



Hall County Regional Planning Commission

Wednesday, July 6, 2022

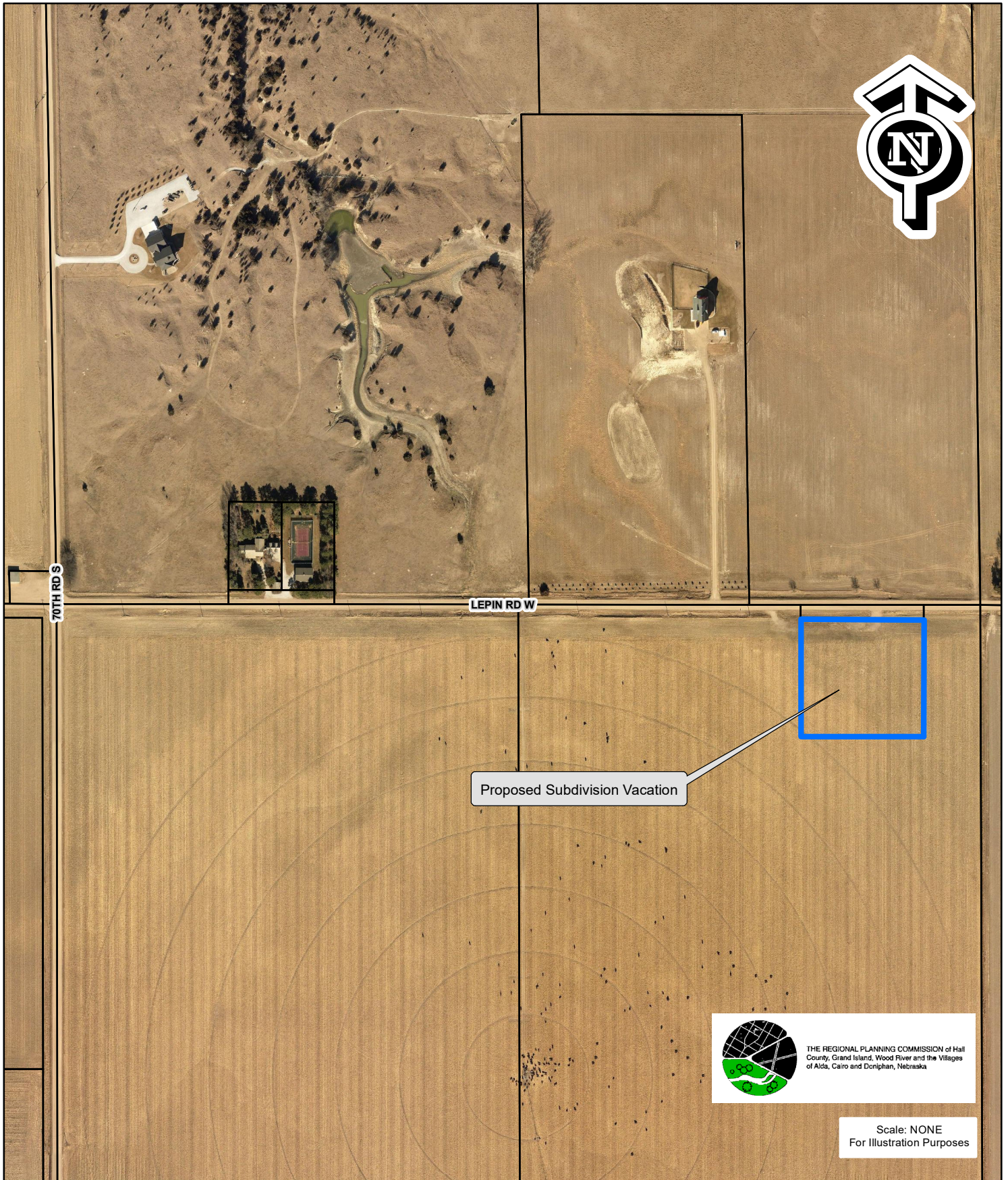
Regular Meeting

Item J2

**Request to Vacate - Final Plat - Horizon View Subdivision - Hall
County: Generally located south of Lepin Road and east of 70"
Road.**

