



Hall County Regional Planning Commission

Wednesday, March 04, 2009
Regular Meeting

Item J6

Final Plats

Insert a narrative here

Staff Contact:

February 16, 2009

Dear Members of the Board:

RE: Final Plat – Knuth Subdivision

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Knuth Subdivision, located south of Schimmer Drive and east of North Road, in Hall County, Nebraska consisting of 4.629 acres (1) Lot.

This final plat proposes to create 1 lot on a tract of land comprising a part of the West Half of the Southeast Quarter (W1/2SE1/4), of Section One (1), Township Ten (10) North, Range Ten (10) West of the 6th P.M. in Hall County, Nebraska.

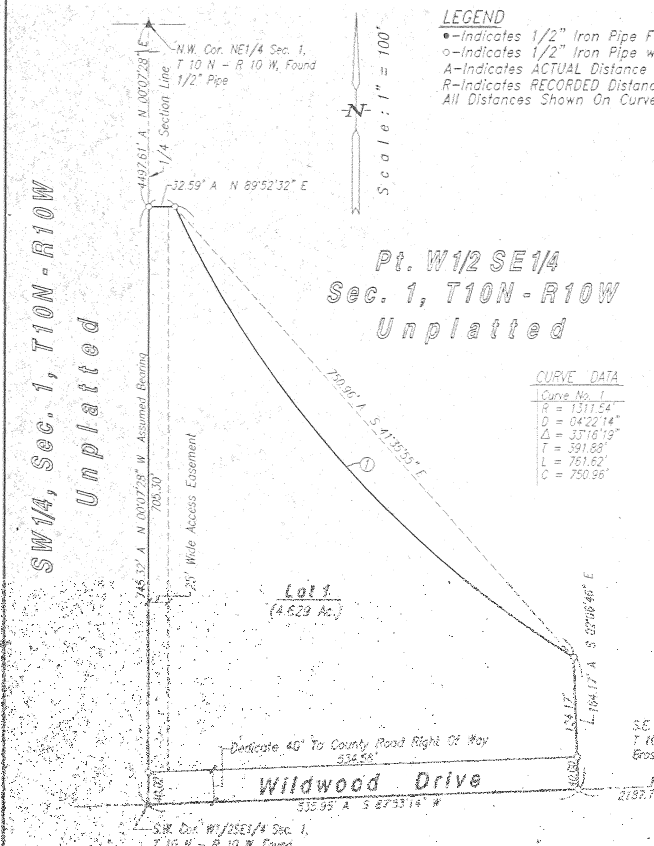
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on March 4, 2009 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

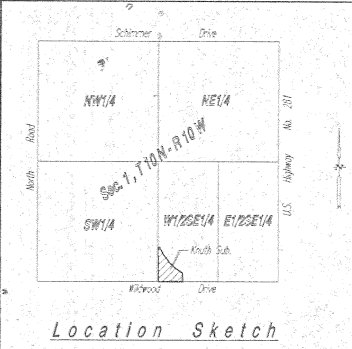
Chad Naby, AICP
Planning Director

cc: Hall County Clerk
Hall County Attorney
Hall County Public Works
Hall County Building Department
Manager of Postal Operations
Rockwell & Associates

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



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 Curves Are CHORD Distances



CURVE DATA

Curve No. 1
R = 1311.54'
D = 0422'14"
Δ = 33°16'19"
L = 391.88'
C = 750.96'

