



Hall County Regional Planning Commission

Wednesday, February 04, 2009
Regular Meeting

Item M7

Final Plat - South Pointe Subdivision

Insert a narrative here

Staff Contact:

January 19, 2009

Dear Members of the Board:

RE: Final Plat – South Pointe Subdivision

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of South Pointe Subdivision, located east of South Locust Street, and North of US Hwy 34, in Grand Island, in Hall County, Nebraska consisting of 1.966 acres (1) Lot.

This final plat proposes to create 1 lot on a tract of land, comprising a part of Lot One (1) Mainland in the Southwest Quarter of the Northwest Quarter (SW1/4 NW1/4) of Section Twenty Seven (27), Township Eleven (11) North, Range Nine (9) West of the 6th P.M. in the City of Grand Island, Hall County, Nebraska.

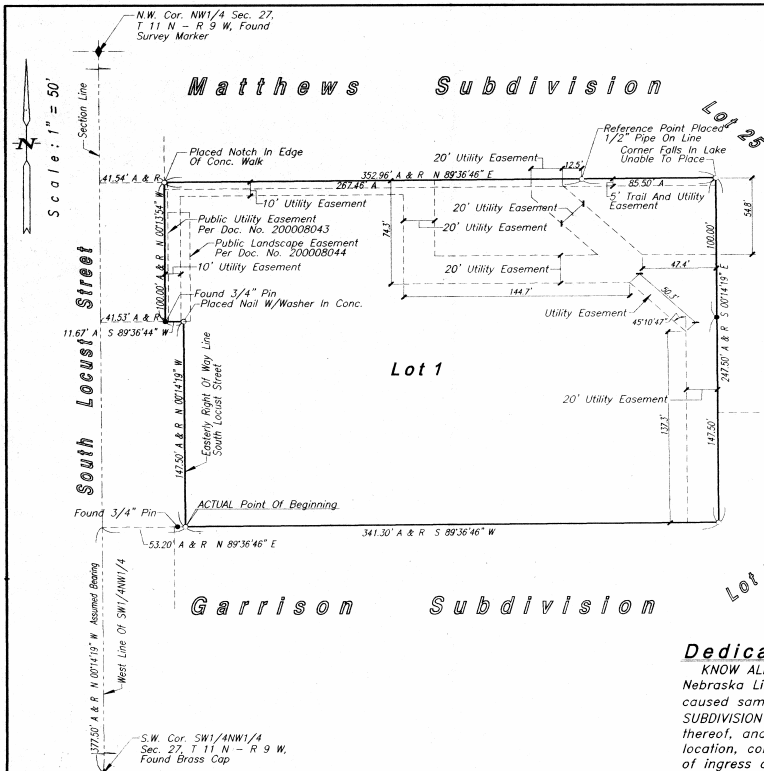
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on February 4, 2009 in the Council Chambers located in Grand Island's City Hall.

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 L.L.C.

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 a part of Lot One (1) Mainland in the Southwest Quarter of the Northwest Quarter (SW1/4NW1/4) of Section Twenty Seven (27), Township Eleven (11) North, Range Nine (9) West of the 6th. P.M., in the City of Grand Island, Hall County, Nebraska, more particularly described as follows:
 Beginning at the southwest corner of said Southwest Quarter of the Northwest Quarter (SW1/4NW1/4), thence running northerly along the west line of said Southwest Quarter of the Northwest Quarter (SW1/4NW1/4), on an Assumed Bearing of N00°14'19"W, a distance of Three Hundred Seventy Seven and Fifty Hundredths (377.50) feet; thence running N89°36'46"E a distance of Fifty Three and Twenty Hundredths (53.20) feet, to a point on the easterly right of way line of South Locust Street and the ACTUAL point of beginning; thence running N00°14'19"W, along the easterly right of way line of South Locust Street, a distance of One Hundred Forty Seven and Fifty Hundredths (147.50) feet; thence running S89°36'44"W, along the easterly right of way line of South Locust Street, a distance of Eleven and Sixty Seven Hundredths (11.67) feet; thence running N00°13'54"W, along the easterly right of way line of South Locust Street, a distance of One Hundred (100.00) feet, to a point on the southerly line of Lot Twenty Five (25), Matthews Subdivision; thence running N89°36'46"E, along the southerly line of Lot Twenty Five (25), Matthews Subdivision, a distance of Three Hundred Fifty Two and Ninety Six Hundredths (352.96) feet, to a corner of Lot Twenty Five (25), Matthews Subdivision; thence running S00°14'19"E, along the west line of Lot Twenty Five (25), Matthews Subdivision and its extension, a distance of Two Hundred Forty Seven and Fifty Hundredths (247.50) feet, to a corner of Lot One (1), Garrison Subdivision; thence running S89°36'46"W, along the north line of Garrison Subdivision, a distance of Three Hundred Forty One and Thirty Hundredths (341.30) feet, to the ACTUAL point of beginning and containing 1.966 acres more or less;

Dedication

KNOW ALL MEN BY THESE PRESENTS, that SOUTH POINTE DEVELOPMENT L.L.C., a Nebraska Limited Liability Company, being the owner of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as 'SOUTH POINTE SUBDIVISION' in the City of Grand Island, Nebraska, as shown on the accompanying plat thereof, and does hereby dedicate the easements, if any, as shown thereon for the location, construction and maintenance of public service utilities; 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 _____, 2009.

