



Hall County Regional Planning Commission

**Wednesday, October 5, 2016
Regular Meeting**

Item M4

Sterling Estates Eighth Subdivision

Staff Contact:

September 22, 2016

Dear Members of the Board:

RE: Final Plat – Sterling Estates Eighth Subdivision.

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

This final plat proposes to create 18 lots, on a tract of land consisting of part of the Northwest Quarter (NW1/4) of Section 12, Township 11 North, Range 10 West of the 6th P.M., in the City of Grand Island, Hall County, Nebraska, said tract containing 3.798 acres.

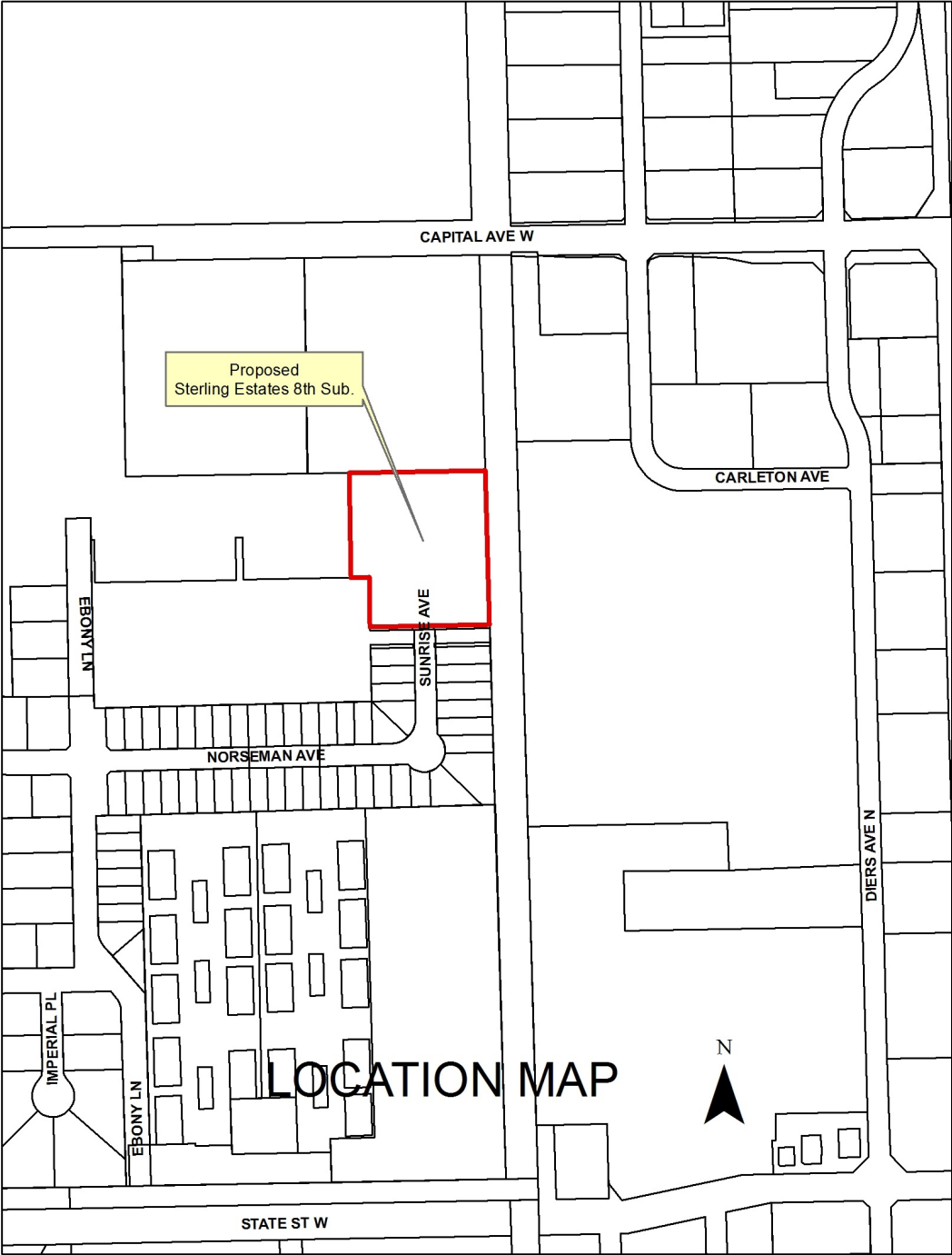
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on October 3, 2016 in the Council Chambers located in Grand Island's City Hall.

