



Hall County Regional Planning Commission

Wednesday, October 07, 2009

Regular Meeting

Item M4

Final Plat

Insert a narrative here

Staff Contact:

September 18, 2009

Dear Members of the Board:

RE: Final Plat – Huxtable Subdivision

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Huxtable Subdivision, located west of 90th Rd., and north of Holling Rd., in Hall County Nebraska.

This final plat proposes to create 1 lot on a tract of land comprising a part of the Southeast Quarter of the Northeast Quarter (SE1/4NE1/4) and a part of the Northeast Quarter of the Southeast Quarter (NE1/4SE1/4) all in Section Twenty Six (26), Township (10) North, Range Eleven (11) West of the 6th P.M. in Hall County, Nebraska, said tract containing 10.231 acres.

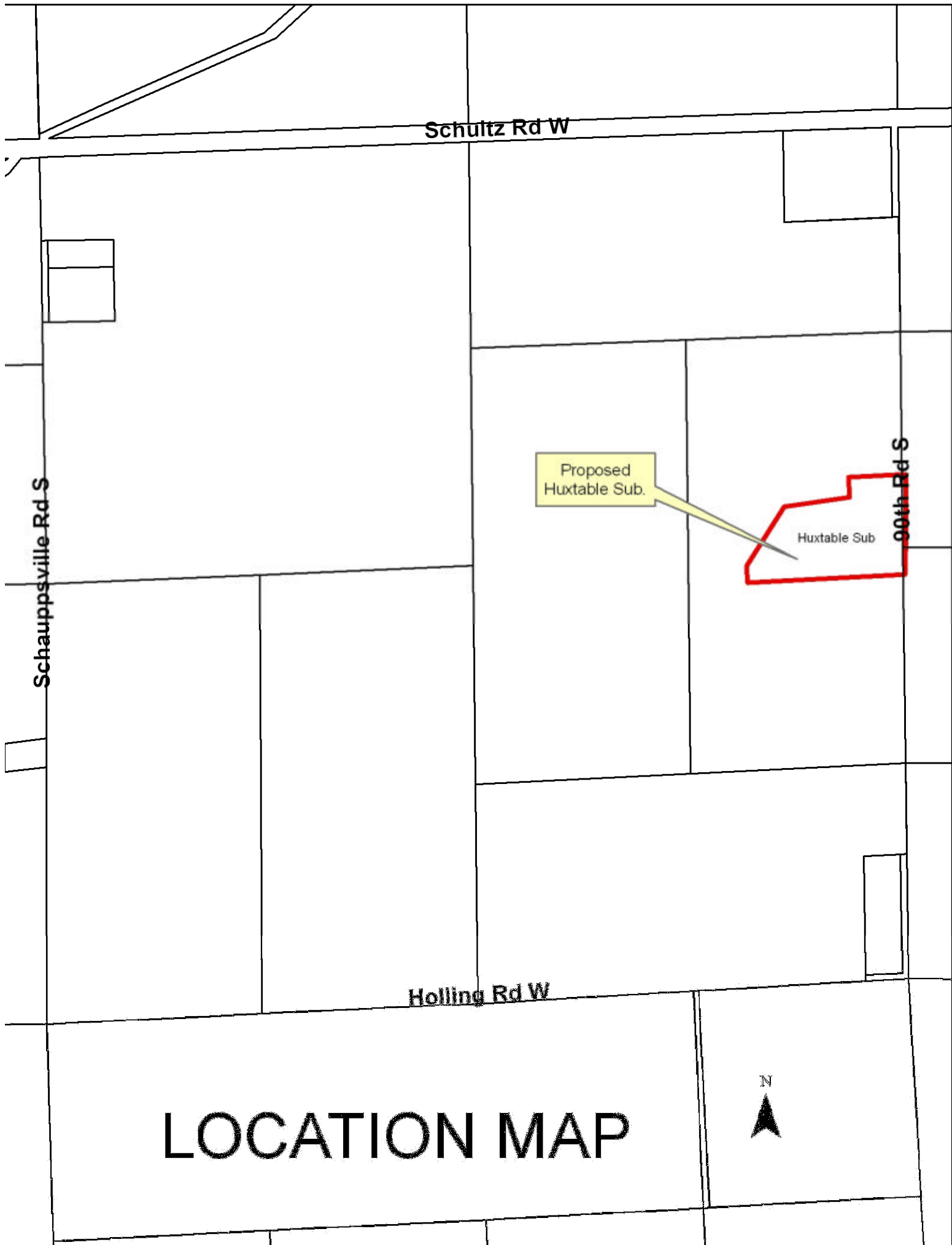
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on October 7, 2009 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, 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.

