



Hall County Regional Planning Commission

**Wednesday, June 10, 2015
Regular Meeting**

Item M6

C.A.A.P North Railroad Sub

Staff Contact: Chad Nabity

May 20, 2015

Dear Members of the Board:

RE: Final Plat – C.A.A.P. North Railroad Subdivision.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of C.A.A.P. North Railroad Subdivision, in Hall County Nebraska.

This final plat proposes to create 1 lot, on a tract of land comprising a part of the Southeast Quarter (SE1/4) and a part of the Southwest Quarter (SW1/4) of Section Twelve (12), Township Eleven (11) North, Range Eleven (11) West of the 6th P.M. in Hall County, Nebraska, said tract containing 3.763 acres.

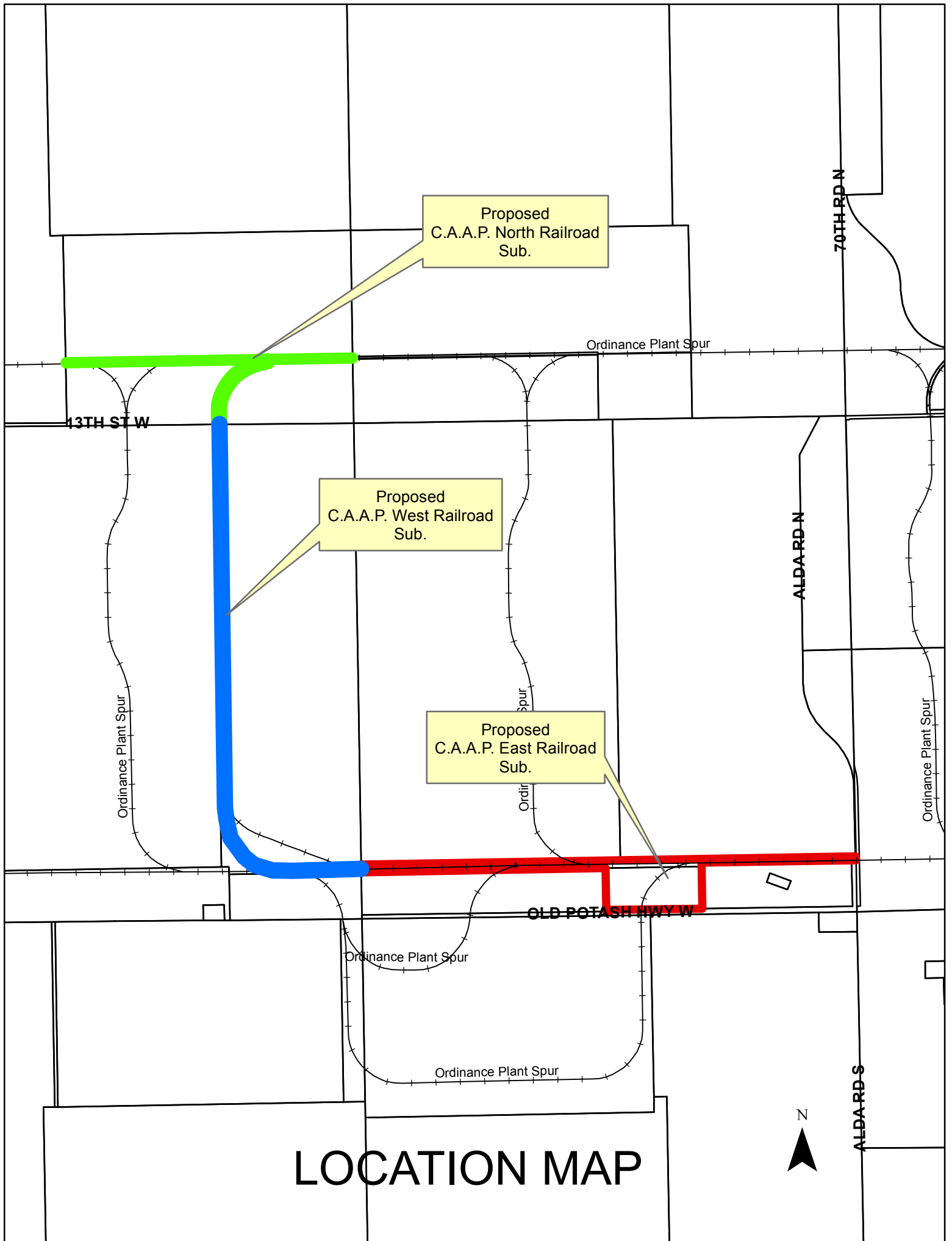
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on June 10, 2015 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

