



# **Hall County Regional Planning Commission**

**Wednesday, May 2, 2018  
Regular Meeting**

## **Item J2**

**Subdivision – Final Plat JTL Subdivision Hall County**

**Staff Contact:**

April 19<sup>th</sup>, 2018

Dear Members of the Board:

**RE: Final Plat – JTL Subdivision.**

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

This final plat proposes to create 1 lot, in a tract of land comprising a part of the West Half of the Northwest Quarter of the Northeast Quarter (W1/2, NW1/4, NE1/4) of Section Thirteen (13), Township Nine (9) North, Range Eleven (11) West of the 6<sup>th</sup> P.M., in, Hall County, Nebraska, containing 2.979 acres.

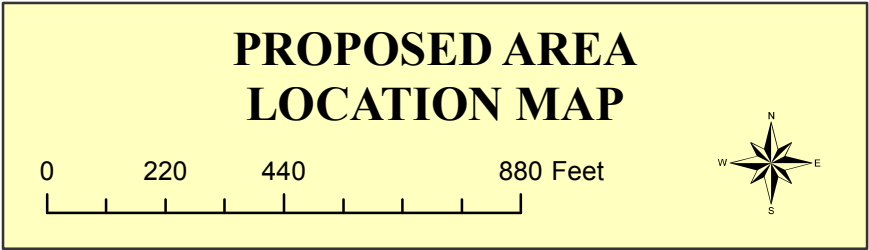
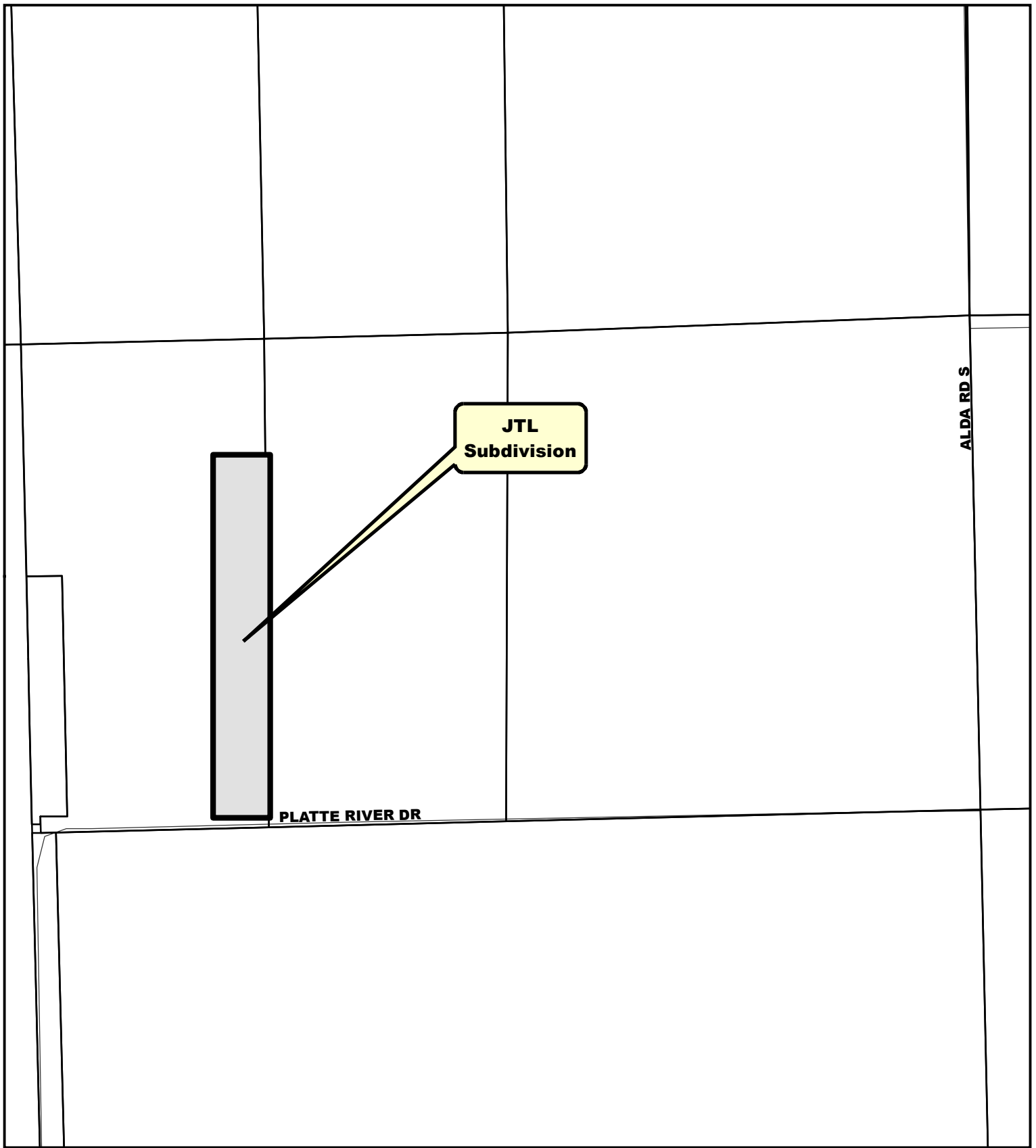
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on May 2<sup>nd</sup>, 2018, in the Council Chambers located in Grand Island's City Hall.

