



Hall County Regional Planning Commission

Wednesday, July 5, 2017

Regular Meeting

Item J3

Phoenix Acres Second Subdivision-Final Plat

Staff Contact:

June 19, 2017

Dear Members of the Board:

RE: Final Plat – Phoenix Acres Subdivision.

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

This final plat proposes to create 2 lots, on a tract of land comprising a part of the Northwest Quarter (NW1/4), of Section Twenty Four (24), Township Nine (9) North, Range Ten (10) West of the 6th P.M. located in Hall County, Nebraska, said tract containing 5.312 acres.

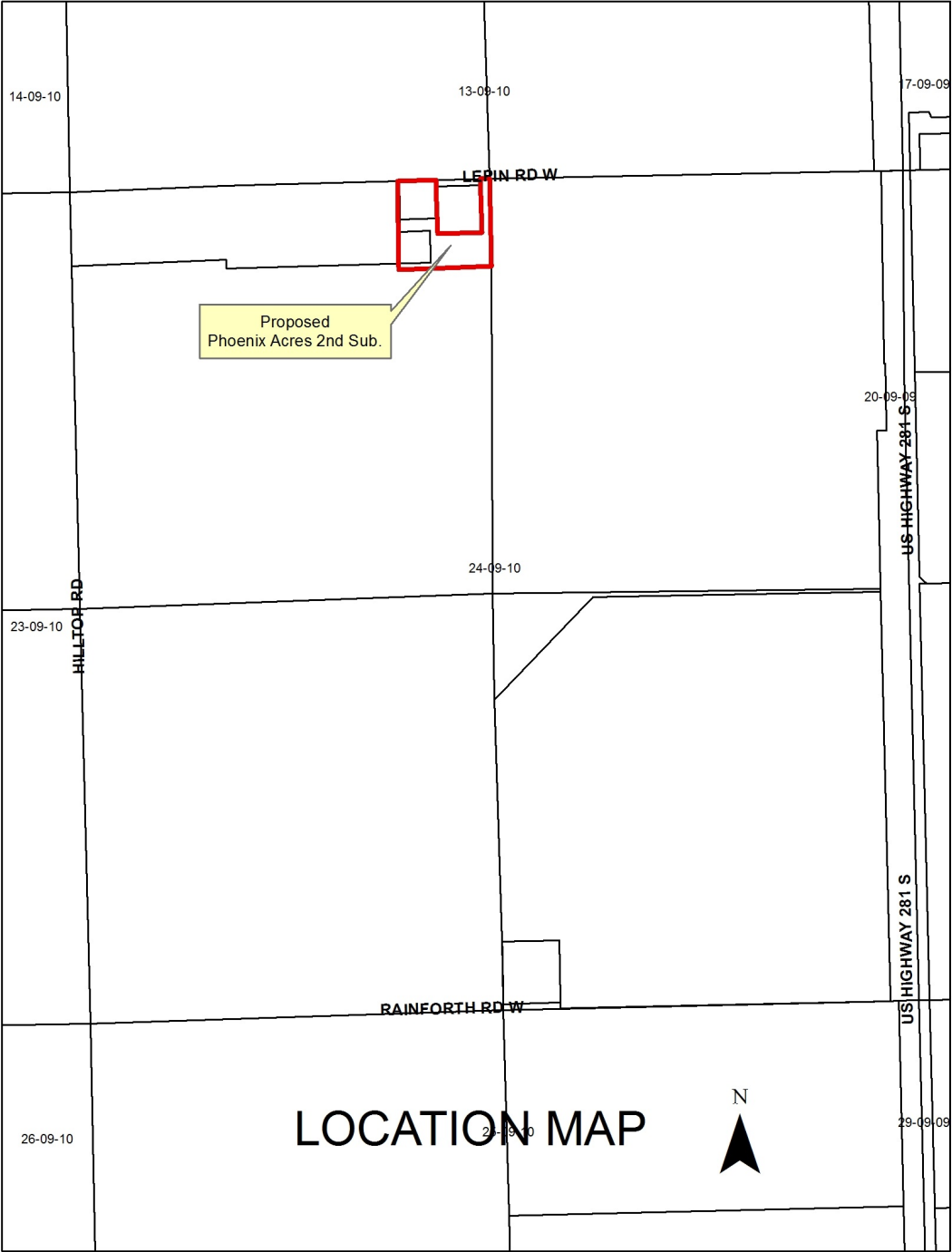
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on July 5, 2017 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