Legal Description

A tract of land comprising a part of the West Half of the Southeast Quarter (W1/2SE1/4) of Section One (1), Township Ten (10) 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 said West Half of the Southeast Quarter (W1/2SE1/4); thence running northerly on the west line of said West Half of the Southeast Quarter (W1/2SE1/4), on an Assumed Bearing of N00°07'28"W, a distance of Seven Hundred Forty Five and Thirty Two Hundredths (745.32) feet; thence running N89°52'32"E, a distance of Thirty Two and Fifty Nine Hundredths (32.59) feet, to a point on a curve; thence running southeasterly on the arc of a curve to the left whose radius is One Thousand Three Hundred Eleven and Fifty Four Hundredths (1311.54) feet, the long chord of which bears S41°35'55"E, a long chord distance of Seven Hundred Fifty and Ninety Six Hundredths (750.96) feet; thence running S02°08'46"E, a distance of One Hundred Sixty Four and Seventeen Hundredths (164.17) feet, to a point on the south line of said West Half of the Southeast Quarter (W1/2SE1/4); thence running S87°53'14"W, on the south line of said West Half of the Southeast Quarter (W1/2SE1/4), a distance of Five Hundred Thirty Five and Ninety Five Hundredths (535.35) feet, to the point of beginning and containing 3.120 acres more or less.

Dedication

KNOW ALL MEN BY THESE PRESENTS, that LARRY J. KNUTH and KAREN L. KNUTH, husband and wife, being the owners of the land described herein, have caused same to be surveyed, subdivided, platted and designated as "KNUTH SUBDIVISION", Hall County, Nebraska, as shown on the accompanying plat hereof, 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, or underneath the surface of such easements; and that the foregoing subdivision as more particularly described in the description herein 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 _____, 2009.

Surveyor's Certificate

I hereby certify that on February 3, 2009, I completed an accurate survey of "KNUTH SUBDIVISION", Hall County, Nebraska, as shown on the accompanying plat thereof; that the lots, streets, avenues, ways, 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. Sorganfrei, Reg. Land Surveyor No. 578

 Larry J. Knuth

 Karen L. Knuth

Approvals

Submitted to and approved by the Regional Planning Commission of Hall County, Grand Island, Wood River and the Villages of Akia, Cuba and Daniphan, Nebraska.

 Chairman Date

Approved and accepted by the Hall County Board of Supervisors, this _____ day of _____, 2009.

 Chairman of the Board County Clerk

Approved and accepted by the City of Grand Island, Nebraska, this _____ day of _____, 2009.

