



# **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 Statutes 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 6<sup>th</sup> P.M. located in Hall County, Nebraska, said tract containing 55.09 acres.

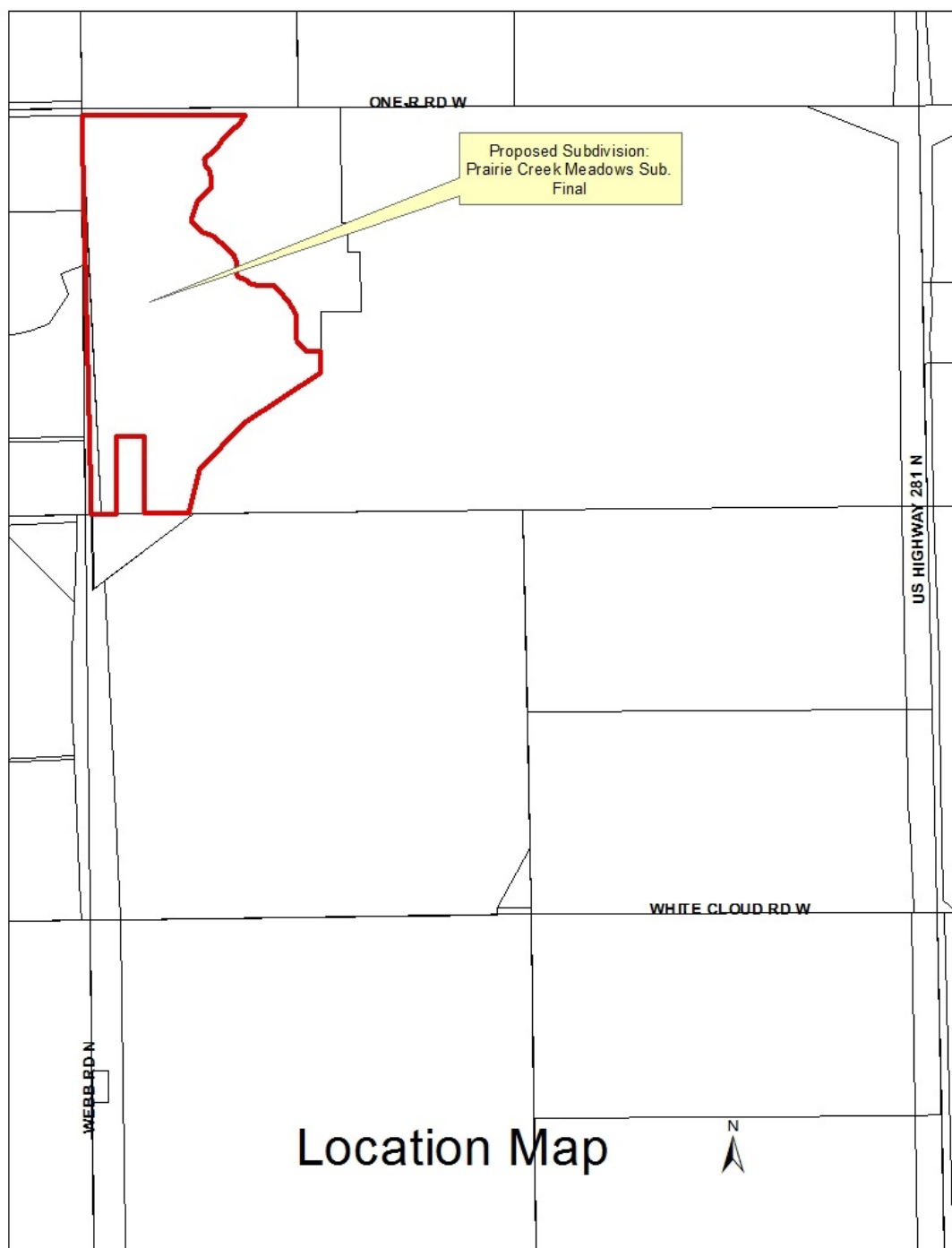
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on September 6, 2017 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP  
Planning Director

