



Hall County Regional Planning Commission

Wednesday, April 02, 2008
Regular Meeting

Item J4

Final Plat - NCC-1701 Subdivision

West of Webb Road, in the City of Grand Island, Hall County, Nebraska. (2 lots)

Staff Contact: Chad Nabity

March 14, 2008

Dear Members of the Board:

RE: Final Plat – NCC-1701 Subdivision.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of NCC-1701, located south of Hwy 2, west of Webb Road, Grand Island, Hall County, Nebraska.

This final plat proposes to create 2 lots on a tract of land, comprising a part of the Southeast Quarter (SE1/4) of section one (1), Township Eleven (11) North, Range Ten (10) West of the 6th. P.M., in the City of Grand Island, Hall County Nebraska.

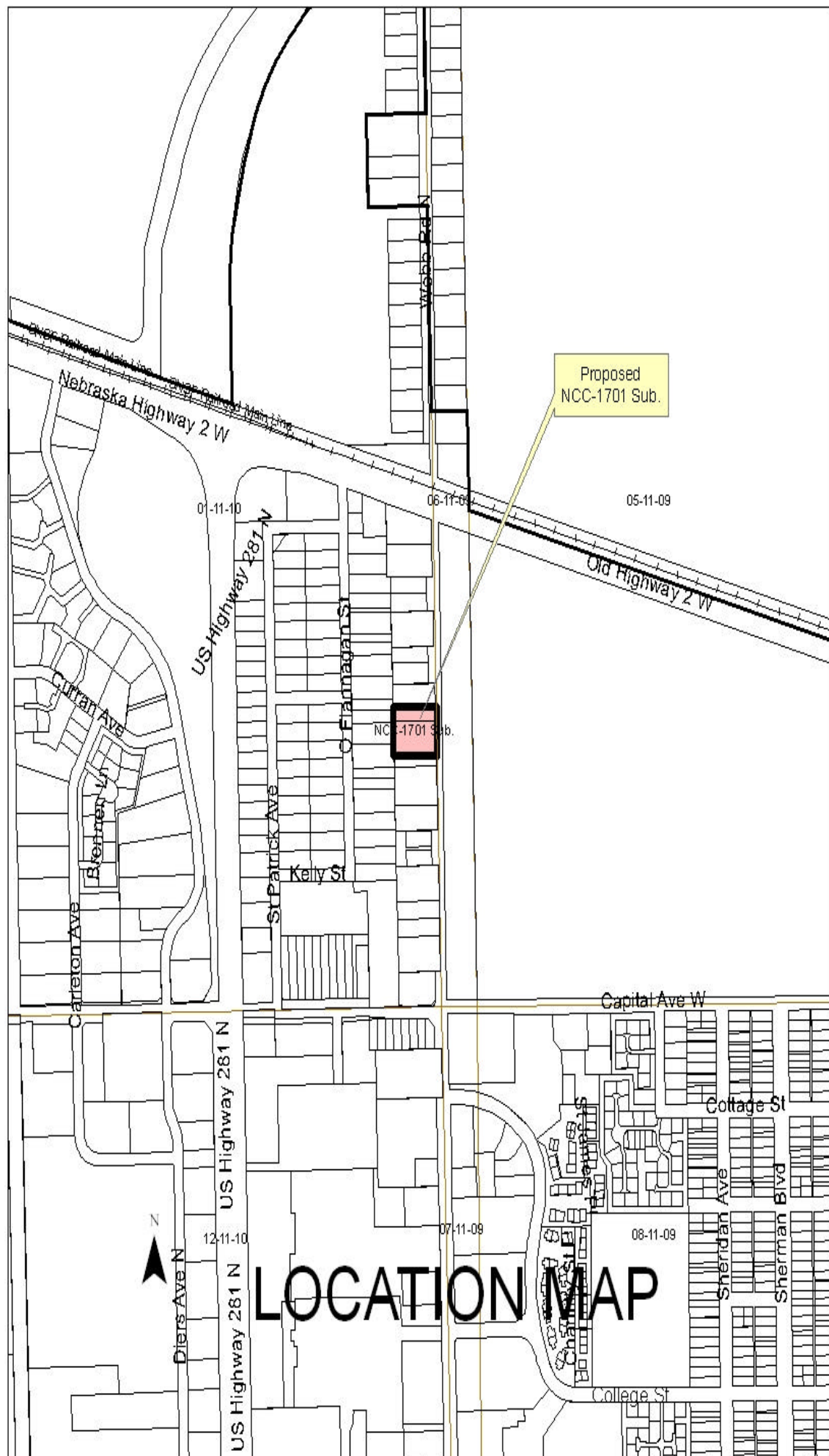
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on April 2, 2008 in the Council Chambers located in Grand Island's City Hall.

