



Hall County Regional Planning Commission

Wednesday, July 11, 2018

Regular Meeting

Item J3

Final Plat Lowry Acres Subdivision Cairo

Staff Contact:

June 28th, 2018

Dear Members of the Board:

RE: Final Plat – Subdivision List.

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 July 11th, 2018, in the Community Meeting Room located in Grand Island's City Hall.

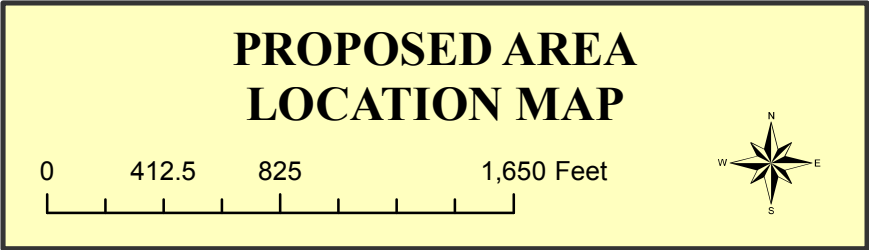
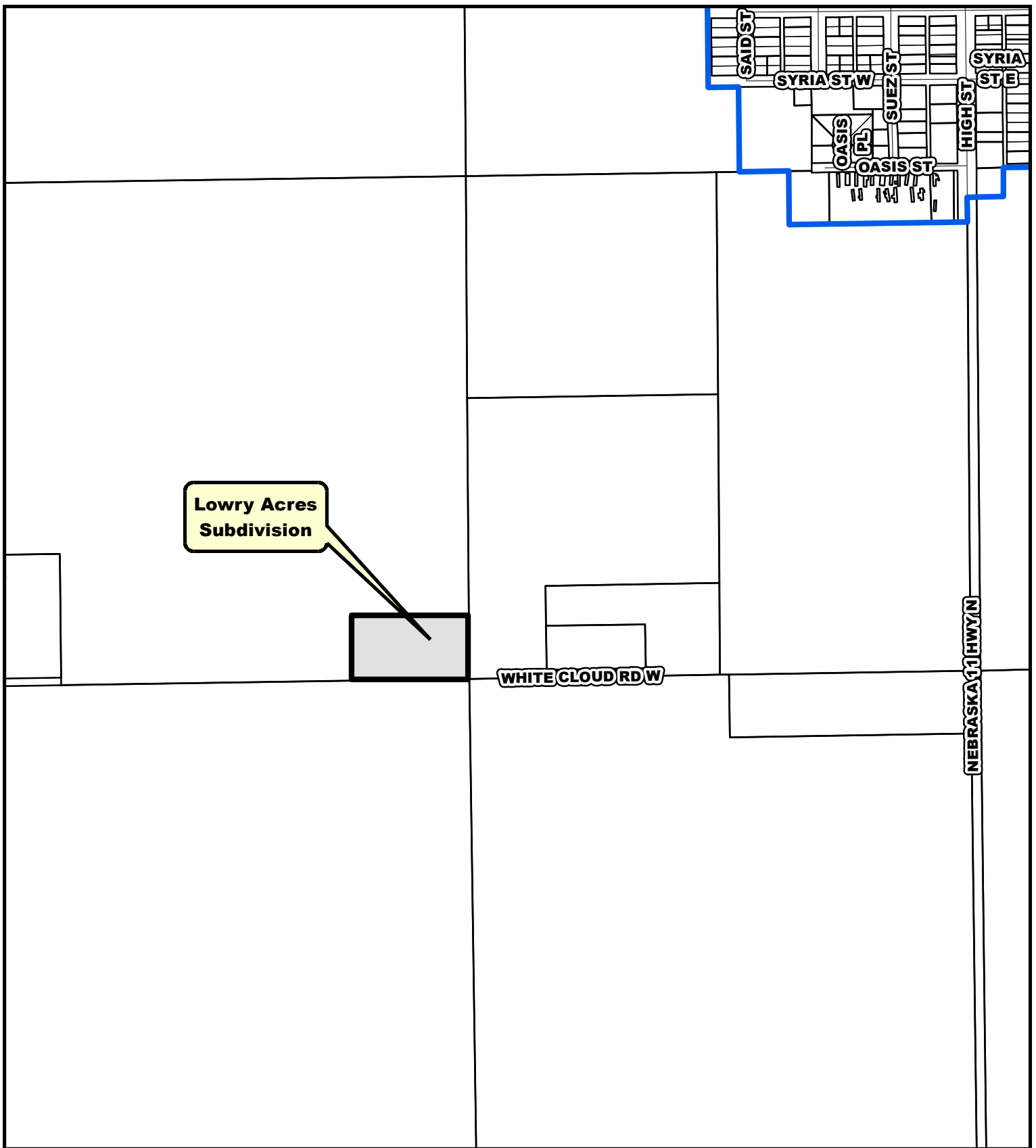
Sincerely,

