

Hall County Regional Planning Commission

Wednesday, December 2, 2015 Regular Meeting

Item M1

Ramblin' Rose

Staff Contact: Chad Nabity

November 18, 2015

Dear Members of the Board:

RE: Final Plat - Ramblin' Rose Subdivision.

For reasons of Section 19-923 Revised Statues of Nebraska, as amended, there is herewith submitted a final plat of Ramblin' Rose Subdivision, located in Hall County Nebraska.

This final plat proposes to create 1 lot, on a tract of land in the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) Section 24, Township 12 North, Range 12 West of the 6th P.M., in Hall County, Nebraska, said tract containing 3.21 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 December 2, 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
Manager of Postal Operations
Ripp Land Surveying

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

RAMBLIN' ROSE SUBDIVISION

PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER SECTION 24, TOWNSHIP 12 NORTH, RANGE 12 WEST OF THE SIXTH PRINCIPAL MERIDIAN, HALL COUNTY, NEBRASKA.

DEDICATION

KNOWN ALL MEN BY THESE PRESENTS, THAT THE KRISTI L. HAYDEN AND BARBARA JO HAYNES-OLSON TENANTS IN COMMON, BEING THE SOLE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "RAMBLIN' ROSE SUBDIVISION", A SUBDIVISION BEING PART OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION TWENTY FOUR (24), TOWNSHIP TWELVE (12) NORTH, RANGE TWELVE (12) 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.

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N90'00'00"E 518.50 PT SW1/4 OF THE SE1/4 SECTION 24-T12N-R12W 3.21 AC± 0.48 AC± 2.73 AC± BALANCE 33' 40' ROW ROW 40' ROW 33' ROW 40' RIGHT OF WAY DEDICATED WITH THIS PLAT 518.50 WHITE CLOUD ROAD S90'00'00"W

1310.42

LEGAL DESCRIPTION

NAIL IN TOP CORNER FENCE POST N 32.85'

NAIL IN TELE GAURD POST S 31.37'

SOUTH QUARTER CORNER

FOUND CAP IN ASPHALT

NAIL IN TOP POST SW 43.76'

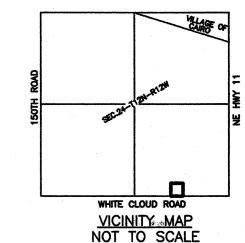
A TRACT OF LAND IN THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHEAST QUARTER (SE1/4) SECTION 24, TOWNSHIP 12 NORTH, RANGE 12 WEST OF THE SIXTH PRINCIPAL MERIDIAN HALL COUNTY, NEBRASKA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENING AT THE SOUTHEAST CORNER OF SW1/4 OF THE SE1/4 ON SAID SECTION 24, THENCE S90'00'00"W (ON AN ASSUMED BEARING AND ALL BEARINGS CONTAINED HEREIN ARE RELATIVE THERETO;) ON THE SOUTH LINE OF SAID QUARTER SECTION A DISTANCE OF 387.33 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S00'00'00"W A DISTANCE OF 518.50 FEET; THENCE N90'00'00"E A DISTANCE OF 270.00 FEET; THENCE N90'00'00"E A DISTANCE OF 518.50 FEET; THENCE S00"00"00"E A DISTANCE OF 270.00 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 3.21 ACRES MORE OR LESS OF WHICH 0.48 MORE OR LESS IS COUNTY ROAD RIGHT OF WAY.

SCALE: 1"=100'

LEGEND

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



SURVEYORS CERTIFICATE

I, JACOB H. RIPP, NEBRASKA REGISTERED LAND SURVEYOR NO. 663 HEREBY STATE THAT, ON 11/6/2015, AT THE REQUEST OF BARBARA JO HAYNES-OLSON. 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.

NEBRASKA REGISTERED LAND SURVEYOR NO. 663

387.33' SE CORNER OF SW1/4 OF SE1/4

FOUND NAIL IN ASPHALT

NAIL IN TOP POST S 43.76'

NAIL IN POWER POLE NE 31.86'

NAIL IN CORNER FENCE POST N 32.18'



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



