



Hall County Regional Planning Commission

Wednesday, March 1, 2017
Regular Meeting

Item M2

Sterling Estates 9th

Staff Contact: Chad Nabity

February 14, 2017

Dear Members of the Board:

RE: Final Plat – Sterling Estates 9th Subdivision.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Sterling Estates 9th Subdivision, located in Grand Island, in Hall County, Nebraska.

This final plat proposes to create 2 lots, in a subdivision being all of Lot 1, Sterling Estates 6th Subdivision, in the City of Grand Island, Hall County, Nebraska, in a tract containing 7.2 acres.

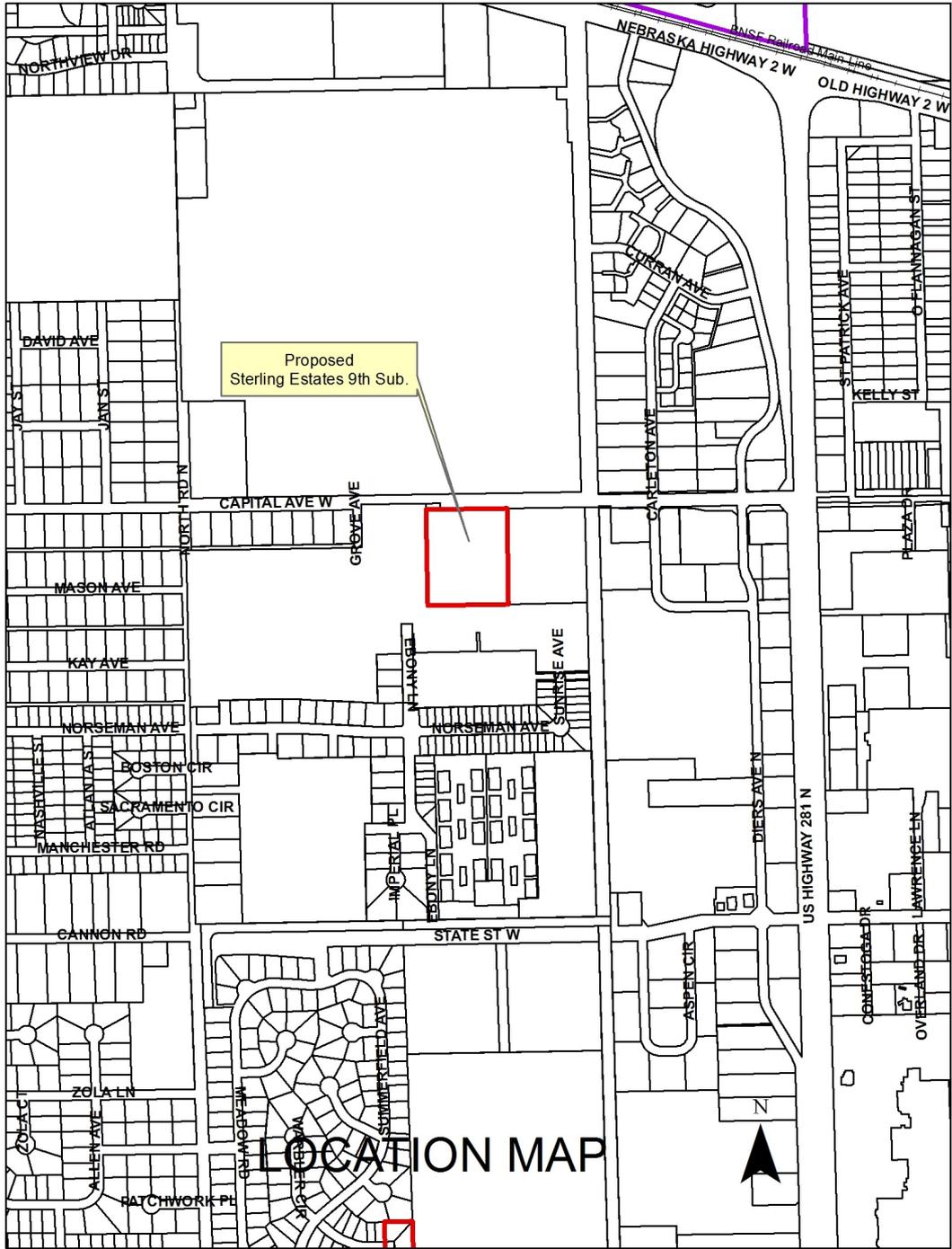
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on March 1, 2017, in the Council Chambers located in Grand Island's City Hall.

