



Hall County Regional Planning Commission

Wednesday, May 11, 2022

Regular Meeting

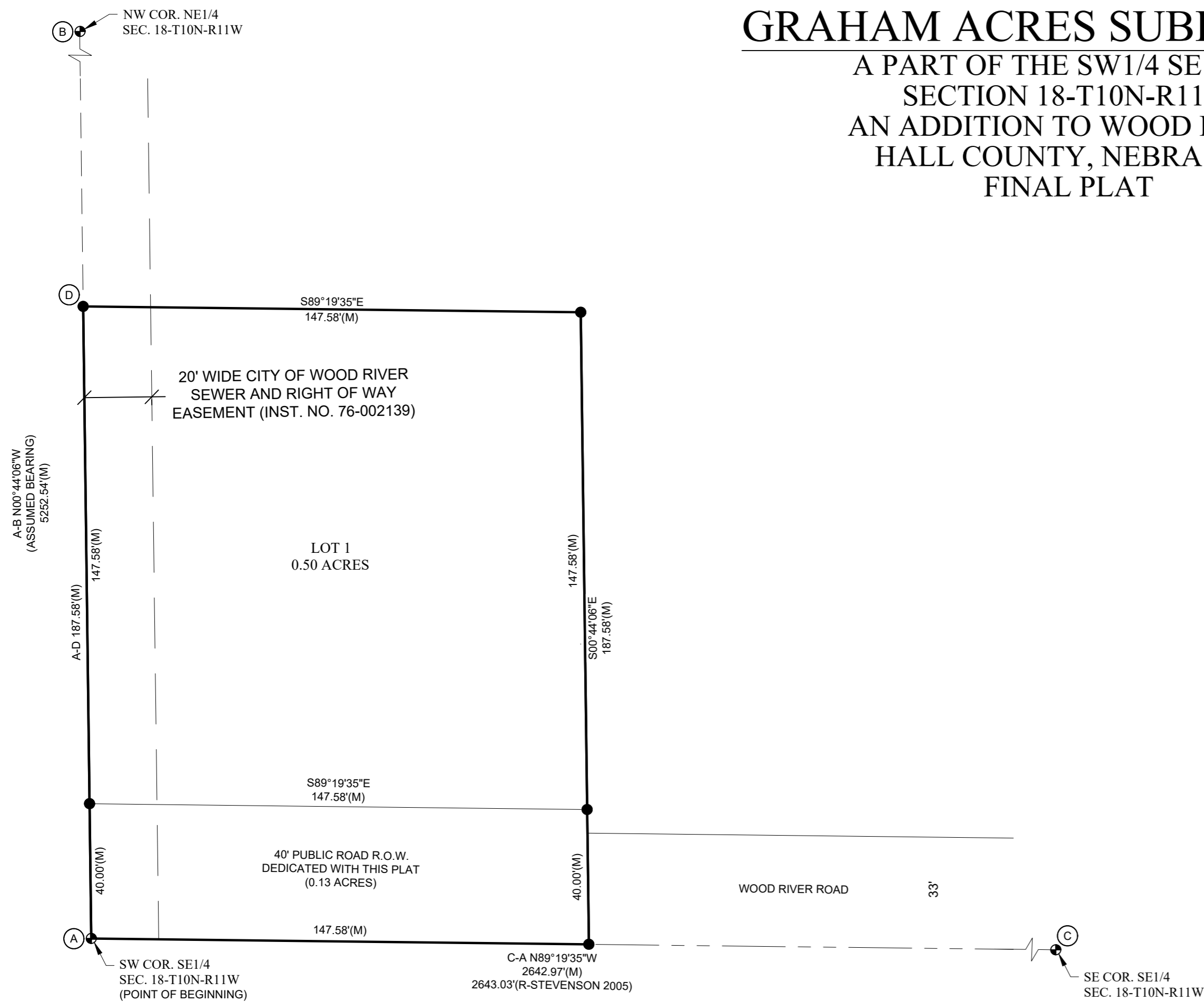
Item J3

Final Plat - Graham Acres

Staff Contact:

GRAHAM ACRES SUBDIVISION

A PART OF THE SW1/4 SE1/4 OF
SECTION 18-T10N-R11W
AN ADDITION TO WOOD RIVER
HALL COUNTY, NEBRASKA
FINAL PLAT



LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 10 NORTH, RANGE 11 WEST OF THE SIXTH P.M., HALL COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 18; THENCE N00°44'06"W (ASSUMED BEARING) ON THE WEST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 187.58 FEET; THENCE S89°19'35"E, PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 147.58 FEET; THENCE S00°44'06"E, PARALLEL WITH SAID WEST LINE, A DISTANCE OF 187.58 FEET TO SAID SOUTH LINE; THENCE N89°19'35"W ON SAID SOUTH LINE, A DISTANCE OF 147.58 FEET TO THE POINT OF BEGINNING, CONTAINING 0.63 ACRES, MORE OR LESS.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT ELAINE E. GRAHAM, TRUSTEE OF THE ELAINE E. GRAHAM REVOCABLE TRUST, BEING THE OWNER OF THE LAND DESCRIBED HERE, HAS CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "GRAHAM ACRES SUBDIVISION" AN ADDITION TO WOOD RIVER, HALL COUNTY, NEBRASKA AS SHOWN ON THE ACCOMPANYING PLAT THEREOF, AND DOES HEREBY DEDICATE THE EASEMENTS, IF ANY, AS SHOWN THEREON FOR THE LOCATION, CONSTRUCTION AND MAINTENANCE OF PUBLIC SERVICE UTILITIES, TOGETHER WITH THE RIGHT OF INGRESS, 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,

THIS _____ DAY OF _____, 2022.

ELAINE E. GRAHAM

STATE OF _____)
COUNTY OF _____) SS

BEFORE ME, A NOTARY PUBLIC QUALIFIED IN SAID COUNTY, PERSONALLY CAME, ELAINE E. GRAHAM, KNOWN TO ME TO BE THE IDENTICAL PERSON WHO SIGNED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND NOTARIAL SEAL ON _____ DAY OF _____, 2022.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

APPROVAL:

SUBMITTED TO AND APPROVED BY THE REGIONAL PLANNING COMMISSION OF HALL COUNTY, CITIES OF GRAND ISLAND, WOOD RIVER, AND THE VILLAGES OF ALDA, CAIRO, AND DONIPHAN, NEBRASKA.

CHAIRMAN _____ DATE _____

APPROVED AND ACCEPTED BY THE CITY OF WOOD RIVER, NEBRASKA, THIS _____ DAY OF _____, 2022.

MAYOR _____ CITY CLERK _____

OWNER: ELAINE E. GRAHAM
LAND SURVEYOR: JEO CONSULTING GROUP
NUMBER OF LOTS: 1

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT ON APRIL 6TH, 2022, I COMPLETED AN ACCURATE SURVEY OF "GRAHAM ACRES SUBDIVISION" AN ADDITION TO WOOD RIVER, HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF; THAT IRON MARKERS, EXCEPT WHERE INDICATED, WERE FOUND AT ALL 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.

ADAM J. GOERTZEN L.S. 704

SURVEYOR'S REPORT:

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH THE PERIMETER AND CREATE A METES AND BOUNDS DESCRIPTION OF A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 10 NORTH, RANGE 11 WEST OF THE SIXTH P.M., HALL COUNTY, NEBRASKA.

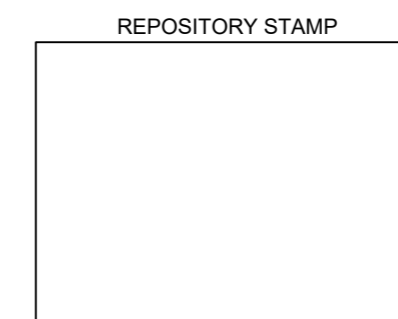
EXISTING MONUMENTS OF RECORD WERE FOUND AT LOCATIONS SHOWN ON THIS PLAT. ALL MONUMENTS FOUND ARE DESCRIBED IN THE CORNER TIES. ALL MONUMENTS SET ARE A 5/8" BY 24" REBAR WITH A PLASTIC CAP STAMPED "GOERTZEN, LS 704".

ALL LINES WERE PRODUCED AND ANGLES AND DISTANCES MEASURED WITH A TRIMBLE R12i GNSS RECEIVER UTILIZING THE SEILER INSTRUMENTS REAL TIME NETWORK.

