



Hall County Regional Planning Commission

Wednesday, September 01, 2010

Regular Meeting

Item M7

Final Plats

Insert a narrative here

Staff Contact:

August 18, 2010

Dear Members of the Board:

RE: Final Plat – Medical Park Eighth Subdivision

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Medical Park Eighth Subdivision, located 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 Lot Two (2), Medical Park Fifth Subdivision, located north of Faidley Ave., and east of Custer Ave., in the City of Grand Island, Hall County Nebraska, and said tract containing 3.760 acres.

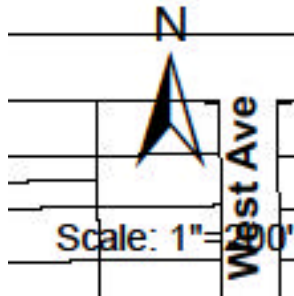
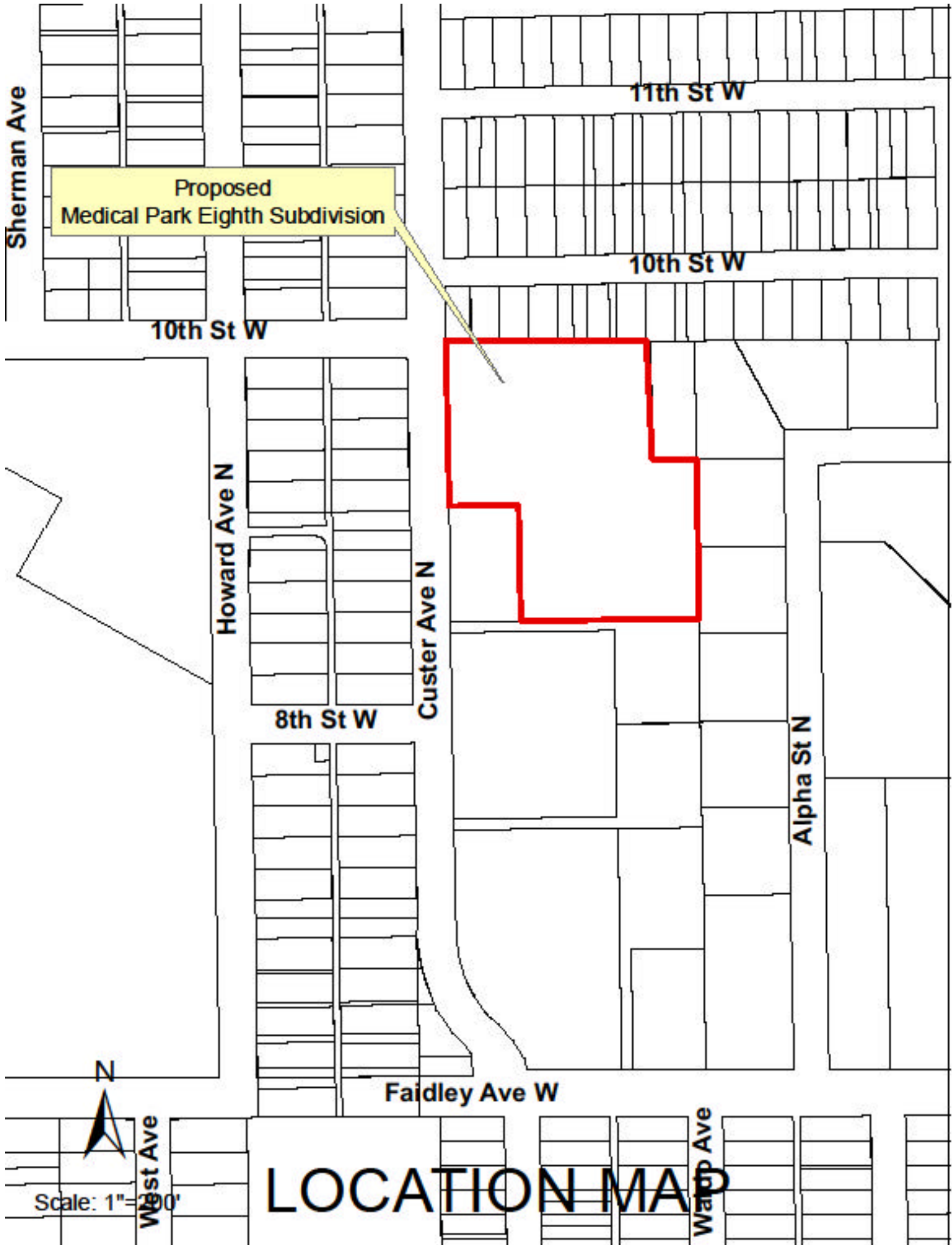
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on September 1, 2010 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