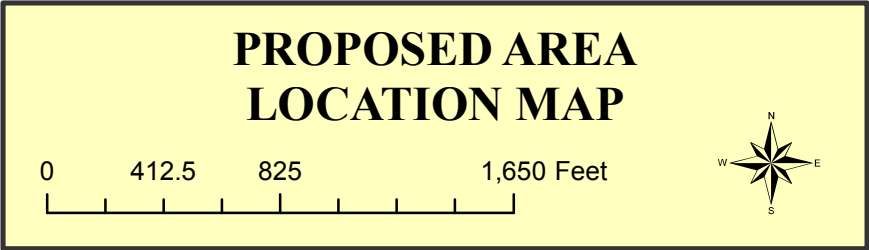
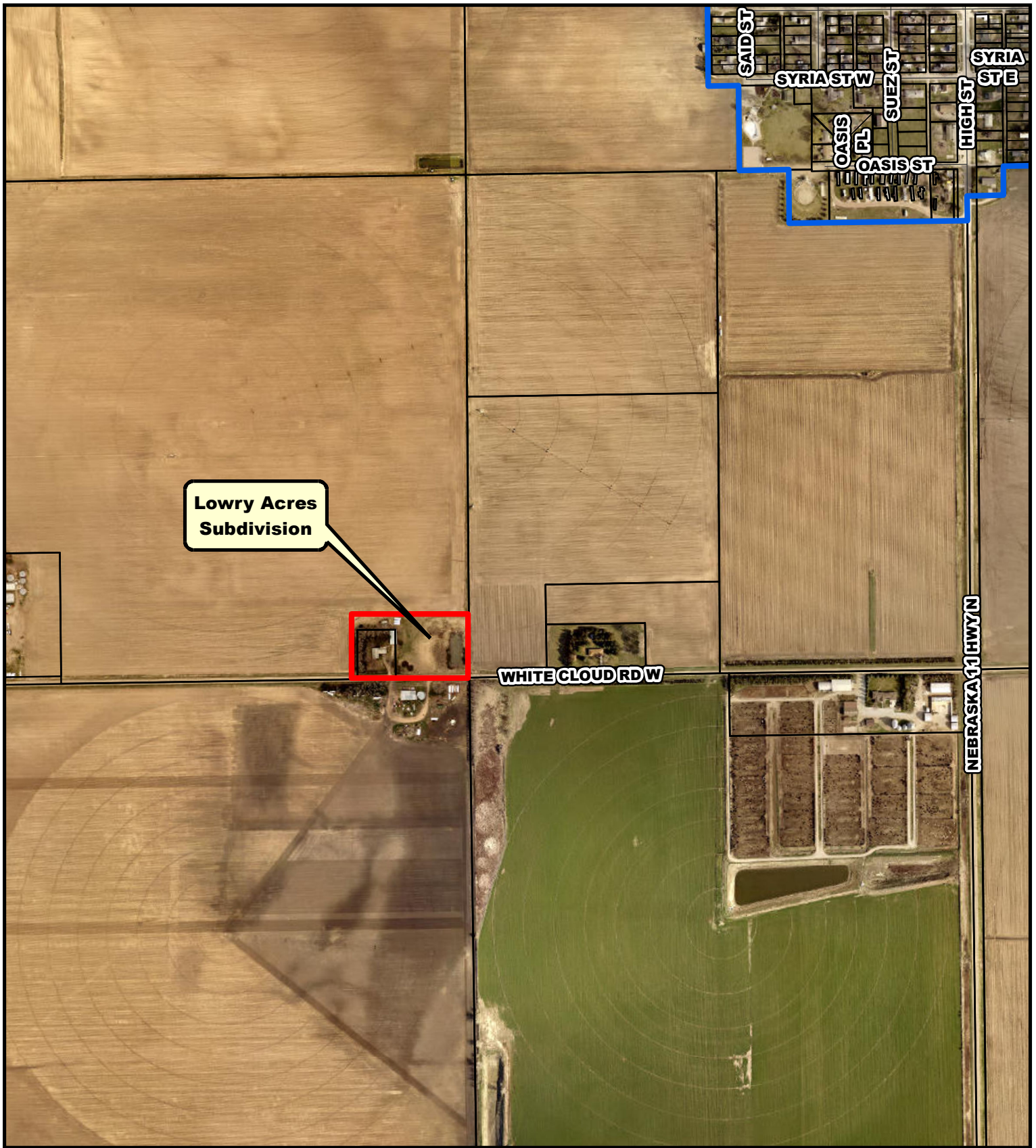
Chad Nabity, AICP
Planning Director

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 6 th P.M., Hall County, Nebraska.