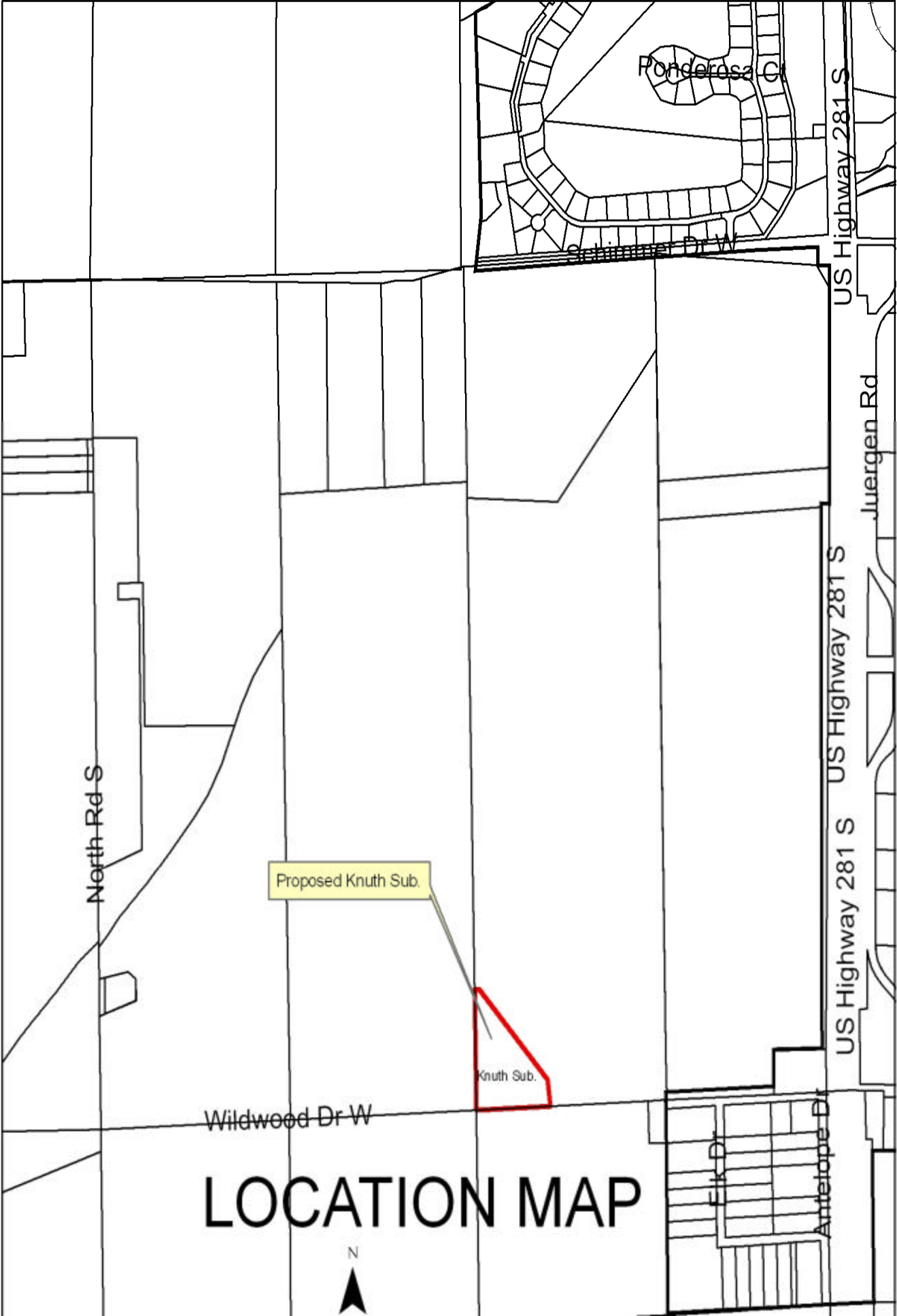
 Mayor City Clerk

Acknowledgement

State of Nebraska as
 County of Hall
 On the _____ day of _____, 2009, before me a Notary Public within and for said County, personally appeared LARRY J. KNUTH and KAREN L. KNUTH, husband and wife, 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 of Grand Island, Nebraska, on the date last above written.
 My commission expires _____

 Notary Public (Seal)

**KNUTH SUBDIVISION
 HALL COUNTY, NEBRASKA**



LOCATION MAP



February 16, 2009

Dear Members of the Board:

RE: Final Plat – D and S Jones Subdivision HC

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of D and S Jones Subdivision, located south of Rainforth Road, and east of 60th Road, in Hall County, Nebraska consisting of 4.671 acres (1) Lot.

This final plat proposes to create 1 lot on a tract of land comprising a part of the West Half of the Northwest Quarter (W1/2NW1/4), of Section Twenty Eight (28), Township Nine (9) North, Range Ten (10) 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 March 4, 2009 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Naby, AICP
Planning Director

cc: Hall County Clerk
Hall County Attorney
Hall County Public Works
Hall County Building Department
Manager of Postal Operations
Rockwell & Associates

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

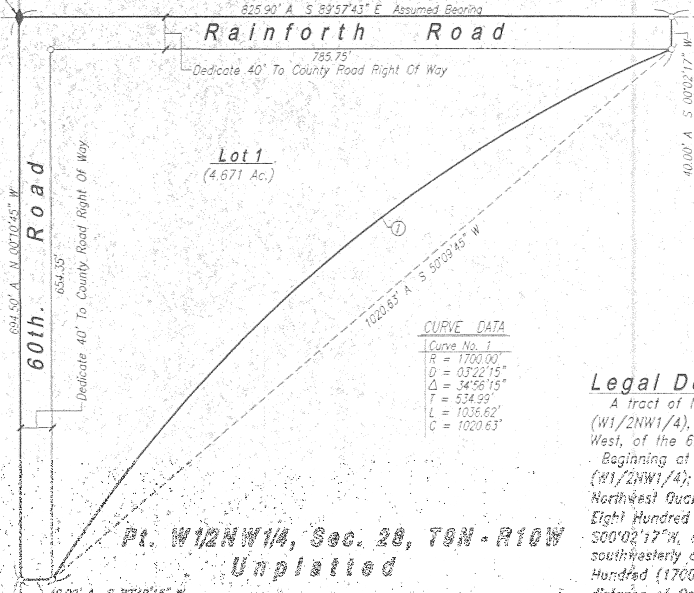
LEGEND

- - 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 Curves Are CHORD Distances