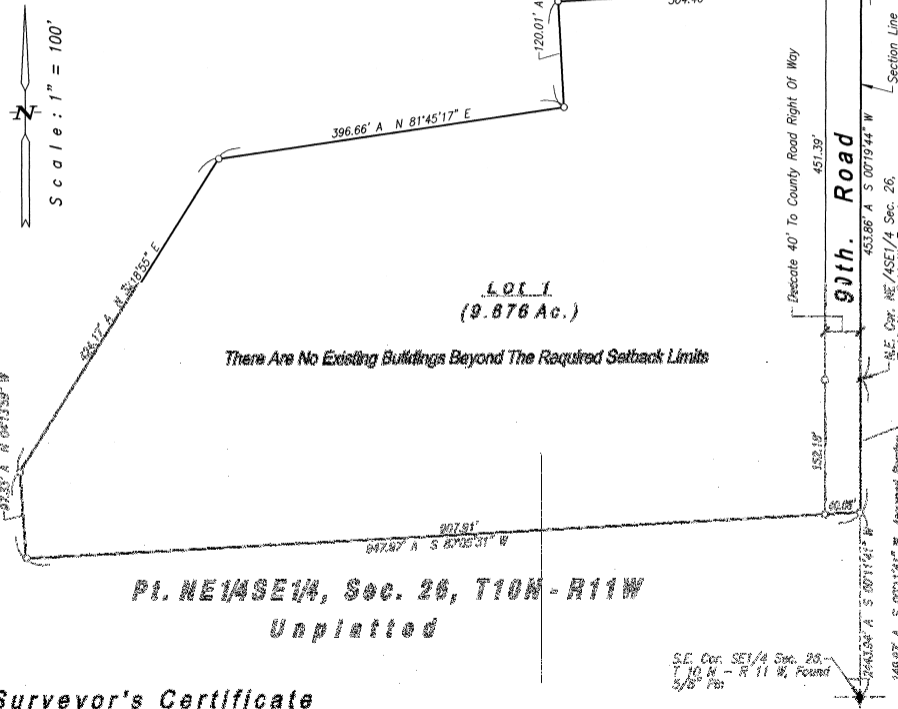


LEGEND

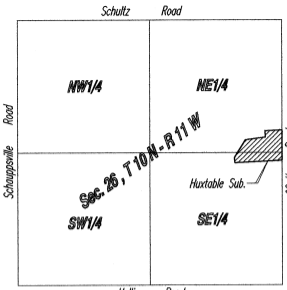
- Indicates 1/2" Iron Pipe Found Unless Otherwise Noted
- Indicates 1/2" Iron Pipe w/Survey Cap Placed Unless Otherwise Noted
- A-Indicates ACTUAL Distance
- R-Indicates RECORDED Distance

Pt. SE1/4NE1/4, Sec. 26, T10N - R11W

Unplatted



N.E. Cor. NE1/4 Sec. 26,
T 10 N - R 11 W, Found
Aluminum Cap



Legal Description

A tract of land comprising a part of the Southeast Quarter of the Northeast Quarter (SE1/4NE1/4) and a part of the Northeast Quarter of the Southeast Quarter (NE1/4SE1/4) all in Section Twenty Six (26), Township Ten (10) North, Range Eleven (11) West of the 6th P.M., in Hall County, Nebraska, more particularly described as follows:

Beginning at northeast corner of said Northeast Quarter of the Southeast Quarter (NE1/4SE1/4); thence running southerly on the east line of said Northeast Quarter of the Southeast Quarter (NE1/4SE1/4), on an Assumed Bearing of S00°11'41"W, a distance of One Hundred Forty Nine and Ninety Seven Hundredths (149.97) feet; thence running S87°05'31"W, a distance of Nine Hundred Forty Seven and Ninety Seven Hundredths (947.97) feet; thence running N04°13'53"W, a distance of Ninety Seven and Thirty Three Hundredths (97.33) feet; thence running N32°18'55"E, a distance of Four Hundred Twenty Four and Seventeen Hundredths (424.17) feet; thence running N81°45'17"E, a distance of Three Hundred Ninety Six and Sixty Six Hundredths (396.66) feet; thence running N02°58'52"W, a distance of One Hundred Twenty and One Hundredth (120.01) feet; thence running N86°43'53"E, a distance of Three Hundred Forty Four and Fifty Four Hundredths (344.54) feet, to a point on the east line of said Southeast Quarter of the Northeast Quarter (SE1/4NE1/4); thence running S00°19'44"W, on the east line of said Southeast Quarter of the Northeast Quarter (SE1/4NE1/4), a distance of Four Hundred Fifty Three and Eighty Six Hundredths (453.86) feet, to the point of beginning and containing 10.231 acres more or less.

