



# Hall County Regional Planning Commission

Wednesday, June 06, 2007

Regular Meeting

## Item J2

### Westgate Ninth Subdivision

*Westgate Ninth Subdivision located east of North Road, between Old Potash Highway and Stolley Park Road, in the City of Grand Island, Hall County, Nebraska. This is consistent with the approved preliminary plat. This land consists of approximately 8.912 acres.*

Staff Contact: Chad Nabity

May 22, 2007

Dear Members of the Board:

**RE: Final Plat – Westgate Ninth Subdivision**

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Westgate Subdivision, located east of North Road, between Old Potash Highway and Stolley Park Road Hall County Nebraska.

This subdivision proposes to create 9 lots on a tract of land comprised of Lot 12, Westgate Subdivision, in the City of Grand Island, Hall County, Nebraska. This subdivision consists of 8.912 acres, more or less.

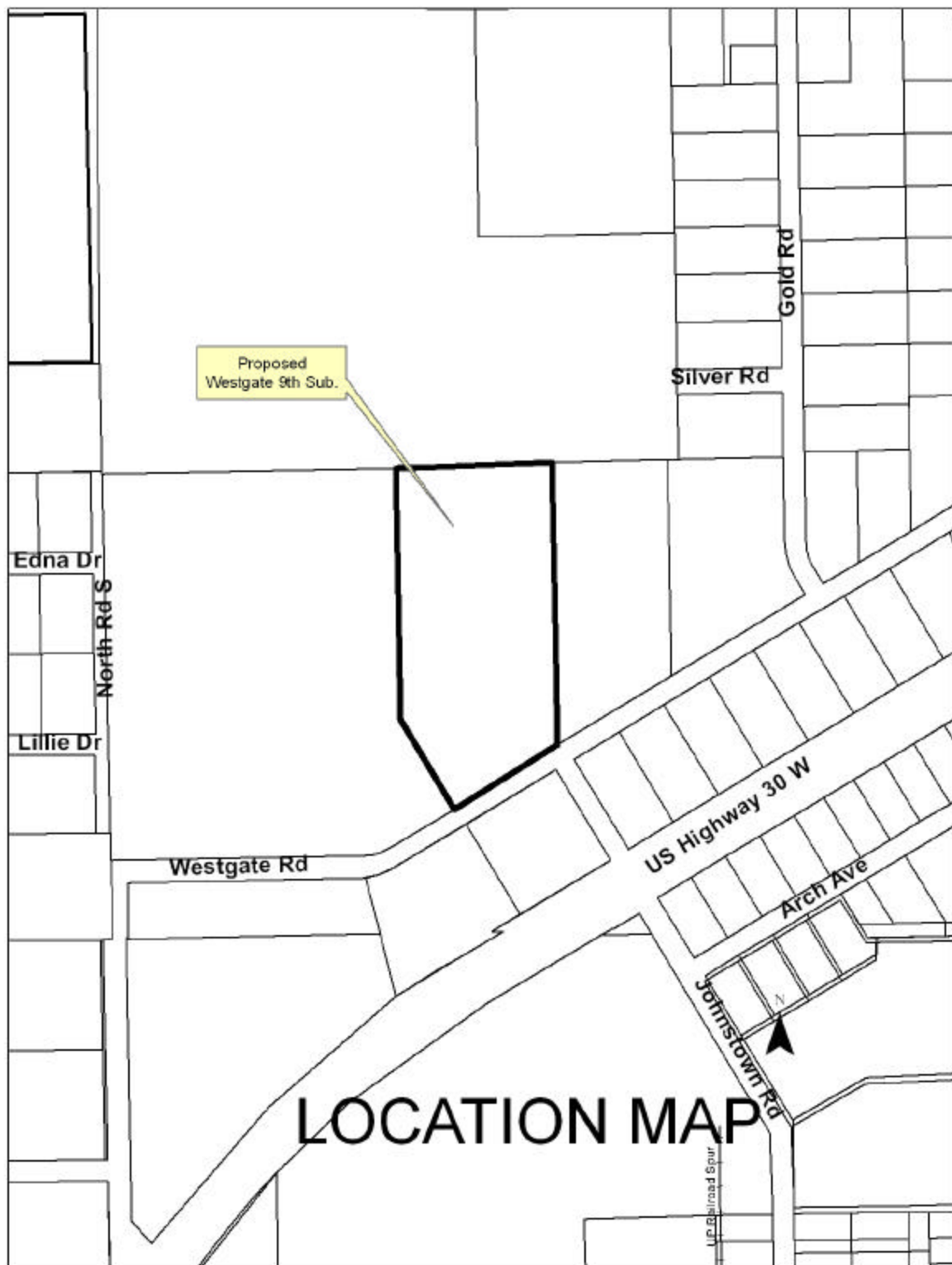
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 on June 6, 2007, in the Council Chambers located in Grand Island's City Hall.

