



Hall County Regional Planning Commission

**Wednesday, August 12, 2015
Regular Meeting**

Item J4

Codner Sub

Staff Contact: Consent Agenda

July 28, 2015

Dear Members of the Board:

RE: Final Plat – Codner Subdivision.

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

This final plat proposes to create 1 lot, on a tract of land comprising a part of the North Half of the North Half of the Southwest Quarter (N1/2 N1/2 SW1/4) of Section Twenty One (21), Township Nine (9) North, Range Twelve (12) West of the 6th P.M. in Hall County, Nebraska, said tract containing 4.601 acres.

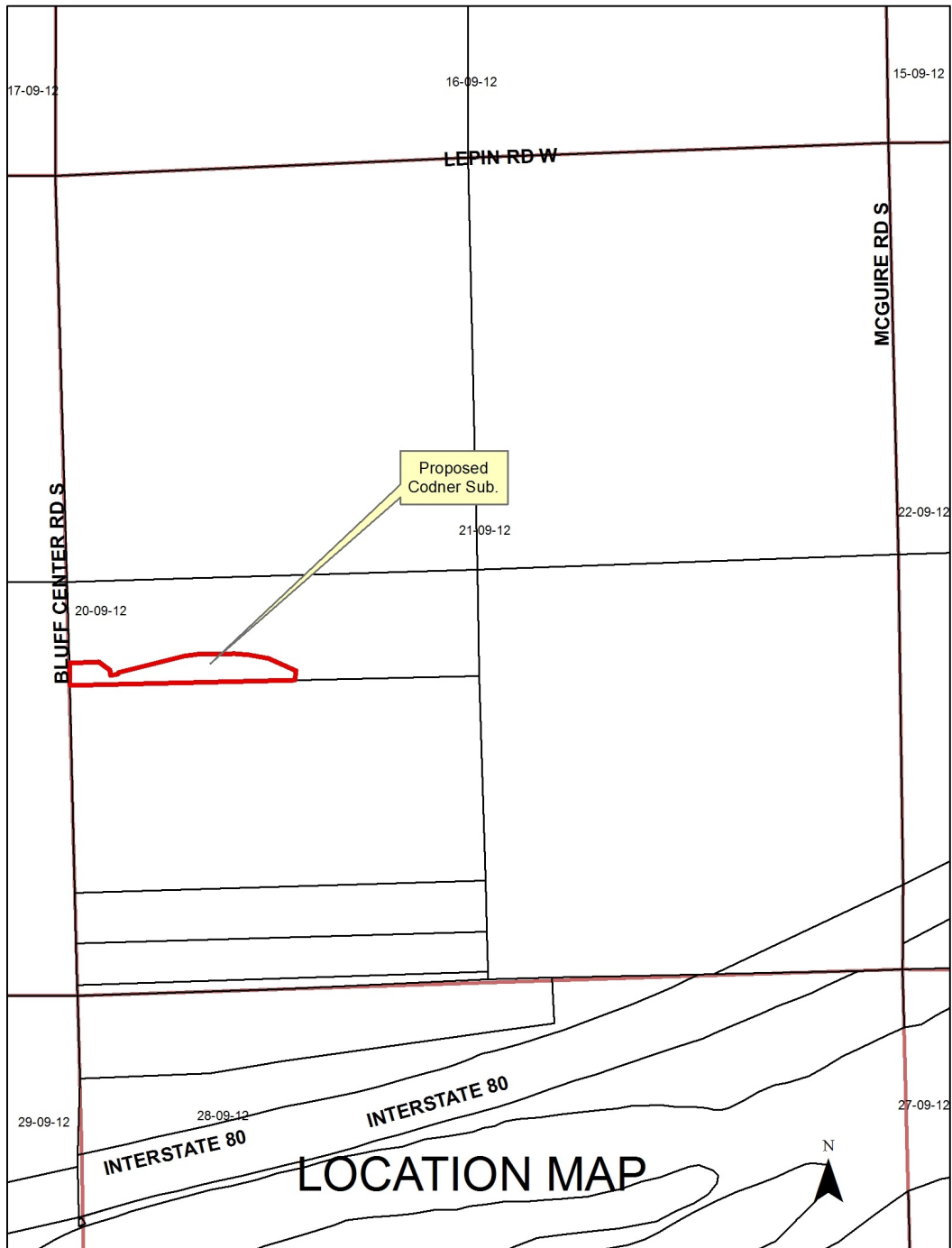
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on August 28, 2015 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