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 2, 19, 82, 83, 100, 126.



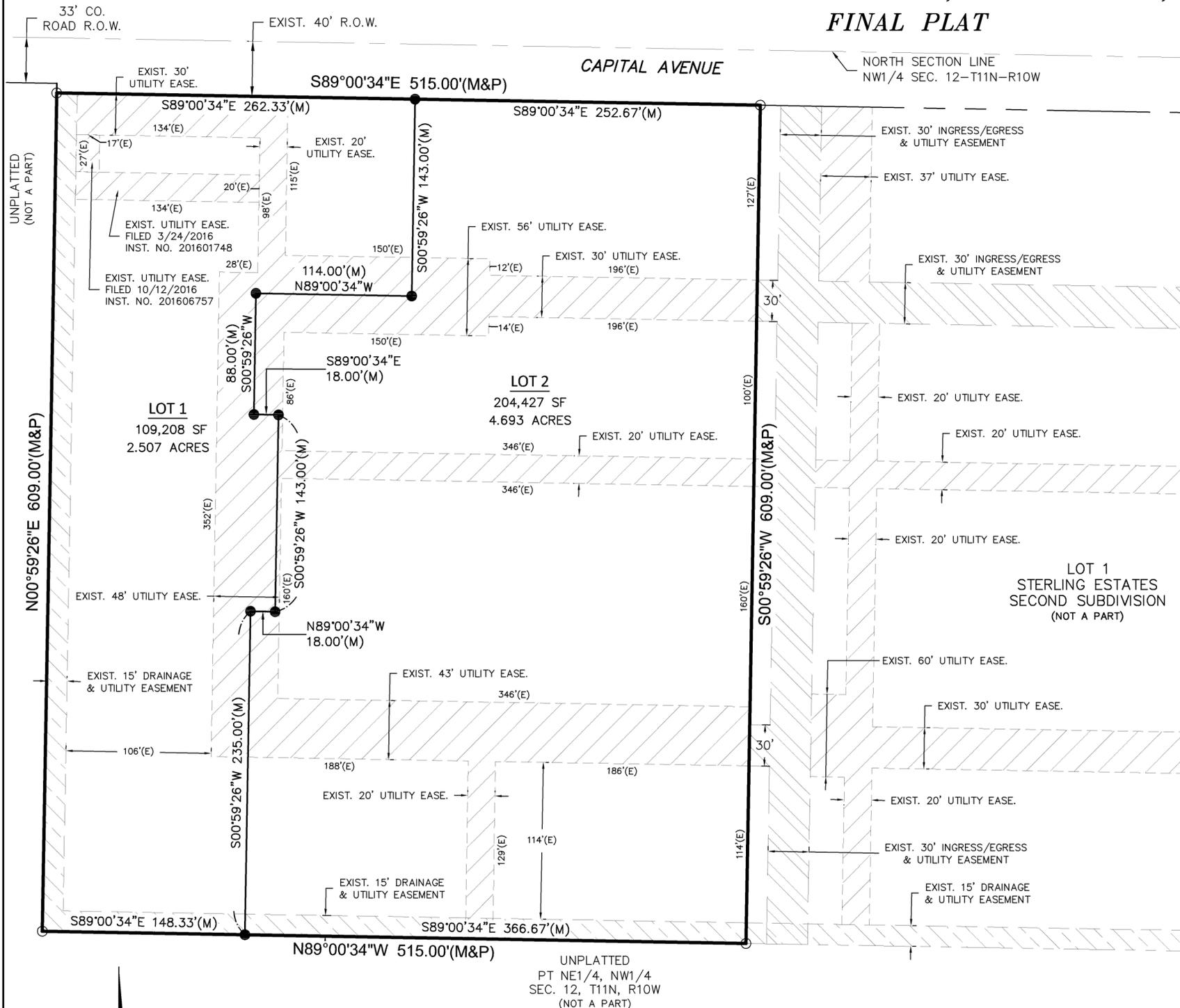
STERLING ESTATES NINTH SUBDIVISION

IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

FINAL PLAT

CAPITAL AVENUE

NORTH SECTION LINE
NW1/4 SEC. 12-T11N-R10W



LEGAL DESCRIPTION

A REPLAT OF ALL OF LOT 1, STERLING ESTATES SIXTH SUBDIVISION, IN THE CITY OF GRAND ISLAND, IN PART OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 12, TOWNSHIP 11 NORTH, RANGE 10 WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA.

SAID TRACT CONTAINS 313,635.00 SQUARE FEET OR 7.200 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON _____, 2017, I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION, OF "STERLING ESTATES NINTH SUBDIVISION" LOCATED IN THE CITY OF GRAND ISLAND, IN PART OF THE NORTHWEST QUARTER (NW1/4) OF SECTION TWELVE (12), TOWNSHIP TEN (10) NORTH, RANGE ELEVEN (11) WEST OF THE 6TH P.M., 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 TS12 PHASE II, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "STERLING ESTATES NINTH SUBDIVISION" IN THE CITY OF GRAND ISLAND, IN PART OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 12, TOWNSHIP 11 NORTH, RANGE 10 WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF; 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, I HAVE AFFIXED MY SIGNATURE HERETO, AT _____, NEBRASKA, THIS ____ DAY OF _____, 2017.

