



Hall County Regional Planning Commission

Wednesday, December 05, 2007

Regular Meeting

Item M4

TGT Subdivision - Final Plat

TGT Subdivision located north of W. Schimmer Drive, between S. 130th Road and S. Burwick Road, Hall County, Nebraska. (1 lot)

Staff Contact: Chad Nabity

November 20, 2007

Dear Members of the Board:

RE: Final Plat – TGT Subdivision HC

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of TGT Subdivision, located north of Schimmer Drive, between 130th Road and Burwick Road, in Hall County Nebraska.

This final plat proposes to create 1 lot on a tract of land located in part of the southwest quarter of the southeast quarter (SW ¼, SE ¼) of Section Thirty-two (32), Township Eleven (11) North, Range Eleven (11) West of the 6th P.M., Hall County, Nebraska. This land consists of approximately 4.123 acres.

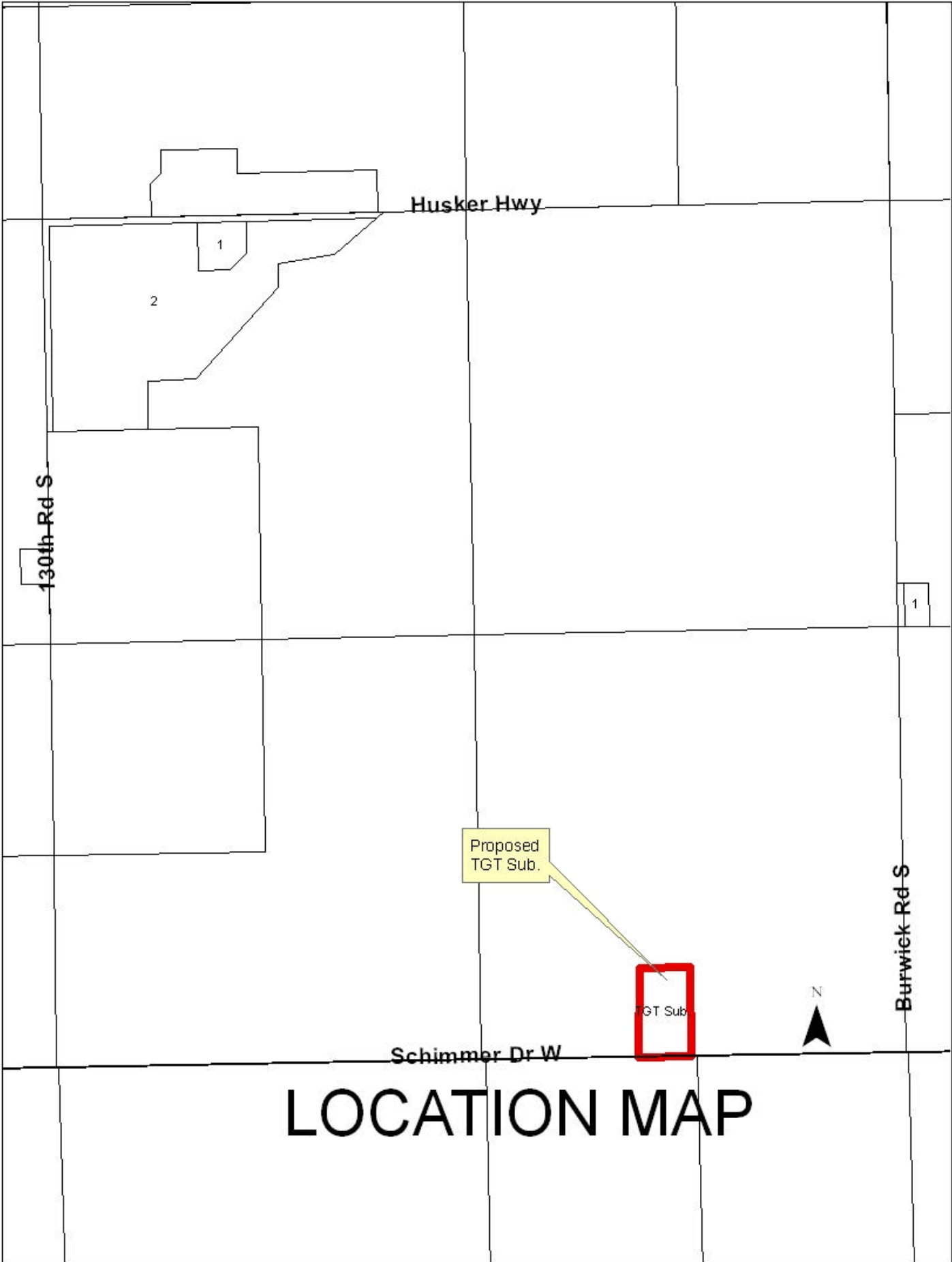
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on December 5, 2007 in the Council Chambers located in Grand Island's City Hall.

Sincerely,










Chad Nabity, AICP
Planning Director

cc: Hall County Clerk
Hall County Attorney
Hall County Public Works
Hall County Building Department
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.