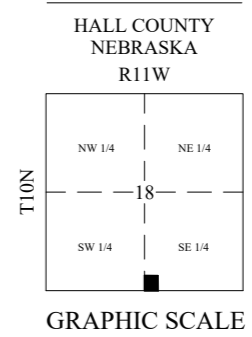
CORNER TIES:

- (A) SW CORNER SE1/4 SECTION 18-T10N-R11W
FOUND A SURVEY NAIL MARKER WITH AN ALUMINUM DISK STAMPED "HALL COUNTY, LS 636, G.C., FLUSH WITH ASPHALT SURFACE.
NW 47.59' TO A NAIL AND AN ALUMINUM DISK STAMPED "BAKER LS 731" FOUND IN THE SW FACE OF A POWER POLE (2.5' ABOVE GROUND)
NE 61.54' TO THE TOP CENTER BOLT OF A WELL
SE 35.71' TO A CHISELED "X" SET IN THE TOP NORTH END THE EAST END OF A CONCRETE HEADWALL OVER A 36"x96" BOX CULVERT
SW 68.65' TO A NAIL AND AN ALUMINUM DISK STAMPED "BAKER LS 731" FOUND IN THE WEST FACE OF A POWER POLE (2.5' ABOVE GROUND)
E 0.5' TO THE CENTERLINE OF AN ASPHALT ROAD SOUTH
E 6' TO THE CENTERLINE OF A GRAVEL ROAD NORTH
ON CENTERLINE OF AN EAST-WEST ASPHALT ROAD
- (B) NW CORNER NE1/4 SECTION 18-T10N-R11W
FOUND A 1-1/2" PIPE WITH A 3" BRASS CAP (NO STAMPING), 0.5' DEEP.
NNE 35.44' TO A NAIL FOUND IN THE WEST FACE OF A BRACE POST (2' ABOVE GROUND)
NE 54.45' TO A NAIL FOUND IN THE SOUTH FACE OF A FENCE POST (1' ABOVE GROUND)
SE 50.36' TO A 5/8"x24" REBAR WITH A PLASTIC CAP STAMPED "RM 2022" SET FLUSH WITH GROUND IN THE SOUTH TOP OF BANK OF A ROAD DITCH
NW 55.02' TO A 5/8"x24" REBAR WITH A PLASTIC CAP STAMPED "RM 2022" SET FLUSH WITH GROUND IN THE NORTH TOP OF BANK OF A ROAD DITCH
N 2' TO THE CENTERLINE OF AN EAST-WEST GRAVEL ROAD
ON LINE WITH FENCE LINE NORTH
NOTE: REBAR NW-SE ARE ON A RANDOM LINE OVER CORNER.
- (C) SE CORNER SE1/4 SECTION 18-T10N-R11W
FOUND THE SHAFT OF A SHEARED OFF SURVEY NAIL MARKER, FLUSH WITH ASPHALT SURFACE.
NW 49.15' TO A NAIL FOUND IN THE NE FACE OF A TELEPHONE PEDESTAL POST (2.5' ABOVE GROUND)
NE 46.75' TO A NAIL FOUND IN THE SOUTH FACE OF A POWER POLE (0.5' ABOVE GROUND)
SE 44.65' TO A MAG NAIL WITH AN ALUMINUM DISK STAMPED "A. GOERTZEN LS 704" SET IN THE TOP EAST END OF A 42" CMP
SW 61.31' TO A MAG NAIL WITH AN ALUMINUM DISK STAMPED "A. GOERTZEN LS 704" SET IN THE TOP WEST END OF A 42" CMP
N 0.5' TO THE CENTERLINE OF AN EAST-WEST ASPHALT ROAD
ON CENTERLINE OF A GRAVEL ROAD NORTH
ON CENTERLINE OF AN ASPHALT ROAD SOUTH

- LEGEND
● MONUMENT FOUND
● MONUMENT SET
○ CALCULATED POINT
M MEASURED DISTANCE
G GOVERNMENT DISTANCE
D DEEDED DISTANCE
F PLATTED DISTANCE



