



Hall County Regional Planning Commission

Wednesday, August 05, 2009
Regular Meeting

Item M5

Final Plat

Insert a narrative here

Staff Contact:

July 22, 2009

Dear Members of the Board:

RE: Final Plat – R Quandt Subdivision

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of R Quandt Subdivision, located west of Quandt Rd and North of White Cloud Rd, in the 2-mile extraterritorial jurisdiction of Grand Island, in Hall County Nebraska.

This final plat proposes to create 1 lot on a tract of land comprising a part of the South Half of the Northeast Quarter (S1/2NE1/4) in Section Twenty Three (23), Township Twelve (12) North, Range Nine (9) West of the 6th P.M. in Hall County, Nebraska and said tract containing 4.184 acres.

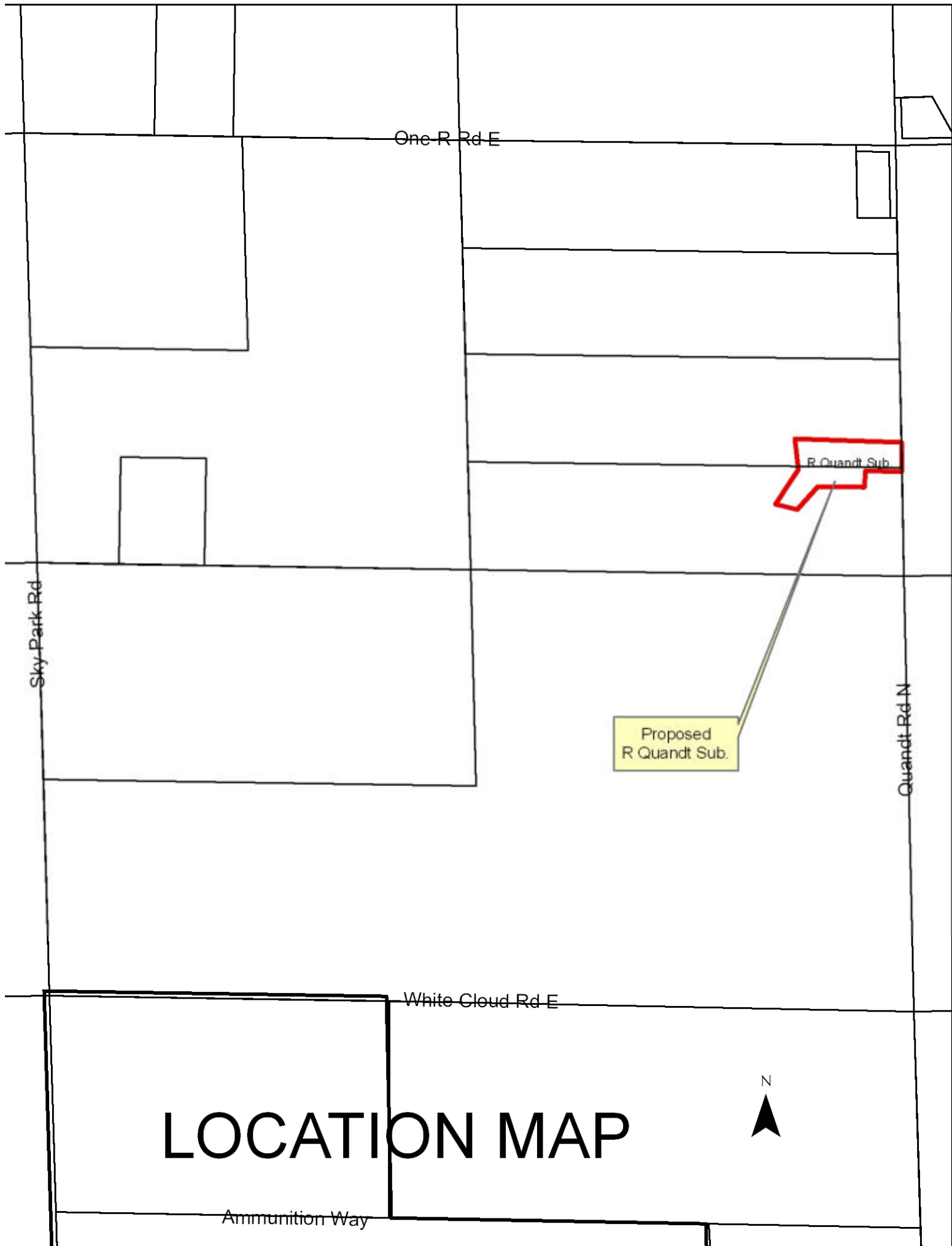
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on August 5, 2009 in the Council Chambers located in Grand Island's City Hall.

