



Hall County Regional Planning Commission

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

Item M4

Krohn Subdivision

Staff Contact: Chad Nabity

August 23, 2017

Dear Members of the Board:

RE: Final Plat – Krohn Subdivision.

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

This final plat proposes to create 1 lot, on a tract of land comprising a part of the North Half (N1/2) of Section Four (4), Township Twelve (12) North, Range Nine (9) West of the 6th P.M. located in Hall County, Nebraska, said tract containing 4.424 acres.

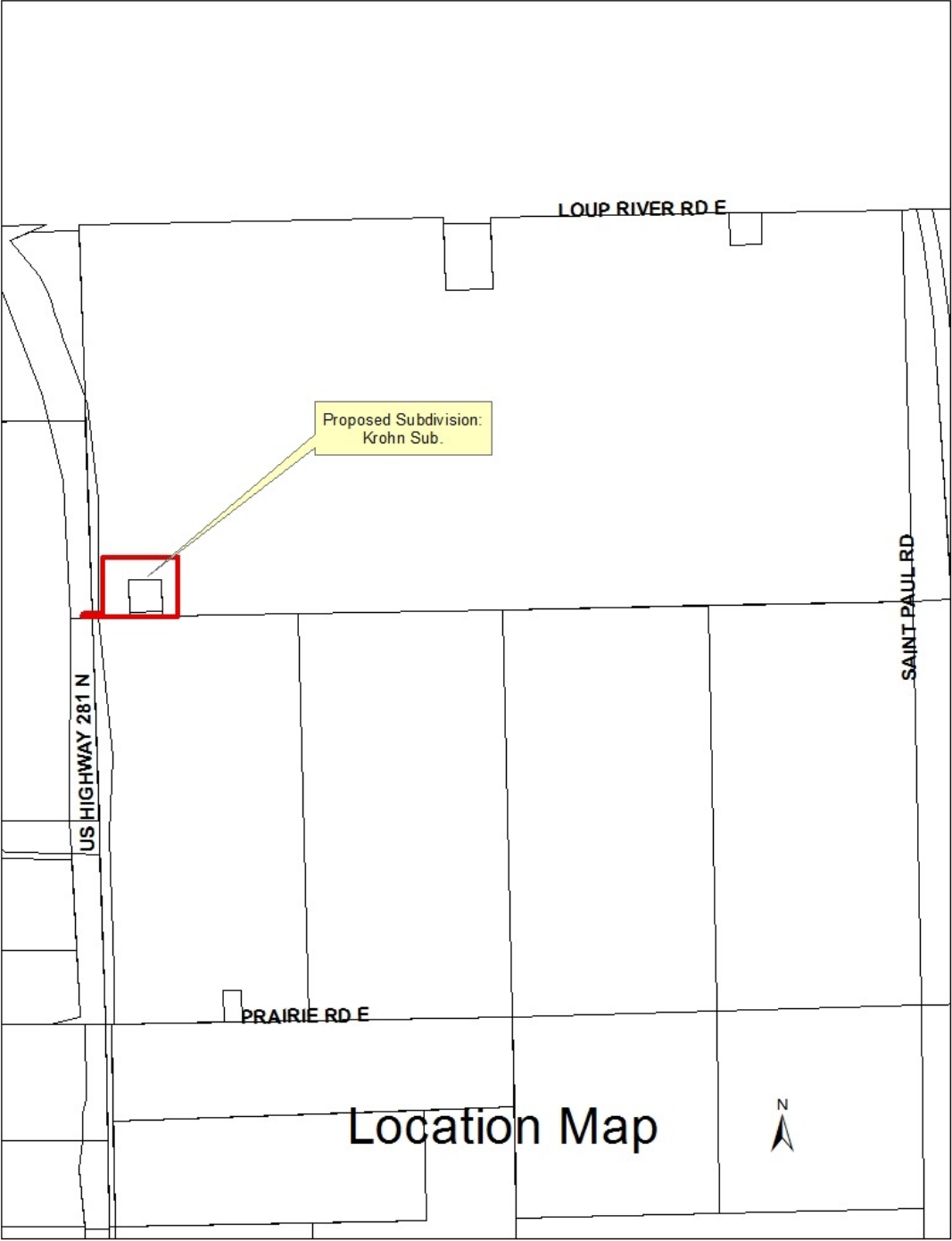
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on September 6, 2017 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

