



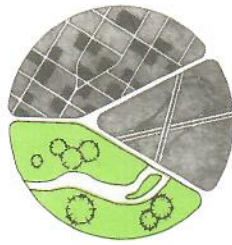
Hall County Regional Planning Commission

**Wednesday, December 2, 2020
Regular Meeting**

Item J1

Beckett Subdivision

Staff Contact:



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

November 20, 2020

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 the following Subdivision Plat at the next meeting that will be held at **6:00 p.m. on December 2, 2020** in the City 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

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

Name	Acres	Lots	Legal Description
Beckett Subdivision	10.011	2	A tract of land comprising a part of the East half of the Southeast Quarter of the Southwest (E1/2 SE1/4 SW1/4) of Section Twenty Three (23), Township Eleven (11) North, Range Nine (9) West of the 6 th P.M., Hall County Nebraska

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 (Per Survivorship Warranty Deed, Instrument No. 021005594)

A tract of land comprising a part of the East Half of the Southeast Quarter of the Southwest Quarter (E1/2 SE1/4 SW1/4) of Section Twenty Three (23), Township Eleven (11) North, Range Nine (9) West of the 6th P.M., Hall County, Nebraska, and more particularly described as follows:

Beginning at a point on the south line of said East Half of the Southeast Quarter of the Southwest Quarter (E1/2 SE1/4 SW1/4), said point being One Hundred Ninety Five and Forty Five Hundredths (195.45) feet west of the southeast corner of said East Half of the Southeast Quarter of the Southwest Quarter (E1/2 SE1/4 SW1/4); thence S90°00'00"W (assumed bearing), along and upon the south line of said East Half of the Southeast Quarter of the Southwest Quarter (E1/2 SE1/4 SW1/4), a distance of Thirty (30.0) feet; thence N00°46'39"W, a distance of Five Hundred (500.0) feet; thence N89°56'17"W, a distance of Four Hundred Thirty Five and Seventy One Hundredths (435.71) feet to a point on the westerly line of said East Half of the Southeast Quarter of the Southwest Quarter (E1/2 SE1/4 SW1/4); thence N00°48'57"W, along and upon the west line of said East Half of the Southeast Quarter of the Southwest Quarter (E1/2 SE1/4 SW1/4), a distance of Seven Hundred Ninety Five and Twenty Three Hundredths (795.23) feet to the northwest corner of said East Half of the Southeast Quarter of the Southwest Quarter (E1/2 SE1/4 SW1/4); thence N89°10'49"E, along and upon the north line of said East Half of the Southeast Quarter of the Southwest Quarter (E1/2 SE1/4 SW1/4), a distance of Five Hundred Twenty Six and Seventy Seven Hundredths (526.77) feet; thence S00°48'57"E, a distance Eight Hundred Three and Thirty Four Hundredths (803.34) feet; thence N89°56'17"W, a distance of Sixty One and Twelve Hundredths (61.12) feet; thence S00°46'39"E, a distance of Five Hundred (500.0) feet to the point of beginning.

Said tract containing 10.011 acres, more or less.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that I, Phillip A. Beckett II, a single person, being the owner of the land described hereon, have caused same to be subdivided, platted and designated as "BECKETT 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, on the _____ day of _____, _____.

Phillip A. Beckett II

ACKNOWLEDGMENT

State of Nebraska

County of _____ ss

On the _____ day of _____, before me, _____, a Notary Public within and for said County, personally appeared Phillip A. Beckett II, a single person, 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.

