



Hall County Regional Planning Commission

Wednesday, April 02, 2008
Regular Meeting

Item J8

Final Plat - Owen John Jens Subdivision

*North of Husker Hwy., and South of Stolley Park Rd., Sec 27 T11N, R12W, Hall County,
Nebraska. (1 Lot)*

Staff Contact: Chad Nabity

March 14, 2008

Dear Members of the Board:

RE: Final Plat – Owen John Jens Subdivision.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Owen John Jens Subdivision, located South of Stolley Park Road, and North of Husker Hwy, Hall County, Nebraska.

This final plat proposes to create 1 lot on a tract of land, comprising in part the Northwest Quarter of the Southwest Quarter (NW1/4, Sw1/4) of section Twenty-Seven (27), Township Eleven (11) North, Range Twelve (12) West of the 6th P.M., Hall County Nebraska.

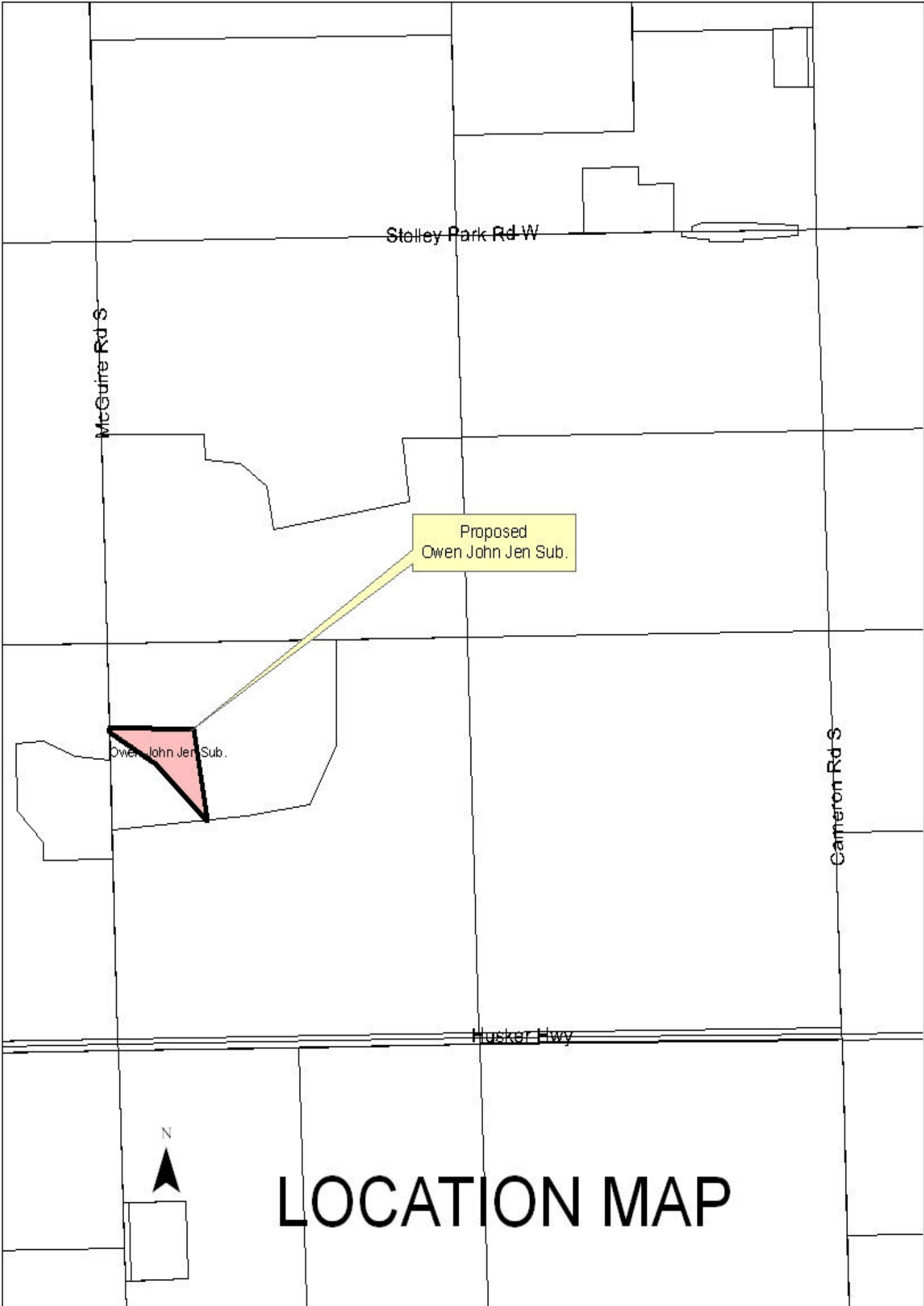
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on April 2, 2008 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

cc: City Clerk
City Attorney
Director of Public Works
Director of Utilities
Director of Building Inspections
Manager of Postal Operations
Rockwell And Associates

