



# **Hall County Regional Planning Commission**

**Wednesday, December 6, 2017  
Regular Meeting**

## **Item M3**

### **Walker Acres Subdivision**

**Staff Contact: Chad Nabity**

November 21, 2017

Dear Members of the Board:

**RE: Final Plat – Walker Acres Subdivision.**

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

This final plat proposes to create 1 lot, on a tract of land comprising a part of the Southeast Quarter (SE ¼) and a part of the Northeast Quarter (NE ¼) of Section Nineteen (19), Township Nine (9) North, Range Twelve (12) West of the 6<sup>th</sup> P.M. located in Hall County, Nebraska, said tract containing 3.4407 acres.

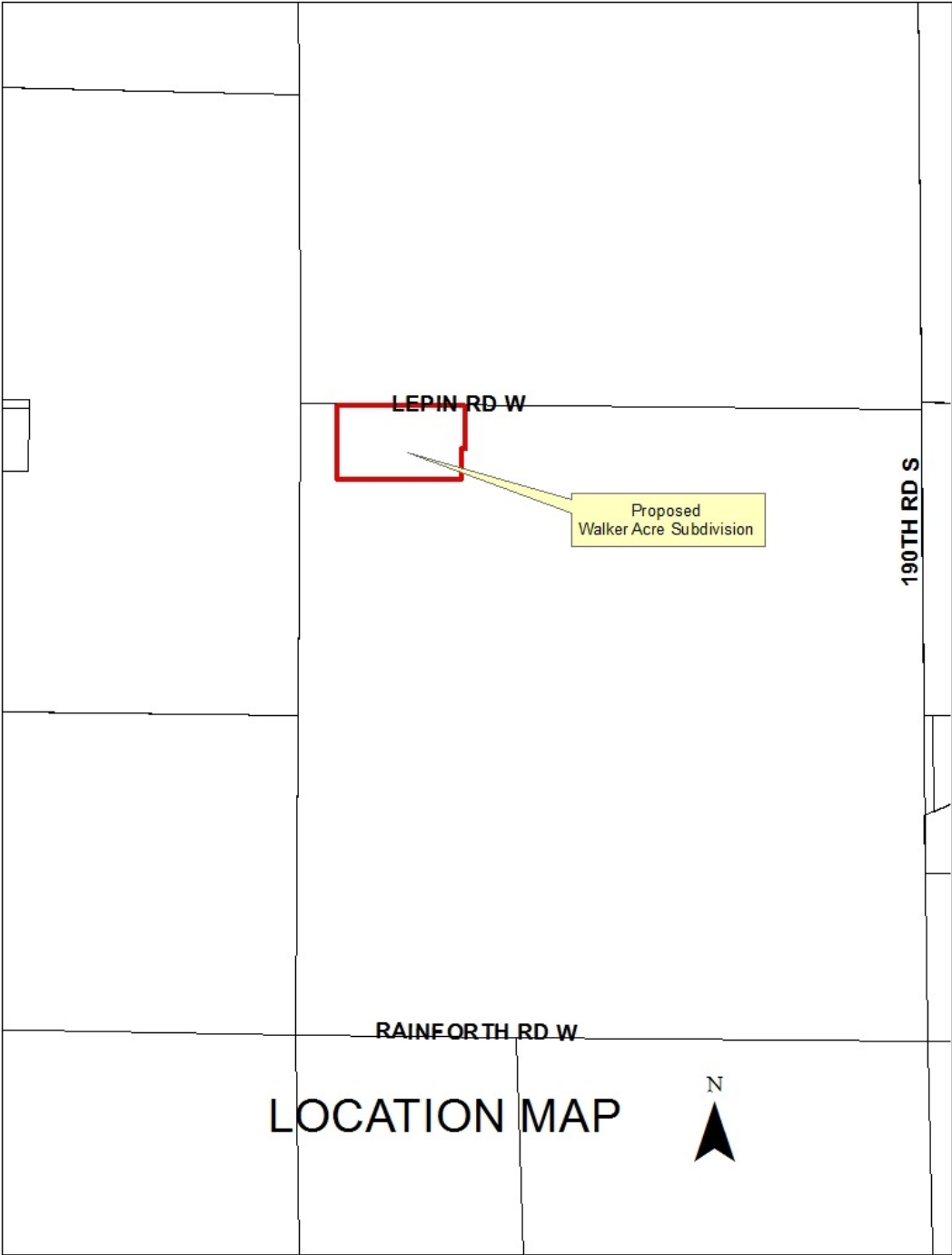
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on December 6, 2017 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