Sincerely,

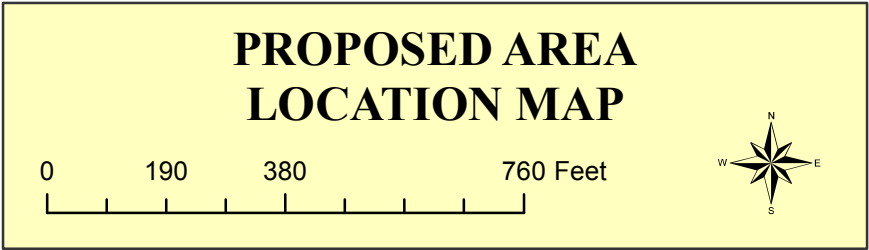
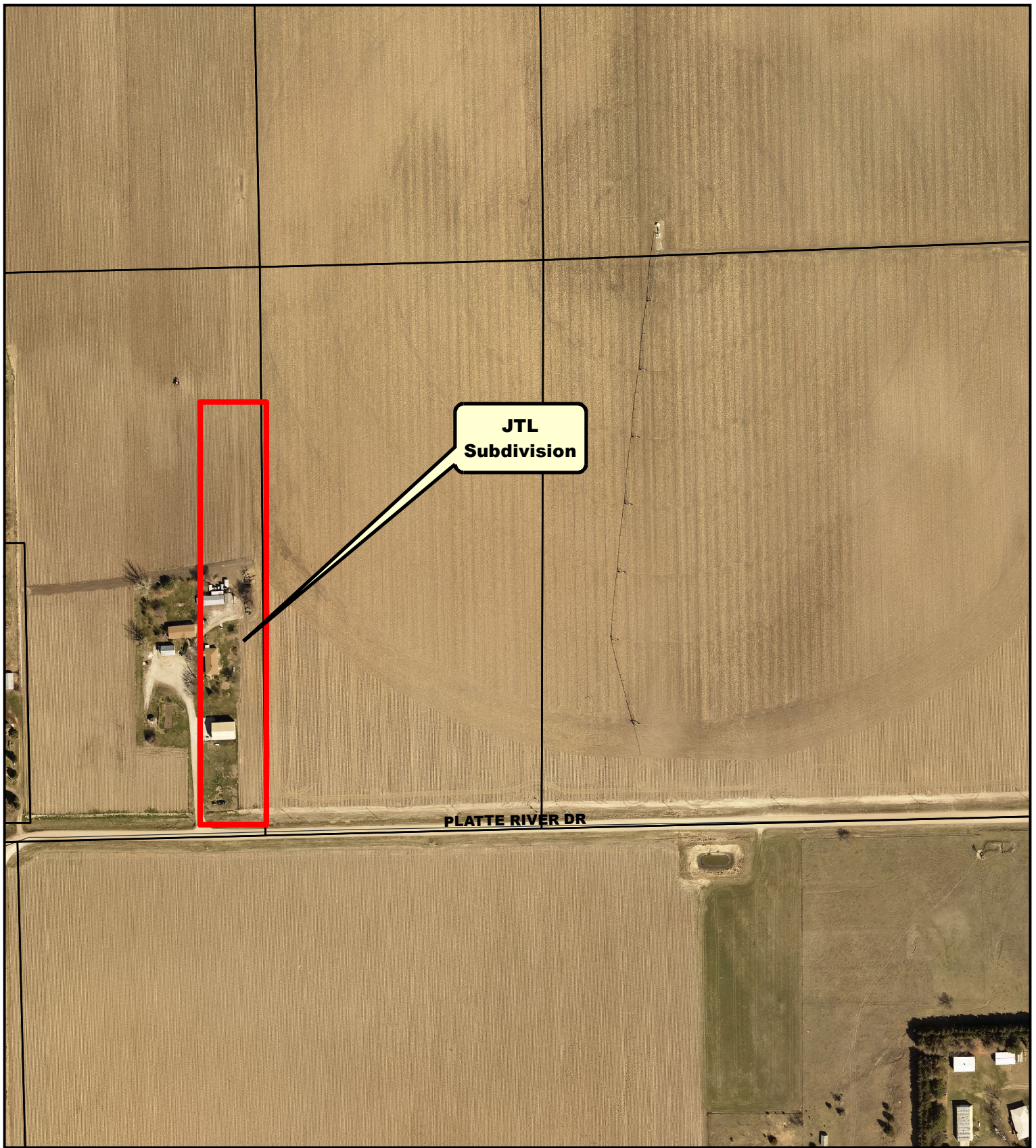
Chad Nabity, AICP  
Planning Director

