



# Hall County Regional Planning Commission

Wednesday, February 03, 2010  
Regular Meeting

## Item M6

### Final Plats

*Insert a narrative here*

Staff Contact:

January 21, 2010

Dear Members of the Board:

**RE: Final Plat – Wild Rose Ranch Estates 2<sup>nd</sup> Subdivision**

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Wild Rose Ranch 2<sup>nd</sup> Subdivision, located west of Alda Rd., and south of Whooping Crane Drive, in Hall County Nebraska.

This final plat proposes to create 18 lots on a tract of land comprising all of Lots One (1) through Eighteen (18) inclusive, all of Outlot "B", all of Outlot "C", and all of Outlot "D", all being in Wild Rose Ranch Estates Subdivision, Hall County, Nebraska, said tract containing 49.177 acres, more or less.

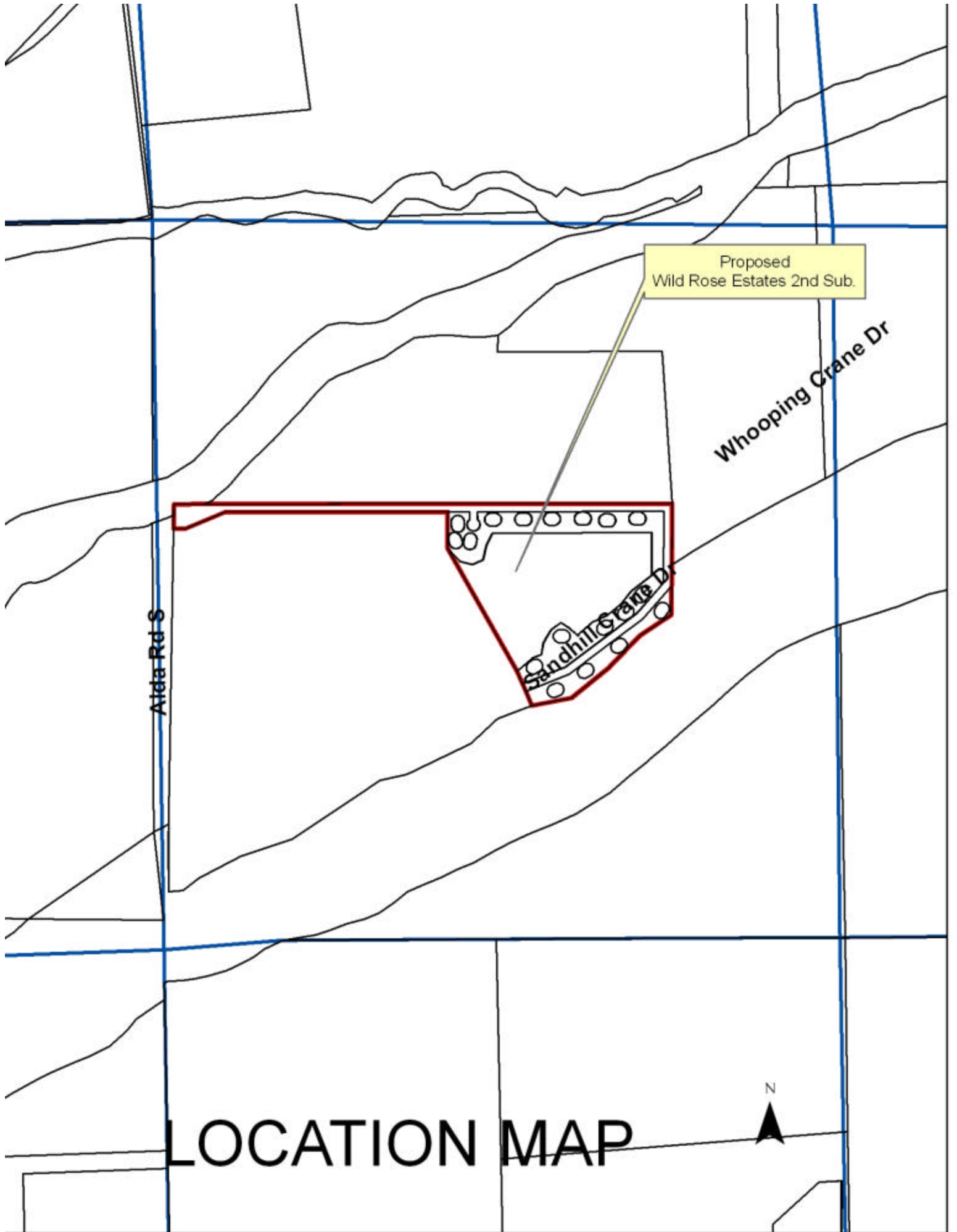
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on February 3, 2010 in the Council Chambers located in Grand Island's City Hall.

