



Hall County Regional Planning Commission

**Wednesday, September 2, 2020
Regular Meeting**

Item J5

Final Plat - A& K Subdivision - Hall County

Staff Contact:

HALL COUNTY REGIONAL PLANNING COMMISSION
SUBDIVISION APPLICATION

This application must be submitted a minimum of 20 calendar days prior to a planning commission meeting to be considered at that meeting. Planning Commission meetings are typically held on the first Wednesday of the month.

Owners Information

Name RATHMAN BYPASS "B" TRUST - Maxine D. Rathman, Truste
Address 4079 Timberline Street Apt. 104
City Grand Island, State NE Zip 68803
Phone 308 583-2773

Attach additional information as necessary for all parties listed as an owner on the plat and any other parties such as partners Deed of Trust holders, etc...

All owners, lien holders, etc. will be required to sign the dedication certificate on the final plat. As the applicant for this subdivision I do hereby certify that I have provided complete information regarding the ownership of the property included in this application:

By: _____ Date: _____
(Applicant)

Surveyor/Engineers Information

Surveyor/Engineering Firm Benjamin & Associates, Inc.
Address P. O. Box 339
City Grand Island, State NE Zip 68802
Phone 308 382-8465
Surveyor/Engineer Name Lee Wagner License Number 557

SUBDIVISION NAME: A AND K SUBDIVISION

Please check the appropriate location

- ☒ Hall County
- ☐ The City of Grand Island or 2-Mile Grand Island Jurisdiction
- ☐ The City of Wood River or 1 Mile Jurisdiction
- ☐ Village of Alda or 1 Mile Jurisdiction
- ☐ Village of Cairo or 1 Mile Jurisdiction
- ☐ Village of Doniphan or 1 Mile Jurisdiction

Please check the appropriate Plat

- ☐ Preliminary Plat
- ☒ Final Plat

Number of Lots 1
Number of Acres 14.3115

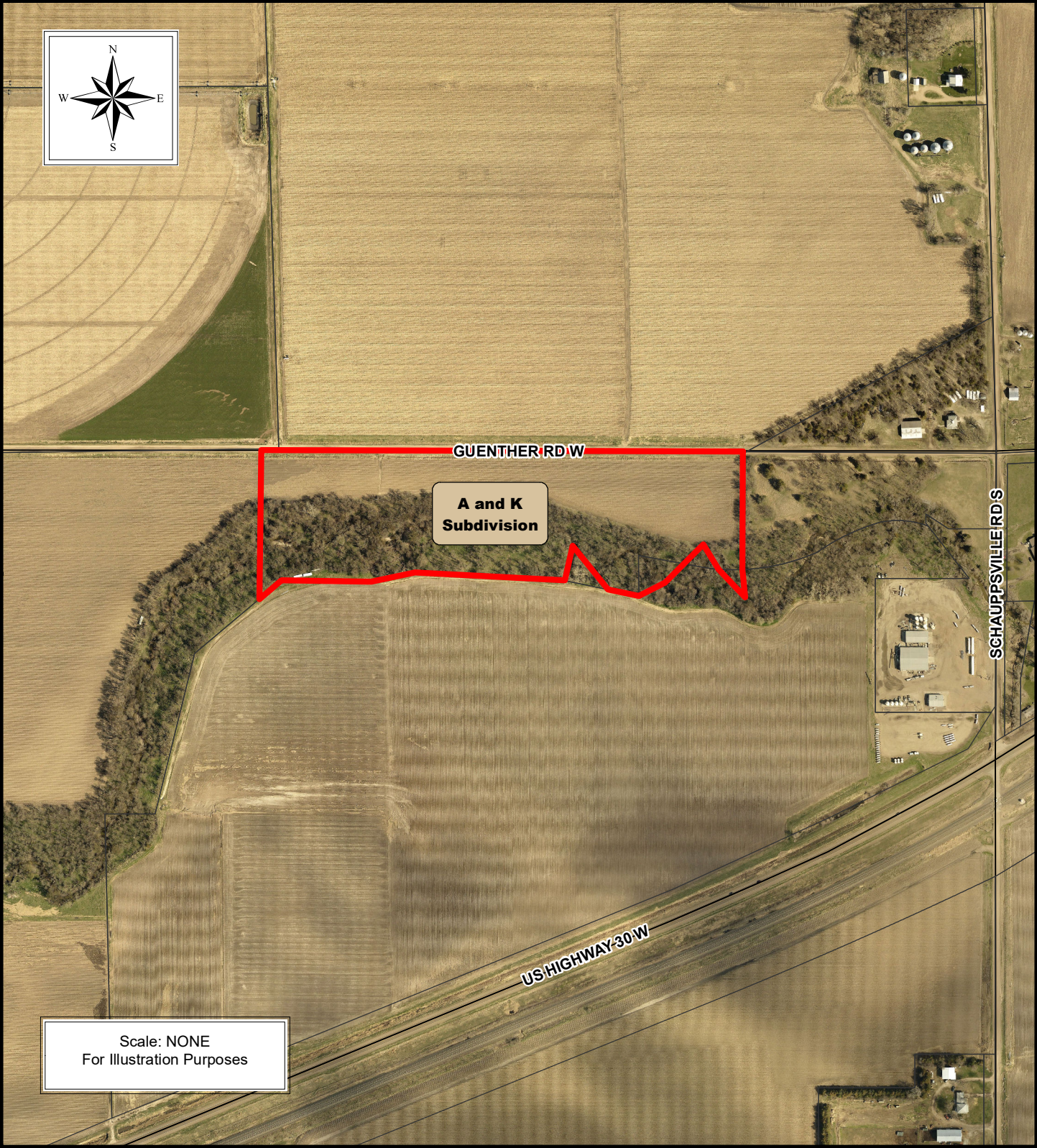
Checklist of things Planning Commission Needs

