



Hall County Regional Planning Commission

Wednesday, September 02, 2009
Regular Meeting

Item M5

Final Plats

Insert a narrative here

Staff Contact:

August 19, 2009

Dear Members of the Board:

RE: Final Plat – Country Club Third Subdivision

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Country Club Third Subdivision, located west Riverview Drive and south of Stolley Park Rd., in the City of Grand Island, in Hall County Nebraska.

This final plat proposes to create 2 lots on a tract of land comprising all of Lot One (1), Country Club 2nd Subdivision in the City of Grand Island, Nebraska, said tract containing .813 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 September 2, 2009 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Naby, AICP
Planning Director

Cc: City Clerk
City Attorney
City Public Works
City Building Inspections
City Utilities
Manager of Postal Operations
Benjamin & Associates

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

Stolley Park Rd W

Hagge Ave

Grand Ave

Riverview Dr

Country Club 3rd

Proposed
Country Club 3rd Sub.

Parkview Dr

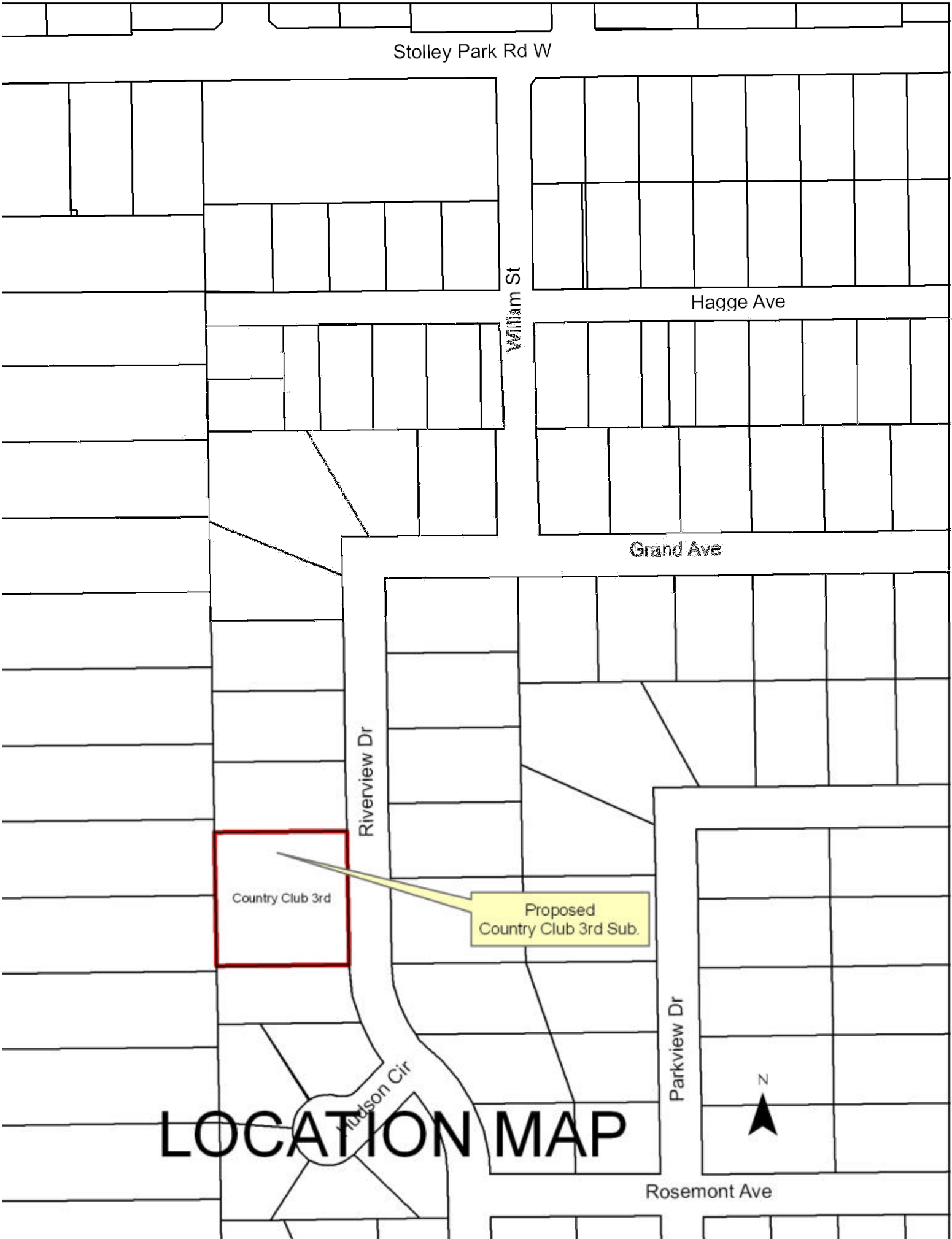
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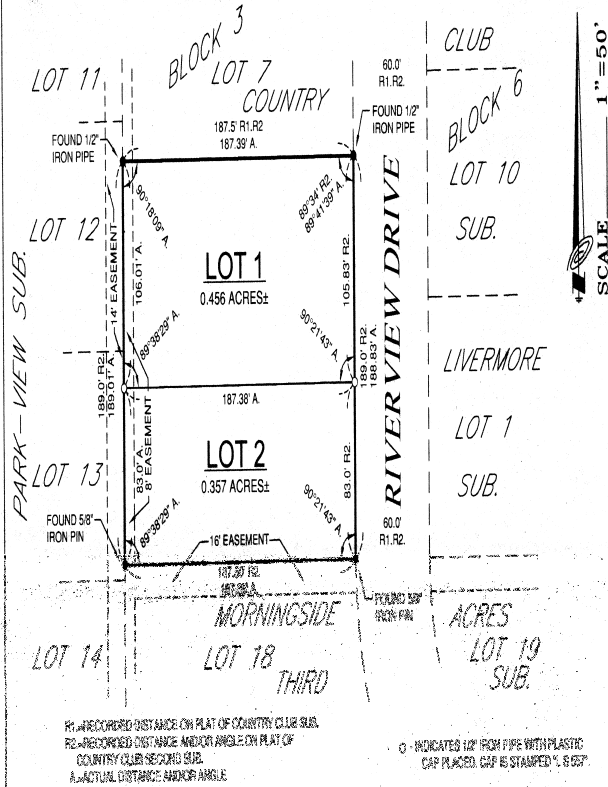
Rosemont Ave

