



# **Hall County Regional Planning Commission**

**Wednesday, August 10, 2016  
Regular Meeting**

## **Item J2**

### **Caldwell Subdivision**

**Staff Contact: Chad Nabity**

July 21, 2016

Dear Members of the Board:

**RE: Final Plat – Caldwell Subdivision.**

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

This final plat proposes to create 3 lots, on a tract of land comprising a part of Lot 'C' Garden Subdivision of Lot One (1) Mainland in Section Thirteen (13), 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 10.081 acres.

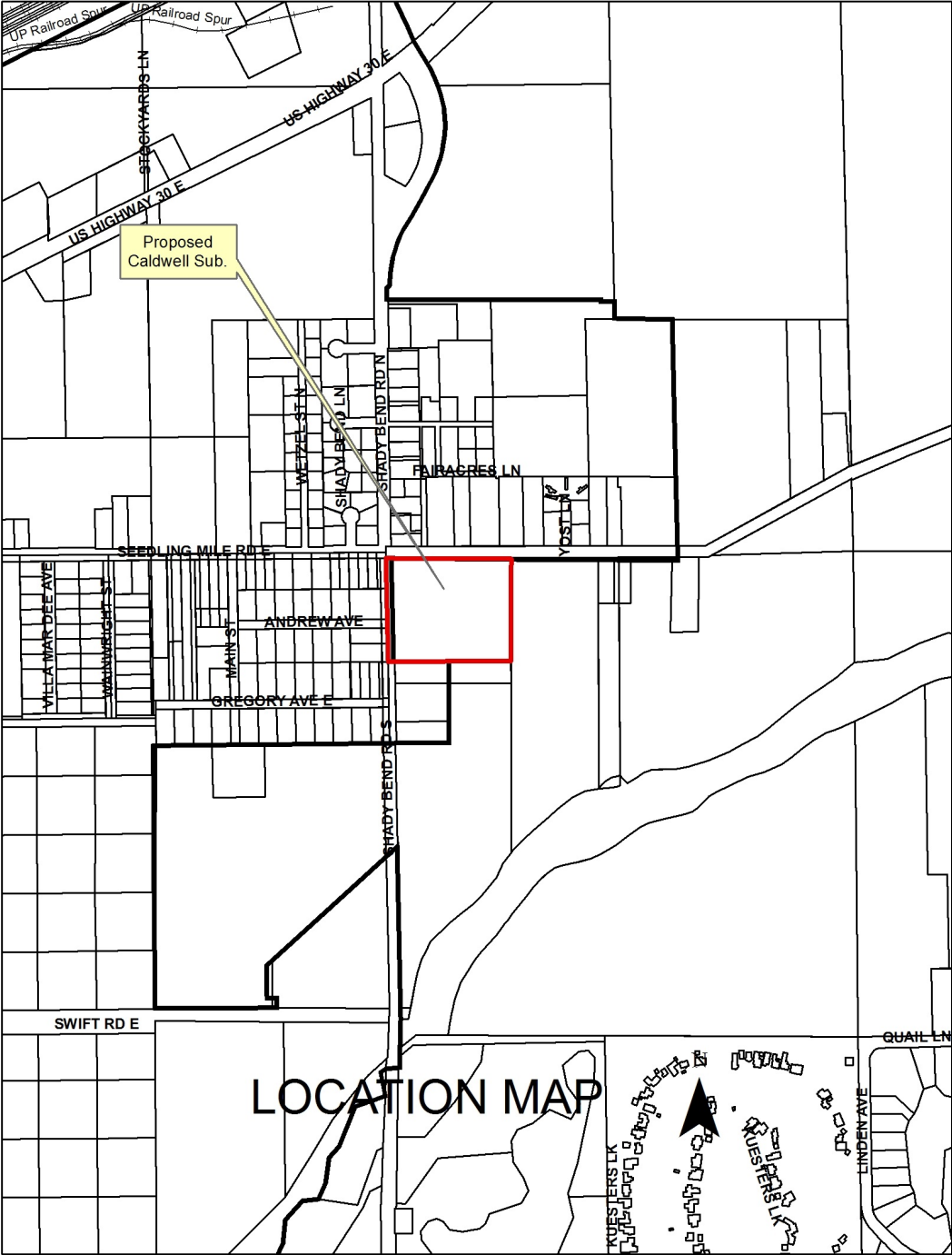
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on August 10, 2016 in the Council Chambers located in Grand Island's City Hall.

