



# **Hall County Regional Planning Commission**

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

## **Item M4**

### **Stacy Jo 2nd Subdivision**

**Staff Contact: Chad Nabity**

November 21, 2017

Dear Members of the Board:

**RE: Final Plat – Stacy Jo 2nd Subdivision.**

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Stacy Jo 2nd Subdivision, located in the City of Wood River, Hall County, Nebraska.

This final plat proposes to create 1 lot, on a replat of all of Lot One (1) Stacy Jo Subdivision, City of Wood River and a tract of land located in part of the Northwest Quarter (NW ¼) of Section Nineteen (19), Township Ten (10) North, Range Eleven (11) West of the 6<sup>th</sup> P.M. located in Hall County, Nebraska, said tract containing 0.551 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.

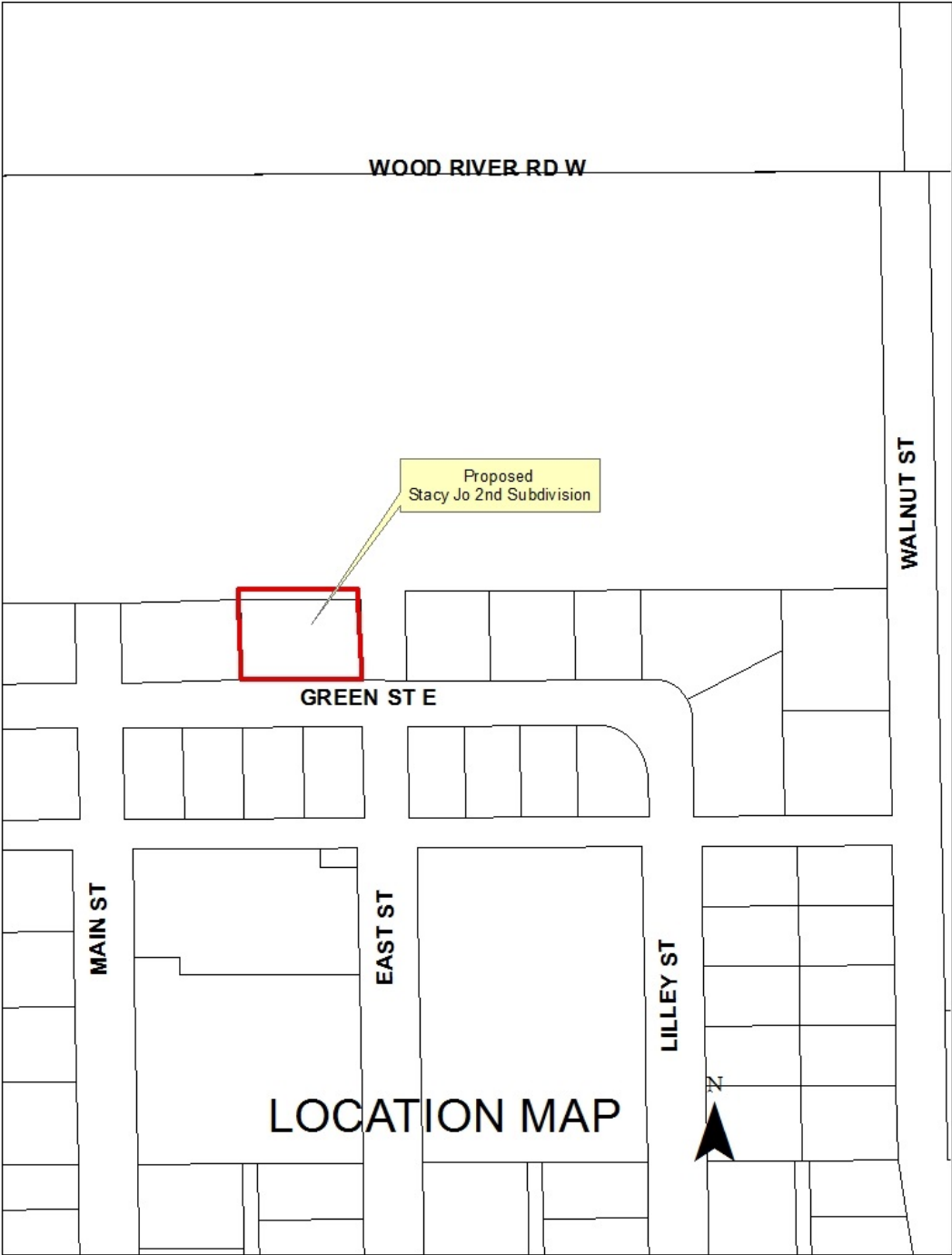
Sincerely,

Chad Nabity, AICP  
Planning Director

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

City Clerk  
City Attorney  
Regional Planning  
County Building  
Olsson Associates

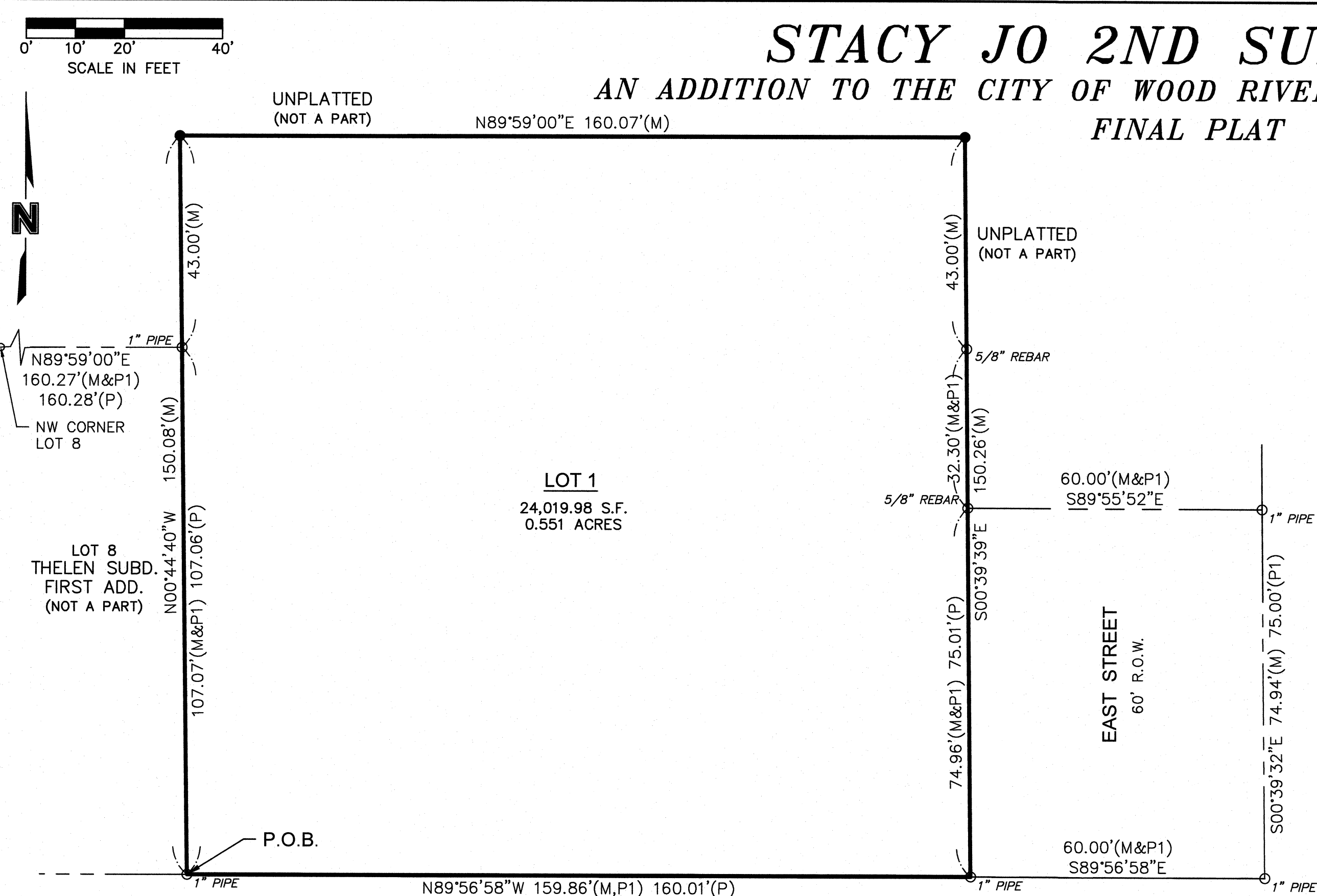
This letter was sent to the following School Districts 2, 19, 82, 83, 100, 126.



