



Hall County Regional Planning Commission

Wednesday, December 13, 2006
Regular Meeting

Item M2

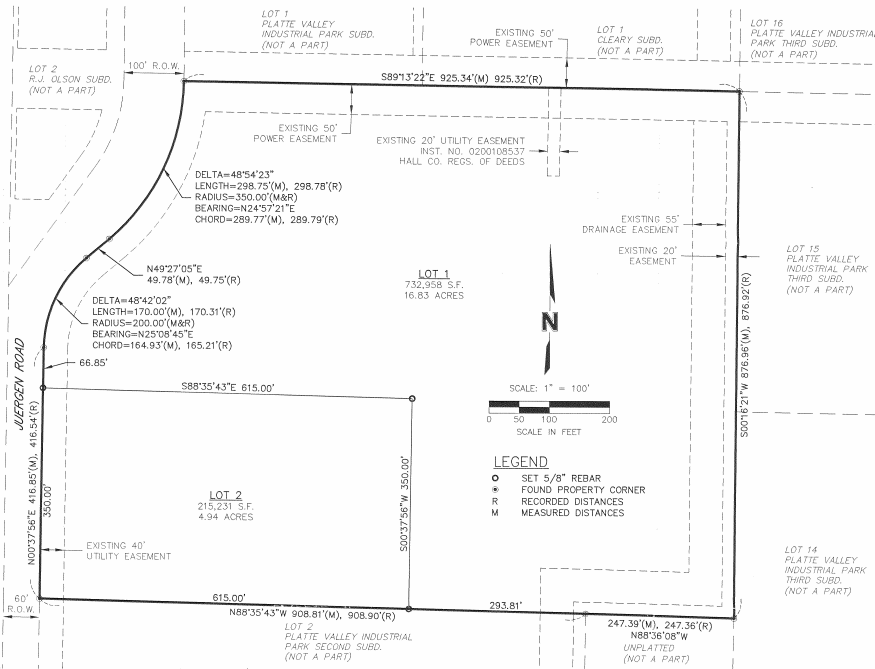
Final Plat - Platte Valley Industrial Park 5th Subdivision

Platte Valley Industrial Park 5th Subdivision, located between Juergen Rd. and Gold Core Dr., Grand Island, Hall County, Nebraska. (2 lots) The subdivision of this property meets all the requirements for a legal subdivision; however, the landscaping has not been completed along with the building on Lot 1 of this subdivision. Staff is recommending that this subdivision be denied until such time as the landscaping is completed for the existing building per the plans for landscaping submitted when the building permit for this structure was issued.

Staff Contact: Chad Nabit

PLATTE VALLEY INDUSTRIAL PARK FIFTH SUBDIVISION

IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA



LEGAL DESCRIPTION

A REPLAT OF LOT 1, PLATTE VALLEY INDUSTRIAL PARK SECOND SUBDIVISION, LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 10 NORTH, RANGE 9 WEST OF THE 6TH P.M., CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, SAID TRACT CONTAINS 948,189 SQUARE FEET OR 21.77 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON NOVEMBER 13, 2006 UNDER MY PERSONAL SUPERVISION, I COMPLETED AN ACCURATE SURVEY OF "PLATTE VALLEY INDUSTRIAL PARK FIFTH SUBDIVISION" IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF; THAT IRON MARKERS, EXCEPT WHERE INDICATED WERE FOUND OR PLACED AT ALL PROPERTY CORNERS; THAT THE DIMENSIONS OF THE PROPERTY ARE AS SHOWN ON THE PLAT; AND THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS.

JAI JASON ANDRIST, REGISTERED LAND SURVEYOR NUMBER, LS-630

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT BOSSELMAN TANK AND TRAILER INCORPORATED, A NEBRASKA CORP., BEING THE OWNER OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, PLATTED AND DESIGNATED AS "PLATTE VALLEY INDUSTRIAL PARK FIFTH SUBDIVISION" IN THE CITY OF GRAND ISLAND, 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 HEREBY DEDICATE THE EASEMENTS, AS SHOWN THEREON TO THE PUBLIC FOR THEIR USE FOREVER FOR THE LOCATION, CONSOLIDATION AND MAINTENANCE FOR PUBLIC SERVICE UTILITIES, TOGETHER WITH THE RIGHTS 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 DEDICATION 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 OWNERS AND PROPRIETORS.

NEBRASKA, THIS _____ DAY OF _____

BOSSELMAN TANK AND TRAILER INCORPORATED, A NEBRASKA CORP.
FREDRICK A. BOSSELMAN, PRESIDENT

ACKNOWLEDGMENT

STATE OF NEBRASKA
SS
COUNTY OF HALL

ON THIS _____ DAY OF _____ A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED FREDRICK A. BOSSELMAN, PRESIDENT, BOSSELMAN TANK AND TRAILER INCORPORATED, A NEBRASKA CORP., TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED HERETO AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED. IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT _____, NEBRASKA, ON THE DATE LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

APPROVAL

SUBMITTED TO AND APPROVED BY THE REGIONAL PLANNING COMMISSION OF HALL COUNTY, CITIES OF GRAND ISLAND, WOOD RIVER, AND THE VILLAGES OF ALDA, CAIRO, AND DONIPHAN, NEBRASKA.

