



# **Hall County Regional Planning Commission**

**Wednesday, July 5, 2017  
Regular Meeting**

## **Item J4**

### **Clough Subdivision-Final Plat**

**Staff Contact:**

June 19, 2017

Dear Members of the Board:

**RE: Final Plat – Clough Subdivision.**

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

This final plat proposes to create 1 lot, on a tract of land comprising a part of the East Half of the Southeast Quarter (E1/2SE1/4) of Section Thirteen (13), Township Twelve (12) North, Range Nine (9) West of the 6<sup>th</sup> P.M. located in Hall County, Nebraska, said tract containing 4.105 acres.

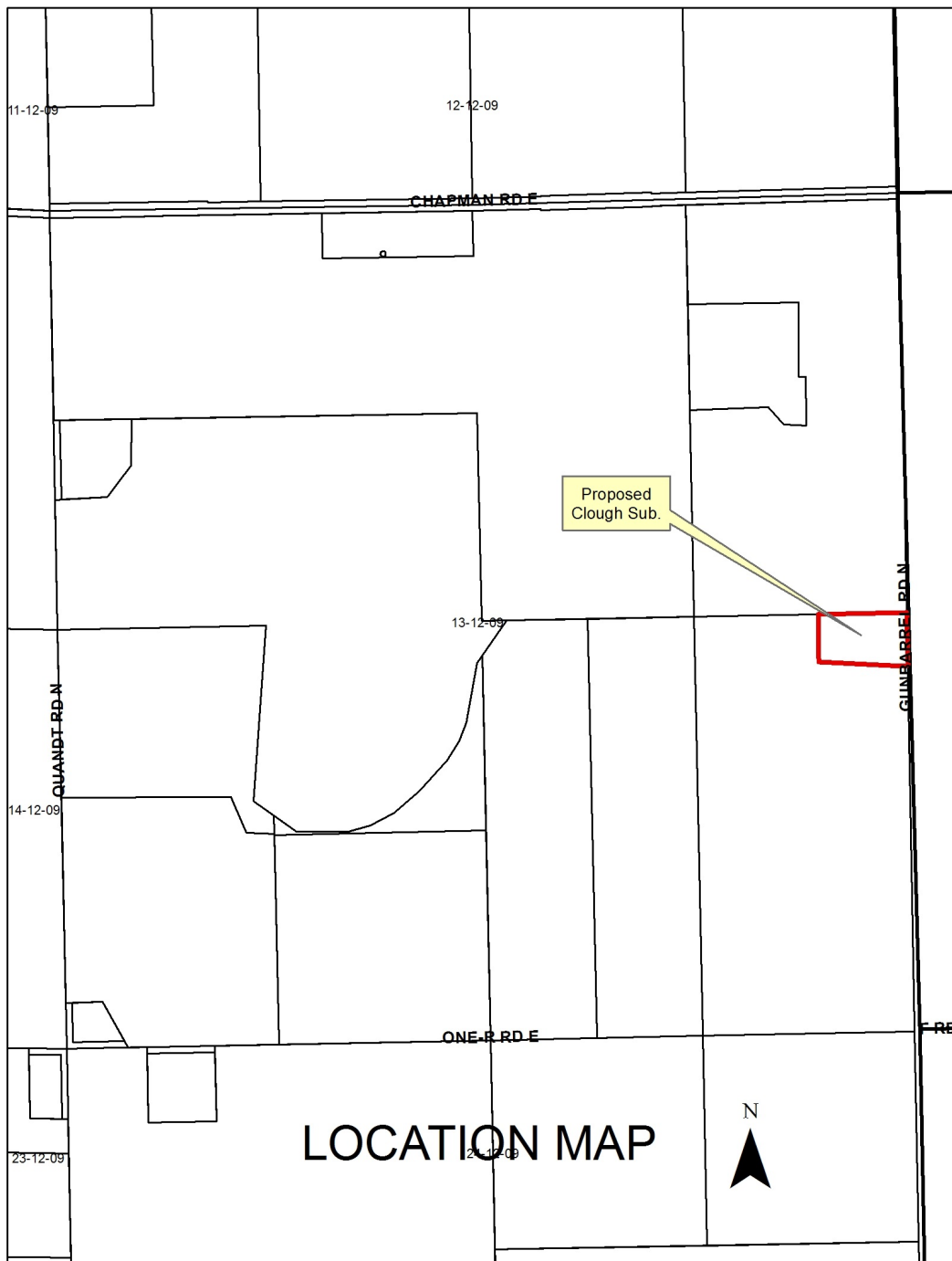
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on July 5, 2017 in the Council Chambers located in Grand Island's City Hall.

