

Hall County Regional Planning Commission

Wednesday, September 6, 2017 Regular Meeting

Item M3

Prairie Creek Meadows Subdivision

Staff Contact: Chad Nabity

August 23, 2017

Dear Members of the Board:

RE: Final Plat - Prairie Creek Meadows Subdivision.

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

This final plat proposes to create 9 lots, on a tract of land comprising a part of the Northwest Quarter (NW1/4), of Section Twenty (20), Township Twelve 12) North, Range Nine (9) West, and all of the North One-half (N1/2) of Fractional Section Nineteen (19), Township Twelve (12) North, Range Nine (9) West, of the 6th P.M. located in Hall County, Nebraska, said tract containing 55.09 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 September 6, 2017 in the Council Chambers located in Grand Island's City Hall.

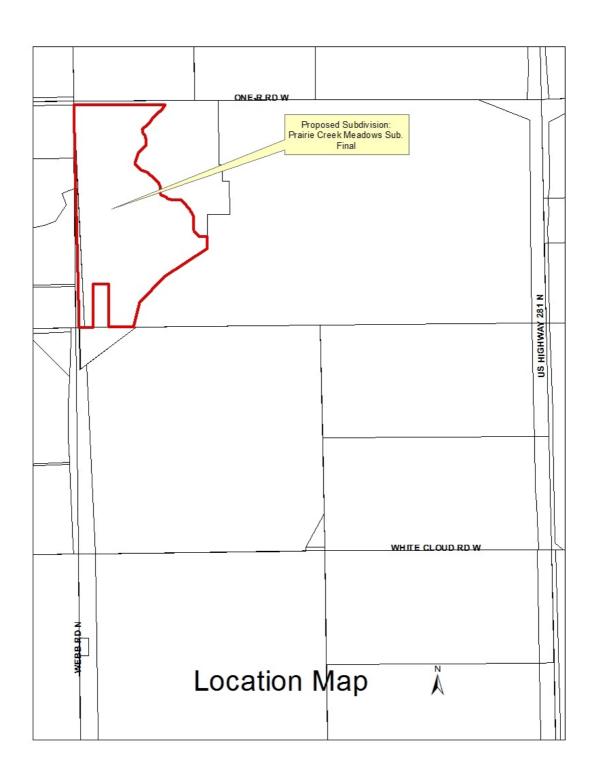
Sincerely,

Chad Nabity, AICP Planning Director

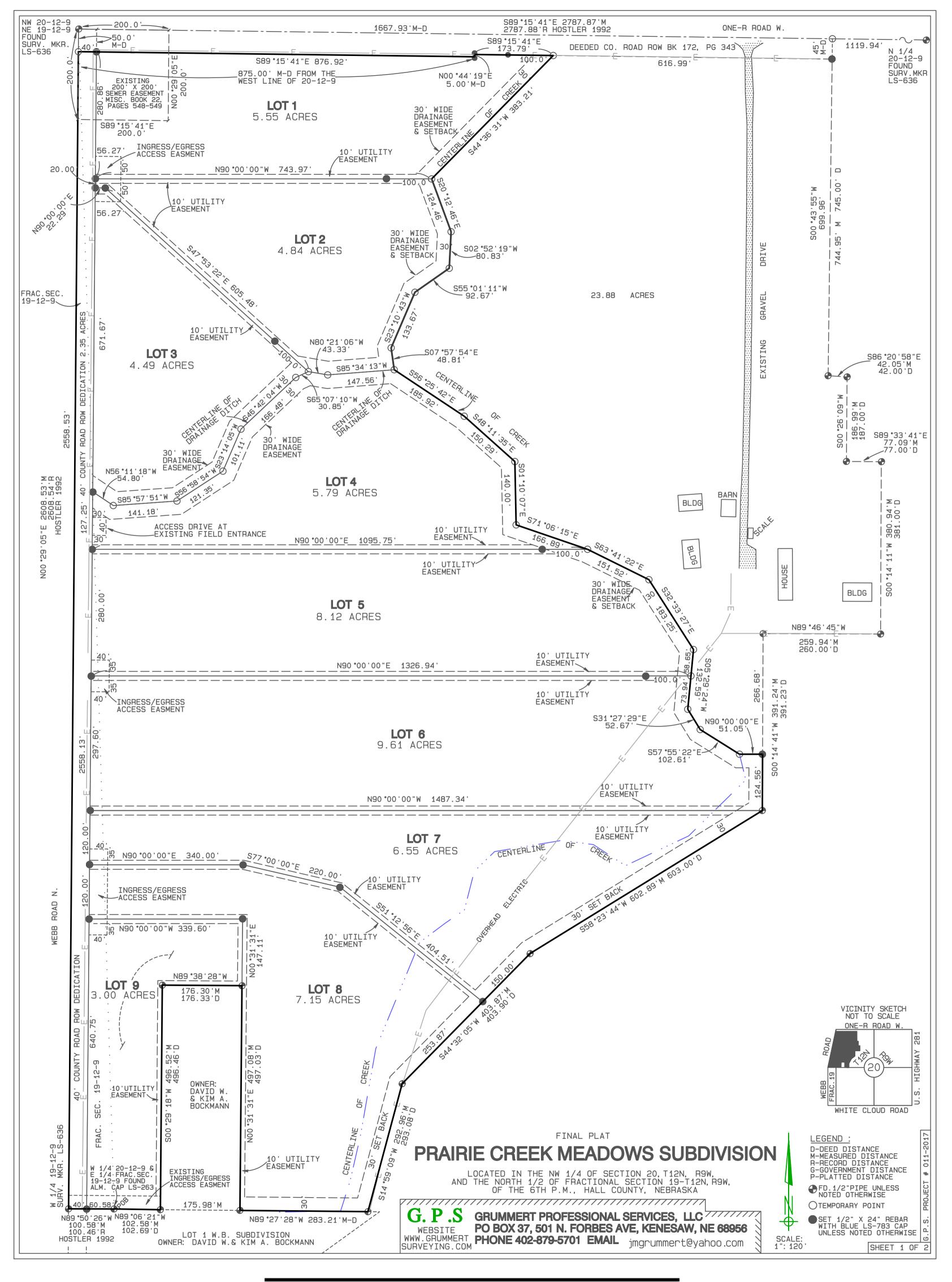
Cc: County Clerk
County Attorney
County Assessor/Register of Deeds
County Zoning
County Building
County Public Works

