



# Hall County Regional Planning Commission

Wednesday, September 03, 2008  
Regular Meeting

## Item M6

### Dobesh Farms Subdivision

*Insert a narrative here*

Staff Contact:

August 22, 2008

Dear Members of the Board:

**RE: Final Plat – Dobesh Farms Subdivision**

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Dobesh Farms Subdivision, located west of Schauppsville Road and east of 110<sup>th</sup> 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 a part of the Southeast Quarter (SE1/4) of Section Thirty Four (34), Township Eleven (11) North, Range Eleven (11) West of the 6<sup>th</sup> P.M., in Hall County, Nebraska. This land consists of approximately 1.351 acres.

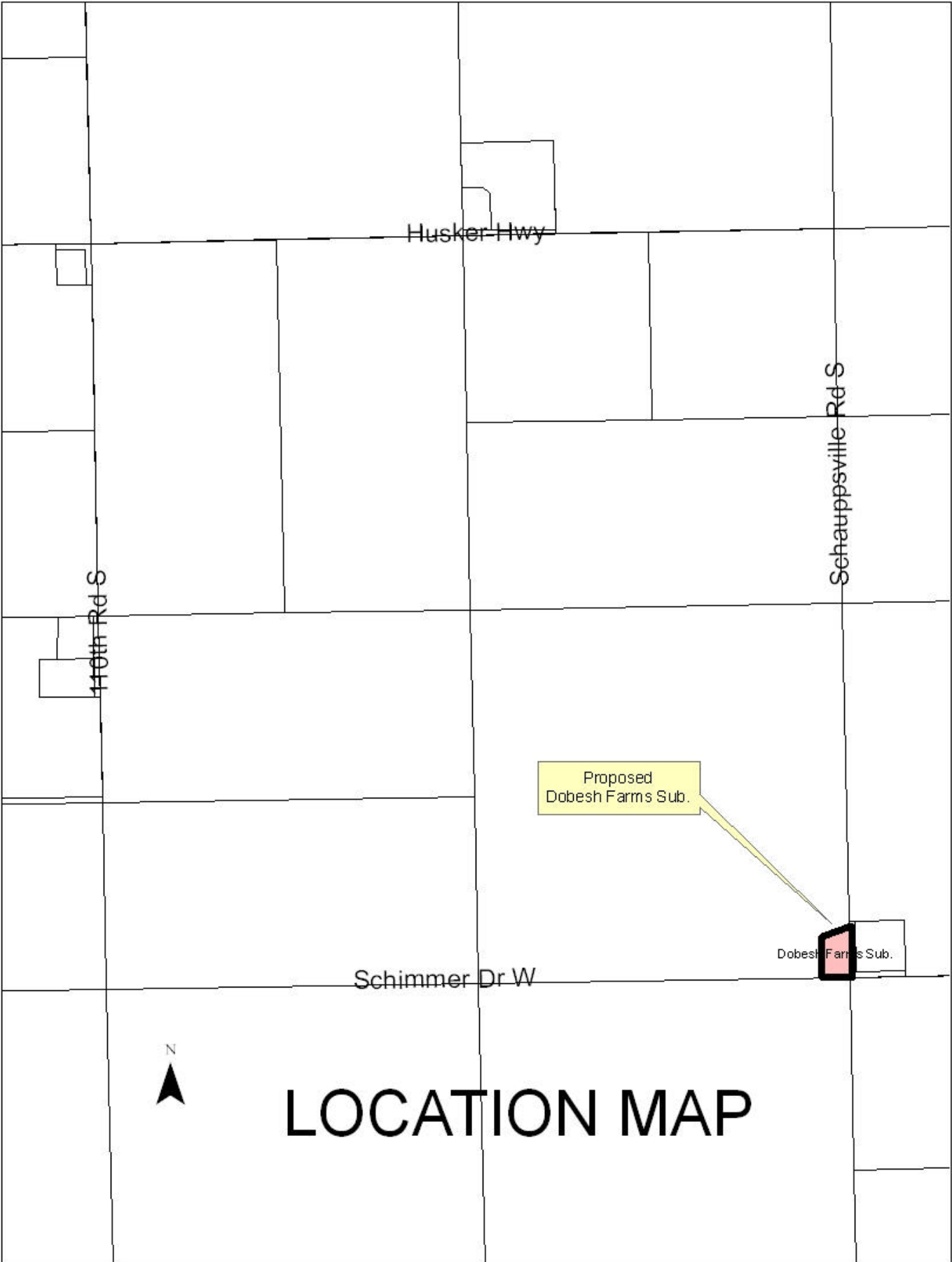
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on September 3, 2008 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP  
Planning Director

cc: Director of Public Works  
Director of Building Inspections  
Manager of Postal Operations  
Benjamin & Associates INC.