Cc: Hall County Clerk
Hall County Attorney
Hall County Public Works
Hall County Zoning Department
Manager of Postal Operations
Benjamin & Associates, Inc.

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



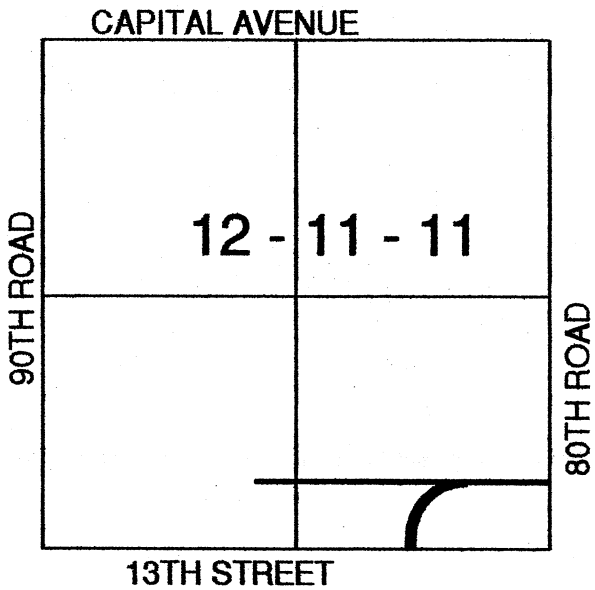
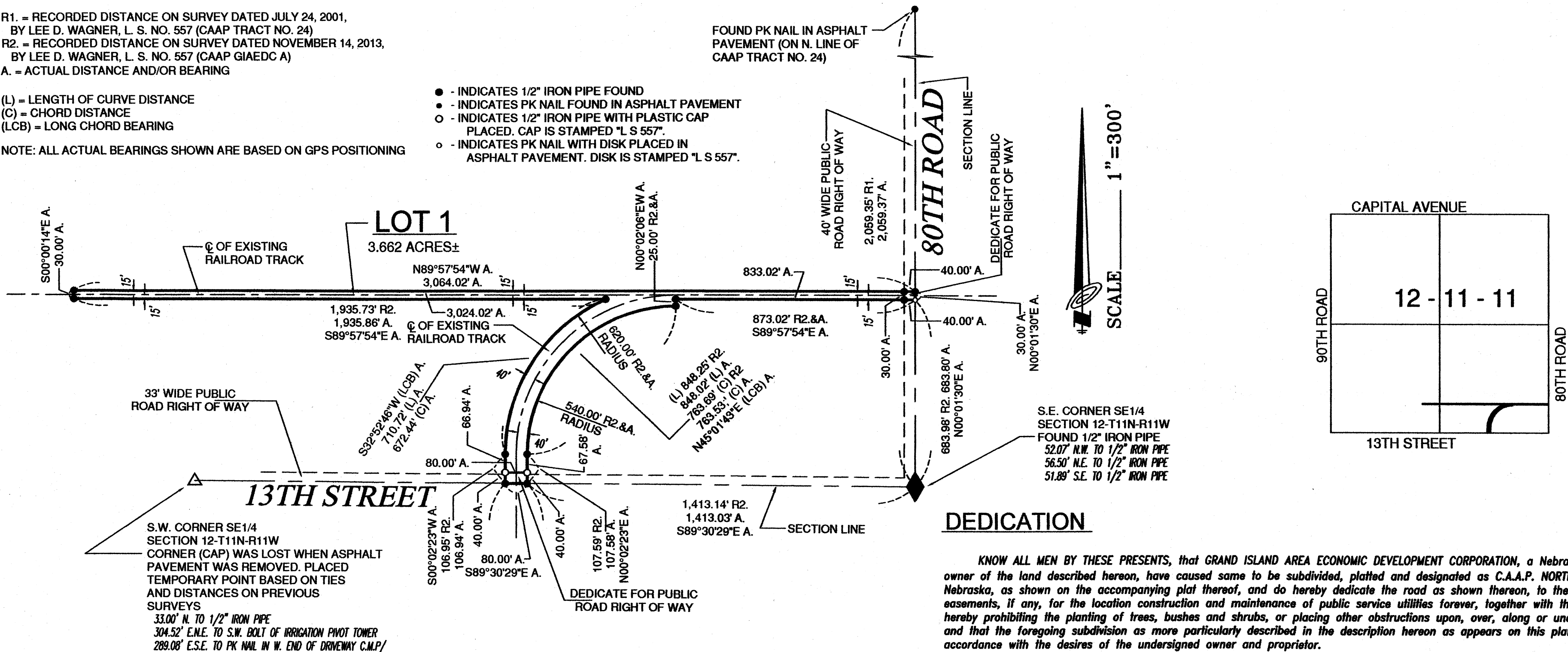
LOCATION MAP

