



Hall County Regional Planning Commission

Wednesday, August 13, 2008
Regular Meeting

Item M5

Final Plat Powell 4th

Insert a narrative here

Staff Contact:

July 28, 2008

Dear Members of the Board:

RE: Final Plat – Powell 4th Subdivision.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Powell 4th Subdivision, located west of Monitor Road and east of 60th Rd., and between Schimmer Drive and Husker Hwy., Grand Island, Hall County, Nebraska.

This final plat proposes to create 1 lot on a tract of land comprising all of Lot One (1) Powell Third Subdivision and a part of the Southeast Quarter of the Southwest Quarter (SE1/4SW1/4), all in Section Thirty Three (33), Township Eleven (11) North, Range (10) West of the 6th P.M., in Hall County, Nebraska. This land consists of approximately 1.258 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 August 13, 2008 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

cc: Village Clerk
Village Attorney
Director of Public Works
Director of Building Inspections
Manager of Postal Operations
Rockwell and Associates, LLC

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

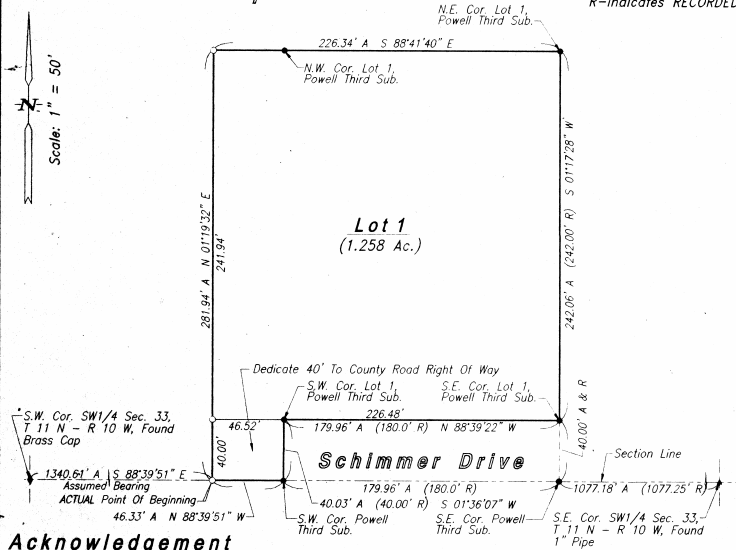
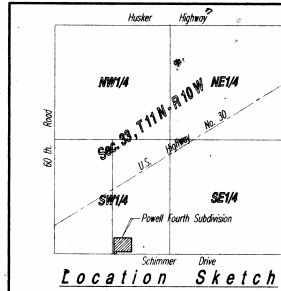


SW1/4, Sec. 33, T11N - R10W

Unplatted

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



Legal Description

A tract of land comprising all of Lot One (1) Powell Third Subdivision and a part of the Southeast Quarter of the Southwest Quarter (SE1/4SW1/4), all in Section Thirty Three (33), Township Eleven (11) North, Range Ten (10) West of the 6th. P.M., in Hall County, Nebraska, more particularly described as follows:

Beginning at the southwest corner of the Southwest Quarter (SW1/4); thence running easterly along the south line of the Southwest Quarter (SW1/4), on an Assumed Bearing of S88°39'51"E, a distance of One Thousand Three Hundred Forty and Sixty One Hundredths (1340.61) feet, to the ACTUAL point of beginning; thence running N01°19'32"E, a distance of Two Hundred Eighty One and Ninety Four Hundredths (281.94) feet; thence running S88°41'40"E, a distance of Two Hundred Twenty Six and Thirty Four Hundredths (226.34) feet, to the northeast corner of said Lot One (1), Powell Third Subdivision; thence running S01°17'28"W along the east line of said Lot One (1), Powell Third Subdivision, a distance of Two Hundred Forty Two and Six Hundredths (242.06) feet, to the southeast corner of said Lot One (1), Powell Third Subdivision; thence running N88°39'22"W, along the south line of said Lot One (1), Powell Third Subdivision, a distance of One Hundred Seventy Nine and Ninety Six Hundredths (179.96) feet, to the southwest corner of said Lot One (1), Powell Third Subdivision; thence running S01°36'07"W, a distance of Forty and Three Hundredths (40.03) feet, to the southwest corner of Powell Third Subdivision, and to a point on the south line of said Southeast Quarter of the Southwest Quarter (SE1/4SW1/4); thence running N88°39'51"W, along the south line of said Southeast Quarter of the Southwest Quarter (SE1/4SW1/4), a distance of Forty Six and Thirty Three Hundredths (46.33) feet, to the ACTUAL point of beginning and containing 1.300 acres more or less.

Acknowledgement

State Of Nebraska ss
 County Of Hall
 On the _____ day of _____, 2008, before me _____ a Notary Public within and for said County, personally appeared VIRGIL H. POWELL, an unmarried widower, and CONNIE KAY VOSS and CLIFFORD L. GANNON, wife and husband, 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.
 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 _____.

(Seal) _____
 Notary Public

Surveyor's Certificate

I hereby certify that on July 11, 2008, I completed an accurate survey of 'POWELL FOURTH 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.

 Chairman Date
 Approved and accepted by the Hall County Board of Supervisors, this _____ day of _____, 2008.

 Chairman Of The Board County Clerk

(Seal)
 Approved and accepted by the Village of Alda, Nebraska, this _____ day of _____, 2008.

 Chairman Of The Board Village Clerk

POWELL FOURTH SUBDIVISION
HALL COUNTY, NEBRASKA

(Seal)

Dedication

KNOW ALL MEN BY THESE PRESENTS, that VIRGIL H. POWELL, an unmarried widower, and CONNIE KAY VOSS AND CLIFFORD L. GANNON, wife and husband, being the owners of the land described hereon, have caused same to be surveyed, subdivided, platted and designated as 'POWELL FOURTH SUBDIVISION', Hall County, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the road right of way as shown thereon to the public for their use forever and the easements, if any, as shown 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 of trees, bushes and shrubs, or placing other obstructions upon, over, along or underneath the surface of such easements; and that the foregoing subdivision is 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 _____ day of _____, 2008.

 Virgil H. Powell

 Connie Kay Voss

 Clifford L. Gannon