



# Hall County Regional Planning Commission

Wednesday, October 01, 2008  
Regular Meeting

## Item M7

### **Vanosdall Sub Final Plat**

*Insert a narrative here*

Staff Contact:

September 18, 2008

Dear Members of the Board:

**RE: Final Plat – Vanosdall Subdivision**

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Vanosdall Subdivision, located East of South Locust and West of Stuhr Road, North of U.S. Hwy No. 34 and South of Stolley Park Road in Grand Island, Hall County, Nebraska.

This final plat proposes to create 2 lots on a tract of land comprising a part of the South Half of the Southwest Quarter (S1/2SW1/4) of Section Twenty Seven (27), Township Eleven (11) North, Range Nine (9) West of the 6<sup>th</sup> P.M., in the City of Grand Island, Hall County, Nebraska. This land consists of approximately 3.1606 acres.

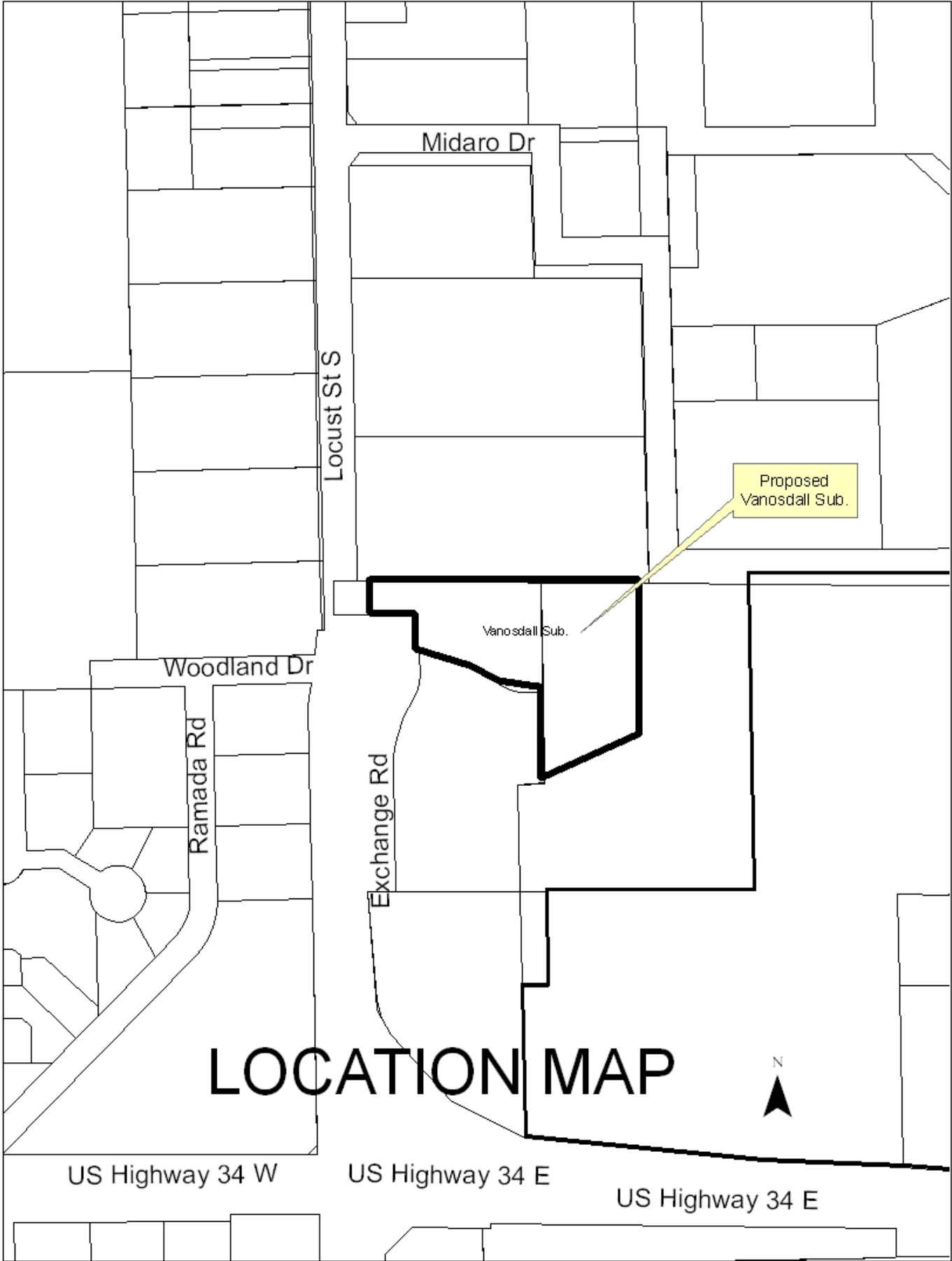
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on October 1, 2008 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Naby, AICP  
Planning Director

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

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



**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS, that WAYNE VANDSDALL SANITATION SERVICE, INC., a Nebraska Corporation, being the owner of the land described hereon, have caused same to be surveyed, subdivided, platted and designated as the 'VANDSDALL SUBDIVISION' in this City of Grand Island, Hall County, Nebraska, as shown on the accompanying plat thereof, that the said owner do hereby dedicate to the public the easements, rights and interests therein, 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 owner and proprietor.

IN WITNESS WHEREOF, I have affixed my signature hereto at \_\_\_\_\_, Nebraska this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

Wayne Vandsdall, President  
 WAYNE VANDSDALL SANITATION SERVICE, INC.,  
 a Nebraska Corporation

**ACKNOWLEDGEMENT**

State of Nebraska ss  
 County of Hall

On this \_\_\_\_\_ day of \_\_\_\_\_, 2008, before me, \_\_\_\_\_, a Notary Public within and for said County, personally appeared Wayne Vandsdall, President of WAYNE VANDSDALL SANITATION SERVICE, INC., a Nebraska Corporation, who being the legal person whose signature is affixed hereto, acknowledged to me that he executed the within instrument for the purposes and in the manner therein set forth, and that he was 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 Adee, Cairo and Danphoan, Nebraska.

