



# Hall County Regional Planning Commission

Wednesday, August 04, 2010

Regular Meeting

Item M3

## Final Plats

*Insert a narrative here*

Staff Contact:

July 21, 2010

Dear Members of the Board:

**RE: Final Plat – Bockerman Subdivision**

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Bockerman Subdivision, in Hall County Nebraska.

This final plat proposes to create 1 lot on a parcel of land located in the Southeast Quarter of Section 31, Township 9, North, Range 11 West of the Sixth P.M., in Hall County, Nebraska, said tract containing 5.3 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 August 4, 2010 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  
JEO Consulting Group Inc.

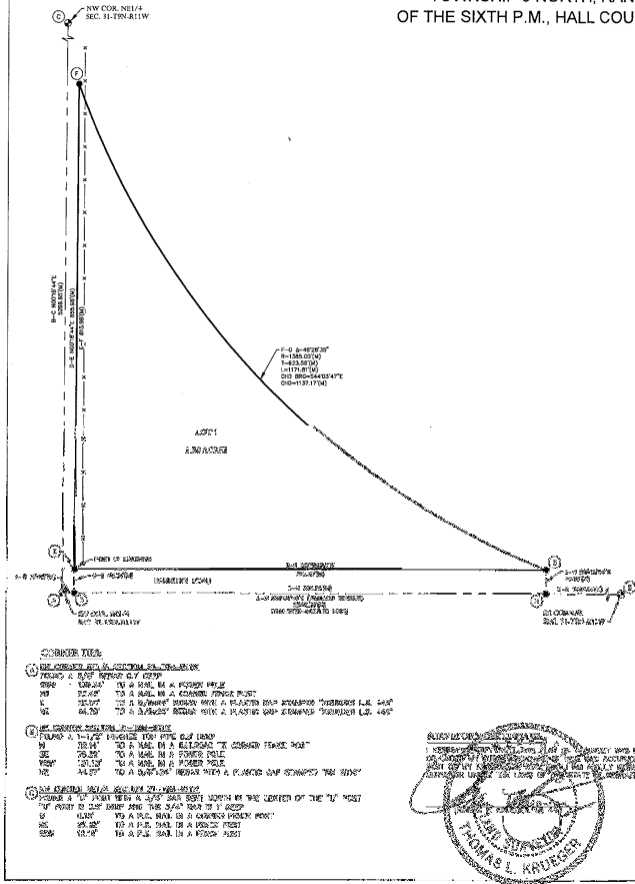
This letter was sent to the following School Districts 1R, 2, 3, 8, 12, 19, 82, 83, 100, 126.



# LOCATION MAP



BOCKERMAN SUBDIVISION  
A PARCEL OF LAND LOCATED IN THE SE1/4 OF SECTION 31  
TOWNSHIP 9 NORTH, RANGE 11 WEST  
OF THE SIXTH P.M., HALL COUNTY, NEBRASKA



**LEGAL DESCRIPTION:**  
A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 9 NORTH, RANGE 11 WEST OF THE SIXTH P.M. HALL COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS: REFERRING TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 31, THENCE S89°54'34\"/>

**DEDICATION:**  
KNOW ALL MEN BY THESE PRESENTS, THAT BERNARD J. BOCKERMAN AND ARLENE BOCKERMAN, THE OWNERS OF THE LAND DESCRIBED IN THE LEGAL DESCRIPTION HEREON, HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, PLATTED, AND DESIGNATED AS BOCKERMAN SUBDIVISION AS SHOWN ON THE ACCOMPANYING PLAT THEREOF, AND DO HEREBY DEDICATE THE EASEMENTS IF ANY, AS SHOWN THEREON FOR THE LOCATION, CONSTRUCTION, AND MAINTENANCE OF PUBLIC SERVICE UTILITIES

BERNARD J. BOCKERMAN ARLENE BOCKERMAN

**ACKNOWLEDGMENT:**  
STATE OF NEBRASKA )  
COUNTY OF )  
I, COUNTY CLERK, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS FILED FOR RECORD IN THE PUBLIC RECORDS OF THIS COUNTY, NEBRASKA, ON THIS 11TH DAY OF MAY, 2010, AT 10:00 A.M.

**APPROVAL:**  
SUBMITTED TO AND APPROVED BY THE NEBRASKA BOARD OF LAND SURVEYORS, GRANTED RECORD, AND RECORDED IN THE PUBLIC RECORDS OF HALL COUNTY, NEBRASKA, ON 05-11-2010.

**TESTIMONY:**  
I HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS FILED FOR RECORD IN THE PUBLIC RECORDS OF THIS COUNTY, NEBRASKA, ON THIS 11TH DAY OF MAY, 2010, AT 10:00 A.M.

DEPOSITION OF THE WITNESSES



**LEGEND:**  
1. UNDEVELOPED LAND  
2. DEVELOPED LAND  
3. WATER  
4. ROAD  
5. FENCE  
6. POWER LINE  
7. EASEMENT  
8. EASEMENT  
9. EASEMENT  
10. EASEMENT



NO.	DESCRIPTION	ACRES
1	UNDEVELOPED LAND	5.30
2	DEVELOPED LAND	0.00
3	WATER	0.00
4	ROAD	0.00
5	FENCE	0.00
6	POWER LINE	0.00
7	EASEMENT	0.00
8	EASEMENT	0.00
9	EASEMENT	0.00
10	EASEMENT	0.00

FUN-1

**JEO**  
Consulting Group, Inc.  
300 West 1st Street, Council Bluffs, Nebraska 68601  
Ph: 515.333.7228 Fax: 515.333.7229

**BOCKERMAN SUBDIVISION**

**SOUTHEAST QUARTER SECTION 31, TOWNSHIP 9 NORTH, RANGE 11 WEST, HALL COUNTY, NEBRASKA**

July 22, 2010

Dear Members of the Board:

**RE: Final Plat – J Clark Subdivision**

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of J Clark Subdivision, located north of Del Mar Avenue and west of Harrison St., in the City of Grand Island, in Hall County Nebraska.

