



# **Hall County Regional Planning Commission**

**Wednesday, October 11, 2017  
Regular Meeting**

## **Item M2**

### **Johnson's Valhalla Sub**

Staff Contact: Chad Nabity

September 29, 2017

Dear Members of the Board:

**RE: Final Plat – Johnson’s Valhalla Subdivision.**

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Johnson’s Valhalla 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 Seventeen (17), Township Nine (9) North, Range Nine (9) West of the 6<sup>th</sup> P.M. located in Hall County, Nebraska, said tract containing 0.621 acres.

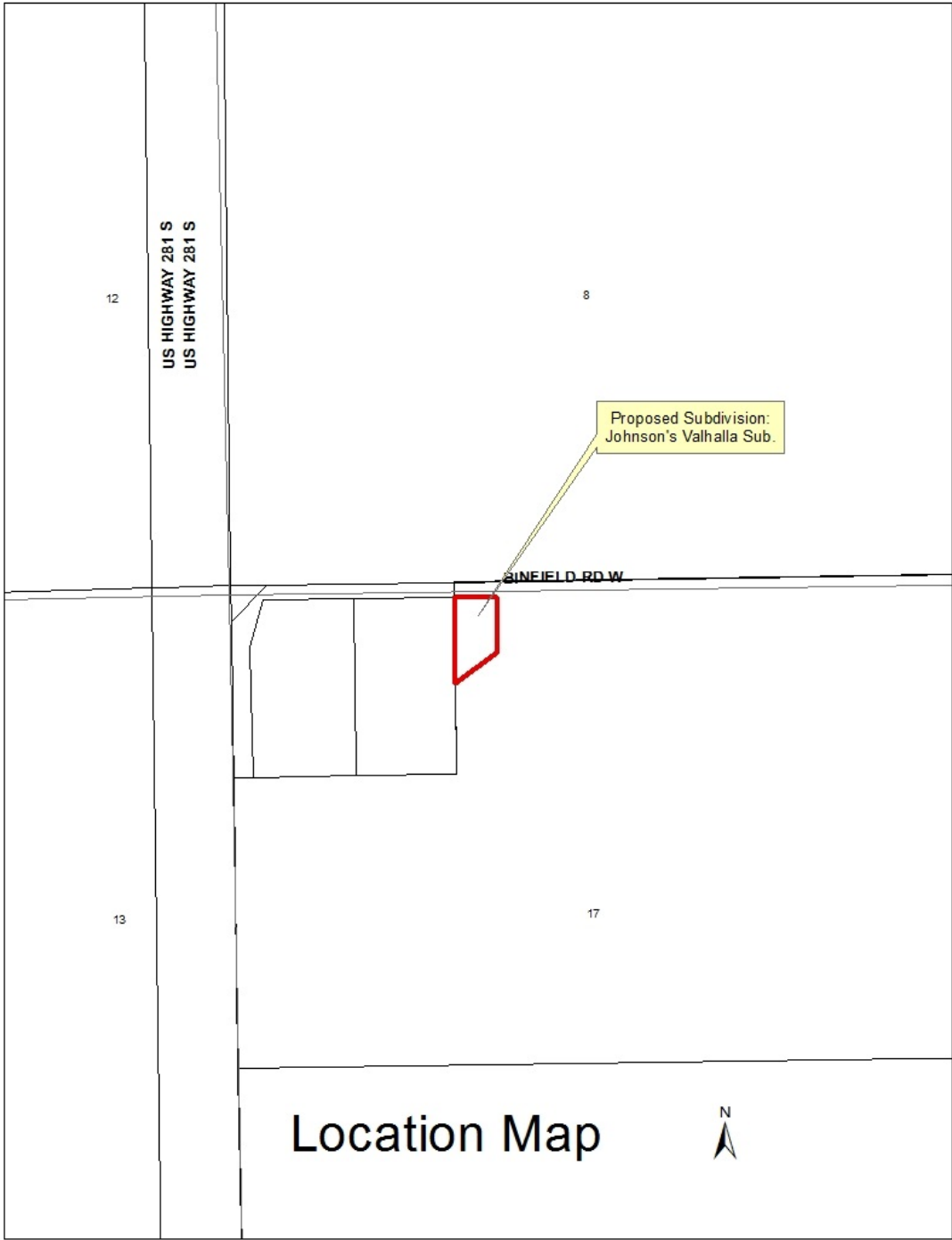
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on October 11, 2017 in the Council Chambers located in Grand Island's City Hall.

