



Hall County Regional Planning Commission

**Wednesday, November 4, 2015
Regular Meeting**

Item M1

Landell Holdings Second Sub

Staff Contact: Chad Nabity

October 21, 2016

Dear Members of the Board:

RE: Final Plat – Landell Second Subdivision.

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

This final plat proposes to create 1 lot, on a tract of land comprising a part of South Half of the Southeast Quarter (S1/2 SE1/4) Section One (1), Township Eleven (11) North, Range Nine (9) West of the 6th P.M., in Hall County, Nebraska, said tract containing 4.00 acres.

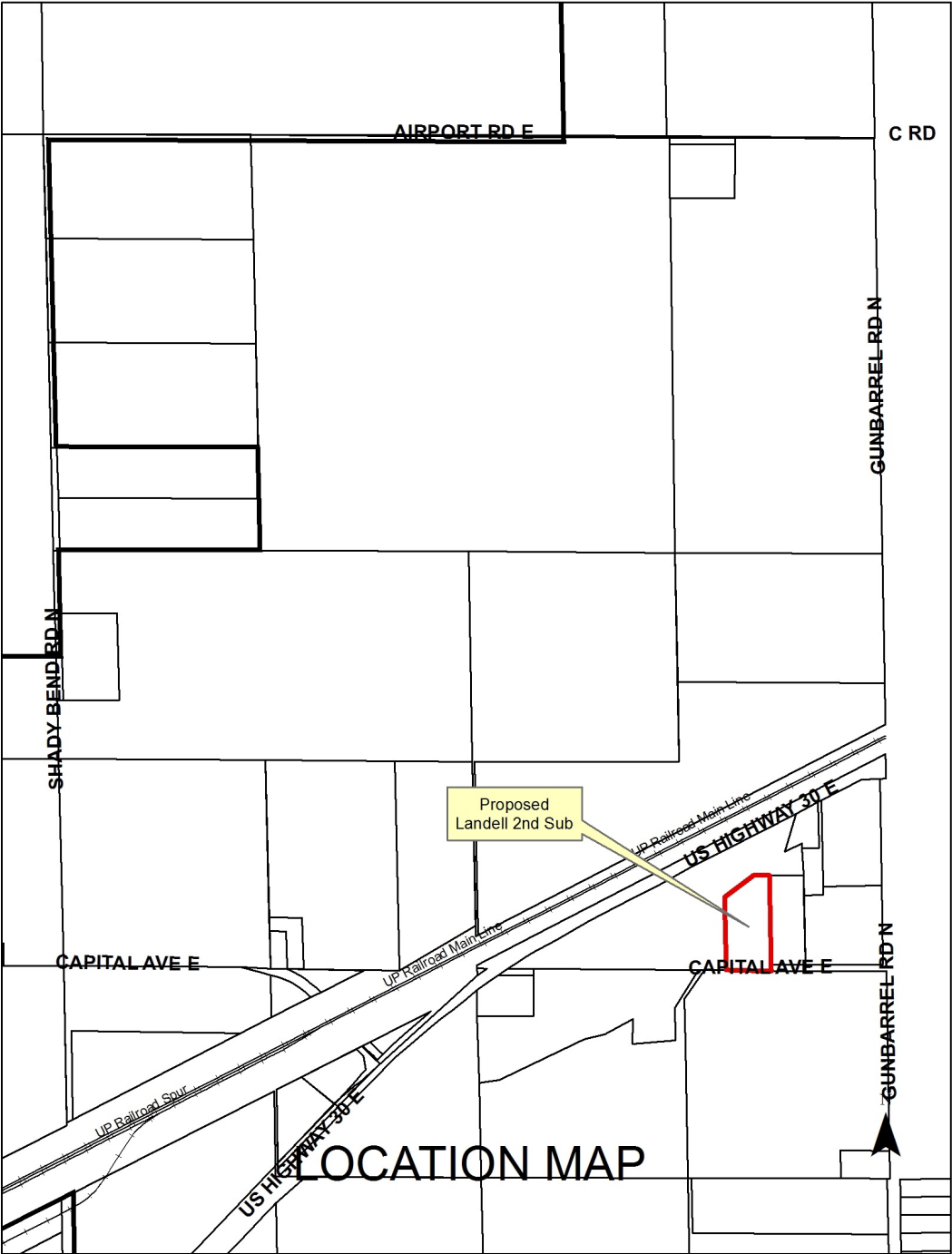
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on November 4, 2015 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