Surveyor's Certificate

I hereby certify that on September 11, 2009, I completed an accurate survey of 'HUXTABLE 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. Sorgenfrei, Reg. Land Surveyor No. 578

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)

Dedication

KNOW ALL MEN BY THESE PRESENTS, that DENNIS L. HUXTABLE and BARBARA HUXTABLE, husband and wife, being the owners of the land described hereon, have caused same to be surveyed, subdivided, platted and designated as 'HUXTABLE 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.

Dennis L. Huxtable

Barbara Huxtable

Acknowledgement

State Of Nebraska ss
County Of Hall ss

On the _____ day of _____, 2009, before me _____, a Notary Public within and for said County, personally appeared DENNIS L. HUXTABLE and BARBARA HUXTABLE, 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

HUXTABLE SUBDIVISION
HALL COUNTY, NEBRASKA

September 18, 2009

Dear Members of the Board:

RE: Final Plat – Hollister's Hidden Acres Sub

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Hollister's Hidden Acres Subdivision, located west of U.S. Hwy 281 and north of Rosedale Rd., in Hall County Nebraska.

This final plat proposes to create 1 lot on a tract of land comprising a part of the Southeast Quarter (SE1/4) of Section Twenty Five (25), Township Nine (9) North, Range Ten (10) West of the 6th P.M. in Hall County, Nebraska, said tract containing 3.885 acres.

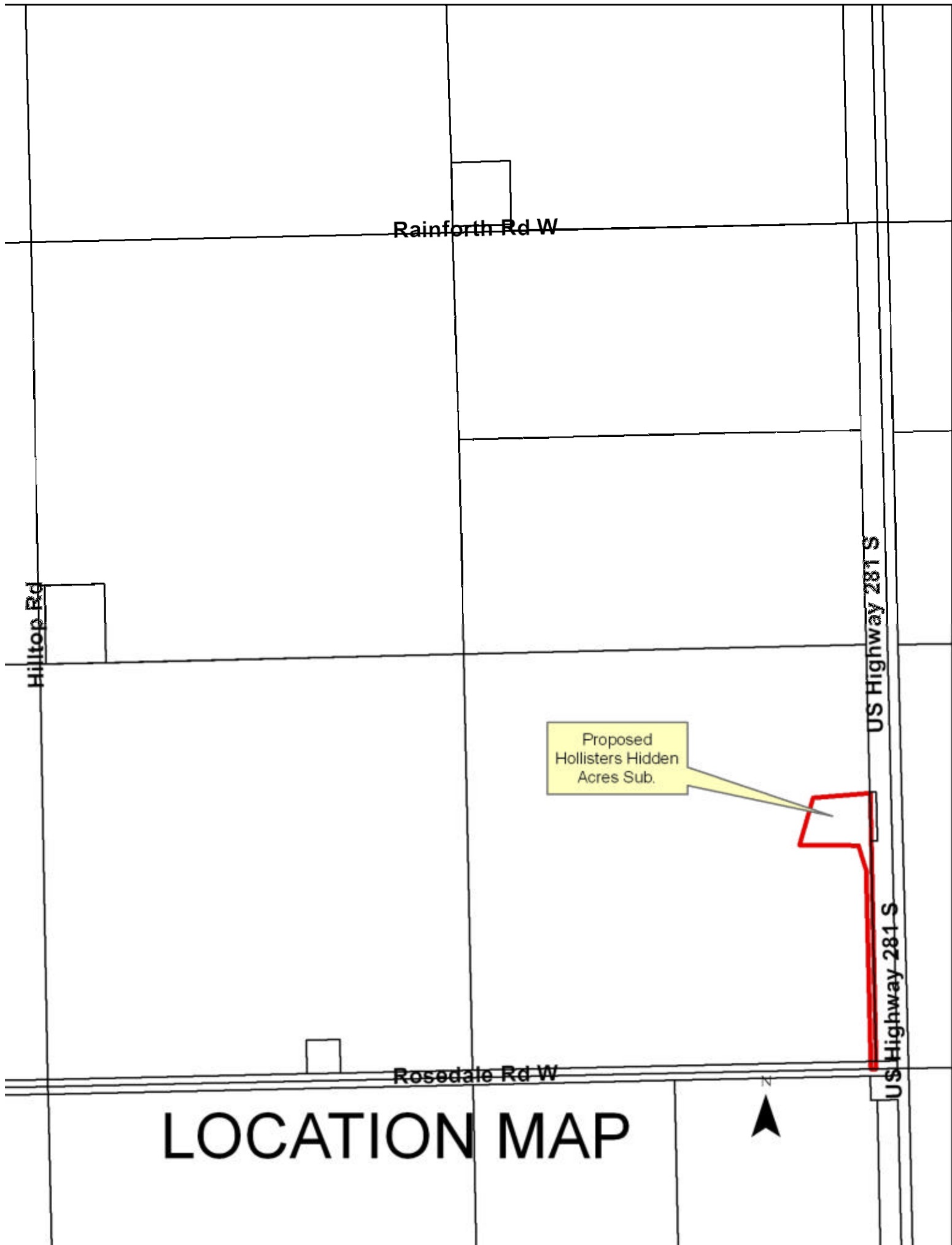
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on October 7, 2009 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