R1. = RECORDED DISTANCE ON SURVEY DATED JULY 24, 2001,
BY LEE D. WAGNER, L. S. NO. 557 (CAAP TRACT NO. 24)
R2. = RECORDED DISTANCE ON SURVEY DATED NOVEMBER 14, 2013,
BY LEE D. WAGNER, L. S. NO. 557 (CAAP GIAEDC A)
A. = ACTUAL DISTANCE AND/OR BEARING

(L) = LENGTH OF CURVE DISTANCE
(C) = CHORD DISTANCE
(LCB) = LONG CHORD BEARING

NOTE: ALL ACTUAL BEARINGS SHOWN ARE BASED ON GPS POSITIONING

- INDICATES 1/2" IRON PIPE FOUND
- INDICATES PK NAIL FOUND IN ASPHALT PAVEMENT
- INDICATES 1/2" IRON PIPE WITH PLASTIC CAP
PLACED. CAP IS STAMPED "L S 557".
- INDICATES PK NAIL WITH DISK PLACED IN
ASPHALT PAVEMENT. DISK IS STAMPED "L S 557".



DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that GRAND ISLAND AREA ECONOMIC DEVELOPMENT CORPORATION, a Nebraska non-profit corporation, being the owner of the land described hereon, have caused same to be subdivided, platted and designated as C.A.A.P. NORTH RAILROAD 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 _____, 2015.

GRAND ISLAND AREA ECONOMIC DEVELOPMENT CORPORATION
a Nebraska non-profit corporation

Dave Taylor, President

ACKNOWLEDGEMENT

State of Nebraska ss
County of Hall

On the _____ day of _____, 2015, before me, _____, a Notary Public within and for said County, personally appeared Dave Taylor, President of GRAND ISLAND AREA ECONOMIC DEVELOPMENT CORPORATION, a Nebraska non-profit corporation, to me personally known to be the identical person whose signature is affixed hereto, and he did acknowledge the execution thereof to be his voluntary act and deed as such President, and the voluntary act and deed of said Nebraska non-profit corporation, and that he was empowered to make the above dedication for and in behalf of said Nebraska non-profit corporation.

