

Hall County Regional Planning Commission

Wednesday, June 10, 2015 Regular Meeting

Item M7

C.A.A.P East Railroad Sub

Staff Contact: Chad Nabity

May 20, 2015

Dear Members of the Board:

RE: Final Plat - C.A.A.P. East Railroad Subdivision.

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

This final plat proposes to create 3 lots, on a tract of land comprising a part of the Southwest Quarter (SW1/4) and a part of the Southeast Quarter (SE1/4) of Section Eighteen (18), Township Eleven (11) North, Range Ten (10) West of the 6th P.M. in Hall County, Nebraska, said tract containing 18.305 acres.

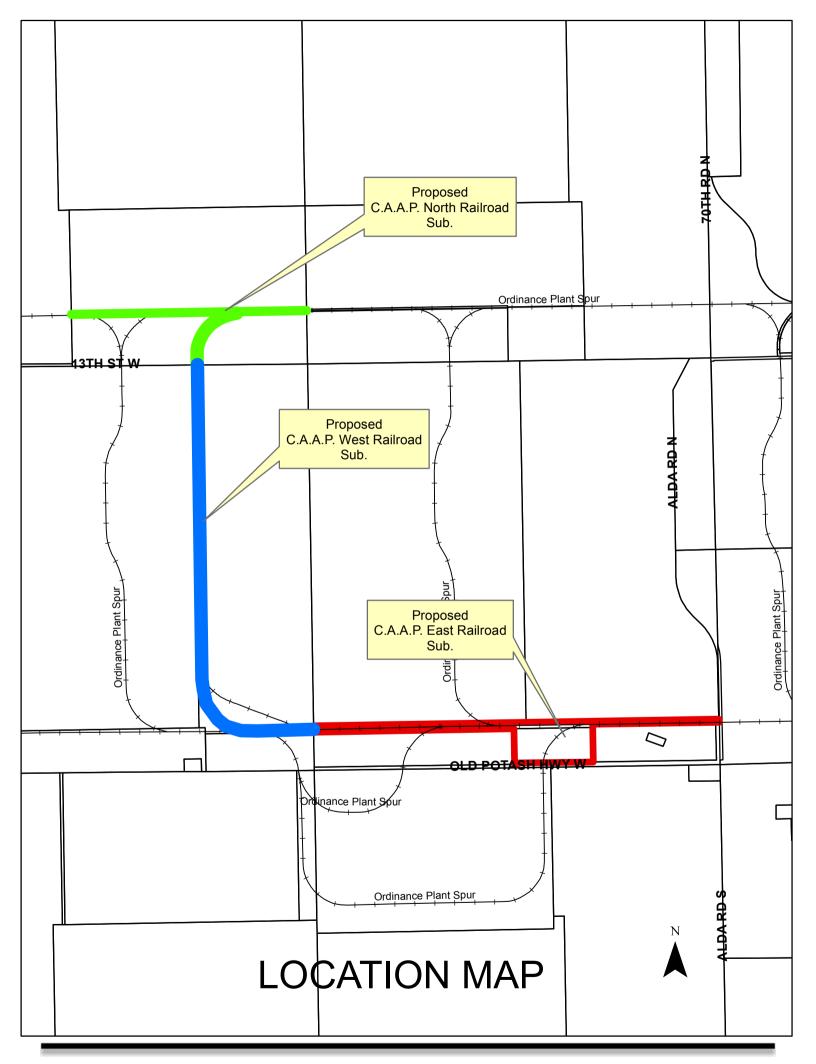
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on June 10, 2015 in the Council Chambers located in Grand Island's City Hall.

