Hall County Regional Planning Commission

Wednesday, December 6, 2017
Regular Meeting

Item M2

TDKM Subdivision

Staff Contact: Chad Nabity

November 20, 2017

Dear Members of the Board:

RE: Final Plat – TDKM Subdivision.

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

This final plat proposes to create 1 lot on a tract of land comprising a part of the East Half of the Northeast Quarter (E1/2 NE1/4) of Section Eleven (11), Township Nine (9) North, Range Ten (10) West of the 6th P.M. located in Hall County, Nebraska, said tract containing 7.849 acres.

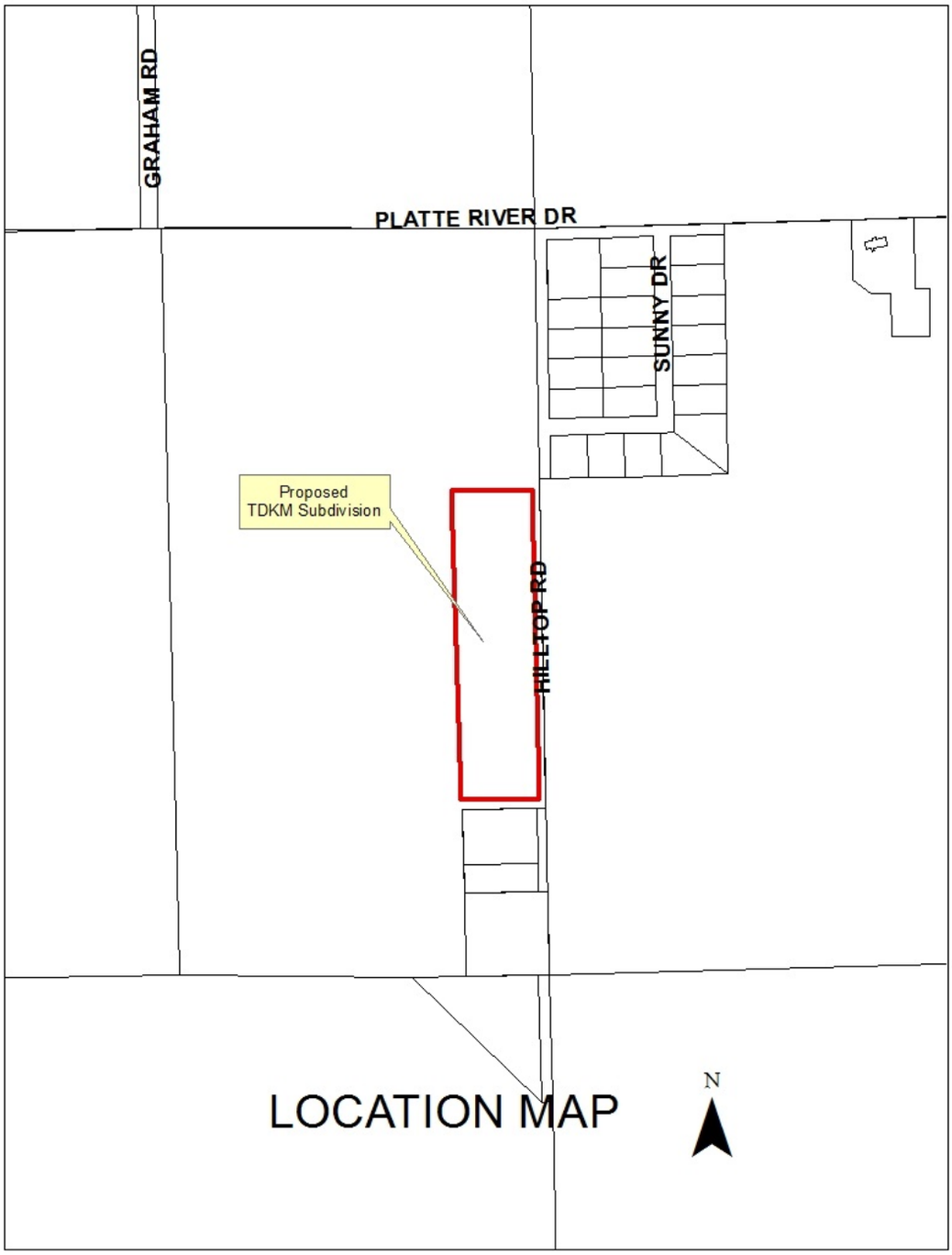
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on December 6, 2017 in the Council Chambers located in Grand Island's City Hall.

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
Stevens Land Surveying

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


GRAHAM RD
PLATTE RIVER DR
SUNNY DR
Proposed
TDKM Subdivision
HILLTOP RD
LOCATION MAP
N