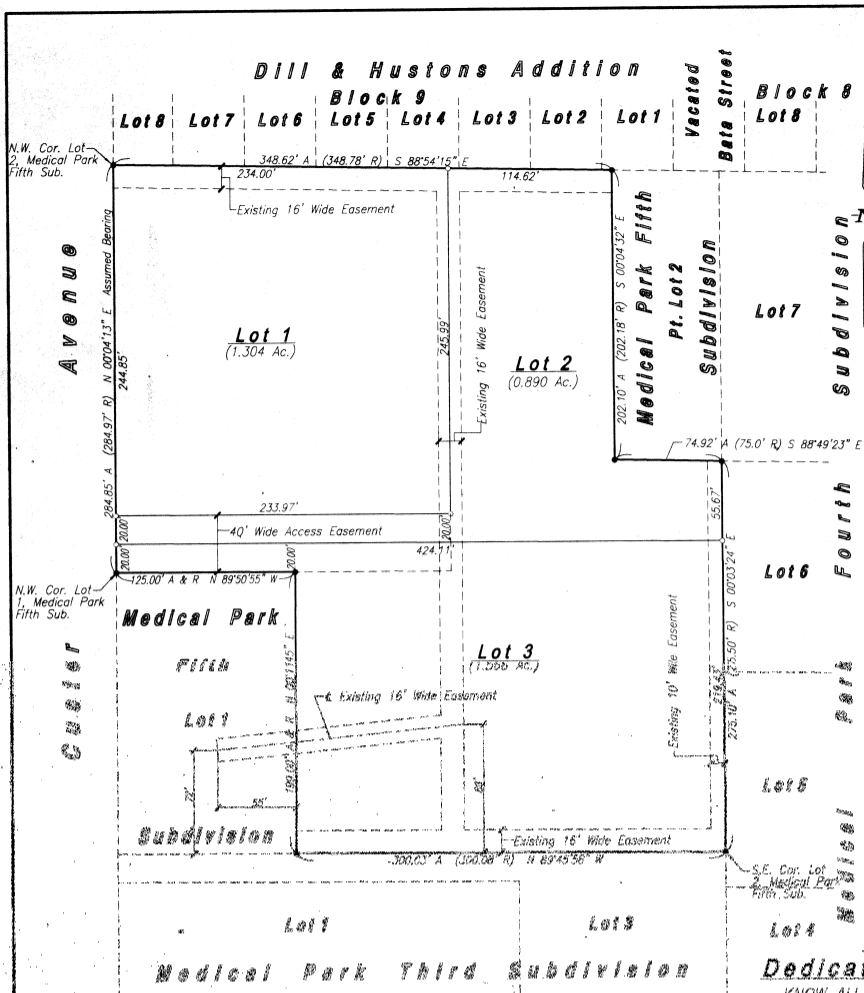
Chad Nabity, AICP
Planning Director

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.



LOCATION MAP



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 Two (2), Medical Park Fifth Subdivision, in the City of Grand Island, Hall County, Nebraska, more particularly described as follows:

Beginning at the northwest corner of Lot One (1), Medical Park Fifth Subdivision, said point also being on the easterly right of way line of Custer Avenue; thence running northerly on the easterly right of way line of Custer Avenue and the west line of said Lot Two (2), on an Assumed Bearing of N00°04'13"E, a distance of Two Hundred Eighty Four and Eighty Five Hundredths (284.85) feet, to the northwest corner of said Lot Two (2); thence running S88°54'15"E, on the north line of said Lot Two (2), a distance of Three Hundred Forty Eight and Sixty Two Hundredths (348.62) feet; thence running S00°04'32"E, a distance of Two Hundred Two and Ten Hundredths (202.10) feet; thence running S88°49'23"E, a distance of Seventy Four and Ninety Two Hundredths (74.92) feet, to a point on the east line of said Lot Two (2); thence running S00°03'24"E, on the east line of said Lot Two (2), a distance of Two Hundred Seventy Five and Ten Hundredths (275.10) feet, to the southeast corner of said Lot Two (2); thence running N89°45'55"W, on the south line of said Lot Two (2), a distance of Three Hundred and Three Hundredths (300.03) feet, to the southeast corner of Lot One (1), Medical Park Fifth Subdivision; thence running N00°11'45"E, on the east line of Lot One (1), Medical Park Fifth Subdivision, a distance of One Hundred Ninety Nine (199.00) feet, to the northeast corner of Lot One (1), Medical Park Fifth Subdivision; thence running N89°50'55"W, a distance of One Hundred Twenty Five (125.00) feet, to the point of beginning and containing 3.760 acres more or less.