- ☒ AutoCAD file (Scaled 1:100) and a PDF sent to rashadm@grand-island.com
- ☐ 10 + 15* copies if in City limits or the two mile jurisdiction of Grand Island
- ☒ 5 + 15* copies if in Hall County, City of Wood River, Village of Cairo, Doniphan or Alda.
- ☒ Closure Sheet
- ☐ Utilities Sheet
- ☒ Receipt for Subdivision Application Fees in the amount of \$480.00

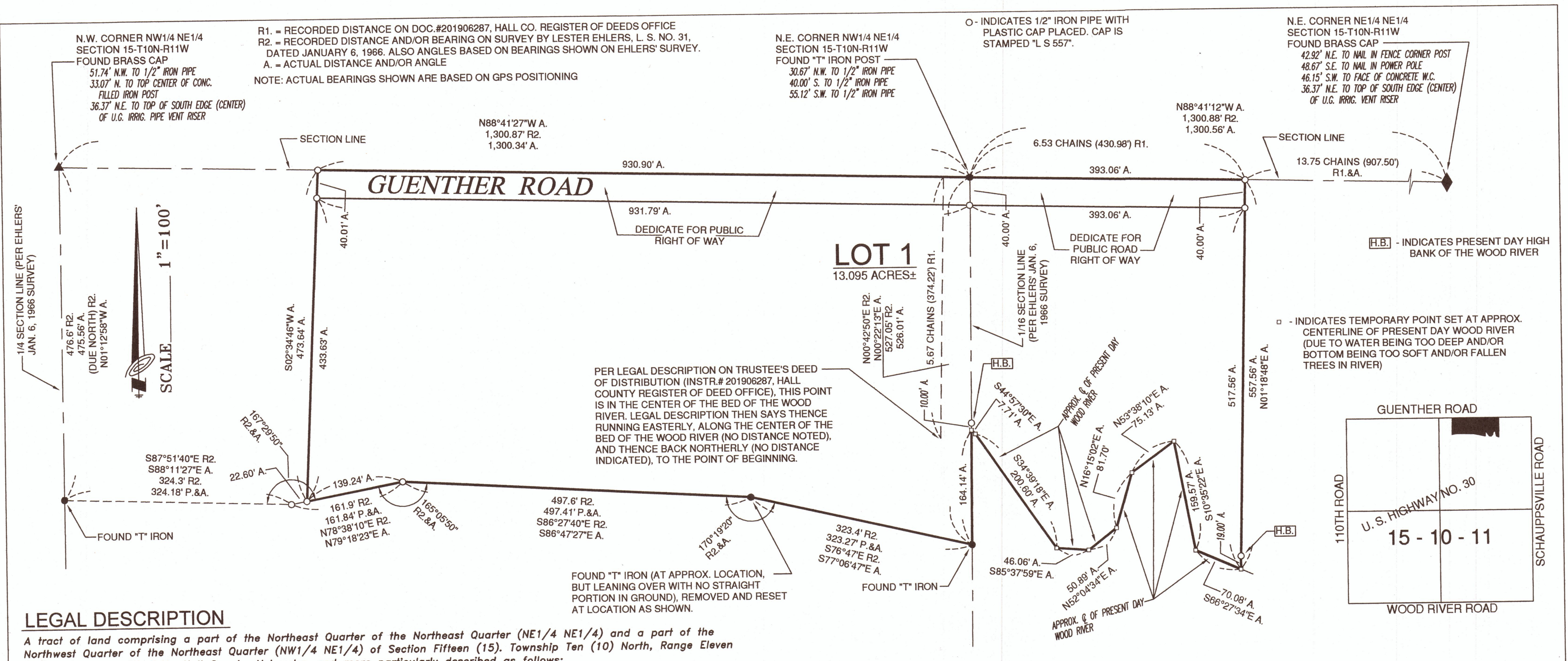
* 15 Pages are to be printed on 11X17, larger sizes maybe requested if needed

Providing false information on this application will result in nullification of the application and forfeiture of all related fees. If you have any questions regarding this form or subdivision regulations administered by the Hall County Regional Planning Department call (308) 385-5240.