CHAIRMAN _____ DATE _____

APPROVED AND ACCEPTED BY THE CITY OF GRAND ISLAND, NEBRASKA

THIS _____ DAY OF _____

MAYOR _____

CITY CLERK _____

OWNER: BOSSELMAN TANK & TRAILER INC., A NEBRASKA CORP.
SUBDIVIDER: BOSSELMAN TANK & TRAILER INC., A NEBRASKA CORP.
LAND SURVEYORS: OLSOON ASSOCIATES
ENGINEER: OLSOON ASSOCIATES
NUMBER OF LOTS: 2

OLSSON ASSOCIATES

201 East 2nd Street
P.O. Box 1072
Grand Island, NE 68802-1072
TEL 308.384.8750
FAX 308.384.8752
www.olsosurveying.com

November 29, 2006

Dear Members of the Board:

RE: Final Plat – Platte Valley Industrial Park 5th Subdivision.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Platte Valley Industrial Park 5th Subdivision, located south of W. Schimmer Drive between Juergens Road and Gold Core Drive, Grand Island Nebraska.

This final plat proposes to create 2 lots on a replat of Lot 1, Platte Valley Industrial Park Second Subdivision, located in the Northwest Quarter of the Southwest Quarter of Section 5, Township 10 North, Range 9 West of the 6th P.M., City of Grand Island, Hall County, Nebraska. This land consists of approximately 21.77 acres.

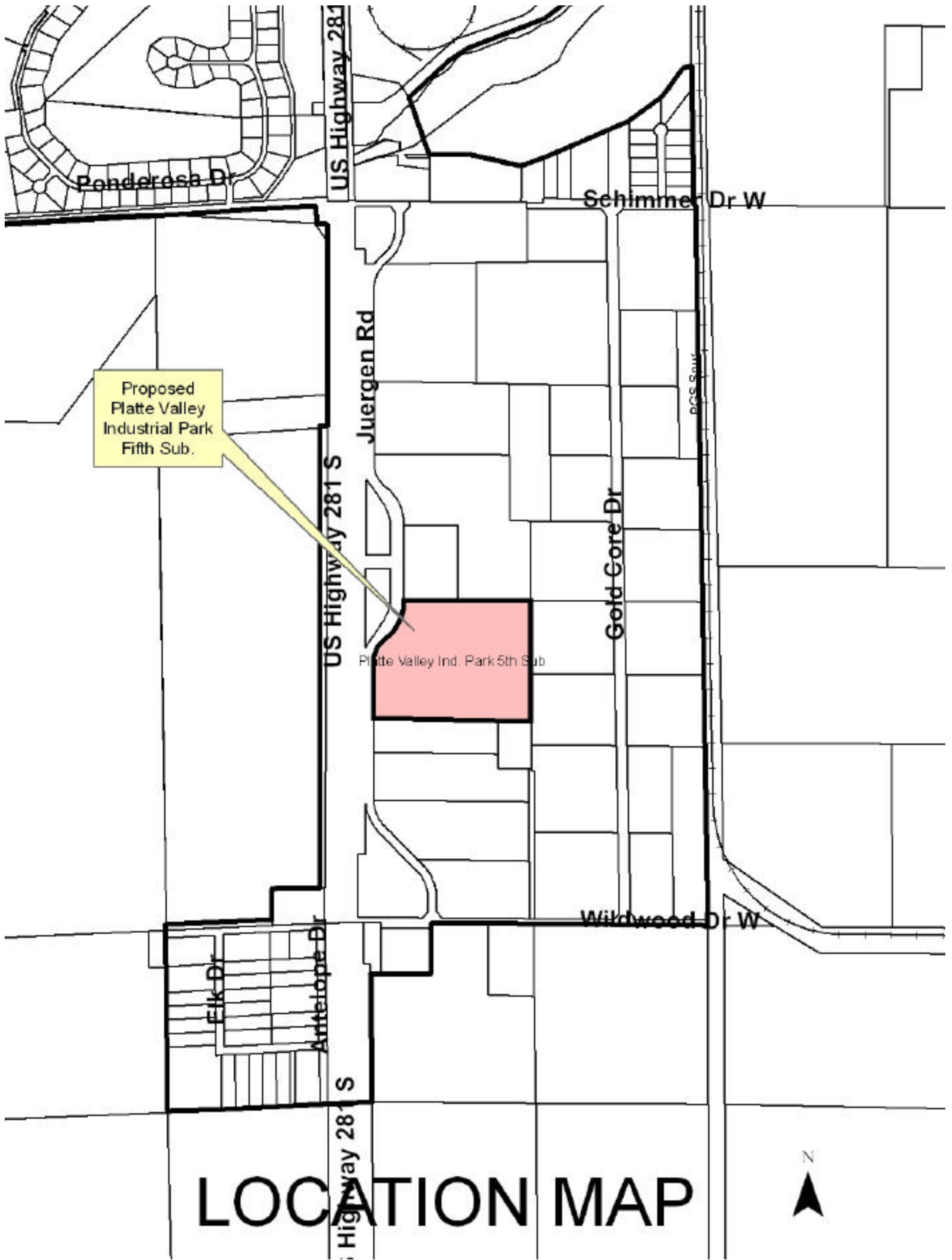
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on December 13, 2006 in the Council Chambers located in Grand Island's City Hall.

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
Olsson Associates

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



LOCATION MAP

US Highway 281 S

Juergen Rd

Gold Core Dr

Proposed
Platte Valley
Industrial Park
Fifth Sub.

Platte Valley Ind. Park 5th Sub

LOCATION MAP