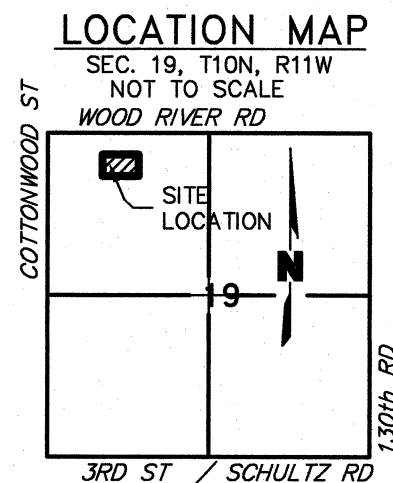





DWG: F:\2017\3001-3500\017-3233\40-Design\Survey\SRVY\Sheets\SRVY\_FPT\_73233.dwg  
DATE: Nov 16, 2017 4:35pm  
USER: jjimenez  
XREFS: cntyhal



- LEGEND**
- SET CORNER (5/8"x24" REBAR W/CAP)
  - FOUND CORNER (AS NOTED)
  - RIGHT-OF-WAY LINE
  - PROPERTY LINE
  - SUBDIVISION BOUNDARY LINE
  - M MEASURED DISTANCE
  - P PLATTED DISTANCE THELEN SUB 1ST ADD
  - P1 PLATTED DISTANCE STACY JO SUB



OWNERS: AUBREY & LISA BOUCHER,  
THELEN GRAIN CO  
SUBDIVIDER: AUBREY & LISA BOUCHER,  
THELEN GRAIN CO  
SURVEYOR: OLSSON ASSOCIATES  
ENGINEER: OLSSON ASSOCIATES  
NUMBER OF LOTS: 1



201 East 2nd Street  
P.O. Box 1072  
Grand Island, NE 68802-1072  
TEL 308.384.8750  
FAX 308.384.8752

PROJECT NO. 2017-3233
ADAM HAYES WOOD RIVER SURVEY
FB: MISC TOWNS 04

**LEGAL DESCRIPTION**  
A REPLAT OF ALL OF LOT 1, STACY JO SUBDIVISION, CITY OF WOOD RIVER AND A TRACT OF LAND LOCATED IN PART OF THE NORTHWEST QUARTER (NW1/4) OF SECTION NINETEEN (19), TOWNSHIP TEN (10) NORTH, RANGE ELEVEN (11) WEST OF THE 6TH P.M., ALL IN HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 1, STACY JO SUBDIVISION, SAID POINT BEING THE POINT OF BEGINNING; THENCE ON AN ASSUMED BEARING OF N00°44'40"W, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 107.07 FEET TO A POINT ON THE NORTHWEST CORNER OF SAID LOT 1; THENCE CONTINUING N00°44'40"W A DISTANCE OF 43.00 FEET; THENCE N89°59'00"E A DISTANCE OF 160.07 FEET TO A POINT OF THE EXTENSION OF THE WEST RIGHT-OF-WAY LINE OF EAST STREET; THENCE S00°39'39"E, ALONG SAID EXTENSIONS OF THE WEST RIGHT-OF-WAY LINE OF EAST STREET, A DISTANCE OF 43.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF EAST STREET AND THE NORTHEAST CORNER OF SAID LOT 1; THENCE CONTINUING S00°39'39"E, ALONG THE EAST LINE OF SAID LOT 1 AND AND SAID WEST RIGHT-OF-WAY LINE EAST STREET, A DISTANCE OF 107.26 FEET TO THE SOUTHEAST CORNER OF LOT 1 AND ALSO BEING THE INTERSECTION OF SAID WEST RIGHT-OF-WAY LINE OF EAST STREET AND THE NORTH RIGHT-OF-WAY LINE OF GREEN STREET; THENCE N89°56'58"W, ALONG THE SOUTH LINE OF SAID LOT 1 AND SAID NORTH RIGHT-OF-WAY LINE OF GREEN STREET, A DISTANCE OF 159.86 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 24,019.98 SQUARE FEET OR 0.551 ACRES MORE OR LESS.

