



Hall County Regional Planning Commission

Wednesday, October 01, 2008
Regular Meeting

Item M8

Theisen Sub Final Plat

Insert a narrative here

Staff Contact:

September 18, 2008

Dear Members of the Board:

RE: Final Plat – Theisen Subdivision

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Theisen Subdivision, located East of 130th Road, South of Chapman Road, West of Burwick Road and North of One R Road, in Hall County, Nebraska.

This final plat proposes to create 1 lot on a tract of land in the Southeast Quarter of the Northeast Quarter (SE1/4, NE1/4) of Section Seventeen (17), Township Twelve (12) North, Range Eleven (11) West of the 6th P.M., in Hall County, Nebraska. This land consists of approximately 3.868 acres.

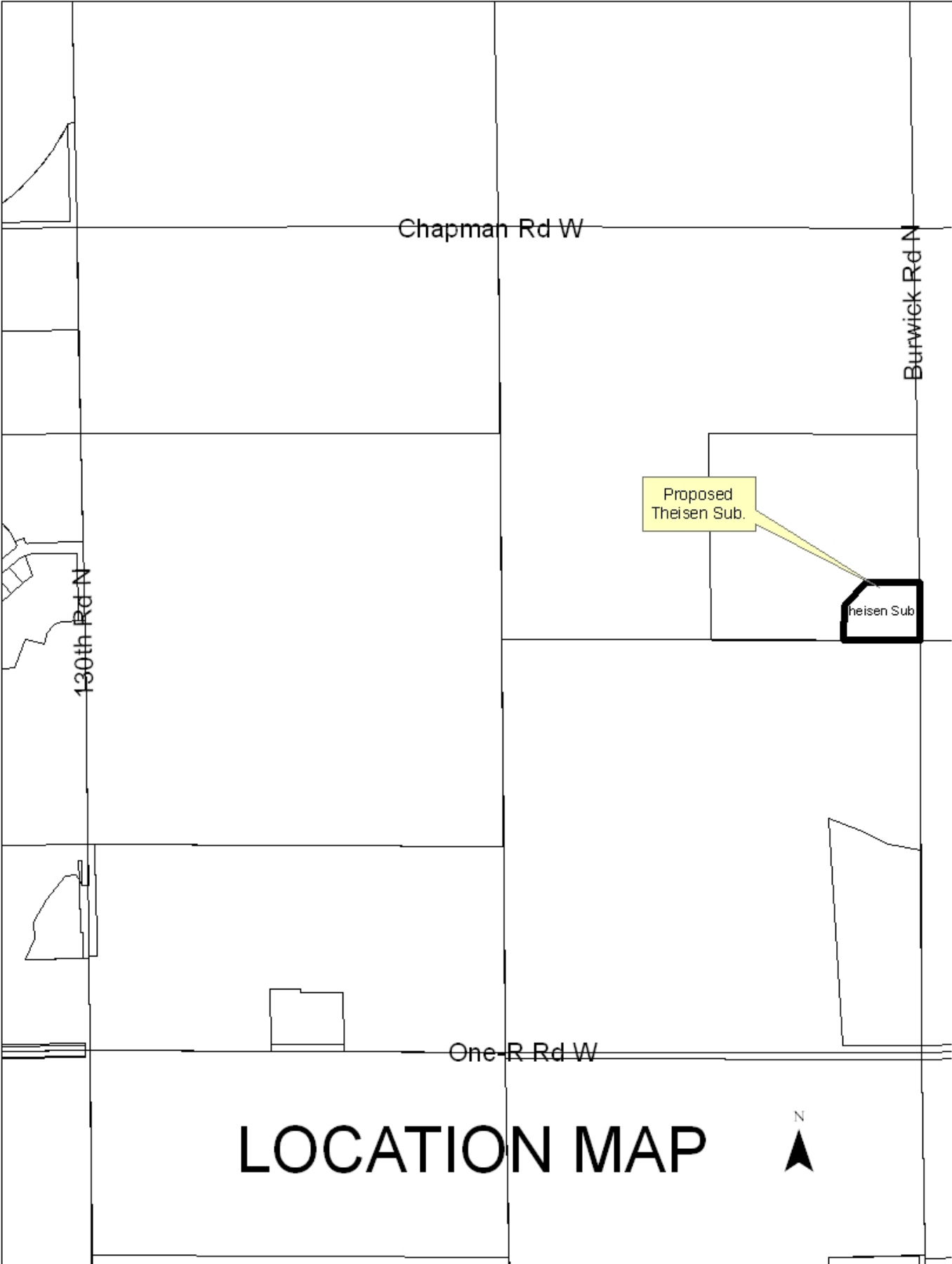
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on October 1, 2008 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

cc: County Clerk
County Attorney
County Public Works Director
County Building Director
Manager of Postal Operations
Olsson Associates