PROPOSED SUBDIVISION AERIAL MAP



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



LEGAL DESCRIPTION

A tract of land comprising a part of the Northeast Quarter of the Northeast Quarter (NE1/4 NE1/4) and a part of the Northwest Quarter of the Northeast Quarter (NW1/4 NE1/4) of Section Fifteen (15), Township Ten (10) North, Range Eleven (11) West of the 6th P.M., Hall County, Nebraska, and more particularly described as follows:

Beginning at a point on the north line of said Northeast Quarter of the Northeast Quarter (NE1/4 NE1/4), said point being Nine Hundred Seven and Five Tenths (907.50) feet west of the northeast corner of said Northeast Quarter of the Northeast Quarter (NE1/4 NE1/4); thence N88°41'12"W, along and upon the north line of said Northeast Quarter of the Northeast Quarter (NE1/4 NE1/4), a distance of Three Hundred Ninety Three and Six Hundredths (393.06) feet to the northeast corner of said Northwest Quarter of the Northeast Quarter (NW1/4 NE1/4); thence N88°41'27"W, along and upon the north line of said Northwest Quarter of the Northeast Quarter (NW1/4 NE1/4), a distance of Nine Hundred Thirty and Nine Tenths (930.90) feet; thence S02°34'46"E, a distance of Four Hundred Seventy Three and Sixty Four Hundredths (473.64) feet; thence N79°18'23"E, a distance of One Hundred Thirty Nine and Twenty Four Hundredths (139.24) feet; thence S86°47'27"E, a distance of Four Hundred Ninety Seven and Forty One Hundredths (497.41) feet; thence S77°06'47"E, a distance of Three Hundred Twenty Three and Twenty Seven Hundredths (323.27) feet to a point on the east line of said Northwest Quarter of the Northeast Quarter (NW1/4 NE1/4); thence N00°22'13"E, along and upon the east line of said Northwest Quarter of the Northeast Quarter (NW1/4 NE1/4), a distance of One Hundred Sixty Four and Fourteen Hundredths (164.14) feet to a point in the approximate centerline of the present day Wood River; thence S44°57'30"E, along and upon the approximate centerline of the present day Wood River, a distance of Seven and Seventy One Hundredths (7.71) feet; thence S34°39'18"E, along and upon the approximate centerline of the present day Wood River, a distance of Two Hundred and Six Tenths (200.60) feet; thence S85°37'59"E, along and upon the approximate centerline of the present day Wood River, a distance of Forty Six and Six Hundredths (46.06) feet; thence N52°04'34"E, along and upon the approximate centerline of the present day Wood River, a distance of Fifty and Eighty Nine Hundredths (50.89) feet; thence N16°15'02"E, along and upon the approximate centerline of the present day Wood River, a distance of Eighty One and Seven Tenths (81.70) feet; thence N53°38'10"E, along and upon the approximate centerline of the present day Wood River, a distance of Seventy Five and Thirteen Hundredths (75.13) feet; thence S10°35'22"E, along and upon the approximate centerline of the present day Wood River, a distance of One Hundred Fifty Nine and Fifty Seven Hundredths (159.57) feet; thence S66°27'34"E, along and upon the approximate centerline of the present day Wood River, a distance of Seventy and Eight Hundredths (70.08) feet; thence N01°18'48"E, a distance of Five Hundred Fifty Seven and Fifty Six Hundredths (557.56) feet to the point of beginning and containing 14.312 acres, more or less.

A AND K SUBDIVISION

HALL COUNTY, NEBRASKA

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

SURVEYOR'S CERTIFICATE

I hereby certify that on _____, 2020, I completed an accurate survey (made under my supervision) of "A AND K 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, Maxine D. Rathman, Trustee of the RATHMAN BYPASS "B" TRUST, being the owner of the land described hereon, have caused same to be subdivided, platted and designated as "A AND K 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 _____, 2020.

Maxine D. Rathman, Trustee of the
RATHMAN BYPASS "B" TRUST

ACKNOWLEDGMENT

State of Nebraska ss
County of _____

On the _____ day of _____, 2020, before me, _____, a Notary Public within and for said County, personally appeared Maxine D. Rathman, Trustee of the RATHMAN BYPASS "B" TRUST, to me personally known to be the identical person whose signature is affixed hereto, and she did acknowledge the execution to be her 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 _____, 2020.

Chairman of the Board

County Clerk

A AND K SUBDIVISION

HALL COUNTY, NEBRASKA

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

SHEET 2 OF 2