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.

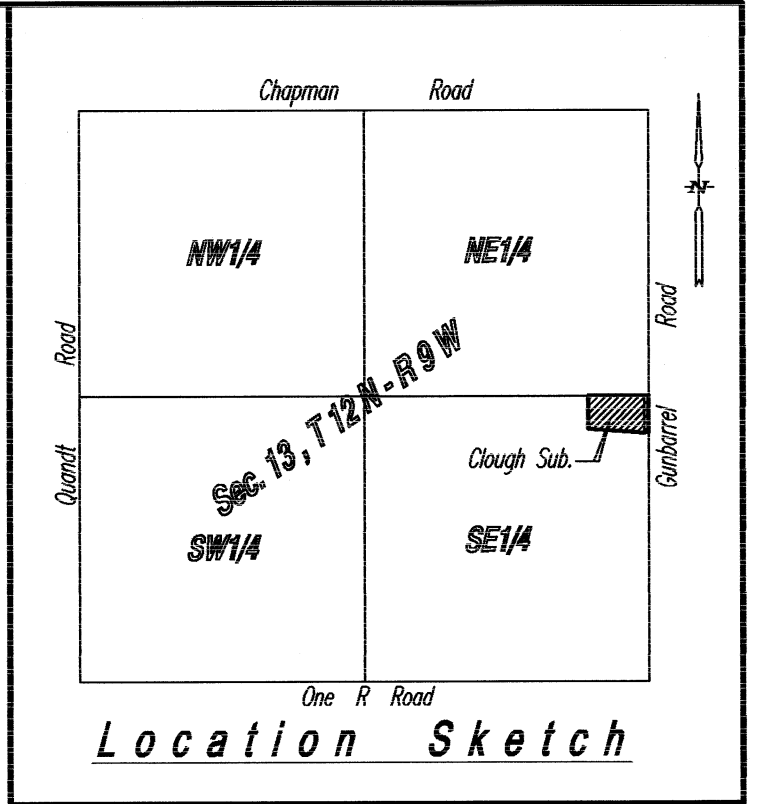
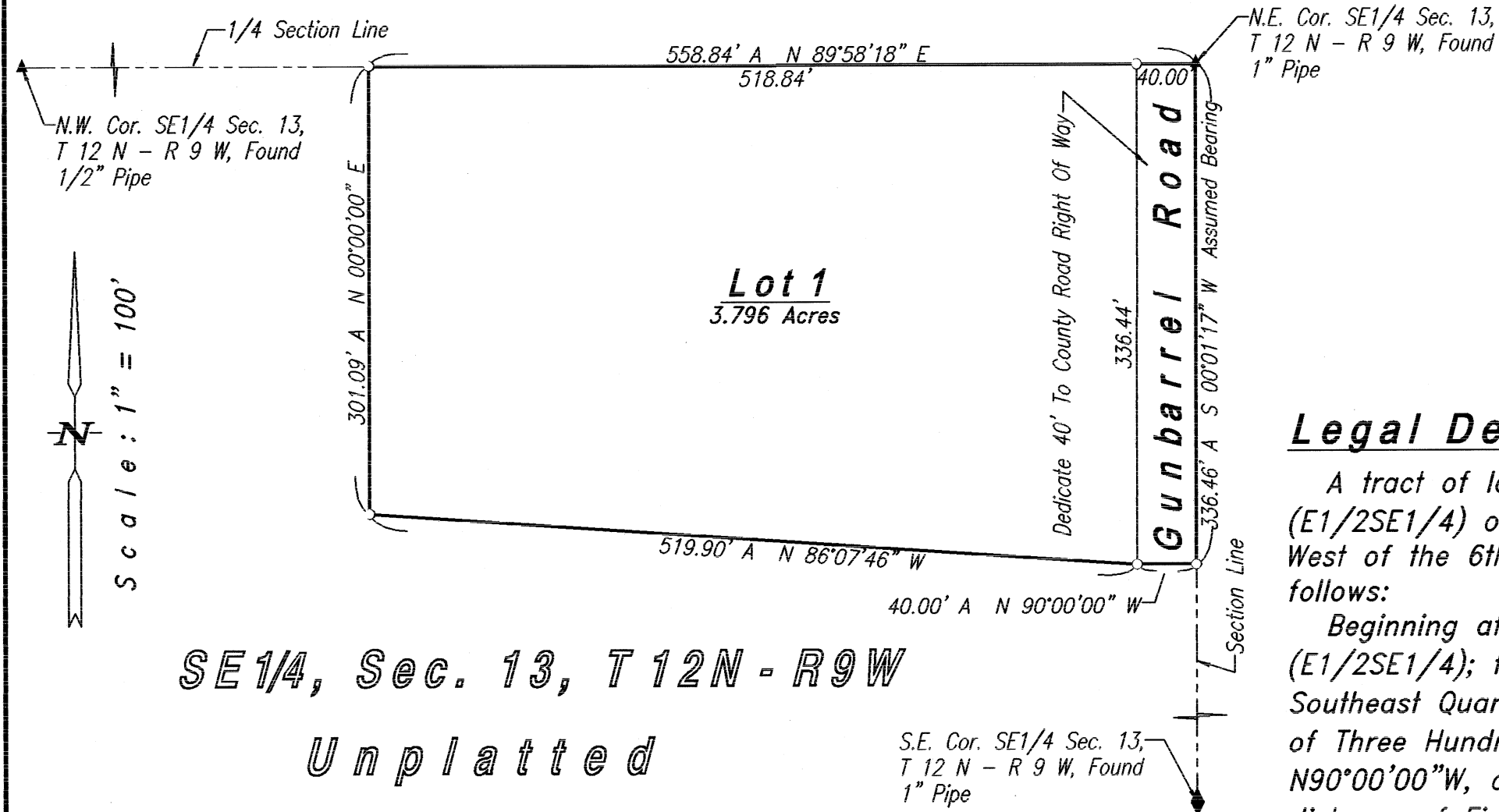