Chairman \_\_\_\_\_ Date \_\_\_\_\_

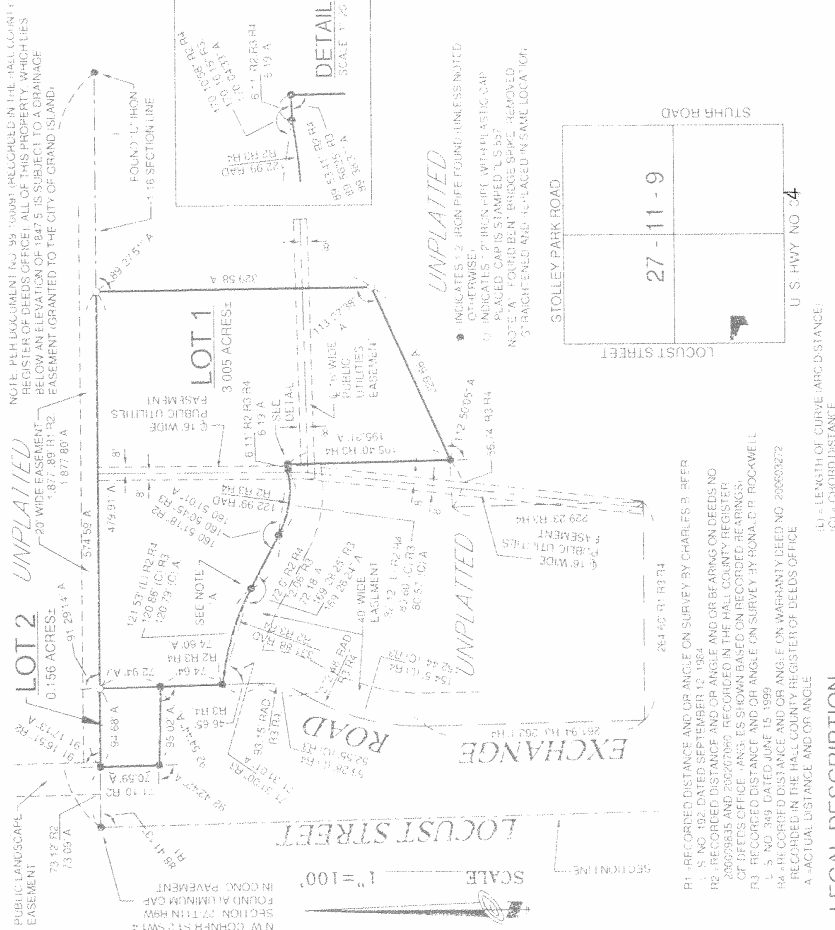
Approved and accepted by the City of Grand Island, Nebraska, this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

Mayor \_\_\_\_\_ City Clerk \_\_\_\_\_ (SEAL)

**SURVEYOR'S CERTIFICATE**

I hereby certify that on \_\_\_\_\_, 2008, I completed an accurate survey (made under my supervision) of 'VANDSDALL SUBDIVISION' in the City of Grand Island, 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 in known and recorded monuments.

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



**LEGAL DESCRIPTION**

A tract of land comprising a part of the South Half of the Southwest Quarter (S1/2 SW1/4) of Section Twenty Seven (27), Township Eleven (11) North, Range Nine (9) West of the 6th P.M., in the City of Grand Island, Hall County, Nebraska, and more particularly described as follows:

File to ascertain the point of beginning, start at the northwest corner of said South Half of the Southwest Quarter (S1/2 SW1/4), thence running easterly, along and upon the north line of said South Half of the Southwest Quarter (S1/2 SW1/4), a distance of Seventy Three and Twelve Hundredths (73.12) feet to a point on the easterly right of way line of Locust Street, said point also being the ACTUAL point of beginning; thence continuing easterly, along and upon the previously described course, a distance of Five Hundred Seventy Four and Fifty Nine Hundredths (574.59) feet; thence running easterly, along and upon the previously described course, a distance of Three Hundred and Twenty Eight and Sixty Four Hundredths (328.64) feet; thence running easterly, along and upon the previously described course, a distance of Two Hundred Twenty Nine and Sixty Four Hundredths (229.64) feet; thence deflected right 112°50'05", a distance of One Hundred and Eighty Five and Sixty Four Hundredths (185.40) feet; thence deflected right 90°06'19", a distance of One Hundred and Eighty Five and Sixty Four Hundredths (185.40) feet; thence running northwesterly, along and upon the arc of a curve to the right whose radius is 122.99 feet, a distance of Eighty Two and Twelve Hundredths (82.12) feet (long chord deflected right 09°49'05" from the previously described course); thence running northwesterly, along and upon the arc of a curve to the right whose radius is 331.88 feet, a distance of One Hundred Twenty One and Fifty Three Hundredths (121.53) feet (long chord deflected left 10°31'35" from the previously described course); thence running northwesterly, along and upon the easterly right of way line of said Locust Street, a distance of Three Hundred and Twenty Eight and Sixty Four Hundredths (328.64) feet; thence deflected right 71°3'00" to a point on the easterly right of way line of said Locust Street, a distance of One Hundred and Eighty Five and Sixty Four Hundredths (185.40) feet; thence running northwesterly, along and upon the easterly right of way line of said Locust Street, a distance of Eighty Seven and Seventy One and One Tenth (87.71) feet to a point on the ACTUAL point of beginning and containing 3.161 acres, more or less.