



Hall County Regional Planning Commission

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

Item J6

Subdivision – Final Plat Critel Subdivision Wood River

Staff Contact:

April 19th, 2018

Dear Members of the Board:

RE: Final Plat – Critel Subdivision.

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

This final plat proposes to create 2 lots, in a tract of land being part of the Southeast Quarter of the Northeast Quarter (SE1/4, NE1/4) of Section Nineteen (19), Township Ten (10) North, Range Eleven (11) West of the 6th P.M., in, Wood River, Hall County, Nebraska, containing 1.378 acres

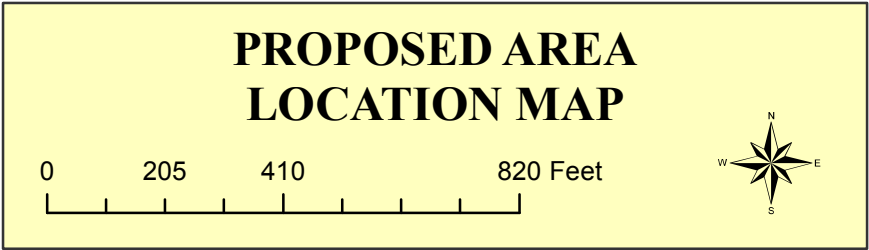
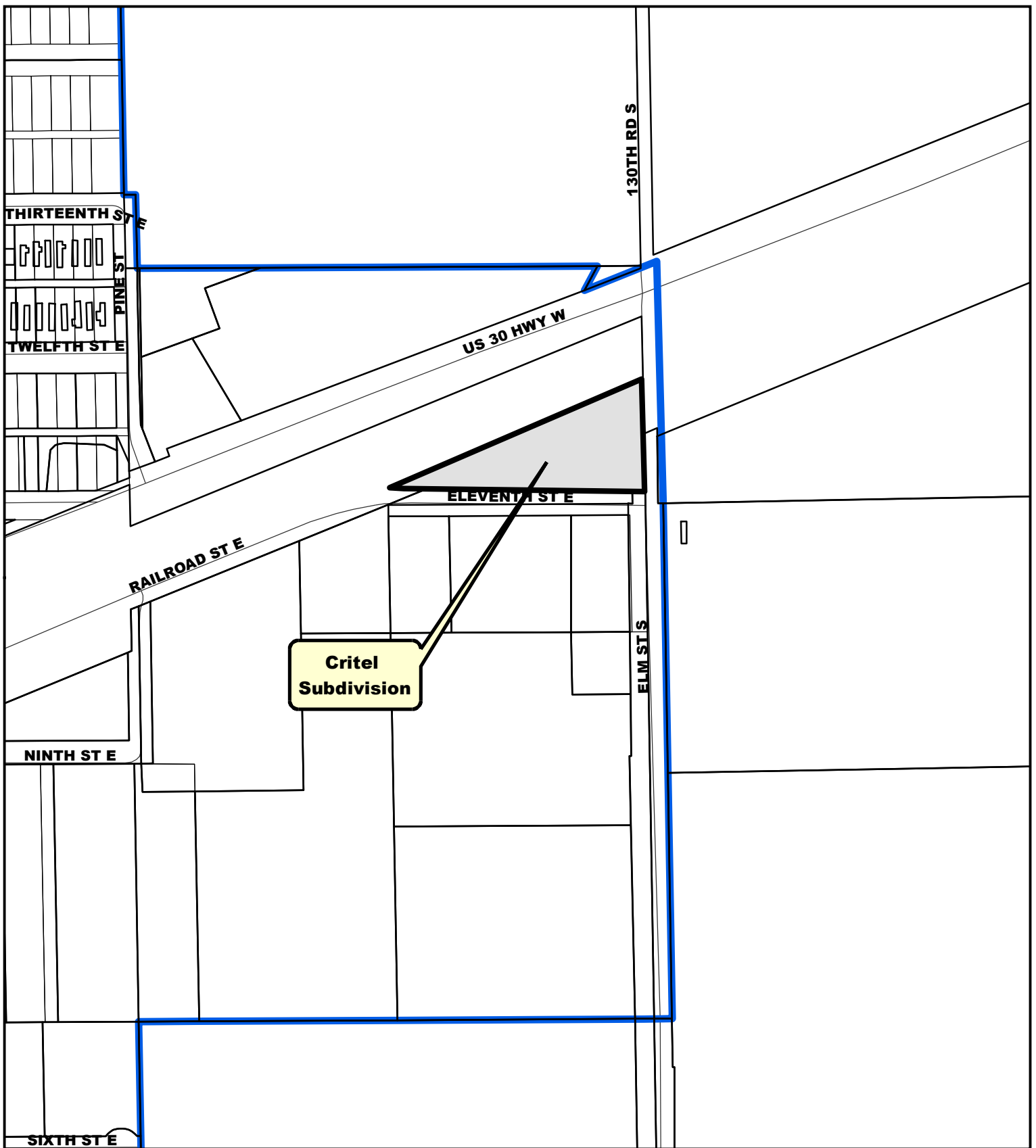
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on May 2nd, 2018, in the Council Chambers located in Grand Island's City Hall.