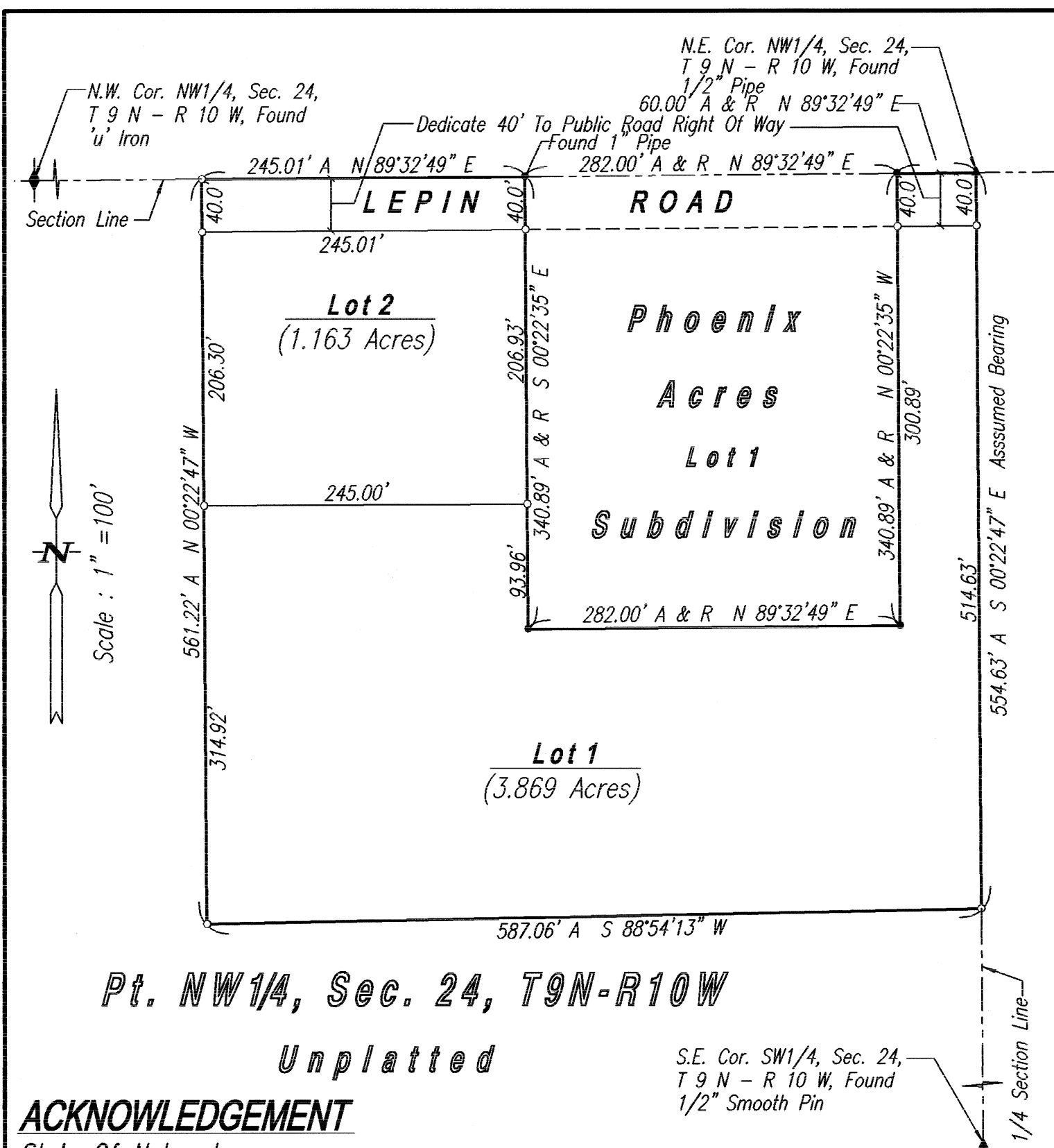
Chad Nabity, AICP
Planning Director

Cc: County Clerk
County Attorney
County Assessor/Register of Deeds
County Zoning
County Building
County Public Works
Manager of Postal Operations
Rockwell and Associates