SOUTH POINTE DEVELOPMENT, L.L.C., A Nebraska Limited Liability Company
 Raymond J. O'Connor, Managing Member

Surveyor's Certificate

I hereby certify that on December 24, 2008, I completed an accurate survey of 'SOUTH POINTE 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.

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

Acknowledgement

State Of Nebraska ss
 County Of Hall
 On the _____ day of _____, 2009, before me, _____ a Notary Public within and for said County, personally appeared RAYMOND J. O'CONNOR, Managing Member of SOUTH POINTE DEVELOPMENT, L.L.C., a Nebraska Limited Liability Company, and 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 _____

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.

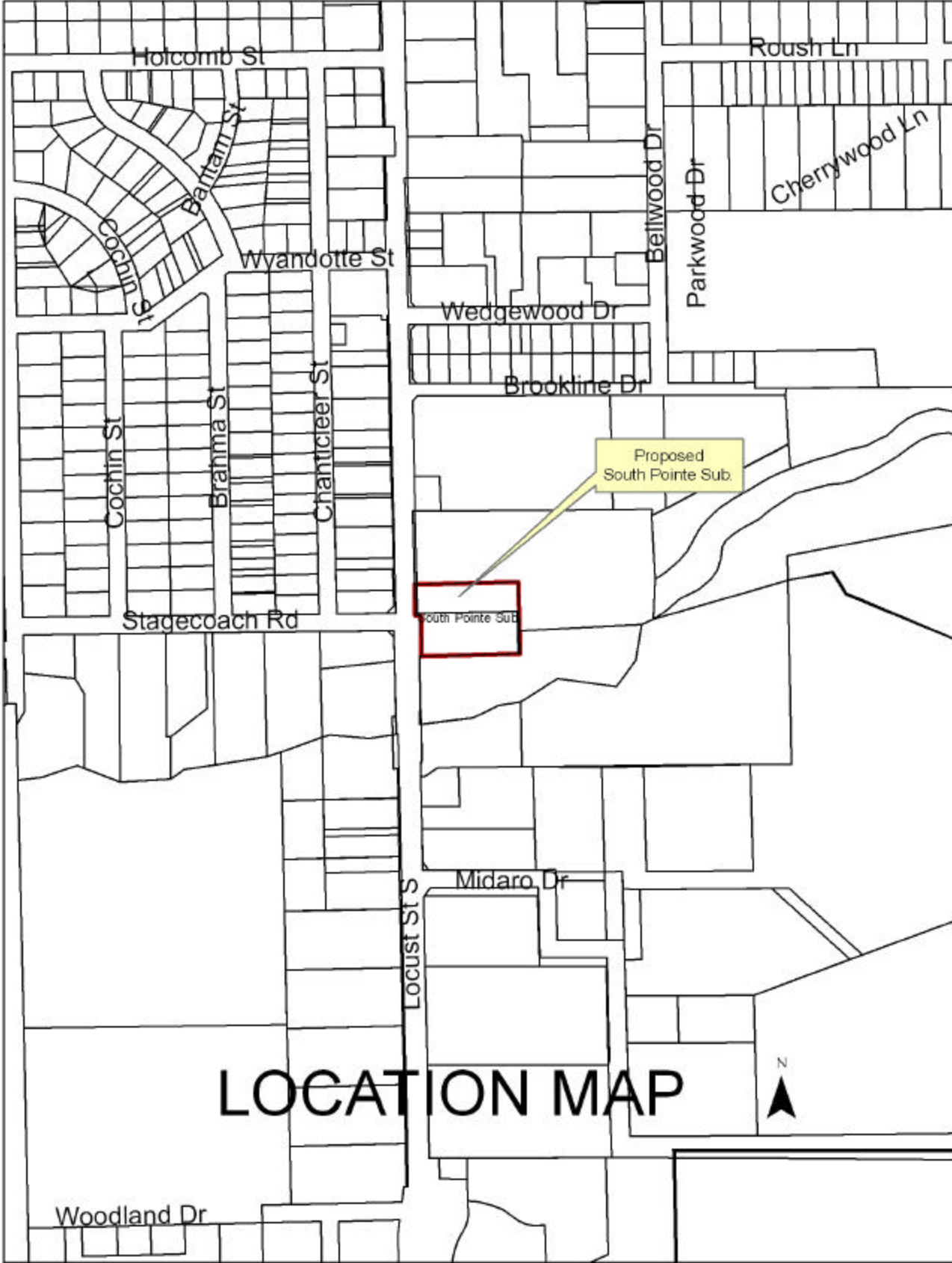
Chairman _____ Date _____

Approved and accepted by the City of Grand Island, Nebraska, this _____ day of _____, 2009.

(Seal) Mayor _____ City Clerk _____

Notary Public _____ (Seal)

SOUTH POINTE SUBDIVISION
IN THE CITY OF GRAND ISLAND, NEBRASKA



LOCATION MAP

