



# Hall County Regional Planning Commission

Wednesday, May 06, 2009  
Regular Meeting

## Item M12

**Final Plat - Yoder Subdivision HC**

*Insert a narrative here*

Staff Contact:

April 20, 2009

Dear Members of the Board:

**RE: Final Plat – Yoder Subdivision**

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Yoder Subdivision, located east of Bluff Center Rd., and north of Prairie Rd., in Hall County, Nebraska.

This final plat proposes to create 1 lot on a tract of land comprising a part of the Northwest Quarter (NW1/4) of Section Four (4), Township Twelve (12) North, Range Twelve (12) West of the 6<sup>th</sup> P.M. in Hall County, Nebraska.

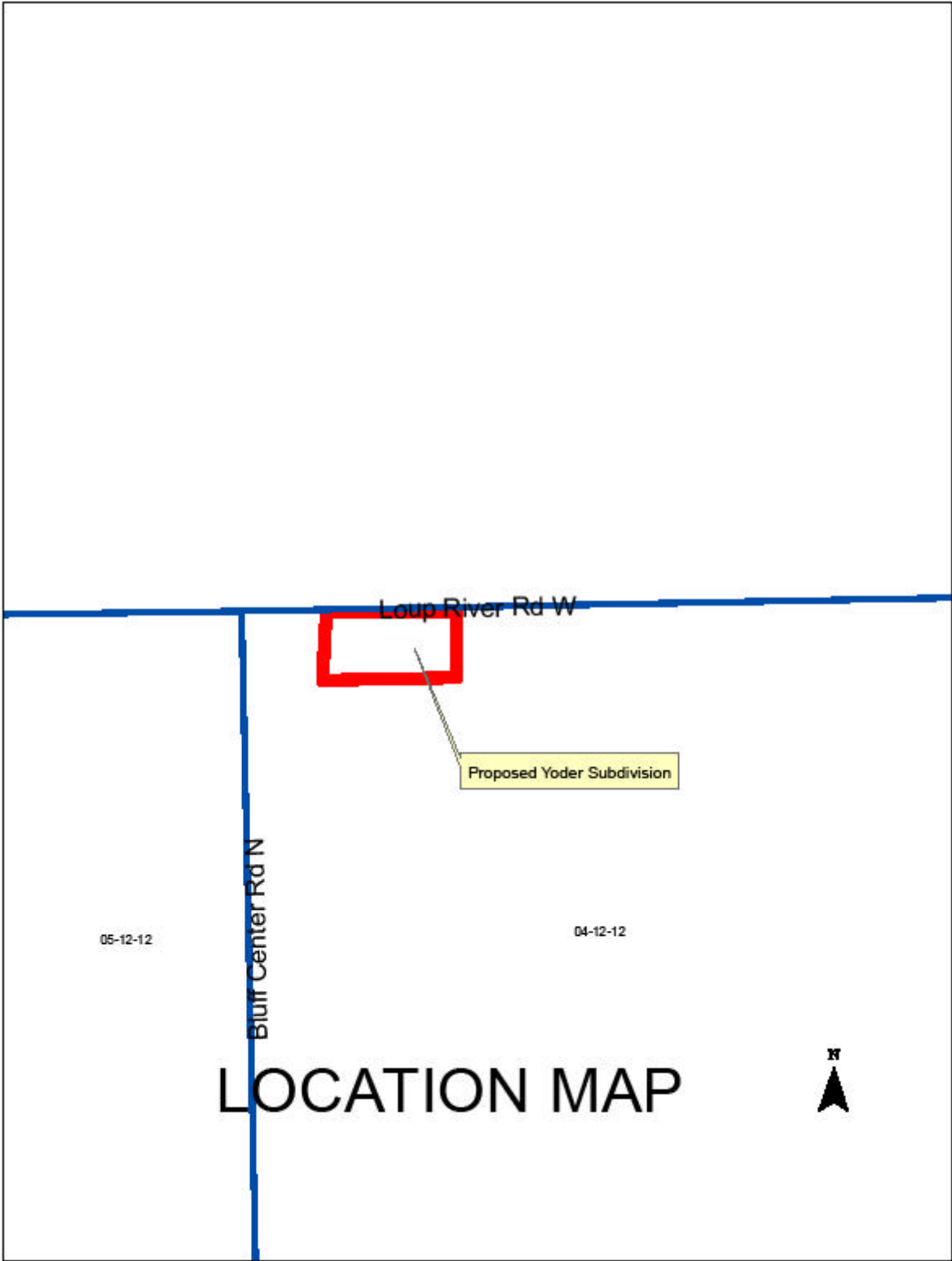
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on May 6, 2009 in the Council Chambers located in Grand Island's City Hall.