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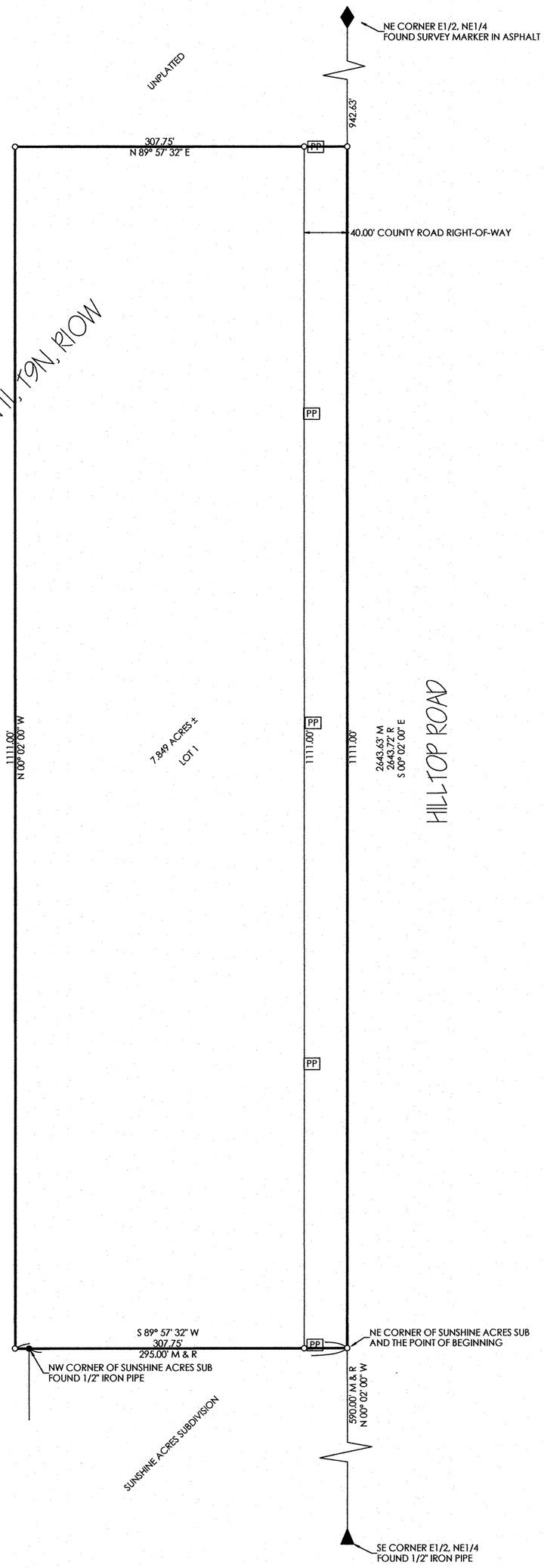
TDKM SUBDIVISION

PART OF THE E1/ 2, NE1/ 4, SECTION 11, T 9 N, R 10 W HALL COUNTY, NEBRASKA



CORNER TIES FOR SECTION 11 T9N, R10W
HALL COUNTY, NEBRASKA

NE CORNER E1/2, NE1/4, FOUND SURVEY MARKER IN ASPHALT
47.23' NE TO REBAR IN WC
56.19' SE TO REBAR IN WC
46.33' SW TO NAIL IN CUT OFF PP
52.18' NE TO #5 REBAR

SE CORNER E1/2, NE1/4 FOUND 1/2" IRON PIPE
34.25' NW TO NAIL IN MAIL BOX
33.85' W TO NAIL IN CORNER POST
140.30' NW TO NAIL IN POWER POLE

LEGEND
M = MEASURED DISTANCE
R = RECORDED DISTANCE
o = #5 REBAR PLACED w/ PLASTIC CAP
● = CORNER FOUND
PP= POWER POLE

N

SCALE 1" = 100'

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Jeanine Brunken being the owner of the land described hereon has caused same to be surveyed, subdivided, platted and designated as 'TDKM SUBDIVISION', Hall County, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the streets as shown thereon to the public forever, and the easements 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 obstruction 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, I have affixed my signature hereto, at Grand Island, Nebraska, this_____day of _____, 2017.

_____
Jeanine L. Brunken

ACKNOWLEDGEMENT
State Of Nebraska
County Of Hall
On the _____day of _____, 2017, before me _____
a Notary Public within and for said County, personally appeared Jeanine L. Brunken, trustee of the John A. Brunken and Jeanine L. Brunken revocable trust and owner of part of the E1/2, NE1/4 of Section 11, T9N, R10W, Hall County, Nebraska, to me personally known to be the identical person whose signature is affixed hereto, and that she did acknowledge the execution hereof to be 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 last date above written.

My commission expires_____

_____
Notary Public

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)

LEGAL DESCRIPTION
A tract of land comprising a part of the E1/2, NE1/4 of Section 11, Township 9 North, Range 10 West of the 6th P.M., Hall County, Nebraska.
More particularly described as follows:

Commencing at the southeast corner of said E1/2, NE1/4; thence N 00° 02' 00" W on and upon the east line of said E1/2, NE1/4 a distance of 590.00 feet to the Point of Beginning said point being the northeast corner of Sunshine Acres Subdivision; thence S 89° 57' 32" W on and upon the north line of said Sunshine Acres Subdivision a distance of 307.75 feet to a point; thence N 00° 02' 00" W and parallel with east line of said E1/2, NE1/4 a distance of 1111.00 feet to a point; thence N 89° 57' 32" E and parallel with the north line of said Sunshine Acres Subdivision a distance of 307.75 feet to a point on the east line of said E1/2, NE1/4; thence S 00° 02' 00" E on and upon the east line of said E1/2, NE1/4 a distance of 1111.00 feet to the Point of Beginning. Said tract contains 7.849 acres of which 1.020 acres are County Road right-of-way.

SURVEYORS CERTIFICATE

I hereby certify that on October 17, 2017, I completed an accurate survey of 'TDKM 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. All dimensions are in feet and are accurate to the best of my knowledge and belief and that I am a duly Registered Land Surveyor under the laws of the State of Nebraska.

_____
Kelly Stevens R.L.S. 690

SURVEY REQUESTED BY SCOTT ROACH

STEVENS LAND SURVEYING LLC - 1604 RAINBOW ROAD, GRAND ISLAND, NE 68801 - 308-379-0464 - E-MAIL kstevens690@gmail.com

PROJECT NUMBER 17-62 - DATE 10/17/2017 - DRAWN BY K.S. - CHECKED BY AES