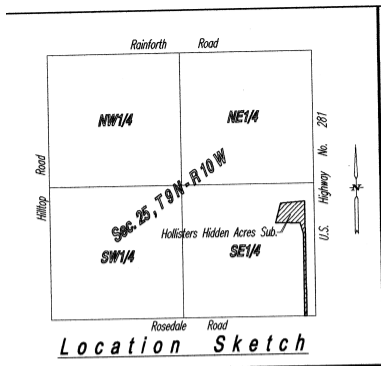
Chad Nabity, AICP
Planning Director

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 MAP



LEGEND

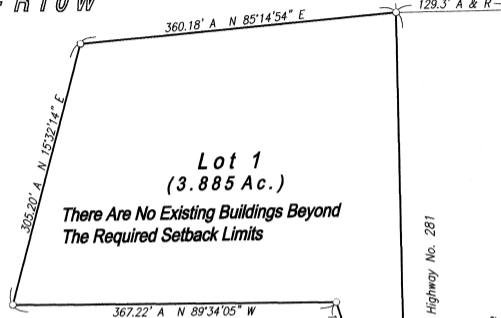
- Indicates 1/2" Iron Pipe Found Unless Otherwise Noted
- Indicates 1/2" Iron Pipe w/Survey Cap Placed Unless Otherwise Noted
- Indicates Nail w/Washer Placed In Asphalt
- A-Indicates ACTUAL Distance
- R-Indicates RECORDED Distance

N.E. Cor. SE1/4 Sec. 25,
T 9 N - R 10 W Found
Survey Marker w/Washer

SE1/4, Sec. 25, T9N - R10W

Unplatted

Scale: 1" = 100'



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 MARK A. HOLLISTER and ANNETTE J. HOLLISTER, 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 _____.

Legal Description

A tract of land comprising a part of the Southeast Quarter (SE1/4) of Section Twenty Five (25), 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 southeast corner of said Southeast Quarter (SE1/4); thence running westerly on the south line of said Southeast Quarter (SE1/4), on an Assumed Bearing of S89°46'26"W, a distance of One Hundred Thirty One and Ten Hundredths (131.10) feet, to the ACTUAL point of beginning; thence continuing S89°46'26"W on the south line of said Southeast Quarter (SE1/4), a distance of Thirty Three and Sixty Hundredths (33.60) feet; thence running N00°06'07"W, a distance of One Thousand Two Hundred Thirty Three and Fifteen Hundredths (1233.15) feet; thence running N15°43'37"W, a distance of One Hundred Sixty Three and Sixty Four Hundredths (163.64) feet; thence running N89°34'05"W, a distance of Three Hundred Sixty Seven and Twenty Two Hundredths (367.22) feet; thence running N15°32'14"E, a distance of Three Hundred Five and Twenty Hundredths (305.20) feet; thence running N55°14'54"E, a distance of Three Hundred Sixty and Eighteen Hundredths (360.18) feet, to a point on the westerly right of way line of U.S. Highway No. 281, a distance of One Thousand Seven Hundred Sixteen and Forty Two Hundredths (1716.42) feet, to the ACTUAL point of beginning, EXCEPTING THEREFROM the northerly Twelve (12.0) feet of the southerly Forty Five (45.0) feet of the above described tract of land, leaving a net acreage of 3.910 acres more or less.

Dedication

KNOW ALL MEN BY THESE PRESENTS, that MARK A. HOLLISTER and ANNETTE J. HOLLISTER, husband and wife, being the owners of the land described hereon, have caused same to be surveyed, subdivided, platted and designated as 'HOLLISTERS HIDDEN ACRES 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.

Surveyor Certificate

I hereby certify that on September 14, 2009, I completed an accurate survey of 'HOLLISTERS HIDDEN ACRES 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. Sorgenfrei, Reg. Land Surveyor No. 578

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)

Mark A. Hollister

Annette J. Hollister

N.E. Cor. SE1/4 Sec. 25,
T 9 N - R 10 W Found
Abandoned Cap

2484.43' A S 80°40'28" W

Section Line

Rosedale Road

33.60' A S 89°46'26" W

131.10' A & R S 89°46'26" W Assumed Bearing

N.E. Cor. SE1/4 Sec. 25,
T 9 N - R 10 W Found
Survey Marker w/Washer

HOLLISTERS HIDDEN ACRES SUBDIVISION
HALL COUNTY, NEBRASKA

ROCKWELL AND ASSOC. LLC - ENGINEERING & SURVEYING - GRAND ISLAND, NEBRASKA

Sheet No. 1 Of 1