



# Hall County Regional Planning Commission

Wednesday, July 06, 2011  
Regular Session

## Item M4

### Cedar Pines Second Subdivision

*Insert a narrative here*

Staff Contact:

June 24, 2011

Dear Members of the Board:

**RE: Final Plat – Cedar Pines Second Subdivision**

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

This final plat proposes to create 1 lot on a tract of land comprising all of Cedar Pines Subdivision and a part of the Northwest Quarter (NW1/4), all in Section Thirty Three (33), Township Eleven (11) North, Range Eleven (11) West of the Sixth P.M., in Hall County, Nebraska, said tract containing 4.876 acres.

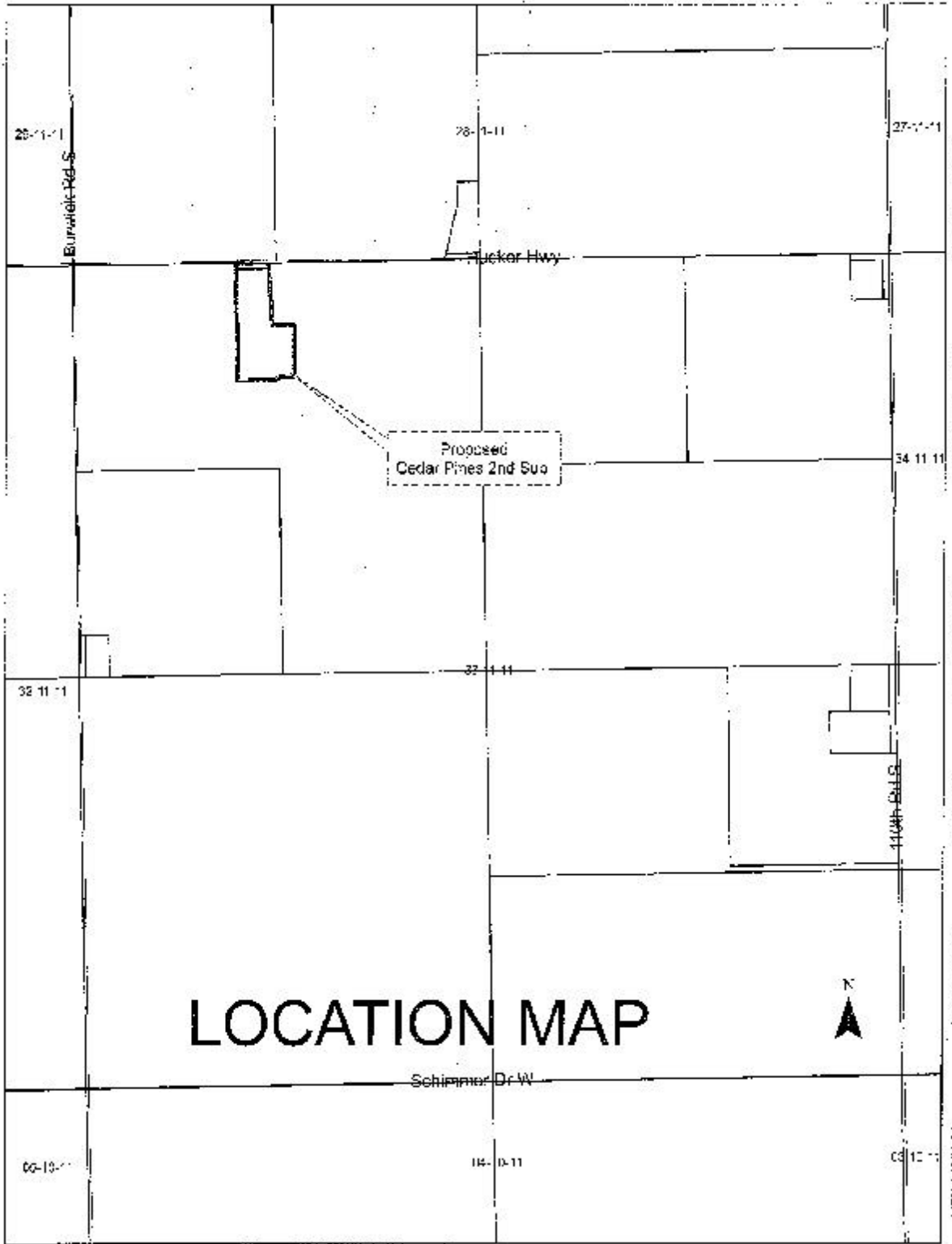
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on July 6, 2011 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Naby, AICP  
Planning Director

