



Hall County Regional Planning Commission

Wednesday, January 05, 2011

Regular Meeting

Item M3

Cedar Pines Subdivision

Insert a narrative here

Staff Contact:

December 27, 2010

Dear Members of the Board:

RE: Final Plat – Cedar Pines Subdivision

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Cedar Pines Subdivision, located in Hall County Nebraska.

This final plat proposes to create 1 lot on a tract of land, in the Northwest Quarter (NW1/4) of Section Thirty Three (33), Township Eleven (11) North, Range Eleven (11) West of the 6th P.M., in Hall County Nebraska, and said tract containing 4.85 acres.

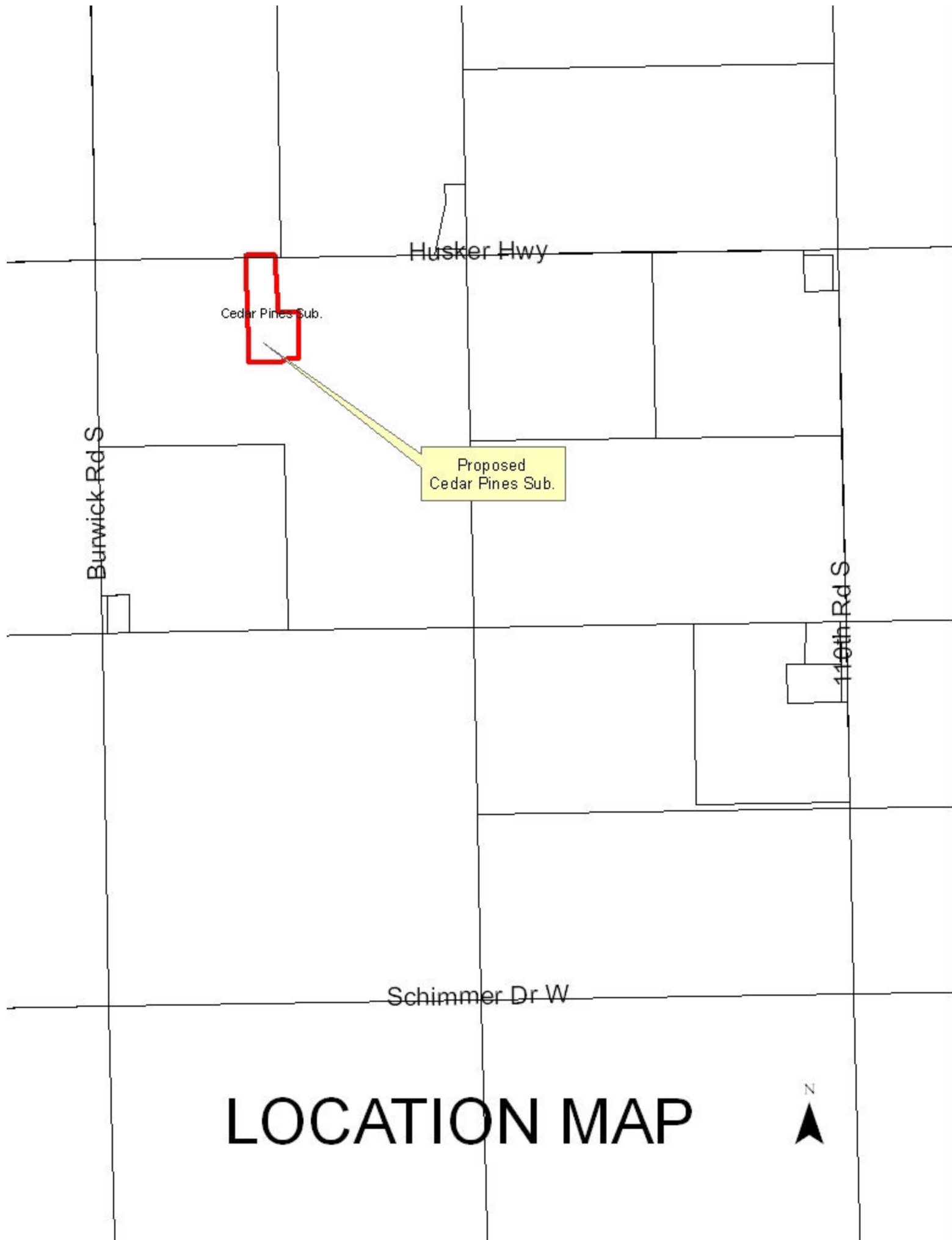
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on January 5, 2011 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

Cc: Hall County Clerk
Hall County Attorney
Hall County Public Works
Hall County Zoning Department
Manager of Postal Operations
Jacob H. Ripp

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



CEDAR PINES SUBDIVISION IN SECTION 33, TOWNSHIP 11 NORTH, RANGE 11 WEST OF THE SIXTH PRINCIPAL MERIDIAN, HALL COUNTY, NEBRASKA

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT SYLVIA J. MCTAVISH, A WIDOWED PERSON, BEING THE SOLE OWNER OF THE LAND DESCRIBED HEREON, HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "CEDAR PINES SUBDIVISION", A SUBDIVISION BEING PART OF THE NORTHWEST QUARTER (NW1/4) OF SECTION THIRTY THREE (33), TOWNSHIP ELEVEN (11) NORTH, RANGE ELEVEN (11) WEST OF THE SIXTH PRINCIPAL MERIDIAN, HALL COUNTY, NEBRASKA, AND SAID SOLE OWNER, HEREBY RATIFIES AND APPROVES THE DISPOSITION OF HER PROPERTY AS SHOWN ON THE ABOVE PLAT, AND HEREBY DEDICATES FOR THE USE AND BENEFIT OF THE PUBLIC, THE STREETS AND UTILITY EASEMENTS (IF ANY) AS SHOWN UPON SAID PLAT, AND ACKNOWLEDGE SAID SUBDIVISION TO BE MADE WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID SOLE OWNER.

