



Hall County Regional Planning Commission

Wednesday, July 11, 2007
Regular Meeting

Item M2

MJ Subdivision

*MJ Subdivision located south of Hwy. 34 and west of Stuhr Rd. in the City of Grand Island,
Hall County, Nebraska (2 lots)*

Staff Contact: Chad Nabity

June 25, 2007

Dear Members of the Board:

RE: Final Plat – MJ Subdivision.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of MJ Subdivision, located south of Hwy. 34 and west of Stuhr Rd.

This final plat proposes to create 2 lots on a tract of land located in all of Lot 1, Grand Island, Farmstead Project Third Subdivision in the Northeast Quarter of the Northeast Quarter (NE1/4, NE1/4) in Section Thirty-four (34), Township Eleven (11) North, Range Nine (9) West of the 6th p.m., Hall County, Nebraska. This land consists of approximately 2.000 acres.

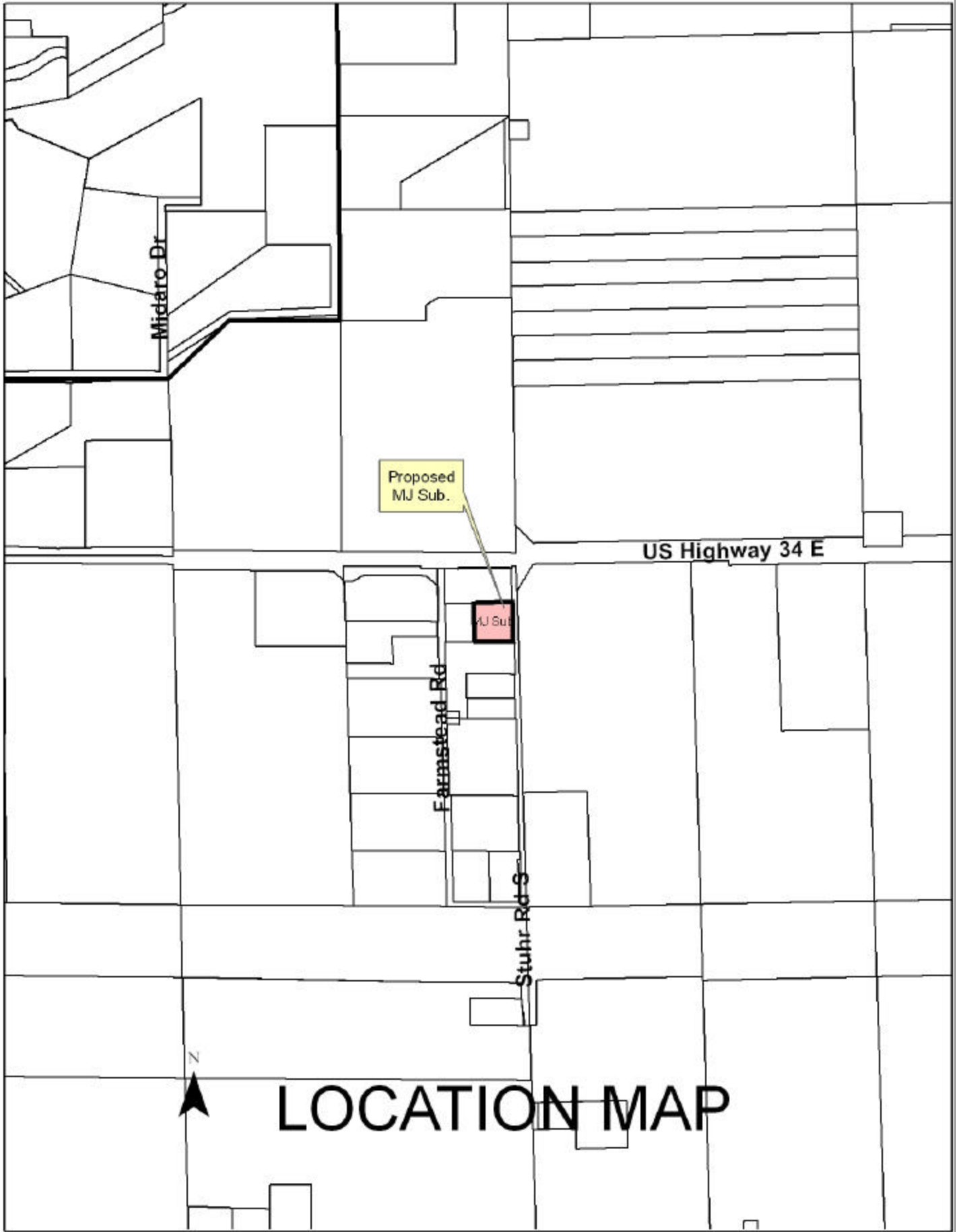
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on July 11, 2007 in the Council Chambers located in Grand Island's City Hall.

