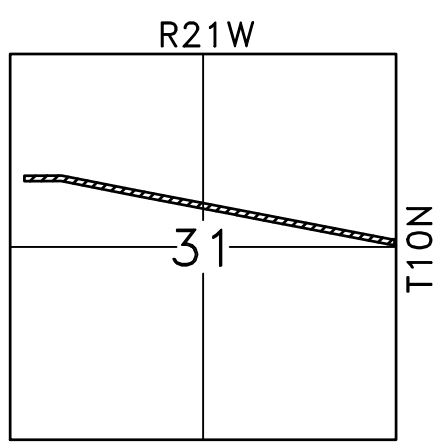
I, MARK A. STREIT, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA, DO HEREBY CERTIFY THAT THIS SURVEY WAS EXECUTED BY ME, OR UNDER MY DIRECT SUPERVISION, AND THAT IRON MONUMENTS WERE SET AT ALL POINTS MARKED "O". ALL DISTANCES ARE IN FEET AND HUNDREDTHS OF A FOOT.

SIGNED THIS ____ DAY OF _____, 2022.

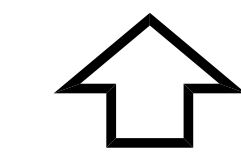
MARK A. STREIT, PLS #520
DAWSON COUNTY SURVEYOR

LEGEND

- = SECTION OR 1/4 CORNER.
- = CORNER FOUND, 5/8" REBAR
- = CORNER SET, (5/8" X 24" CAPPED REBAR)
- (P) = PLATTED DISTANCE.
- (D) = DEEDED BEARING/DISTANCE.
- (R) = RECORDED BEARING/DISTANCE.
- REF: 2014 NPPD SURVEY, LS-726.
- REF: INSTR. #2014-03558.
- REF: NORTHWEST SECOND ADDITION PLAT.
- REF: NORTHWEST THIRD ADDITION PLAT.
- REF: NORTHWEST FIFTH ADDITION PLAT.
- REF: PAULSEN'S FIRST ADDITION PLAT.
- REC: LEXINGTON FIELD BOOK 34-E, PAGE 39.



LOCATION SKETCH



NORTH
SCALE 1" = 300'

