



Hall County Regional Planning Commission

**Wednesday, September 6, 2017
Regular Meeting**

Item M1

Final Plat Meadow Lane 7th

Staff Contact: Chad Nabity

August 23, 2017

Dear Members of the Board:

RE: Final Plat – Meadow Lane Seventh Subdivision.

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

This final plat proposes to create 6 lots, in a replat of all of Lots 1, 2, and 3, of Meadow Lane Sixth Subdivision in Hall County, Nebraska, in a tract containing 11.861 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. September 6, 2017, in the Council Chambers located in Grand Island's City Hall.

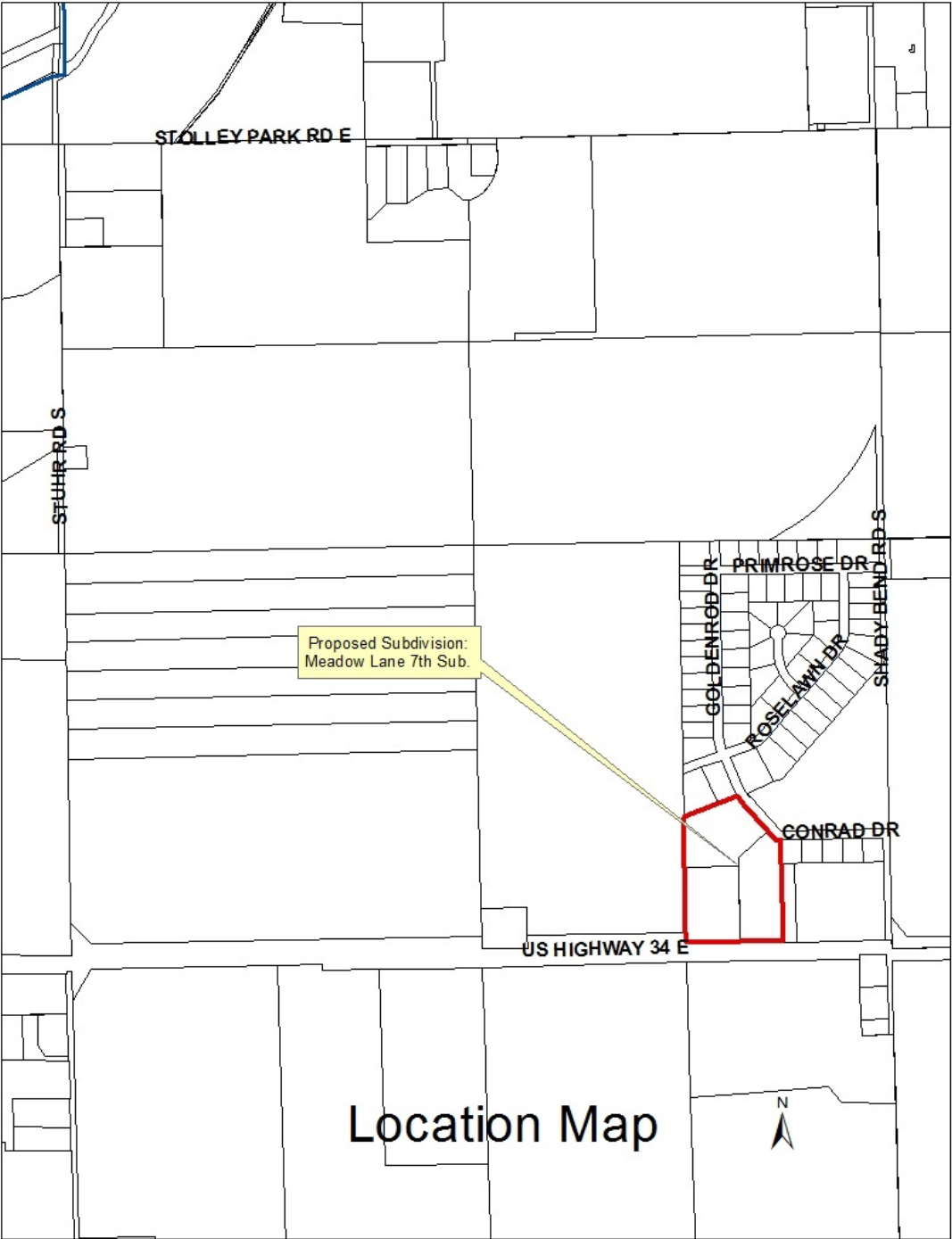
Sincerely,

Chad Nabity, AICP
Planning Director

Cc: City Clerk
City Attorney
City Public Works
City Utilities
City Building Director
Manager of Postal Operations
Niedfelt Property Management

County Clerk
County Attorney
County Public Works
County Zoning Administrator
County Building Inspector
Olsson Associates

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





MEADOW LANE SEVENTH SUBDIVISION

HALL COUNTY, NEBRASKA

FINAL PLAT

0' 30' 60' 120'
SCALE IN FEET

LEGEND

- SECTION CORNER
- SET CORNER (5/8"x24" REBAR W/CAP)
- FOUND CORNER (1/2" IRON PIPE)
- CALCULATED CORNER
- TEMPORARY POINT
- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE
- SECTION LINE
- NEW SUBDIVISION BOUNDARY LINE
- NEW PROPERTY LINE
- NEW EASEMENT LINE
- MEASURED DISTANCE
- RECORDED DISTANCE
- MEADOW LANE SECOND SUBD.
- MEADOW LANE FOURTH SUBD.
- MEADOW LANE FIFTH SUBD.
- MEADOW LANE SIXTH SUBD.