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)

LEGAL DESCRIPTION

A tract of land comprising a part of the Southeast Quarter (SE1/4) and a part of the Southwest Quarter (SW1/4) of Section Twelve (12), Township Eleven (11) North, Range Eleven (11) West of the 6th P.M., Hall County, Nebraska, and more particularly described as follows:

First to ascertain the point of beginning, start at the southeast corner of said Southeast Quarter (SE1/4); thence N00°01'30"E, along and upon the east line of said Southeast Quarter (SE1/4), a distance of Six Hundred Eighty Three and Eight Tenths (683.80) feet to the ACTUAL point of beginning, said point being Fifteen (15.00) feet south of (measured perpendicular to) the centerline of an existing east-west railroad track centerline; thence continuing N00°01'30"E, along and upon the previously described course, a distance of Thirty (30.00) feet to a point which is Fifteen (15.00) feet north of (measured perpendicular to) said existing east-west railroad track centerline; thence N89°57'54"W, parallel with and Fifteen (15.00) feet north of (measured perpendicular to) said existing east-west railroad track centerline, a distance of Three Thousand Sixty Four and Two Hundredths (3,064.02) feet; thence S00°00'14"E, a distance of Thirty (30.00) feet to a point which is Fifteen (15.00) feet south of (measured perpendicular to) said existing east-west railroad track centerline; thence S89°57'54"E, parallel with and Fifteen (15.00) feet south of (measured perpendicular to) said existing east-west railroad track centerline, a distance of One Thousand Nine Hundred Thirty Five and Eighty Six Hundredths (1,935.86) feet; thence running southwesterly, along and upon the arc of a curve to the left whose radius is 620.00 feet, said curve being Forty (40.00) feet northwest of (measured radial to) the centerline of an existing railroad track curve to the left, a distance of Seven Hundred Ten and Seventy Two Hundredths (710.72) feet (long chord = 672.44', long chord bearing = S32°52'46"W) to a point of tangency; thence S00°02'23"W, parallel with and Forty (40.00) feet west of (measured perpendicular to) the centerline of an existing north-south railroad track, a distance of One Hundred Six and Ninety Four Hundredths (106.94) feet to a point on the south line of said Southeast Quarter (SE1/4), said point being One Thousand Four Hundred Ninety Three and Three Hundredths (1,493.03) feet west of the southeast corner of said Southeast Quarter (SE1/4); thence S89°30'29"E, along and upon the south line of said Southeast Quarter (SE1/4), a distance of Eighty (80.00) feet, said point being Forty (40.00) feet east of (measured perpendicular to) said existing north-south railroad track centerline; thence N00°02'23"E, parallel with and Forty (40.00) feet east of (measured perpendicular to) said existing north-south railroad track centerline, a distance of One Hundred Seven and Fifty Eight Hundredths (107.58) feet to a point of curvature; thence running northeasterly, along and upon the arc of a curve to the right whose radius is 540.00 feet, said curve being Forty (40.00) feet southeast of (measured radial to) the centerline of an existing railroad track curve to the right, a distance of Eight Hundred Forty Eight and Two Hundredths (848.02) feet (long chord = 763.53', long chord bearing = N45°01'43"E) to a point, said point being Forty (40.00) feet south of (measured perpendicular to) said existing east-west railroad track centerline; thence N00°02'06"E, perpendicular to said existing east-west railroad track centerline, a distance of Twenty Five (25.00) feet to a point, said point being Fifteen (15.00) feet south of (measured perpendicular to) said existing east-west railroad track centerline; thence S89°57'54"E, parallel with and Fifteen (15.00) south of (measured perpendicular to) said existing east-west railroad track centerline, a distance of Eight Hundred Seventy Three and Two Hundredths (873.02) feet to the ACTUAL point of beginning and containing 3.763 acres, more or less.

C.A.A.P. NORTH RAILROAD SUBDIVISION
HALL COUNTY, NEBRASKA

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