



# **Hall County Regional Planning Commission**

**Wednesday, May 4, 2016  
Regular Meeting**

## **Item M2**

### **Final Plat - North Doniphan Substation Subdivision**

**Staff Contact: Chad Nabity**

March 30, 2016

Dear Members of the Board:

**RE: Final Plat – North Doniphan Substation Subdivision.**

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

This final plat proposes to create 1 lot, a tract of land comprising a part of the Northwest Quarter (NW1/4), Section Thirty Two (32), Township Ten (10) North, Range Nine (9) West of the 6<sup>th</sup> P.M. located in Hall County, Nebraska, said tract containing .808 acres.

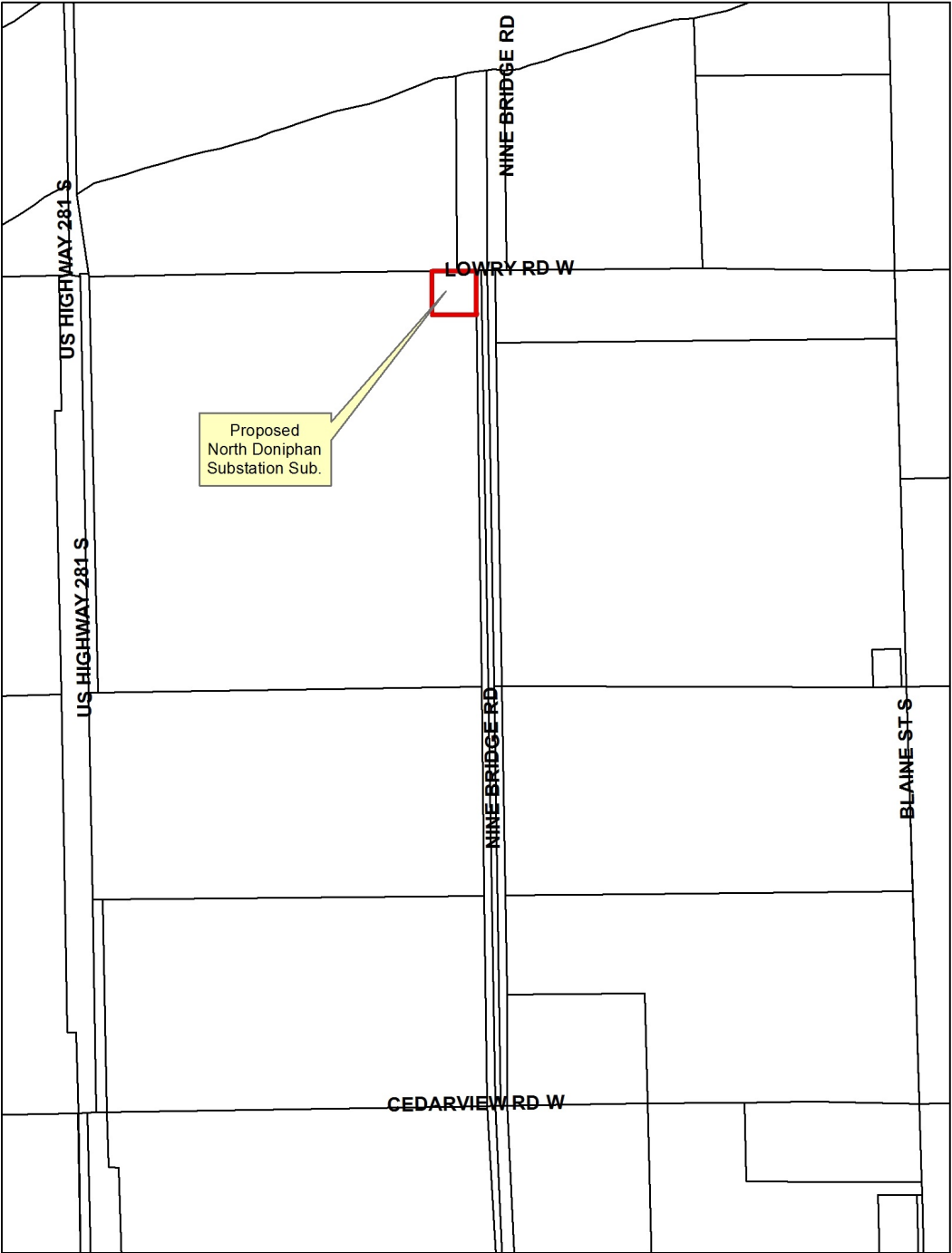
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on April 13, 2016 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP  
Planning Director