N.W. Cor. W1/2NW1/4 Sec. 28, T 9 N - R 10 W
Found 1/2" Iron

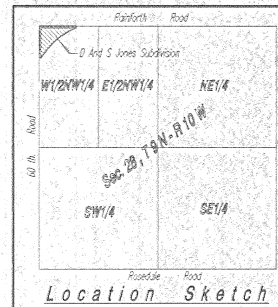
N.E. Cor. NW1/4 Sec. 28, T 9 N - R 10 W
Found 7/8" Pin

Scale: 1" = 100'



CURVE DATA

Curve No. 1
R = 1700.00'
D = 0322'15"
Δ = 34°56'15"
T = 534.99'
L = 1036.62'
C = 1020.63'



Legal Description

A tract of land comprising a part of the West Half of the Northwest Quarter (W1/2NW1/4), of Section Twenty Eight (28), Township Nine (9) North, Range Ten (10) West, of the 6th P.M., in Hall County, Nebraska, more particularly described as follows:
Beginning at the northwest corner of said West Half of the Northwest Quarter (W1/2NW1/4); thence running easterly on the north line of said West Half of the Northwest Quarter (W1/2NW1/4), on an Assumed Bearing of S89°57'43"E, a distance of Eight Hundred Twenty Five and Ninety Hundredths (825.90) feet; thence running S00°02'17"W, a distance of Forty (40.00) feet, to a point on a curve; thence running southwesterly on the arc of a curve to the left whose radius is One Thousand Seven Hundred (1700.00) feet, the long chord of which bears S50°56'45"W, a long chord distance of One Thousand Twenty and Sixty Three Hundredths (1020.63) feet; thence running S89°49'15"W, a distance of Forty (40.00) feet, to a point on the west line of said West Half of the Northwest Quarter (W1/2NW1/4); thence running N00°10'45"W, on the west line of said West Half of the Northwest Quarter (W1/2NW1/4), a distance of Six Hundred Ninety Four and Fifty Hundredths (694.50) feet, to the point of beginning and containing 6.031 acres more or less.

Dedication

KNOW ALL MEN BY THESE PRESENTS, that DOUGLAS C. JONES and MICHELLE L. JONES, husband and wife, being the owners of the land described herein, have caused same to be surveyed, subdivided, platted and designated as "D AND S JONES 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 as more particularly described in the description herein 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 hereat at Grand Island, Nebraska, this _____ day of _____, 2009.

Douglas C. Jones

Michelle L. Jones

Acknowledgement

State Of Nebraska
County Of Hall
On the _____ day of _____, 2009, before me, _____ a Notary Public within and for said County, personally appeared DOUGLAS C. JONES and MICHELLE L. JONES, husband and wife, 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 of Grand Island, Nebraska, on the date last above written.
My commission expires _____

Notary Public

(Seal)

Surveyor's Certificate

I hereby certify that on February 5, 2009, I completed an accurate survey of "D AND S JONES SUBDIVISION", Hall County, Nebraska, as shown on the accompanying plat thereof; that the lots, blocks, streets, avenues, alleys, parts, 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)

Daryl D. Sargentral, Reg. Land Surveyor, No. 378

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 _____, 2009.

Chairman Of The Board County Clerk

(Seal)

**D AND S JONES SUBDIVISION
HALL COUNTY, NEBRASKA**



Rainforth Rd W

D and S Jones Sub.

Proposed D and S Jone's Sub.

