

Hall County Regional Planning Commission

Wednesday, June 06, 2007 Regular Meeting

Item J1

Sheeks Subdivision HC

Sheek's Subdivision, located on the east side of Highway 11 between Prairie Road and Chapman Road in Hall County, Nebraska. This is a 1 time split from an 80 acre tract. This land consists of approximately 3.000 acres.

Staff Contact: Chad Nabity

May 22, 2007

Dear Members of the Board:

RE: Final Plat - Sheeks Subdivision

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Sheeks Subdivision, located on the east side of Highway 11 between Prairie Road and Chapman 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 Southwest Quarter (S1/2 SW1/4) of Section Seven (7), Township Twelve (12) North, Range Eleven (11) West of the 6th P.M., Hall County, Nebraska. This subdivision consists of 3.000 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 June 6, 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
Rockwell & Associates

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



LEGEND	— M.E. Cor. NW1/4 Sec. 7,
-Indicates 1/2" Iron Pipe Found Unless Otherwise Noted -Indicates 1/2" Iron Pipe w/Survey Cap Placed Unless Otherwise Noted	T 12 N - R 11 W, Found 1/2" Pipe Politi W, Found
A-Indicates 1/2 Iron Pipe w/Survey Cap Placed Unless Otherwise Noted A-Indicates ACTUAL Distance	
O R-Indicates RECORDED Distance	
N.M. Cor. SW1/4 Sec. 7,	NH1/4 RE1/4
n / 1 12 N - R 11 W, Found 5/8" Pin	
2498.64' S 88'59'41' £	2638.97' S 8859'41" E
1/4 Section Line N.E. Car. SW1/4 Sec. 7, 1/2 N - R 11 W. Temp.	2658.07 S 88'99'11' E NE. Cur. SE1/4 Sec. 7. T 12 N - R 11 W, Found 5/8" Pm
Point Point	T 12 N - R 11 W, Found 996
	5/3 hn SEI/4 SEI/4
N 1/25 W 1/4, 5 e.G. 1, 112N - H11W	Sveeks SuA
Unplatted	Oopman Rood
Unplated 1.00 \$ 1.550	Location Sketch
0.05	
2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	
2 8 8 59'41" E	그는 🏲
286.69' A S 89'02'13" E -1/16 Section Line	Legal Description
Actual Point Of Beginning N.E. Cor. 51/25W1/4 Sec.	A tract of land comprising a part of the South Half of the Southwest
7. T 12 N - R 11 W, Placed 1/2" Pipe	Quarter (S1/2SW1/4) of Section Seven (7), Township Twelve (12) North,
7000 1/2 1/40	naticularly described as follows:
	Beginning at the southwest corner of the said Southwest Quarter (SW1/4);
# 2 . 5. E.	Second Southwest Ouarter Second Southwest Ou
N 601/12	Thousand Three Hundred Forty Two and Twenty Five Hundredfhs (1342.25)
[S S S Lot 1 8	teet, to the northwest corner of said South Half of the Southwest Quarter
(3.000 Ac.)	South Half of the Southwest Quarter (S1/2SW1/4), a distance of Sixty
Magnet Right	(60.00) feet, to a point on the easterly right of way line of Highway No.
	close the path line of said South (felt of the South and October 13 E,
Leader	(S1/2SW1/4), a distance of Two Hundred Elahty Six and Sixty Nine
2000 N 100001	Hundredths (286.69) feet; thence running S00°01'12"W, a distance of Four
99	Hundred Fifty Five and Eighty Two Hundredths (455.82) feet; thence runging . N89°02'13"W, a distance of Two Hundred Eighty Six and Sixty Nine
S 60 00 1 2 A & R 286 69' A N 89'02' 13' W	Hundredths (286.69) feet, to a point on the easterly right of way line of
	Highway No. 11, said point being Sixty (60.00) feet east of the west line
S1/2SW1/4. Sec. 7. T12N - R11W	of said South Half of the Southwest Quarter (S1/2SW1/4); thence running NO0'01'12"E, a distance of Four Hundred Fifty Five and Eighty Two
\$1/2\$ W 1/4, Sec. 7, T12N - R11 W	Hundredths (455.82) feet, to the ACTUAL point of beginning and containing
Unplatted	3.000 acres more or less.
	<u>Dedication</u>
S.E. Cor. SW1/4 Sec. 7, 7.12 N - R.11 W. Found T. 12 N - R.11 W. Found	KNOW ALL MEN BY THESE PRESENTS, that JAMES H. SHEEKS JR., a Single Person, being the owner of the land described hereon, has caused same to be surveyed, subdivided,
7 12 N - R 11 W, Found T 12 N - R 11 W, Found 2510.83' N, 89'04'42" W Brass Cop	platted and designated as 'SHEEKS SUBDIVISION', Hall County, Nebraska, as shown on the
—Section Line	accompanying plat thereof, and do hereby dedicate the easements, if any, as shown
Surveyor's Certificate	thereon 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
I hereby certify that on May 10, 2007, I completed an accurate survey of 'SHEEKS	of trees, bushes and shrubs, or placing other obstructions upon, over, along or
SUBDIVISION', Hall County, Nebraska, as shown on the accompanying plat thereof; that the lots, blocks, streets, avenues, alleys, parks, commons and other grounds as	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
contained in said subdivision as shown on the accompanying plat thereof are well and	free consent and in accordance with the desires of the undersigned owners and
accurately staked off and marked; that iron markers were placed at all lot corners; the dimensions of each lot are as shown on the plat; that each lot bears its own	at proprietors. IN WITNESS WHEREOF, I have affixed my signature hereto at Grand Island, Nebraska,
number; and that said survey was made with reference to known and recorded	thisday of, 2007.
monuments.	
[사용 : 100 HONE 100 H	James H. Sheeks Jr.
(Seal)	그 그 그 그 그 그 그 그 그는 그는 그는 그 그는 그 그는 그 그
Deryl D. Sorgenfrei, Reg. Land Surveyor No. 578	Acknowledgement State Of Nebraska ss
는 설명 보고 있는 사람들이 있다. 	County Of Hall
Approvals	On the day of , 2007 , before me , a
Submitted to and approved by the Regional Planning Commission of Hall County,	Notary Public within and for said County, personally appeared JAMES H. SHEEKS, JR., a Single Person, to me personally known to be the identical person whose signature is
Grand Island, Wood River and the Villages of Alda, Cairo and Doniphan, Nebraska.	affixed hereto, and that he did acknowledge the execution thereof to be his voluntary act and deed.
	IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official
Chairman Date	seal at Grand Island, Nebraska, on the date last above written. My commission expires
Approved and accorded by the Hall County Perry of Survey 141-	, ««
Approved and accepted by the Hall County Board of Supervisors, this day of, 2007.	(Seal)
	Notary Public
Chairman Of The Board County Clerk	
(Seal)	
CHEEKCC	URDIVISION

SHEEKS SUBDIVISION HALL COUNTY, NEBRASKA