



Hall County Regional Planning Commission

**Wednesday, December 2, 2015
Regular Meeting**

Item M2

Graf Acres Subdivision

Staff Contact: Chad Nabity

November 18, 2015

Dear Members of the Board:

RE: Final Plat – Graf Acres Subdivision.

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

This final plat proposes to create 1 lot, on a tract of land comprising a part of the Northeast Quarter (NE1/4) of Section Twenty Three (23), Township Nine (9) North, Range Ten (10) West of the 6th P.M., in Hall County, Nebraska, said tract containing 5.483 acres.

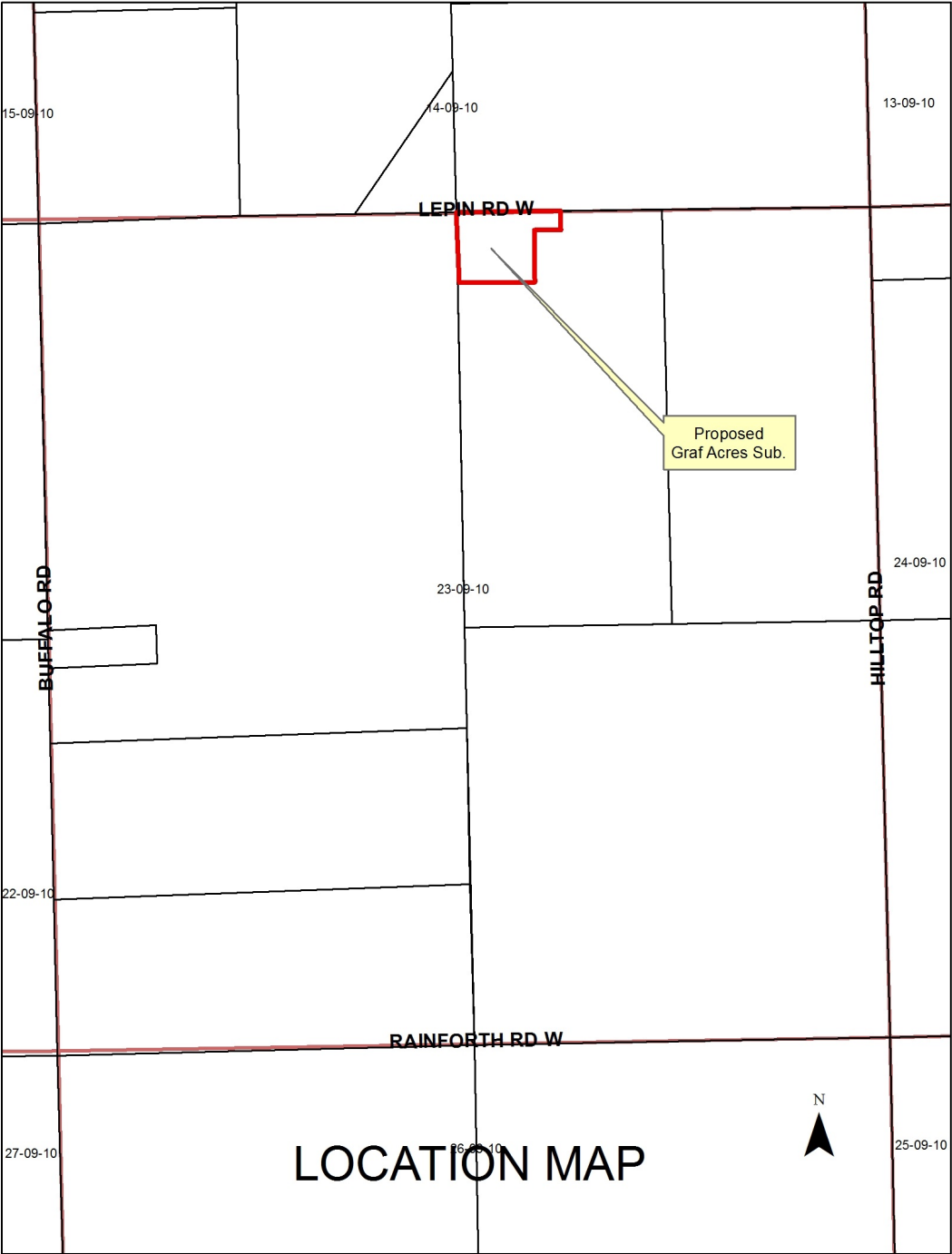
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on December 2, 2015 in the Council Chambers located in Grand Island's City Hall.