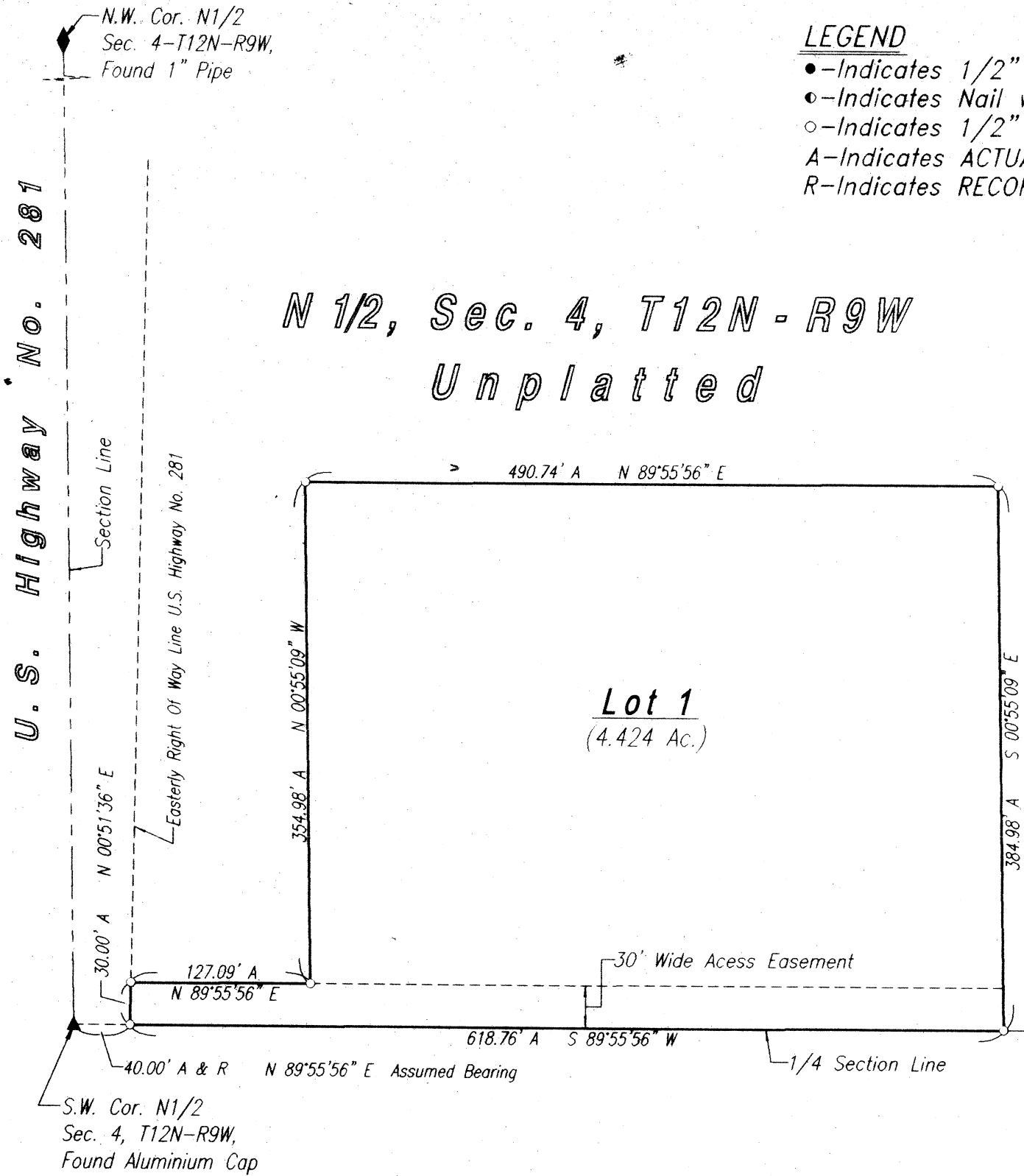
Chad Nabity, AICP
Planning Director

Cc: County Clerk
County Attorney
County Assessor/Register of Deeds
County Zoning
County Building
County Public Works
Manager of Postal Operations
Rockwell and Associates