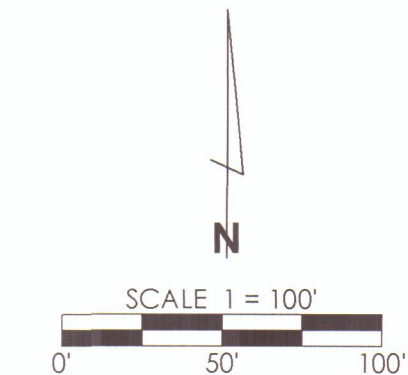
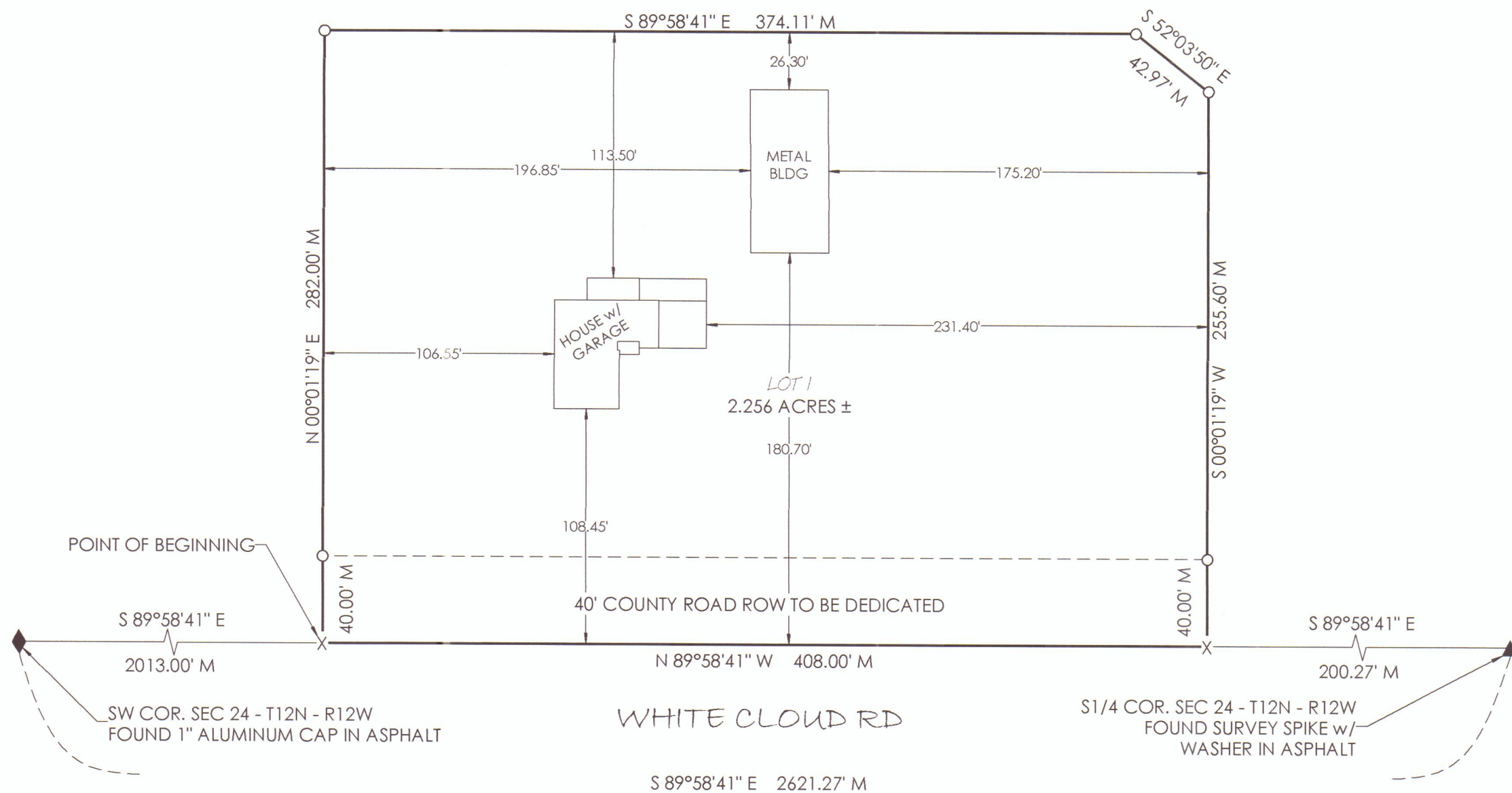