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  
Benjamin & Associates, Inc.

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



Proposed  
Wild Rose Estates 2nd Sub.

Whooping Crane Dr

Alda Rd S

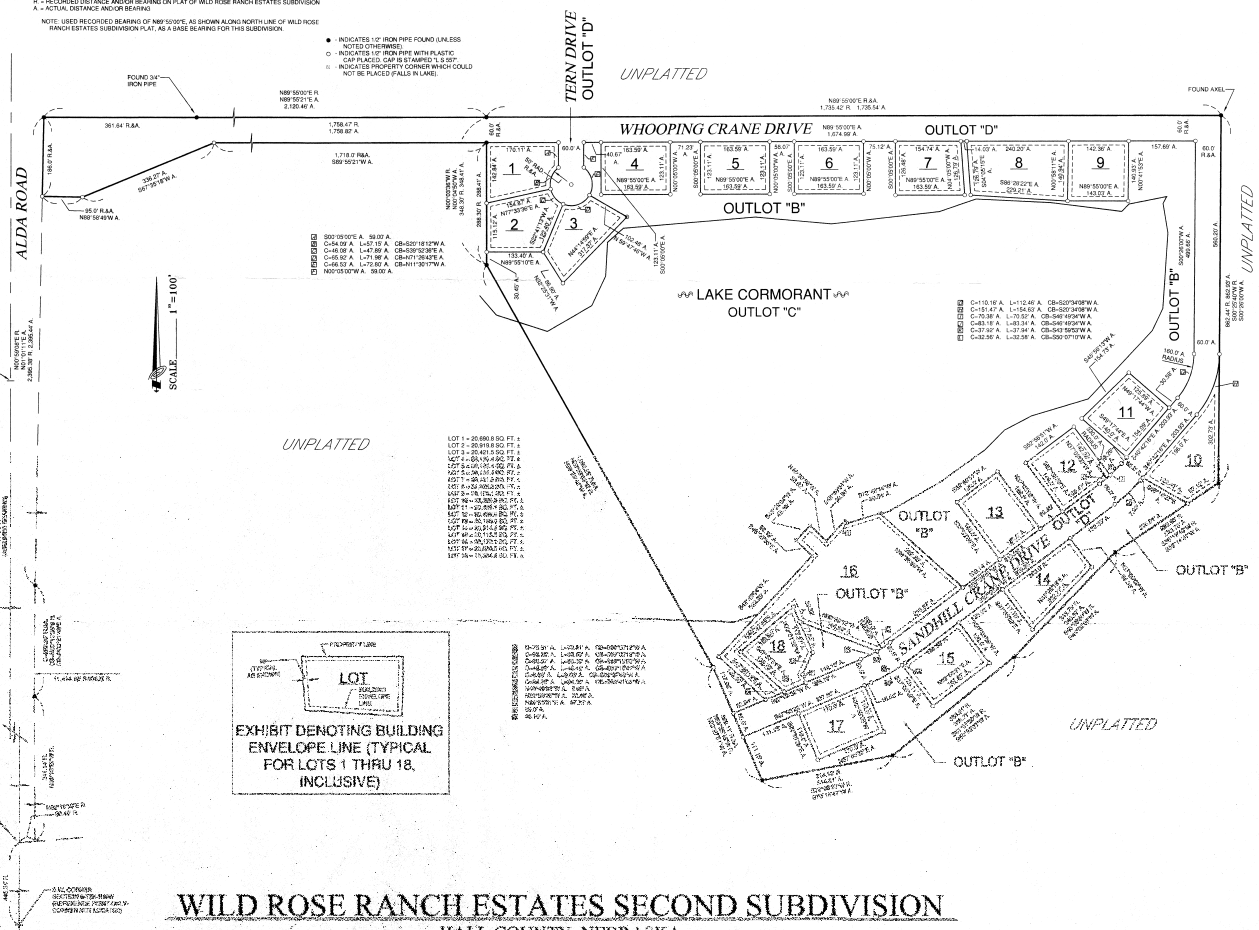
Sandhill Creek Dr

N

LOCATION MAP

R = RECORDED DISTANCE AND/OR BEARING ON PLAT OF WILD ROSE RANCH ESTATES SUBDIVISION  
 A = ACTUAL DISTANCE AND/OR BEARING  
 NOTE: USED RECORDED BEARING OF N89°50'00"E, AS SHOWN ALONG NORTH LINE OF WILD ROSE RANCH ESTATES SUBDIVISION PLAT, AS A BASE BEARING FOR THIS SUBDIVISION

- INDICATES 10" IRON PIPE FOUND LINES NOTED OTHERWISE
- INDICATES 10" IRON PIPE WITH PLASTIC CAP PLACED, CAP IS STAMPED 1.5.00"
- INDICATES PROPERTY CORNER WHICH COULD NOT BE PLACED (FALLS IN LAKE)



January 21, 2010

Dear Members of the Board:

**RE: Final Plat – Hulme 2<sup>nd</sup> Subdivision**

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Hulme 2<sup>nd</sup> Subdivision, located north of Airport Road and west of 190<sup>th</sup> Rd., in Hall County Nebraska.

