



Hall County Regional Planning Commission

Wednesday, May 02, 2007
Regular Meeting

Item M2

Marion Francis Subdivision - Final Plat

Marion Francis Subdivision, located on the east side of Monitor Road, between white Cloud Road and Abbott Road in Hall County, Nebraska. (1 lot)

Staff Contact: Chad Nabity

April 19, 2007

Dear Members of the Board:

RE: Final Plat – Marion Francis Subdivision

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Marion Francis Subdivision, located on Monitor Road between White Cloud Road and Abbott Road, Hall County Nebraska.

This subdivision proposes to create 1 lot on a tract of land comprising a part of the South Half of the Northwest Quarter (S1/2 NW1/4) of Section Twenty Seven (27), Township Twelve (12) North, Range Ten (10) West of the 6th P.M., Hall County, Nebraska. This subdivision consists of 3.663 acres, more or less.

You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 on May 2, 2007, in the Council Chambers located in Grand Island's City Hall.

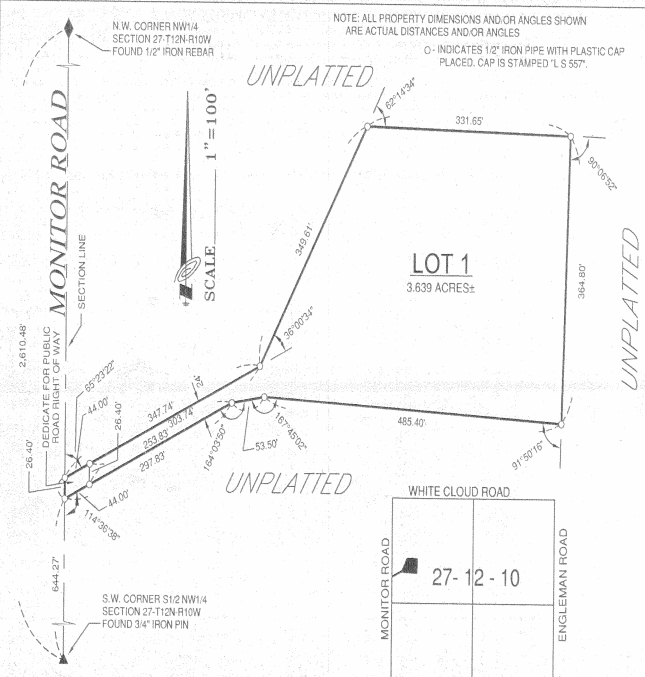
Sincerely,

Chad Nabity, AICP
Planning Director

cc: County Clerk
County Attorney
County Public Works Director
County Building Director
Manager of Postal Operations
Benjamin & Associates

This letter was sent to the following School Districts 1R, 2, 3, 8, 12, 16, 19, 82, 83, 100, 126.





LEGAL DESCRIPTION

A tract of land comprising a part of the South Half of the Northwest Quarter (S1/2 NW1/4) of Section Twenty Seven (27), Township Twelve (12) North, Range Ten (10) West of the 6th P.M., Hall County, Nebraska, and more particularly described as follows:

Beginning of a point on the west line of said South Half of the Northwest Quarter (S1/2 NW1/4), said point being Six Hundred Forty Four and Twenty Seven (644.27) feet north of the southwest corner of said South Half of the Northwest Quarter (S1/2 NW1/4); thence running northerly, along and upon the west line of said South Half of the Northwest Quarter (S1/2 NW1/4), a distance of Twenty Six and Four Tenths (26.40) feet; thence deflecting right 85°23'22" and running northeasterly, a distance of Three Hundred Forty Seven and Seventy Four Hundredths (347.74) feet; thence deflecting left 38°00'34" and running northeasterly, a distance of Three Hundred Forty Nine and Sixty One Hundredths (349.81) feet; thence deflecting right 62°14'34" and running easterly, a distance of Three Hundred Thirty One and Sixty Five Hundredths (331.65) feet; thence deflecting right 90°08'52" and running southerly, a distance of Three Hundred Sixty Four and Eight Tenths (364.80) feet; thence deflecting right 91°50'16" and running westerly, a distance of Four Hundred Eighty Five and Four Tenths (485.40) feet; thence deflecting left 12°14'58" and running westerly, a distance of Fifty Three and Five Tenths (53.50) feet; thence deflecting left 15°56'10" and running southwesterly, a distance of Two Hundred Ninety Seven and Eighty Three Hundredths (297.83) feet to the point of beginning and containing 3.663 acres, more or less.

SURVEYOR'S CERTIFICATE

I hereby certify that on _____, 2007, I completed an accurate survey (made under my supervision) of "MARION FRANCIS SUBDIVISION", Hall County, Nebraska, as shown on the accompanying plat thereof, that the lots, blocks, streets, avenues, alleys, parks, commons and other grounds as contained in said subdivision as shown on the accompanying plat thereof, are well and accurately staked off and marked; that iron markers were placed at all corners as shown on the plat; that each lot bears its own number; and that said survey was made with reference to known and recorded monuments.

(SEAL) Lee D. Wagner, Registered Land Surveyor No. 557

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that we, Jane A. McDonald and Kim Jungck, wife and husband, being the owners of the land described hereon, have caused same to be surveyed, subdivided, platted and designated as "MARION FRANCIS SUBDIVISION", Hall County, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the street as shown thereon to the public for their use forever, and the easements, if any, for the location, construction and maintenance of public service utilities forever, together with the right of ingress and egress thereto, and hereby prohibiting the planting of trees, bushes and shrubs, or placing other obstructions upon, over, along or underneath the surface of such easements, and that the foregoing subdivision as more particularly described in the description hereon as appears on this plat, is made with the free consent and in accordance with the desires of the undersigned owners and proprietors.

IN WITNESS WHEREOF, we have affixed our signatures hereto at _____, Nebraska, this _____ day of _____, 2007.

Jane A. McDonald _____ Kim Jungck _____

ACKNOWLEDGEMENT

State of Nebraska ss
County of Hall
On the _____ day of _____, 2007, before me, _____ a Notary Public within and for said County, personally appeared Jane A. McDonald and Kim Jungck, wife and husband, to me personally known to be the identical persons whose signatures are affixed hereto, and they did acknowledge the execution hereof to be her and his voluntary act and deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal at _____ Nebraska, on the date last above written.

My commission expires _____
Notary Public _____ (SEAL)

APPROVALS

Submitted to and approved by the Regional Planning Commission of Hall County, Grand Island and Wood River, and the Villages of Alda, Cairo and Doniphan, Nebraska.

Chairman _____ Date _____

Approved and accepted by the Hall County Board of Supervisors, this _____ day of _____, 2007.

Chairman of the Board _____ County Clerk _____

(SEAL)

MARION FRANCIS SUBDIVISION

HALL COUNTY, NEBRASKA

BENJAMIN & ASSOCIATES, INC. - ENGINEERS & SURVEYORS - GRAND ISLAND, NEBRASKA