Manager of Postal Operations
Grummert Professional Services

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







LEGAL DESCRIPTION:

A TRACT OF LAND COMPRISING A PART OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION TWENTY (20), TOWNSHIP TWELVE (12) NORTH, RANGE NINE (9) WEST, AND ALL OF THE NORTH ONE-HALF (N 1/2) OF FRACTIONAL SECTION NINETEEN (19), TOWNSHIP TWELVE (12) NORTH, RANGE NINE (9) WEST, OF THE SIXTH (6TH) P.M., HALL COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE ONE-QUARTER (1/4) CORNER, COMMON TO SECTION 20, AND FRACTIONAL SECTION 19, IN TOWNSHIP 12 NORTH, RANGE 9 WEST, OF THE 6TH P.M., HALL COUNTY, NEBRASKA, THENCE ALONG THE SOUTH LINE OF THE NORTH 1/2 OF FRACTIONAL SECTION 19, T12N, R9W, ON AN ASSUMED BEARING OF N89 50'26"W A DISTANCE OF 100.58 FEET TO THE WEST LINE OF SAID FRACTIONAL SECTION 19, T12N, R9W, THENCE N00 29'05"E ALONG SAID WEST LINE A DISTANCE OF 2558.53 FEET TO THE DEEDED SOUTH RIGHT OF WAY LINE OF ONE-R ROAD, THENCE S89 15'41"E ALONG SAID SOUTH RIGHT OF WAY LINE OF ONE-R ROAD AND BEING PARALLEL WITH THE NORTH LINE OF SAID SECTION 20, T12N, R9W, A DISTANCE OF 876.92 FEET, THENCE N00'44'19"E A DISTANCE OF 5.00 FEET, THENCE S89 15'41"E A DISTANCE OF 173.79 FEET TO THE APPARENT CENTERLINE OF A CREEK, THENCE S44 36'31"W ALONG SAID CENTERLINE OF CREEK, A DISTANCE OF 383.21 FEET, THENCE S20'12'46"E A DISTANCE OF 124.46 FEET, THENCE S02'52'19"W A DISTANCE OF 80.83 FEET, THENCE S55'01'11"W A DISTANCE OF 92.67 FEET, THENCE S23'10'43"W A DISTANCE OF 133.67 FEET, THENCE S23'10'43"W A DISTANCE OF 80.83 FEET, THENCE S56'25'42"E A DISTANCE OF 185.92 FEET, THENCE S48'11'35"E A DISTANCE OF 150.29 FEET, THENCE S01'10'07"E A DISTANCE OF 140.00 FEET, THENCE S71'06'15"E A DISTANCE OF 166.89 FEET, THENCE S63'41'22"E A DISTANCE OF 151.52 FEET, THENCE S32"33'27"E A DISTANCE OF 183.25 FEET, THENCE S55'29'24"W A DISTANCE OF 132.59 FEET, THENCE S31'27'29"E A DISTANCE OF 52.67 FEET, THENCE S57'55'22"E A DISTANCE OF 102.61 FEET, THENCE N90'00'00"E LEAVING SAID CENTERLINE OF CREEK A DISTANCE OF 51.05 FEET, THENCE S58'23'44"W A DISTANCE OF 602.89 FEET, THENCE S44'32'05"W A DISTANCE OF 403.87 FEET, THENCE S14'59'09"W A DISTANCE OF 124.56 FEET, THENCE S58'23'44"W A DISTANCE OF 602.89 FEET, THENCE S44'32'05"W A DISTANCE OF 403.87 FEET, THENCE S14'59'09"W A DISTANCE OF 292.96 FEET, THENCE N89'27'28"W A DISTANCE OF 602.89 FEET, THENCE S44'32'05"W A DISTANCE OF 403.87 FEET, THENCE S14'59'09"W A DISTANCE OF 102.58 FEET TO THE POINT OF WAY BY RECORD.

