



# **Hall County Regional Planning Commission**

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

## **Item M3**

### **Final Plat - Van Gordon Subdivision**

Staff Contact: Chad Nabity

July 18, 2017

Dear Members of the Board:

**RE: Final Plat – Van Gordon Subdivision.**

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

This final plat proposes to create 1 lot, on a tract of land comprising a part of the Northwest Quarter (NW1/4), of Section Eighteen (18), Township Ten (10) North, Range Ten (10) West of the 6<sup>th</sup> P.M. located in Hall County, Nebraska, said tract containing 3.409 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  
Rockwell and Associates

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

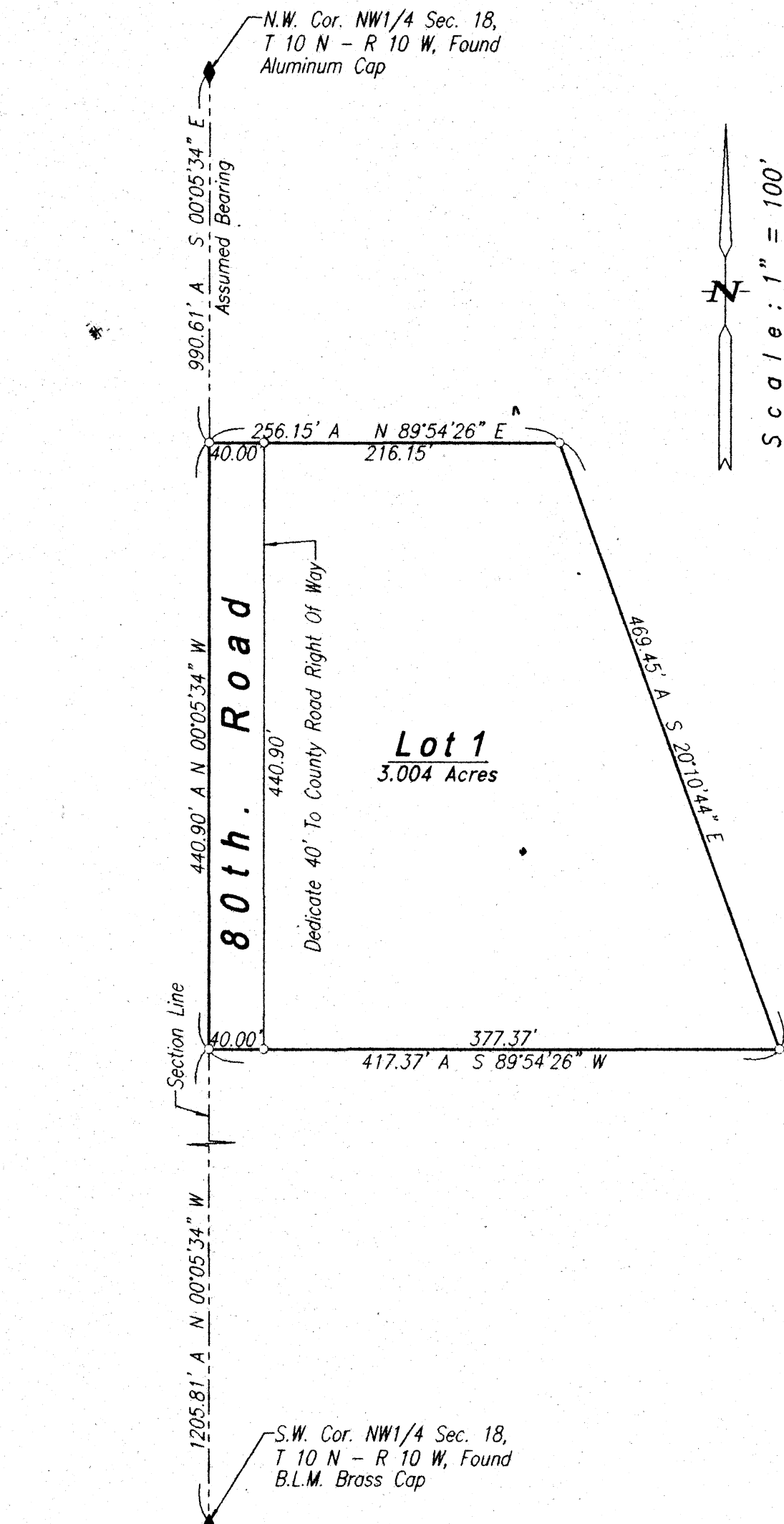
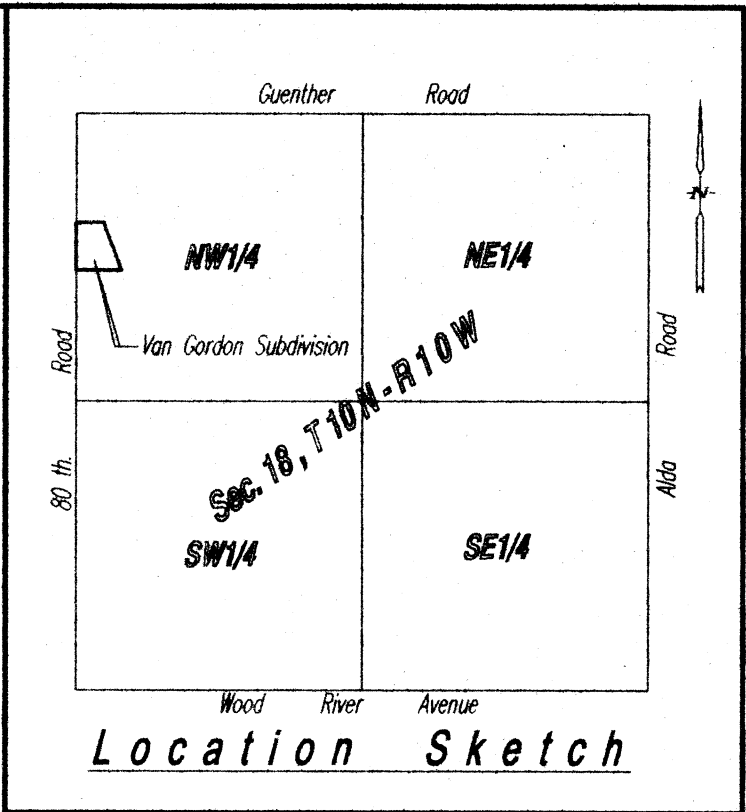