LOCATION MAP

Judson Cir

William St





DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that we, Ramiro J. Faz and Barbara S. Faz, husband and wife, being the owners of the land described hereon, have caused same to be surveyed, subdivided, platted and designated as "COUNTRY CLUB THIRD SUBDIVISION" in the City of Grand Island, Hall County, Nebraska, as shown on the accompanying plat thereof; and do hereby dedicate the easements, if any, 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, 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 _____, Nebraska, this _____ day of _____, 2009.

Ramiro J. Faz

Barbara S. Faz

ACKNOWLEDGEMENT

State of Nebraska
County of Hall

On the _____ day of _____, 2009, before me, _____ a Notary Public within and for said County, personally appeared Ramiro J. Faz and Barbara S. Faz, husband and wife, to me personally known to be the identical persons whose signatures are affixed hereto, and they did acknowledge the execution thereof to be their act and deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal of Grand Island, Nebraska, on the date last above written.

My commission expires _____

Notary Public (SEAL)

APPROVALS

Submitted to and approved by the Regional Planning Commission of Hall County, Grand Island and Wood River, and the Villages of Allen, Calm and Danaher, Nebraska.

Chairman

Date

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

Mayor

City Clerk

(SEAL)

LEGAL DESCRIPTION

A tract of land comprising all of Lot One (1), Country Club Third Subdivision in the City of Grand Island, Nebraska, said tract containing 0.813 acres, more or less.

SURVEYOR'S CERTIFICATE

I hereby certify that on _____, 2009, I completed an accurate survey (made under my supervision) of "COUNTRY CLUB THIRD SUBDIVISION" in the City of Grand Island, Hall County, Nebraska, as shown on the accompanying plat thereof that the lots, blocks, streets, easements, alleys, parks, commons, and other grounds as indicated in said subdivision as shown on this accompanying plat thereof, are well and accurately stated off and marked; that iron markers were placed at all corners 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.

Lee D. Wagner, Registered Land Surveyor No. 557 (SEAL)

COUNTRY CLUB THIRD SUBDIVISION
IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA
BENJAMIN & ASSOCIATES, INC. - ENGINEERS & SURVEYORS - GRAND ISLAND, NEBRASKA

April 20, 2009

Dear Members of the Board:

RE: Final Plat – J.H. Harder Third Subdivision

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of J.H. Harder Third Subdivision, located west of St. Paul Rd., and south of Airport Rd., in the 2-mile extraterritorial of Grand Island in Hall County, Nebraska.

This final plat proposes to create 2 lots on a tract of land comprising all of Lot One (1), J.H. Harder Subdivision, Hall County, Nebraska and comprising a part of the Southeast Quarter (SE1/4) of Section Four (4), Township Eleven (11) North, Range Nine (9) West of the 6th P.M. in the 2-mile extraterritorial of Grand Island in 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 June 3, 2009 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Naby, AICP
Planning Director

cc: City Clerk
City Attorney
City Public Works
City Building Inspections
City Utilities
Hall County Clerk
Hall County Attorney
Hall County Public Works
Hall County Building Department
Manager of Postal Operations
Benjamin & Associates, INC.

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

Capital Trailer Ct

Proposed
J.H. Harders 3rd Sub.