DATED THIS _____ DAY OF _____, 2010.

SYLVIA J. MCTAVISH

ACKNOWLEDGMENT

STATE OF NEBRASKA

SS

COUNTY OF HALL

ON THE _____ DAY OF _____, 2010, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED SYLVIA J. MCTAVISH, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED HERETO, AND THAT SHE 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 _____, NEBRASKA, ON THE DATE LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

APPROVALS

SUBMITTED TO AND APPROVED BY THE REGIONAL PLANNING COMMISSION OF HALL COUNTY, GROUND ISLAND, MOORE RIVER, AND THE VILLAGES OF ALMA, CHARD, AND DOWNTOWN, NEBRASKA.

CHAIRMAN DATE

APPROVED AND ACCEPTED BY THE HALL COUNTY BOARD OF SUPERVISORS, THIS _____ DAY OF _____, 2010.

CHAIRMAN OF THE BOARD COUNTY CLERK

(SEAL)

LEGAL DESCRIPTION

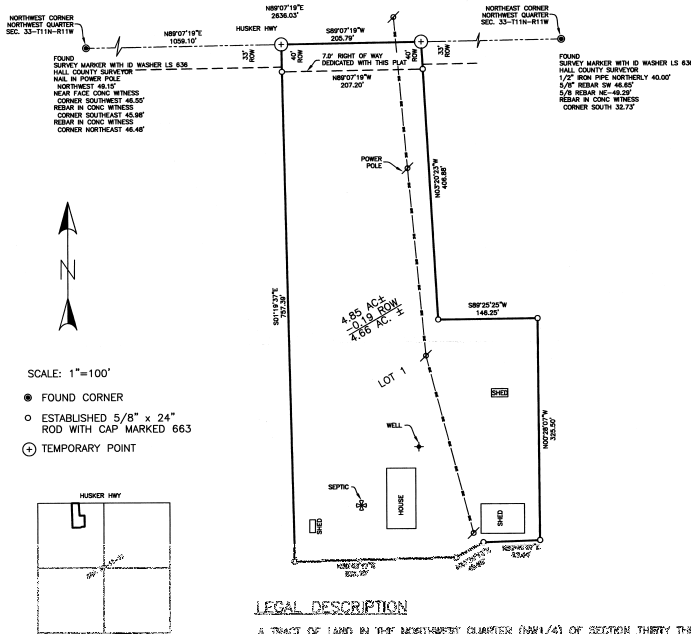
A TRACT OF LAND IN THE NORTHWEST QUARTER (NW1/4) OF SECTION THIRTY THREE (33), TOWNSHIP ELEVEN (11) NORTH, RANGE ELEVEN (11) WEST OF THE SIXTH PRINCIPAL MERIDIAN, HALL COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER ON THE NORTHWEST QUARTER NW1/4 (ON AN ASSUMED BEARING AND ALL BEARINGS CONTAINED HEREON ARE RELATIVE THERETO); ON THE NORTH LINE OF SAID QUARTER SECTION A DISTANCE OF 1058.10 FEET TO THE ACTUAL POINT OF BEGINNING; THENCE S61°19'37"E A DISTANCE OF 257.28 FEET; THENCE THENCE N85°43'17"E A DISTANCE OF 227.10 FEET; THENCE N61°36'13"E A DISTANCE OF 48.00 FEET; THENCE N80°07'18"E A DISTANCE OF 654.44 FEET; THENCE N07°24'07"W A DISTANCE OF 308.00 FEET; THENCE S89°25'25"W A DISTANCE OF 140.26 FEET; THENCE N02°20'23"W A DISTANCE OF 408.88 TO THE NORTH LINE OF SAID QUARTER SECTION; THENCE N80°07'18"W ON SAID NORTH LINE A DISTANCE OF 208.12 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 4.85 ACRES MORE OR LESS OF WHICH 0.19 ACRES MORE OR LESS COUNTY ROAD WEST OF HWY.

SURVEYOR CERTIFICATE

I, JACOB A. ROPP, NEBRASKA REGISTERED LAND SURVEYOR NO. 663 HEREBY STATE THAT, THAT AT THE REQUEST OF SYLVIA J. MCTAVISH, 11748 W HUNTER HWY, MOORE RIVER, NEBRASKA 68853, I HAVE CAUSED TO BE MADE A SURVEY OF LAND DEPICTED ON THE ACCOMPANYING PLAT THAT SAID PLAT IS A TRUE DECLARATION OF SAID SURVEY; THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS MARKED AS SHOWN, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT IS TRUE AND CORRECT.

JACOB A. ROPP
NEBRASKA REGISTERED LAND SURVEYOR NO. 663



NEARBY MAP
NOT TO SCALE