



Hall County Regional Planning Commission

Wednesday, June 6, 2018

Regular Meeting

Item J6

Subdivision – Knuth Acres Subdivision Grand Island Final Plat

Staff Contact:



THE REGIONAL PLANNING COMMISSION of Hall
County, Grand Island, Wood River and the Villages
of Alda, Cairo and Doniphan, Nebraska

May 25th, 2018

Dear Members of the Board:

RE: Final Plat – Listed Subdivisions.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a list of Subdivision Plats, for properties located in Hall County, Nebraska as attached.

You are hereby notified that the Regional Planning Commission will consider these Subdivision Plats at the next meeting that will be held at 6:00 p.m. on June 6th, 2018, in the Community Meeting Room located in Grand Island's City Hall.

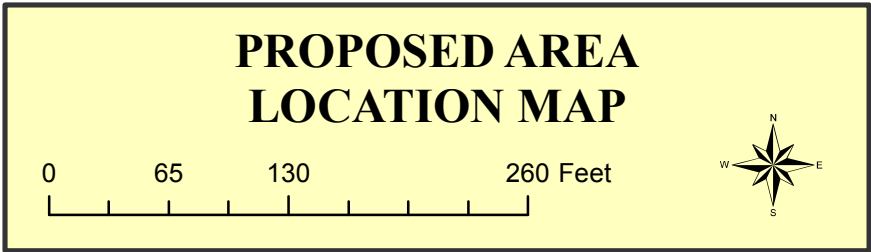
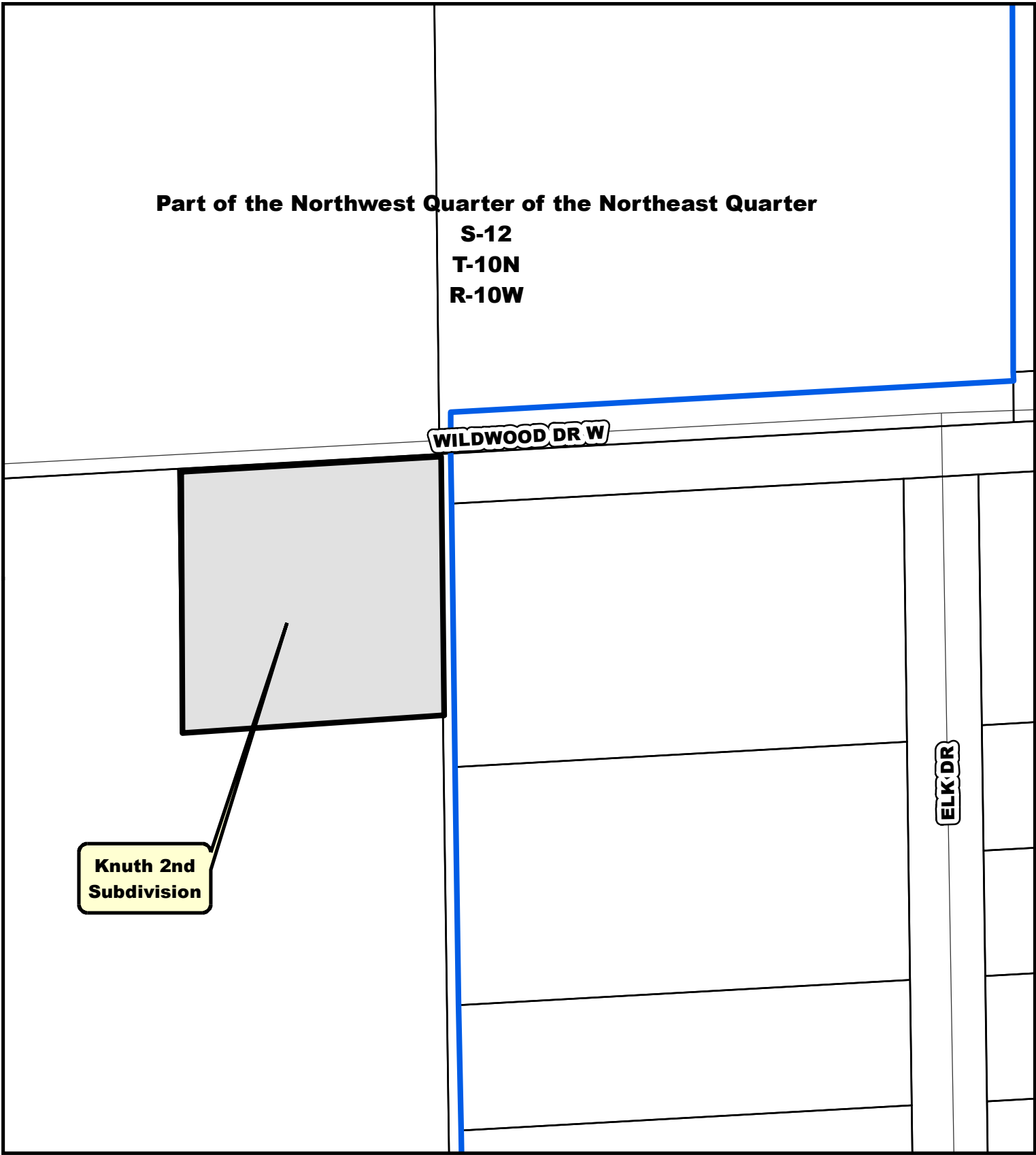
Sincerely,