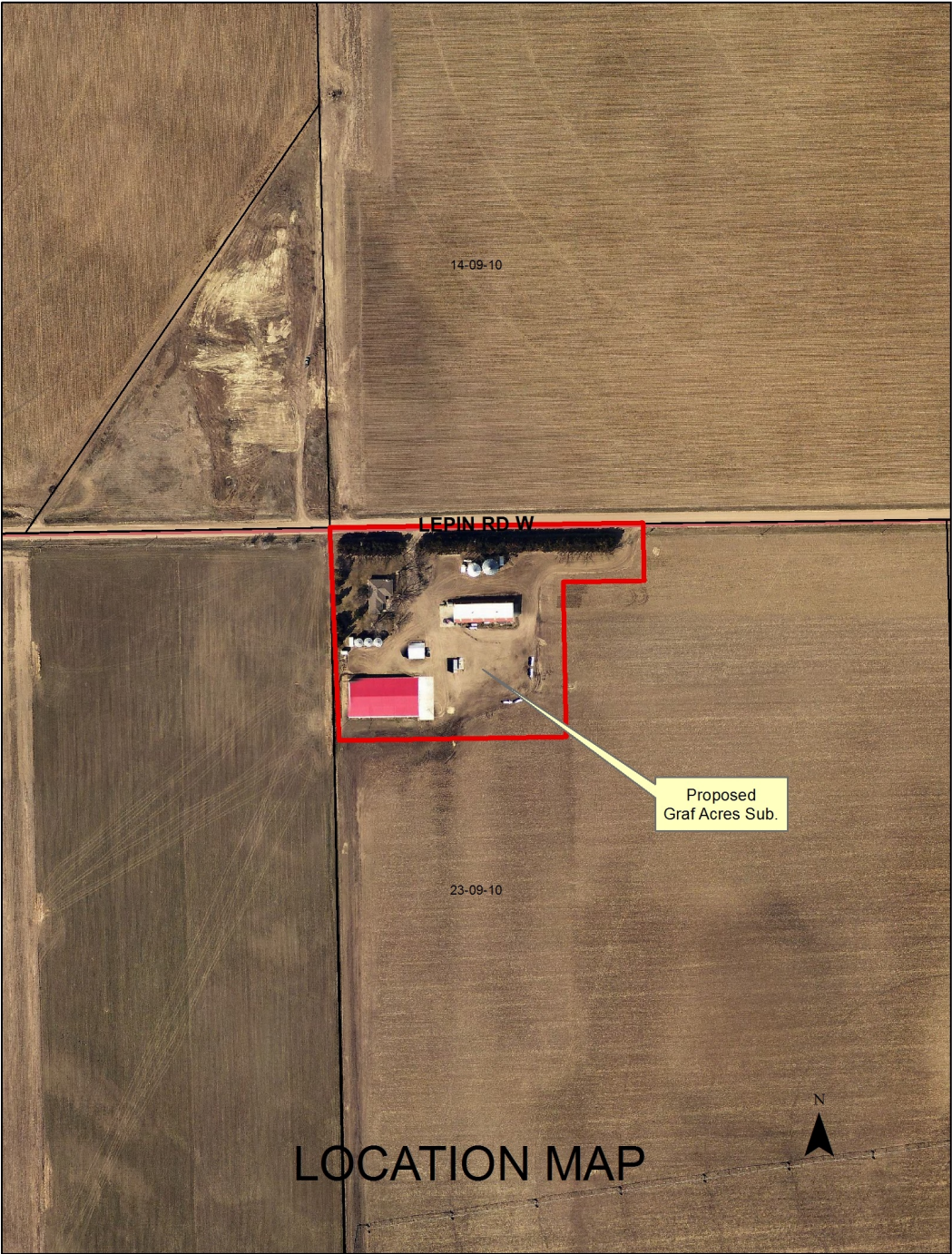
Sincerely,

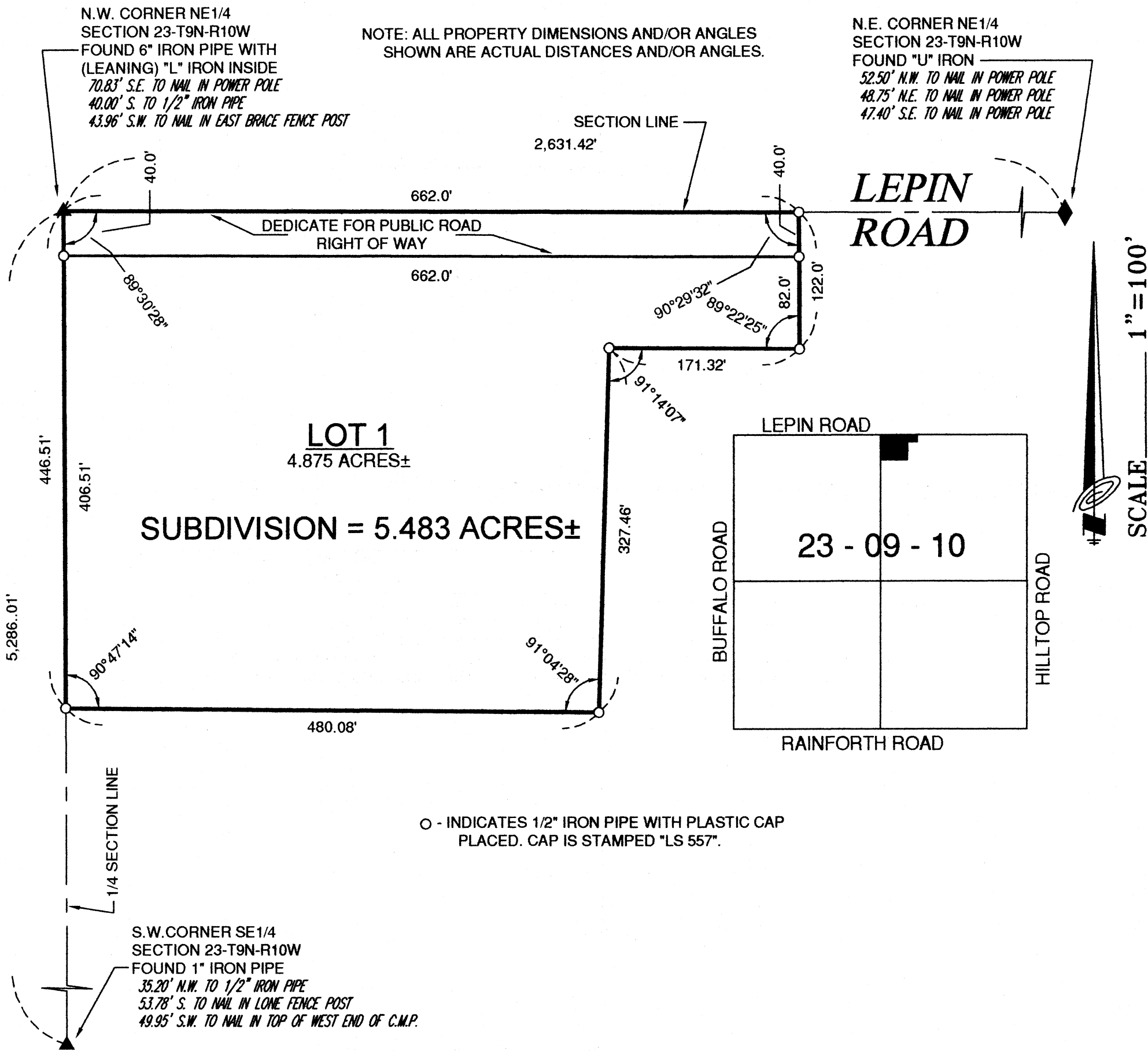
Chad Nabity, AICP
Planning Director

Cc: County Clerk
County Attorney
County Public Works
County Zoning
Manager of Postal Operations
Benjamin & Associates

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







SURVEYOR'S CERTIFICATE

I hereby certify that on _____, 2015, I completed an accurate survey (made under my supervision) of "GRAF ACRES 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 corners 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.

Lee D. Wagner, Registered Land Surveyor No. 557

LEGAL DESCRIPTION

A tract of land comprising a part of the Northeast Quarter (NE1/4) of Section Twenty Three (23), Township Nine (9) North, Range Ten (10) West of the 6th P.M., Hall County, Nebraska, and more particularly described as follows:

Beginning at the northwest corner of said Northeast Quarter (NE1/4); thence running easterly, along and upon the north line of said Northeast Quarter (NE1/4), a distance of Six Hundred Sixty Two (662.0) feet; thence deflecting right 89°30'28" and running southerly, parallel with the west line of said Northeast Quarter (NE1/4), a distance of One Hundred Twenty Two (122.0) feet; thence deflecting right 90°37'35" and running westerly, a distance of One Hundred Seventy One and Thirty Two (171.32) feet; thence deflecting left 88°45'53" and running southerly, a distance of Three Hundred Twenty Seven and Forty Six Hundredths (327.46) feet; thence deflecting right 88°55'32" and running westerly, a distance of Four Hundred Eighty and Eight Hundredths (480.08) feet to a point on the west line of said Northeast Quarter (NE1/4); thence deflecting right 89°12'46" and running northerly, along and upon the west line of said Northeast Quarter (NE1/4), a distance of Four Hundred Forty Six and Fifty One Hundredths (446.51) feet to the point of beginning, said tract containing 5.483 acres, more or less.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that I, Verna C. Graf, a widow, being the owner of the land described hereon, have caused same to be surveyed, subdivided, platted and designated as "GRAF ACRES SUBDIVISION", Hall County, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the road, as shown thereon, to the public for its 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.

Verna C. Graf, a widow (by Sharon Johnson, Power of Attorney)

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 Sharon Johnson, a person having Power of Attorney for Verna C. Graf, a widow, to me personally known to be the identical person whose signature is affixed hereto, and she did acknowledge the execution thereof to be her voluntary act and deed as such person having Power of Attorney for Verna C. Graf, a widow, and that she was empowered to make the above dedication, by Power of Attorney, for and in behalf of Verna C. Graf.

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)

APPROVALS

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

Chairman

Date

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

Chairman of the Board

County Clerk

GRAF ACRES SUBDIVISION

HALL COUNTY, NEBRASKA

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

SHEET 1 OF 1