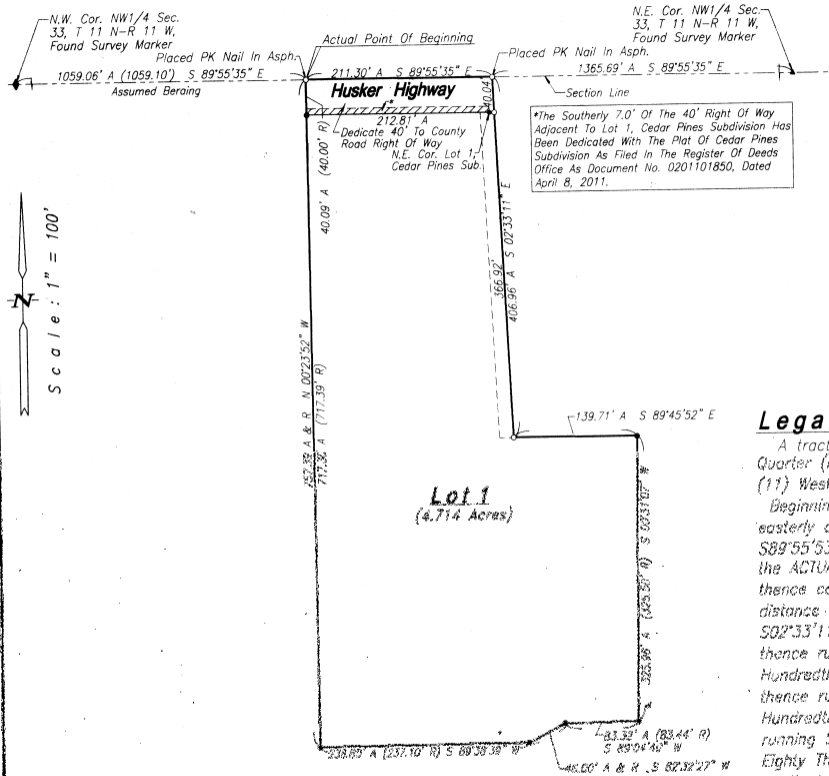
Cc: Hall County Clerk  
Hall County Attorney  
Hall County Public Works  
Hall County Zoning Department  
Manager of Postal Operations  
Rockwell and Associates L.L.C.

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

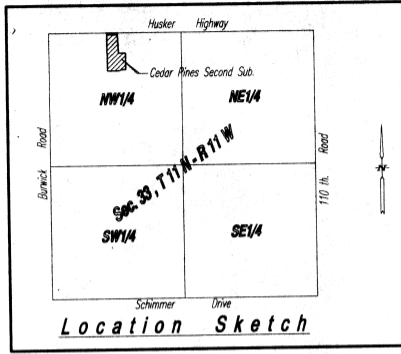


**LEGEND**

- - Indicates 5/8" Rod w/Survey Cap Marked 663 Found Unless Otherwise Noted
- - Indicates 1/2" Iron Pipe w/Survey Cap Placed Unless Otherwise Noted
- A - Indicates ACTUAL Distance
- R - Indicates RECORDED Distance



\*The Southerly 7.0' Of The 40' Right Of Way Adjacent To Lot 1, Cedar Pines Subdivision Has Been Dedicated With The Plat Of Cedar Pines Subdivision As Filed In The Register Of Deeds Office As Document No. 0201101850, Dated April 8, 2011.



**Legal Description**

A tract of land comprising all of Cedar Pines Subdivision and a part of the Northwest Quarter (NW1/4), all in Section Thirty Three (33), Township Eleven (11) north, range eleven (11) 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 on the north line of said Northwest Quarter (NW1/4), an assumed bearing of S89°55'53"E, a distance of One Thousand Fifty Nine and Six Hundredths (1059.06) feet, to the ACTUAL point of beginning, and to the northwest corner of Cedar Pines Subdivision; thence continuing S89°55'35"E, on the north line of said Northwest Quarter (NW1/4), a distance of Two Hundred Eleven and Thirty Hundredths (211.30) feet; thence running S92°33'11"E, a distance of Four Hundred Six and Ninety Six Hundredths (406.96) feet; thence running S89°45'52"E, a distance of One Hundred Thirty Nine and Seventy One Hundredths (139.71) feet, to the northeasterly corner of said Cedar Pines Subdivision; thence running S00°31'07"W, a distance of Three Hundred Twenty Five and Ninety Six Hundredths (325.96) feet, to the southeast corner of said Cedar Pines Subdivision; thence running S88°04'40"W on the southerly line of said Cedar Pines Subdivision, a distance of Eighty Three and Thirty Two Hundredths (83.32) feet; thence running S82°32'27"W on the southerly line of said Cedar Pines Subdivision, a distance of Forty Six (46.00) feet; thence running S89°38'38"W, on the southerly line of said Cedar Pines Subdivision, a distance of Two Hundred Thirty Six and Eighty Hundredths (236.80) feet, to the southwest corner of said Cedar Pines Subdivision; thence running N00°23'52"W, on the west line of said Cedar Pines Subdivision, a distance of Seven Hundred Fifty Seven and Thirty Nine Hundredths (757.39) feet, to the ACTUAL point of beginning and containing 4.809 acres more or less of which 0.033 acres more or less was previously dedicated as public road right of way. Net 4.876 acres more or less.

**NW1/4, Sec. 33, T11N-R11W**  
**Unplatted**

**Surveyor's Certificate**

I hereby certify that on June 3, 2011, I completed an accurate survey of 'CEDAR PINES SECOND 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) Deryl D. Sargentire, 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 Aldo, Cairn and Doniphan, Nebraska.

\_\_\_\_\_  
Chairman Date

Approved and accepted by the Hall County Board of Supervisors, this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

\_\_\_\_\_  
Chairman Of The Board County Clerk

(Seal)

**Dedication**

KNOW ALL MEN BY THESE PRESENTS, that SYLVIA J. MCTAVISH, an unmarried widow being the owner of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as 'CEDAR PINES SECOND 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 \_\_\_\_\_, 2011.

\_\_\_\_\_  
Sylvia J. McTavish, an unmarried widow

**Acknowledgement**

State Of Nebraska ss  
County Of Hall  
On the \_\_\_\_\_ day of \_\_\_\_\_, 2011, before me \_\_\_\_\_ a Notary Public within and for said County, personally appeared SYLVIA J. MCTAVISH, an unmarried widow, to me personally known to be the identical person whose signature is affixed hereto, and that she did acknowledge the execution thereof to be 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 \_\_\_\_\_

\_\_\_\_\_  
Notary Public

(Seal)

**CEDAR PINES SECOND SUBDIVISION**  
**HALL COUNTY, NEBRASKA**