Dedication

KNOW ALL MEN BY THESE PRESENTS, that SAINT FRANCIS MEDICAL CENTER, a Nebraska Non-Profit Corporation, being the owner of the land described herein, has caused same to be surveyed, subdivided, platted and designated as 'MEDICAL PARK EIGHTH SUBDIVISION' in the City of Grand Island, Nebraska, 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, 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.

SAINT FRANCIS MEDICAL CENTER, a Nebraska Non-Profit Corporation

Dan McElligott, President And C.E.O.

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 DAN McELLIOTT, President and C.E.O. of SAINT FRANCIS MEDICAL CENTER, a Nebraska Non-Profit Corporation, 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 Corporation.

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

(Seal)

MEDICAL PARK EIGHTH SUBDIVISION **IN THE CITY OF GRAND ISLAND, NEBRASKA**

Surveyor's Certificate

I hereby certify that on July 23, 2010, I completed an accurate survey of 'MEDICAL PARK EIGHTH 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)

Daryl D. Sargent, 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 Doniphan, Nebraska.

Chairman

Date

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

Mayor

City Clerk

(Seal)

August 18, 2010

Dear Members of the Board:

RE: Final Plat – A & T Acres Subdivision

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

This final plat proposes to create 1 lot on a tract of land located in part of the North Half (N1/2) of Section Twenty-Eight (28), Township Twelve (12) North, Range Eleven (11) West, West of the Sixth P.M., in Hall County, Nebraska, said tract containing 5.3 acres.

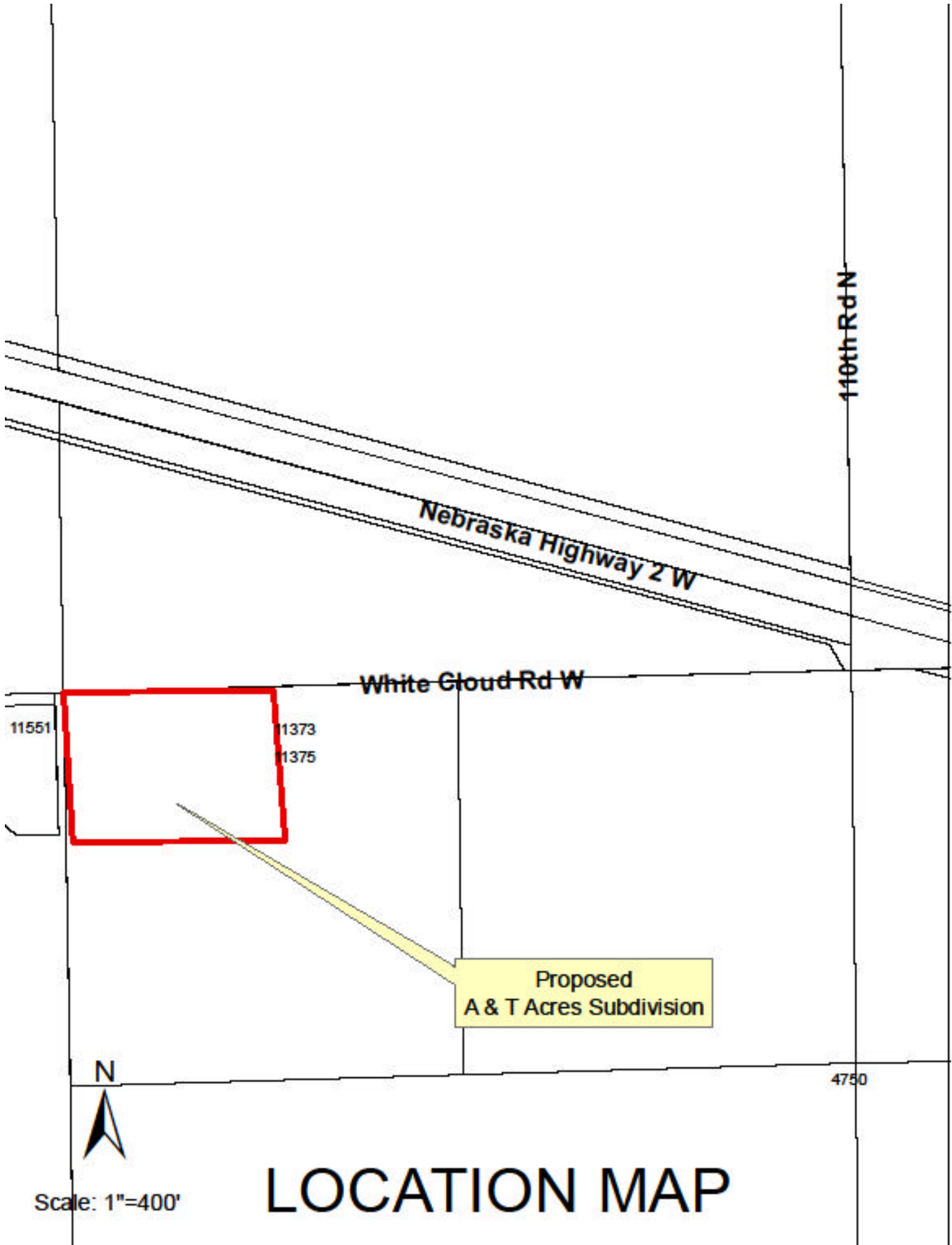
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on September 1, 2010 in the Council Chambers located in Grand Island's City Hall.