UNPLATTED
OF A PART

	SECTION CORNER
	SET CORNER (5/8" REBAR W/CAP)
	TEMPORARY POINT
	SECTION LINE
	PROPERTY LINE
	PROPOSED PROPERTY/ROW LINE
	EXISTING ROADWAY EASEMENT LINE
	BUILDING SETBACK
	MEASURED DISTANCE
	RECORDED DISTANCE (BLM)

SECTION 32
SOUTH 1/4 CORNER, SECTION 32 T11N R11W
FOUND BLM BRASS CAP $\pm 0.8'$ BELOW GRADE
S 32.63' TO REBAR IN CONCRETE 'WITNESS CORNER'
N 45.74' TO RED HEAD IN FENCE POST
ENE 115.80' TO RAILROAD SPIKE IN POWER POLE
NW 49.17' TO 1/4" REBAR

SEC. 32 T11N, R11W
NOT TO SCALE

HUSKER HWY

130TH RD

N

32

SITE LOCATION

SCHIMMER DR
S1/4 COR

BURWICK RD

SE COR.

USER: jlmenez

W:\Find_Plot\071857_FP--Kcepp.dwg

OMG: F:\Projects\007-1867\SV00

A TRACT OF LAND LOCATED IN PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW1/4, SE1/4) OF SECTION THIRTY TWO (32), TOWNSHIP ELEVEN (11) NORTH, RANGE ELEVEN (11) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

N09°00'00"E ON ALIGNED SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SEC. 32 A DISTANCE OF 956.59 FEET TO THE POINT OF BEGINNING; THENCE N00°41'55"E A DISTANCE OF 40.00 FEET TO THE NEW DEDICATED NORTH-RIGHT-OF-WAY (ROW) LINE OF SCHMIDTHER DRIVE; THENCE S87°00'00"W A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING; THENCE S87°00'00"W A DISTANCE OF 522.05 FEET TO SAID NEW DEDICATED NORTH ROW LINE; THENCE CONTINUING S01°16'21"N A DISTANCE OF 40.01 FEET TO SAID SOUTH LINE OF SE1/4; THENCE N90°00'00"W ON ALIGNED SAID SOUTH LINE OF A DISTANCE OF 330.00 FEET TO THE POINT OF BEGINNING.

SOURCE: CONTACT: JAMES L. WILSON, JR., 1000 E. 1ST ST., SUITE 100, LINCOLN, NE 68502

DO NOT SET OR POST ANY CORNER MARKS AT ANY CORNER OF THIS NEW DEDICATED ROAD RIGHT-OF-WAY.

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT ON _____, 2007 UNDER MY PERSONAL SUPERVISION, I COMPLETED AN ACCURATE SURVEY OF "TGT SUBDIVISION" IN HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF; THAT IRON MARKERS, EXCEPT WHERE INDICATED WERE FOUND OR PLACED AT ALL PROPERTY CORNERS; THAT THE DIMENSIONS OF THE PROPERTY ARE AS SHOWN ON THE PLAT; AND THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS.

JAI JASON ANDRIST, REGISTERED LAND SURVEYOR NUMBER: LS-630

AND MEN BY THE PRESENTS, THAT ROBERT W. KOEPP, TRUSTEE UNDER THE ROBERT W. KOEPP REVOCABLE TRUST AGREEMENT DATED JUNE 30, 2005 AND LOIS I. KOEPP, TRUSTEE UNDER THE LOIS I. KOEPP REVOCABLE TRUST AGREEMENT DATED JUNE 30, 2005 AS EQUAL TENANTS IN COMMON, HAVE HEREBY DECLARED THAT THE FOREGOING DESCRIBED ADDITION WAS SURVEYED, PLATTED AND DESIGNATED AS "TGT SUBDIVISION" IN HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF AND DO HEREBY DECLARE THE ROAD RIGHT OF WAY AS SHOWN THEREON TO THE PUBLIC FOR THE USE, FOREVER, AND HEREBY RESOLVE THAT THE FOREGOING DESCRIBED ADDITION BE SUBJECT TO THE PUBLIC USE, FOREVER, FOR THE LOCATION, CONSTRUCTION AND MAINTENANCE FOR PUBLIC SERVICE UTILITIES, TOGETHER WITH THE RIGHTS OF INGRESS AND EGRESS THERETO, AND HEREBY PROHIBITING THE PLANTING OF TREES, BUSHES AND SHRUBS THEREON, OR THE CONSTRUCTION OF ANY BUILDING OR STRUCTURE, OR THE ERECTION OF SUCH EASEMENTS; AND THAT THE FOREGOING ADDITION AS MORE PARTICULARLY DESCRIBED IN THE DESCRIPTION HEREON AS APPEARS ON THIS PLAT IS MADE WITH THE FREE CONSENT AND IN THE PRESENCE OF THE SIGNATURES OF THE FOREGOING DESCRIBED PARTIES.

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

ROBERT W. KOEPP—TRUSTEE LOIS I. KOEPP—TRUSTEE

STATE OF NEBRASKA
COUNTY OF HALL SS

ON THIS _____ DAY OF _____, 2007, BEFORE ME _____, A
NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED ROBERT W. KOEPP, TRUSTE
AND LOIS I. KOEPP, TRUSTEE, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSONS WHOSE
SIGNATURES ARE AFFIXED HERETO AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR
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

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

CHAIRMAN _____ DATE _____

APPROVED AND ACCEPTED BY THE HALL COUNTY BOARD OF SUPERVISORS THIS _____ DAY
OF _____ 2007.

CHAIRMAN _____ COUNTY CLERK _____

OWNERS: ROBERT W. KOEPP AND LOIS I. KOEPP
SUBDIVIDER: ROBERT W. KOEPP AND LOIS I. KOEPP
SURVEYOR: OLSSON ASSOCIATES
ENGINEER: OLSSON ASSOCIATES
NUMBER OF LOTS: 1

201 East 2nd Street
P.O. Box 1072
Grand Island, NE 68
TEL. 308.384.8793