This final plat proposes to create 3 lots on a tract of land, comprising a part of the Southwest Quarter of the Southwest Quarter (SW1/4SW1/4) of Section Twenty One (21), Township Eleven (11) North, Range Nine (9) West of the 6<sup>th</sup> P.M. in the City of Grand Island, in Hall County, Nebraska, said tract containing 1.805 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 August 4, 2010 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

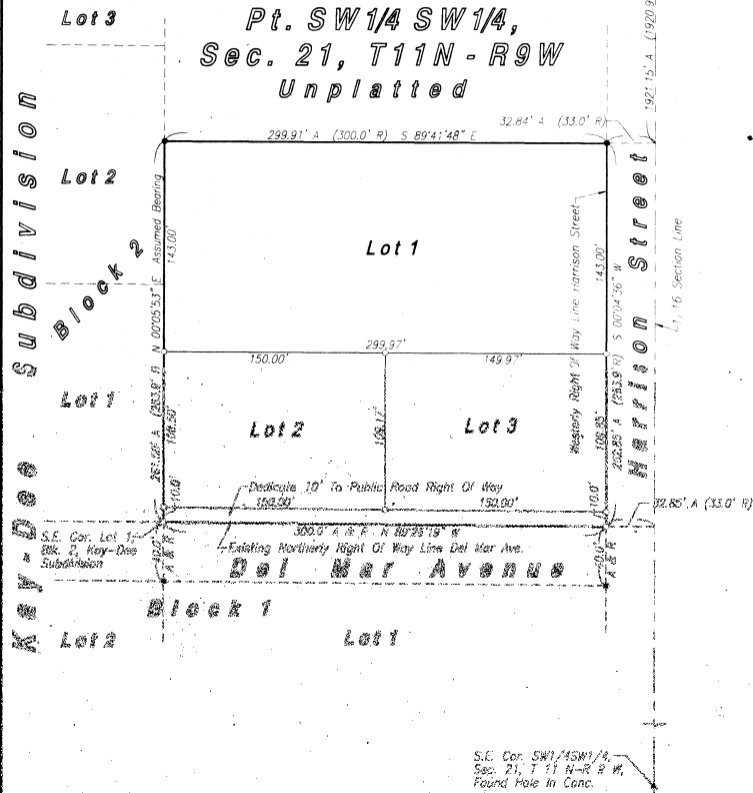
Chad Nabity, AICP  
Planning Director

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

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



N.E. Cor. NW1/4SW1/4,  
Sec. 21, T11N-R9W  
Found 1/2" Pipe



#### 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 the Southwest Quarter of the Southwest Quarter (SW1/4SW1/4) of Section Twenty One (21), 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 southeast corner of Lot One (1), Block Two (2), Key-Dee Subdivision, and a point on the existing northerly right of way line of Del Mar Avenue; thence running northerly on the east line of Block Two (2), Key-Dee Subdivision, on an Assumed Bearing of N00°05'53"E, a distance of Two Hundred Sixty One and Fifty Hundredths (261.50) feet, thence running S89°41'48"W, a distance of Two Hundred Ninety Nine and Ninety One Hundredths (299.91) feet, to a point on the westerly right of way line of Harrison Street; thence running S00°04'36"W, on the westerly right of way line of Harrison Street, a distance of Two Hundred Sixty Two and Eighty Five Hundredths (262.85) feet, to a point on the existing northerly right of way line of Del Mar Avenue; thence running N89°26'19"W, on the existing northerly right of way line of Del Mar Avenue, a distance of Three Hundred (300.00) feet, to the point of beginning and containing 1.805 acres more or less.

#### Dedication

KNOW ALL MEN BY THESE PRESENTS, that 1321 WEBB ROAD, 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 'J CLARK SUBDIVISION', in the City of Grand Island, Hall County, 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 owner and proprietor.

IN WITNESS WHEREOF, I have affixed my signature hereto at Grand Island, Nebraska, this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

1321 WEBB ROAD, L.L.C., a Nebraska Limited Liability Company

Gordon Glade, Managing Member

#### Surveyor's Certificate

I hereby certify that on July 13, 2010, I completed an accurate survey of 'J CLARK SUBDIVISION', in the City of Grand Island, Hall County, 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. Sargenfire, Reg. Land Surveyor No. 578

#### Approvals

Submitted to and approved by the Regional Planning Commission of Hall County, Grand Island, Wood River and the Villages of Alda, Cairo and Daniphan, Nebraska.

Chairman

Date

Approved and accepted by the City of Grand Island, Nebraska, this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

Mayor

City Clerk

(Seal)

#### Acknowledgement

State Of Nebraska ss  
County Of Hall

On the \_\_\_\_\_ day of \_\_\_\_\_, 2010, before me, a Notary Public within and for said County, personally appeared GORDON GLADE, Managing Member of 1321 WEBB ROAD, L.L.C., a Nebraska Limited Liability Company, 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 \_\_\_\_\_

Notary Public

**J CLARK SUBDIVISION**  
**IN THE CITY OF GRAND ISLAND, NEBRASKA**