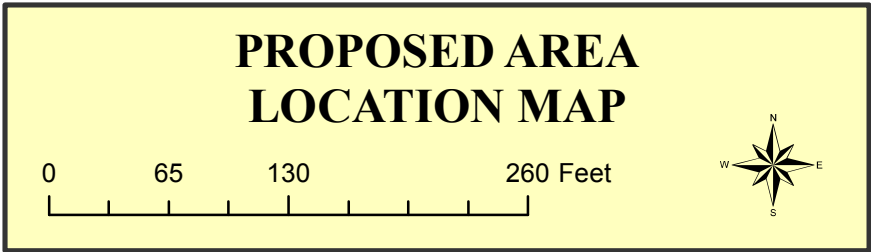
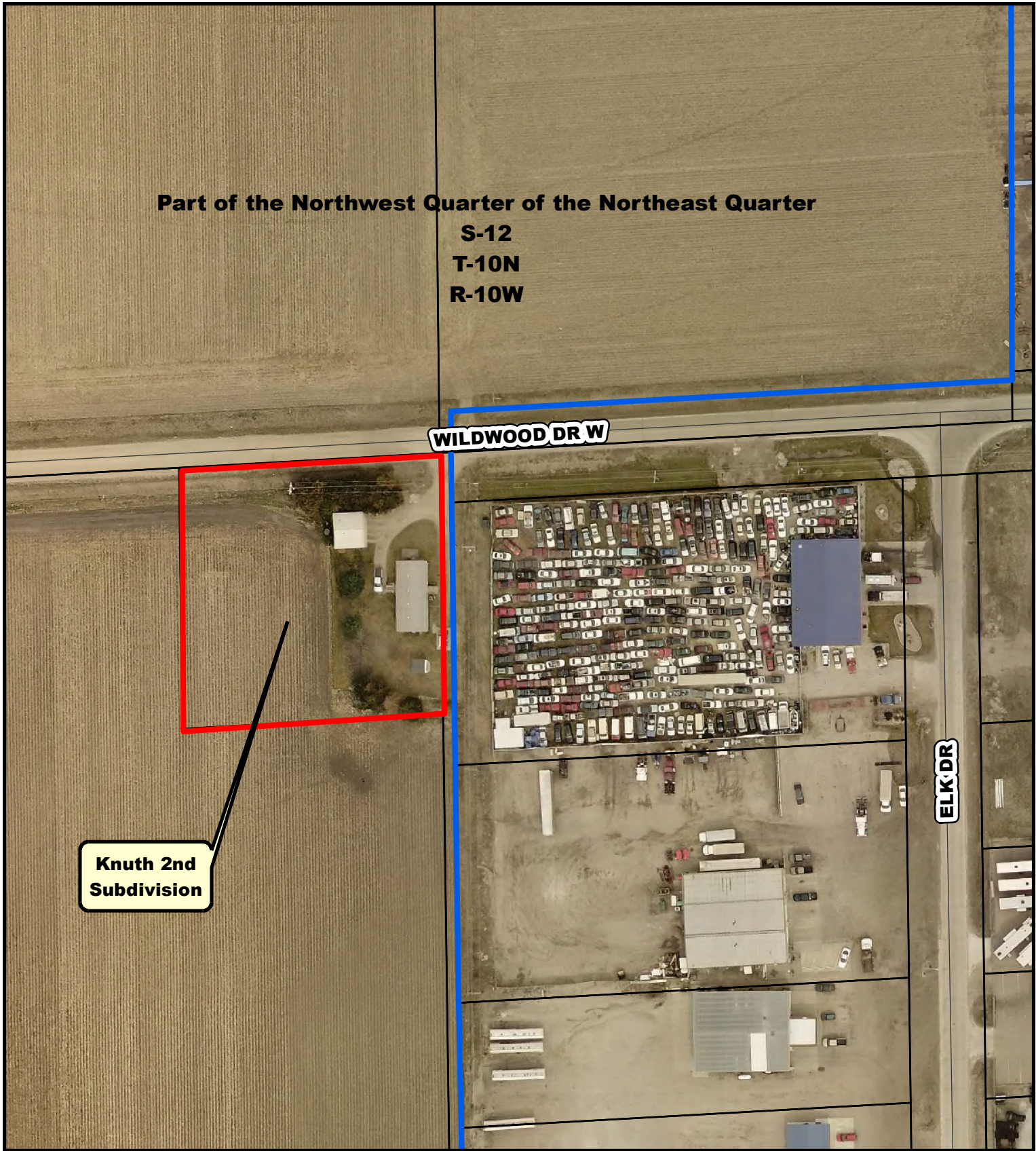
Chad Nabity, AICP
Planning Director