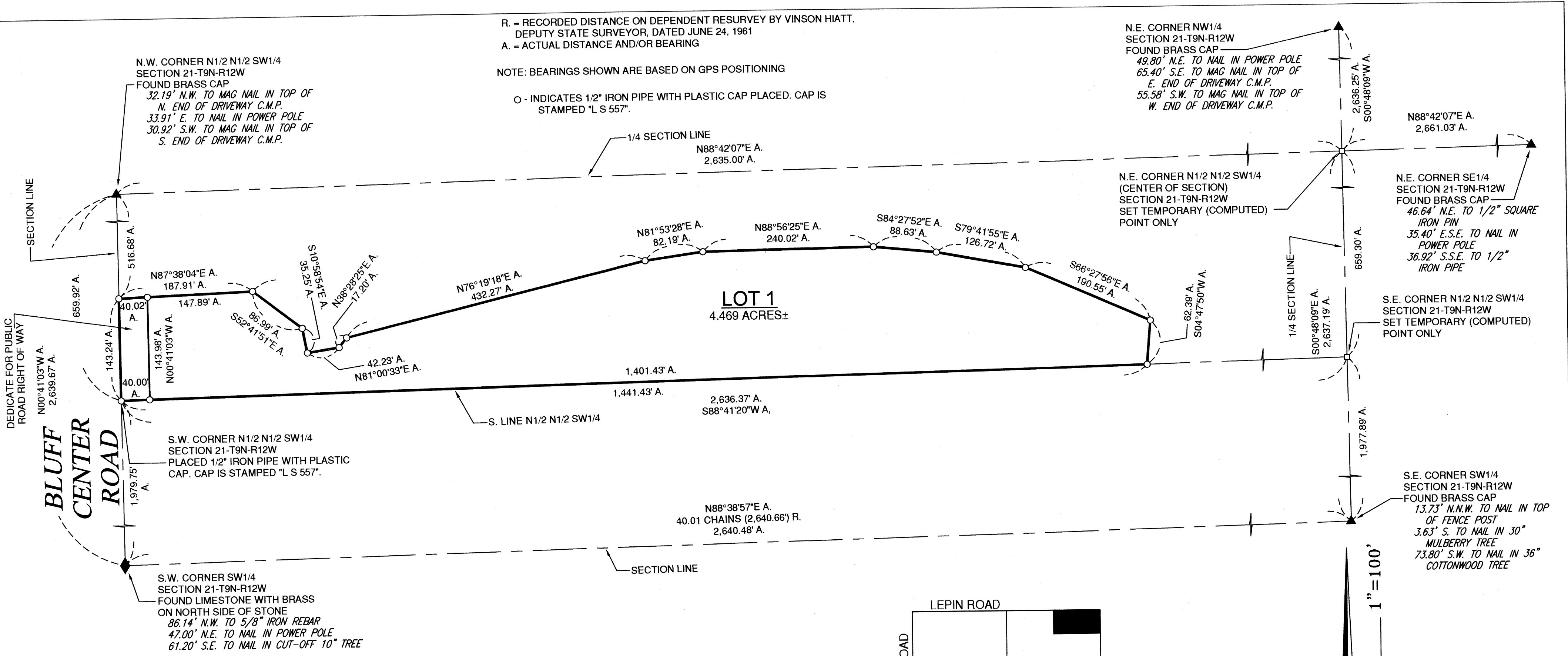
Chad Nabity, AICP
Planning Director

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.



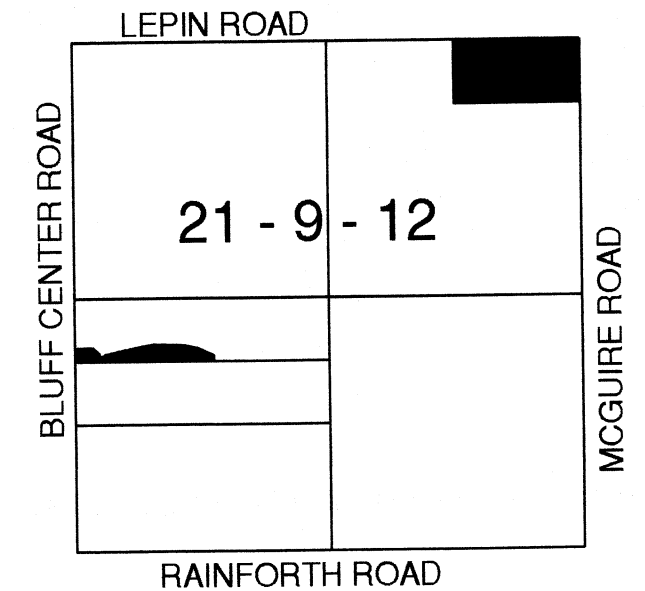




LEGAL DESCRIPTION

A tract of land comprising a part of the North Half of the North Half of the Southwest Quarter (N1/2 N1/2 SW1/4) of Section Twenty One (21), Township Nine (9) North, Range Twelve (12) West of the 6th P.M., Hall County, Nebraska, and more particularly described as follows:

Beginning at the southwest corner of said North Half of the North Half of the Southwest Quarter (N1/2 N1/2 SW1/4); thence N00°41'03"W, along and upon the west line of said North Half of the North Half of the Southwest Quarter (N1/2 N1/2 SW1/4), a distance of One Hundred Forty Three and Twenty Four Hundredths (143.24) feet; thence N87°38'04"E, a distance of One Hundred Eighty Seven and Ninety One Hundredths (187.91) feet; thence S52°41'51"E, a distance of Eighty Six and Ninety Nine Hundredths (86.99) feet; thence S10°58'54"E, a distance of Thirty Five and Twenty Five Hundredths (35.25) feet; thence N81°00'33"E, a distance of Forty Two and Twenty Three Hundredths (42.23) feet; thence N38°28'25"E, a distance of Seventeen and Two Tenths (17.20) feet; thence N76°19'18"E, a distance of Four Hundred Thirty Two and Twenty Seven Hundredths (432.27) feet; thence N81°53'28"E, a distance of Eighty Two and Nineteen Thirty Two and Twenty Seven Hundredths (82.19) feet; thence N88°56'25"E, a distance of Two Hundred Forty and Two Hundredths (240.02) feet; thence S84°27'52"E, a distance of Eighty Eight and Sixty Three Hundredths (88.63) feet; thence S79°41'55"E, a distance of One Hundred Twenty Six and Seventy Two Hundredths (126.72) feet; thence S66°27'56"E, a distance of One Hundred Ninety and Fifty Five Hundredths (190.55) feet; thence S04°47'50"W, a distance of Sixty Two and Thirty Nine Hundredths (62.39) feet to a point on the south line of said North Half of the North Half of the Southwest Quarter (N1/2 N1/2 SW1/4); thence S88°41'20"W, along and upon the south line of said North Half of the North Half of the Southwest Quarter (N1/2 N1/2 SW1/4); a distance of One Thousand Four Hundred Forty One and Forty Three Hundredths (1,441.43) feet to the point of beginning and containing 4.601 acres, more or less.



R. = RECORDED DISTANCE ON DEPENDENT RESURVEY BY VINSON HIATT, DEPUTY STATE SURVEYOR, DATED JUNE 24, 1961
A. = ACTUAL DISTANCE AND/OR BEARING

NOTE: BEARINGS SHOWN ARE BASED ON GPS POSITIONING

O - INDICATES 1/2" IRON PIPE WITH PLASTIC CAP PLACED. CAP IS STAMPED "L S 557".

N.E. CORNER NW1/4 SECTION 21-T9N-R12W
FOUND BRASS CAP
49.80' N.E. TO NAIL IN POWER POLE
65.40' S.E. TO MAG NAIL IN TOP OF E. END OF DRIVEWAY C.M.P.
55.58' S.W. TO MAG NAIL IN TOP OF W. END OF DRIVEWAY C.M.P.

N88°42'07"E A.
2,661.03' A.

N.E. CORNER SE1/4 SECTION 21-T9N-R12W
FOUND BRASS CAP
46.64' N.E. TO 1/2" SQUARE IRON PIN
35.40' E.S.E. TO NAIL IN POWER POLE
36.92' S.S.E. TO 1/2" IRON PIPE

S.E. CORNER N1/2 N1/2 SW1/4 SECTION 21-T9N-R12W
SET TEMPORARY (COMPUTED) POINT ONLY

S.E. CORNER SW1/4 SECTION 21-T9N-R12W
FOUND BRASS CAP
13.73' N.N.W. TO NAIL IN TOP OF FENCE POST
3.63' S. TO NAIL IN 30" MULBERRY TREE
73.80' S.W. TO NAIL IN 36" COTTONWOOD TREE

LOT 1
4.469 ACRES±

1,401.43' A.

2,636.37' A.
S88°41'20"W A.

N88°38'57"E A.
40.01 CHAINS (2,640.66') R.
2,640.48' A.

SECTION LINE

S. LINE N1/2 N1/2 SW1/4

S.W. CORNER N1/2 N1/2 SW1/4 SECTION 21-T9N-R12W
PLACED 1/2" IRON PIPE WITH PLASTIC CAP. CAP IS STAMPED "L S 557".

S.W. CORNER SW1/4 SECTION 21-T9N-R12W
FOUND LIMESTONE WITH BRASS ON NORTH SIDE OF STONE
86.14' N.W. TO 5/8" IRON REBAR
47.00' N.E. TO NAIL IN POWER POLE
61.20' S.E. TO NAIL IN CUT-OFF 10" TREE

DEDICATE FOR PUBLIC ROAD RIGHT OF WAY
N00°41'03"W A.
2,639.67' A.

BLUFF CENTER ROAD

LEPIN ROAD

BLUFF CENTER ROAD

MC GUIRE ROAD

RAINFORTH ROAD

CODNER SUBDIVISION

HALL COUNTY, NEBRASKA

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