



# **Hall County Regional Planning Commission**

**Wednesday, July 6, 2016  
Regular Meeting**

## **Item M2**

### **East Park on Third Subdivision**

**Staff Contact: Chad Nabity**

June 21, 2016

Dear Members of the Board:

**RE: Final Plat – East Park on Stuhr.**

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a preliminary and final plat of East Park on Stuhr Subdivision, located in Grand Island, in Hall County, Nebraska.

This preliminary & final plat proposes to create 1 lot, on a tract of land located in part of the Southeast Quarter (SE ¼) of Section Fifteen (15), Township Eleven (11) North, Range Nine (9) West of the 6<sup>th</sup> P.M., in the City of Grand Island, Hall County, Nebraska, said tract containing 5.25 acres.

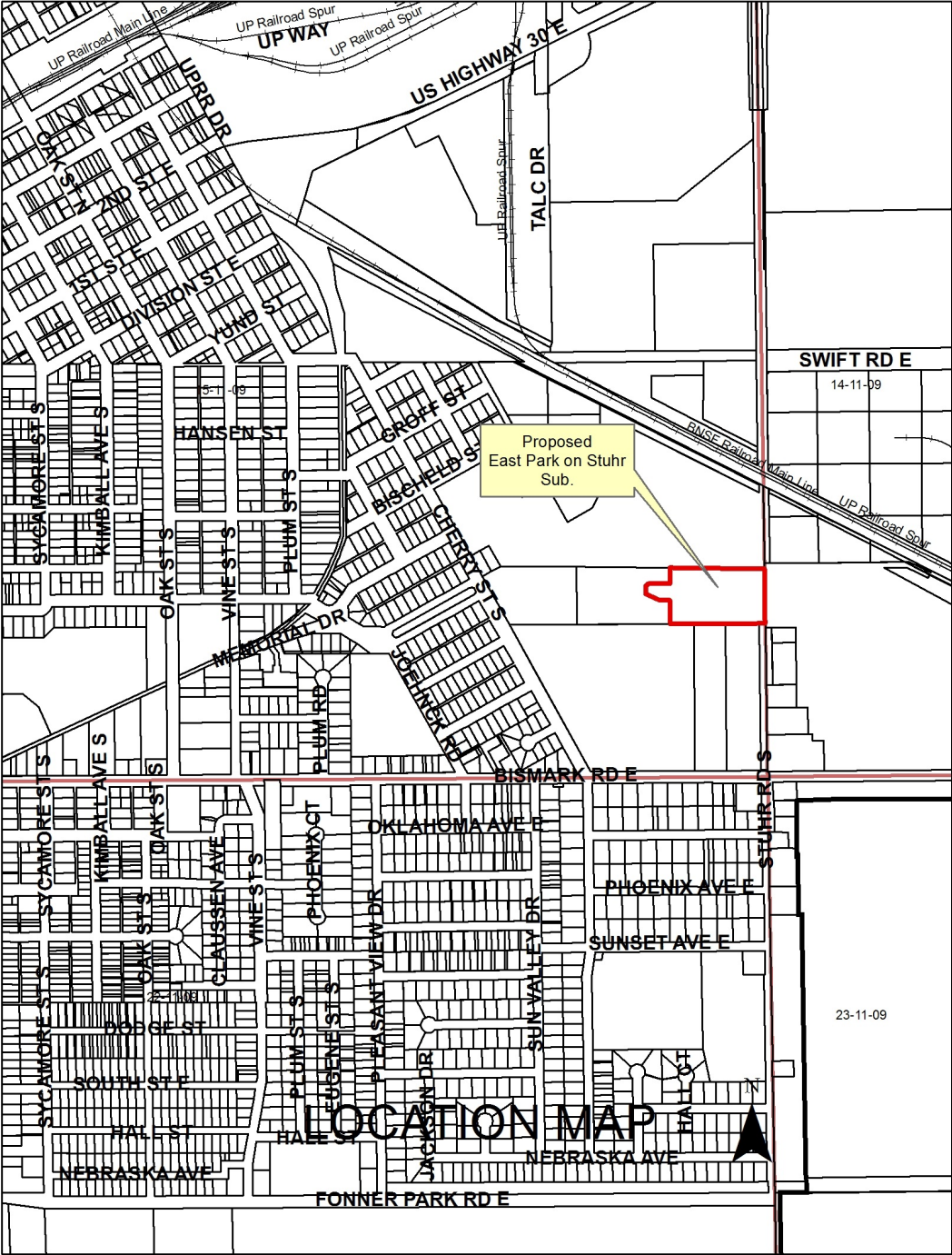
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on July 6, 2016 in the Council Chambers located in Grand Island's City Hall.