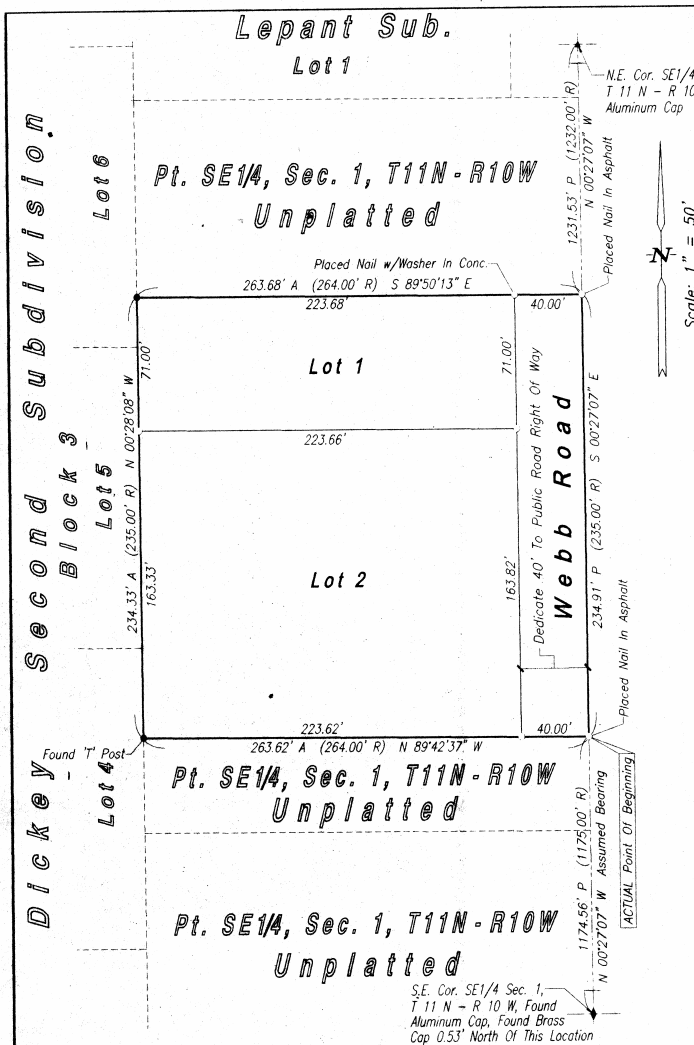
Sincerely,

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 And Associates

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





Legal Description

A tract of land comprising a part of the Southeast Quarter (SE1/4) of Section One (1), Township Eleven (11) North, Range Ten (10) West of the 6th. P.M., in the City of Grand Island, Hall County, Nebraska, more particularly described as follows: Beginning at the southeast corner of said Southeast Quarter (SE1/4); thence running northerly along the east line of said Southeast Quarter (SE1/4), on an Assumed Bearing of N00°27'07"W, a distance of One Thousand One Hundred Seventy Four and Fifty Six Hundredths (1174.56) feet, to the ACTUAL point of beginning; thence running N89°42'37"W, a distance of Two Hundred Sixty Three and Sixty Two Hundredths (263.62) feet; thence running N00°28'08"W, a distance of Two Hundred Thirty Four and Thirty Three Hundredths (234.33) feet; thence running S89°50'13"E, a distance of Two Hundred Sixty Three and Sixty Eight Hundredths (263.68) feet, to a point on the east line of said Southeast Quarter (SE1/4); thence running S00°27'07"E, along the east line of said Southeast Quarter (SE1/4), a distance of Two Hundred Thirty Four and Ninety One Hundredths (234.91) feet, to the ACTUAL point of beginning and containing 1.420 acres more or less.

Dedication

KNOW ALL MEN BY THESE PRESENTS, that, TIMOTHY L. GRANDON, a single person, EZELLUEN Z. FOX, a single person, DONALD H. MUHS and DOLORES S. MUHS, husband and wife, being the owners of the land described hereon, have caused same to be surveyed, subdivided, platted and designated as NCC-1701 SUBDIVISION, in the City of Grand Island, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the street right of way as shown thereon to the public for their use forever and the easements, if any, 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 owners and proprietors.

IN WITNESS WHEREOF, we have affixed our signatures hereto at Grand Island, Nebraska, this _____ day of _____, 2008.

Timothy L. Grandon

Donald H. Muhs

Ezelluen Z. Fox

Dolores S. Muhs

Acknowledgement

State Of Nebraska ss
County Of Hall
On the _____ day of _____, 2008, before me
a Notary Public within and for said County, personally appeared TIMOTHY L. GRANDON, a single person, EZELLUEN Z. FOX, a single person, DONALD H. MUHS and DOLORES S. MUHS husband and wife, to me personally known to be the identical persons whose signatures are affixed hereto, and that each did acknowledge the execution thereof to be his or 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 _____.

(Seal)

Notary Public

Surveyor's Certificate

I hereby certify that on February 28, 2008, I completed an accurate survey of 'NCC-1701 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.

Deryl D. Sorgentfrei, Reg. Land Surveyor No. 578

(Seal)

Approvals

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 _____, 2008.

Mayor

City Clerk

(Seal)

NCC-1701 SUBDIVISION