This final plat proposes to create 1 lot on a tract of land being a part Lot One (1), Hulme Subdivision, Hall County (now vacated), being part of the East Half of the Southeast Quarter (E ½ SE ¼) of Section Thirty-One (31), Township Twelve (12) North, Range Twelve (12), West of the 6<sup>th</sup> P.M. Hall County, Nebraska, said tract containing 5.04 acres, more or less.

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 February 3, 2010 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  
Trenton D. Snow LLC

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

Wiseman Rd N

Abbott Rd W

190th Rd N

Proposed  
Hulme 2nd Sub.

Hulme 2nd Sub.

Airport Rd W

LOCATION MAP



# HULME 2nd SUBDIVISION

A SUBDIVISION BEING PART OF EAST 1/2 OF THE SOUTHEAST 1/4  
OF SECTION 31, TOWNSHIP 12 NORTH, RANGE 12 WEST OF THE  
SIXTH PRINCIPAL MERIDIAN, HALL COUNTY, NEBRASKA

UNPLATTED

NORTHEAST CORNER OF THE EAST 1/2 OF THE  
SOUTHEAST 1/4 OF SECTION 31, T12N, R12W,  
HALL COUNTY, NEBRASKA  
FOUND BUREAU OF LAND RECAP  
-NAIL IN POWER POLE NORTHWEST 48.41'  
-NAIL IN POWER POLE NORTHEAST 49.11'  
-CENTER OF CONCRETE WITNESS CORNER  
-WITNESS CORNER WEST 32.53'  
-CAPPED 1/2" IRON PIPE 40.0' WEST ON  
EAST-WEST 1/4 SECTION LINE