**SURVEYOR'S CERTIFICATE**  
I HEREBY CERTIFY THAT ON \_\_\_\_\_, 2017, I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION, OF A REPLAT OF ALL OF LOT 1, STACY JO SUBDIVISION, CITY OF WOOD RIVER AND A TRACT OF LAND LOCATED IN PART OF THE NORTHWEST QUARTER (NW1/4) OF SECTION NINETEEN (19), TOWNSHIP TEN (10) NORTH, RANGE ELEVEN (11) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF; THAT IRON MARKERS, EXCEPT WHERE INDICATED, WERE FOUND AT ALL CORNERS; THAT THE DIMENSIONS ARE AS SHOWN ON THE PLAT; AND THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS.

JAI JASON ANDRIST, REGISTERED LAND SURVEYOR NUMBER, LS-630

# STACY JO 2ND SUBDIVISION

## AN ADDITION TO THE CITY OF WOOD RIVER, HALL COUNTY, NEBRASKA

### FINAL PLAT

#### APPROVALS

SUBMITTED TO AND APPROVED BY THE REGIONAL PLANNING COMMISSION OF HALL COUNTY, CITIES OF GRAND ISLAND, WOOD RIVER, AND THE VILLAGES OF ALDA, CAIRO, AND DONIPHAN, NEBRASKA.

CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_  
  
APPROVED AND ACCEPTED BY THE CITY OF WOOD RIVER, NEBRASKA  
THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

CHAIRPERSON \_\_\_\_\_ CLERK \_\_\_\_\_

#### DEDICATION OF PLAT

KNOW ALL MEN BY THESE PRESENTS, THAT AUBREY BOUCHER AND LISA BOUCHER, HUSBAND AND WIFE, BEING THE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "**STACY JO 2ND SUBDIVISION**" A REPLAT OF ALL OF LOT 1, STACY JO SUBDIVISION, CITY OF WOOD RIVER AND A TRACT OF LAND LOCATED IN PART OF THE NORTHWEST QUARTER (NW1/4) OF SECTION NINETEEN (19), TOWNSHIP TEN (10) NORTH, RANGE ELEVEN (11) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF; 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 \_\_\_\_\_, NEBRASKA, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

AUBREY BOUCHER \_\_\_\_\_ LISA BOUCHER \_\_\_\_\_

#### ACKNOWLEDGMENT

STATE OF NEBRASKA SS  
COUNTY OF HALL

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017, BEFORE ME \_\_\_\_\_, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED AUBREY BOUCHER AND LISA BOUCHER, HUSBAND AND WIFE, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSONS WHOSE SIGNATURES ARE AFFIXED HERETO AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR 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

#### DEDICATION OF PLAT

KNOW ALL MEN BY THESE PRESENTS, THAT THELEN GRAIN COMPANY, BEING THE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "**STACY JO 2ND SUBDIVISION**" A REPLAT OF ALL OF LOT 1, STACY JO SUBDIVISION, CITY OF WOOD RIVER AND A TRACT OF LAND LOCATED IN PART OF THE NORTHWEST QUARTER (NW1/4) OF SECTION NINETEEN (19), TOWNSHIP TEN (10) NORTH, RANGE ELEVEN (11) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF; 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 \_\_\_\_\_, NEBRASKA, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

PATRICK THELEN, PRESIDENT

#### ACKNOWLEDGMENT

STATE OF NEBRASKA SS  
COUNTY OF HALL

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017, BEFORE ME \_\_\_\_\_, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED PATRICK THELEN, PRESIDENT, THELEN GRAIN COMPANY, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSONS WHOSE SIGNATURES ARE AFFIXED HERETO AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR 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