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



LOCATION MAP

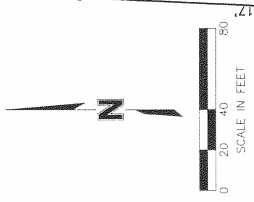
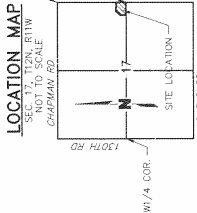
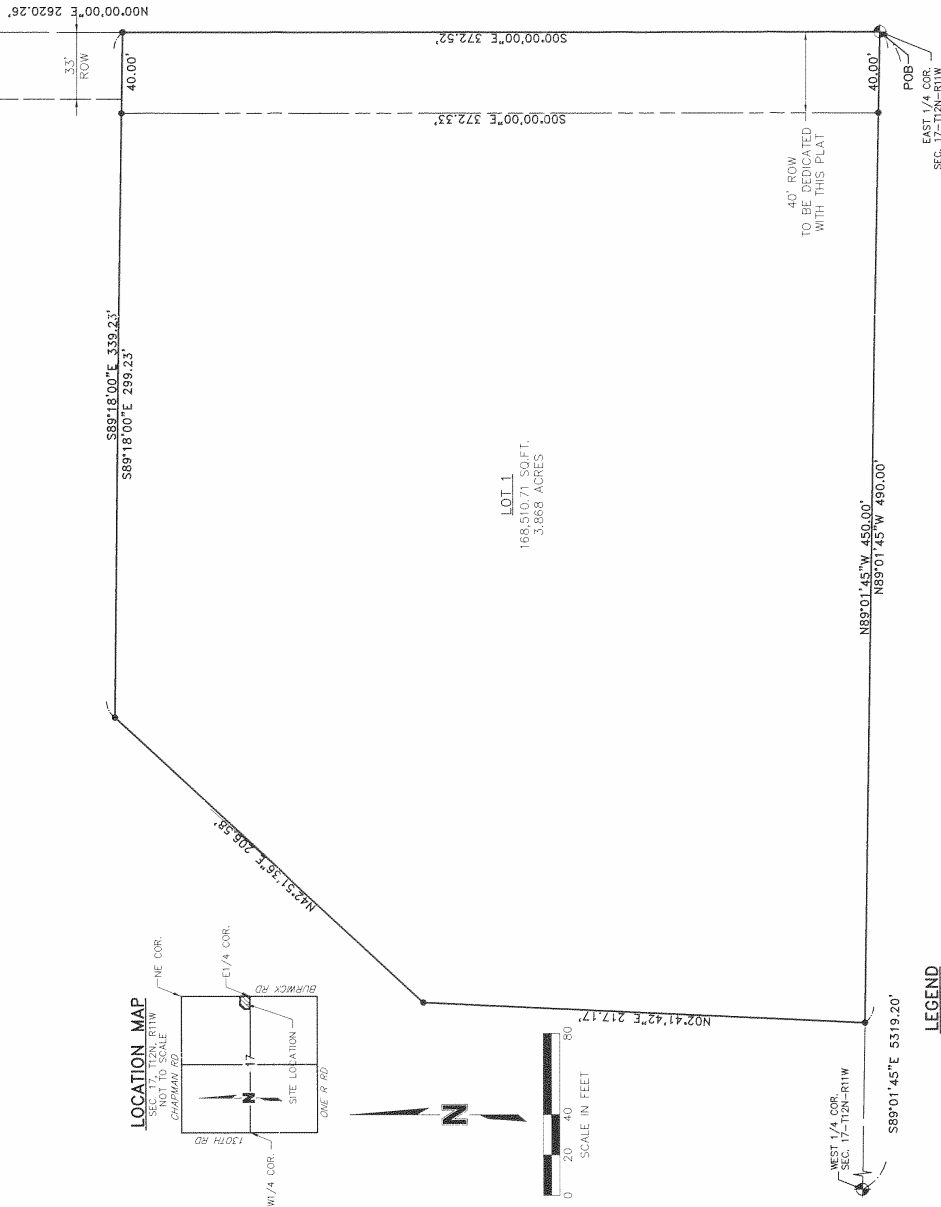