Sincerely,

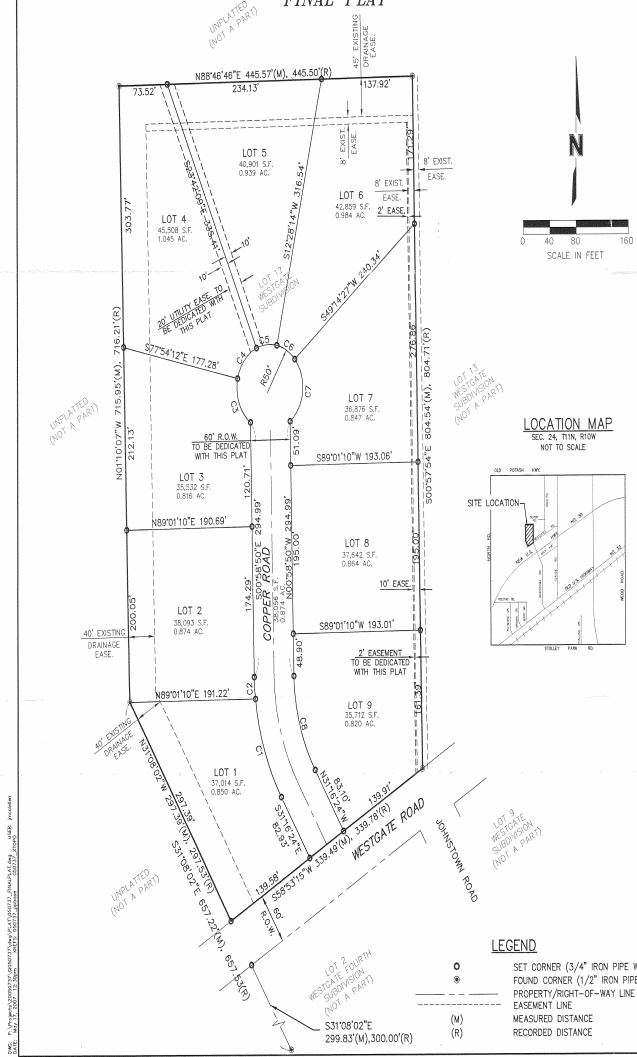
Chad Nabity, AICP  
Planning Director

cc: County Clerk  
County Attorney  
County Public Works Director  
County Building Director  
Manager of Postal Operations  
Benjamin & Associates

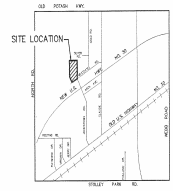
This letter was sent to the following School Districts 1R, 2, 3, 8, 12, 16, 19, 82, 83, 100, 126.



