



Hall County Regional Planning Commission

Wednesday, August 02, 2006
Regular Meeting

Item J1

Swede's Idle Acres 2nd Subdivision - Final Plat

Swede's Idle Acres 2nd Subdivision located east of Highway 281 between Binfield Road and Lepin Road. (2 lots)

Staff Contact: Chad Nabity

July 18, 2006

Dear Members of the Board:

RE: Final Plat – Swede’s Idle Acres Second Subdivision.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Swede’s Idle Acres Second Subdivision, located east of Highway 281 between of Binfield Road and Lepin Road.

This final plat proposes to create 2 lots on a tract of land comprising Pt. NW1/4, Sec. 19, T9N R9W. This land consists of approximately 6.396 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 August 2, 2006 in the Council Chambers located in Grand Island’s City Hall.

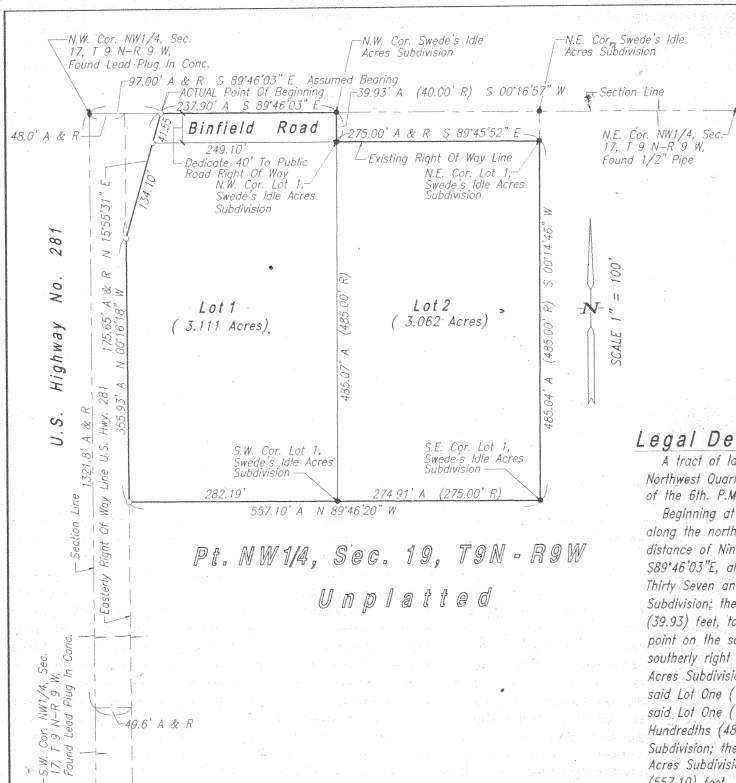
Sincerely,

Chad Nabity, AICP
Planning Director

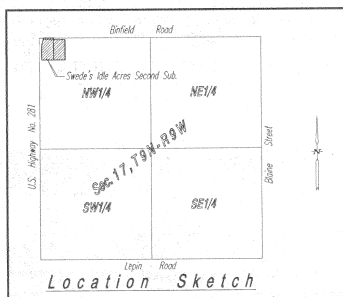
cc: Doniphan City Clerk
Doniphan City Attorney
Director of Public Works
Director of Utilities
Director of Building Inspections
Manager of Postal Operations
Rockwell & Associates

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





LEGEND
 ●-Indicates 3/4" 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 all of Lot One (1), Swede's Idle Acres Subdivision and a part of the Northwest Quarter (NW1/4) of Section Seventeen (17), Township Nine (9) North, Range Nine (9) West of the 6th. P.M., in Hall County, Nebraska, more particularly described as follows:
 Beginning at the northwest corner of said Northwest Quarter (NW1/4); thence running easterly along the north line of said Northwest Quarter (NW1/4), on an Assumed Bearing of S89°46'03"E, a distance of Ninety Seven (97.00) feet, to the ACTUAL point of beginning; thence continuing S89°46'03"E, along the north line of said Northwest Quarter (NW1/4), a distance of Two Hundred Thirty Seven and Ninety Hundredths (237.90) feet, to the northwest corner of Swede's Idle Acres Subdivision; thence running S00°16'57"W, a distance of Thirty Nine and Ninety Three Hundredths (39.93) feet, to the northwest corner of said Lot One (1), Swede's Idle Acres Subdivision, and to a point on the southerly right of way line of Binfield Road; thence running S89°45'52"E, along the southerly right of way line of Binfield Road, and the north line of said Lot One (1), Swede's Idle Acres Subdivision, a distance of Two Hundred Seventy Five (275.00) feet, to the northeast corner of said Lot One (1), Swede's Idle Acres Subdivision; thence running S00°14'46"W, along the east line of said Lot One (1), Swede's Idle Acres Subdivision, a distance of Four Hundred Eighty Five and Four Hundredths (485.04) feet, to the southeast corner of said Lot One (1), Swede's Idle Acres Subdivision; thence running N89°46'20"W, along the south line of said Lot One (1), Swede's Idle Acres Subdivision, and its extension, a distance of Five Hundred Fifty Seven and Ten Hundredths (557.10) feet, to a point on the easterly right of way line of U.S. Highway No. 281; thence running N00°16'18"W, along the easterly right of way line of U.S. Highway No. 281, a distance of Three Hundred Fifty Five and Ninety Three Hundredths (355.93) feet; thence running N15°55'31"E, along the easterly right of way line of U.S. Highway No. 281, a distance of One Hundred Seventy Five and Sixty Five Hundredths (175.65) feet, to the ACTUAL point of beginning and containing 6.396 acres more or less.

Dedication

KNOW ALL MEN BY THESE PRESENTS, that, HAROLD A. JOHNSON and PATRICIA L. JOHNSON, husband and wife, and MICHAEL H. JOHNSON and MARILYN K. JOHNSON, husband and wife, being the owners of the land described hereon, have caused same to be surveyed, subdivided, platted and designated as "SWEDE'S IDLE ACRES SECOND SUBDIVISION", in Hall County, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate 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 consents and in accordance with the desires of the undersigned owners and proprietors.
 IN WITNESS WHEREOF, we have affixed my signature hereto at Grand Island, Nebraska, this _____ day of _____, 2006.

Surveyor's Certificate

I hereby certify that on June 27, 2006, I completed an accurate survey of "SWEDE'S IDLE ACRES SECOND SUBDIVISION", in 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 Aida, 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) Approved and accepted by the Village Board of Doniphan, Nebraska, this _____ day of _____, 2006.

(Seal) _____
 Chairman Of The Board Village Clerk

 Harold A. Johnson Michael H. Johnson

 Patricia L. Johnson Marilyn K. Johnson

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 HAROLD A. JOHNSON and PATRICIA L. JOHNSON, husband and wife, and MICHAEL H. JOHNSON and MARILYN K. JOHNSON, husband and wife, to me personally known to be the identical persons whose signatures are affixed hereto, and that each did acknowledge the execution thereof to be his or her voluntary act and deed.
 IN WITNESS WHEREOF, I have heretofore subscribed my name and affixed my official seal at Grand Island, Nebraska, on the date last above written.
 My commission expires _____

(Seal)

 Notary Public

**SWEDE'S IDLES ACRES SECOND SUBDIVISION
 HALL COUNTY, NEBRASKA**