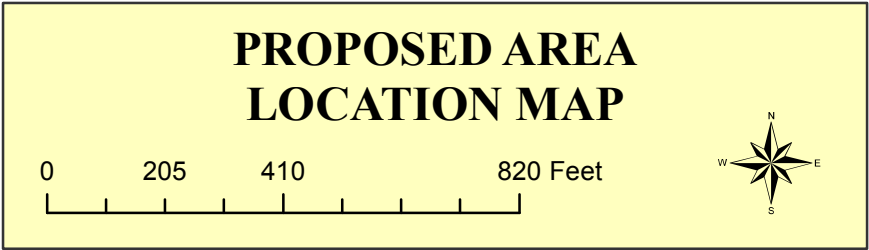
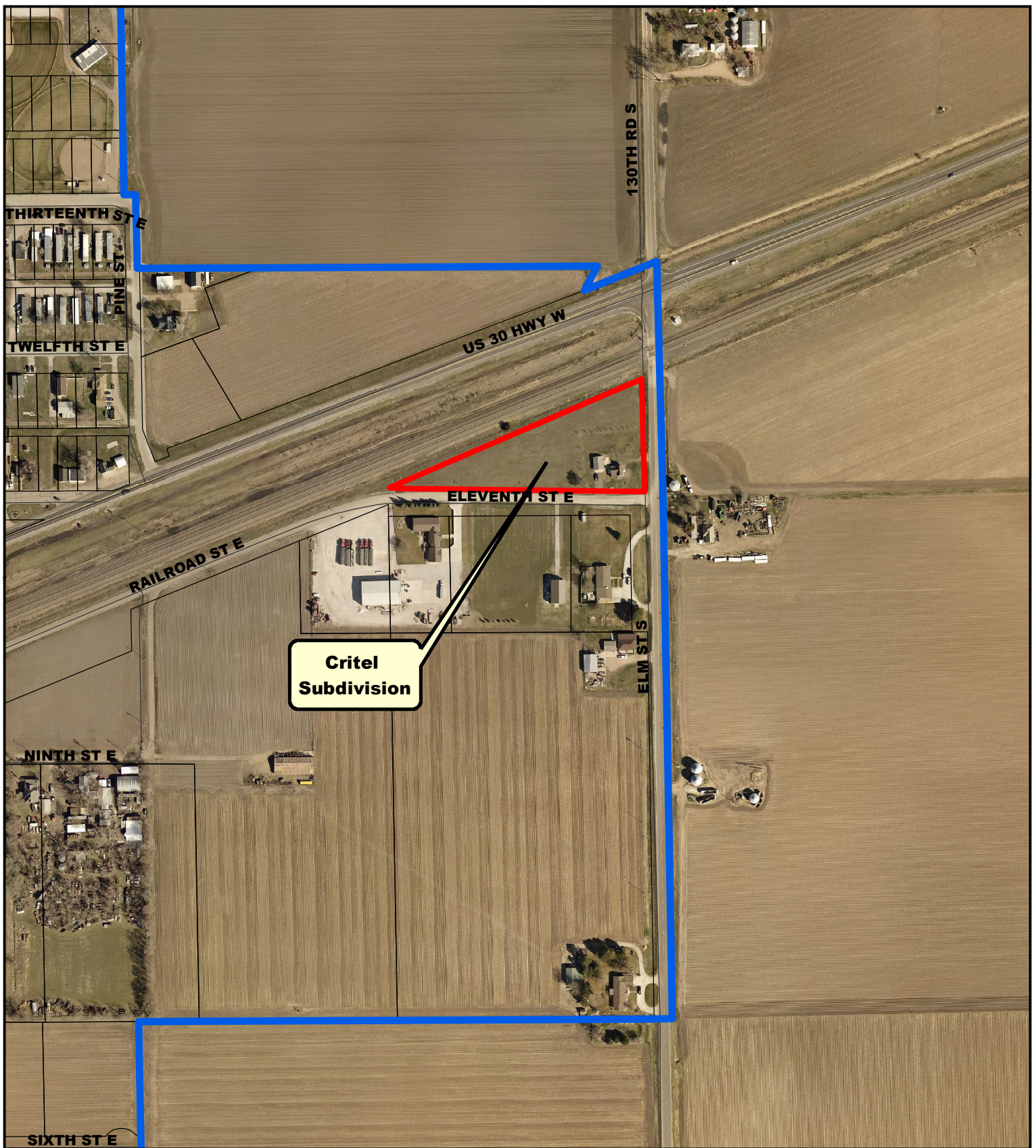
Sincerely,

