



# Hall County Regional Planning Commission

Wednesday, October 04, 2006  
Regular Meeting

## Item J6

### Dale Roush Third Subdivision

*Dale Roush Third Subdivision, located north of Navajo Drive and west of Cherokee Ave. (1 lot)*

Staff Contact: Chad Nabity

September 20, 2006

Dear Members of the Board:

**RE: Final Plat – Dale Roush Third Subdivision.**

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Dale Roush Third Subdivision located north of Navajo Drive and west of Cherokee Avenue.

This final plat proposes to resubdivide part of lot 23 and all of lot 24 block 1 Dale Roush Second Subdivision into 1 lot. This land consists of approximately .660 acres.

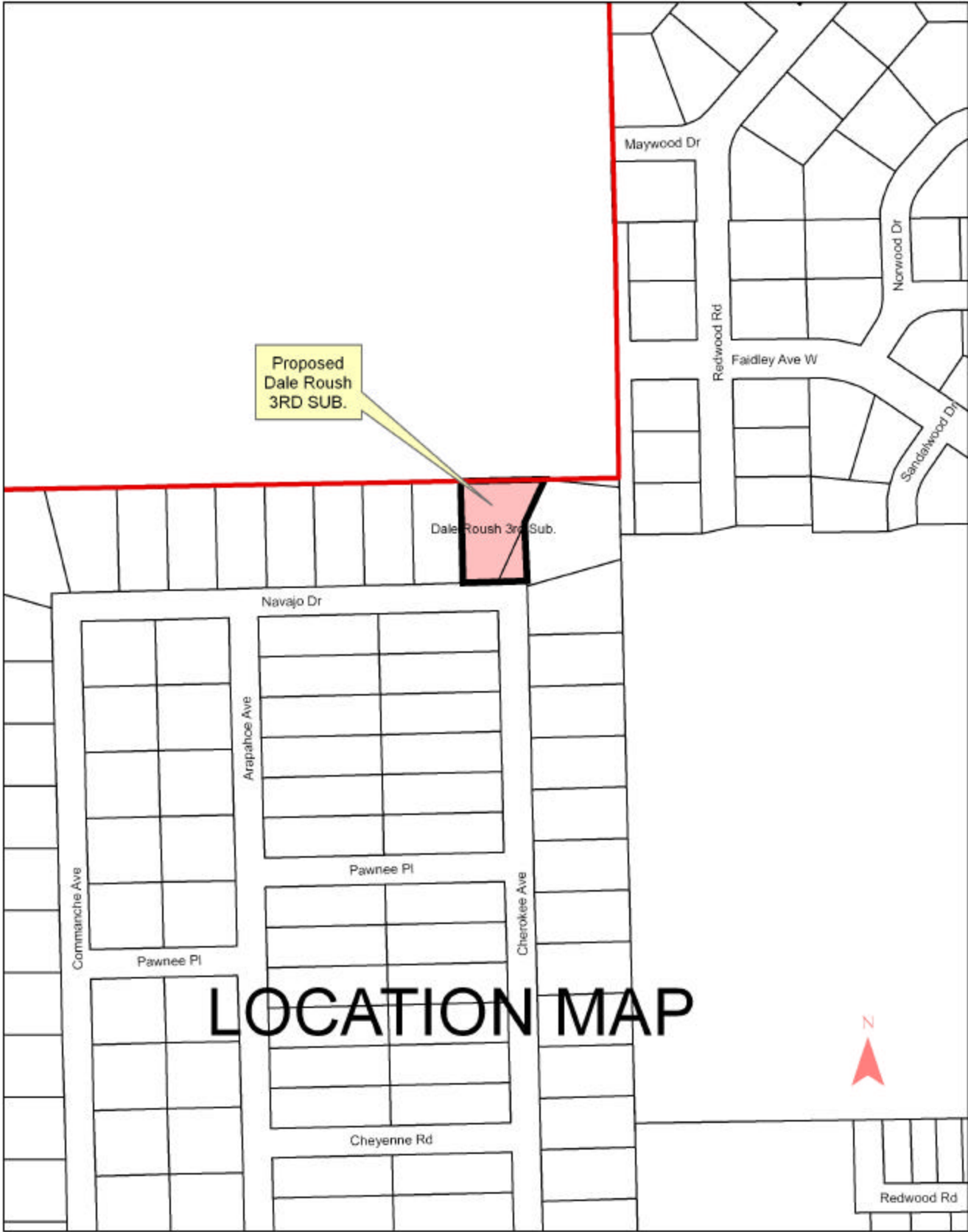
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on October 4, 2006 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP  
Planning Director

