



# Hall County Regional Planning Commission

Wednesday, April 04, 2007  
Regular Meeting

## Item M1

### **Final Plat - Commonwealth Business Park Sixth Subdivision**

*Commonwealth Business Park Sixth Subdivision located east of Kaufman Avenue and north of Old Potash Highway. (2 lots) (Discussion, Action)*

Staff Contact: Chad Nabity

March 20, 2007

Dear Members of the Board:

**RE: Final Plat – Commonwealth Business Park Sixth Subdivision.**

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Commonwealth Business Park Sixth Subdivision, located west of Kaufman Avenue and north of Old Potash Highway.

This final plat proposes to create 2 lots on a tract of land comprising all of Lot One (1), Commonwealth Business Park Second Subdivision, in the City of Grand Island, Hall County, Nebraska. This tract of land consists of approximately 2.770 acres.

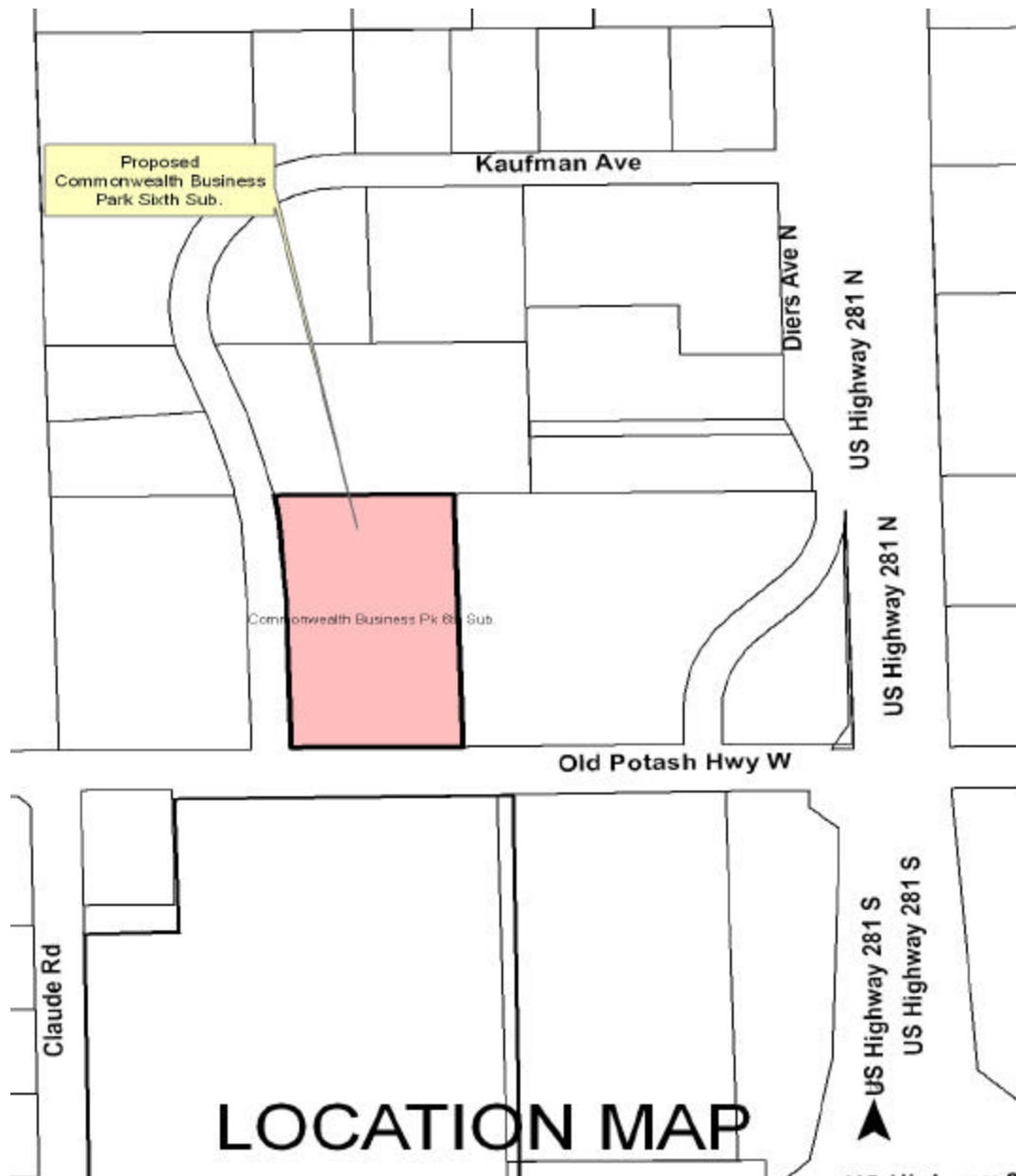
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on April 4, 2007 in the Council Chambers located in Grand Island's City Hall.

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, 19, 82, 83, 100, 126.



**Commonwealth Business  
Park Sixth Subdivision**

**Lot 1**

**Lot 2**

**Old Potash Highway**

**Nauman Avenue**

**LEGEND**

- Indicates 1/2" Iron Pipe Found Unless Otherwise Noted
- o Indicates 1/2" Iron Pipe w/ Survey Cap Placed Unless Otherwise Noted
- Indicates ACTUAL Distance
- R- Indicates RECORDED Distance
- All Distances Shown On Curve Are CHORD Distances

**Legal Description**

A tract of land comprising all of Lot One (1), Commonwealth Business Park Sixth Subdivision, in the City of Grand Island, Hall County, Nebraska, said tract containing 2.770 acres more or less.

**Dedication**

KNOW ALL MEN BY THESE PRESENTS, that, SOUTHEAST CROSSINGS, L.L.C., a Nebraska Limited Liability Company, being the owner of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as "COMMONWEALTH BUSINESS PARK SIXTH SUBDIVISION" in the City of Grand Island, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the easements as shown thereon for the location, construction and maintenance of public service utilities, 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 \_\_\_\_\_, 2007.

SOUTHEAST CROSSINGS L.L.C., a Nebraska Limited Liability Company

Raymond J. O'Connor, Manager

**Acknowledgement**

State Of Nebraska  
County Of Hall

On the \_\_\_\_\_ day of \_\_\_\_\_, 2007, before me, \_\_\_\_\_, a Notary Public, within and for said County, personally appeared RAYMOND J. O'CONNOR, Manager of SOUTHEAST CROSSINGS L.L.C., a Nebraska Limited Liability Company, and 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 Company.

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

**COMMONWEALTH BUSINESS PARK SIXTH SUBDIVISION**

**IN THE CITY OF GRAND ISLAND, NEBRASKA**

ROCKWELL AND ASSOC. L.L.C. - ENGINEERING & SURVEYING - GRAND ISLAND, NEBRASKA

Sheet No. 1 OF 1

**Surveyor's Certificate**

I hereby certify that on March 12, 2007, I completed an accurate survey of "COMMONWEALTH BUSINESS PARK SIXTH 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.

Daryl 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 Aldo, Cairo and Doniphan, Nebraska.

Chairman \_\_\_\_\_ Date \_\_\_\_\_

Approved and accepted by the City of Grand Island, Nebraska, this day of \_\_\_\_\_, 2007.

Mayor \_\_\_\_\_ City Clerk \_\_\_\_\_