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.

Name	Acres	Lots	Legal Description
Carey Subdivision	4.695	2	A replat of all of lot 1, Bohmhart Subdivision, in the City of Grand Island, Hall County, Nebraska.
Copper Creek Estates 11 th Subdivision	1.71	8	A tract of land being part of the Northeast Quarter of the Northwest Quarter (NE1/4, NW1/4) and part of the Southeast Quarter of the Northwest Quarter (SE1/4, NW1/4) of Section Twenty-three (23), Township Eleven (11) North, Range Ten (10) West of the 6th P.M., in, Hall County, Nebraska.
Copper Creek Estates 12 th Subdivision	1.88	8	A tract of land being part of the Northeast Quarter of the Northwest Quarter (NE1/4, NW1/4) and part of the Southeast Quarter of the Northwest Quarter (SE1/4, NW1/4) of Section Twenty-three (23), Township Eleven (11) North, Range Ten (10) West of the 6th P.M., in, Grand Island, Hall County, Nebraska.
Copper Creek Estates 13 th Subdivision	3.37	13	A tract of land being part of the Northeast Quarter of the Northwest Quarter (NE1/4, NW1/4), part of the Northwest Quarter of the Northwest Quarter (NW1/4, NW1/4), part of the Southwest Quarter of the Northwest Quarter (SW1/4, NW1/4) and part of the Southeast Quarter of the Northwest Quarter (SE1/4, NW1/4) of Section Twenty-three (23), Township Eleven (11) North, Range Ten (10) West of the 6th P.M., in, Hall County, Nebraska.
Knuth 2 nd Subdivision	1.19	1	A tract of land being part of the Northwest Quarter of the Northeast Quarter (NW1/4, NE1/4) of Section Twelve (12), Township Ten (10) North, Range Ten (10) West of the 6th P.M., in, Hall County, Nebraska. This will be an addition to the City of Grand Island.
MCK Estates Subdivision	4.157	1	A tract of land consisting of part of the Northwest Quarter of (NW1/4) of Section Twelve (12), Township Nine (9) North, Range Ten (10) West of the 6th P.M., in, Hall County, Nebraska.
Nelson Subdivision	6.69	2	A tract of land being part of the Southwest Quarter of the Southeast Quarter (SW1/4, SE1/4) of Section Twenty-six (26), Township Ten (10) North, Range Nine (9) West of the 6th P.M., in, Hall County, Nebraska.
Prairie Creek Meadows 2 nd Subdivision	33.57	9	A tract of land comprising a part Northwest Quarter (NW 1/4) of Section Twenty (20), Township Twelve (12), Range Nine (9) West of the 6th P.M., in Hall County, Nebraska
Prairieview Plaza Subdivision	6.359	4	A replat of all of lot 1, Pedcor Subdivision, an addition to the City of Grand Island, Hall County, Nebraska.
RCI Subdivision	4.599	2	A tract of land comprising a part Northwest Quarter (NW 1/4) of the Southwest Quarter (NW 1/4, SW 1/4) Section Twenty-seven (27), Township Eleven (11), Range Nine (9) West of the 6th P.M., in the city of Grand Island, Hall County, Nebraska