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

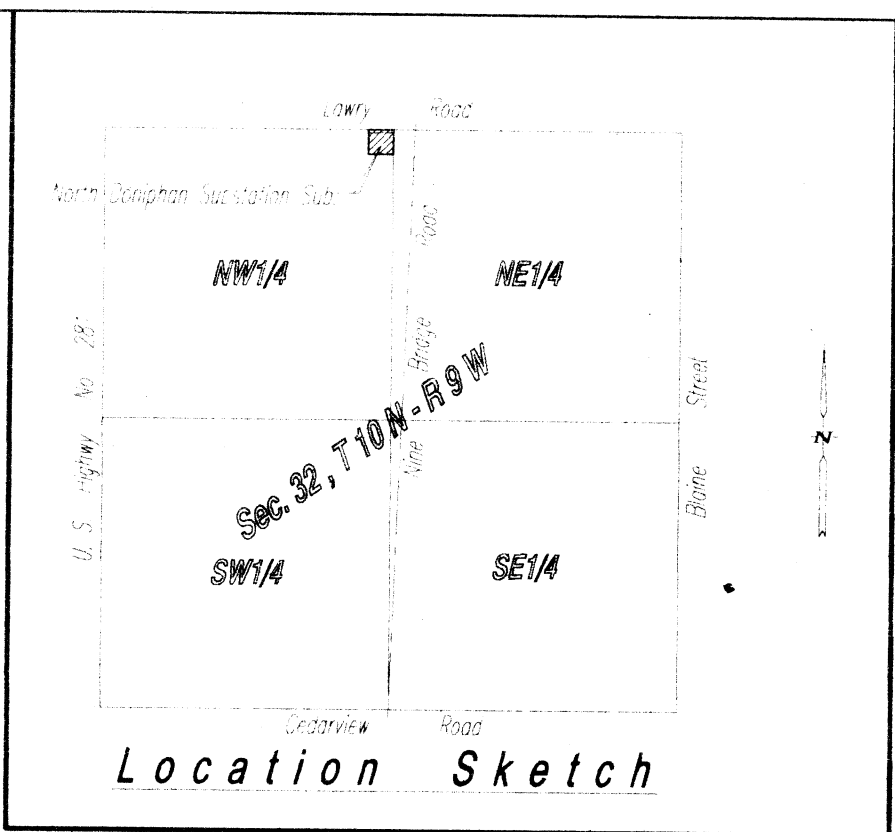
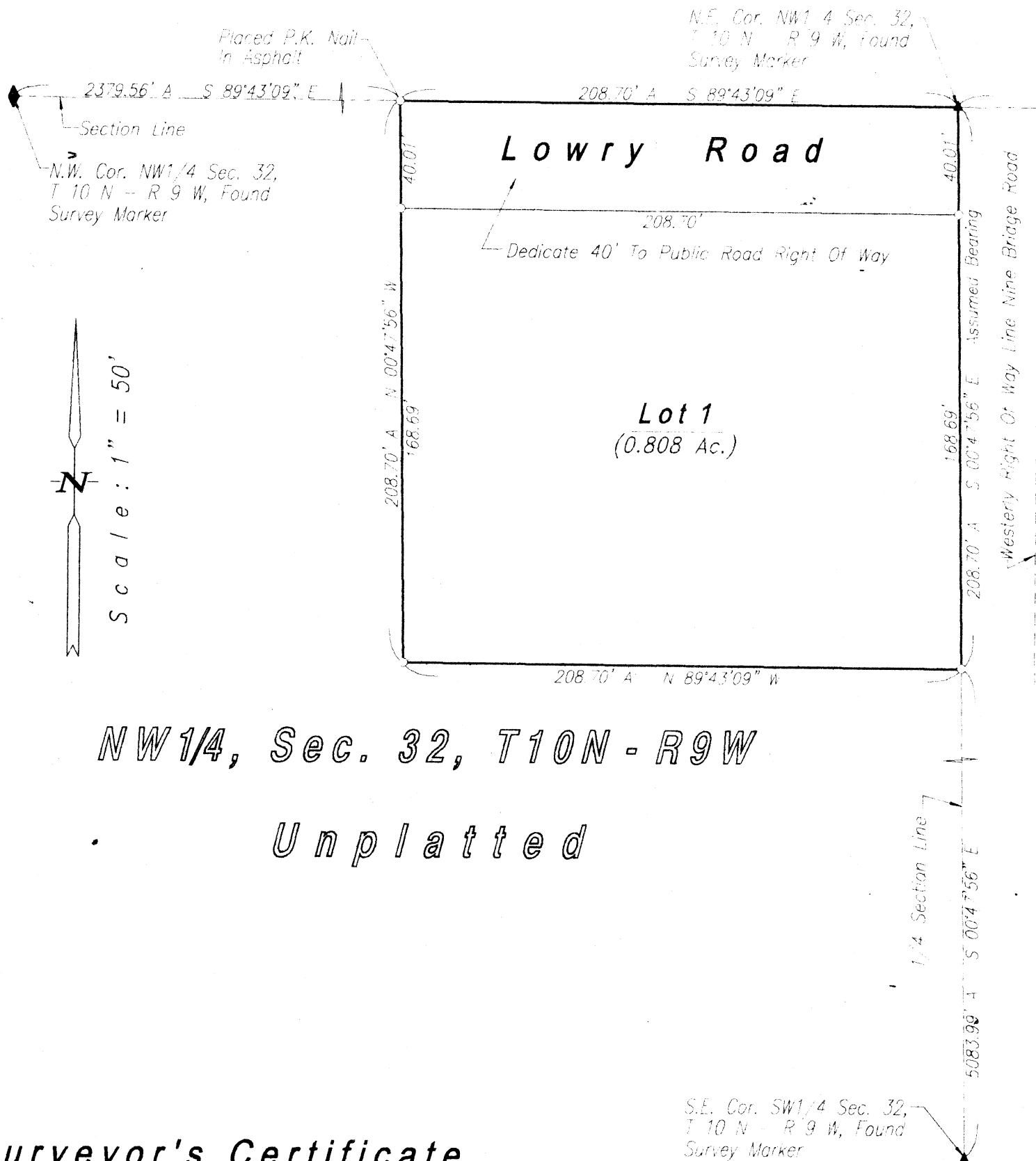
This letter was sent to the following School Districts 1R, 2, 3, 19, 82, 83, 100, 126.