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



Husker Hwy

140th Rd S

Schauppsville Rd S

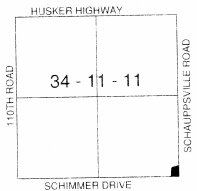
Proposed  
Dobesh Farms Sub.

Dobesh Farms Sub.

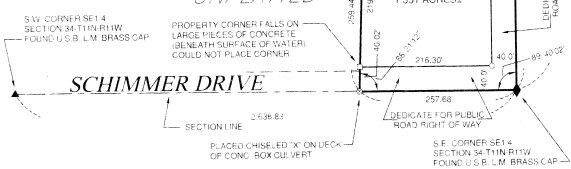
Schimmer Dr W



# LOCATION MAP



NOTE: ALL PROPERTY DIMENSIONS AND OR ANGLES SHOWN ARE ACTUAL DISTANCES AND OR ANGLES.  
 ○ INDICATES 1/2" IRON PIPE WITH PLASTIC CAP PLACED (UNLESS NOTED OTHERWISE) CAP IS STAMPED "L.S. 557"



**LEGAL DESCRIPTION**

A tract of land comprising a part of the Southeast Quarter (SE1/4) of Section Thirty Four (34), Township Eleven (11) North, Range Eleven (11) West of the 6th P.M., Hall County, Nebraska, and more particularly described as follows:  
 Beginning at the southeast corner of said Southeast Quarter (SE1/4); thence running northerly, along and upon the east line of said Southeast Quarter (SE1/4), a distance of Three Hundred Sixty Two and Twenty Three Hundredths (362.23) feet; thence deflecting left 105°57'45" and running westerly, a distance of Two Hundred Seventeen and Seventy Nine Hundredths (217.79) feet; thence deflecting left 32°01'30" and running southwesterly, a distance of Fifty Seven and Eighty Seven Hundredths (57.87) feet; thence deflecting left 40°21'55" and running southerly, a distance of Two Hundred Fifty Nine Hundredths (259.44) feet to a point on the south line of said Southeast Quarter (SE1/4); thence deflecting and 91°38'48" and running easterly, along and upon the south line of said Southeast Quarter (SE1/4), a distance of Two Hundred Fifty Seven and Sixty Eight Hundredths (257.68) feet to the point of beginning and containing 1.878 acres, more or less.

**SURVEYOR'S CERTIFICATE**

I hereby certify that on \_\_\_\_\_, 2008, I completed an accurate survey (made under my supervision) of "DOBESH FARMS 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 corners 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.

\_\_\_\_\_  
 Lee D. Wagner, Registered Land Surveyor No. 557 (SEAL)

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS, that DOBESH FARMS, INC., a Nebraska Corporation, being the owner of the land described hereon, have caused same to be surveyed, subdivided, platted and designated as "DOBESH FARMS SUBDIVISION", Hall County, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the streets as shown thereon to the public for their use forever, and the easements, if any, for the location, construction and maintenance of public utilities forever, together with the right of ingress and egress hereon, 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, I have affixed my signature hereto at \_\_\_\_\_, Nebraska this \_\_\_\_\_ day of \_\_\_\_\_, 2008.  
 DOBESH FARMS, INC.  
 a Nebraska Corporation

\_\_\_\_\_  
 Mike Dobesh, Vice President  
 \_\_\_\_\_  
 Wilma Dobesh, Secretary/Treasurer

**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 Mike Dobesh, Vice President of DOBESH FARMS, INC., a Nebraska Corporation, and Wilma Dobesh, Secretary/Treasurer of DOBESH FARMS, INC., a Nebraska Corporation, to me personally known to be the identical persons whose signatures are affixed hereto, and they did acknowledge the execution thereof to be his and her voluntary act and deed as such officers, and the voluntary act and deed of said Nebraska Corporation, and that they were empowered to make the above dedication for and in behalf of said Nebraska Corporation.

IN WITNESS WHEREOF, I have hereunto subscribed name and affixed my official seal at \_\_\_\_\_, Nebraska, on the date last above written.  
 My commission expires \_\_\_\_\_

\_\_\_\_\_  
 Notary Public (SEAL)

**APPROVALS**

Submitted to and approved by the Regional Planning Commission of Hall County, Grand Island and 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)

**DOBESH FARMS SUBDIVISION**  
**HALL COUNTY, NEBRASKA**

BENJAMIN & ASSOCIATES, INC. - ENGINEERS & SURVEYORS - GRAND ISLAND, NEBRASKA