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
Olsson Associates

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



110th Rd N

Nebraska Highway 2 W

White Cloud Rd W

11551

11373

11375

Proposed
A & T Acres Subdivision

N

4750

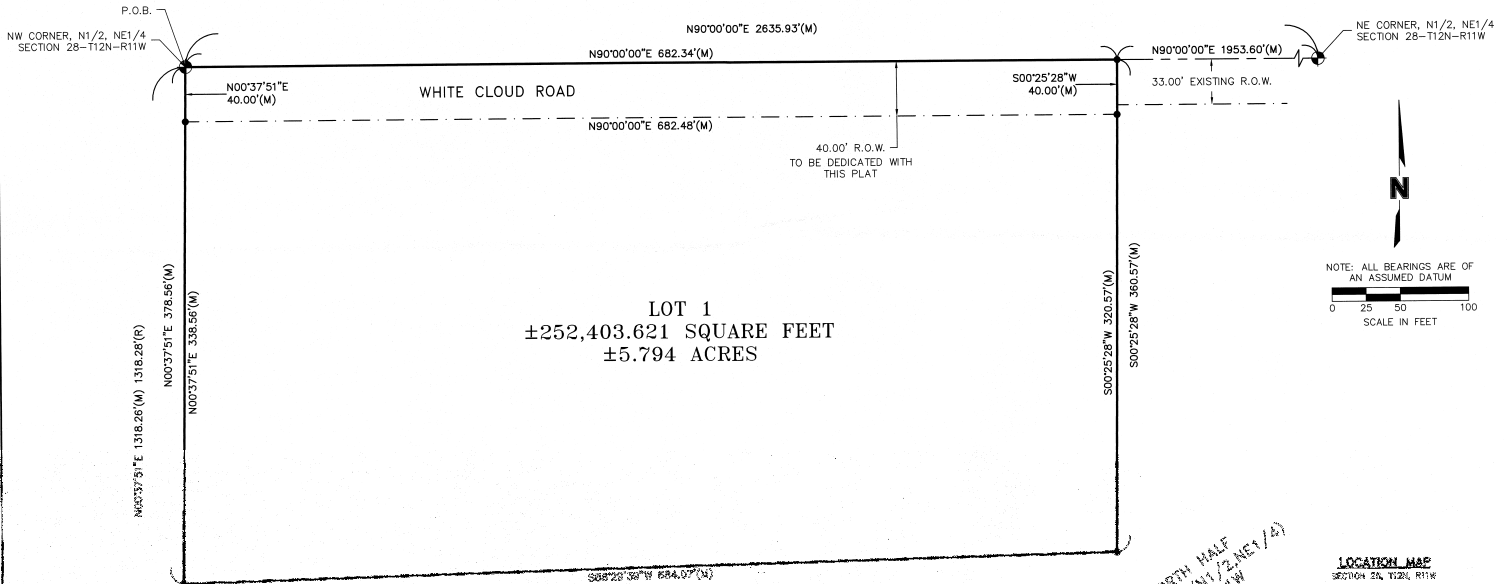
Scale: 1"=400'

LOCATION MAP

A & T ACRES SUBDIVISION

HALL COUNTY, NEBRASKA

FINAL PLAT



NOTE: ALL BEARINGS ARE OF AN ASSUMED DATUM

0 25 50 100
SCALE IN FEET

OWNER: KAREN K. HOSTETLER

SECTION TIES

NORTHEAST 1/4 CORNER, SECTION 28, TOWNSHIP 12 NORTH, RANGE 11 WEST

FOUND B.L.M. BRASS CAP, 1.0' BELOW GRADE.
N 1.00' TO 1/2\"

