

Hall County Regional Planning Commission

Wednesday, September 05, 2007 Regular Meeting

Item M2

Prairie Creek View Subdivision

Prairie Creek View Subdivision located at the northwest corner of Hwy. 11 and Capital Avenue, Hall County, Nebraska. (1 lot)

Staff Contact: Chad Nabity

August 23, 2007

Dear Members of the Board:

RE: Final Plat - Prairie Creek View Subdivision

For reasons of Section 19-923 Revised Statues of Nebraska, as amended, there is herewith submitted a final plat of Prairie Creek View Subdivision, located at the northwest corner of Capital Avenue and Highway 11 in Hall County, Nebraska.

This final plat proposes to create 1 lot on a tract of land comprising a part of the Northwest Quarter (NW1/4) of Section Seven (7), Township 11 North, Range 11 (11) West of the 6^{th} P.M., Hall County, Nebraska. This land consists of approximately 5.021 acres.

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 p.m. on September 5, 2007 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP Planning Director

cc: Hall County Clerk
Hall County Attorney
County Director of Building Inspections
Manager of Postal Operations
Rockwell & Associates

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



SW1/4, Sec. 6, T11N - R11W -NW. Cor. NW1/4 Sec. 7, UNDISCRED T. 11 N - R 11 W, Found Aluminum Cop -SCOC A & R. S. 5875439" E. Assumed Bearing Bass Co. Assumed Bearing Bass Cop. Ba	LECEND -Indicates 1/2" Iron Pipe Found Unless Otherwise Noted o-Indicates 1/2" Iron Pipe w/Survey Cap Placed Unless Otherwise Noted A-Indicates ACTUAL Distance R-Indicates RECORDED Distance
Proceed PK Noil in Asphall Series Cop	Capital Annual Proced Crick Four Sci. NET/4 NET/4 SET/4 Location Sketch
S.W. Cor. NWI/4 Sec. 7, TIIN - RIIW Unplated S.W. Cor. NWI/4 Sec. 7, TIIN - RIIW Unplated Legal Description I hereby certify that on August 6, 2007, I completed an accurate survey of PRAIRIE CREEK VIEW 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 lot corners; that the dimensions of each lot are 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) Deryl D. Sorgenfrei, Reg, Land Surveyor No. 578 Approvals Submitted to and approved by the Regional Planning Commission of Hall County, Grand Island, Wood River and the Villages of Alda, Cairo and Doniphan, Nebraska.	Legal Description A tract of land comprising a part of the Northwest Quarter (NW1/4) of Section Seven (7), Township Eleven (11) North, Range Eleven (11) West of the 6th. P.M., in Hall County, Nebraska, more particularly described as follows: Beginning at the northwest corner of said Northwest Quarter (NW1/4); thence running easterly along the north line of said Northwest Quarter (NW1/4), on an Assumed Bearing of S89'54'39"E, a distance of Filty (50.00) feet, to a point on the easterly right of way line of Nebraska Highway No. 11, and to the ACTUAL point of beginning; thence continuing S89'54'39"E, along the north line of said Northwest Quarter (NW1/4), a distance of Four Hundred Sixty Nine and Thirty Four Hundredths (469.34) feet; thence running S00'40'39"W, a distance of Four Hundred Sixty Six (466.00) feet; thence running N89'54'39"W, a distance of Four Hundred Sixty Nine and Thirty Four Hundredths (469.34) feet, to a point on the easterly right of way line of Nebraska Highway No. 11; thence running N00'40'39"E, along the easterly right of way line of Nebraska Highway No. 11, a distance of Four Hundred Sixty Six (466.00) feet, to Nebraska Highway No. 11, a distance of Four Hundred Sixty Six (466.00) feet, to Nebraska Highway No. 11, a distance of Four Hundred Sixty Six (466.00) feet, to the ACTUAL point of beginning and containing 5.021 acres more or less. **Dedication** KNOW ALL MEN BY THESE PRESENTS, that WILLIAM L. HARDERS and VANESSA L. HARDERS, Husband and Wife, end RONALD L. HARDERS and MARY A. HARDERS, Husband and Wife, being the owners of the land described hereon, have caused same to be surveyed, subdivided, platted and designated as 'PRAIRIE CREEK VIEW SUBDIVISION', Hall County, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the road right of 'way as shown thereon for the public for their use forever, and the easements, if any, as shown thereon for the public for their use forever, and the easements, if any, as shown thereon for the public for their use forever, and
Approved and accepted by the Hall County Board of Supervisors, this day of, 2007.	William L. Harders Ronald L. Harders
Chairman Of The Board County Clerk	Vanessa L. Harders 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 WILLIAM L. HARDERS and VANESSA L. HARDERS, Husband and Wife , on me personally known to be the identical persons whose signatures are affixed hereto, and that each did acknowledge the execution thereof to be his or her voluntary act and deed, IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal at Grand Island, Nebraska, on the date last above written. My commission expires
	Notary Public (Seal)
PRAIRIE CREEK VIEW SUBDIVISION	
PRAIRIE CREEK VIEW SUBDIVISION * HALL COUNTY, NEBRASKA	