Rief Acres Subdivision	3.592	1	A tract of land comprising a part Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4, SE 1/4) of Section Four (4), Township Ten (10), Range Nine (9) West of the 6th P.M., Hall County, Nebraska. This will be an addition to the City of Grand Island.
Schup Subdivision	4.84	1	A tract of land of Northeast Quarter (NE 1/4) of Section Thirty-three (33), Township Ten (10), Range Nine (9) West of the 6th P.M., Hall County, Nebraska





FINAL PLAT
-KNUTH ACRES ADDITION-
AN ADDITION TO THE CITY OF GRAND ISLAND,
HALL COUNTY, NEBRASKA

NORTHWEST CORNER, NORTHWEST QUARTER OF
THE NORTHWEST QUARTER
SECTION 12, T 10 N, R 10 W
FOUND 1" BAR IN "U" POST.
N 2.0' CENTER EAST-WEST ROAD
S 32.40' FACE OF W.C.
NE 41.50' NAIL IN PP
N 34.36' C.F.P.

NORTHEAST CORNER, NORTHWEST QUARTER OF THE
NORTHWEST QUARTER
SECTION 12, T 10 N, R 10 W
FOUND 1/2" IRON PIPE AT CENTER EAST-WEST ROAD.
E 9.20' 1/2" IRON PIPE
SSE 40.55' 1/2" IRON PIPE

LEGAL DESCRIPTION

A tract of land being part of the Northwest Quarter of the Northeast Quarter (NW 1/4 NE 1/4), Section Twelve (12), Township Ten (10) North, Range Ten (10) West of the 6th Principal Meridian, Hall County, Nebraska, and more particularly described as follows:
Referring to a 1" bar at the Northwest corner of the Northwest Quarter of the Northeast Quarter of Section 12 and assuming the North line of said Northwest Quarter of the Northeast Quarter as bearing N 87°50'55" E and all bearings contained herein are relative thereto;
thence N 87°50'55" E on said North line a distance of 1153.09 feet to the POINT OF BEGINNING;
thence continuing N 87°50'55" E on said North line a distance of 208.71 feet to a 1/2" iron pipe at the Northeast Corner of said Northwest Quarter of the Northeast Quarter;
thence S 00°15'41" W on the East line of said Northwest Quarter of the Northeast Quarter a distance of 248.71 feet to a 5/8" rebar w/cap;
thence S 87°50'55" W parallel with said North line a distance of 208.71 feet to a 5/8" rebar w/cap;
thence N 00°15'41" E parallel with said East line a distance of 248.71 feet to the to the Point of Beginning.
Containing 1.19 acres more or less.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that

LARRY J. KNUTH and KAREN L. KNUTH, husband and wife, and

FIVE POINTS BANK, trustee and beneficiary, by

(print name)_____, (print title)_____.

being the owners of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as "KNUTH ACRES ADDITION" an addition to the City of Grand Island, Hall County, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the streets as shown thereon to the public for their use 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 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 the 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 our signatures hereto, at Grand Island, Nebraska,
this ___ day of _____, 2018.

