



# **Hall County Regional Planning Commission**

**Wednesday, August 2, 2017  
Regular Meeting**

## **Item M1**

### **Final Plat-Brundage**

**Staff Contact: Chad Nabity**

July 18, 2017

Dear Members of the Board:

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

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Brundage 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 Twenty-One (21), Township Twelve (12) North, Range Twelve (12) West of the 6<sup>th</sup> P.M., located in Hall County, Nebraska, said tract containing 3.0 acres.

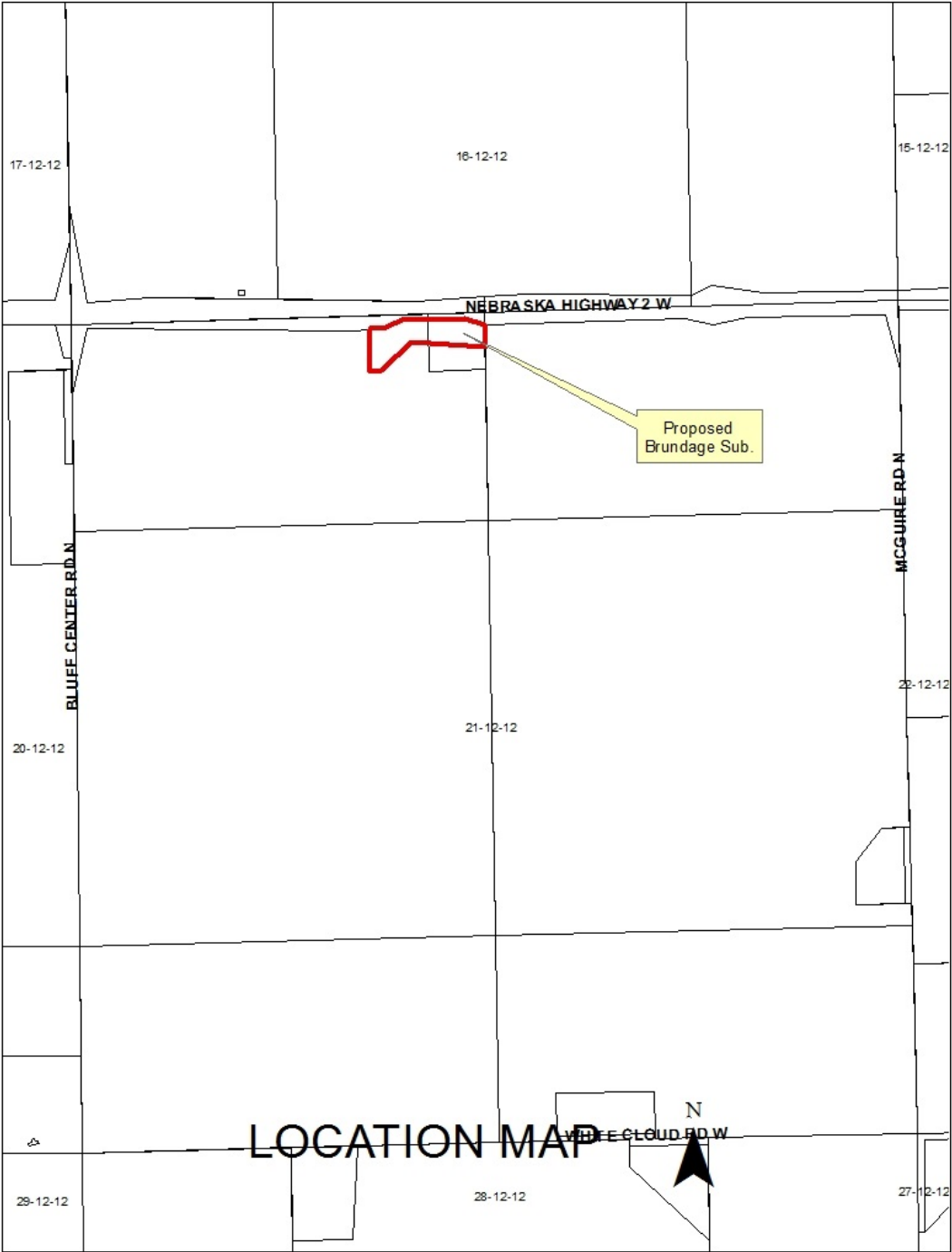
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on August 2, 2017 in the Council Chambers located in Grand Island's City Hall.

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  
Ripp Land Surveying

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





BRUNDAGE SUBDIVISION  
PART OF THE NORTHWEST QUARTER  
SECTION 21, TOWNSHIP 12 NORTH, RANGE 12 WEST  
OF THE SIXTH PRINCIPAL MERIDIAN, HALL COUNTY, NEBRASKA.