Staff Contact:

Location Map Proposed Subdivision Vacation



Parcel: 400232223

Subdivision: Horizon View

NW ¼ 20-9-10

To Whom It May Concern:

Currently, the property that I own at 20-9-10 has a parcel on the property subdivided out and is subjected to a different valuation than the rest of the property. The property was surveyed and subdivided several years ago as the plan was that my daughter was going to start the process of building a home there. The plans had changed sometime after the subdivision was divided out of the rest of the property and will not be a site for a home. I am requesting that the subdivision of Horizon View be removed and be placed back to the original property that it resides on. Enclosed is \$300 made out to the Hall County Treasurer for the fees associated with this process.

Sincerely,

A handwritten signature in blue ink that reads "Patricia D. Rainforth". The signature is fluid and cursive, with the first name "Patricia" being more prominent than the last name "Rainforth".

Contact information:

Kevin Rainforth

12725 S. Alda Rd.

Doniphan, NE 68832

402-461-1631

201305855

STATE OF NEBRASKA)
COUNTY OF HALL) SS

2013 JUL 22 AM 8 56

Matilda K. deFreese
HALL COUNTY CLERK OF RECORDS

HORIZON VIEW SUBDIVISION
PART OF THE EAST HALF OF THE NORTHWEST QUARTER
SECTION 20, TOWNSHIP 9 NORTH, RANGE 10 WEST OF THE SIXTH PRINCIPAL MERIDIAN, HALL
COUNTY, NEBRASKA.

NORTHWEST CORNER SEC 20-T9N-R10W
FOUND 1/2" IRON PIPE
NAIL IN POWER POLE NW 103.85'
NAIL IN POWER POLE SW 45.00'
NAIL IN GUY POLE SE 52.55'
NAIL IN TELE GAUD POST NE 52.15'

N89°02'25"E
2621.94'
350.00'

S89°02'26"W
160.00'

N1/4 CORNER SEC. 20-T9N-R10W
FOUND 1" IRON PIPE
NAIL IN BRACE POST NE 34.98'
CHISEL MARK IN CMP SE 52.32'
REBAR IN CONC WC N 33.00'
NAIL IN TREE NE 56.8'

DEDICATION

KNOWN ALL MEN BY THESE PRESENTS, THAT THE DANIEL J. RAINFORTH REVOCABLE TRUST, DANIEL J. RAINFORTH TRUSTEE, BEING THE SOLE OWNER OF THE LAND DESCRIBED HEREON, HAVE CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "HORIZON VIEW SUBDIVISION", A SUBDIVISION BEING PART OF THE EAST HALF OF THE NORTHWEST QUARTER (NW1/4) OF SECTION TWENTY (20), TOWNSHIP NINE (9) NORTH, RANGE TEN (10) WEST OF THE SIXTH PRINCIPAL MERIDIAN, HALL COUNTY, NEBRASKA, AND SAID SOLE OWNERS, HEREBY RATIFY AND APPROVE THE DISPOSITION OF THEIR PROPERTY AS SHOWN ON THE ABOVE PLAT, AND HEREBY DEDICATE FOR THE USE AND BENEFIT OF THE PUBLIC, THE STREETS AND UTILITY EASEMENTS (IF ANY) AS SHOWN UPON SAID PLAT, AND ACKNOWLEDGE SAID SUBDIVISION TO BE MADE WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID SOLE OWNERS.

DATED THIS 10 DAY OF June, 2013.

