



Hall County Regional Planning Commission

Wednesday, November 07, 2007

Regular Meeting

Item J3

Final Plat - Nottingham Estates Second Subdivision

Nottingham Estates Second Subdivision located on the east side of Hope Street, between W. Hedde Street and Church Road, Grand Island, Hall County, Nebraska. (1 lot)

Staff Contact: Chad Nabity

October 25, 2007

Dear Members of the Board:

RE: Final Plat – Nottingham Estates Second Subdivision.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Nottingham Estates Second Subdivision, located on the east side of Hope Street, between W. Hedde Street and Church Road, Grand Island Nebraska.

This final plat proposes to create 1 lot on a tract of land comprising all of Lots Twenty One (21) and Twenty Two (22), Nottingham Estates Subdivision in the City of Grand Island, Hall County, Nebraska. This land consists of approximately .0174 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 November 7, 2007 in the Council Chambers located in Grand Island's City Hall.

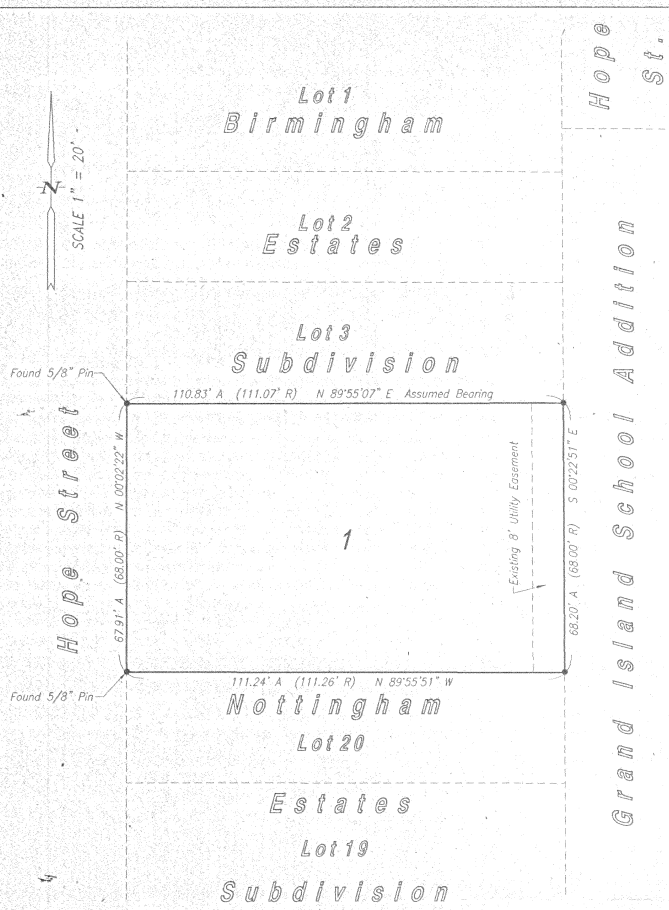
Sincerely,

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.





LEGEND
 •-Indicates 1/2" Iron Pipe Found Unless Otherwise Noted
 ○-Indicates 1/2" Iron Pipe w/Survey Cap Placed Unless Otherwise Noted
 A-Indicates ACTUAL Distance
 R-Indicates RECORDED Distance

Legal Description
 A tract of land comprising all of Lots Twenty One (21) and Twenty Two (22), Nottingham Estates Subdivision, in the City of Grand Island, Hall County, Nebraska, said tract containing 0.174 acres more or less.

Dedication
 KNOW ALL MEN BY THESE PRESENTS, that, BAKER DEVELOPMENT COMPANY, a Nebraska Corporation, being the owner of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as NOTTINGHAM ESTATES SECOND 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 forever, 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.

BAKER DEVELOPMENT COMPANY, a Nebraska Corporation

 Gregory W. Baker, President

Acknowledgement
 State Of Nebraska ss
 County Of Hall
 On the _____ day of _____, 2007, before me _____ a Notary Public within and for said County, personally appeared GREGORY W. BAKER, President of BAKER DEVELOPMENT COMPANY, a Nebraska Corporation, 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 _____

Approval
 Submitted to and approved by the Regional Planning Commission of Hall County, 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 _____, 2007.

 Mayor City Clerk

(Seal)

 Notary Public (Seal)

Surveyor's Certificate
 I hereby certify that on October 10, 2007, I completed an accurate survey of 'NOTTINGHAM ESTATES SECOND 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.

Deryll D. Sorgenfrei, Reg. Land Surveyor No. 578 (Seal)

NOTTINGHAM ESTATES SECOND SUBDIVISION IN THE CITY OF GRAND ISLAND, NEBRASKA