



Hall County Regional Planning Commission

Wednesday, May 02, 2007
Regular Meeting

Item M3

Cooper Subdivision - Final Plat

Cooper Subdivision located south of 1st Street, and east of Kimball, in the City of Grand Island, Hall County, Nebraska. (2 lots)

Staff Contact: Chad Nabity

April 19, 2007

Dear Members of the Board:

RE: Final Plat – Cooper Subdivision.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Cooper Subdivision, located on the southeast corner of 1st Street and Kimball Avenue, in the City of Grand Island.

This final plat proposes to create two lots on a tract of land comprising all of Lot Four (4), Block Ninety-three (93), Original Town of Grand Island, Nebraska. This tract of land consists of approximately 0.200 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 May 2, 2007 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

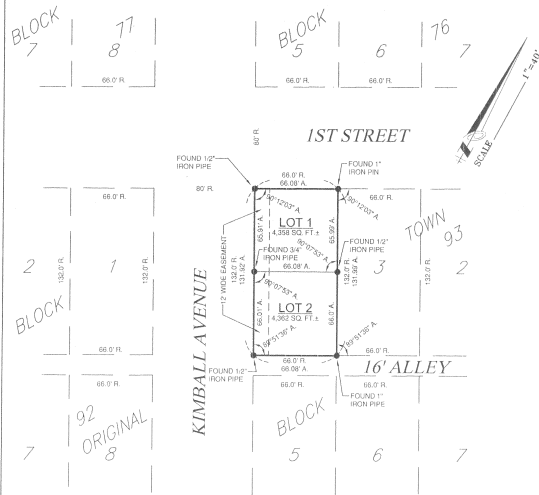
Chad Nabity, AICP
Planning Director

cc: City Clerk
City Attorney
Director of Public Works
Director of Utilities
Director of Building Inspections
Manager of Postal Operations
Benjamin & Associates, Inc.

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



R - RECORDED (PLATTED) DISTANCE ON PLAT OF ORIGINAL TOWN
 A - ACTUAL DISTANCE AND/OR ANGLE



DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that we, John H. Dearing and Tammy D. Dearing, husband and wife, being the owners of the land described herein, have caused same to be surveyed, subdivided, platted and designated as "COOPER SUBDIVISION" in the City of Grand Island, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the easements, if any, 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, 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 appears on this plat, is made with the free consent and in accordance with the desires of the undersigned owners and proprietors.

IN WITNESS WHEREOF, we have affixed our signatures hereto at Grand Island, Nebraska, this ____ day of _____ 2007.

 John H. Dearing

 Tammy D. Dearing

ACKNOWLEDGEMENT

State of Nebraska
 County of Hall 55

On the ____ day of _____ 2007, before me, a Notary Public within and for said County, personally appeared John H. Dearing and Tammy D. Dearing, husband and wife, to me personally known to be the identical persons whose signatures are affixed hereto, and they did acknowledge the execution thereof to be his and her voluntary act and deed.

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)

APPROVALS

Submitted to and approved by the Regional Planning Commission of Hall County, Grand Island and Wood River, and the Villages of Aldo, Cairn and Danforth, Nebraska.

 Chairman

 Date

Approved and accepted by the City of Grand Island, Nebraska, this ____ day of _____ 2007.

 Mayor

 City Clerk

(SEAL)

LEGAL DESCRIPTION

A tract of land comprising all of Lot Four (4), Block Ninety Three (93), Original Town of Grand Island, Nebraska, and containing 0.200 acres, more or less.

SURVEYOR'S CERTIFICATE

I hereby certify that on _____ 2007, I completed an accurate survey (made under my supervision) of "COOPER 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 corners 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.

 Lee D. Wagner, Registered Land Surveyor No. 557 (SEAL)

COOPER SUBDIVISION
IN THE CITY OF GRAND ISLAND, NEBRASKA
 BENJAMIN & ASSOCIATES, INC. - ENGINEERS & SURVEYORS - GRAND ISLAND, NEBRASKA