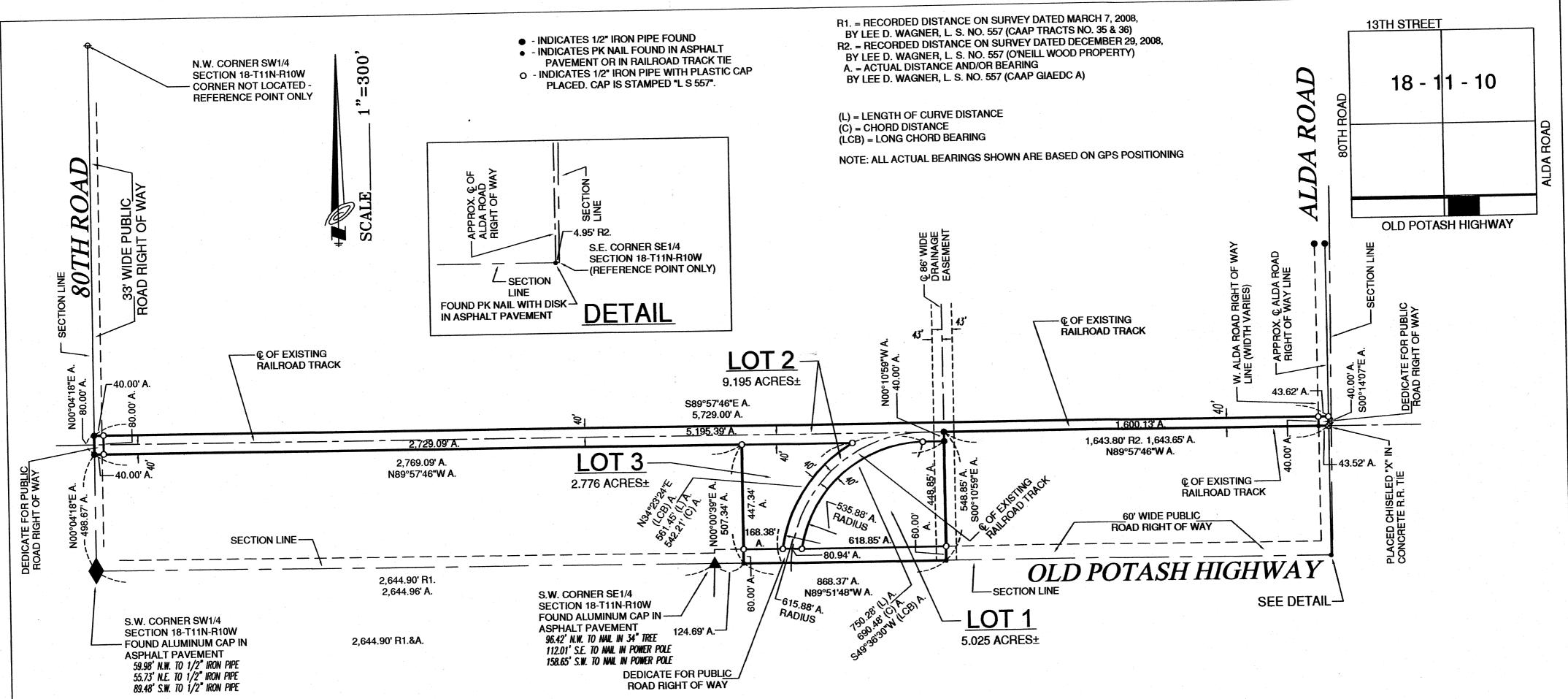
Sincerely,

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.





LEGAL DESCRIPTION

A tract of land comprising a part of the Southwest Quarter (SW1/4) and a part of the Southeast Quarter (SE1/4) of Section Eighteen (18), Township Eleven (11) North, Range Ten (10) 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 southwest corner of said Southwest Quarter (SW1/4); thence N00°04'18"E, along and upon the west line of said Southwest Quarter (SW1/4), a distance of Four Hundred Ninety Eight and and Sixty Seven Hundredths (498.67) feet to the ACTUAL point of beginning, said point being Forty (40.00) feet south of (measured perpendicular to) the centerline of an existing east-west railroad track centerline; thence continuing N00°04'18"E, along and upon the previously described course, a distance of Eighty (80.00) feet to a point which is Forty (40.00) feet north of (measured perpendicular to) said existing east-west railroad track centerline; thence S89°57'46"E, parallel with and Forty (40.00) feet north of (measured perpendicular to) said existing east-west railroad track centerline, a distance of Five Thousand Seven Hundred Twenty Nine (5,729.00) feet to a point on the approximate centerline of the Alda Road right of way; thence S00°14'07"E, along and upon said approximate centerline of Alda Road right of way, a distance of Forty (40.00) feet to a point on the centerline of said east-west railroad track centerline; thence N89°57'46"W, along and upon said east—west railroad track centerline, a distance of One Thousand Six Hundred Forty Three and Sixty Five Hundredths (1,643.65) feet to a point on the centerline of an existing 86' wide drainage ditch easement; thence S00°10'59"E, along and upon said drainage ditch easement centerline, a distance of Five Hundred Forty Eight and Eighty Five (548.85) feet to a point on the south line of said Southeast Quarter (SE1/4); thence N89°51'48"W, along and upon the south line of said Southeast Quarter (SE1/4), a distance of Eight Hundred Sixty Eight and Thirty Seven Hundredths (868.37) feet to a point which is One Hundred Twenty Four and Sixty Nine Hundredths (124.69) feet east of the southwest corner of said Southeast Quarter (SE1/4); thence N00°00'39"E, a distance of Five Hundred Seven and Thirty Four Hundredths (507.34) feet to a point which is Forty (40.00) feet south of (measured perpendicular to) said east-west railroad track centerline; thence N89°57'46"W, parallel with and Forty (40.00) feet south of (measured perpendicular to) said east-west railroad track centerline, a distance of Two Thousand Seven Hundred Sixty Nine and Nine Hundredths (2,769.09) feet to the ACTUAL point of beginning and containing 18.305 acres, more or less.

SURVEYOR'S CERTIFICATE

Lee D. Wagner, Registered Land Surveyor No. 557

(SEAL)

C.A.A.P. EAST RAILROAD SUBDIVISION

HALL COUNTY, NEBRASKA

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

SHEET 1 OF 2