



Hall County Regional Planning Commission

Wednesday, May 07, 2008
Regular Meeting

Item M8

Thelen

Insert a narrative here

Staff Contact:

April 21, 2008

Dear Members of the Board:

RE: Annexation– Annexation of land located North of Green Street and East of Lilly Street. (C-13-2008WR).

RE: Final Plat – Thelen Third Subdivision.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of ThelenThird Subdivision, located North of Green Street and East of Lilly Street in the City of Wood River, Hall County Nebraska.

This final plat proposes to create 1 lot on a tract of land, comprising a part of Lot Fifteen (15) and all of Lot Sixteen (16) Thelen Subdivision, First Addition to the City of Wood River, Nebraska and a part of the Northwest Quarter (NW1/4) of Section Nineteen (19), Township Ten (10) North, Range Eleven (11), West of the 6th P.M., in Hall County, Nebraska.

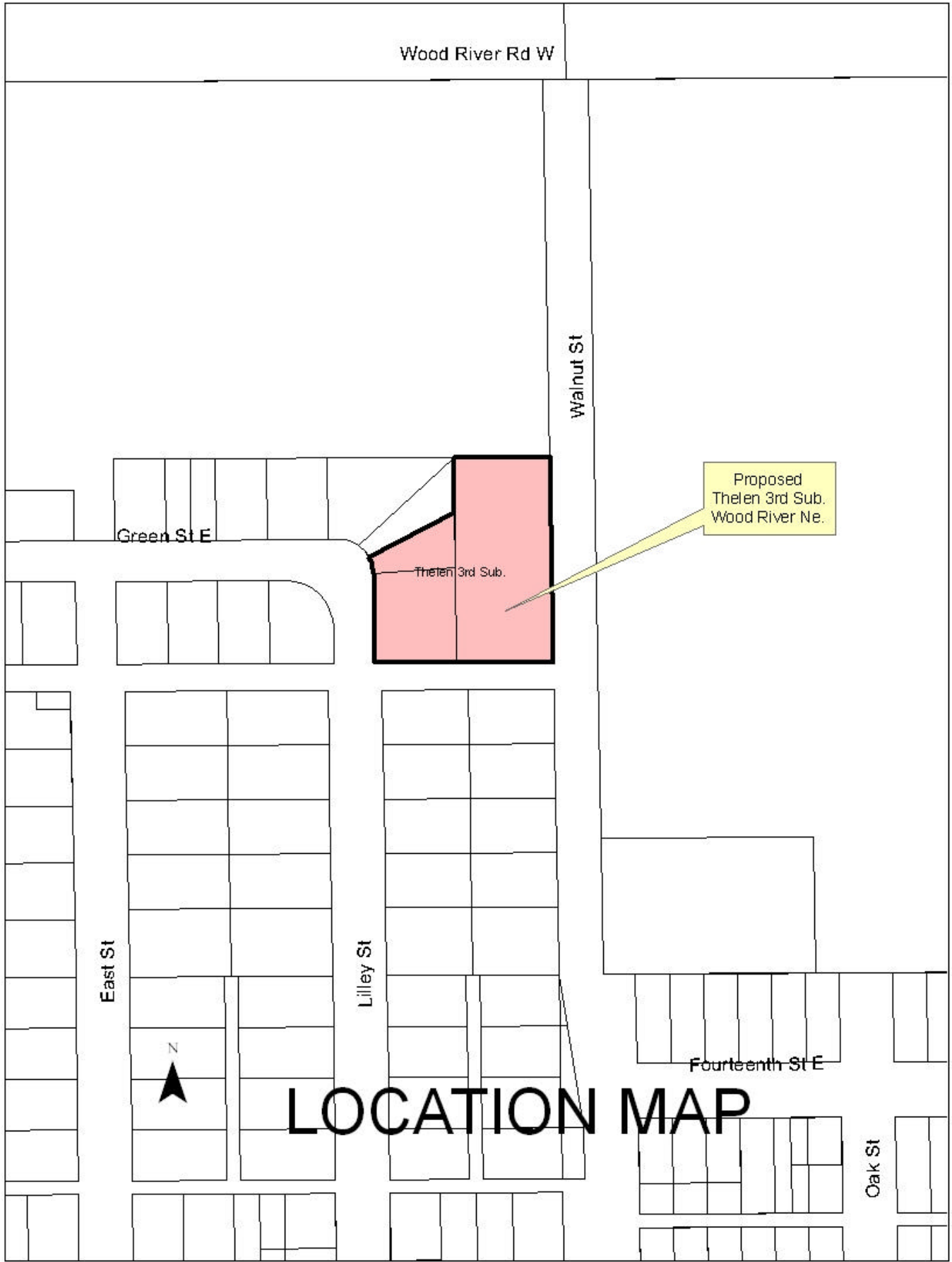
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on May 7, 2008 in the Council Chambers located in Grand Island's City Hall.

