



# Hall County Regional Planning Commission

Wednesday, April 1, 2015  
Regular Meeting

## Item M2

### GI Acres

Staff Contact: Chad Nabity

March 17, 2015

Dear Members of the Board:

**RE: Final Plat – GI Acres Subdivision – Final Plat.**

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of GI Acres Subdivision, located in the City of Grand Island 2 mile extraterritorial zoning jurisdiction, in Hall County, Nebraska.

This final plat proposes to create 1 lot, on a tract of land in the N ½ NW ¼ NW ¼ Section 14, Township 10 North, Range 11 West of the 6<sup>th</sup> P.M. Hall County, Nebraska, said tract containing 3.46 acres.

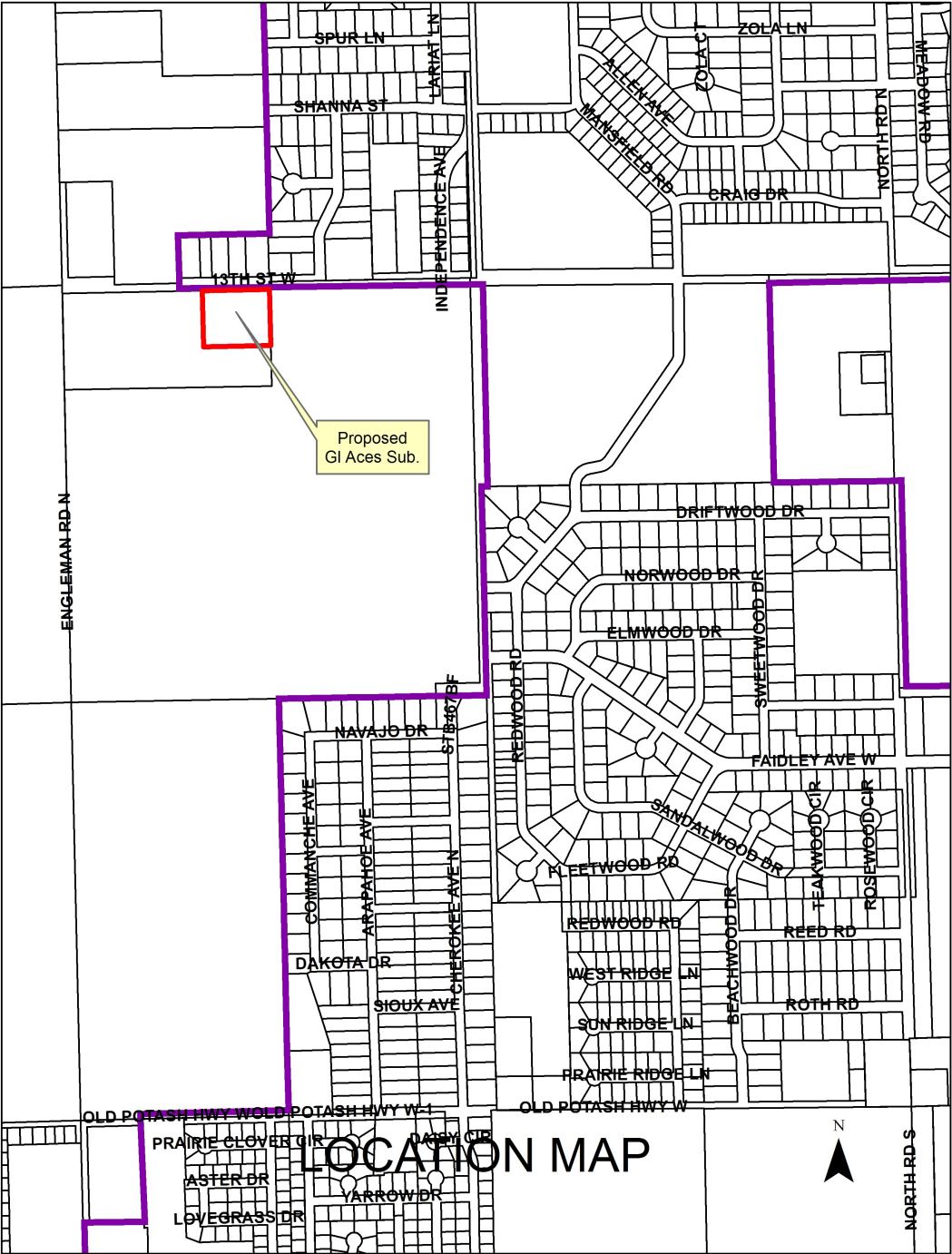
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on April 1, 2015 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