LOWRY ACRES

Pl. SW 1/4, SECTION 24 - T12N - R12W
HALL COUNTY, NEBRASKA

PRELIMINARY/SITE PLAT

SW1/4
SEC. 24 - T12N - R12W
(NOT A PART)



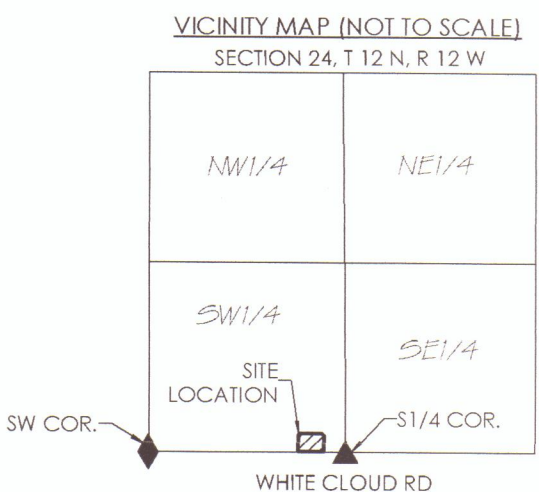
LEGEND
M = MEASURED DISTANCE
R = RECORDED DISTANCE
X = PLACED MAG NAIL IN ASPHALT
O = 5/8" REBAR w/ PLASTIC CAP PLACED
UNLESS NOTED
● = CORNER FOUND AS NOTED

OWNER
- IVA B. LOWRY ADMINISTRATION TRUST

SUBDIVIDER
- MICHAEL LOWRY

SURVEYOR
- JASNOWSKI SURVEYING LLC

NUMBER OF LOTS
- 1



CORNER TIES
SW COR. SEC 24 - T12N - R12W
FOUND 1" ALUMINUM CAP IN ASPHALT
65.19' E to 5/8" REBAR (MEANDER CORNER TO SEC 25)
92.95' S to 5/8" REBAR (MEANDER CORNER TO SEC 36)
31.27' SE to MAG NAIL IN WEST END OF CMP
74.33' SE to MAG NAIL IN EAST END OF CMP

S1/4 COR. SEC 24 - T12N - R12W
FOUND SURVEY SPIKE w/ WASHER IN ASPHALT
33.30' SSW to NAIL IN CORNER FENCE POST
35.72' SSE to NAIL IN FENCE GATE POST
34.49' E to NAIL IN FENCE POST

LEGAL DESCRIPTION
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 the 6th P.M., Hall County, Nebraska. More particularly described as follows:
Commencing at the southwest corner of said SW1/4; thence S 89° 58' 41" E on and upon south line of said SW1/4 a distance of 2013.00 feet to a point; thence N 00° 01' 19" E and perpendicular to the south line of said SW1/4 a distance of 282.00 feet to a point; thence S 89° 58' 41" E and parallel with the south line of said SW1/4 a distance of 374.11 feet to a point; thence S 52° 03' 50" E a distance of 42.97 feet to a point; thence S 00° 01' 19" W and perpendicular to the south line of said SW1/4 a distance of 255.60 feet to a point on the south line of said SW1/4; thence N 89° 58' 41" W on and upon the south line of said SW1/4 a distance of 408.00 feet the Point of Beginning. Said tract contains 2.631 acres more or less, of which 0.375 acres is new dedicated road right-of-way.

SURVEYORS CERTIFICATE
I hereby certify that on June 4, 2018, I completed an accurate survey of the above described property as shown on the accompanying plat. All dimensions are in feet and are accurate to the best of my knowledge and belief.

Evan A. Jasnowski R.L.S. #776



SURVEY REQUESTED BY MIKE LOWRY
PROJECT NUMBER 18-LS-78A - DATE 06/19/2018
DRAWN BY E.A.J. - CHECKED BY E.B.J.
1203 1st STREET, AURORA, NE 68818
PHONE 402-694-8703 - EMAIL: ejasnowski@gmail.com