(signature)_____(signature)_____
LARRY J. KNUTH, husbandKAREN L. KNUTH, wife

(signature)_____

(print name)_____, (print title)_____
FIVE POINTS BANK, trustee and beneficiary

ACKNOWLEDGMENTS

STATE OF _____
COUNTY OF _____ S.S.

On the _____ day of _____, 20____, before me _____ a Notary Public within and for said County, personally appeared LARRY J. KNUTH, husband, and to me personally known to be the identical person whose signature is affixed hereto, and that he did acknowledge the execution thereof to be his voluntary act and deed.

(S E A L)

My commission expires _____

Notary Public

ACKNOWLEDGMENTS

STATE OF _____
COUNTY OF _____ S.S.

On the _____ day of _____, 20____, before me _____ a Notary Public within and for said County, personally appeared KAREN L. KNUTH, wife, and to me personally known to be the identical person whose signature is affixed hereto, and that he did acknowledge the execution thereof to be his voluntary act and deed.

(S E A L)

My commission expires _____

Notary Public

ACKNOWLEDGMENTS

STATE OF _____
COUNTY OF _____ S.S.

On the _____ day of _____, 20____, before me _____ a Notary Public within and for said County, personally appeared

(print name)_____, (print title)_____, of FIVE POINTS BANK, trustee and beneficiary, and to me personally known to be the identical person whose signature is affixed hereto, and that he did acknowledge the execution thereof to be his voluntary act and deed.

(S E A L)

My commission expires _____

Notary Public

SURVEYOR'S CERTIFICATE

I, Chad Dixon, Nebraska Professional Registered Land Surveyor No. 672, do hereby certify that on May 2nd, 2018, I completed an accurate survey of "KNUTH ACRES ADDITION" an addition to the City of Grand Island, 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.

(S E A L)

