



Hall County Regional Planning Commission

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

Item J5

Cairo Community Subdivision

Staff Contact: Chad Nabity

July 21, 2016

Dear Members of the Board:

RE: Final Plat – Cairo Community Subdivision.

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

This final plat proposes to create 2 lots, on a tract of land comprised of all Lots 1 - 6, all in Block 12, Original Town of Cairo, and a part of the east half of the northeast Quarter (E1/2, NE1/4) of Section Twenty-Four (24), Township Twelve (12) North, Range Twelve (12) West of the 6th P.M. in Cairo, in Hall County, Nebraska, said tract containing 2.059 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: Village Clerk
Village Attorney
County Public Works
County Zoning
Manager of Postal Operations
Olsson & Associates

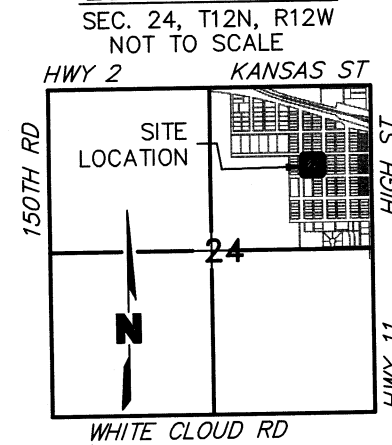
This letter was sent to the following School Districts 1R, 2, 3, 19, 82, 83, 100, 126.

CAIRO COMMUNITY SUBDIVISION
VILLAGE OF CAIRO, HALL COUNTY, NEBRASKA
FINAL PLAT

LEGEND

- SET CORNER (5/8"x24" REBAR W/J HURT LS674 CAP)
- FOUND CORNER (AS NOTED)
- PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPOSED SUBDIVISION LINE
- M MEASURED DISTANCE
- P PLATTED DISTANCE
- E EASEMENT DISTANCE

LOCATION MAP



LEGAL DESCRIPTION

A TRACT OF LAND COMPRISED OF ALL OF LOTS 1 - 6, ALL IN BLOCK 12, ORIGINAL TOWN OF CAIRO, AND A IN PART OF THE EAST HALF OF THE NORTHEAST QUARTER (E1/2, NE1/4) OF SECTION TWENTY-FOUR (24), TOWNSHIP TWELVE (12) NORTH, RANGE TWELVE (12) WEST OF THE 6TH P.M., ALL IN HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 1, BLOCK 12, ORIGINAL TOWN OF CAIRO, ALSO BEING THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF MEDINA STREET AND THE WEST RIGHT-OF-WAY LINE OF BERBER STREET; THENCE ON AN ASSUMED BEARING OF S00°14'18"W, ALONG THE EAST LINE OF SAID BLOCK 12, ALSO BEING SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 299.39 FEET TO A POINT BEING THE SOUTHEAST CORNER OF LOT 6, SAID BLOCK 12 AND ALSO BEING THE INTERSECTION OF SAID WEST RIGHT-OF-WAY LINE OF BERBER STREET AND THE NORTH RIGHT-OF-WAY LINE OF NILE STREET; THENCE N89°40'32"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 299.98 FEET TO A POINT OF INTERSECTION OF SAID NORTH RIGHT-OF-WAY LINE OF NILE STREET AND THE EAST RIGHT-OF-WAY LINE OF SAID STREET; THENCE N00°29'13"E, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 299.95 FEET TO A POINT OF INTERSECTION OF SAID EAST RIGHT-OF-WAY LINE OF SAID STREET AND SAID SOUTH RIGHT-OF-WAY LINE OF MEDINA STREET; THENCE S89°34'05"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 298.68 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 89700.70 SQUARE FEET OR 2.059 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON _____, 2016, I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION, OF A TRACT OF LAND COMPRISED OF ALL OF LOTS 1 - 6, ALL IN BLOCK 12, ORIGINAL TOWN OF CAIRO, AND A IN PART OF THE EAST HALF OF THE NORTHEAST QUARTER (E1/2, NE1/4) OF SECTION TWENTY-FOUR (24), TOWNSHIP TWELVE (12) NORTH, RANGE TWELVE (12) WEST OF THE 6TH P.M., ALL IN 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.

JESSE E. HURT, REGISTERED LAND SURVEYOR NUMBER, LS-674

APPROVALS

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 VILLAGE OF CAIRO, NEBRASKA

THIS ____ DAY OF _____, 2016.

CHAIRPERSON

CLERK

DEDICATION OF PLAT

KNOW ALL MEN BY THESE PRESENTS, THAT THE VILLAGE OF CAIRO, BEING THE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "CAIRO COMMUNITY SUBDIVISION" A TRACT OF LAND COMPRISED OF ALL OF LOTS 1 - 6, ALL IN BLOCK 12, ORIGINAL TOWN OF CAIRO, AND A IN PART OF THE EAST HALF OF THE NORTHEAST QUARTER (E1/2, NE1/4) OF SECTION TWENTY-FOUR (24), TOWNSHIP TWELVE (12) NORTH, RANGE TWELVE (12) WEST OF THE 6TH P.M., ALL IN HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF; 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.