N 34.80' TO RED HEAD IN CORNER FENCE POST
NE 81.40' TO RED HEAD IN POWER POLE
SW 81.40' TO 1/2\"

S 40.00' TO 5/8\"

SOUTHWEST 1/4 CORNER, SECTION 28, TOWNSHIP 12 NORTH, RANGE 11 WEST

FOUND 1/2\"

N2 85.00' TO 1/2\"

SW 63.17' TO 1/2\"

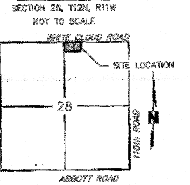
SE 48.50' TO 1/2\"

LEGEND

- SECTION CORNER
- SET 5/8\"
- SECTION LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- MEASURED DISTANCE
- RECORDED DISTANCE BY THOMAS L. JORDAN
L.S. #179 ON DECEMBER 13, 1934

PART OF THE NORTH HALF
OF NORTHEAST QUARTER (N1/2, NE1/4)
SECTION 28-T12N-R11W
(UNPLATTED)

LOCATION MAP



OLSSON
ASSOCIATES

291 East 3rd Street
P.O. Box 1072
Grand Island, NE 68801-1072
TEL: 531.254.8766
FAX: 531.254.9766

PROJECT NUMBER: 890-1000
ANON HOSTETLER
HALL COUNTY SUBDIVISION
HALL COUNTY, NEBRASKA

SHEET 1 OF 2

OWNER: KAREN K. HOSTETLER (WIDOW)
SUBDIVISION: KAREN K. HOSTETLER (WIDOW)
SURVEYOR: OLSSON ASSOCIATES
DRAWN BY: OLSSON ASSOCIATES
NUMBER OF LOTS: 1

DATE: Aug 01, 2010 8:00am
USER: mcdonald
FILE: F:\projects\890-1000\890-1000.dwg

August 18, 2010

Dear Members of the Board:

RE: Final Plat – Hofrichter Subdivision

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

This final plat proposes to create 1 lot on a tract of land comprising a part of the Northeast Quarter (NE1/4) of Section Twenty (20), Township Ten (10) North, Range Eleven (11) West of the Sixth P.M., in Hall County, Nebraska, said tract containing 1.824 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 1, 2010 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

Cc: Wood River Clerk
Wood River Attorney
Hall County Clerk
Hall County Attorney
Hall County Public Works
Hall County Building Department
Manager of Postal Operations
Rockwell & Associates

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

Proposed
Hofrichter Subdivision

12224

12112

8999

Wood River Rd W

US Highway 30 W

12480

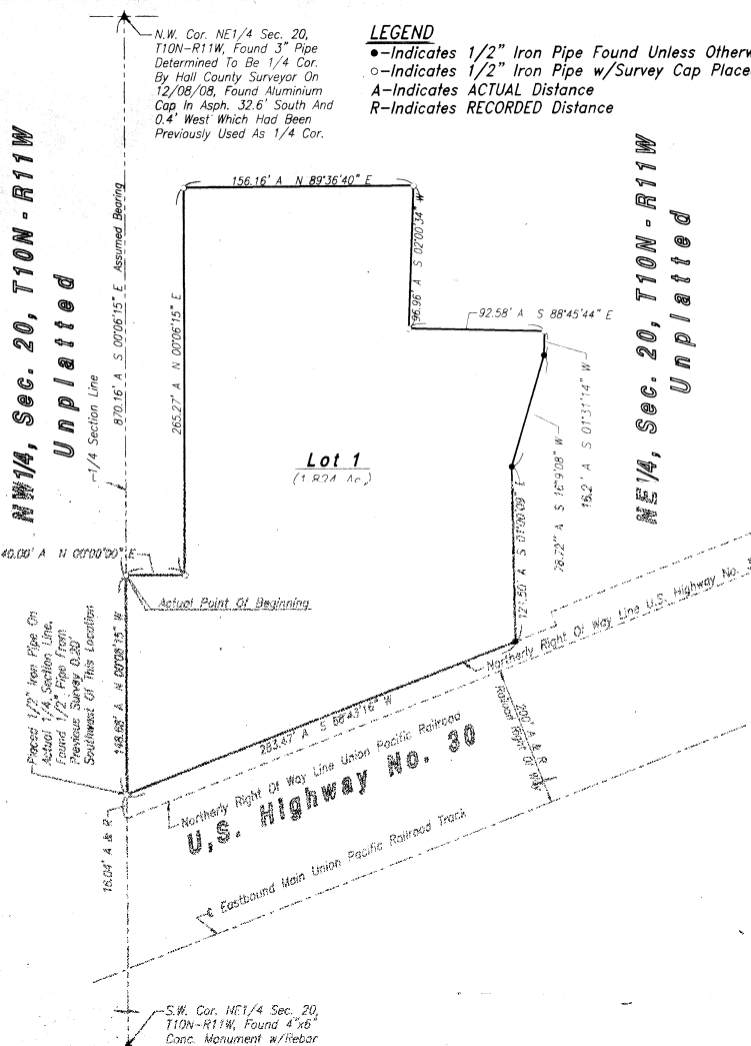
Burwick Rd S

7500

N

Scale: 1"=400'