VICINITY SKETCH



GRAPHIC SCALE

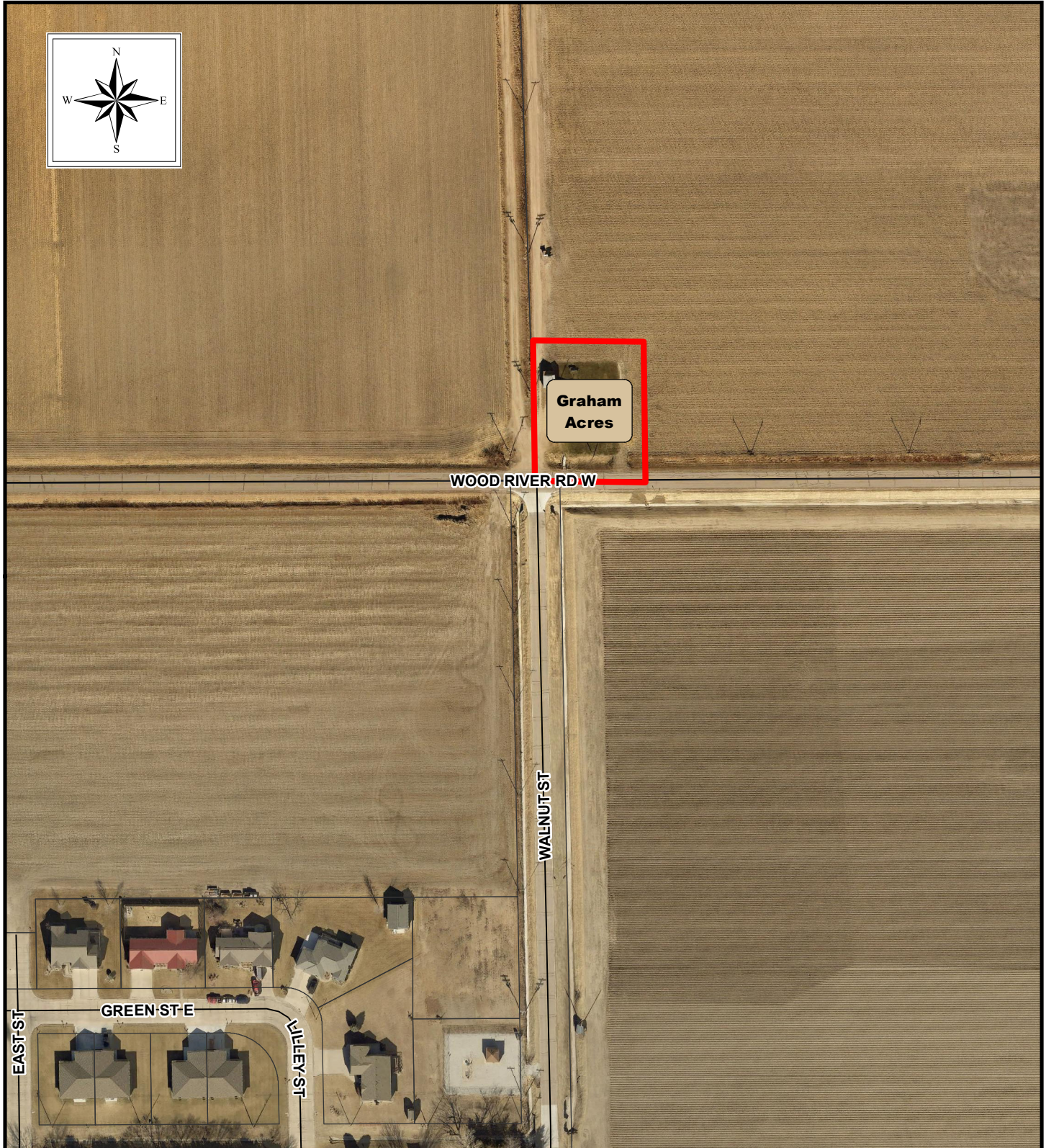
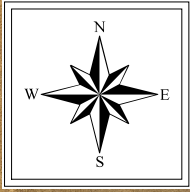


800.723.8567
Grand Island, NE 308.381.7428
www.jeo.com

PROJECT NO. R220304
DATE 4/6/2022
DRAWN BY AG
FILE NAME 220304 Survey.dwg
FIELD BOOK HALL CO #6
FIELD CREW BS
SURVEY FILE NO. 2022-47