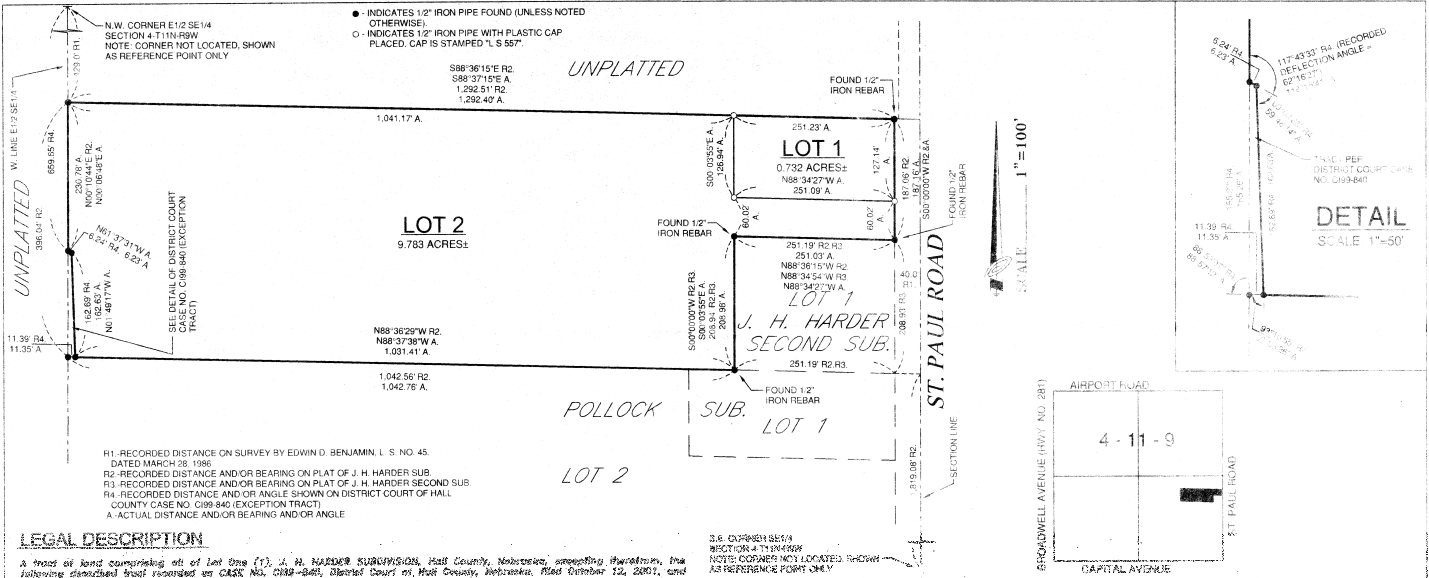
J.H. Harder 3rd Sub.

St Paul Rd

Dean St

LOCATION MAP





LEGAL DESCRIPTION

A tract of land comprising all of Lot One (1) J. H. HARDER SUBDIVISION, Hall County, Nebraska, comprising thereunto, the following described tract recorded as CASE NO. C189-840, District Court of Hall County, Nebraska, filed October 12, 2001, and being more particularly described as follows:

A tract of land comprising a part of the Southwest Quarter (SE1/4) of Section Four (4), Township Eleven (11) North, Range Nine (9) West of the 6th P.M. in Hall County, Nebraska, more particularly described as follows: Beginning at the northeast corner of the East half of the Southwest Quarter (E1/2 SE1/4) thence running southerly along the west line of the East half of the Southwest Quarter (E1/2 SE1/4) a distance of Six Hundred Fifty-nine and Sixty-five hundredths (659.65) feet, to the SE1/4 corner of said section, thence southerly a distance of Six and Seven-hundredths (6.07) feet, thence deflecting Right 89°08'26" and running southerly a distance of One Hundred Thirty-one and Two-hundredths (131.02) feet to a point on the north line of Pollock Subdivision thence deflecting Right 83°10'55" and running southerly along the north line of Pollock Subdivision a distance of Six and Four-hundredths (6.04) feet, to the northeast corner of Pollock Subdivision, thence deflecting Right 82°32'02" and running southerly a distance of One Hundred Forty-two and Twenty-seven hundredths (142.27) feet, to the ACTUAL point of beginning and containing 1.081 square feet (0.025 acre) more or less.

Said aforementioned tract less exception, containing 10.518 acres, more or less.

SURVEYOR'S CERTIFICATE

I hereby certify that on _____ 2006, I completed an accurate survey (made under my supervision) of the J. H. HARDER THIRD SUBDIVISION, Hall County, Nebraska, as shown on the accompanying plat thereof and that the lots, blocks, streets, avenues, alleys, parks, easements and other grounds as contained in said subdivision as shown on the accompanying plat thereof, are well and accurately shown and that the same were placed at all corners as shown on the plat that each lot bears its own number and that said survey was made with reference to known and related monuments.

Lee D. Wagner, Registered Land Surveyor No. 337

(SEAL)

Chairman of the Board

County Clerk

(SEAL)

APPROVALS

Submitted to and approved by the Regional Planning Commission of Hall County, Grand Island and Wood River, and the Village of Ames, Cairo and Dunbar, Nebraska.

Approved and accepted by the City of Grand Island, Nebraska, this _____ day of _____ 2006.

Mayor City Clerk

Approved and accepted by the Hall County Board of Supervisors, this _____ day of _____ 2006.

J. H. HARDER THIRD SUBDIVISION
HALL COUNTY, NEBRASKA

BENJAMIN & ASSOCIATES, INC. - ENGINEERS & SURVEYORS - GRAND ISLAND, NEBRASKA