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

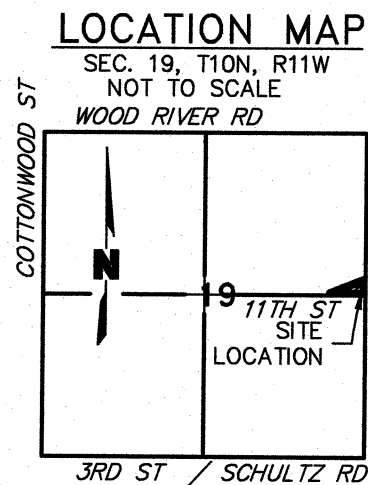
This letter was sent to the following School Districts 2, 19, 82, 83, 100, 126.





DWG: F:\2017\3501-4000\017-3648\40-Design\Survey\SRVY\Sheets\VPPT_73648.dwg
DATE: Apr 12, 2018 4:16pm
XREFS: V_RWAY_73648
USER: jjimenez

0' 20' 40' 80'
SCALE IN FEET



LEGEND

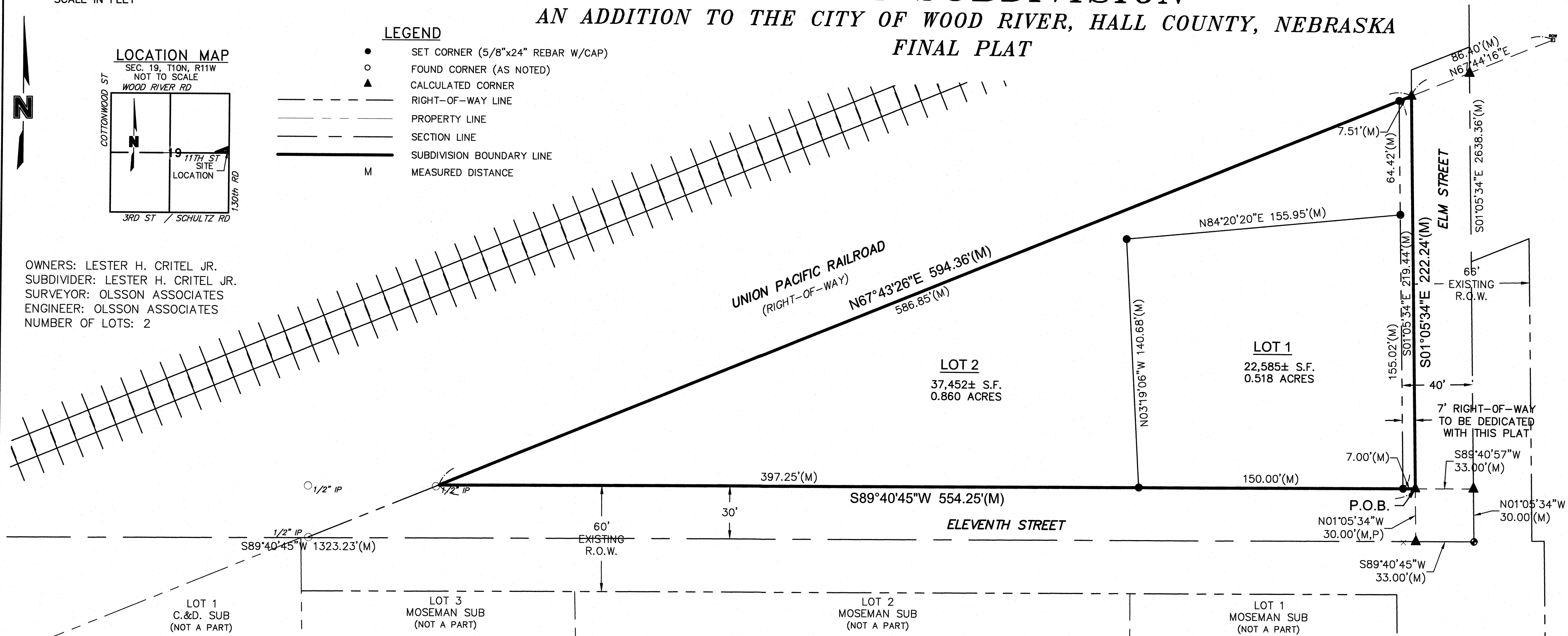
- SET CORNER (5/8"x24" REBAR W/CAP)
- FOUND CORNER (AS NOTED)
- ▲ CALCULATED CORNER
- RIGHT-OF-WAY LINE
- PROPERTY LINE
- SECTION LINE
- SUBDIVISION BOUNDARY LINE
- M MEASURED DISTANCE