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

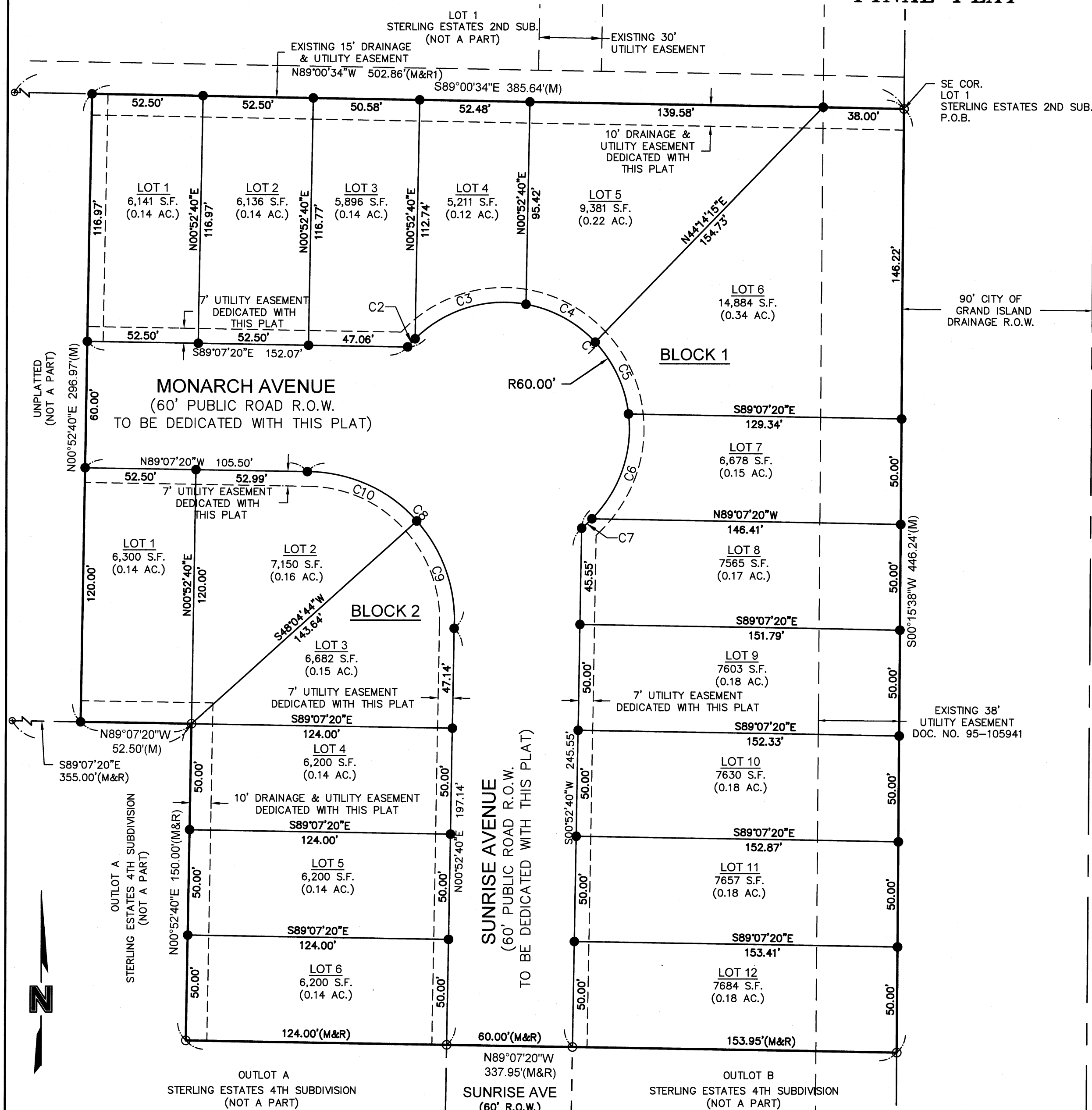
This letter was sent to the following School Districts 1R, 2, 3, 19, 82, 83, 100, 126.