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 LLC

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



Loup River Rd W

Proposed Yoder Subdivision

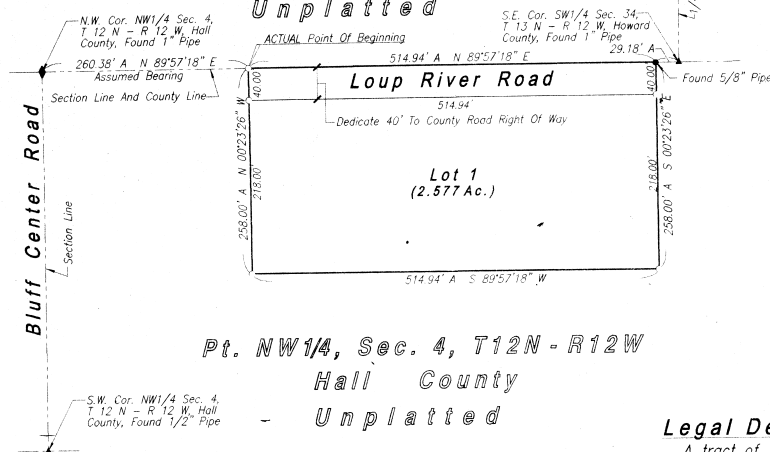
05-12-12

04-12-12

# LOCATION MAP

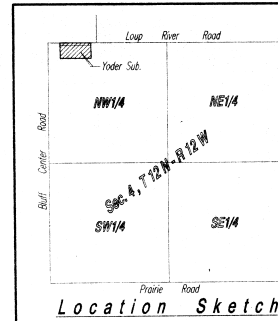


SW1/4, Sec. 34, T13N - R12W  
Howard County  
Unplatted



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



Pt. NW1/4, Sec. 4, T12N - R12W  
Hall County  
Unplatted

Legal Description

A tract of land comprising a part of the Northwest Quarter (NW1/4) of Section Four (4), Township Twelve (12) North, Range Twelve (12) West of the 6th. P.M., in Hall County, Nebraska, more particularly described as follows:

Beginning at the northwest corner of said Northwest Quarter (NW1/4); thence running easterly along the north line of said Northwest Quarter (NW1/4), on an Assumed Bearing of N89°57'18"E, a distance of Two Hundred Sixty and Thirty Eight Hundredths (260.38) feet, to the ACTUAL point of beginning; thence continuing N89°57'18"E along the north line of said Northwest Quarter (NW1/4), a distance of Five Hundred Fourteen and Ninety Four Hundredths (514.94) feet; thence running S00°23'26"E, a distance of Two Hundred Fifty Eight (258.00) feet; thence running S89°57'18"W, a distance of Five Hundred Fourteen and Ninety Four Hundredths (514.94) feet; thence running N00°23'26"W, a distance of Two Hundred Fifty Eight (258.00) feet, to the ACTUAL point of beginning and containing 3.050 acres more or less.

Dedication

KNOW ALL MEN BY THESE PRESENTS, that RICKY V. YODER and CYNTHIA M. YODER, husband and wife being the owners of the land described herein, have caused said to be surveyed, subdivided, platted and designated as 'YODER 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 thereon, 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 hereto at Grand Island, Nebraska, this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

Ricky V. Yoder

Cynthia M. Yoder

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 RICKY V. YODER and CYNTHIA M. YODER, 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 March 24, 2009, I completed an accurate survey of 'YODER 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.

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

(Seal)

Approvals

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

YODER SUBDIVISION  
HALL COUNTY, NEBRASKA