THEISEN SUBDIVISION

HALL COUNTY, NEBRASKA

FINAL PLAT

NORTHEAST COR.
SEC. 17-112N-R11W



LEGAL DESCRIPTION

A TRACT OF LAND IN PART THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE1/4; NE1/4) OF SECTION SEVENTEEN (17), TOWNSHIP TWELVE (12) NORTH, RANGE ELEVEN (11) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SEC. 17-112N-R11W, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ON AN ASSUMED BEARING OF N89°01'45\"/>

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON _____ I COMPLETED AN ACCURATE SURVEY UNDER MY PERSONAL SUPERVISION OF A TRACT OF LAND IN PART THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE1/4; NE1/4) OF SECTION SEVENTEEN (17), TOWNSHIP TWELVE (12) NORTH, RANGE ELEVEN (11) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF; THAT IRON MARKERS, EXCEPT WHERE INDICATED WERE FOUND AT ALL CORNERS; THAT THE DIMENSIONS ARE AS SHOWN ON THE PLAT AND THAT ALL DIMENSIONS WERE MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS.

JAN JASON ANDRIST, REGISTERED LAND SURVEYOR NUMBER, LS-630

DEDICATION OF PLAT

KNOW ALL MEN BY THESE PRESENTS, THAT DANIEL J. HARDERS AND LAURA A. HARDERS, HUSBAND AND WIFE, BEING THE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "THEISEN SUBDIVISION" IN PART THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE1/4; NE1/4) OF SECTION SEVENTEEN (17), TOWNSHIP TWELVE (12) NORTH, RANGE ELEVEN (11) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA, AS SHOWN HEREON TO THE BEST INTEREST OF THE PUBLIC AND HEREBY DEDICATE THE EASEMENTS, AS SHOWN HEREON TO THE PUBLIC FOR THEIR USE FOREVER FOR THE LOCATION, CONSTRUCTION AND MAINTENANCE FOR PUBLIC SERVICE UTILITIES, TOGETHER WITH THE RIGHTS OF INGRESS AND EGRESS HERETO, 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 WAS MORE PARTICULARLY DESCRIBED AND PLATTED HEREON AS SHOWN ON THE ACCOMPANYING PLAT 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 _____ THIS _____ DAY OF _____, 2008.

DANIEL J. HARDERS
LAURA A. HARDERS

ACKNOWLEDGMENT

ON THIS _____ DAY OF _____, 2008, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED DANIEL J. HARDERS AND LAURA A. HARDERS, HUSBAND AND WIFE, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSONS WHOSES SIGNATURES ARE AFFIXED HERETO AND WHO ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED. IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT _____, NEBRASKA, ON THE DATE LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

APPROVALS

SUBMITTED TO AND APPROVED BY THE REGIONAL PLANNING COMMISSION OF HALL COUNTY, CITIES OF 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 _____ COUNTY CLERK _____

SECTION LINES

- NORTHEAST CORNER, SEC. 17-112N-R11W
FOUND BRASS CAP ±0.1' BELOW GRADE
- SE 45.03' TO CONCRETE WITNESS CORNER
- NW 46.60' TO CONCRETE WITNESS CORNER
- NW 48.31' TO PK NAIL IN SW SIDE OF 20" ASH TREE
- SE 48.20' TO PK NAIL IN POWER POLE
- EAST 1/4 CORNER, SEC. 17-112N-R11W
FOUND BRASS CAP ±0.8' BELOW GRADE
- E 32.58' TO CONCRETE WITNESS CORNER
- SE 34.0' TO 5/8" REBAR
- SW 32.56' TO BRASS CAP WITNESS CORNER
- W 40.0' TO 5/8" REBAR W/LS630 CAP

LEGEND

- SECTION CORNER (5/8"x36" REBAR W/CAP)
- NEW ROW LINE
- SECTION LINE
- PROPERTY LINE

OWNERS: DANIEL J. HARDERS & LAURA A. HARDERS
SUBDIVIDER: DANIEL J. HARDERS & LAURA A. HARDERS
ENGINEER: OLSSON ASSOCIATES
NUMBER OF LOTS: 1

OLSSON ASSOCIATES

301 East 12th Street
P.O. Box 107
Grand Island, NE 68802-1072
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FAX 308/338-9752