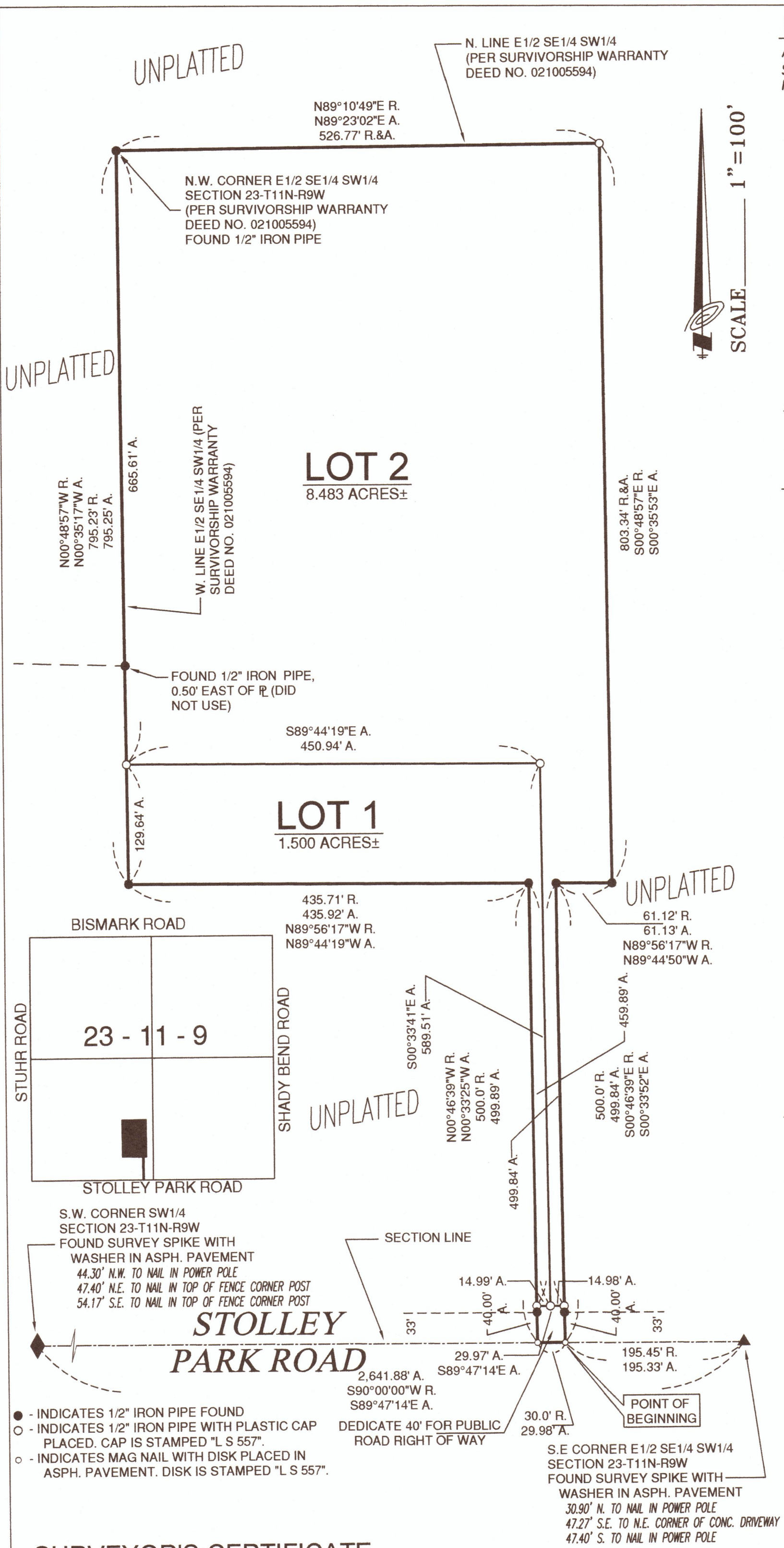
My commission expires _____.

Notary Public

(SEAL)

R. = RECORDED DISTANCE AND/OR BEARING ON SURVIVORSHIP WARRANTY DEED, INSTRUMENT NO. 0201005594, HALL REGISTER OF DEEDS OFFICE (ALSO SHOWN AS ACTUAL DISTANCE AND/OR BEARING ON SURVEY BY THOMAS L. JORDAN, L. S. NO. 178, DATED JANUARY 9, 1992).
A. = ACTUAL DISTANCE AND/OR BEARING

NOTE: ACTUAL BEARINGS SHOWN ARE BASED ON GPS POSITIONING.



SURVEYOR'S CERTIFICATE

I hereby certify that on _____, _____, I completed an accurate survey (made under my supervision) of "BECKETT 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

BECKETT SUBDIVISION
HALL COUNTY, NEBRASKA
BENJAMIN & ASSOCIATES, INC. - ENGINEERS & SURVEYORS - GRAND ISLAND, NEBRASKA

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 City of Grand Island, Nebraska, this day of ,

Mayor City Clerk

Approved and accepted by the Hall County Board of Commissioners, this day of ,

Chairman of the Board County Clerk

BECKETT SUBDIVISION
HALL COUNTY, NEBRASKA

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

**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 Phillip A. Beckett II
Address 2110 E. Stolley Park Road
City Grand Island, State NE Zip 68801
Phone 402 968-1702

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: BECKETT 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 2
Number of Acres 10.011

Checklist of things Planning Commission Needs