LEGEND

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



Legal Description

A tract of land comprising a part of the East Half of the Southeast Quarter (E1/2SE1/4) of Section Thirteen (13), Township Twelve (12) North, Range Nine (9) West of the 6th. P.M., in Hall County, Nebraska, more particularly described as follows:

Beginning at the northeast corner of said East Half of the Southeast Quarter (E1/2SE1/4); thence running southerly on the east line of said East Half of the Southeast Quarter (E1/2SE1/4) on an Assumed Bearing of S00°01'17"W, a distance of Three Hundred Thirty Six and Forty six Hundredths (336.46); thence running N90°00'00"W, a distance of Forty (40.00) feet; thence running N86°07'46"W, a distance of Five Hundred Ninety and ninety (519.90) feet; thence running N00°00'00"E, a distance of Three Hundred One and Nine Hundredths (301.09) feet, to a point on the north line of said East Half of the Southeast Quarter (E1/2SE1/4); thence running N89°58'18"E, on the north line of East Half of the Southeast Quarter (E1/2SE1/4) a distance of Five Hundred Fifty Eight and Eighty Four Hundredths (558.84) feet, to the Point of Beginning and containing 4.105 acres more or less.

Dedication

KNOW ALL MEN BY THESE PRESENTS, that CAROLYN RUTH CLOUGH, Trustee of the Carolyn Ruth Clough Revocable Trust Dated September 14, 2015, being the owner of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as 'CLOUGH SUBDIVISION', 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 31<sup>st</sup> day of May, 2017.

Carolyn Ruth Clough  
Carolyn Ruth Clough, Trustee

Surveyor's Certificate

I hereby certify that on May 25, 2017, I completed an accurate survey of 'CLOUGH 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.

Deryl D. Sorgenfrei, Reg. Land Surveyor No. 578

(Seal)

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)

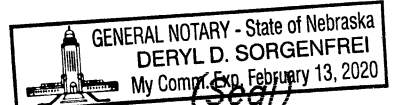
Acknowledgement

State Of Nebraska  
County Of Hall ss

On the 31<sup>st</sup> day of May, 2017, before me Deryl D. Sorgenfrei a Notary Public within and for said County, personally appeared CAROLYN RUTH CLOUGH, and 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 and the voluntary act and deed of said Trust.

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 February 13, 2020.

Deryl D. Sorgenfrei  
Notary Public



**CLOUGH SUBDIVISION**  
**HALL COUNTY, NEBRASKA**