Cc: City Clerk  
City Attorney  
City Public Works  
City Utilities  
City Building Director  
County Assessor/Register of Deeds  
Manager of Postal Operations  
Stevens Land Surveying  
Brian McMahon

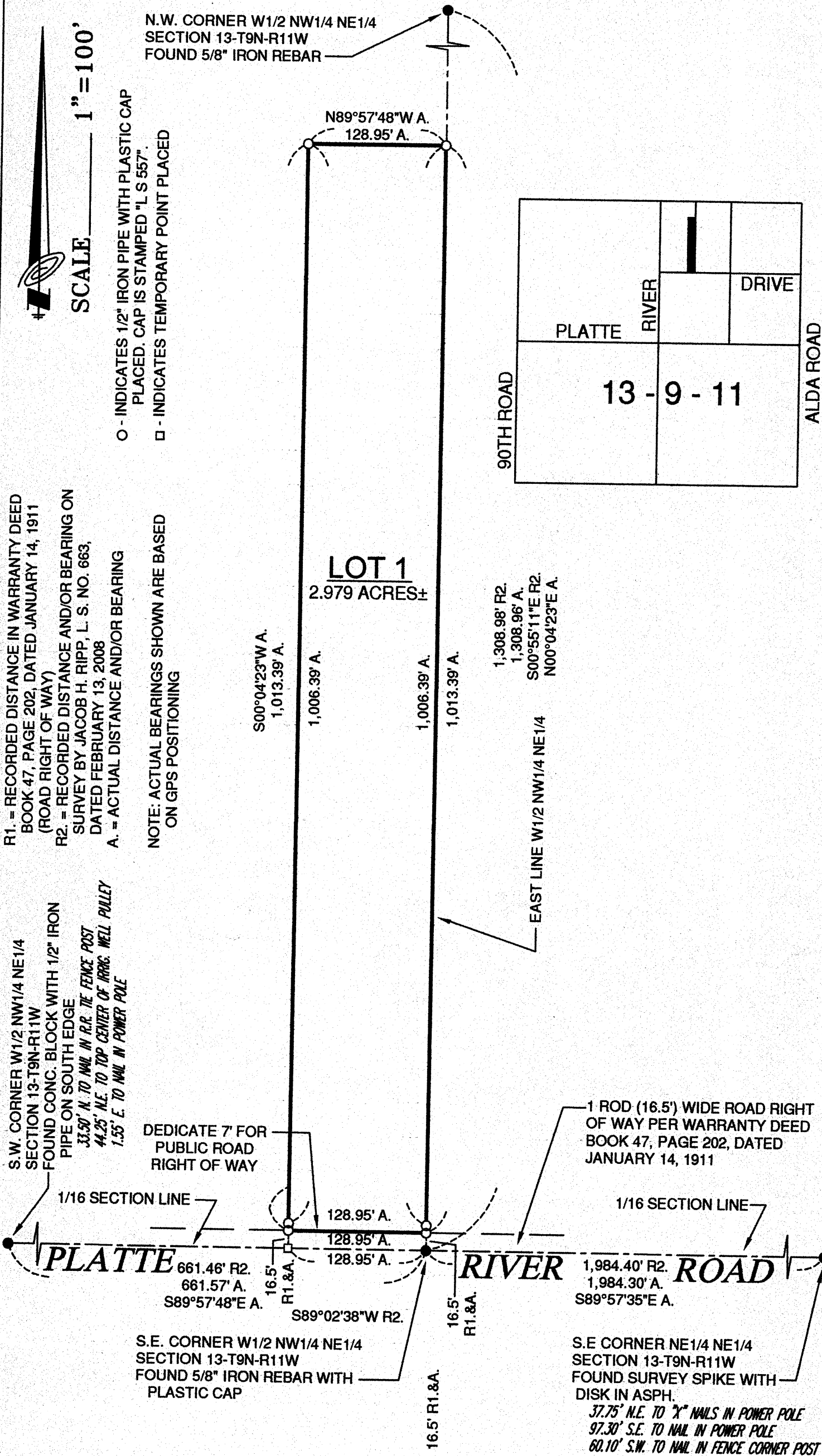
This letter was sent to the following School Districts 2, 19, 82, 83, 100, 126.