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

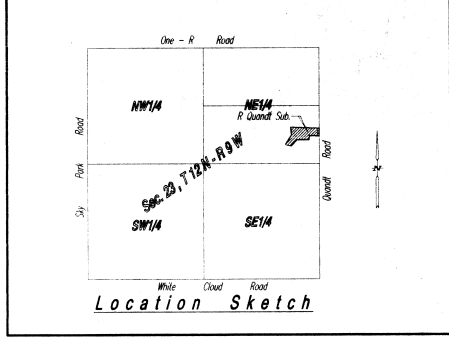
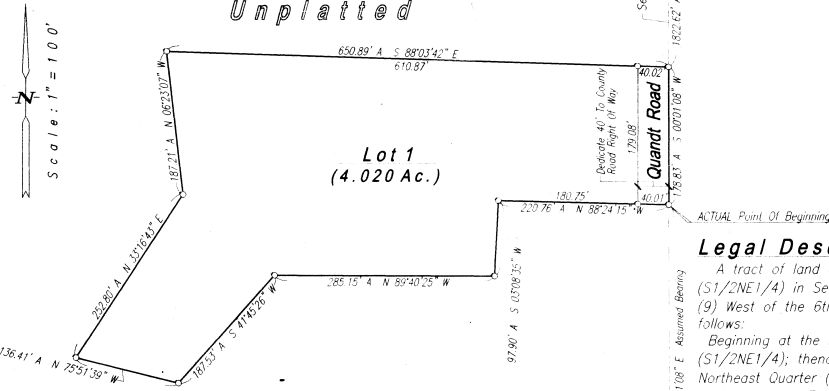
This letter was sent to the following School Districts 1R, 2, 3, 8, 12, 19, 82, 83, 100, 126.



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

Pt. S1/2NE1/4, Sec. 23, T12N - R9W
Unplatted



Pt. S1/2NE1/4, Sec. 23, T12N - R9W
Unplatted

Legal Description

A tract of land comprising a part of the South Half of the Northeast Quarter (S1/2NE1/4) in Section Twenty Three (23), Township Twelve (12) North, Range Nine (9) West of the 6th. P.M., in Hall County, Nebraska, more particularly described as follows:

Beginning at the southeast corner of said South Half of the Northeast Quarter (S1/2NE1/4); thence running northerly on the east line of said South Half of the Northeast Quarter (S1/2NE1/4), on an Assumed Bearing of N00°01'08"E, a distance of Six Hundred Thirty Four and Nine Hundredths (634.09) feet, to the ACTUAL point of beginning; thence running N88°03'42"W, a distance of Two Hundred Twenty and Seventy Six Hundredths (220.76) feet; thence running S63°28'35"W, a distance of Ninety Seven and Ninety Hundredths (97.90) feet; thence running N89°40'25"W, a distance of Two Hundred Eighty Five and Fifteen Hundredths (285.15) feet; thence running S41°45'26"W, a distance of One Hundred Eighty Seven and Fifty Three Hundredths (187.53) feet; thence running N75°51'39"W, a distance of One Hundred Thirty Six and Forty One Hundredths (136.41) feet; thence running N33°16'43"E, a distance of Two Hundred Fifty Two and Eighty Hundredths (252.80) feet; thence running N06°23'07"W, a distance of One Hundred Eighty Seven and Twenty One Hundredths (187.21) feet; thence running S88°03'42"E, a distance of Six Hundred Fifty and Eighty Nine Hundredths (650.89) feet, to a point on the east line of said South Half of the Northeast Quarter (S1/2NE1/4); thence running S00°01'08"W, on the east line of said South Half of the Northeast Quarter (S1/2NE1/4), a distance of One Hundred Seventy Eight and Eighty Three Hundredths (178.83) feet, to the ACTUAL point of beginning and containing 4.184 acres more or less of which 0.164 acres more or less is presently occupied by public road right of way. Net 4.020 acres more or less.

Surveyor's Certificate

I hereby certify that on June 30, 2009, I completed an accurate survey of 'R QUANDT SUBDIVISION', Hall County, Nebraska, as shown on the accompanying plat thereof; that the lots, blocks, streets, easements, 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. Sengerthal, Reg. Land Surveyor No. 578

Dedication

KNOW ALL MEN BY THESE PRESENTS, that the ESTATE OF RALPH C. QUANDT, being the owner of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as 'R QUANDT SUBDIVISION', Hall County, Nebraska, as shown on the accompanying plat thereof, and does 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 owner and proprietor.

IN WITNESS WHEREOF, I have affixed my signature hereto at Grand Island, Nebraska, this day of _____, 2009.

