

Hall County Regional Planning Commission

Wednesday, July 11, 2018 Regular Meeting

Item J1

Final Plat B & M Estates Subdivision Grand Island

Staff Contact:

June 28th, 2018

Dear Members of the Board:

RE: Final Plat - Subdivision List.

For reasons of Section 19-923 Revised Statues 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 July 11th, 2018, in the Community Meeting Room located in Grand Island's City Hall.

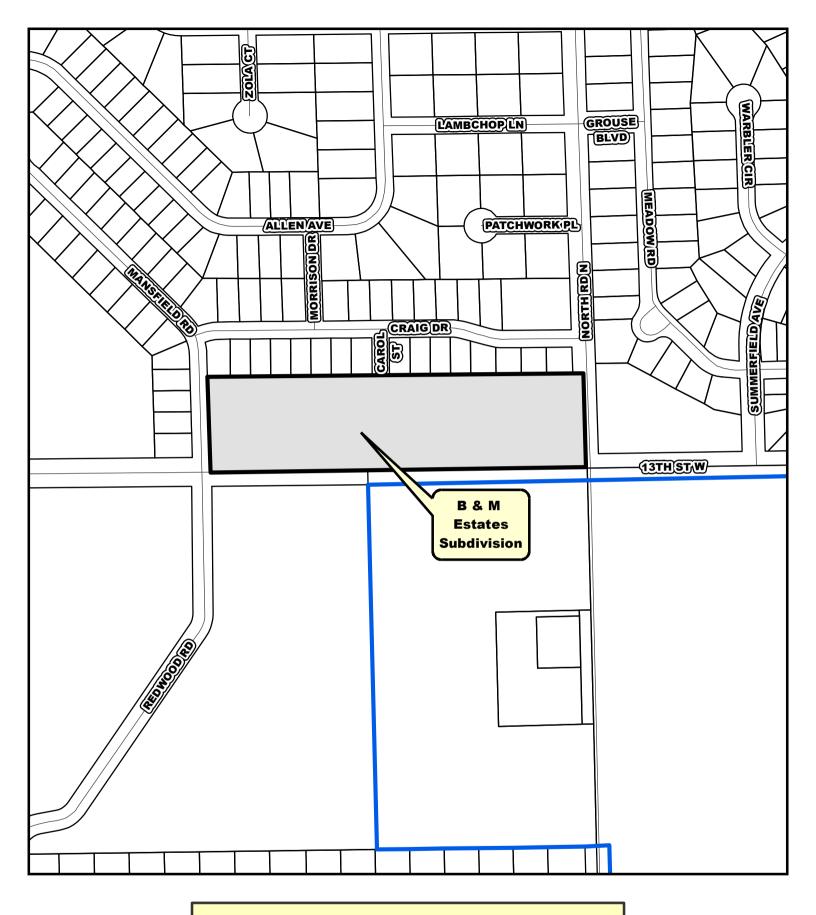
Sincerely,

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
Applicant's Surveying Company
Applicant

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

Name	Acres	Lots	Legal Description
B & M Estates Subdivision	9.876	2	A tract of land comprising a part of the South Half of the South Half of the Southeast Quarter of the Southeast Quarter (S1/2,S1/2,SE1/4,SE1/4) Section Eleven (11), Township Eleven (11) North, Range Ten (10) West of the 6 th P.M., in the City of Grand Island, Hall County, Nebraska.
Hayes Family 2 nd Subdivision	1.71	8	A tract of land being a replat of all of lot 1 Hayes Family Subdivision, a replat of lot 6, County Subdivision of the E1/2 of SW1/4, and West1/2 of SE1/4 of Sec. 5, and part of the Northwest Quarter of the Southeast Quarter(NW1/4 SE1/4) of Section Five (5), all in Township Nine (9) North, Range Nine (9) West of the 6 th Principal Meridian, Hall County, Nebraska
Lowry Acres	2.63.1	1	A tract of land comprising a part of the Southwest Quarter (SW1/4), Section Twenty-Four (24), Township Twelve (12) North, Range Twelve (12) West of 6th P.M., Hall County, Nebraska.