LEGAL DESCRIPTION

A REPLAT OF ALL OF LOTS 1, 2, AND 3, MEADOW LANE SIXTH SUBDIVISION, HALL COUNTY, NEBRASKA.

SAID TRACT CONTAINS A CALCULATED AREA OF 516,683.80 SQUARE FEET OR 11.861 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON _____, 2017, I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION, OF A TRACT OF LAND CONSISTING OF A REPLAT OF ALL OF LOTS 1, 2, AND 3, MEADOW LANE SIXTH SUBDIVISION, HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF; THAT IRON MARKERS, EXCEPT WHERE INDICATED, WERE FOUND AT ALL CORNERS; THAT THE DIMENSIONS ARE AS SHOWN ON THE PLAT; AND THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS.

JAI JASON ANDRIST, REGISTERED LAND SURVEYOR NUMBER, LS-630

DEDICATION OF PLAT

KNOW ALL MEN BY THESE PRESENTS, THAT NIEDFELT PROPERTY MANAGEMENT, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, BEING THE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "MEADOW LANE SEVENTH SUBDIVISION" BEING A REPLAT OF ALL OF LOTS 1, 2, AND 3, MEADOW LANE SIXTH 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 HEREBY DEDICATE THE EASEMENTS, AS SHOWN THEREON TO THE PUBLIC FOR THEIR USE FOREVER FOR THE LOCATION, CONSTRUCTION AND MAINTENANCE FOR PUBLIC SERVICE UTILITIES, TOGETHER WITH THE RIGHTS 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 ADDITION 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, I HAVE AFFIXED MY SIGNATURE HERETO, AT _____, NEBRASKA, THIS ____ DAY OF _____, 2017.

JOHN C. NIEDFELT, MANAGING MEMBER
NIEDFELT PROPERTY MANAGEMENT, LLC, A NEBRASKA LIMITED LIABILITY COMPANY

ACKNOWLEDGMENT

STATE OF NEBRASKA
COUNTY OF HALL
ON THIS ____ DAY OF _____, 2017, BEFORE ME _____, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY JOHN C. NIEDFELT, MANAGING MEMBER, NIEDFELT PROPERTY MANAGEMENT, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED HERETO AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS 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, CITIES OF GRAND ISLAND, WOOD RIVER, AND THE VILLAGES OF ALDA, CAIRO, AND DONIPHAN, NEBRASKA.

CHAIRPERSON _____ DATE _____

APPROVED AND ACCEPTED BY THE HALL COUNTY BOARD OF SUPERVISORS
THIS ____ DAY OF _____, 2017.

CHAIRPERSON _____ COUNTY CLERK _____

APPROVED AND ACCEPTED BY THE CITY OF GRAND ISLAND
THIS ____ DAY OF _____, 2017.

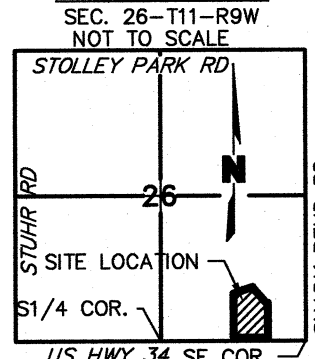
MAYOR _____ CITY CLERK _____

SECTION TIES

SOUTH 1/4 CORNER, SEC. 26-T11N-R9W
FOUND SURVEY SPIKE w/WASHER CENTERLINE OF ROAD
S 77.00' TO FACE OF ROW MARKER
N 69.70' TO CHISELED 'X' TOP OF ROW MARKER
SSE 90.71' TO DOUBLE NAILS IN POWER POLE

SOUTHEAST CORNER, SEC. 26-T11N-R9W
FOUND SURVEY SPIKE w/WASHER INTERSECTION SHADY BEND RD AND HWY 34
SE 85.26' TO NAIL IN POWER POLE
SW 62.91' TO NE CORNER ROW MARKER
NW 80.95' TO NAIL IN POWER POLE
NE 115.39' TO MAG NAIL IN POWER POLE

LOCATION MAP



MOLSSON
ASSOCIATES

201 East 2nd Street
P.O. Box 1072
Grand Island, NE 68802-1072
TEL 308.384.8750
FAX 308.384.8752

PROJECT NO. 2017-2201
NIEDFELT SURVEY
FB HALL CO #4