OWNERS: LESTER H. CRITEL JR.
SUBDIVIDER: LESTER H. CRITEL JR.
SURVEYOR: OLSSON ASSOCIATES
ENGINEER: OLSSON ASSOCIATES
NUMBER OF LOTS: 2

CRITEL SUBDIVISION

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

FINAL PLAT



LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE1/4 NE1/4) OF SECTION NINETEEN (19), TOWNSHIP TEN (10) NORTH, RANGE ELEVEN (11) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SECTION 19-T10N-R11W; THENCE ON AN ASSUMED BEARING OF S89°40'45"W, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER (NE1/4), A DISTANCE OF 33.00 FEET; THENCE N01°05'34"W A DISTANCE OF 30.00 FEET TO THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF ELEVENTH STREET AND THE WEST RIGHT-OF-WAY LINE OF ELM STREET, SAID POINT BEING THE POINT OF BEGINNING; THENCE S89°40'45"W, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID ELEVENTH STREET, A DISTANCE OF 554.25 FEET TO A POINT ON THE SOUTHEASTLY LINE OF UNION PACIFIC RAILROAD; THENCE N67°43'26"E, ALONG SAID SOUTHEASTLY RIGHT-OF-WAY LINE, A DISTANCE OF 594.36 FEET TO THE WEST RIGHT-OF-WAY LINE OF ELM STREET; THENCE S01°05'34"E, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 222.24 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 61,583.00 SQUARE FEET OR 1.414 ACRES MORE OR LESS OF WHICH 0.355 ACRES ARE NEW DEDICATED RIGHT-OF-WAY.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON _____, 2018, I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION, OF A TRACT OF LAND LOCATED IN PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE1/4 NE1/4) 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

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 _____, 2018.

MAYOR

CITY CLERK

DEDICATION OF PLAT

KNOW ALL MEN BY THESE PRESENTS, THAT LESTER H. CRITEL JR., SINGLE PERSON, BEING THE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "**CRITEL SUBDIVISION**" A TRACT OF LAND LOCATED IN PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE1/4 NE1/4) 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 _____, 2018.

LESTER H. CRITEL JR.

ACKNOWLEDGMENT

STATE OF NEBRASKA
COUNTY OF HALL

ON THIS ____ DAY OF _____, 2018, BEFORE ME _____, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED LESTER H. CRITEL JR., SINGLE PERSON, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS 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.