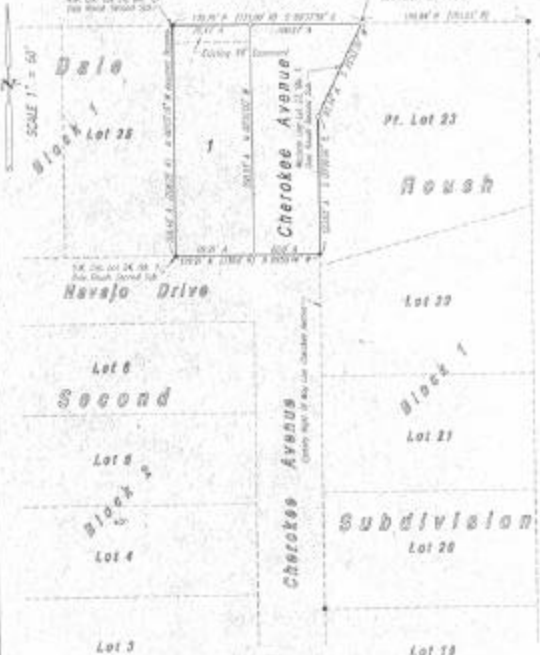
cc: City Clerk  
City Attorney  
Director of Public Works  
Director of Utilities  
Director of Building Inspections  
Manager of Postal Operations  
Rockwell & Associates

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



**LEGEND**

- Indicates 1/2" Iron Pipe Found Unless Otherwise Noted
- Indicates 1/2" Iron Pipe Placed Unless Otherwise Noted
- A—Indicates ACTUAL Distance
- B—Indicates RECORDED Distance
- P—Indicates PROPOSED Distance



**Legal Description**

A tract of land comprising a part of Lot Twenty Three (23) and all of Lot Twenty Four (24), Block One (1), Dale Roush Second Subdivision in the City of Grand Island, Hall County, Nebraska, more particularly described as follows: Beginning at the southwest corner of said Lot Twenty Four (24); thence running northerly along the west line of said Lot Twenty Four (24), on an Assumed Bearing of N00°03'18"W, a distance of Two Hundred Eight and Four Eight Hundredths (208.48) feet, to the northwest corner of said Lot Twenty Four (24); thence running S89°37'58"E, a distance of One Hundred Seventy and Sixty Nine Hundredths (170.78) feet, to the northwest corner of said Lot Twenty Three (23); thence running S25°53'56"W, along the westerly line of said Lot Twenty Three (23), a distance of Ninety Three and Fourteen Hundredths (93.14) feet, to the intersection of the westerly line of said Lot Twenty Three (23) and the easterly right of way line of Cherokee Avenue, if extended; thence running S00°00'00"E, along the extension of the easterly right of way line of Cherokee Avenue, a distance of One Hundred Twenty Three and Sixty One Hundredths (123.61) feet; thence running N89°50'44"W, a distance of One Hundred Twenty Nine and Ninety One Hundredths (129.91) feet, to the point of beginning and containing 0.660 acres more or less.

**Dedication**

KNOW ALL MEN BY THESE PRESENTS, that the CITY OF GRAND ISLAND, NEBRASKA, a Municipal Corporation, being the owner of the land described herein, has caused same to be surveyed, subdivided, platted and designated as "DALE ROUSH THIRD SUBDIVISION" in the City of Grand Island, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the streets as shown hereon to the public for their use forever, and the easements as shown thereon for the location, construction and maintenance of public service utilities, together with the right of ingress and egress thereon, 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 owner and proprietor. IN WITNESS WHEREOF, we have affixed our signatures hereto, at Grand Island, Nebraska, this \_\_\_\_\_ day of \_\_\_\_\_, 2005.

CITY OF GRAND ISLAND, NEBRASKA, a Municipal Corporation  
 \_\_\_\_\_ Mayor \_\_\_\_\_ City Clerk (Seal)

**Surveyor's Certificate**

I hereby certify that on October 28, 2005, I completed an accurate survey of "DALE ROUSH THIRD SUBDIVISION" in the City of Grand Island, 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) \_\_\_\_\_ Darryl D. Sorenstrom, 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 Alga, Calvo and Denison, Nebraska.  
 \_\_\_\_\_ Chairman \_\_\_\_\_ Date

Approved and accepted by the City of Grand Island, Nebraska, this \_\_\_\_\_ day of \_\_\_\_\_, 2005.  
 \_\_\_\_\_ Mayor \_\_\_\_\_ City Clerk

(Seal)

**DALE ROUSH THIRD SUBDIVISION  
 IN THE CITY OF GRAND ISLAND, NEBRASKA**

**Acknowledgement**

State Of Nebraska as  
 County Of Hall  
 On the \_\_\_\_\_ day of \_\_\_\_\_, 2005, before me, \_\_\_\_\_ a Notary Public within and for said County, personally appeared JAY VAURICEY and WA MAE EDWARDS, Mayor and City Clerk of the CITY OF GRAND ISLAND, NEBRASKA, a Municipal Corporation, and 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 and the voluntary act and deed of said Corporation, and that they were empowered to make the above dedication for and in behalf of said Corporation.  
 IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal of Grand Island, Nebraska, on the date last above written.  
 My commission expires \_\_\_\_\_  
 \_\_\_\_\_ Notary Public (Seal)