Chad Dixon
Nebraska Professional Registered Land Surveyor No. 672

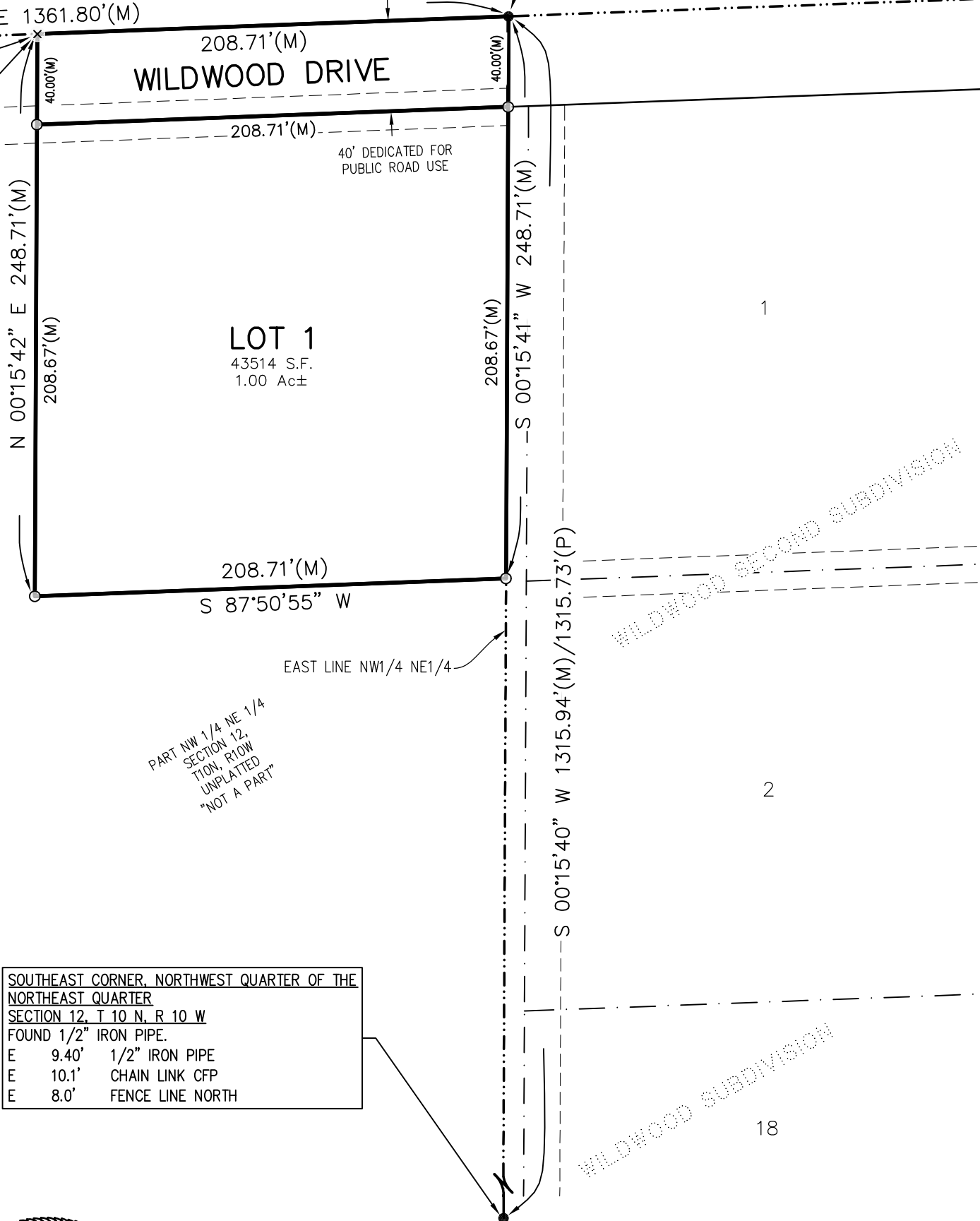
APPROVALS

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 (signature) (date)

Approved and accepted by the City of Grand Island, Nebraska, this _____ day of _____, _____.

MAYOR CITY CLERK (SEAL)

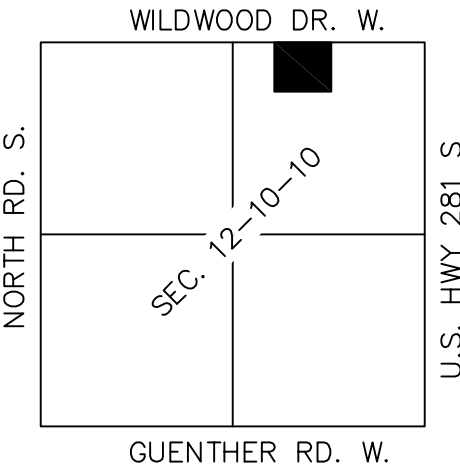


NOTES

This plat prepared May 2018 for:

Larry Knuth
3554 W Wildwood Dr.
Grand Island, NE 68803

BY: Miller & Associates
1111 Central Avenue
Kearney, NE 68847



MA Miller & Associates	PARTY CHIEF: JARED YENDRA	SURVEY COMPLETED: MAY 1, 2018
	DRAWN BY: CHAD A. DIXON	REVISION
	1111 CENTRAL AVENUE KEARNEY, NE 68847-6833 Tel: 308-234-6456 Fax: 308-234-1146 www.miller-engineers.com	DATE & REASON
		F.B. #

HALL CO-KNUTH SECOND SUB.