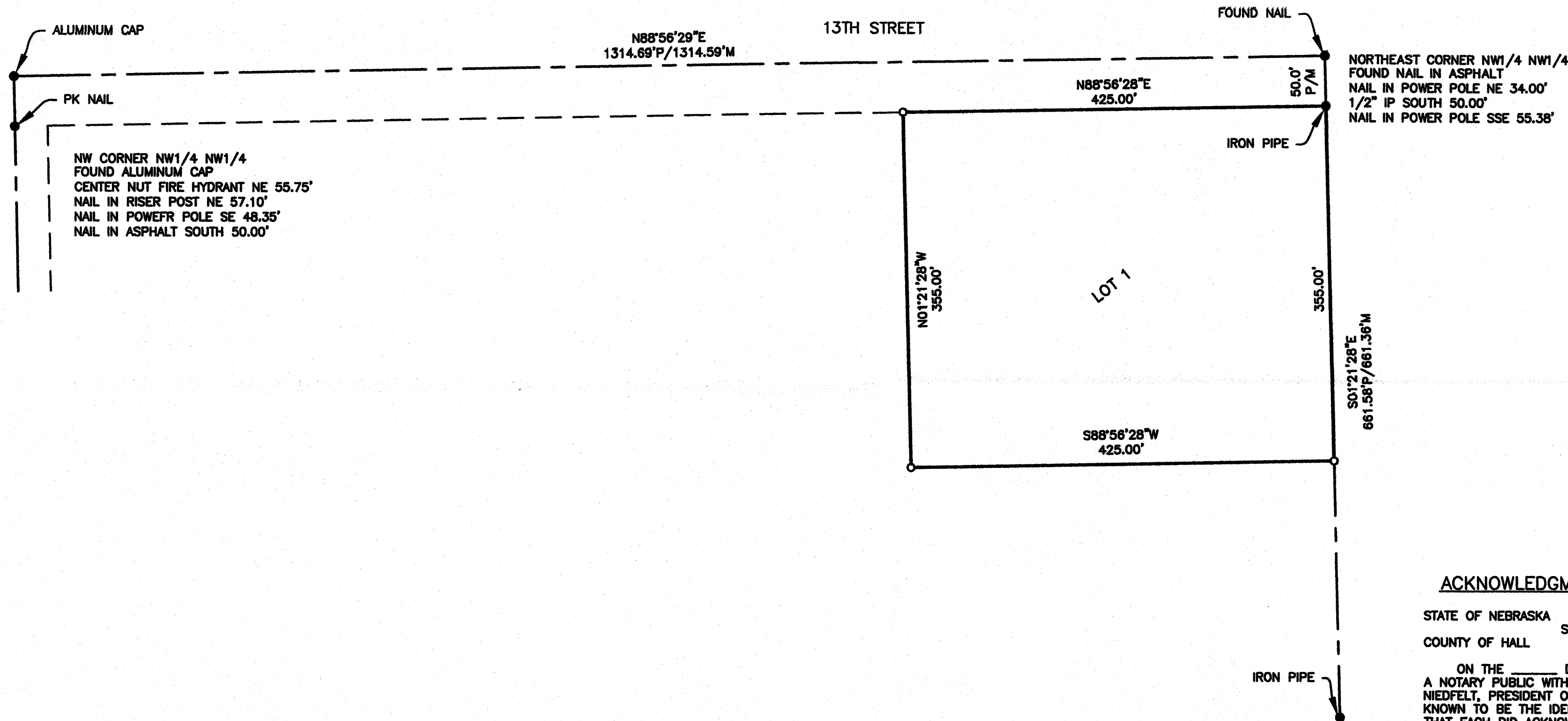
Craig Lewis  
Building Director

Cc: City Clerk  
City Attorney  
City Public Works  
City Building Department  
City Utilities  
Manager of Postal Operations  
Ripp Land Surveying

This letter was sent to the following School Districts 1R, 2, 3, 19, 82, 83, 100, 126.



GI ACRES SUBDIVISION  
A ADDITION TO THE CITY OF GRAND ISLAND  
PART OF THE N1/2 NW1/4 OF NW1/4 OF  
SECTION 14 TOWNSHIP 10 NORTH RANGE 11 WEST  
OF THE SIXTH PRINCIPAL MERIDIAN, HALL COUNTY, NEBRASKA



LEGEND

SCALE: 1"=100'

- FOUND 5/8" REBAR (UNLESS NOTED)
  - ESTABLISHED 5/8" x 24" ROD (WITH ID CAP)
  - + TEMPORARY POINT
- PROJECT: 150010  
DRAWN BY: JR

ACKNOWLEDGMENT

STATE OF NEBRASKA  
COUNTY OF HALL

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015, BEFORE ME \_\_\_\_\_  
A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED JOHN  
NIEDFELT, PRESIDENT OF NIEDFELT PROPERTY MANAGEMENT LLC, TO ME PERSONALLY  
KNOWN TO BE THE IDENTICAL PERSONS WHOSE SIGNATURES 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 \_\_\_\_\_, NEBRASKA, ON THE DATE LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES \_\_\_\_\_

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.

