

APPLICATION FOR REZONING

*For an amendment to the zoning map, items 1 through 12 must be filled out completely before acceptance of this application for processing.

Monica Ramirez de Nuno

- 1. Property Owner's Name Jose Nuno, Liz Ramos, Federico Velazquez,
2. Property Owner's Address 43106 Rd 755 Lexington NE 68850
3. Telephone Number 308-746-1879 E-Mail Address
4. Developer's Name Jose Nuno
5. Developer's Address 43106 Rd. 755, Lexington, NE 68850
6. Telephone Number 308-746-1879 E-Mail Address
7. Present Use of Subject Property Residential
8. Proposed Use of Subject Property Residential
9. Present Zoning A1 Requested Zoning R1
10. Legal Description of Property Requested to be Rezoned see local description attached hereto
Approximate Street Address and Location 43106 Rd. 755, Lexington NE 68850
11. Area of Subject Property, Square Feet and/or Acres 3.55 acres
12. Zoning of Adjacent Properties
North: A1 South: A1
East: A1 West: A1

The following information must be submitted at the time of application:

- (X) Vicinity Map
(X) Copy of Site Plan (8 1/2 X 11 or digital copy)

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 (Jose Nuno)

Signature of Applicant (Jose Nuno)

Administrative Use Only
Date Submitted
Filing Fee \$100.00
Cert. Of Ownership
Date Sign Posted
Case Number
Accepted By
Date Advertised
Date of Public Hearing

NUNO SUBDIVISION

A TRACT IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 9 NORTH, RANGE 22 WEST OF THE SIXTH PRINCIPAL MERIDIAN, DAWSON COUNTY, NEBRASKA.

PROJECT #: D20220020

THIS OFFICIAL SURVEY RECORD DOES NOT CONSTITUTE A TITLE SEARCH BY THE DAWSON COUNTY SURVEYORS' OFFICE TO DETERMINE OWNERSHIP, EASEMENTS OR RIGHTS OF WAY OF RECORD.

DATE: APRIL 1, 2022

LEGAL DESCRIPTION

A SURVEY OF A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 9 NORTH, RANGE 22 WEST OF THE SIXTH PRINCIPAL MERIDIAN, DAWSON COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 5/8" REBAR, BEING THE NORTHWEST CORNER OF SECTION 12, TOWNSHIP 9 NORTH, RANGE 22 WEST OF THE SIXTH PRINCIPAL MERIDIAN, DAWSON COUNTY, NEBRASKA; THENCE SOUTH 89 DEGREES, 54 MINUTES, 45 SECONDS EAST AND ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 12, A DISTANCE OF 489.40 FEET TO A POINT; THENCE SOUTH 00 DEGREES, 19 MINUTES, 32 SECONDS EAST, A DISTANCE OF 316.02 FEET TO A 5/8" REBAR; THENCE NORTH 89 DEGREES, 54 MINUTES, 44 SECONDS WEST, A DISTANCE OF 490.00 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 12; THENCE NORTH 00 DEGREES, 13 MINUTES, 03 SECONDS WEST AND ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 12, A DISTANCE OF 316.01 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 154,750.66 SQUARE FEET OR 3.55 ACRES, MORE OR LESS, WHICH INCLUDES 25,490.77 SQUARE FEET OR 0.59 ACRES, MORE OR LESS OF COUNTY ROAD RIGHT-OF-WAY, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THE ABOVE PLAT WAS PRESENTED TO THE PLANNING COMMISSION OF THE CITY OF LEXINGTON, NEBRASKA, AT A REGULAR MEETING ON THE ___ DAY OF _____, 2022, AND WAS APPROVED AND ACCEPTED BY THE PLANNING COMMISSION ON SAID DATE.

PRESIDENT _____ DATED: _____

CITY COUNCIL APPROVAL

THIS IS TO CERTIFY THAT THE ABOVE PLAT WAS ACCEPTED AND APPROVED BY THE COUNCIL OF THE CITY OF LEXINGTON, NEBRASKA, AT A REGULAR MEETING ON THE ___ DAY OF _____, 2022, BY A RESOLUTION DULY PASSED AT SAID MEETING.

THE PLAT OF "NUNO SUBDIVISION", A SUBDIVISION BEING PART OF NORTHWEST QUARTER OF SECTION 12 TOWNSHIP 9 NORTH, RANGE 22 WEST OF THE SIXTH PRINCIPAL MERIDIAN, DAWSON COUNTY, NEBRASKA, DULY MADE OUT, ACKNOWLEDGED AND CERTIFIED TO BE AND THE SAME HEREBY IS APPROVED, ORDERED FILED AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF DAWSON COUNTY, NEBRASKA.

RESOLUTION NO. _____

ATTEST: _____
CITY CLERK _____ PRESIDENT OF THE COUNCIL _____

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 HUNDRETHS OF A FOOT.

SIGNED THIS ___ DAY OF _____, 2022.

MARK A. STREIT, PLS #520
DAWSON COUNTY SURVEYOR

TREASURER'S CERTIFICATION

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.