Approvals

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

Chairman Date

ESTATE OF RALPH C. QUANDT

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

Jerry Quandt, Personal Representative

Chairman Of The Board County Clerk

Acknowledgement

State of Nebraska
County of Hall

On the _____ day of _____, 2009, before me, _____ a Notary Public within and for said County, personally appeared JERRY QUANDT, Personal Representative of the ESTATE OF RALPH C. QUANDT, to me personally known to be the identical person whose signature is affixed hereto, and that he did acknowledge the execution thereof to be his voluntary act and deed and the voluntary act and deed of said Estate.

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)

(Seal)

Notary Public

**R QUANDT SUBDIVISION
HALL COUNTY, NEBRASKA**

July 21, 2009

Dear Members of the Board:

RE: Final Plat – Pilkington Subdivision

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Pilkington Subdivision, located east of 80th Rd., and north of Abbott Rd., in Hall County, Nebraska.

This final plat proposes to create 1 lot on a tract of land comprising a part of the North Half of the Northwest Quarter (N1/2NW1/4) in Section Thirty (30), Township Twelve (12) North, Range Ten (10) West of the 6th P.M. in Hall County, Nebraska, and said tract containing 4.617 acres.

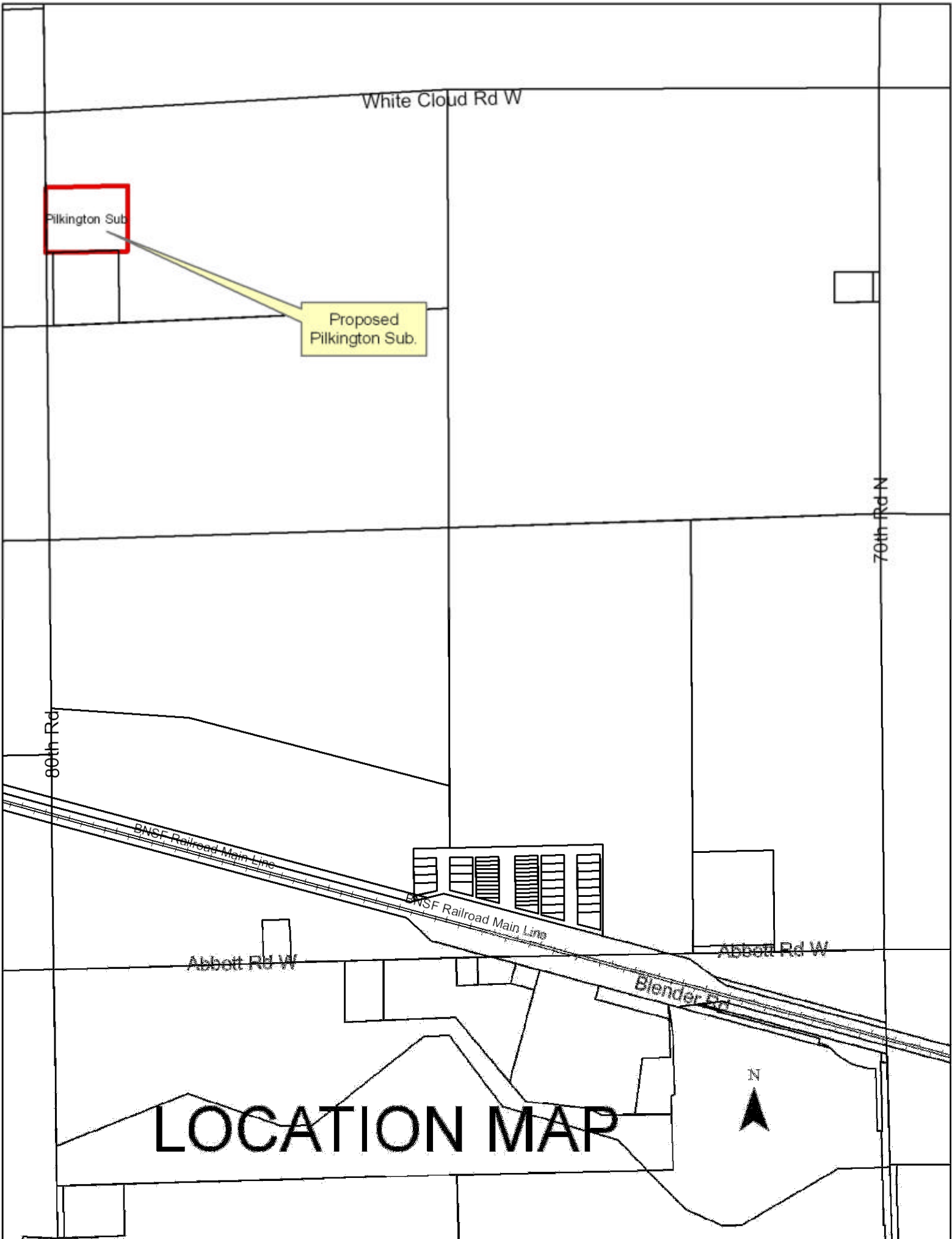
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on August 5, 2009 in the Council Chambers located in Grand Island's City Hall.