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

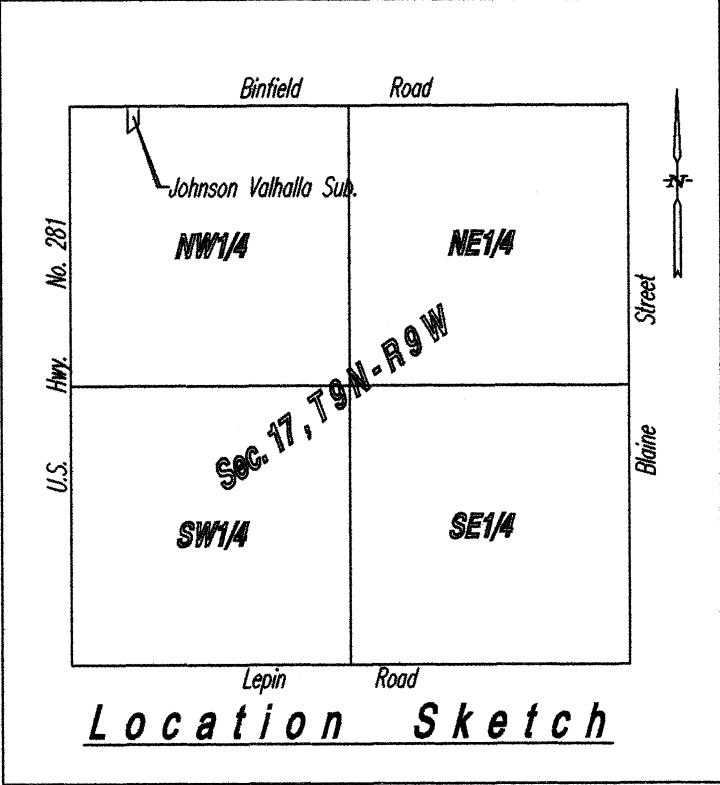
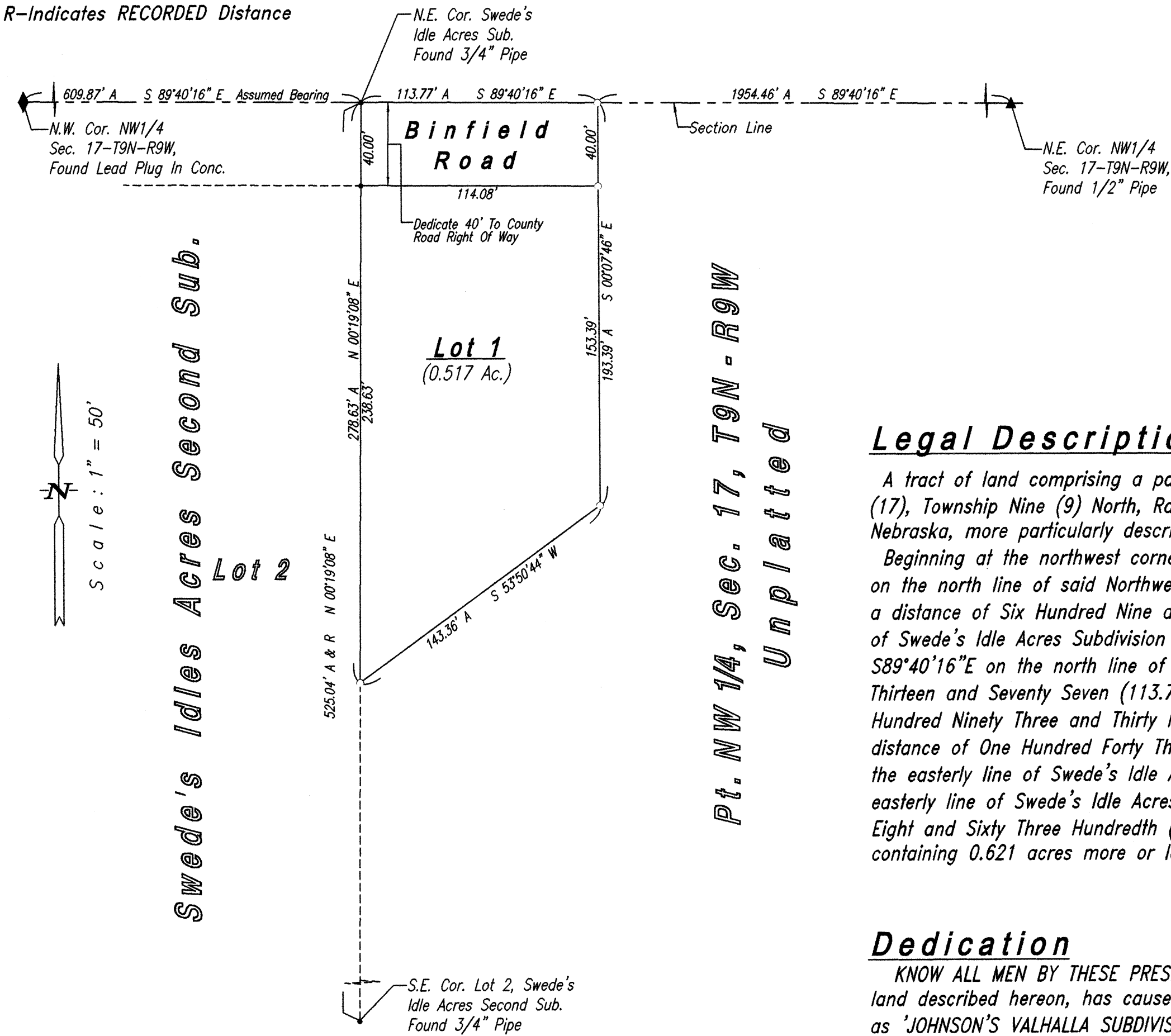
This letter was sent to the following School Districts 2, 19, 82, 83, 100, 126.