60th Rd S

Monitor Rd S

Rosedale Rd W

LOCATION MAP



February 16, 2009

Dear Members of the Board:

RE: Final Plat – Richter Subdivision HC

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Richter Subdivision, located south of Rainforth Road, and east of 60th Road, in Hall County, Nebraska consisting of 4.163 acres (1) Lot.

This final plat proposes to create 1 lot on a tract of land comprising a part of the East Half of the Northwest Quarter (E1/2NW1/4), of Section Twenty Eight (28), Township Nine (9) North, Range Ten (10) West of the 6th P.M. in Hall County, Nebraska.

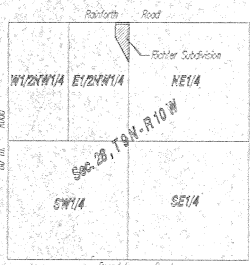
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on March 4, 2009 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Naby, AICP
Planning Director

cc: Hall County Clerk
Hall County Attorney
Hall County Public Works
Hall County Building Department
Manager of Postal Operations
Rockwell & Associates

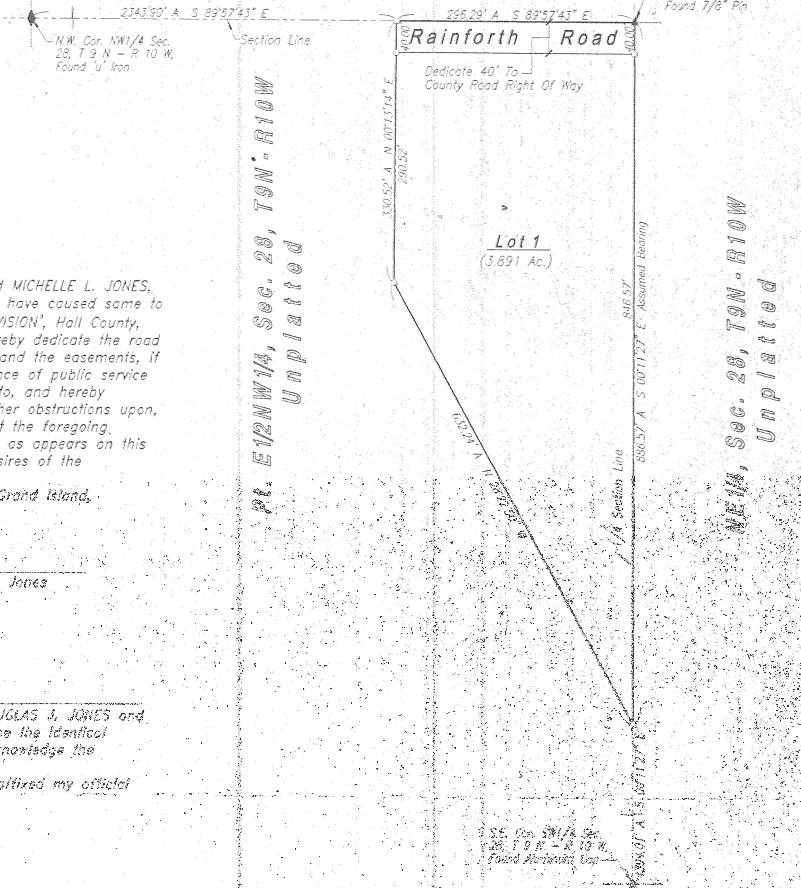
This letter was sent to the following School Districts 1R, 2, 3, 8, 12, 19, 82, 83, 100, 126.



Location Sketch

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



Dedication

KNOW ALL MEN BY THESE PRESENTS, that DOUGLAS C. JONES and MICHELLE L. JONES, husband and wife, being the owners of the land described hereon, have caused same to be surveyed, subdivided, platted and designated as 'RICHTER 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 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 _____ day of _____, 2009.