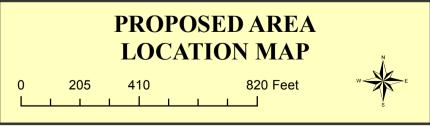


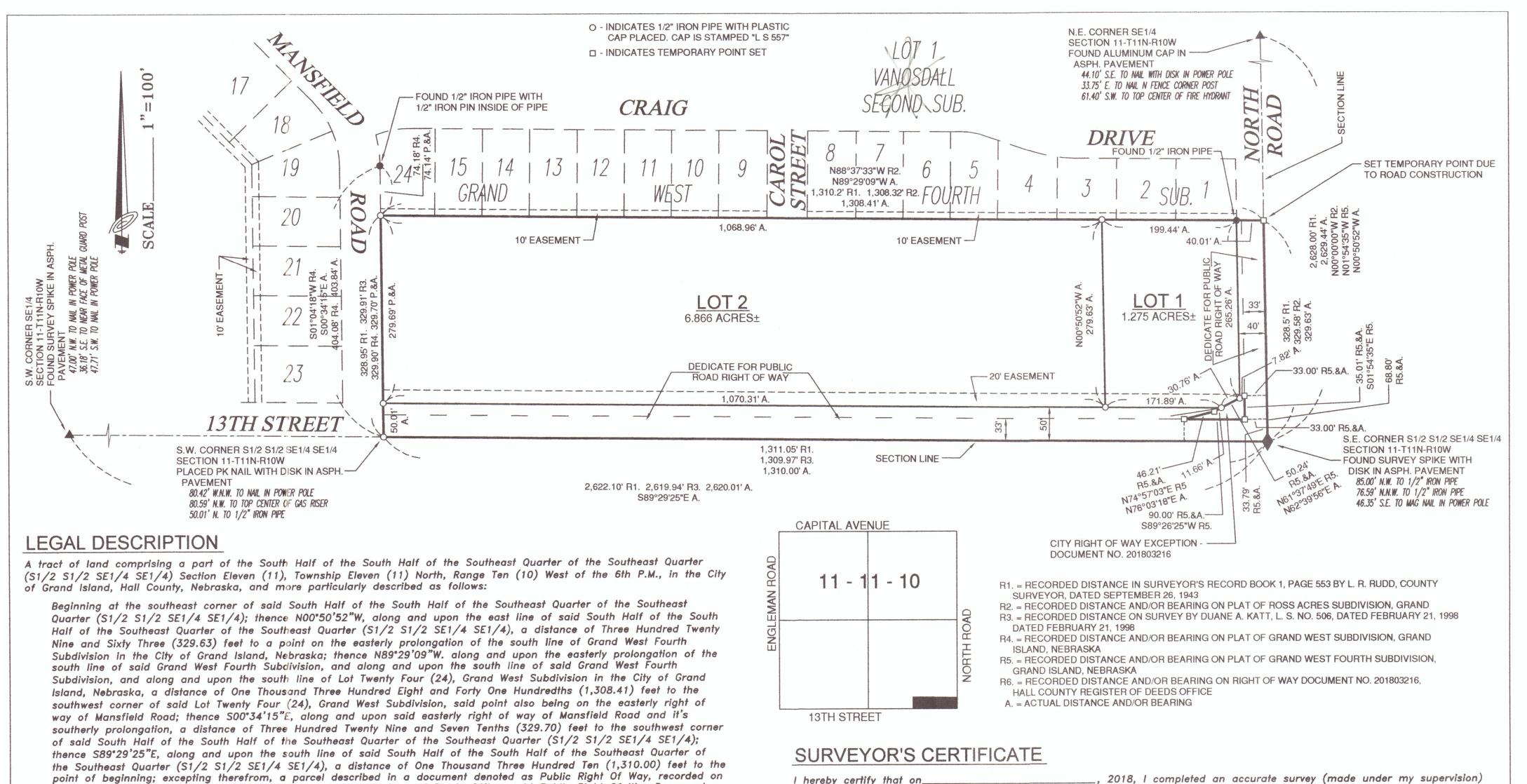
PROPOSED AREA LOCATION MAP

0 205 410 820 Feet









Lee D. Wagner, Registered Land Surveyor No. 557

Section 11, Township 11 North, Range 10 West of the Sixth Principle Meridian in Hall County, Nebraska, described as follows:

Referring to the southeast corner of said Section 11, thence NO1*54'35"W (Assumed Bearing) on the east line of said

A tract of land located in the South One-Half of the South One-Half of the Southeast Quarter of the Southeast Quarter of

May 22, 2018 as Document No. 201803216, Hall County Register of Deeds Office, said Public Right Of Way Document

Referring to the southeast corner of said Section 11, thence N01°54'35"W (Assumed Bearing) on the east line of said Section 11, 33.79 feet; thence S88°05'25"W, 33.00 feet to a point at the intersection of the west right of way of North Road and the north right of way of 13th Street, said point being the point of beginning; thence S89°26'25"W on said north right of way of 13th Street, 90.00 feet; thence N74°57'03"E, 46.21 feet; thence N61°37'49"E, 50.24 feet to a point on said right of way of North Road; thence S01°54'35"E on said west right of way, 35.01 feet to the point of beginning. Containing an area of 1,307.57 square feet (0.030 acres), more or less.

Said total tract less exception, containing 9.876 acres, more or less.

being described as follows:

B AND M ESTATES SUBDIVISION

IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

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

SHEET 1 OF 2

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DEDICATION	
KNOW ALL MEN BY THESE PRESENTS, that Mitchel Pedersen and Brandi Pedersen, husband and wife, being the of the land described hereon, have caused same to be subdivided, platted and designated as "B AND M ESTATES SUBDIVISION" in the City of Grand Island, Hall County, Nebraska, as shown on the accompanying plat thereof, and the streets as shown thereon, to the public for their use forever, and the easements, if any, for the location const and maintenance of public service utilities forever, together with the right of ingress and egress thereto, and hereb prohibiting the planting of trees, bushes and shrubs, or placing other obstructions upon, over, along or underneath surface of such easements, and that the foregoing subdivision as more particularly described in the description her appears on this plat, is made with the free consent and in accordance with the desires of the undersigned owners proprietors.	do hereby ruction y the eon as
IN WITNESS WHEREOF, we have affixed our signatures hereto at	, Nebraska,
Mitchel Pedersen Brandi Pedersen	
ACKNOWLEDGEMENT	
State of Nebraska ss County of Hall	
On theday of, 2018, before me, a Notary Public within and for said County, personally appeared Mitchel Pedersen and Brandi Pedersen, husband an me personally known to be the identical persons whose signatures are affixed hereto, and they did acknowledge the thereof to be his and her voluntary act and deed.	
IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal at, on the date last above written.	
My commission expires	
Notary Public (SEAL)	

APPROVALS

Submitted to and approved by the Regional Planning Con iges of Alda, Cairo and Doniphan, Nebraska.	nmission of Hall County,	, Grand Island and	Wood River, and
Chairman	Date		
Approved and accepted by the City of Grand Island, Nebrask	a, thisday of		, 2018.
Mayor	City Clerk		

B AND M ESTATES SUBDIVISION

IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

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

SHEET 2 OF 2

Grand Island Regular Meeting - 7/11/2018