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



Stolley Park Rd W

McGuire Rd S

Proposed
Owen John Jen Sub.

Owen John Jen Sub.

Cameron Rd S

Husker Hwy

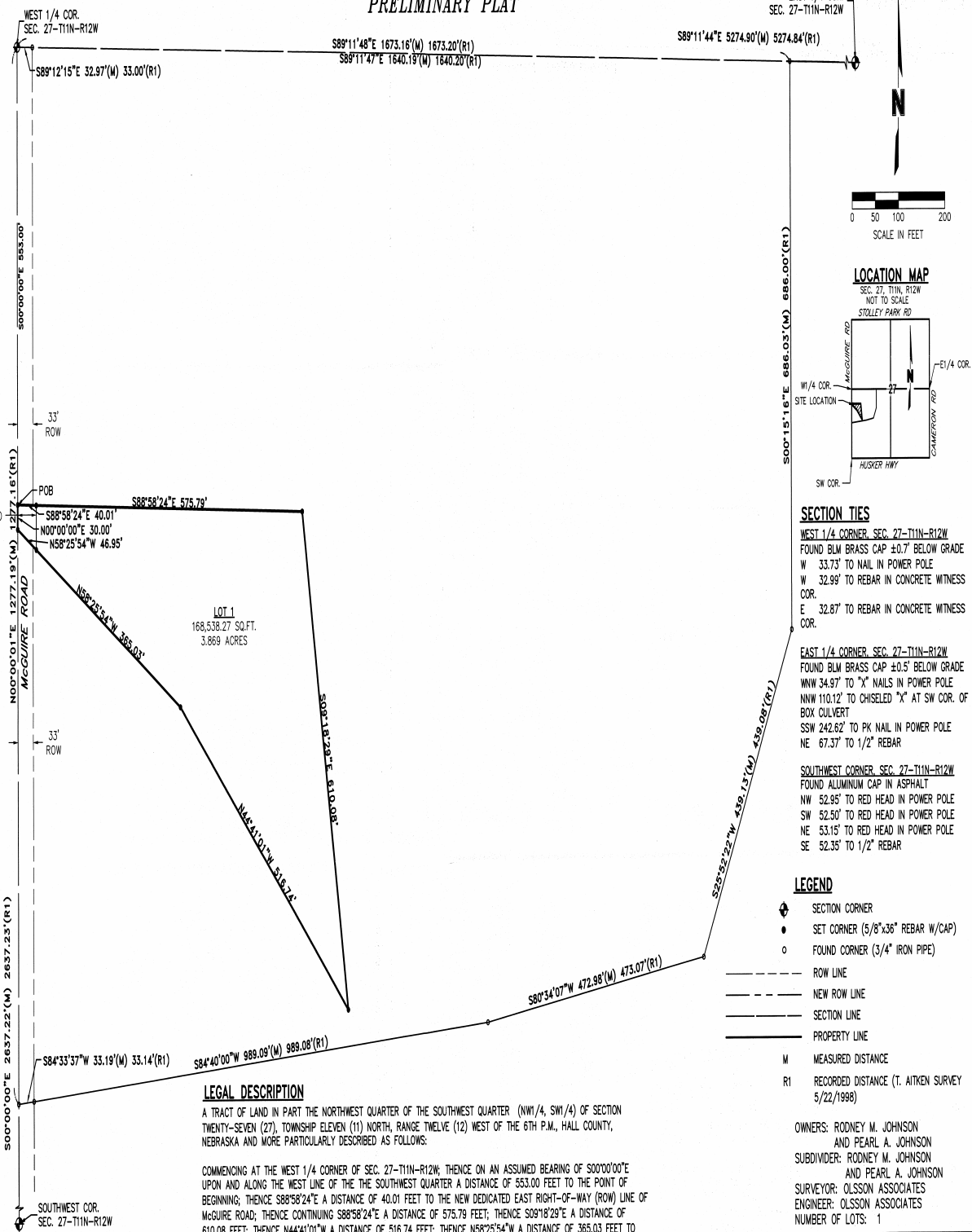
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LOCATION MAP