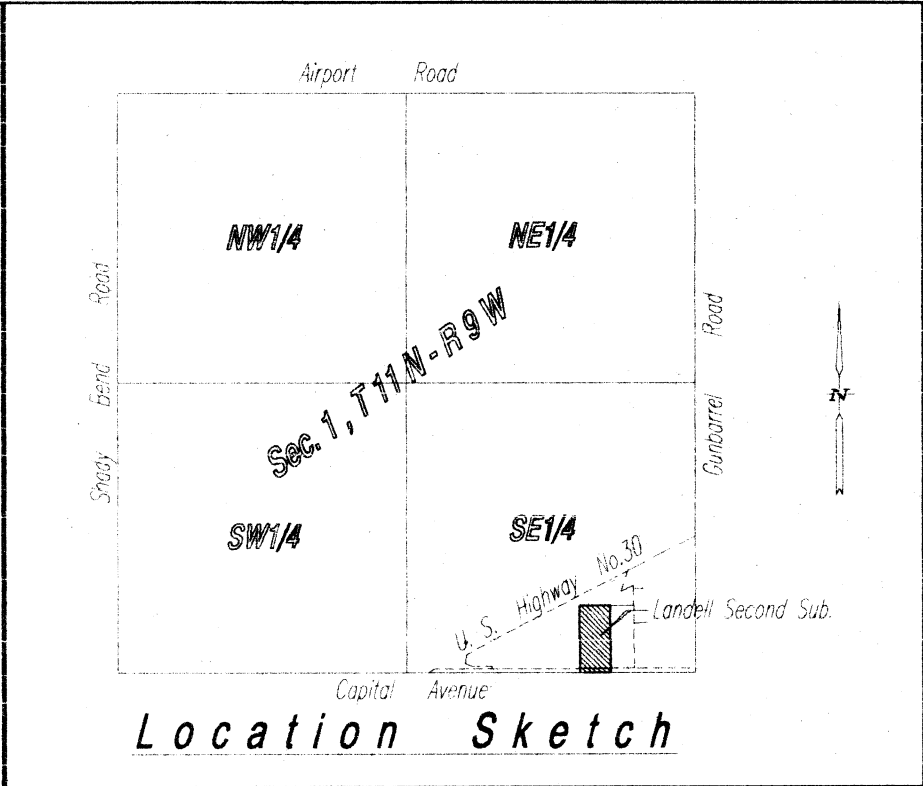
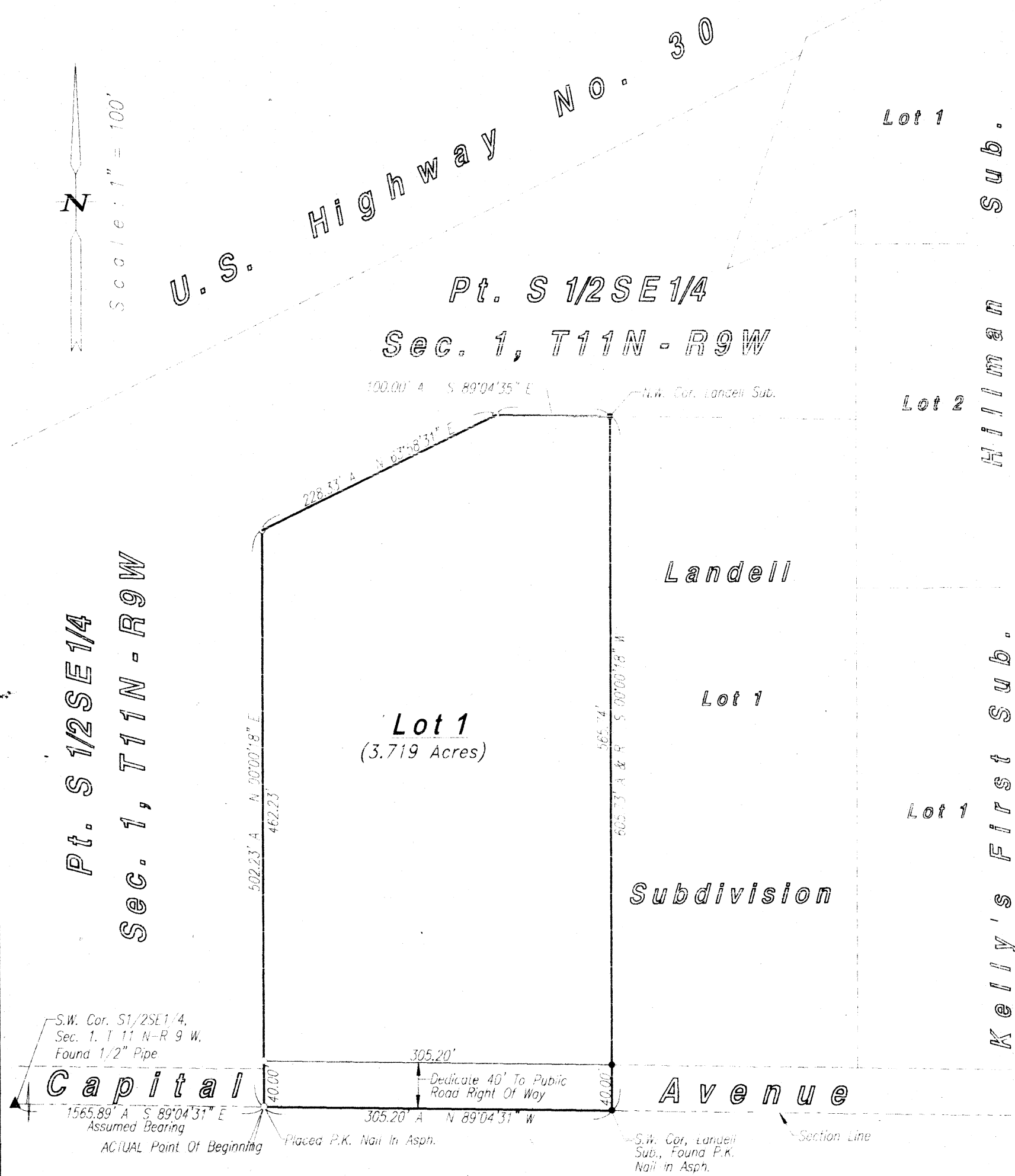
Cc: County Clerk
County Attorney
County Public Works
County Zoning
City Clerk
City Attorney
City Public Works
City Building Department
City Utilities
Manager of Postal Operations
Rockwell & Associates