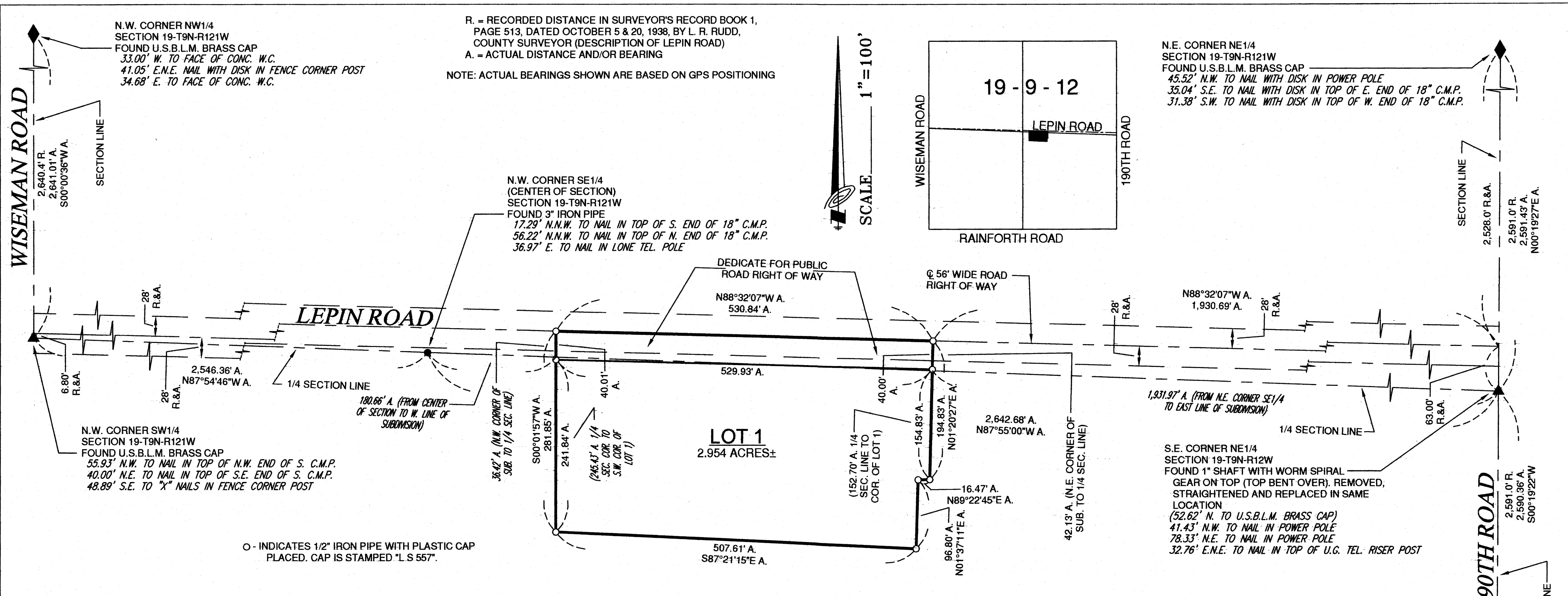
Chad Nabity, AICP  
Planning Director

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

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 Southeast Quarter (SE1/4) and a part of the Northeast Quarter (NE1/4) of Section Nineteen (19), Township Nine (9) North, Range Twelve (12) West of the 6th P.M., Hall County, Nebraska, and more particularly described as follows:

First to ascertain the point of beginning, start at the southeast corner of said Northeast Quarter (NE1/4); thence N00°19'27"E, along and upon the east line of said Northeast Quarter (NE1/4), a distance of Sixty Three (63.00) feet to the centerline of Lepin Road as described in Surveyor's Record Book No. 1, Page 513, Hall County, Nebraska; thence N88°32'07"W, along and upon said Lepin Road centerline as described in Surveyor's Record Book No. 1, Page 513, a distance of One Thousand Nine Hundred Thirty and Sixty Nine Hundredths (1,930.69) feet to the ACTUAL point of beginning; thence continuing N88°32'07"W, along and upon said Lepin Road centerline as described in Surveyor's Record Book No. 1, Page 513, a distance of Five Hundred Thirty and Eighty Four Hundredths (530.84) feet; thence S00°01'57"W, a distance of Thirty Six and Forty Two Hundredths (36.42) feet to a point on the north line of said Southeast Quarter (SE1/4), said point being One Hundred Eighty and Sixty Six Hundredths (180.66) feet east of the northwest corner of said Southeast Quarter (SE1/4); thence continuing S00°01'57"W, a distance of Two Hundred Forty Five and Forty Three Hundredths (245.43) feet; thence S87°21'15"E, a distance of Five Hundred Seven and Sixty One Hundredths (507.61) feet; thence N01°37'11"E, a distance of Ninety Six and Eight Tenths (96.80) feet; thence N89°22'45"E, a distance of Sixteen and Forty Seven Hundredths (16.47) feet; thence N01°20'27"E, a distance of One Hundred Fifty Two and Seven Tenths (152.70) feet to a point on the north line of said Southeast Quarter (SE1/4), said point being One Thousand Nine Hundred Thirty One and Ninety Seven Hundredths (1,931.97) feet west of the northeast corner of said Southeast Quarter (SE1/4); thence continuing N01°20'27"E, a distance of Forty Two and Thirteen Hundredths (42.13) feet to the ACTUAL point of beginning and containing 3.441 acres, more or less.

**SURVEYOR'S CERTIFICATE**

I hereby certify that on \_\_\_\_\_, I completed an accurate survey (made under my supervision) of "WALKER ACRES SUBDIVISION", 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 corners 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.

Lee D. Wagner, Registered Land Surveyor No. 557

**WALKER ACRES SUBDIVISION**  
**HALL COUNTY, NEBRASKA**  
BENJAMIN & ASSOCIATES, INC. - ENGINEERS & SURVEYORS - GRAND ISLAND, NEBRASKA



DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that I, Don D. Walker, Co-Trustee of the DONALD J. WALKER 2008 TRUST dated January 22, 2008, being the owner of the land described hereon, have caused same to be subdivided, platted and designated as "WALKER ACRES SUBDIVISION", Hall County, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the road as shown thereon, to the public for their use forever, and the 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 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 \_\_\_\_\_, Nebraska, this \_\_\_\_\_ day of \_\_\_\_\_.

Don D. Walker, Co-Trustee of the  
DONALD J. WALKER 2008 TRUST

KNOW ALL MEN BY THESE PRESENTS, that I, Michael D. Walker, Co-Trustee of the DONALD J. WALKER 2008 TRUST dated January 22, 2008, being the owner of the land described hereon, have caused same to be subdivided, platted and designated as "WALKER ACRES SUBDIVISION", Hall County, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the road as shown thereon, to the public for their use forever, and the 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 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 \_\_\_\_\_, Nebraska, this \_\_\_\_\_ day of \_\_\_\_\_.

Michael D. Walker, Co-Trustee of the  
DONALD J. WALKER 2008 TRUST

ACKNOWLEDGEMENT

State of Nebraska ss  
County of \_\_\_\_\_

On the \_\_\_\_\_ day of \_\_\_\_\_, before me, \_\_\_\_\_, a Notary Public within and for said County, personally appeared Don J. Walker, Co-Trustee of the DONALD J. WALKER 2008 TRUST dated January 22, 2008, to me personally known to be the identical person whose signature is affixed hereto, and he did acknowledge the execution to be his voluntary act and deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal at \_\_\_\_\_, Nebraska, on the date last above written.

My commission expires \_\_\_\_\_.

Notary Public (SEAL)

State of Nebraska ss  
County of \_\_\_\_\_

On the \_\_\_\_\_ day of \_\_\_\_\_, before me, \_\_\_\_\_, a Notary Public within and for said County, personally appeared Michael D. Walker, Co-Trustee of the DONALD J. WALKER 2008 TRUST dated January 22, 2008, to me personally known to be the identical person whose signature is affixed hereto, and he did acknowledge the execution to be his voluntary act and deed.

IN WITNESS WHEREOF, I have hereunto 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 County, Grand Island and 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 \_\_\_\_\_.

Chairman of the Board County Clerk

WALKER ACRES SUBDIVISION

HALL COUNTY, NEBRASKA

BENJAMIN & ASSOCIATES, INC. - ENGINEERS & SURVEYORS - GRAND ISLAND, NEBRASKA