



Hall County Regional Planning Commission

Wednesday, June 07, 2006
Regular Meeting

Item J2

B Z Subdivision - Final Plat

B Z Subdivision located East of Webb Road and North of White Cloud Road. (1 lot)

Staff Contact: Chad Nabity

May 23, 2006

Dear Members of the Board:

RE: Final Plat – B Z Subdivision

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of B Z Subdivision, located East of Webb Road and North of White Cloud Road in Hall County Nebraska.

This final plat proposes to create 1 lot on a parcel of land in the SW 1/4 20-12-9. This land consists of approximately 1.168 acres. This is a one time split from a tract of 80 acres or more.

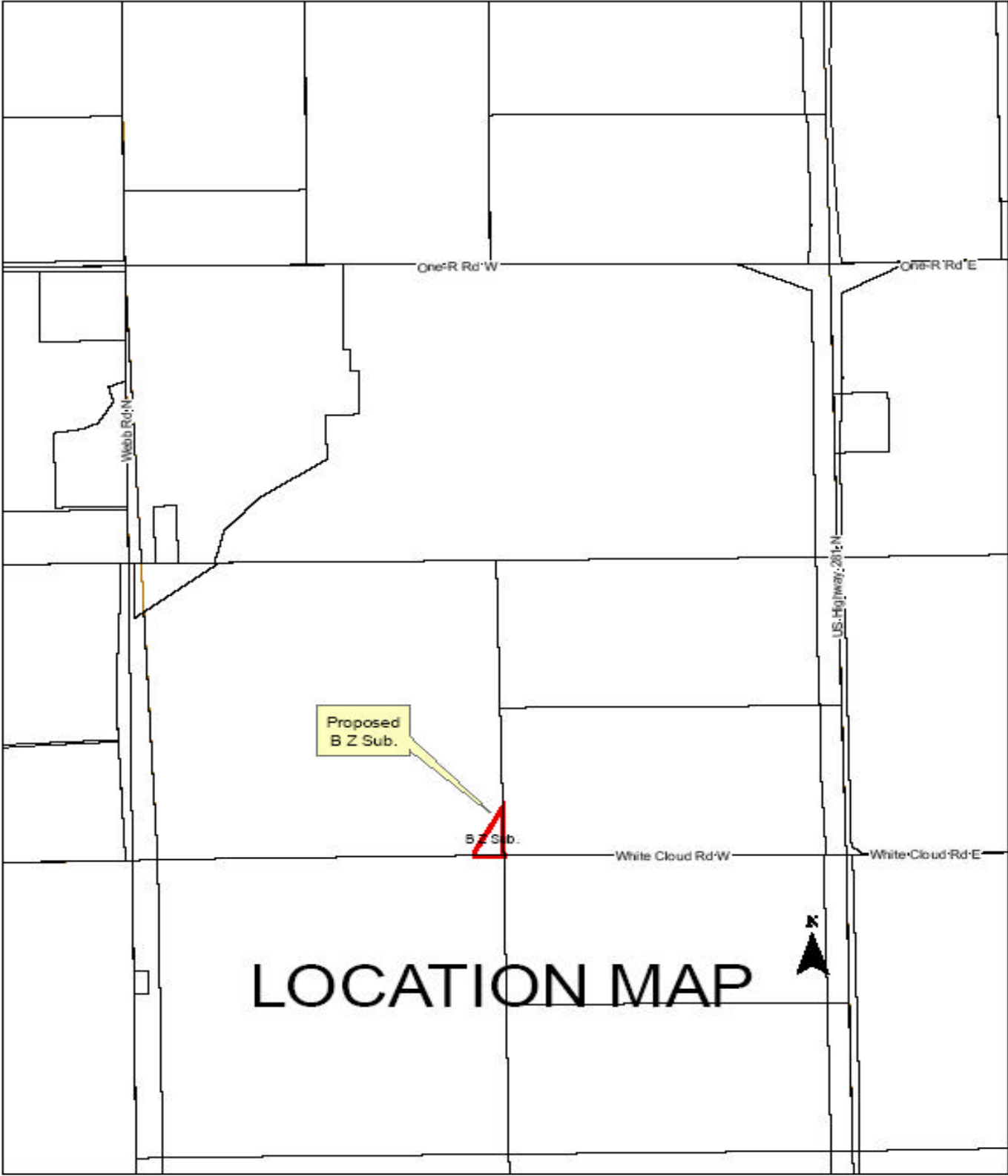
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on June 7, 2006 in the Council Chambers located in Grand Island's City Hall.