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





LEGEND
●-Indicates 1/2" Iron Pipe Found Unless Otherwise Noted
○-Indicates 1/2" Iron Pipe w/Survey Cap Placed Unless Otherwise Noted
A-Indicates ACTUAL Distance
R-Indicates RECORDED Distance



Legal Description

A tract of land comprising a part of the South Half of the Southeast Quarter (S1/2SE1/4), Section One (1), Township Eleven (11) North, Range Nine (9) West of the 6th P.M., in Hall County, Nebraska, more particularly described as follows:
beginning at the southwest corner of said South Half of the Southeast Quarter (S1/2SE1/4); thence running easterly on the south line of said South Half of the Southeast Quarter (S1/2SE1/4), on an Assumed Bearing of S89°04'31"E, a distance of One Thousand Five Hundred Sixty Five and Eighty Nine Hundredths (1565.89) feet, to the ACTUAL Point of Beginning; thence running N00°00'18"E, a distance of Five Hundred Two and Twenty Three hundredths (502.23) feet; thence running N63°58'31"E, a distance of Two Hundred Twenty Eight and Thirty Three Hundredths (228.33) feet; thence running S89°04'35"E, a distance of One Hundred (100.00) feet, to the northwest corner of Lot One (1), Landell Subdivision; thence running S00°00'18"W, on the west line of Landell Subdivision, a distance of Six Hundred Five and Seventy Three Hundredths (605.73) feet, to the southwest corner of Landell Subdivision and to a point on the south line of said South Half of the Southeast Quarter (S1/2SE1/4); thence running N89°04'31"W, on the south line of said South Half of the Southeast Quarter (S1/2SE1/4), a distance of Three Hundred Five and Twenty Hundredths (305.20) feet, to the ACTUAL Point of Beginning and containing 4.000 acres more or less.

Dedication

KNOW ALL MEN BY THESE PRESENTS, that RICHARD LANDELL and KIM LANDELL, husband and wife, being the owners of the land described hereon, have caused same to be surveyed, subdivided, platted and designated as 'LANDELL SECOND SUBDIVISION', Hall County, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the road right of way as shown thereon to the public for their use forever and the easements, if any, as shown thereon 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 owners and proprietors.
IN WITNESS WHEREOF, we have affixed our signatures hereto at Grand Island, Nebraska, this _____ day of _____, 2015.

Richard Landell Kim Landell

Surveyor's Certificate

I hereby certify that on October 12, 2015, I completed an accurate survey of 'LANDELL SECOND SUBDIVISION', Hall County, Nebraska, as shown on the accompanying plat thereof; that the lots, blocks, streets, avenues, alleys, parks, commons and other grounds as contained in said subdivision as shown on the accompanying plat thereof are well and accurately staked off and marked; that iron markers were placed at all lot corners; that the dimensions of each lot are as shown on the plat; that each lot bears its own number; and that said survey was made with reference to known and recorded monuments.

(Seal) Deryl D. Sorgenfrei, Reg. Land Surveyor No. 578

Approvals

Submitted to and approved by the Regional Planning Commission of Hall County, Grand Island, Wood River and the Villages of Aida, Cairo and Doniphan, Nebraska.

Chairman Date

Approved and accepted by the City of Grand Island, Nebraska, this _____ day of _____, 2015.

(Seal) Mayor City Clerk

Approved and accepted by the Hall County Board of Supervisors, this _____ day of _____, 2015.

(Seal) Chairman Of The Board County Clerk

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 RICHARD LANDELL and KIM LANDELL, husband and wife, 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 Grand Island, Nebraska, on the date last above written.
My commission expires _____

Notary Public (Seal)

LANDELL SECOND SUBDIVISION
HALL COUNTY, NEBRASKA