OWEN JOHN JENS SUBDIVISION

HALL COUNTY, NEBRASKA

PRELIMINARY PLAT



SECTION TIES

WEST 1/4 CORNER, SEC. 27-T11N-R12W
 FOUND BLM BRASS CAP ±0.7' BELOW GRADE
 W 33.73' TO NAIL IN POWER POLE
 W 32.99' TO REBAR IN CONCRETE WITNESS COR.
 E 32.87' TO REBAR IN CONCRETE WITNESS COR.

EAST 1/4 CORNER, SEC. 27-T11N-R12W
 FOUND BLM BRASS CAP ±0.5' BELOW GRADE
 WNW 34.97' TO "X" NAILS IN POWER POLE
 NNW 110.12' TO CHISELED "X" AT SW COR. OF BOX CULVERT
 SSW 242.62' TO PK NAIL IN POWER POLE
 NE 67.37' TO 1/2" REBAR

SOUTHWEST CORNER, SEC. 27-T11N-R12W
 FOUND ALUMINUM CAP IN ASPHALT
 NW 52.95' TO RED HEAD IN POWER POLE
 SW 52.50' TO RED HEAD IN POWER POLE
 NE 53.15' TO RED HEAD IN POWER POLE
 SE 52.35' TO 1/2" REBAR

- LEGEND**
- ◆ SECTION CORNER
 - SET CORNER (5/8"x36" REBAR W/CAP)
 - FOUND CORNER (3/4" IRON PIPE)
 - ROW LINE
 - - - NEW ROW LINE
 - SECTION LINE
 - PROPERTY LINE
 - M MEASURED DISTANCE
 - R1 RECORDED DISTANCE (T. AITKEN SURVEY 5/22/1998)

LEGAL DESCRIPTION

A TRACT OF LAND IN PART THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW1/4, SW1/4) OF SECTION TWENTY-SEVEN (27), TOWNSHIP ELEVEN (11) NORTH, RANGE TWELVE (12) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SEC. 27-T11N-R12W; THENCE ON AN ASSUMED BEARING OF S00°00'00"E UPON AND ALONG THE WEST LINE OF THE THE SOUTHWEST QUARTER A DISTANCE OF 553.00 FEET TO THE POINT OF BEGINNING; THENCE S88°58'24"E A DISTANCE OF 40.01 FEET TO THE NEW DEDICATED EAST RIGHT-OF-WAY (ROW) LINE OF MCGUIRE ROAD; THENCE CONTINUING S88°58'24"E A DISTANCE OF 575.79 FEET; THENCE S09°18'29"E A DISTANCE OF 610.08 FEET; THENCE N44°41'01"W A DISTANCE OF 516.74 FEET; THENCE N58°25'54"W A DISTANCE OF 365.03 FEET TO SAID NEW DEDICATED EAST ROW LINE; THENCE CONTINUING N58°25'54"W A DISTANCE OF 46.95 FEET TO SAID WEST LINE OF SW1/4; THENCE N00°00'00"E UPON AND ALONG SAID WEST LINE A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 170,215.51 SQUARE FEET OR 3.908 ACRES MORE OR LESS OF WHICH 0.039 ACRES IS NEW DEDICATED ROAD ROW.

OWNERS: RODNEY M. JOHNSON
 AND PEARL A. JOHNSON
 SUBDIVIDER: RODNEY M. JOHNSON
 AND PEARL A. JOHNSON
 SURVEYOR: OLSSON ASSOCIATES
 ENGINEER: OLSSON ASSOCIATES
 NUMBER OF LOTS: 1

OLSSON ASSOCIATES

201 East 2nd Street
 P.O. Box 1072
 Grand Island, NE 68802-1072
 TEL 308.384.8750
 FAX 308.384.8752

DWG: F:\Projects\008-02241_SV\CO\Final_Plan\0802241_PP-Datsheds.dwg USER: jlimenez
 DATE: Mar 13, 2008 4:34pm XREFS: 0802241_x.tpc