TS12 PHASE II, LLC, A NEBRASKA LIMITED LIABILITY COMPANY
JERRY SLUSKY, MANAGER MEMBER

ACKNOWLEDGMENT

STATE OF NEBRASKA SS
COUNTY OF HALL

ON THIS ____ DAY OF _____, 2017, BEFORE ME _____ A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED JERRY SLUSKY, MANAGER MEMBER, TS12 PHASE II, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, 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

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

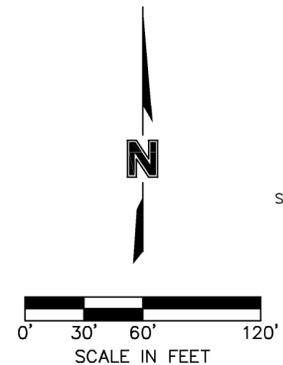
THIS ____ DAY OF _____, 2017.

MAYOR _____

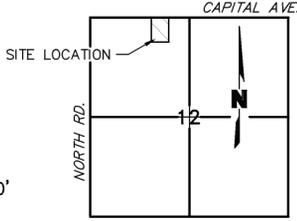
CITY CLERK _____

OWNERS: TS12 PHASE II, LLC
SUBDIVIDER: TS12 PHASE II, LLC
SURVEYOR: OLSSON ASSOCIATES
ENGINEER: OLSSON ASSOCIATES
NUMBER OF LOTS: 2

DWG: F:\Projects\014-2919_PBIN\Final_Plat_V_FPT 9th_0142919.dwg
 DATE: Feb 09, 2017 4:31pm
 USER: jirmenez
 014-2919_DP_PBASE_REV-1
 014-2919_PBASE_EXISTING_PHASE-1



LOCATION MAP



LEGEND

- SET CORNER (5/8"x24" REBAR W/CAP)
- FOUND CORNER (5/8" REBAR W/CAP)
- SECTION LINE
- PROPOSED SUBDIVISION LINE
- - - PROPERTY LINE
- - - RIGHT-OF-WAY LINE
- ▨ UTILITY EASEMENT
- ▨ DRAINAGE & UTILITY EASEMENT
- ▨ INGRESS/EGRESS & UTILITY EASEMENT
- M MEASURED DISTANCE
- P RECORDED DISTANCE STERLING ESTATES 2ND SUBDIVISION
- E EASEMENT MEASURED DISTANCE

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. 2014-2919
SB WORLDWIDE STERLING APARTMENTS SURVEY
FB