LOCATION MAP



Legal Description

A tract of land comprising a part of the Northeast Quarter (NE1/4), of Section Twenty (20), Township Ten (10) North, Range Eleven (11) West of the 6th. P.M., in Hall County, Nebraska, more particularly described as follows:

Beginning at the northwest corner of said Northeast Quarter (NE1/4); thence running southerly on the west line of said Northeast Quarter (NE1/4), on an Assumed Bearing of S00°06'15"E, a distance of Eight Hundred Seventy and Sixteen Hundredths (870.16) feet, to the ACTUAL point of beginning; thence running N00°00'00"E, a distance of Forty (40.00) feet; thence running N00°06'15"W, a distance of Two Hundred Sixty Five and Twenty Seven Hundredths (265.27) feet; thence running N89°36'40"E, a distance of One Hundred Fifty Six and Sixteen Hundredths (156.16) feet; thence running S02°00'34"W, a distance of Ninety Six and Ninety Six Hundredths (96.96) feet; thence running S88°45'44"E, a distance of Ninety Two and Fifty Eight Hundredths (92.58) feet; thence running S01°31'14"W, a distance of Sixteen and Twenty One Hundredths (16.21) feet; thence running S16°19'08"W, a distance of Seventy Eight and Seventy Two Hundredths (78.72) feet; thence running S01°00'09"E, a distance of One Hundred Twenty One and Fifty Hundredths (121.50) feet, to a point on the northerly right of way line of U.S. Highway No. 30; thence running S68°43'16"W, on the northerly right of way line of U.S. Highway No. 30, a distance of Two Hundred Eighty Three and Forty Seven Hundredths (283.47) feet, to a point on the west line of said Northeast Quarter (NE1/4); thence running N00°06'15"W, on the west line of said Northeast Quarter (NE1/4), a distance of One Hundred Forty Eight and Sixty Eight Hundredths (148.68) feet, to the ACTUAL point of beginning and containing 1.824 acres more or less.

Dedication

KNOW ALL MEN BY THESE PRESENTS, that WANDA ROYCE HOFRICHTER BARDWELL and PRECIOUS ANGELA HOFRICHTER REED, Co-Attorneys-in-Fact for Jewel Louise Hofrichter Klee, a single person, Wanda Royce Hofrichter Bardwell and Joel Bardwell, wife and husband, Precious Angela Hofrichter Reed and James Reed, wife and husband, Valerie Dawn Hofrichter Huff and Del Huff, wife and husband, Paul James Hofrichter and Diana Hofrichter, husband and wife, Joel Mark Hofrichter and Kathleen Hofrichter, husband and wife, and Mary Elizabeth Hofrichter Conroy and Max Conroy, wife and husband, being the owners of the land described hereon, have caused same to be surveyed, subdivided, platted and designated as 'HOFRICHTER SUBDIVISION', Hall County, Nebraska, 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 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 _____, 2010.

Surveyor's Certificate

I hereby certify that on July 28, 2010, I completed an accurate survey of 'HOFRICHTER SUBDIVISION', 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)

Daryl D. Sorgenfrei, 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 Doniphan, Nebraska.

Chairman

Date

Approved and accepted by the Hall County Board of Supervisors, this ____ day of ____ 2010.

Chairman Of The Board

County Clerk

(Seal)

Approved and accepted by the City of Wood River, Nebraska, this ____ day of ____ 2010.

Mayer

City Clerk

(Seal)

Wanda Royce Hofrichter Bardwell, Co-Attorney-in-Fact

Precious Angela Hofrichter Reed, Co-Attorney-in-Fact

Acknowledgement

State Of Nebraska

County Of Hall SS

On the ____ day of _____, 2010, before me

a Notary Public within and for said County, personally appeared, WANDA ROYCE HOFRICHTER BARDWELL and PRECIOUS ANGELA HOFRICHTER REED, Co-Attorneys-in-Fact for Jewel Louise Hofrichter Klee, a single person, Wanda Royce Hofrichter Bardwell and Joel Bardwell, wife and husband, Precious Angela Hofrichter Reed and James Reed, wife and husband, Valerie Dawn Hofrichter Huff and Del Huff, wife and husband, Paul James Hofrichter and Diana Hofrichter, husband and wife, Joel Mark Hofrichter and Kathleen Hofrichter, husband and wife, and Mary Elizabeth Hofrichter Conroy and Max Conroy, wife and husband to me personally known to be the identical persons whose signatures are affixed hereto, and that each did acknowledge the execution thereof to be her voluntary act and deed as said Co-Attorneys-in-Fact.