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.



Wood River Rd W

Walnut St

Green St E

Thelen 3rd Sub.

Proposed
Thelen 3rd Sub.
Wood River Ne.

East St

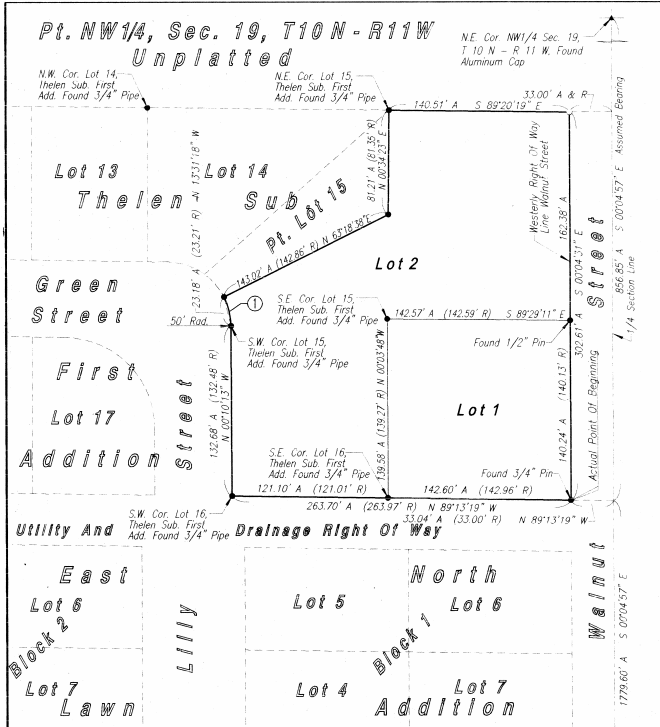
Lilley St

Fourteenth St E

Oak St

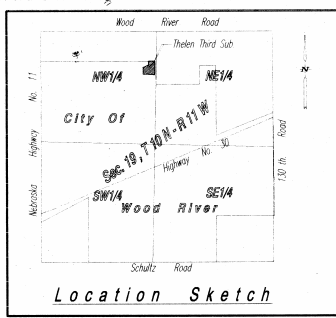
N

LOCATION MAP



LEGEND
 - Indicates 1/2" Iron Pipe Found Unless Otherwise Noted
 - Indicates 1/2" Iron Pipe w/Survey Cap Placed Unless Otherwise Noted
 A - Indicates ACTUAL Distance
 R - Indicates RECORDED Distance
 All Distances Shown On Curve Are Chord Distances

Curve Data	
Curve No.	1
R	50'
Δ	26°48'22"
T	11.92'
L	23.39'
C	23.18'



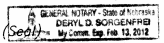
Legal Description

A tract of land comprising a part of Lot Fifteen (15) and all of Lot Sixteen (16), Thelen Subdivision, First Addition to the City of Wood River, Nebraska and a part of the Northwest Quarter (NW1/4) of Section Nineteen (19), Township Ten (10) North, Range Eleven (11) West of the 6th. P.M., all in Hall County, Nebraska, more particularly described as follows:

Beginning at the northeast corner of said Northwest Quarter (NW1/4); thence running southerly along the east line of said Northwest Quarter (NW1/4), on an Assumed Bearing of S00°04'57"E, a distance of Eight Hundred Fifty Six and Eighty Five Hundredths (856.85) feet; thence running N89°13'19"W, a distance of Thirty Three and Four Hundredths (33.04) feet, to a point on the westerly right of way line of Walnut Street and to the ACTUAL point of beginning; thence continuing N89°13'19"W, a distance of Two Hundred Sixty Three and Seventy Hundredths (263.70) feet, to the southwest corner of said Lot Sixteen (16); thence running N00°10'13"W, along the west line of said Lot Sixteen (16), a distance of One Hundred Thirty Two and Sixty Eight Hundredths (132.68) feet, to the southwest corner of said Lot Fifteen (15) and to a point of curvature; thence running northwesterly along the southwesterly line of said Lot Fifteen (15) and the arc of a curve to the left whose radius is Fifty (50.00) feet, the long chord of which bears N13°31'18"W, a long chord distance of Twenty Three and Eighteen Hundredths (23.18) feet; thence running N63°18'38"E, a distance of One Hundred Forty Three and Two Hundredths (143.02) feet, to a point on the east line of said Lot Fifteen (15); thence running N00°34'23"E, along the east line of said Lot Fifteen (15), a distance of Eighty One and Twenty One Hundredths (81.21) feet, to the northeast corner of said Lot Fifteen (15); thence running S89°20'19"E, along the extension of the north line of Thelen Subdivision, First Addition to the City of Wood River, Nebraska, a distance of One Hundred Forty and Fifty One Hundredths (140.51) feet, to a point on the westerly right of way line of Walnut Street; thence running S00°04'31"E, along the westerly right of way line of Walnut Street, a distance of Three Hundred Two and Sixty One Hundredths (302.61) feet, to the ACTUAL point of beginning and containing 1.515 acres more or less.

Acknowledgement

State Of Nebraska
 County Of Hall
 On the 08 day of April, 2008, before me, *Deryl D. Sorgenfrei*, a Notary Public within and for said County, personally appeared RONALD L. HARDERS and MARY A. HARDERS, husband and wife, and CHRISTOPHER J. THELEN, Vice President of THELEN GRAIN COMPANY, a Nebraska Corporation, and to 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 and the voluntary act and deed of said Corporation.
 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 12/31/2012



Notary Public

Dedication

KNOW ALL MEN BY THESE PRESENTS, that RONALD L. HARDERS, husband and wife, and THELEN GRAIN COMPANY, a Nebraska Corporation, being the owners of the land described hereon, have caused same to be surveyed, subdivided, platted and designated as "THELEN THIRD SUBDIVISION", An Addition to the City of Wood River, Hall County, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the easements, if any, as shown thereon for the location, construction and maintenance of public service utilities, 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 Grand Island, Nebraska, this 08 day of April, 2008.

Ronald L. Harders
 Ronald L. Harders
Mary A. Harders
 Mary A. Harders

THELEN GRAIN COMPANY, A Nebraska Corporation

Christopher J. Thelen
 Christopher J. Thelen, Vice President

Surveyor's Certificate

I hereby certify that on April 8, 2008, I completed an accurate survey of "THELEN THIRD SUBDIVISION", An Addition to the City of Wood River, 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 Aida, Cairo and Doniphan, Nebraska.

Chairman Date

Approved and accepted by the City of Wood River, Nebraska, this 08 day of April, 2008.

Mayor City Clerk

(Seal)

THELEN THIRD SUBDIVISION
AN ADDITION TO THE CITY OF WOOD RIVER, NEBRASKA