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED AND ACCEPTED BY THE CITY OF GRAND ISLAND, NEBRASKA  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

MAYOR \_\_\_\_\_ CITY CLERK \_\_\_\_\_

(SEAL)

LEGAL DESCRIPTION

A TRACT OF LAND IN THE N1/2 NW1/4 OF NW1/4 SECTION 14,  
TOWNSHIP 10 NORTH, RANGE 11 WEST OF THE 6TH PRINCIPAL MERIDIAN  
HALL COUNTY, NEBRASKA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NW1/4 OF THE NW1/4  
OF SAID SECTION THENCE S01°21'28"E (ON A ASSUMED BEARING AND ALL  
BEARINGS HEREIN ARE RLEATIVE; THERETO) ON THE EAST LINE OF THE  
NW1/4 OF THE NW1/4 A DISTANCE OF 50.00 FEET TO THE POINT OF  
BEGINNING THENCE CONTINUING S01°21'28"E ON SAID LINE A DISTANCE OF  
355.00 FEET; THENCE S88°56'28"W A DISTANCE OF 425.00 FEET; THENCE  
N01°21'28"W A DISTANCE OF 355.00 FEET; THENCE N88°56'28"E A  
DISTANCE OF 425.00 FEET TO THE POINT OF BEGINNING. SAID TRACT  
CONTAINS 3.46 ACRES MORE OR LESS.

DEDICATION

KNOWN ALL MEN BY THESE PRESENTS, THAT NIEDFELT PROPERTY MANAGEMENT  
LLC. JOHN NIEDFELT PRESIDENT BEING THE SOLE OWNERS OF THE LAND  
DESCRIBED HEREON, HAVE CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED,  
PLATTED AND DESIGNATED AS "GI ACRES SUBDIVISION", A SUBDIVISION BEING PART  
OF THE NORTH HALF (N1/2) OF THE NORTHWEST QUARTER NW1/4 OF THE  
NORTHWEST QUARTER NW1/4 OF SECTION FOURTEEN (14), TOWNSHIP TEN (10)  
NORTH, RANGE ELEVEN (11) 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.

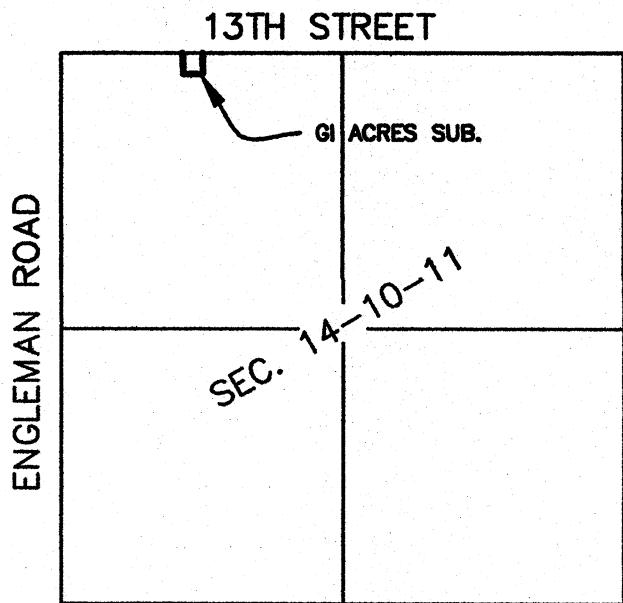
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

NIEDFELT PROPERTY MANAGEMENT LLC  
JOHN NIEDFELT PRESIDENT

SURVEYOR'S CERTIFICATE

I, JACOB H. RIPP, NEBRASKA REGISTERED LAND SURVEYOR NO. 663 HEREBY  
STATE THAT, ON 2/19/2015, AT THE REQUEST OF NIEDFELT PROPERTY  
MANAGEMENT LLC, 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  
NEBRASKA REGISTERED SURVEYOR NO. 663



VICINITY MAP  
NOT TO SCALE

Ripp  
Land  
Surveying  
76486 ROAD 449  
SUMNER, NE 68878  
PHONE: 308-380-1281