NOTARY PUBLIC

OLSSON ASSOCIATES

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

PROJECT NO. 2017-3648
CRITEL SURVEY
WOOD RIVER
FB: HALL CO #4

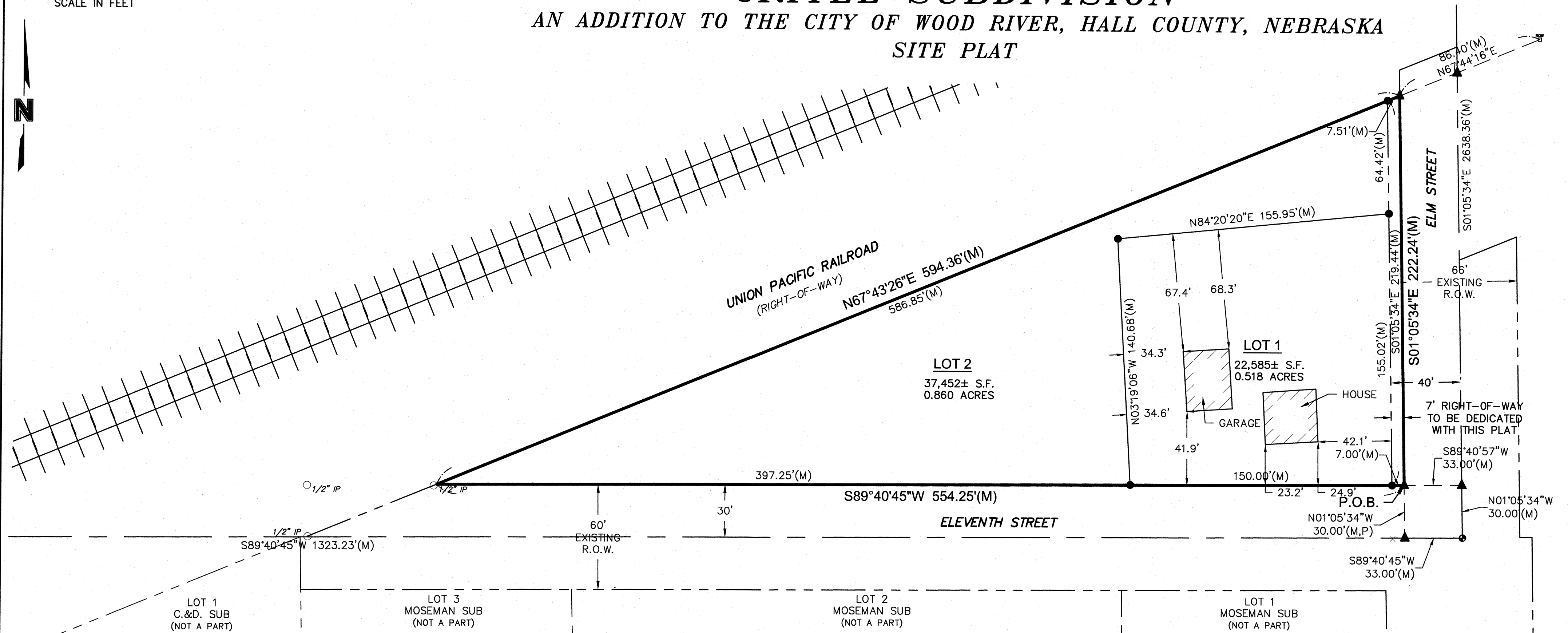
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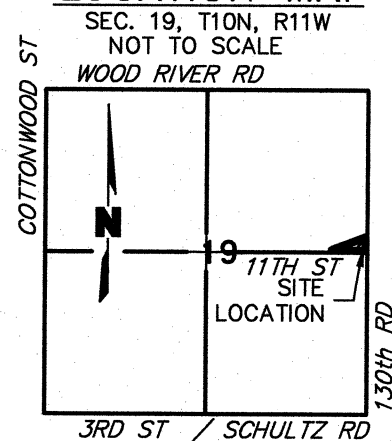
CRITEL SUBDIVISION

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

SITE PLAT



LOCATION MAP



LEGEND

- SET CORNER (5/8"x24" REBAR W/CAP)
- FOUND CORNER (AS NOTED)
- ▲ CALCULATED CORNER
- RIGHT-OF-WAY LINE
- PROPERTY LINE
- SECTION LINE
- SUBDIVISION BOUNDARY LINE
- M MEASURED DISTANCE
- /// BUILDING LINE
- + + + RAILROAD TRACK

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