_____, CHAIRPERSON - VILLAGE OF CAIRO

ACKNOWLEDGMENT

STATE OF NEBRASKA

COUNTY OF HALL

ON THIS ____ DAY OF _____, 2016, BEFORE ME _____, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED _____, CHAIRPERSON, VILLAGE OF CAIRO, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURES ARE 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: VILLAGE OF CAIRO
SUBDIVIDER: VILLAGE OF CAIRO
SURVEYOR: OLSSON ASSOCIATES
ENGINEER: OLSSON ASSOCIATES
NUMBER OF LOTS: 2

OLSSON
ASSOCIATES

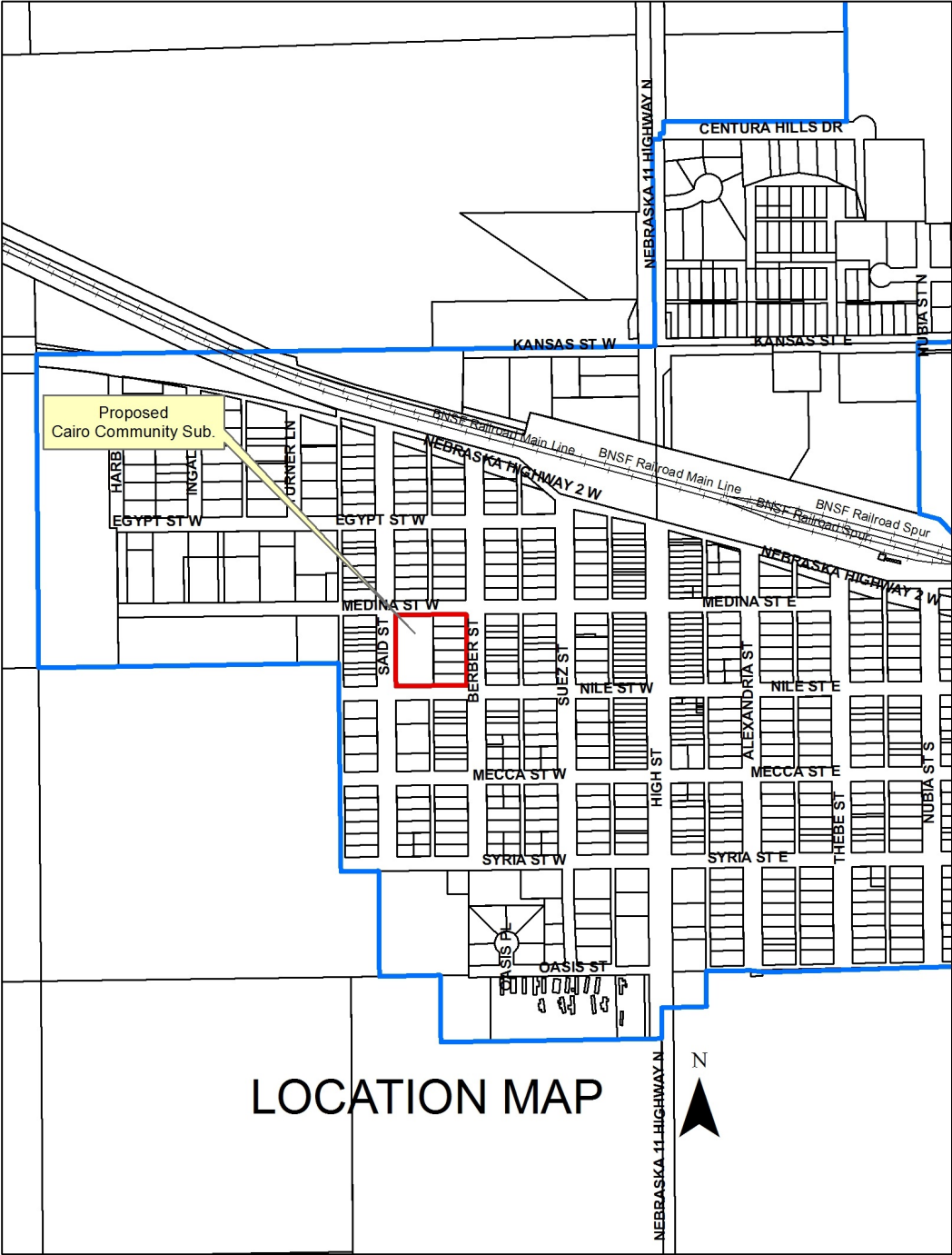
201 East 2nd Street
P.O. Box 1072
Grand Island, NE 68802-1072
TEL 308.384.8750
FAX 308.384.8752

PROJECT NO. 2016-1965

CAIRO ORIGINAL

TOWN SUBD. SURVEY

FB HALL CO. #3



LOCATION MAP