DEDICATION

KNOWN ALL MEN BY THESE PRESENTS, THAT THE RONALD M. AND SHERYL A. BRUNDAGE, HUSBAND AND WIFE, BEING THE SOLE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "BRUNDAGE SUBDIVISION", A SUBDIVISION BEING PART OF THE EAST HALF OF THE NORTHWEST QUARTER (NW1/4) OF SECTION TWENTY ONE (21), TOWNSHIP TWELVE (12) NORTH, RANGE TWELVE (12) WEST OF THE SIXTH PRINCIPAL MERIDIAN, HALL COUNTY, NEBRASKA, AND SAID SOLE OWNERS, HEREBY RATIFY AND APPROVE THE DISPOSITION OF THEIR PROPERTY AS SHOWN ON THE ABOVE PLAT, AND HEREBY DEDICATE 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 OWNERS.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

RONALD M. BRUNDAGE

SHERYL A. BRUNDAGE

ACKNOWLEDGMENT

STATE OF NEBRASKA  
SS  
COUNTY OF HALL

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017, BEFORE ME  
A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED RONALD M. BRUNDAGE AND SHERYL A. BRUNDAGE, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSONS WHOSE SIGNATURE ARE AFFIXED HERETO, AND THAT EACH 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, 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.

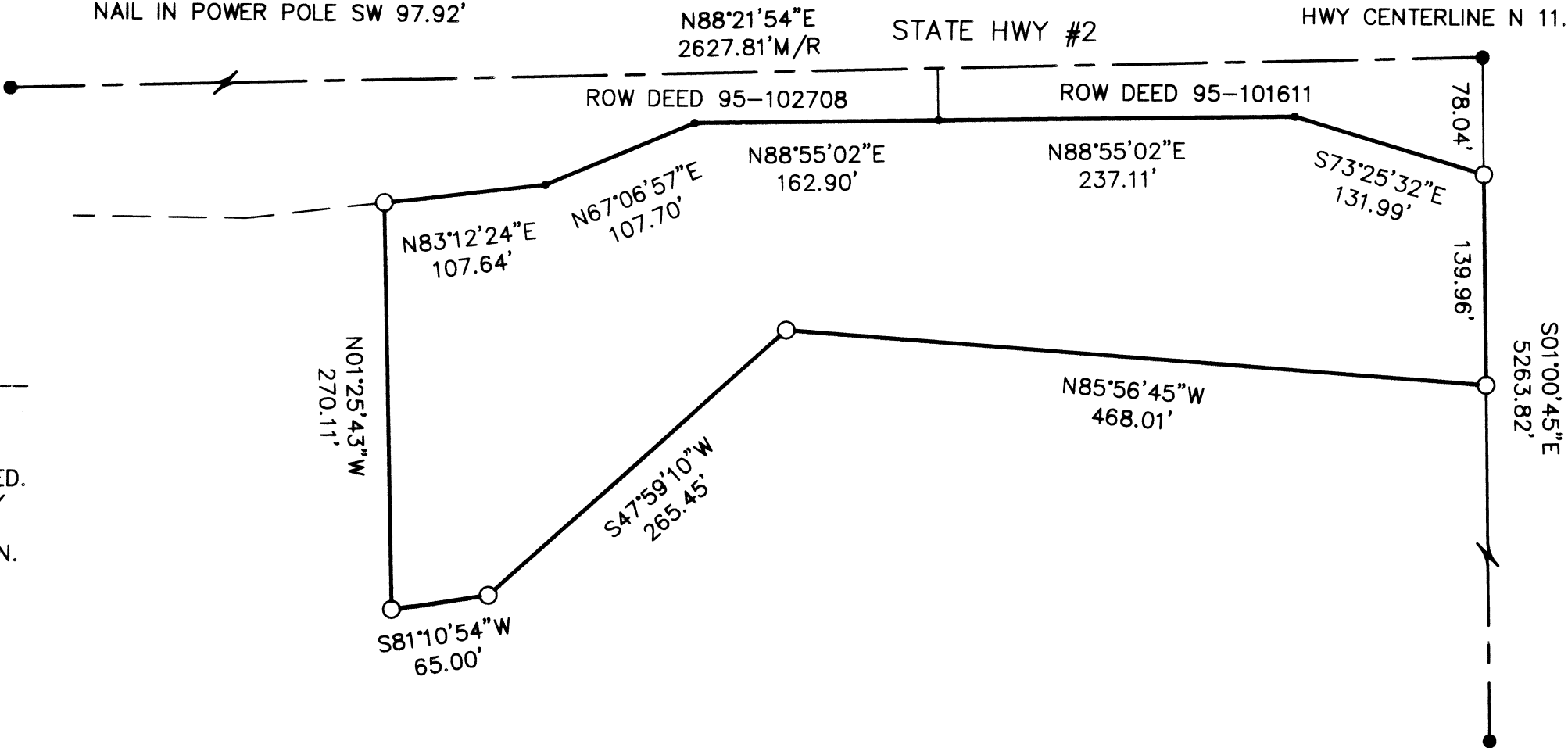
CHAIRMAN OF THE BOARD

COUNTY CLERK

(SEAL)