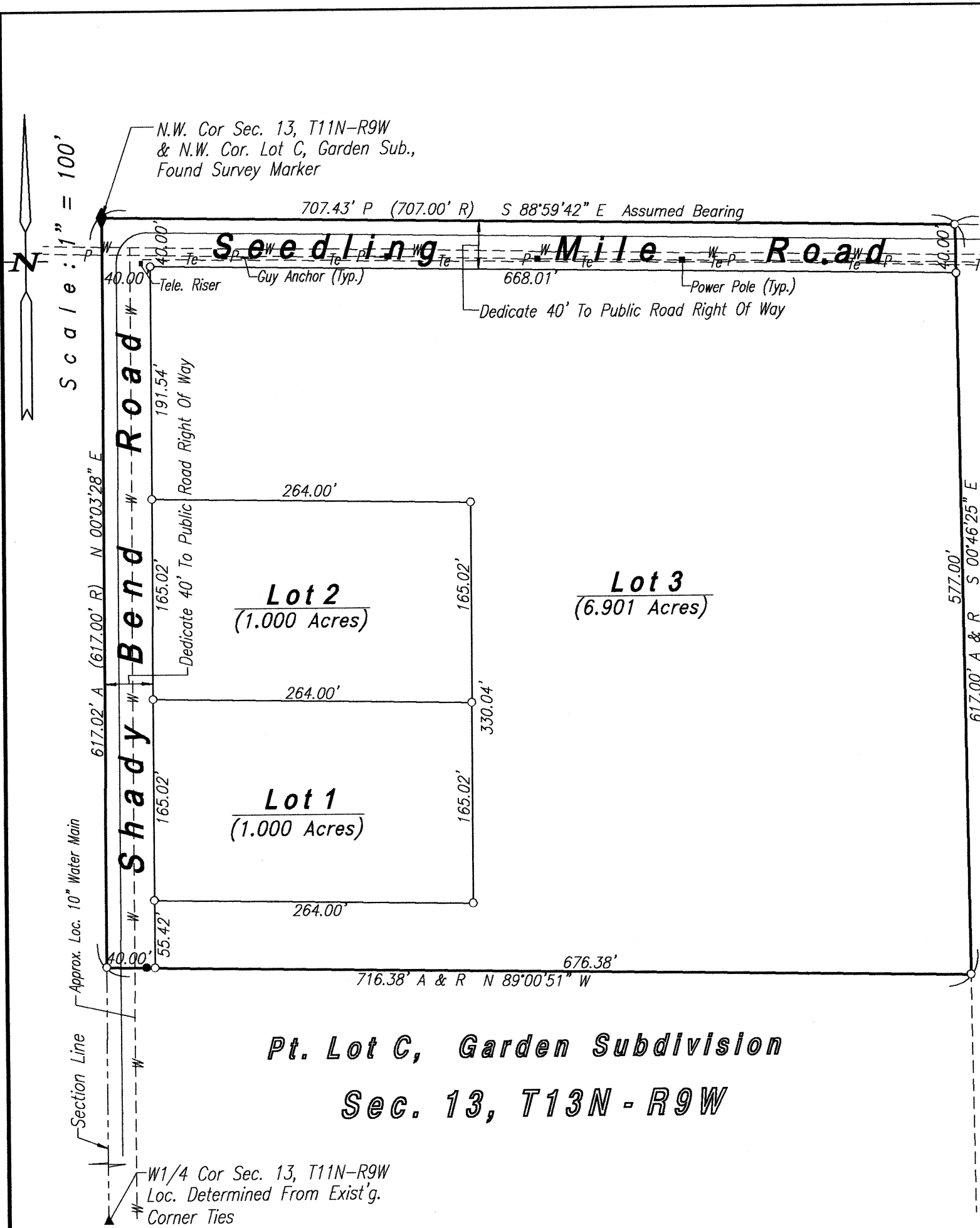
Sincerely,

Chad Nabity, AICP  
Planning Director

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

This letter was sent to the following School Districts 1R, 2, 3, 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  
P-Indicates PRORATED Distance

**Legal Description**

A tract of land comprising a part of Lot 'C' Garden Subdivision of Lot One (1), Mainland in Section Thirteen (13), 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 northwest corner of said Section Thirteen (13), said point also being the northwest corner of said Lot 'C', Garden Subdivision; thence running easterly on the north line of said Section Thirteen (13) and said Lot 'C', on an Assumed Bearing of S88°59'42"E, a distance of Seven Hundred Seven and Forty Three Hundredths (707.43) feet, to the northeast corner of said Lot 'C'; thence running S00°46'25"E, on the east line of said Lot 'C', a distance of Six Hundred Seventeen (617.00) feet; thence running N89°00'51"W, a distance of Seven Hundred Sixteen and Thirty Eight Hundredths (716.38) feet, to a point on the west line of said Section Thirteen (13) and said Lot 'C'; thence running N00°03'28"E, on the west line of said Section Thirteen (13) and said Lot 'C', a distance of Six Hundred Seventeen and Two Hundredths (617.02) feet, to the Point of beginning and containing 10.081 acres more or less.

**Dedication**

KNOW ALL MEN BY THESE PRESENTS, that KENNETH D. CALDWELL and PAMELA R. CALDWELL, husband and wife, being the owners of the land described hereon, have caused same to be surveyed, subdivided, platted and designated as 'CALDWELL SUBDIVISION' an Addition to 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 owners and proprietors.  
IN WITNESS WHEREOF, we have affixed our signatures hereto, at Grand Island, Nebraska, this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

**Surveyor's Certificate**

I hereby certify that on June 30, 2016, I completed an accurate survey of 'CALDWELL SUBDIVISION', an Addition to 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

Kenneth D. Caldwell  
Pamela R. Caldwell

**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 \_\_\_\_\_, 2016.  
\_\_\_\_\_  
Mayor  
\_\_\_\_\_  
City Clerk

**Acknowledgement**

State Of Nebraska ss  
County Of Hall  
On the \_\_\_\_\_ day of \_\_\_\_\_, 2016, before me, \_\_\_\_\_  
a Notary Public within and for said County, personally appeared, KENNETH D. CALDWELL and PAMELA R. CALDWELL, husband and wife and to me personally known to be the identical persons whose signatures are affixed hereto, and that each did acknowledge the execution thereof to be his or her voluntary act and deed.  
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

**PROPOSED  
CALDWELL SUBDIVISION  
AN ADDITION TO THE CITY OF GRAND ISLAND, NEBRASKA**