WESTGATE NINTH SUBDIVISION  
IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA  
FINAL PLAT



LOCATION MAP  
SEC. 24, T11N, R10W  
NOT TO SCALE



- LEGEND**
- SET CORNER (3/4" IRON PIPE W/LS-458 CAP)
  - FOUND CORNER (1/2" IRON PIPE)
  - PROPERTY/RIGHT-OF-WAY LINE
  - - - EASEMENT LINE
  - (M) MEASURED DISTANCE
  - (R) RECORDED DISTANCE

LEGAL DESCRIPTION

A TRACT OF LAND COMPRISING OF LOT 12, WESTGATE NINTH SUBDIVISION, IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, SAID TRACT CONTAINS 388,194 SQUARE FEET OR 8.912 ACRES MORE OR LESS OF WHICH 38,056 SQUARE FEET OR 0.874 ACRES IS NEW DEDICATED COPPER ROAD RIGHT OF WAY.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007, UNDER MY PERSONAL SUPERVISION, I COMPLETED AN ACCURATE SURVEY OF "WESTGATE NINTH SUBDIVISION" IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF; THAT THE LOTS CONTAINED IN SAID SUBDIVISION ARE SHOWN ON THE ACCOMPANYING PLAT THEREOF ARE WELL AND ACCURATELY STAKED AND MARKED; THAT IRON PIPE MARKERS, EXCEPT WHERE INDICATED WERE FOUND OR PLACED AT ALL LOT CORNERS, THAT THE DIMENSIONS OF THE LOTS ARE SHOWN ON THE PLAT; THAT THE LOTS BEAR THEIR OWN NUMBER; AND THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS.

TIMOTHY J. ATKIN, REGISTERED LAND SURVEYOR NUMBER, LS-458

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT COPPERTON, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "WESTGATE NINTH 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 THE EASEMENTS, AS SHOWN THEREON TO THE PUBLIC FOR THEIR USE FOREVER FOR THE LOCATION, CONSTRUCTION AND MAINTENANCE OF PUBLIC SERVICE UTILITIES, TOGETHER WITH THE RIGHTS OF INGRESS AND EGRESS THEREON, AND HEREBY PROHIBITING THE PLANTING OF TREES, BUSHES AND OTHER 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 DESIRE OF THE UNDERSIGNED OWNER AND PROPRIETOR.

IN WITNESS WHEREOF, I HAVE AFFIXED MY SIGNATURE HERETO, AT \_\_\_\_\_, NEBRASKA,  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007.

COPPERTON, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY  
E. MARSDEN GAREY, OWNER

ACKNOWLEDGMENT

STATE OF NEBRASKA  
COUNTY OF HALL

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007, BEFORE ME, \_\_\_\_\_, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED E. MARSDEN GAREY, OWNER, COPPERTON, L.L.C., TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED HERETO AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS 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

APPROVALS

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

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED AND ACCEPTED BY THE CITY OF GRAND ISLAND, NEBRASKA,

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007

MAYOR \_\_\_\_\_ CITY CLERK \_\_\_\_\_

CURVE TABLE						
CURVE	DELTA	LENGTH	RADIUS	TANGENT	BEARING	CHORD
C1	2530.47	122.24	280.00	51.11	S128°46'30"E	121.97
C2	316.46	25.80	280.00	12.49	S00°37'15"E	25.70
C3	4832.24	57.78	50.00	32.60	S00°30'25"E	144.62
C4	14472.04	47.30	50.00	25.59	S33°01'30"W	45.50
C5	3018.23	31.57	50.00	16.33	S84°23'03"W	31.05
C6	3546.13	32.09	50.00	16.64	N26°08'30"W	35.54
C7	12745.71	49.08	50.00	25.69	N02°04'13"E	72.48
C8	10717.34	116.32	220.00	58.55	N16°30'30"W	114.57

OWNER: COPPERTON, L.L.C. E. MARSDEN GAREY, OWNER  
SUBDIVIDER: COPPERTON, L.L.C. E. MARSDEN GAREY, OWNER  
LAND SURVEYOR: OLSSON ASSOCIATES  
ENGINEER: OLSSON ASSOCIATES  
NUMBER OF LOTS: 9

**OLSSON ASSOCIATES**  
201 East 2nd Street  
P.O. Box 1072  
Grand Island, NE 68802-1072  
TEL 308.384.8750  
FAX 308.384.8152