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 Northwest Quarter (NW1/4) of Section Seventeen (17), Township Nine (9) North, Range Nine (9) 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 easterly on the north line of said Northwest Quarter (NW1/4) on an Assumed Bearing of S89°40'16"E, a distance of Six Hundred Nine and Eighty Seven Hundredths (609.87) feet, to the N.E. Corner of Swede's Idle Acres Subdivision and to the ACTUAL Point of Beginning; thence continuing S89°40'16"E on the north line of said Northwest Quarter (NW1/4), a distance of One Hundred Thirteen and Seventy Seven (113.77) feet; thence running S00°07'46"E, a distance of One Hundred Ninety Three and Thirty Nine Hundredths (193.39) feet; thence running S53°50'44"W, a distance of One Hundred Forty Three and Thirty Six Hundredths (143.36) feet, to a point on the easterly line of Swede's Idle Acres Second Subdivision; thence running N00°19'08"E on the easterly line of Swede's Idle Acres Second Subdivision a distance of Two Hundred Seventy Eight and Sixty Three Hundredth (278.63) feet, to the ACTUAL Point of Beginning and containing 0.621 acres more or less.

Dedication

KNOW ALL MEN BY THESE PRESENTS, that BRYCE R.J. HARRENSTEIN, being the owner of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as 'JOHNSON'S VALHALLA SUBDIVISION', Hall County, Nebraska, as shown on the accompanying plat thereof, and does 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, 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 owner and proprietor.  
IN WITNESS WHEREOF, I have affixed my signature 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 'JOHNSON'S VALHALLA 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

Bryce R.J. Harrenstein

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.

(Seal) Chairman Of The Board County Clerk

Approved and accepted by the Village Board of Doniphan, Nebraska, this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

(Seal) Chairman Of The Board Village Clerk

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 BRYCE R.J. HARRENSTEIN, and to me personally known to be the identical person whose signature is affixed hereto, and that he did acknowledge 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 Grand Island, Nebraska, on the date last above written.  
My commission expires \_\_\_\_\_.

Notary Public

(Seal)

JOHNSON'S VALHALLA SUBDIVISION  
HALL COUNTY, NEBRASKA