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.



White Cloud Rd W

Pilkington Sub

Proposed
Pilkington Sub.

70th Rd N

80th Rd

BNSF Railroad Main Line

BNSF Railroad Main Line

Abbott Rd W

Abbott Rd W

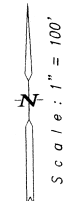
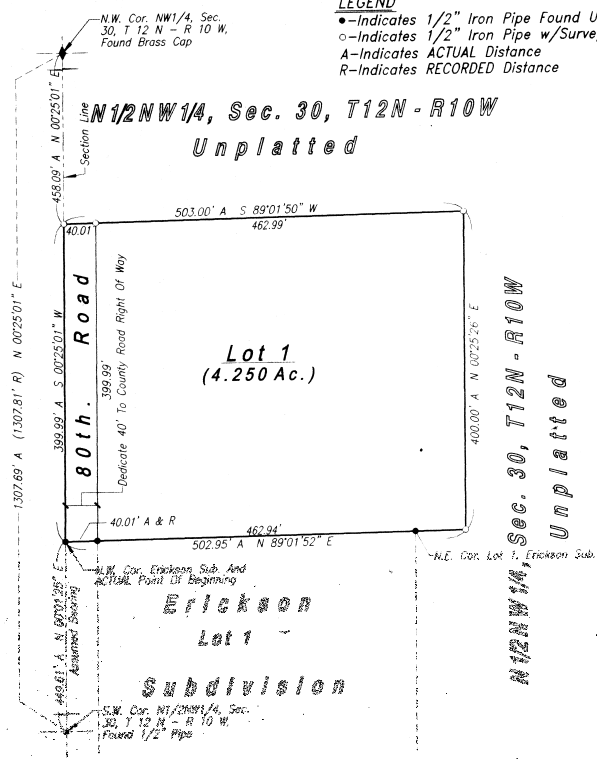
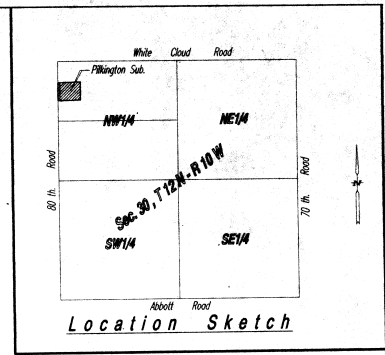
Blender Est

LOCATION MAP



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



Legal Description

A tract of land comprising a part of the North Half of the Northwest Quarter (N1/2NW1/4) in Section Thirty (30), Township Twelve (12) 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 North Half of the Northwest Quarter (N1/2NW1/4); thence running northerly on the west line of said North Half of the Northwest Quarter (N1/2NW1/4), on an Assumed Bearing of N00°01'25\"E, a distance of Four Hundred Forty Nine and Sixty One Hundredths (449.61) feet, to the northwest corner of Erickson Subdivision and the ACTUAL point of beginning; thence running N89°01'52\"E, on the north line of Erickson Subdivision and its extension, a distance of Five Hundred Two and Ninety Five Hundredths (502.95) feet; thence running N00°25'26\"E, a distance of Four Hundred (400.00) feet; thence running S89°01'50\"W, a distance of Five Hundred Three (503.00) feet, to a point on the west line of said North Half of the Northwest Quarter (N1/2NW1/4); thence running S00°25'31\"W, on the west line of said North Half of the Northwest Quarter (N1/2NW1/4), a distance of Three Hundred Ninety Nine and Ninety Nine Hundredths (399.99) feet, to the ACTUAL point of beginning and containing 4.617 acres more or less of which 0.367 acres more or less is presently occupied by public road right of way. Net 4.250 acres more or less.

Surveyor's Certificate

I hereby certify that on June 30, 2009, I completed an accurate survey of 'PILKINGTON 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. Sorgentree, Reg. Land Surveyor No. 578

Dedication

KNOW ALL MEN BY THESE PRESENTS, that CLIFFORD R. PILKINGTON AND RANAE A. PILKINGTON, husband and wife, being the owners of the land described herein, have caused same to be surveyed, subdivided, platted and designated as 'PILKINGTON 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, streets, 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.

Clifford R. Pilkington

Ranae A. Pilkington

Approvals

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

Chairman Date

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

Chairman Of The Board County Clerk

Acknowledgement

State Of Nebraska
County Of Hall
On the _____ day of _____, 2009, before me, a Notary Public within and for said County, personally appeared CLIFFORD R. PILKINGTON and RANAE A. PILKINGTON, 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

**PILKINGTON SUBDIVISION
HALL COUNTY, NEBRASKA**