NORTHWEST CORNER  
SEC 21-T12N-R12W  
FOUND ALUMINUM CAP  
HWY CENTERLINE N 50.40'  
NAIL IN POWER POLE SE 103.80'  
NAIL IN POWER POLE SW 97.92'

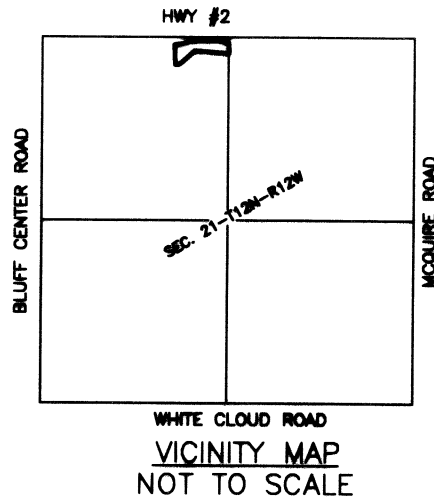
N1/4 CORNER  
SEC 21-T12N-R12W  
FOUND SURVEY MARKER WITH WASHER  
X IN TO ROW MARKER NORTH 100.15'  
X IN TOP ROW MARKER SE 78.12'  
NAIL IN FENCE POST SW 82.00'  
HWY CENTERLINE N 11.00'



LEGEND

SCALE: 1"=100'

- FOUND 5/8" REBAR (UNLESS NOTED)
- ESTABLISHED 5/8" x 24" ROD (WITH ID CAP)
- TEMPORARY POINT
- PROJECT: BRUNDAGE
- DRAWN BY: JR



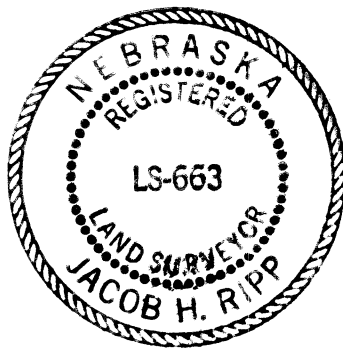
LEGAL DESCRIPTION

A TRACT OF LAND IN THE NORTHWEST QUARTER (NW1/4) SECTION 21, TOWNSHIP 12 NORTH, RANGE 12 WEST OF THE SIXTH PRINCIPAL MERIDIAN HALL COUNTY, NEBRASKA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER THENCE S01°00'45"E (ON AN ASSUMED BEARING AND ALL BEARINGS CONTAINED HEREIN ARE RELATIVE THERETO;) ON THE EAST LINE OF SAID QUARTER SECTION A DISTANCE OF 78.04 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S01°00'45"E ON SAID QUARTER SECTION LINE A DISTANCE OF 139.96 FEET; THENCE N85°56'45"W A DISTANCE OF 468.01 FEET; THENCE S47°59'10"W A DISTANCE OF 265.45 FEET; THENCE S81°10'54"W A DISTANCE OF 65.00 FEET; THENCE N01°25'43"W A DISTANCE OF 270.11 FEET TO THE SOUTHERLY RIGHT OF WAY OF STATE HWY. #2; THENCE N83°12'24"E ON SAID RIGHT OF WAY A DISTANCE OF 107.64 FEET; THENCE N67°06'57"E A DISTANCE OF 107.70 FEET; THENCE N88°55'02"E A DISTANCE OF 162.90 FEET; CONTINUING N88°55'02"E A DISTANCE OF 237.11 FEET; THENCE S73°25'32"E A DISTANCE OF 131.99 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 3.00 ACRES MORE OR LESS.

SURVEYORS CERTIFICATE

I, JACOB H. RIPP, NEBRASKA REGISTERED LAND SURVEYOR NO. 663 HEREBY STATE THAT, ON 6/19/2017, AT THE REQUEST OF RON BRUNDAGE I HAVE CAUSED TO BE MADE A SURVEY OF LAND DEPICTED ON THE ACCOMPANYING PLAT; THAT SAID PLAT IS A TRUE DELINEATION 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 H. Ripp  
JACOB H. RIPP  
NEBRASKA REGISTERED LAND SURVEYOR NO. 663