DEDICATION:

KNOWN ALL MEN BY THESE PRESENTS, THAT DMBG INVESTMENTS, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED, AND DESIGNATED AS PRAIRIE MEADOWS SUBDIVISION, IN HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANING PLAT THEREOF, AND DO HEREBY DEDICATE ANY STREETS OR EASEMENTS AS SHOWN THEREON TO THE PUBLIC FOR THEIR USE FOREVER, AND ANY OTHER EASEMENTS IF ANY FOR THE LOCATION, CONSTRUCTION AND MAINTENANCE OF PUBLIC SERVICE UTILITIES FOREVER, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERETO, AND HEREBY PROHIBIT THE PLANTING OF TREES, BUSHES AND SHRUBS, OR PLACING ANY OTHER OBSTRUCTIONS UPON, OVER, ALONG OR UNDERNEATH THE SURFACE OF SUCH EASEMENTS, AND THE 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 AT GRAND ISLAND, NEBRASKA, THIS ______ DAY OF ______, 2017.

DMBG INVESTMENTS, L.L.C.
RICHARD BAASCH, JR. MANAGING MEMBER

ACKNOWLEDGEMENT:
STATE OF NEBRASKA } COUNTY OF HALL } SS
ON THE DAY OF, 20, BEFORE ME,, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED RICHARD BAASCH, JR., MANAGING MEMBER OF DMBG INVESTMENTS, L.L.C., TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURES ARE AFFIXED HERETO, AND THEY DID ACKNOWLEDGE THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED.
IN WITNESS WHEREOF, I HAVE HEREUTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT, NEBRASKA, ON THE DATE LAST ABOVE WRITTEN.
MY COMMISSION EXPIRES
NOTARY PUBLIC (SEAL)
APPROVALS: SUBMITTED TO AND APPROVED BY THE REGIONAL PLANNING COMMISSION OF HALL COUTNY,
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.

CLOSURE OF LEGAL DESCRIPTION: Closing latitude = 0.01116Closing departure = -0.00705Closing bearing = S32 °17 '58 "E = 0.01320 Closing distance Total traverse length = 8875.23 (8875.25)Total error of closure = 1/675208 Error of closure in latitude = 1/795616 = 1/1258568 Error of closure in departure Area = 2502044.51 Sq. Ft

CHAIRMAN OF THE BOARD

FINAL PLAT

DEEK MENDOMO CLIDD

PRAIRIE CREEK MEADOWS SUBDIVISION

LOCATED IN THE NW 1/4 OF SECTION 20, T12N, R9W, AND THE NORTH 1/2 OF FRACTIONAL SECTION 19-T12N, R9W, OF THE 6TH P.M., HALL COUNTY, NEBRASKA

SURVEYOR'S CERTIFICATE:

Area

= 57.439 Acres

JOSHUA E. GRUMMERT, LS-783

LS-783

LS-783

E. GRUNNER

COUNTY CLERK

G.P.S
WEBSITE
WWW. GRUMMERT
SURVEYING. COM

GRUMMERT
PO BOX 37, 501 N. FORBES AVE, KENESAW, NE 68956
PHONE 402-879-5701 EMAIL
jmgrummert@yahoo.com

CORNER TIES:

N 1/4 CORNER, 20-T12N-R9W, FOUND SURVEY MARKER, WITH LS-636 DISK SE 101.53' SET GREEN TAB NAIL IN P.P. SW 162.77' SET GREEN TAB NAIL IN P.P. NW 135.00' SET GREEN TAB NAIL IN TOP OF BRACE POST

NW CORNER, 20-T12N-R9W, FOUND SURVEY MARKER, WITH LS-636 DISK NE 61.23' FOUND. NAIL X TOP CFP SW 57.14' FOUND. NAIL P.P. SE 56.10' FOUND. NAIL P.P.

W 1/4 CORNER, 20-T12N-R9W, FOUND ALUM. CAP LS-263 N. 26.14' FOUND RED HEAD NAIL CFP W.100.58' FOUND SURVEY MARKER WITH LS 636 DISK E.102.58. FOUND A 1/2" PIPE

W 1/4 CORNER FRACTIONAL 19-T12N-R9W, FOUND SURVEY MARKER, WITH LS 636 DISK E. 100.58' FOUND ALUM. CAP LS-263 W. 33.39' FOUND NAIL C.F.P. SW.77.90' FOUND NAIL C.F.P.

SHEET 2 OF 2