1 OF 1

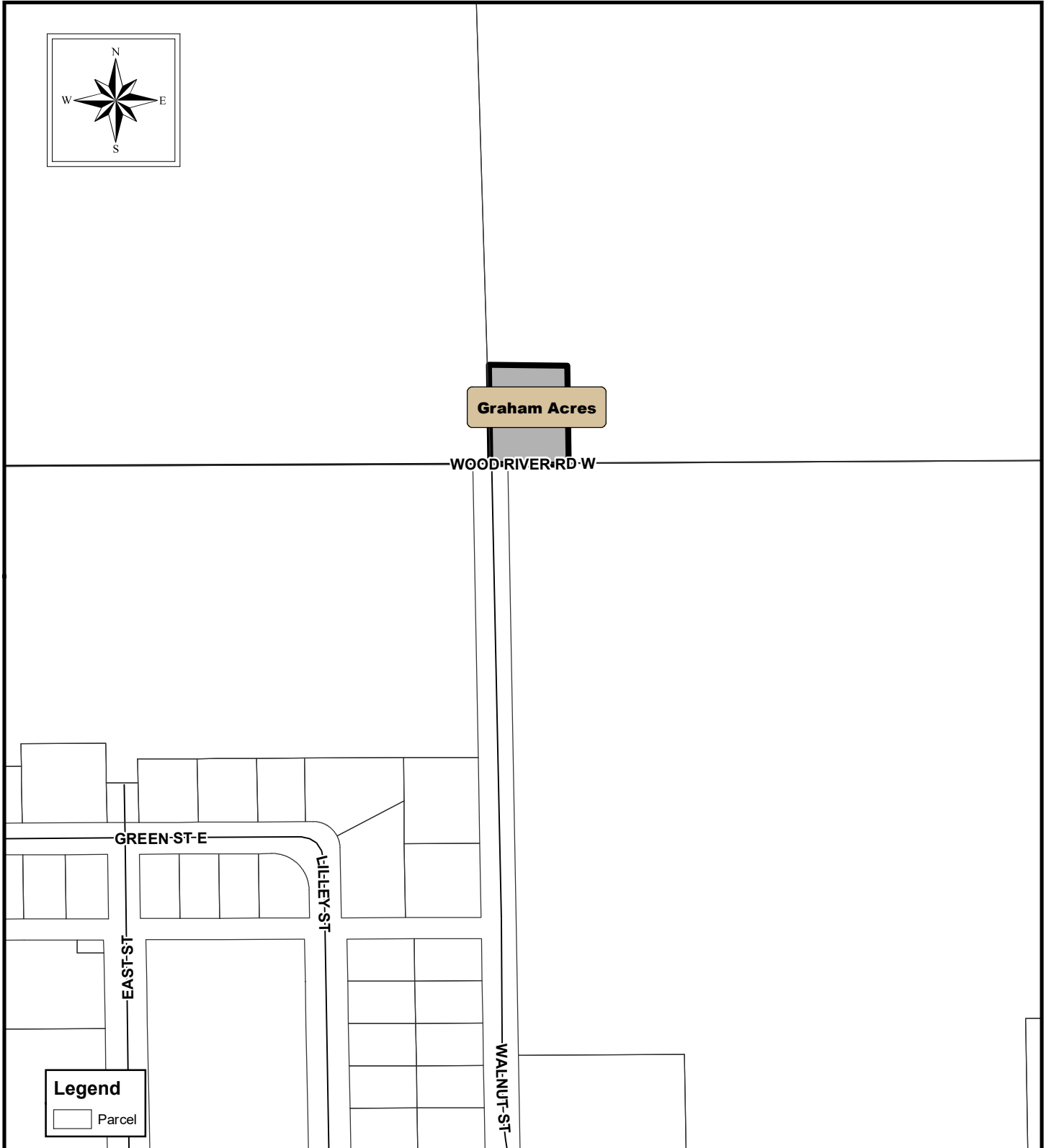
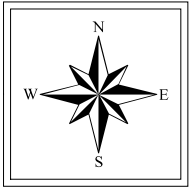
PROPOSED SUBDIVISION AERIAL MAP



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

Scale: NONE
For Illustration Purposes

PROPOSED SUBDIVISION LOCATION MAP



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

Scale: NONE
For Illustration Purposes