Douglas C. Jones

Michelle L. Jones

Acknowledgement

State Of Nebraska ss
County Of Hall

On the _____ day of _____, 2009, before me, a Notary Public within and for said County, personally appeared DOUGLAS C. JONES and MICHELLE L. JONES, husband and wife, 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 February 6, 2009, I completed an accurate survey of 'RICHTER 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)

Daryl D. Sargstrom, Reg. Land Surveyor No. 578

Legal Description

A tract of land comprising a part of the East Half of the Northwest Quarter (E1/2NW1/4), of Section Twenty Eight (28), Township Nine (9) North, Range Ten (10) West, of the 6th P.M., in Hall County, Nebraska, more particularly described as follows: Beginning at the northeast corner of said East Half of the Northwest Quarter (E1/2NW1/4); thence running southerly on the east line of said East Half of the Northwest Quarter (E1/2NW1/4), on an Assumed Bearing of S06°11'27"E, a distance of Eight Hundred Eighty Six and Fifty Seven Hundredths (886.57) feet thence running N38°22'30"W, a distance of Six Hundred Thirty Two and Twenty Four Hundredths (632.24) feet; thence running N60°13'14"E, a distance of Three Hundred Fifty and Fifty Two Hundredths (350.52) feet, to a point on the north line of said East Half of the Northwest Quarter (E1/2NW1/4); thence running S89°57'43"E, on the north line of said East Half of the Northwest Quarter (E1/2NW1/4), a distance of Two Hundred Ninety Six and Twenty Nine Hundredths (296.29) feet, to the point of beginning and containing 4.163 acres more or less.

Approvals

Submitted to and approved by the Regional Planning Commission of Hall County, Grand Island, Wood River and the Villages of Aida, Coira and Doniphan, Nebraska.

Chairman

Date

Approved and accepted by the Hall County Board of Supervisors, this _____ day of _____, 2009.

Chairman of the Board

County Clerk

**RICHTER SUBDIVISION
HALL COUNTY, NEBRASKA**



Rainforth Rd W

Richter Sub.

Proposed Richter Sub.

60th Rd S

Monitor Rd S

Rosedale Rd W

LOCATION MAP



February 16, 2009

Dear Members of the Board:

RE: Final Plat – Final Landing Subdivision

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Final Landing Subdivision, located south of Airport Road and west of 150th Road, in Hall County, Nebraska consisting of 7.54 acres (1) Lot.

This final plat proposes to create 1 lot on a tract of land in the Northeast Quarter (NE1/4) of Section Two (2), Township Eleven (11) North, Range Twelve (12) 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 March 4, 2009 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

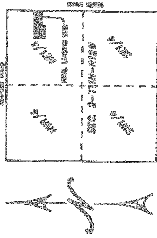
Chad Naby, AICP
Planning Director

cc: Hall County Clerk
Hall County Attorney
Hall County Public Works
Hall County Building Department
Manager of Postal Operations
Jake Ripp

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

FINAL LANDING SUBDIVISION

IN SECTION 2, TOWNSHIP 11 NORTH, RANGE 12 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, HALL COUNTY, NEBRASKA.



UNPLATTED

PART OF THE
NE 1/4 SEC 2
T11N R12W

NORTHEAST CORNER SEC. 2-T11N-R12W
FOUND 8 1/2" BRASS NAIL
NAIL IN POWER POLE NW 47.45'
NAIL IN POWER POLE SW 48.70'
NAIL IN POWER POLE SE 48.70'
NEAR EDGE CONC. W.C. SE 48.44'

UNPLATTED

LOT 1

7.54± AC

UNPLATTED

150TH ROAD

EAST LINE OF NE 1/4

EAST ONE-QUARTER CORNER SEC. 2-T11N-R12W
FOUND 8 1/2" BRASS NAIL
NAIL IN POWER POLE W 34.68'
NAIL IN POWER POLE E 34.68'
CORNER FALLS IN CENTERLINE OF GRAVEL ROAD