LEGAL DESCRIPTION

A tract of land comprising a part of the West Half of the Northwest Quarter of the Northeast Quarter (W1/2 NW1/4 NE1/4) of Section Thirteen (13), Township Nine (9) North, Range Eleven (11) 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 West Half of the Northwest Quarter of the Northeast Quarter (W1/2 NW1/4 NE1/4); thence N00°04'23"E, along and upon the east line of said West Half of the Northwest Quarter of the Northeast Quarter (W1/2 NW1/4 NE1/4), a distance of Sixteen and Five Tenths (16.50) feet to a point on the northerly right of way line of Platte River Road, said point being the ACTUAL point of beginning; thence continuing N00°04'23"E, along and upon the previously described course, a distance of One Thousand Thirteen and Thirty Nine Hundredths (1013.39) feet; thence N89°57'48"W, parallel with the south line of said West Half of the Northwest Quarter of the Northeast Quarter (W1/2 NW1/4 NE1/4), a distance of One Hundred Northeast Quarter (W1/2 NW1/4 NE1/4), a distance of One Thousand Thirteen and Thirty Nine Hundredths (1,013.39) feet to a point on the northerly right of way line of said Platte River Road, said point being Sixteen and Five Tenths (16.50) feet north of the south line of said West Half of the Northwest Quarter of the Northeast Quarter (W1/2 NW1/4 NE1/4); thence S89°57'48"E, along and upon said road right of way and being Sixteen and Five Tenths (16.50) feet north of and parallel with the south line of said West Half of the Northwest Quarter of the Northeast Quarter (W1/2 NW1/4 NE1/4), a distance of One Hundred Twenty Eight and Ninety Five Hundredths (128.95) feet to the ACTUAL point of beginning and containing 3.000 acres, more or less.

SURVEYOR'S CERTIFICATE

I hereby certify that on \_\_\_\_\_, 2018, I completed an accurate survey (made under my supervision) of "JTL 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

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that I, Frederick R. Weavers, a single person, being the owner of the land described hereon, have caused same to be subdivided, platted and designated as "JTL 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 \_\_\_\_\_, 2018.

Frederick R. Weavers

ACKNOWLEDGEMENT

State of Nebraska ss  
County of \_\_\_\_\_  
On the \_\_\_\_\_ day of \_\_\_\_\_, 2018, before me, \_\_\_\_\_, a Notary Public within and for said County, personally appeared Frederick R. Weavers, a single person, to me personally known to be the identical person whose signature whose signature is affixed hereto, and 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 \_\_\_\_\_, 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 \_\_\_\_\_, 2018.  
Chairman of the Board \_\_\_\_\_ County Clerk \_\_\_\_\_

JTL SUBDIVISION  
HALL COUNTY, NEBRASKA

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