## LEGAL DESCRIPTION

A tract of land being part Lot One, Hulme Subdivision, Hall County (now vacated), being part of the East Half of the Southeast Quarter (E1/2 SE1/4) of Section Thirty-one (31), Township Twelve (12) North, Range Twelve (12) West of the Sixth Principal Meridian, Hall County, Nebraska, more particularly described as follows: Beginning at the Northeast corner of the Southeast Quarter of said Section 31 and assuming the East line of said Southeast Quarter as bearing S 00°07'51" W and as bearings contained herein are relative thereto; thence S 00°07'51" W on the aforesaid East line a distance of 742.0 feet; thence N 47°03' W a distance of 532.11 feet; thence N 00°07'51" E parallel with the aforesaid East line a distance of 382.78 feet to a point on the North line of said Southeast Quarter; thence S 89°27'36" E on the aforesaid North line a distance of 390.0 feet to the place of beginning. Containing 5.04 acres, more or less.

## SURVEYOR'S CERTIFICATE

I, Trenton D. Snow, a Professional Land Surveyor licensed in the State of Nebraska, hereby certify that I completed an accurate survey of "HULME 2nd 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 5/8" x 24" capped rebar 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.

(S E A L)

Trenton D. Snow  
Nebr. Reg. L.S. No. 926

Date: \_\_\_\_\_

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Doyle L. Hulme and Kay V. Hulme, husband and wife, being the sole owner(s) of the land described hereon, have caused the same to be surveyed, subdivided, platted and designated as "HULME 2nd 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 obstruction 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 be made with the free consent and in accordance with the desires of the undersigned owner(s).

IN WITNESS WHEREOF, I have affixed my signature hereto this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Doyle L. Hulme

Kay V. Hulme

## ACKNOWLEDGEMENTS

State of \_\_\_\_\_  
County of \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by Doyle L. Hulme, husband of Kay V. Hulme.

Notary Public

Affix Seal Here

State of \_\_\_\_\_  
County of \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by Kay V. Hulme, wife of Doyle L. Hulme.

Notary Public

Affix Seal Here

## APPROVALS

Submitted to and approved by the Regional Planning Commission of Hall County, Grand Island, Wood River and the Village of Alda, Cairo and Doniphan, Nebraska.

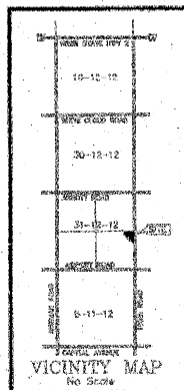
Chairman

Date

Approved and accepted by the Hall County Board of Supervisors, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Chairman of the Board

County Clerk



0 100' 200'

Scale: 1" = 100'

(M) = Measured Distance

(P) = Plotted Distance

+ = Temporary Point

• = Corner Found

○ = Corner Established (5/8" x 24" Capped Rebar)

NOTE: 5.04 Acre TOTAL

(216326.85 Sq. Ft. TOTAL)

AIRPORT ROAD

TRENTON D. SNOW, LLC

A LAND SURVEYING COMPANY

Professional Land Surveyor

Nebraska License No. 926

January 21, 2010

Dear Members of the Board:

**RE: Final Plat – O.N.E. Subdivision**

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of O.N.E. Subdivision, located south of Airport Road and west of 190<sup>th</sup> Rd., in Hall County Nebraska.

This final plat proposes to create 1 lot on a tract of land being part of Government Lot One (1) and part of the Southeast Quarter of the Northeast Quarter (SE  $\frac{1}{4}$  NE  $\frac{1}{4}$ ) of Section Six (6) Township Twelve (12) North, Range Twelve (12), West of the 6<sup>th</sup> P.M. Hall County, Nebraska, said tract containing 2.08 acres, more or less.

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 February 3, 2010 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  
Trenton D. Snow LLC

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



Wiseman Rd N

Wiseman Rd N

Airport Rd W

190th Rd N

Proposed  
O.N.E. Sub.

O.N.E. Sub.

Capital Ave W

# LOCATION MAP