Sincerely,


Chad Nabity, AICP  
Planning Director

Cc: City Clerk  
City Attorney  
City Public Works  
City Utilities  
City Building Director  
Manager of Postal Operations  
Olsson Associates

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



DWG: F:\2016\0501-1000\016-0514\40-Design\Survey\SRV\Sheets\VP\_016-0514.dwg  
DATE: Apr 15, 2016 11:22am XREFS: V\_XIP0\_016-0514  
USER: Jomirez



201 East 2nd Street  
P.O. Box 1072  
Grand Island, NE 68802-1072  
TEL 308.384.8750  
FAX 308.384.8752

PROJECT NO. 2016-0514

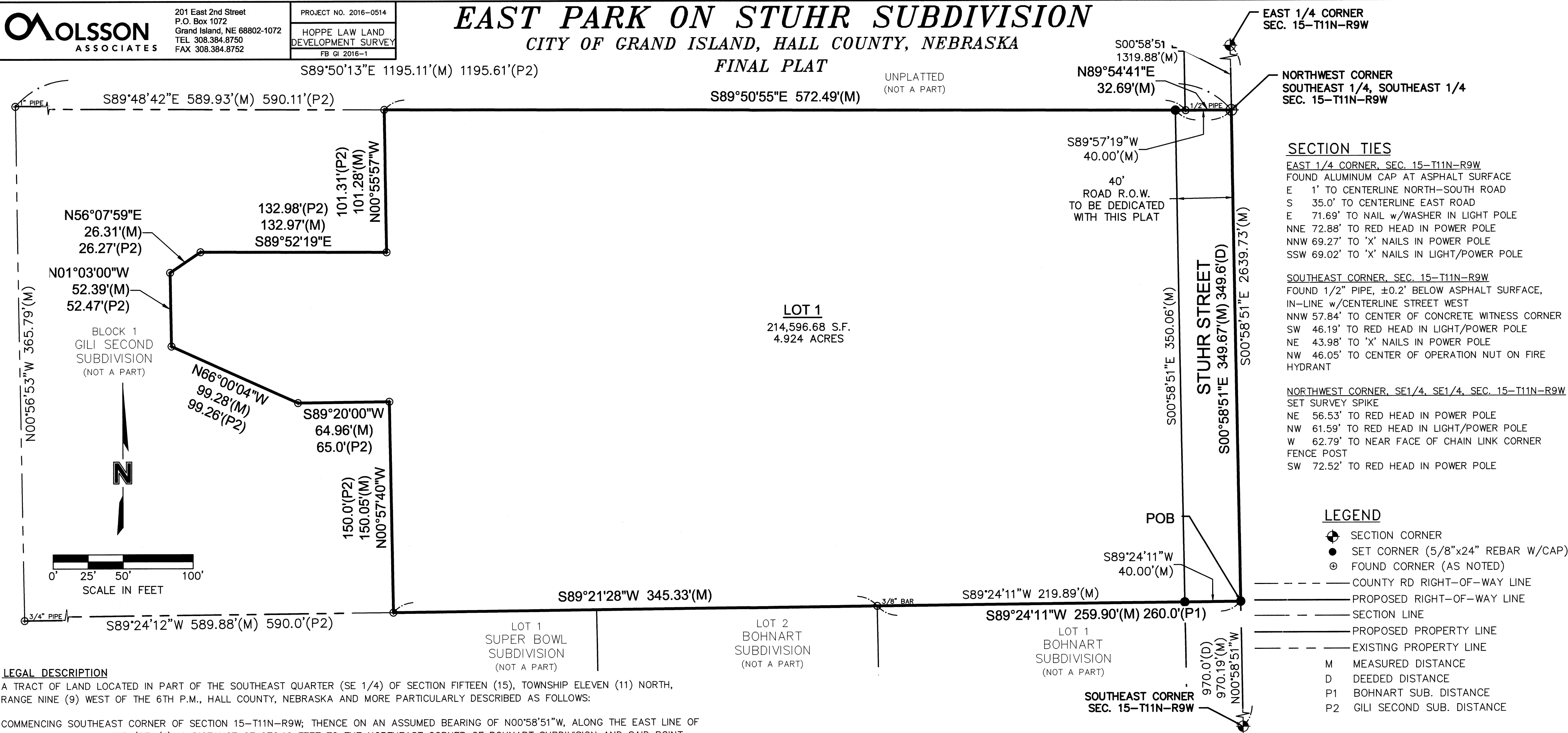
HOPPE LAW LAND  
DEVELOPMENT SURVEY  
FB GI 2016-1

# EAST PARK ON STUHR SUBDIVISION

## CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

### FINAL PLAT

UNPLATTED  
(NOT A PART)



#### LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN PART OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION FIFTEEN (15), TOWNSHIP ELEVEN (11) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING SOUTHEAST CORNER OF SECTION 15-T11N-R9W; THENCE ON AN ASSUMED BEARING OF N00°58'51"W, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER (SE1/4), A DISTANCE OF 970.19 FEET TO THE NORTHEAST CORNER OF BOHNART SUBDIVISION AND SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE S89°24'11"W, ALONG THE NORTH LINE OF SAID BOHNART SUBDIVISION, A DISTANCE OF 259.90 FEET TO A POINT BEING THE NORTHEAST CORNER OF LOT 2, SAID BOHNART SUBDIVISION; THENCE S89°21'28"W A DISTANCE OF 345.33 FEET TO A POINT BEING THE SOUTHEAST CORNER OF BLOCK 1, GILI SECOND SUBDIVISION; THENCE N00°57'40"W, ALONG THE EAST LINE OF SAID GILI SECOND SUBDIVISION, A DISTANCE OF 150.05 FEET; THENCE S89°20'00"W, ALONG SAID GILI SECOND SUBDIVISION, A DISTANCE OF 64.96 FEET; THENCE N66°00'04"W, ALONG SAID GILI SECOND SUBDIVISION, A DISTANCE OF 99.28 FEET; THENCE N01°03'00"W, ALONG SAID GILI SECOND SUBDIVISION, A DISTANCE OF 52.39 FEET; THENCE N56°07'59"E, ALONG SAID GILI SECOND SUBDIVISION, A DISTANCE OF 26.31 FEET; THENCE S89°52'19"E, ALONG SAID GILI SECOND SUBDIVISION, A DISTANCE OF 132.97 FEET; THENCE N00°55'57"W, ALONG SAID EAST LINE OF GILI SECOND SUBDIVISION, A DISTANCE OF 101.28 FEET TO A POINT BEING THE NORTHEAST CORNER OF SAID GILI SECOND SUBDIVISION; THENCE S89°50'55"E A DISTANCE OF 572.49 FEET; THENCE N89°54'41"E A DISTANCE OF 32.69 FEET TO A POINT ON SAID EAST LINE OF THE SE1/4; THENCE S00°58'51"E, ALONG SAID EAST LINE, A DISTANCE OF 349.67 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 228,590.69 SQUARE FEET OR 5.248 ACRES MORE OR LESS OF WHICH 0.321 ACRES IS NEW DEDICATED ROAD ROW.

#### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON \_\_\_\_\_, 2016, I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION, OF A TRACT OF LAND LOCATED IN PART OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION FIFTEEN (15), TOWNSHIP ELEVEN (11) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF; THAT IRON MARKERS, EXCEPT WHERE INDICATED, WERE FOUND AT ALL CORNERS; THAT THE DIMENSIONS ARE AS SHOWN ON THE PLAT; AND THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS.

JAI JASON ANDRIST, REGISTERED LAND SURVEYOR NUMBER, LS-630

#### APPROVAL

SUBMITTED TO AND APPROVED BY THE REGIONAL PLANNING COMMISSION OF HALL COUNTY, CITIES OF GRAND ISLAND, WOOD RIVER, AND THE VILLAGES OF ALDA, CAIRO, AND DONIPHAN, NEBRASKA.

CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED AND ACCEPTED BY THE CITY OF GRAND ISLAND, NEBRASKA. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

MAYOR \_\_\_\_\_ CITY CLERK \_\_\_\_\_

#### DEDICATION OF PLAT

KNOW ALL MEN BY THESE PRESENTS, THAT HOPPE INC., BEING THE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "**EAST PARK ON STUHR SUBDIVISION**" IN PART OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION FIFTEEN (15), TOWNSHIP ELEVEN (11) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF AND DO HEREBY DEDICATE THE ROAD RIGHT OF WAY, AS SHOWN THEREON TO THE PUBLIC FOR THEIR USE FOREVER; AND HEREBY DEDICATE THE EASEMENTS, AS SHOWN THEREON TO THE PUBLIC FOR THEIR USE FOREVER FOR THE LOCATION, CONSTRUCTION AND MAINTENANCE FOR PUBLIC SERVICE UTILITIES, TOGETHER WITH THE RIGHTS 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 ADDITION 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, I HAVE AFFIXED MY SIGNATURE HERETO, AT \_\_\_\_\_, NEBRASKA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

WARD F. HOPPE, PRESIDENT, HOPPE INC.

#### ACKNOWLEDGMENT

STATE OF NEBRASKA  
COUNTY OF \_\_\_\_\_ SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016, BEFORE ME \_\_\_\_\_, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED WARD F. HOPPE, PRESIDENT, HOPPE INC., TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED HERETO AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED. IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT \_\_\_\_\_, NEBRASKA, ON THE DATE LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC

OWNERS: HOPPE INC.  
SUBDIVIDER: HOPPE INC.  
SURVEYOR: OLSSON ASSOCIATES  
ENGINEER: OLSSON ASSOCIATES  
NUMBER OF LOTS: 1

#### LOCATION MAP

SEC. 15, T11N, R9W  
NOT TO SCALE