LEGEND

- 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



NW1/4, Sec. 18, T10N - R10W  
Unplatted

Legal Description

A tract of land comprising a part of the Northwest Quarter (NW1/4), of Section Eighteen (18), Township Ten (10) North, Range Ten (10) 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 southerly on the west line of said Northwest quarter (NW1/4), on an Assumed Bearing of S00°05'34"E, a distance of Nine Hundred Ninety and Sixty One Hundredths (990.61) feet, to the ACTUAL Point of Beginning; thence running N89°54'26"E, a distance of Two Hundred Sixteen and Fifteen Hundredths (216.15) feet, to a point; thence running S20°10'44"E, a distance of Four Hundred sixty Nine and Forty Five Hundredths (469.45) feet, to a point; thence running S89°54'26"W, a distance of Four Hundred Seventeen and Thirty seven Hundredths (417.37) feet, to a point on the west line of said Northwest Quarter (NW1/4); Thence running N00°05'34"W, on the west line of said Northwest quarter (NW1/4), a distance of Four Hundred Forty and Ninety Hundredths (440.90) feet, to the ACTUAL Point Of Beginning and containing 3.409 acres more or less.

Dedication

KNOW ALL MEN BY THESE PRESENTS, that HARLON L. KENYON and CAROL L. KENYON, husband and wife, being the owners of the land described hereon, have caused same to be surveyed, subdivided, platted and designated as 'VAN GORDON SUBDIVISION', 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 \_\_\_\_\_, this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Harlon L. Kenyon

Carol L. Kenyon

Acknowledgement

State Of Nebraska ss  
County Of Hall

On the \_\_\_\_\_ day of \_\_\_\_\_, 2017, before me \_\_\_\_\_ a Notary Public within and for said County, personally appeared HARLON L. KENYON and CAROL L. KENYON, husband and wife and to me personally known to be the identical persons whose signatures 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 \_\_\_\_\_, on the date last above written.  
My commission expires \_\_\_\_\_.

Notary Public

(Seal)

Surveyor's Certificate

I hereby certify that on July 6, 2017, I completed an accurate survey of 'VAN GORDON 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)

**VAN GORDON SUBDIVISION**  
**HALL COUNTY, NEBRASKA**