PART OF THE
NE 1/4 SEC 2
T11N R12W

UNPLATTED

SUBJECTORS CERTIFICATE

I, JAMES H. HICK, NEBRASKA REGISTERED LAND SURVEYOR
DO HEREBY CERTIFY THAT THE PART OF THE NE 1/4 SEC. 2, T11N, R12W,
RANGE 12 WEST, TOWNSHIP 11 NORTH, SECTION 2, HALL COUNTY,
NEBRASKA, SHOWN ON THE ABOVE MAP, IS A TRUE AND CORRECT
REPRESENTATION OF THE LAND AS OWNED BY THE PARTIES
HEREIN, AND THAT THE SAME IS SUBJECT TO THE MORTGAGE AND
LIENS THEREON AS SHOWN ON THE ABOVE MAP.



LEGAL DESCRIPTION

THE PART OF THE NE 1/4 SEC. 2, T11N, R12W, RANGE 12 WEST, TOWNSHIP 11 NORTH, SECTION 2, HALL COUNTY, NEBRASKA, SHOWN ON THE ABOVE MAP, IS A TRUE AND CORRECT REPRESENTATION OF THE LAND AS OWNED BY THE PARTIES HEREIN, AND THAT THE SAME IS SUBJECT TO THE MORTGAGE AND LIENS THEREON AS SHOWN ON THE ABOVE MAP.

TESTIMONY
I, JAMES H. HICK, NEBRASKA REGISTERED LAND SURVEYOR NO. 883, DO HEREBY CERTIFY THAT THE PART OF THE NE 1/4 SEC. 2, T11N, R12W, RANGE 12 WEST, TOWNSHIP 11 NORTH, SECTION 2, HALL COUNTY, NEBRASKA, SHOWN ON THE ABOVE MAP, IS A TRUE AND CORRECT REPRESENTATION OF THE LAND AS OWNED BY THE PARTIES HEREIN, AND THAT THE SAME IS SUBJECT TO THE MORTGAGE AND LIENS THEREON AS SHOWN ON THE ABOVE MAP.