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
Olsson & Associates

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



Midaro Dr

Proposed MJ Sub.

US Highway 34 E

MJ Sub.

Farmstead Rd

Stuhr Rd S



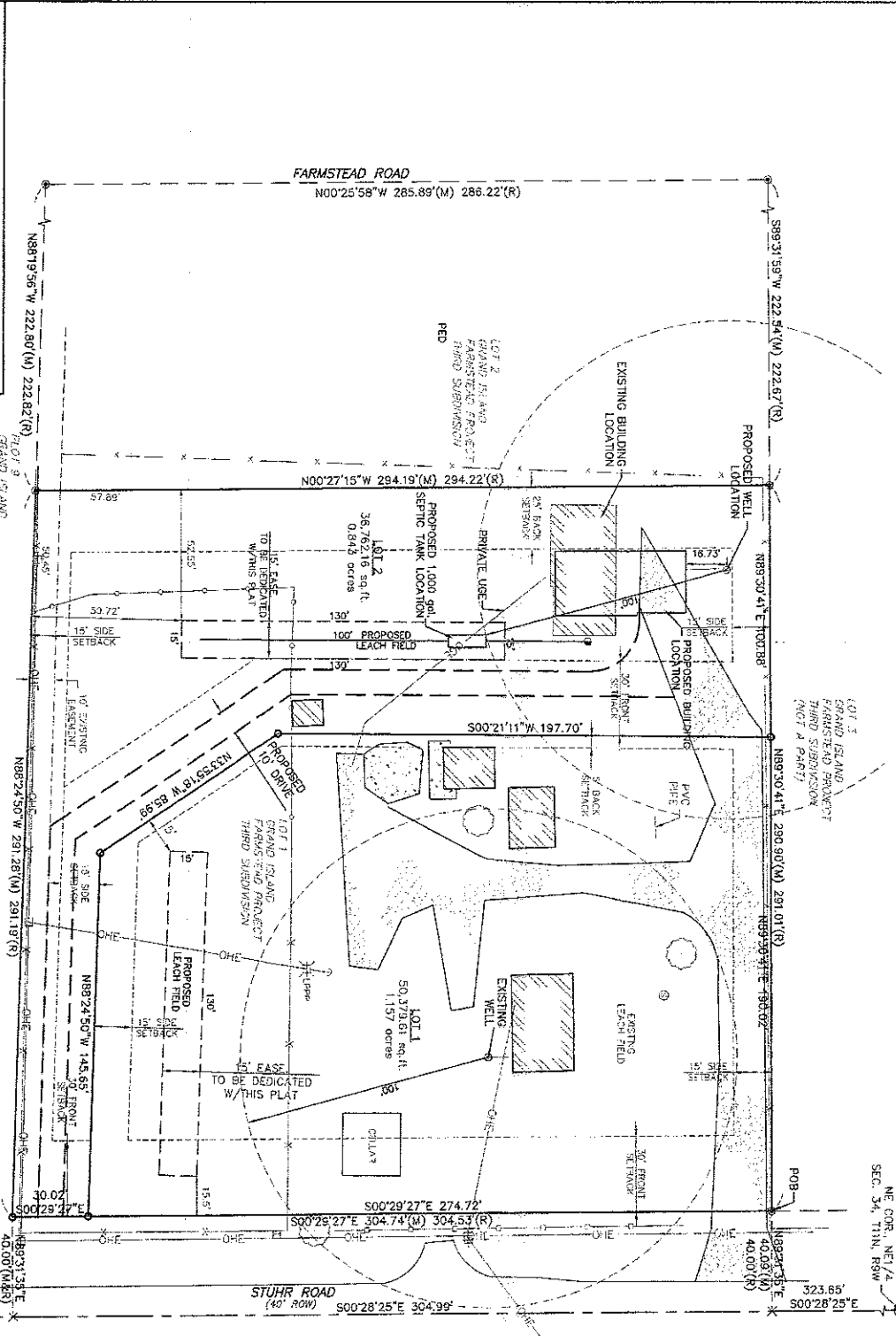
LOCATION MAP

201 East 2nd Street
 P.O. Box 1072
 Grand Island, NE 68802-1072

OLSSON ASSOCIATES

TEL: 308.394.8790
 FAX: 308.394.8792
 www.olsonassociates.com

OWNERS: MUD JOCKES LLC
 SUBDIVIDER: MUD JOCKES LLC
 SURVEYOR: OLSSON ASSOCIATES
 NUMBER OF LOTS: 2



LEGAL DESCRIPTION

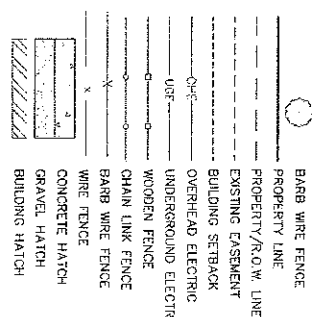
A REPLAT OF LOT 1, GRAND ISLAND FARMSTEAD PROJECT THIRD SUBDIVISION, IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE1/4, NE1/4) IN SECTION THIRTY-FOUR (34), TOWNSHIP ELEVEN (11) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1, SAID POINT ALSO BEING THE POINT OF BEGINNING, THENCE ON AN ASSUMED BEARING OF S00°29'27"E UPON AND ALONG THE EAST LINE OF SAID LOT 1, SAID LINE ALSO BEING THE WEST RIGHT-OF-WAY (R.O.W.) LINE OF STUHR ROAD A DISTANCE OF 304.74 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE N88°24'50"W UPON AND ALONG THE SOUTH LINE OF SAID LOT 1, SAID LINE ALSO BEING THE NORTH LINE OF PLOT 9, GRAND ISLAND FARMSTEAD SUBDIVISION A DISTANCE OF 281.28 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE N00°27'15"W UPON AND ALONG THE WEST LINE OF SAID LOT 1, SAID LINE ALSO BEING THE EAST LINE OF LOT 2, GRAND ISLAND FARMSTEAD PROJECT THIRD SUBDIVISION A DISTANCE OF 294.19 