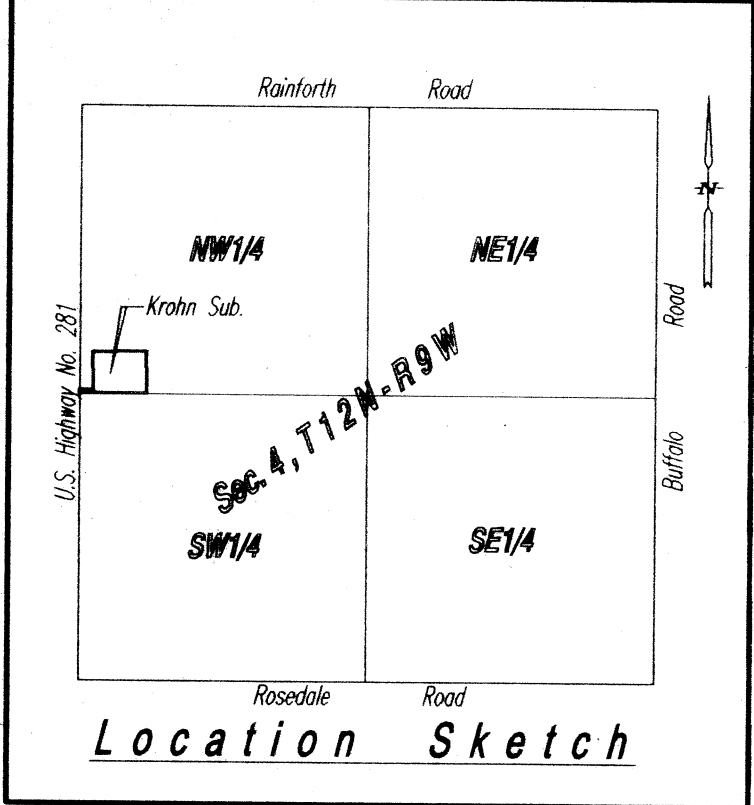
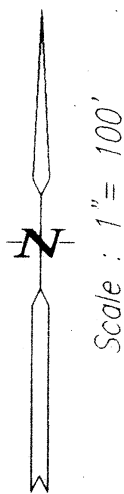
This letter was sent to the following School Districts 2, 19, 82, 83, 100, 126.







- LEGEND**
- - Indicates 1/2" Iron Pipe Found Unless Otherwise Noted
 - ◐ - Indicates Nail w/Disk Placed In Concrete Or Asphalt Surfacing
 - - Indicates 1/2" Iron Pipe w/Survey Cap Placed Unless Otherwise Noted
 - A - Indicates ACTUAL Distance
 - R - Indicates RECORDED Distance



Legal Description

A tract of land comprising a part of the North Half (N1/2) of Section Four (4), Township Twelve (12) North Range Nine (9) West of the 6th. P.M., in Hall County, Nebraska, more particularly described as follows:

Beginning at the southwest corner of said North Half (N1/2); thence running easterly on the southerly line of said North Half (N1/2) on an Assumed Bearing of N89°55'56"E, a distance of Forty (40.00) feet, to a point on the easterly right of way line of U.S. Highway No. 281 to the ACTUAL Point of Beginning; thence running N00°51'36"E on the easterly right of way line of U.S. Highway No. 281 a distance of Thirty (30.00) feet; thence running N89°55'56"E a distance of One Hundred Twenty seven and Nine Hundredths (127.09) feet; thence running N00°55'09"W, a distance of Three Hundred Fifty Four and Ninety eight Hundredths (354.98) feet; thence running N89°55'56"E a distance of Four Hundred Ninety and Seventy Four Hundredths (490.74) feet; thence running S00°55'09"E a distance of Three Hundred Eighty Four and Ninety Eight Hundredths (384.98) feet, to a point on the southerly line of said North Half (N1/2); thence running S89°55'56"W on the southerly line of said North Half (N1/2) a distance of Six Hundred Eighteen and Seventy Six Hundredths (618.76) feet to the ACTUAL Point of Beginning and containing 4.424 acres more or less.

Dedication

KNOW ALL MEN BY THESE PRESENTS, that ROBERT H. KROHN and CONNIE KAY KROHN, husband and wife, and KYLE MUSTION and AMELIA MUSTION, husband and wife, being the owners of the land described hereon, have caused same to be surveyed, subdivided, platted and designated as 'KROHN SUBDIVISION', Hall County, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the easements, if any, as shown thereon for the location, construction and maintenance of public service utilities, 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 Grand Island, Nebraska, this _____ day of _____, 2017.

Surveyor's Certificate

I hereby certify that on August 15, 2017, I completed an accurate survey of 'KROHN SUBDIVISION', 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 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

Robert H. Krohn Connie Kay Krohn

Kyle Mustion Amelia Mustion

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)

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 ROBERT H. KROHN and CONNIE KAY KROHN, husband and wife, and KYLE MUSTION and AMELIA MUSTION, husband and wife, 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 Grand Island, Nebraska, on the date last above written.

My commission expires _____.

Notary Public (Seal)

KROHN SUBDIVISION
HALL COUNTY, NEBRASKA