Daniel J. Rainforth trustee
DANIEL J. RAINFORTH, TRUSTEE

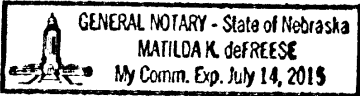
ACKNOWLEDGMENT

STATE OF NEBRASKA)
COUNTY OF HALL) SS

ON THE 10 DAY OF June, 2013, BEFORE ME *Matilda K. deFreese*
A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED DANIEL J. RAINFORTH, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSONS WHOSE SIGNATURE ARE AFFIXED HERETO, AND THAT EACH DID ACKNOWLEDGE THE EXECUTION THEREOF TO BE HIS OR HER VOLUNTARY ACT AND DEED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY
OFFICIAL SEAL AT Doniphan, NEBRASKA, ON THE DATE LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES 7-14-2015



Matilda K. deFreese
NOTARY PUBLIC

APPROVALS

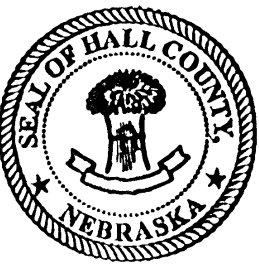
SUBMITTED TO AND APPROVED BY THE REGIONAL PLANNING COMMISSION OF HALL COUNTY, GRAND ISLAND, WOOD RIVER, AND THE VILLAGES OF ALDA, CAIRO, AND DONIPHAN, NEBRASKA.

Robert C. Davis July 10, 2013
CHAIRMAN DATE

APPROVED AND ACCEPTED BY THE HALL COUNTY BOARD OF SUPERVISORS, THIS 10 DAY OF July, 2013.

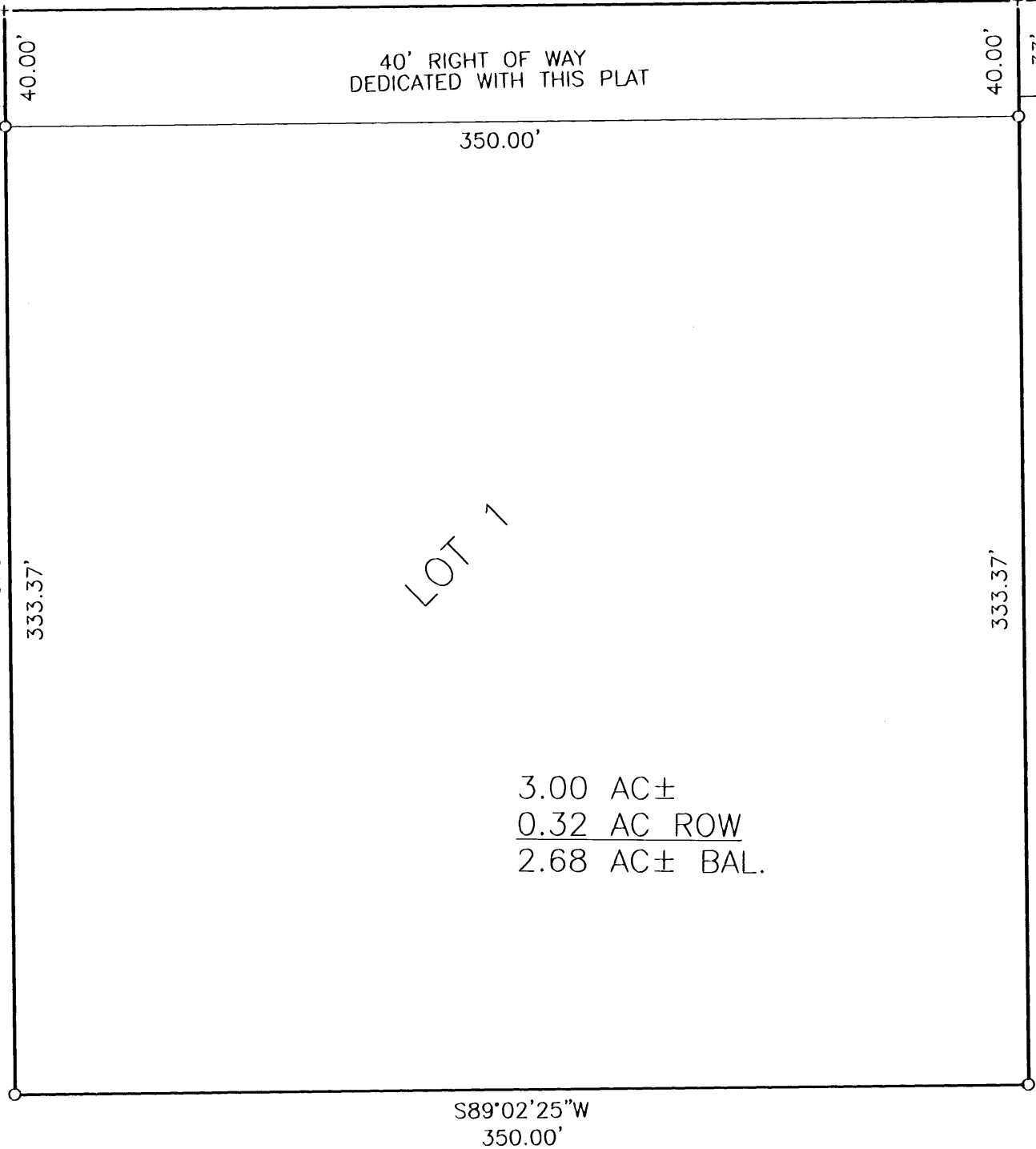
Donna E. Lancaster
CHAIRMAN OF THE BOARD