STERLING ESTATES EIGHTH SUBDIVISION

IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

FINAL PLAT



LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN PART OF THE NORTHWEST QUARTER (NW1/4) OF SECTION TWELVE (12), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF STERLING ESTATES 2ND SUBDIVISION SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ON AN ASSUMED BEARING OF S00°15'38\"W, ALONG THE WEST SIDE OF THE CITY OF GRAND ISLAND DRAINAGE RIGHT-OF-WAY, A DISTANCE OF 446.24 FEET TO THE NORTHEAST CORNER OF OUTLOT B, BLOCK 3, STERLING ESTATES FOURTH SUBDIVISION; THENCE N89°07'20\"W, ALONG A NORTHERLY LINE OF STERLING ESTATES FOURTH SUBDIVISION, A DISTANCE OF 337.95 FEET TO A POINT ON THE EAST LINE OF OUTLOT A, BLOCK 2, STERLING ESTATES FOURTH SUBDIVISION; THENCE N00°52'40\"E, ALONG THE EAST LINE OF OUTLOT A, BLOCK 2, STERLING ESTATES FOURTH SUBDIVISION, A DISTANCE OF 150.00 FEET TO A NORTHEAST CORNER OF OUTLOT A, BLOCK 2, STERLING ESTATES FOURTH SUBDIVISION; THENCE N89°07'20\"W, ALONG A NORTH LINE OF OUTLOT A, BLOCK 2, STERLING ESTATES FOURTH SUBDIVISION, A DISTANCE OF 52.50 FEET; THENCE N00°52'40\"E A DISTANCE OF 296.97 FEET TO A POINT ON THE SOUTH LINE OF LOT 1, STERLING ESTATES SECOND SUBDIVISION; THENCE S89°00'34\"E, ALONG SAID SOUTH LINE OF LOT 1, STERLING ESTATES SECOND SUBDIVISION, A DISTANCE OF 385.64 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 165,421 SQUARE FEET OR 3.798 ACRES MORE OR LESS OF WHICH 0.79 ACRES IS NEW DEDICATED ROAD ROW.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON _____, I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION, OF PART OF THE NORTHWEST QUARTER (NW1/4) OF SECTION TWELVE (12), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., IN THE CITY OF GRAND ISLAND, 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

DEDICATION OF PLAT

KNOW ALL MEN BY THESE PRESENTS, THAT NIEDFELT PROPERTY MANAGEMENT PREFERRED LLC., A NEBRASKA LIMITED LIABILITY COMPANY, BEING THE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "STERLING ESTATES EIGHTH SUBDIVISION" BEING ALL OF LOTS 1-6, BLOCK 6, STERLING ESTATES SUBDIVISION IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF AND DO 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 SUBDIVISION IS 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 _____, THIS _____ DAY OF _____, 2016.

JOHN NIEDFELT, MANAGER
NIEDFELT PROPERTY MANAGEMENT PREFERRED LLC, A NEBRASKA LIMITED LIABILITY COMPANY

ACKNOWLEDGMENT

STATE OF NEBRASKA
COUNTY OF HALL
ON THIS _____ DAY OF _____, 2016, BEFORE ME _____, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED JOHN NIEDFELT, MANAGER, NIEDFELT PROPERTY MANAGEMENT PREFERRED LLC, A NEBRASKA LIMITED LIABILITY COMPANY, 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

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.

CHAIRMAN _____ DATE _____

APPROVED AND ACCEPTED BY THE CITY OF GRAND ISLAND, NEBRASKA

THIS _____ DAY OF _____, 2016.

MAYOR _____

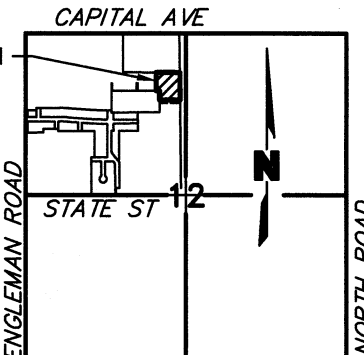
CITY CLERK _____

CURVE TABLE

CURVE ID	RADIUS (FT)	DELTA	LENGTH (FT)	CHORD BEARING	CHORD LENGTH (FT)
C1	60.00	191.2161	200.24	S44°06'53.87\"E	119.42
C2	60.00	005.0368	5.27	S42°47'23.18\"W	5.27
C3	60.00	054.8058	57.39	S72°42'56.72\"W	55.23
C4	60.00	036.5132	38.24	N61°37'57.22\"W	37.59
C5	60.00	036.5117	38.24	N25°06'49.30\"W	37.59
C6	60.00	052.0609	54.52	N19°10'21.43\"E	52.66
C7	60.00	006.2838	6.58	N48°20'43.08\"E	6.58
C8	70.00	093.2196	113.89	N43°22'45.26\"W	101.74
C9	70.00	045.1629	55.18	N19°24'26.20\"W	53.76
C10	70.00	048.0510	58.71	S65°58'28.12\"E	57.00

LOCATION MAP

SEC. 12, T11N, R10W
NOT TO SCALE



LEGEND

- SECTION CORNER
- SET CORNER (5/8\"x24\" REBAR W/CAP)
- FOUND CORNER (5/8\" REBAR W/CAP)
- EXISTING PROPERTY LINE
- PROPERTY LINE
- SECTION LINE
- MEASURED DISTANCE
- RECORDED DISTANCE STERLING ESTATES FOURTH SUB.
- RECORDED DISTANCE STERLING ESTATES SECOND SUB.

SCALE IN FEET
0' 20' 40' 80'

OWNERS: NIEDFELT PROPERTY MANAGEMENT PREFERRED LLC.
SUBDIVIDER: NIEDFELT PROPERTY MANAGEMENT PREFERRED LLC.
SURVEYOR: OLSSON ASSOCIATES
ENGINEER: OLSSON ASSOCIATES
NUMBER OF LOTS: 18

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. 2016-2621
NIEDFELT SURVEY
FB