DAWSON COUNTY TREASURER _____ DATE _____ (SEAL)

RECORDING ACKNOWLEDGMENT

STATE OF NEBRASKA
COUNTY OF DAWSON

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE ON THE ___ DAY OF _____, 20___, IN BOOK _____ AT PAGE _____

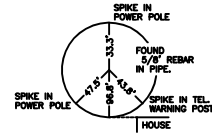
REGISTER OF DEEDS _____

LEGEND

- ⊙ = SECTION OR 1/4 CORNER.
- ⊙ = CORNER AND, AS INDICATED.
- = CORNER SET, (5/8" x 24"
- = CAPPED REBAR).
- = ANGLE POINT
- = CALCULATED POINT.
- (P) = PLATTED BEARING/DISTANCE.
- (M) = MEASURED BEARING/DISTANCE.
- (O) = DEEDED BEARING/DISTANCE.
- (R) = RECORDED BEARING/DISTANCE.
- REF: INSTRUMENT #201302834.
- REF: FIELD BOOK 55, PAGE 9.
- REF: FIELD BOOK 70, PAGES 80 & 82.
- REF: FIELD BOOK 72, PAGE 71.
- REC: FIELD BOOK 104, PAGE 76.

SURVEY AREA

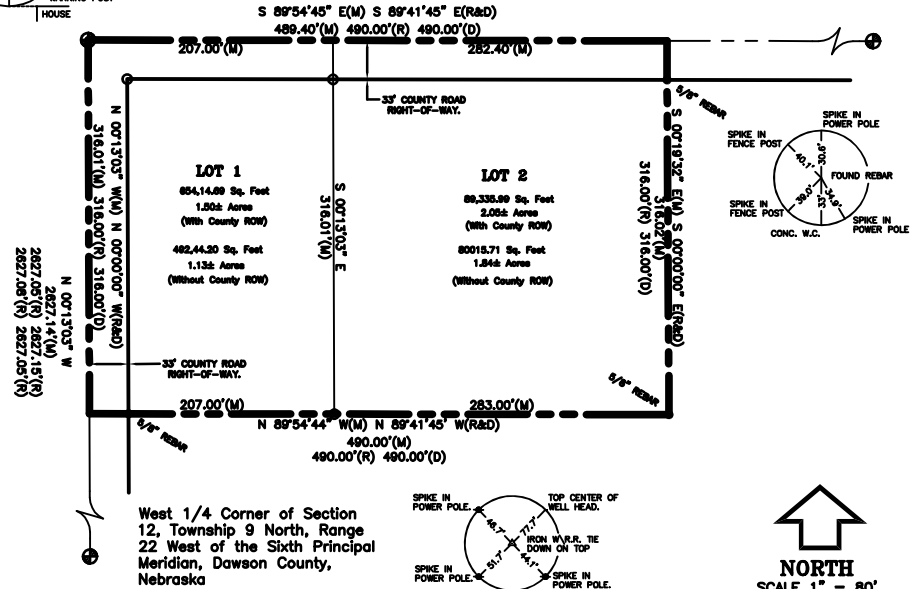
154,750.66 Square Feet
3.55 Acres +/-



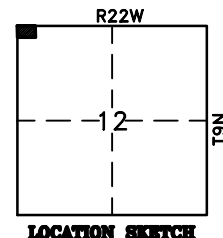
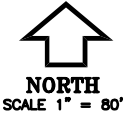
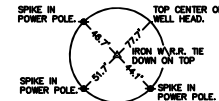
Northwest Corner of Section 12, Township 9 North, Range 22 West of the Sixth Principal Meridian, Dawson County, Nebraska

S 89°54'45" E
2837.42'(M)
2837.55'(R)

North 1/4 Corner of Section 12, Township 9 North, Range 22 West of the Sixth Principal Meridian, Dawson County, Nebraska



West 1/4 Corner of Section 12, Township 9 North, Range 22 West of the Sixth Principal Meridian, Dawson County, Nebraska



DEDICATION

WE, FEDERICO NUNO-VELAZQUEZ AND MONICA RAMIREZ DE NUNO, HUSBAND AND WIFE, AND JOSE MANUEL NUNO-RAMIREZ AND LIZ ESTEFANY RAMOS-SANCHEZ, HUSBAND AND WIFE, AS JOINT TENANTS AND NOT AS TENANTS IN COMMON, SHOWN IN THE ACCOMPANYING PLAT, AND HAVING CAUSED AN ACCURATE PLAT OF THE DESCRIBED AREA TO BE MADE, DESCRIBING THE LOTS AND DESIGNATING SAID LOTS BY NUMBER DO HEREBY DEDICATE ANY AND OR ALL EASEMENTS (IF ANY) TO THE USE AND BENEFIT OF THE PUBLIC AND DO STATE AND MAKE KNOWN THAT SAID SUBDIVISION IS MADE IN ACCORDANCE WITH OUR DESIRES.

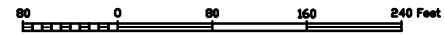
FEDERICO NUNO-VELAZQUEZ DATE: _____
MONICA RAMIREZ DE NUNO DATE: _____
JOSE MANUEL NUNO-RAMIREZ DATE: _____
LIZ ESTEFANY RAMOS-SANCHEZ DATE: _____

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF DAWSON
ON THIS ___ DAY OF _____, 2022, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME FEDERICO NUNO-VELAZQUEZ AND MONICA RAMIREZ DE NUNO, HUSBAND AND WIFE, AND JOSE MANUEL NUNO-RAMIREZ AND LIZ ESTEFANY RAMOS-SANCHEZ, HUSBAND AND WIFE, TO ME KNOWN TO BE THE IDENTICAL PERSONS WHO EXECUTED THE ABOVE AND FOREGOING INSTRUMENT, AND THEY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC _____





A1

Proposed Nuno Subdivision

R1



Proposed Nuno Subdivision

Lot 2

Lot 1

A1