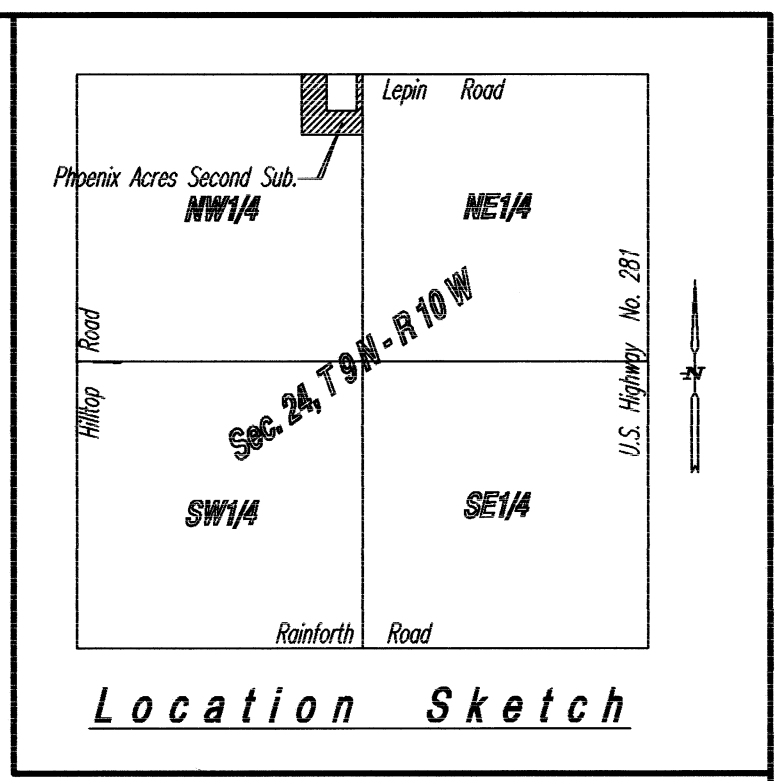
This letter was sent to the following School Districts 2, 19, 82, 83, 100, 126.







LEGEND
●-Indicates 1/2" Iron Pipe Found Unless Otherwise Noted
○-Indicates 1/2" Iron Pipe Placed Unless Otherwise Noted
A-Indicates ACTUAL Distance
R-Indicates RECORDED Distance



LEGAL DESCRIPTION

A tract of land comprising a part of the Northwest Quarter (NW1/4), of Section Twenty Four (24), 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 northeast corner of said Northwest Quarter (NW1/4); thence running southerly on the east line of said Northwest Quarter (NW1/4), on an Assumed Bearing of S00°22'47"E, a distance of Five Hundred Fifty Four and Sixty Three Hundredths (554.63) feet; thence running S88°54'13"W, a distance of Five Hundred Eighty Seven and Six Hundredths (587.06) feet; thence running N00°22'47"W, a distance of Five Hundred Sixty One and Twenty Two Hundredths (561.22) feet, to a point on the north line of said Northwest Quarter (NW1/4); thence running N89°32'49"E, on the north line of said Northwest Quarter (NW1/4), a distance of Two Hundred Forty Five and One Hundredths (245.01) feet, to the northwest corner of Phoenix Acres Subdivision; thence running S00°22'35"E, on the west line of Phoenix Acres Subdivision, a distance of Three Hundred Forty and Eighty Nine Hundredths (340.89) feet, to the southwest corner of Phoenix Acres Subdivision; thence running N89°32'49"E, on the south line of Phoenix Acres Subdivision, a distance of Two Hundred Eighty Two (282.00) feet, to the southeast corner of Phoenix Acres Subdivision; thence running N00°22'35"W, on the east line of Phoenix Acres Subdivision, a distance of Three Hundred Forty and Eighty Nine Hundredths (340.89) feet to the northeast corner of Phoenix Acres Subdivision and to a point on the north line of said Northwest Quarter (NW1/4); thence running N89°32'49"E, on the north line of said Northwest Quarter (NW1/4), a distance of Sixty (60.00) feet, to the Point of Beginning and containing 5.312 acres more or less of which 0.280 acres more or less is presently occupied by public road right of way.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that GERALD S. JONES, Trustee of the Gerald S. Jones Revocable Living Trust Agreement Dated February 1, 2003, as Amended, and Douglas C. Jones and Michelle L. Jones, husband and wife, being the owners of the land described hereon, have caused same to be surveyed, subdivided, platted and designated as 'PHOENIX ACRES SECOND 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 8th day of June, 2017.

ACKNOWLEDGEMENT

State Of Nebraska ss
County Of Hall
On the 8th day of June, 2017, before me Ardith J. Zahnow, a Notary Public within and for said County, personally appeared GERALD S. JONES, Trustee of the Gerald S. Jones Revocable Living Trust Agreement Dated February 1, 2003, as Amended, and Douglas C. Jones and Michelle L. Jones, husband and wife, to me personally known to be the identical persons whose signatures are affixed hereto, and that they did acknowledge the execution thereof to be their 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 June 23, 2017.

Ardith J. Zahnow
Notary Public

SURVEYOR'S CERTIFICATE

I hereby certify that on May 8, 2017, I completed an accurate survey of 'PHOENIX ACRES 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. 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 _____, 2017.

Chairman Of The Board

County Clerk
(Seal)

Douglas C. Jones
Douglas C. Jones
Michelle L. Jones
Michelle L. Jones
Gerald S. Jones, Revocable Living Trust Agreement
Dated February 1, 2003, As Amended
Gerald S. Jones
Gerald S. Jones, Trustee

**PHOENIX ACRES SECOND SUBDIVISION
HALL COUNTY, NEBRASKA**