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



NW1/4, Sec. 32, T10N - R9W  
Unplatted

Surveyor's Certificate

I hereby certify that on February 29, 2016, I completed an accurate survey of 'NORTH DONIPHAN SUBSTATION 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.

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 Alda, Cairo and Doniphan, Nebraska.

Chairman

Date

Approved and accepted by the Hall County Board of Supervisors, this day of \_\_\_\_\_, 2016.

Chairman Of The Board

County Clerk

Legal Description

A tract of land comprising a part of the Northwest Quarter (NW1/4), Section Thirty Two (32), Township Ten (10) North, Range Nine (9) West of the 6th. P.M., in Hall County, Nebraska, more particularly described as follows:  
Beginning at the northeast corner of said Northwest Quarter (NW1/4); thence running southerly on the east line of said Northwest Quarter (NW1/4), on an Assumed Bearing of S00°47'56"E, a distance of Two Hundred Eight and Seventy Hundredths (208.70) feet; thence running N89°43'09"W, a distance of Two Hundred Eight and Seventy Hundredths (208.70) feet; thence running N00°47'56"W, a distance of Two Hundred Eight and Seventy Hundredths (208.07) feet, to a point on the north line of said Northwest Quarter (NW1/4); thence running S89°43'09"E, on the north line of said Northwest Quarter (NW1/4), a distance of Two Hundred Eight and Seventy Hundredths (208.70) feet, to the Point of Beginning and containing 1.000 acres more or less.

Dedication

KNOW ALL MEN BY THESE PRESENTS, that PLATTE FARMS, INC., a Nebraska Corporation, being the owner of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as 'NORTH DONIPHAN SUBSTATION 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 owner and proprietor.

IN WITNESS WHEREOF, I have affixed my signature hereto at Grand Island, Nebraska, this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

PLATTE FARMS, INC., a Nebraska Corporation

Greg W. Robb, President

Acknowledgement

State Of Nebraska  
County Of Hall  
On the \_\_\_\_\_ day of \_\_\_\_\_, 2016, before me \_\_\_\_\_ a Notary Public within and for said County, personally appeared GREG W. ROBB, President of PLATTE FARMS, INC., a Nebraska Corporation, to me personally known to be the identical person whose signature is affixed hereto, and that he did acknowledge the execution thereof to be his voluntary act and deed and the voluntary act and deed of said Corporation.  
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

NORTH DONIPHAN SUBSTATION SUBDIVISION  
HALL COUNTY, NEBRASKA