



# **Hall County Regional Planning Commission**

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

## **Item M5**

### **Vacate Denman Sub**

Staff Contact: Chad Nabity

Hall County Regional Planning Commission  
100 East First Street  
Grand Island, NE 68801

April 11, 2016

Re: Vacation of Denman Subdivision

To the Members of the Hall County Regional Planning Commission:

I am writing this letter requesting that Denman Subdivision be vacated in order for a new subdivision to be platted and dedicated. When Denman Subdivision was platted and dedicated, all of the property including the subdivision property was under the ownership of one individual and at that time it did not matter that some of the subdivision improvements were across property lines, however, now that I have purchased the subdivision and do not own the adjacent property, it does now matter to me. The lines of the subdivision do not accurately represent the improvements on the ground and therefore need to be re-aligned with what is actually a true representation of the property. This is the purpose for my request to vacate Denman Subdivision and the platting of Blauhorn Subdivision.

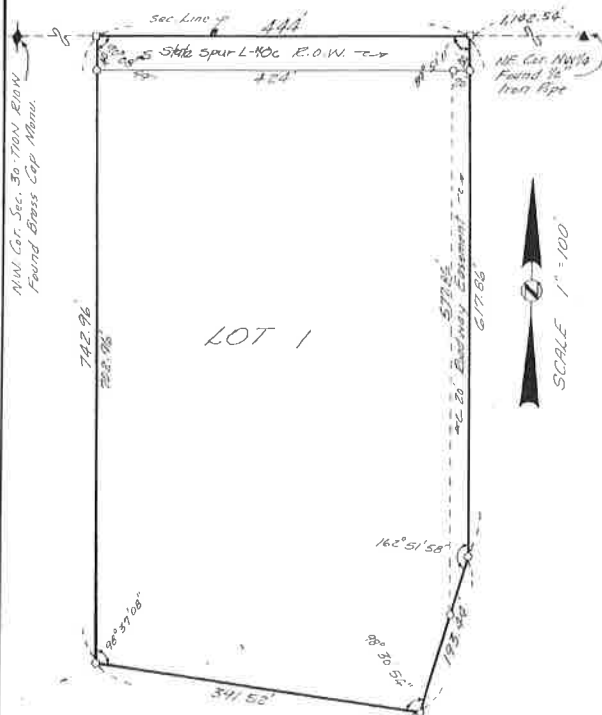
Thank you for your time and consideration of approving my request.

Sincerely,

Brady W. Blauhorn

A handwritten signature in cursive script that reads "Brady Blauhorn".

○ Indicates 1/2" Iron Pipes Placed.  
 □ Indicates Nails Placed in Asphalt  
 All Distances Shown Are Actual Distances.



## LEGAL DESCRIPTION 92- 107345

A tract of land comprising a part of the North Half of the Northwest Quarter (NW 1/4) of Section Thirty (30), Township Ten (10) North, Range Ten (10) West of the 6th P.M. in Hall County, Nebraska, more particularly described as follows:

Beginning at a point on the north line of said Section Thirty (30), said point being One thousand One Hundred Forty Two and Fifty Four Hundredths (1,142.54) feet west of the northeast corner of said Northwest Quarter (NW 1/4); thence westerly along the north line of said Section Thirty (30), a distance of Four Hundred Forty Four (444.0) feet; thence deflecting left 89° 51' 11" and running southerly, a distance of Seven Hundred Forty Two and Ninety Six Hundredths (742.96) feet; thence deflecting left 81° 22' 55" and running southeasterly, a distance of Three Hundred Ninety One and Fifty Two Hundredths (391.52) feet; thence deflecting left 81° 29' 06" and running northeasterly, a distance of One Hundred Ninety Three and Forty Four Hundredths (193.44) feet; thence deflecting left 17° 08' 02" and running northerly, a distance of Six Hundred Seventeen and Eighty Six Hundredths (617.86) feet to the place of beginning, and containing 7.796 acres more or less.

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that we, JACK L. DENMAN and GLADYS I. DENMAN, husband and wife, being the owners of the land described herein, have caused same to be surveyed, subdivided, platted and designated as "DENMAN SUBDIVISION", Hall County, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the streets as shown thereon to the public for their use forever; and the easements, if any, as shown thereon for the purpose stated or 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 herein 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 \_\_\_\_, 1985.

Jack L. Denman

Gladys I. Denman

## SURVEYOR'S CERTIFICATE

I hereby certify that on July 17, 1985, I completed an accurate survey of "DENMAN 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)

Charles B. Beer

Charles B. Beer - Reg. Land Surveyor No. 192

## APPROVALS

Submitted to and approved by the Regional Planning Commission of Hall County, Grand Island, and the Villages of Aldo, Caro, Danforth and Wood River, Nebraska.

David E. Riehl  
Chairman

8/1/85  
Date

Approved and accepted by the Hall County Board of Supervisors this 13 day of August, 1985.

(SEAL)

Paul Dramen  
Chairman of the Board

Marjorie Hambold  
County Clerk

## ACKNOWLEDGEMENT

State of Nebraska ss  
County of Hall

On the \_\_\_\_ day of \_\_\_\_, 1985, before me, \_\_\_\_\_, a Notary Public within and for said County, personally appeared Jack L. Denman and Gladys I. Denman, husband and wife, to me personally known to be the identical persons whose signatures are affixed hereto, and 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

RONALD G. PETERSON  
Notary Public, Exp. Oct. 21, 1987 (SEAL)

# DENMAN SUBDIVISION

## HALL COUNTY, NEBRASKA