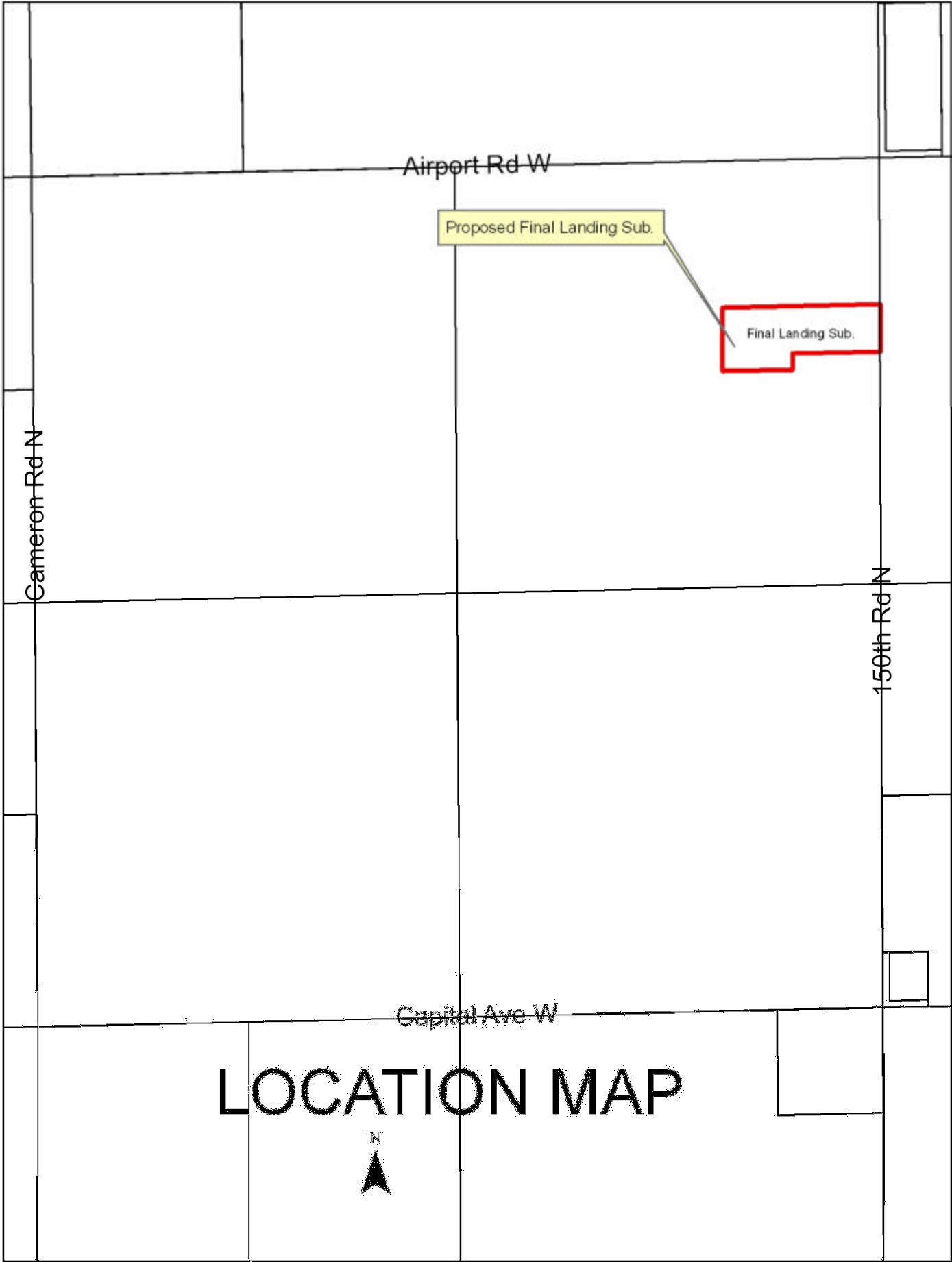
WITNESSES
I, JAMES H. HICK, NEBRASKA REGISTERED LAND SURVEYOR NO. 883, DO HEREBY CERTIFY THAT THE PART OF THE NE 1/4 SEC. 2, T11N, R12W, RANGE 12 WEST, TOWNSHIP 11 NORTH, SECTION 2, HALL COUNTY, NEBRASKA, SHOWN ON THE ABOVE MAP, IS A TRUE AND CORRECT REPRESENTATION OF THE LAND AS OWNED BY THE PARTIES HEREIN, AND THAT THE SAME IS SUBJECT TO THE MORTGAGE AND LIENS THEREON AS SHOWN ON THE ABOVE MAP.

APPROVED AND SUBMITTED BY THE PARTIES
JAMES H. HICK, NEBRASKA REGISTERED LAND SURVEYOR NO. 883

WITNESSES
JAMES H. HICK, NEBRASKA REGISTERED LAND SURVEYOR NO. 883

APPROVED AND SUBMITTED BY THE PARTIES
JAMES H. HICK, NEBRASKA REGISTERED LAND SURVEYOR NO. 883

WITNESSES
JAMES H. HICK, NEBRASKA REGISTERED LAND SURVEYOR NO. 883



February 16, 2009

Dear Members of the Board:

RE: Final Plat – AMA Subdivision HC

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of AMA Subdivision, located north of White Cloud Road, and east of Cameron Road, in Hall County, Nebraska consisting of 2.85 acres (1) Lot.

This final plat proposes to create 1 lot on a tract of land being part of the Southwest Quarter of the Northwest Quarter (SW1/4 NW1/4) of Section Twenty-Three (23), Township Twelve (12) North, Range Twelve (12) 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 March 4, 2009 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Naby, AICP
Planning Director

cc: Hall County Clerk
Hall County Attorney
Hall County Public Works
Hall County Building Department
Manager of Postal Operations
Trenton D. Snow

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



Nebraska Highway 2 W

AMA Sub.

Proposed AMA Sub.

Cameron Rd N

150th Rd N

White Cloud Rd W

LOCATION MAP

N