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

HOFRICHTER SUBDIVISION
HALL COUNTY, NEBRASKA

August 18, 2010

Dear Members of the Board:

RE: Final Plat – Blender Subdivision

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

This final plat proposes to create 3 lots on a tract of land comprising a part of the Northwest Quarter of the Northeast Quarter (NW1/4 NE1/4) and a part of the Northeast Quarter of the Northeast Quarter (NE1/4 NE1/4) all being in Section Thirty One (31), Township Twelve (12) North Range Ten (10) West of the Sixth P.M., in Hall County, Nebraska, said tract containing 14.3086 acres.

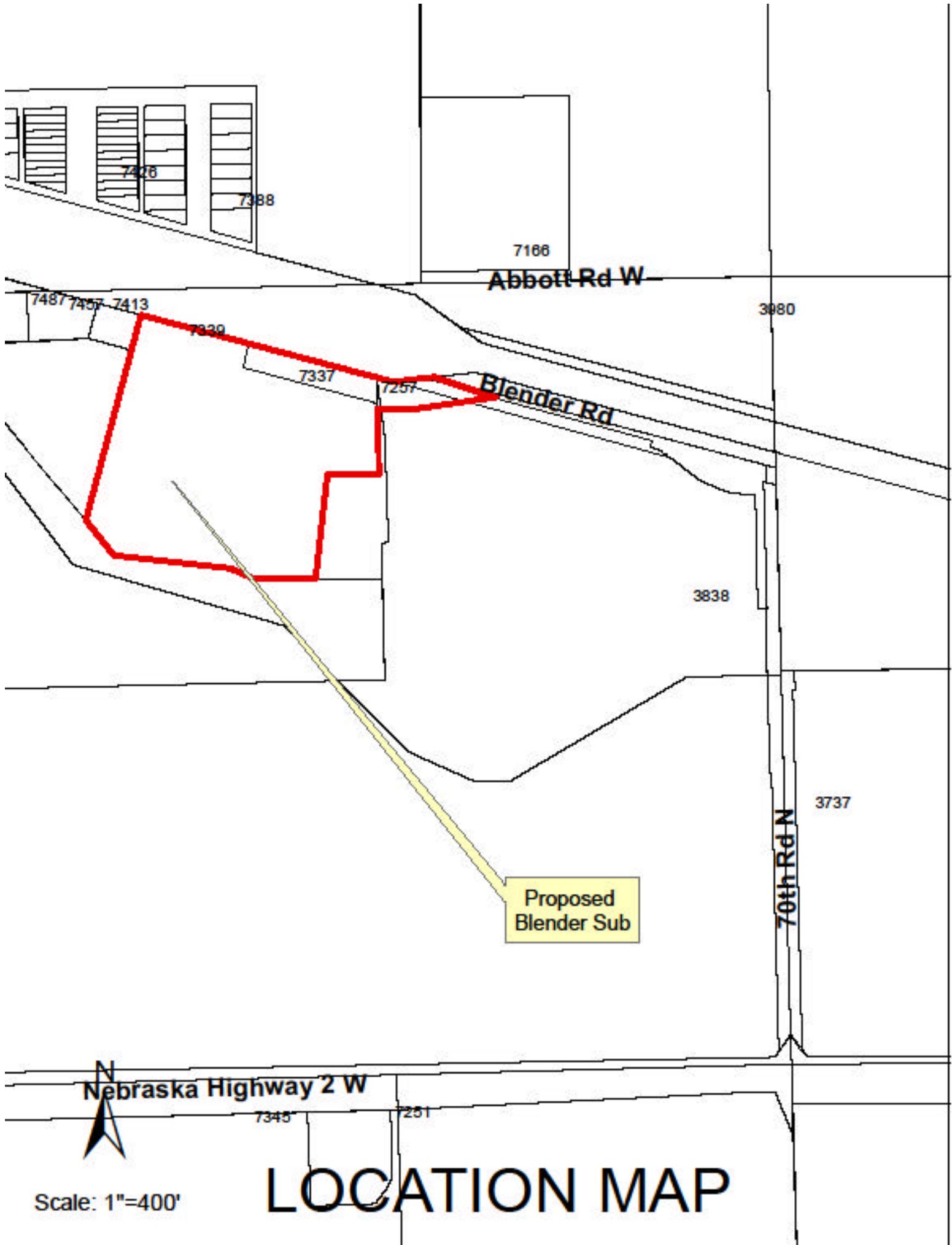
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on September 1, 2010 in the Council Chambers located in Grand Island's City Hall.