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE N89°30'41"E UPON AND ALONG THE WEST LINE OF SAID LOT 1, SAID LINE ALSO BEING THE SOUTH LINE OF LOT 2, GRAND ISLAND FARMSTEAD PROJECT THIRD SUBDIVISION A DISTANCE OF 222.67 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 87,141.78 SQUARE FEET 2,000 ACRES MORE OR LESS.

SECTION TIES

NORTHEAST COR. NORTHEAST 1/4, SEC. 34, T11N, R9W
 FOUND ALUMINUM CAP GROUND LEVEL (NORTHEAST COR.)
 99.41' SW TO CHISELED STUON LEVEL OF R.O.W. MARKER
 74.27' SW TO NAIL IN POWER POLE
 98.69' NW TO NAIL IN POWER POLE
 142.62' NE TO PK NAIL IN CENTERLINE OF HWY 34 & STUHR ROAD
 SOUTHEAST COR. NORTHEAST 1/4, SEC. 34, T11N, R9W
 FOUND ALUMINUM CAP GROUND LEVEL (EAST 1/4 COR.)
 51.79' E TO PK NAIL IN POWER POLE
 50.73' ESE TO PK NAIL IN POWER POLE
 37.09' WNW TO PK NAIL IN POWER POLE
 49.95' NW TO PK NAIL IN CENTERLINE OF STUHR ROAD

SE COR. NE1/4
 SEC. 34, T11N, R9W

MJ SUBDIVISION SITE IMPROVEMENT IN THE CITY OF GRAND ISLAND, NEBRASKA



LEGEND

- ◆ SECTION CORNER
- FOUND PROPERTY COR. (1/2" PIPE)
- PROPOSED COR. (1/2" PIPE W/CAP)
- TEMPORARY POINT
- M MEASURED DISTANCE
- R RECORDED DISTANCE
- GUY WIRE
- LIGHT/POWER POLE
- POWER POLE
- CLEAN-OUT
- WATER WELL
- SANITARY MANHOLE
- BARB WIRE FENCE
- PROPERTY LINE
- PROPERTY/RO.W. LINE
- EXISTING EASEMENT
- BUILDING SETBACK
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- WOODEN FENCE
- CHAIN LINK FENCE
- BARB WIRE FENCE
- WIRE FENCE
- CONCRETE HATCH
- GRAVEL HATCH
- BUILDING HATCH