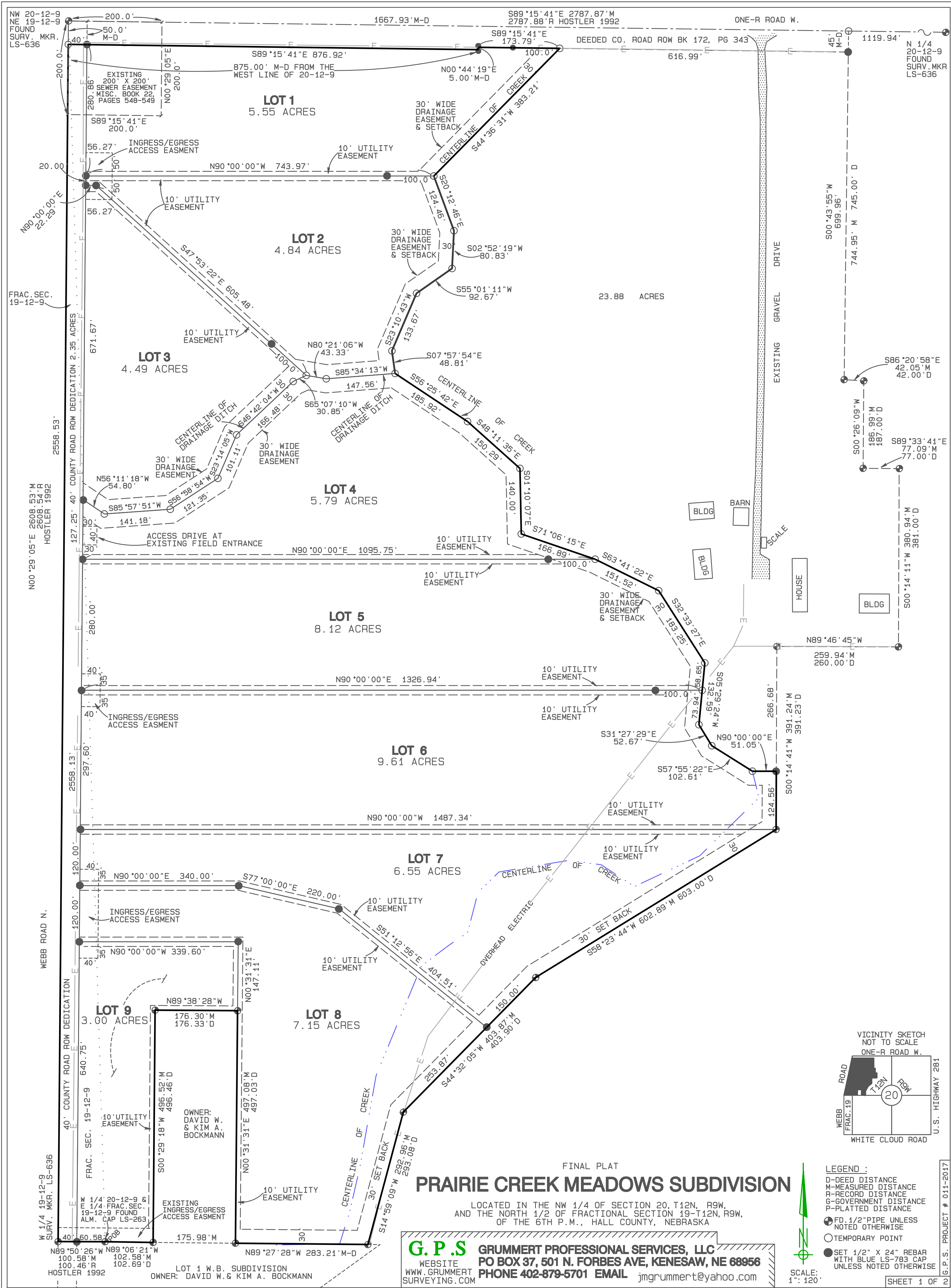
Cc: County Clerk  
County Attorney  
County Assessor/Register of Deeds  
County Zoning  
County Building  
County Public Works  
Manager of Postal Operations  
Grummert Professional Services

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









FINAL PLAT  
**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

**G.P.S.** GRUMMERT PROFESSIONAL SERVICES, LLC  
WEBSITE: WWW.GRUMMERTSURVEYING.COM  
PO BOX 37, 501 N. FORBES AVE, KENESAW, NE 68956  
PHONE 402-879-5701 EMAIL jmgrumment@yahoo.com

**LEGEND :**  
D-DEED DISTANCE  
M-MEASURED DISTANCE  
R-RECORD DISTANCE  
G-GOVERNMENT DISTANCE  
P-PLATTED DISTANCE  
● FD. 1/2" PIPE UNLESS NOTED OTHERWISE  
○ TEMPORARY POINT  
● SET 1/2" X 24" REBAR WITH BLUE LS-783 CAP UNLESS NOTED OTHERWISE

SCALE: 1" = 120'  
SHEET 1 OF 2

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:

DEDICATION:

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

STATE OF NEBRASKA }  
COUNTY OF HALL } SS

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 \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC (SEAL)

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.

\_\_\_\_\_  
CHAIRMAN OF THE BOARD

\_\_\_\_\_  
COUNTY CLERK

Closing latitude	=	0.01116
Closing departure	=	-0.00705
Closing bearing	=	S32°17'58"E
Closing distance	=	0.01320
Total traverse length	=	8875.25 (8875.25)
Total error of closure	=	1.675208
Error of closure in latitude	=	1/795616
Error of closure in departure	=	1/1258568
Area	=	2502044.51 Sq. Ft.
Area	=	57.439 Acres

I CERTIFY THAT ON \_\_\_\_\_, 2017, I COMPLETED AN ACCURATE SURVEY (MADE BY ME OR UNDER MY SUPERVISION) OF "PRAIRIE CREEK MEADOWS SUBDIVISION", LOCATED IN 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 A 1/2"x24" REBAR WITH AN AFFIXED BLUE CAP, STAMPED GRUMMERT, LS-783, WERE PLACED AT ALL CORNERS AS SHOWN ON THE PLAT; THAT EACH LOT BEARS ITS OWN NUMBER; AND THAT SAID SURVEY WAS MADE IN REFERENCE TO KNOWN AND RECORDED MONUMENTS.

JOSHUA E. GRUMMERT, LS-783



G.P.S. PROJECT # 011-2017

**G. P. S**  
WEBSITE  
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SURVEYING.COM

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# 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

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.