Matilda K. deFreese
COUNTY CLERK



UNPLATTED
(NOT A PART)

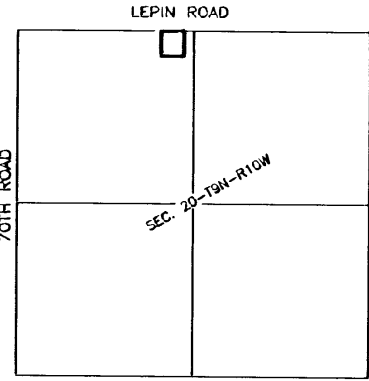
UNPLATTED
(NOT A PART)



3.00 AC±
0.32 AC ROW
2.68 AC± BAL.

LEGEND

- SCALE: 1"=50'
- FOUND 5/8" REBAR (UNLESS NOTED)
 - ESTABLISHED 5/8" x 24" ROD (WITH ID CAP)
 - ⊕ TEMPORARY POINT
 - PROJECT: 20130006
 - DRAWN BY: JR



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION

A TRACT OF LAND IN THE EAST HALF OF THE NW1/4 SECTION 20, TOWNSHIP 9 NORTH, RANGE 10 WEST OF THE SIXTH PRINCIPAL MERIDIAN HALL COUNTY, NEBRASKA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 20 THENCE S89°02'25"W (ON AN ASSUMED BEARING AND ALL BEARINGS CONTAINED HEREIN ARE RELATIVE THERETO;) ON THE NORTH LINE OF SAID QUARTER SECTION A DISTANCE OF 160.00 FEET TO THE PLACE OF BEGINNING; THENCE S00°57'35"W A DISTANCE OF 373.37 FEET; THENCE S89°02'25"W A DISTANCE OF 350.00 FEET; THENCE N00°57'35"W A DISTANCE OF 373.37 FEET TO THE NORTH LINE OF SAID QUARTER SECTION; THENCE N89°02'25"E ON THE NORTH LINE OF SAID QUARTER SECTION A DISTANCE OF 350.00 FEET TO THE PLACE OF BEGINNING. SAID TRACT CONTAINS 3.00 ACRES MORE OR LESS OF WHICH 0.32 ACRES MORE OR LESS IS COUNTY ROAD RIGHT OF WAY.

SURVEYORS CERTIFICATE

I, JACOB H. RIPP, NEBRASKA REGISTERED LAND SURVEYOR NO. 663 HEREBY STATE THAT, ON 5/10/2013, AT THE REQUEST OF JILL OSLER, 322 N 4TH ST. DONIPHAN NE, 68832 I HAVE CAUSED TO BE MADE A SURVEY OF LAND DEPICTED ON THE ACCOMPANYING PLAT; THAT SAID PLAT IS A TRUE DELINEATION OF SAID SURVEY; THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS MARKED AS SHOWN, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT IS TRUE AND CORRECT.



Jacob H. Ripp
JACOB H. RIPP

(SEAL)