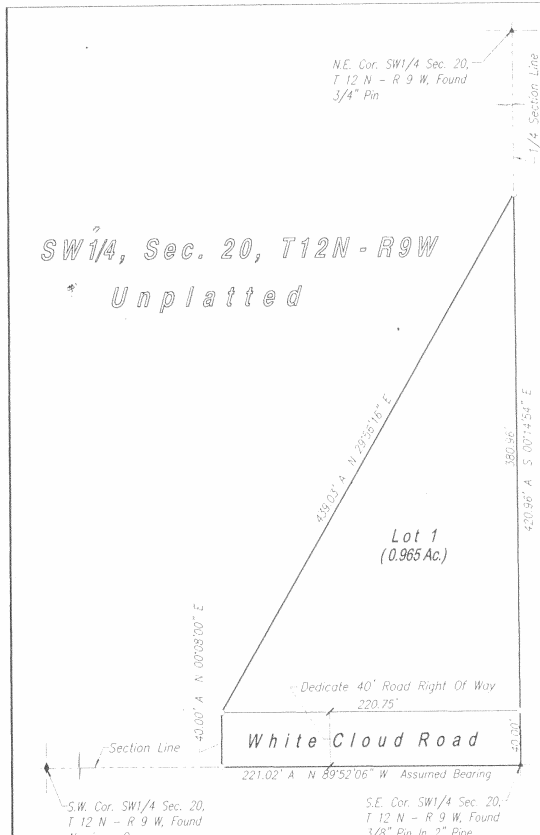
Sincerely,

Chad Nabity, AICP
Planning Director

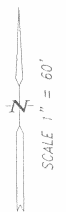
cc: Hall County Clerk
Hall County Attorney
Hall County Public Works
Hall County Building Department
Manager of Postal Operations
Rockwell & Associates

This letter was sent to the following School Districts 1R, 2, 3, 8, 12, 16, 19, 82, 83, 100, 126.

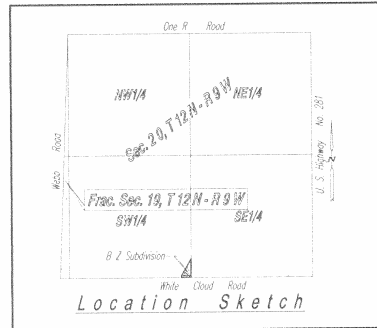




SE1/4, Sec. 20, T12N-R9W
Unplatted



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 Southwest Quarter (SW1/4) of Section Twenty (20), Township Twelve (12) North, Range Nine (9) West of the 6th. P.M., in Hall County, Nebraska, more particularly described as follows:
 Beginning at the southeast corner of said Southwest Quarter (SW1/4); thence running westerly along the south line of said Southwest Quarter (SW1/4), on an Assumed Bearing of N89°52'06"W, a distance of Two Hundred Twenty One and Two Hundredths (221.02) feet; thence running N00°08'00"E, a distance of Forty (40.00) feet; thence running N29°56'16"E, a distance of Four Hundred Thirty Nine and Three Hundredths (439.03) feet, to a point on the east line of said Southwest Quarter (SW1/4); thence running S00°14'54"E, along the east line of said Southwest Quarter (SW1/4), a distance of Four Hundred Twenty and Ninety Six Hundredths (420.96) feet, to the point of beginning and containing 1.168 acres more or less.

Dedication

KNOW ALL MEN BY THESE PRESENTS, that WENZL FARMS, INC., a Nebraska Corporation, being the owner of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as 'B Z 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 _____, 2006.

WENZL FARMS, INC., a Nebraska Corporation

Robert G. Wenzl, President

Surveyor's Certificate

I hereby certify that on May 11, 2006, I completed an accurate survey of 'B Z 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 Alda, Cairo and Doniphan, Nebraska.

Chairman Date
Approved and accepted by the Hall County Board of Supervisors, this _____ day of _____, 2006.

Chairman Of The Board County Clerk
(Seal)

Acknowledgement

State Of Nebraska ss
 County Of Hall
 On the _____ day of _____, 2006, before me _____ a Notary Public within and for said County, personally appeared ROBERT G. WENZL, President of WENZL 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 (Seal)

B Z SUBDIVISION
HALL COUNTY, NEBRASKA