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
Benjamin & Associates

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



Abbott Rd W

Blender Rd

70th Rd N

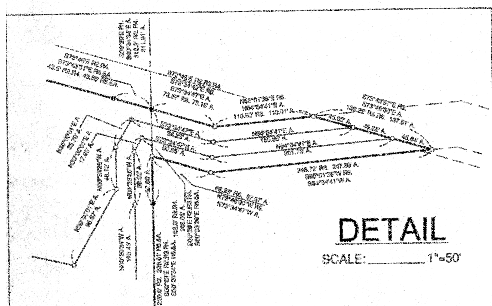
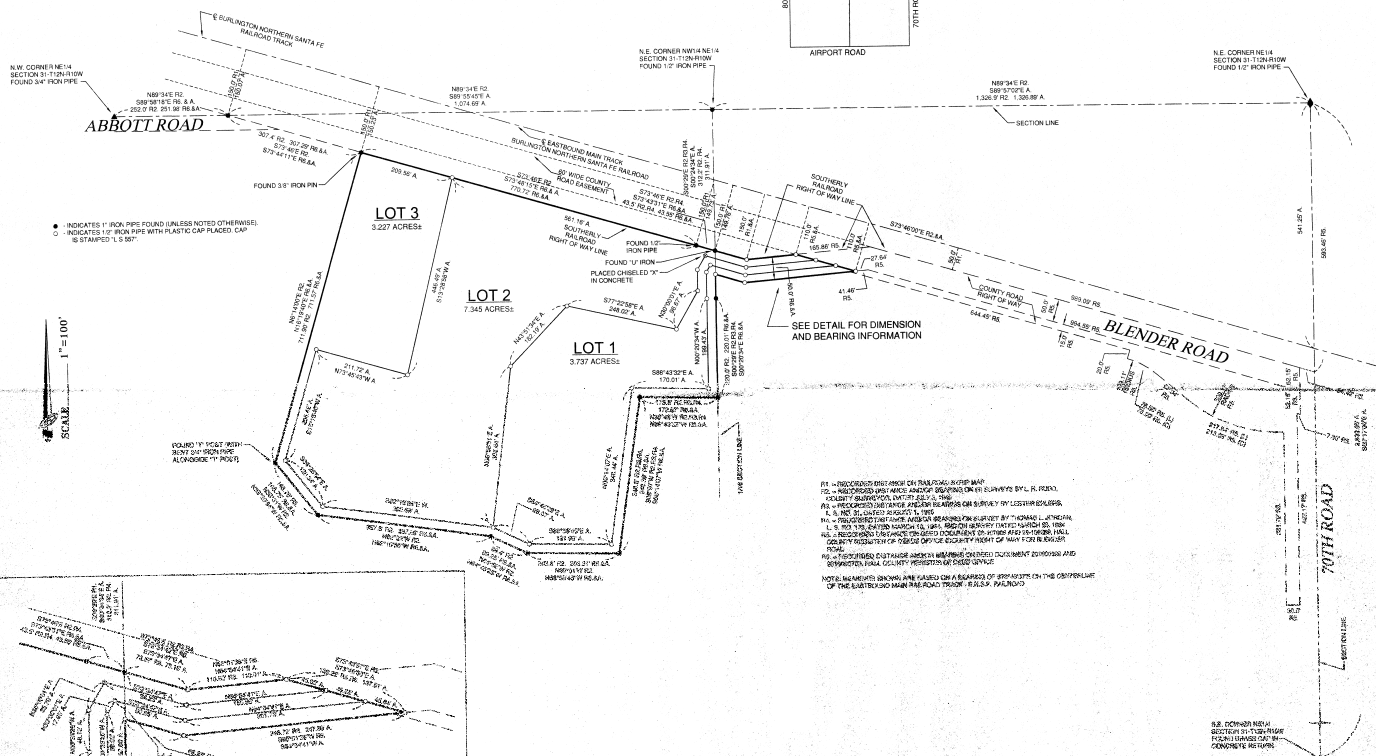
Nebraska Highway 2 W

Proposed
Blender Sub

LOCATION MAP



Scale: 1"=400'



BLENDER SUBDIVISION
HALL COUNTY, NEBRASKA

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