



Hall County Regional Planning Commission

**Wednesday, July 5, 2017
Regular Meeting**

Item J1

GIPS Jefferson Subdivision-Final Plat

Staff Contact:

June 19, 2017

Dear Members of the Board:

RE: Final Plat – GIPS Jefferson Subdivision.

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

This final plat proposes to create 2 lots, in a subdivision being all of Lots 1 – 10, Block 10, Lots 1 - 3, Block 11, Lot 5, Block 14, all in Wallichs Addition, in the City of Grand Island, Hall County, Nebraska, in a tract containing 5.004 acres.

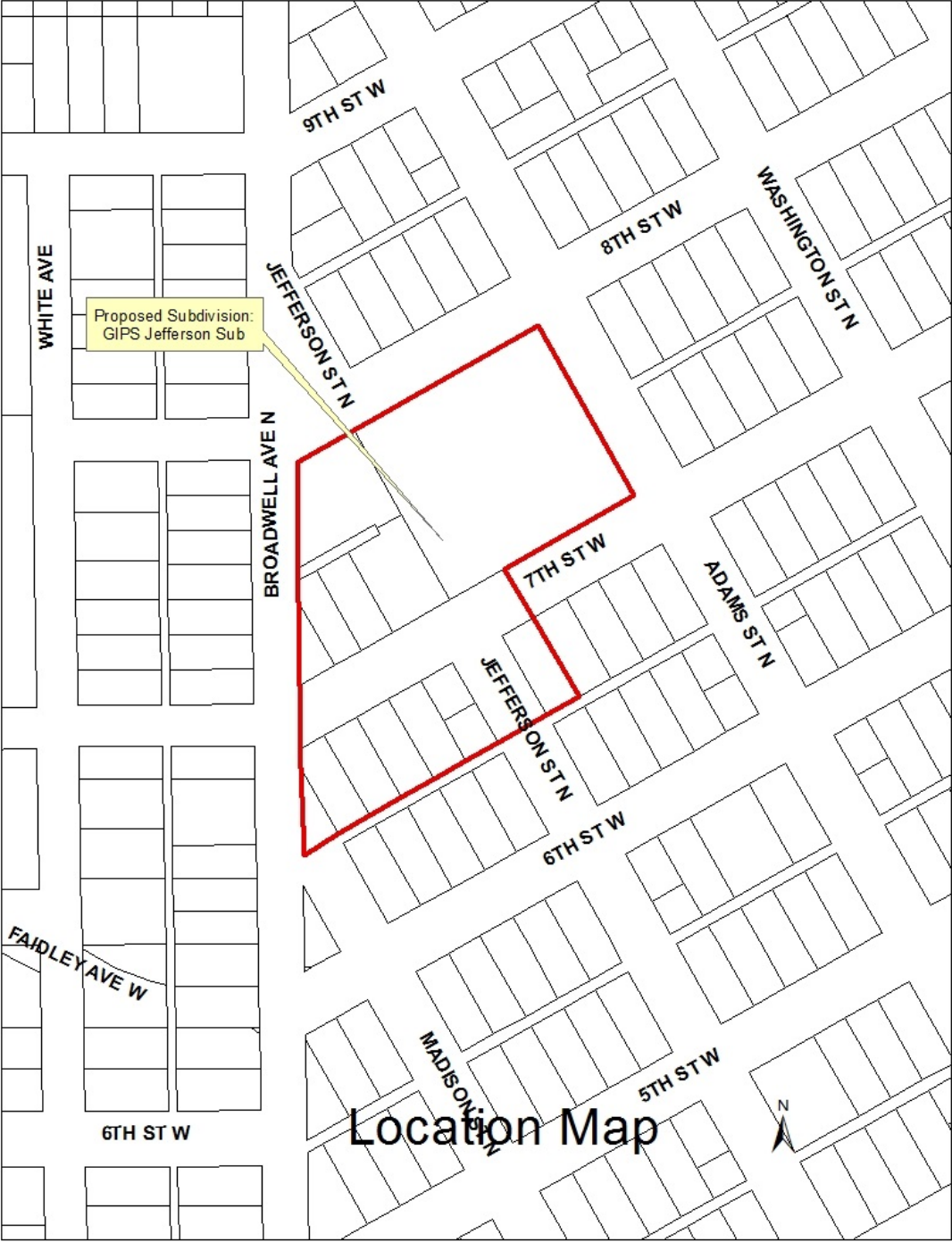
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on July 5, 2017, in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

Cc: City Clerk
City Attorney
City Public Works
City Utilities
City Building Director
County Assessor/Register of Deeds
Manager of Postal Operations
Olsson Associates

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





GIPS JEFFERSON SUBDIVISION
to the CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA
PROPOSED SITE PLAT

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. 2016-0717
GIPS
JEFFERSON ELEMENTARY
SURVEY

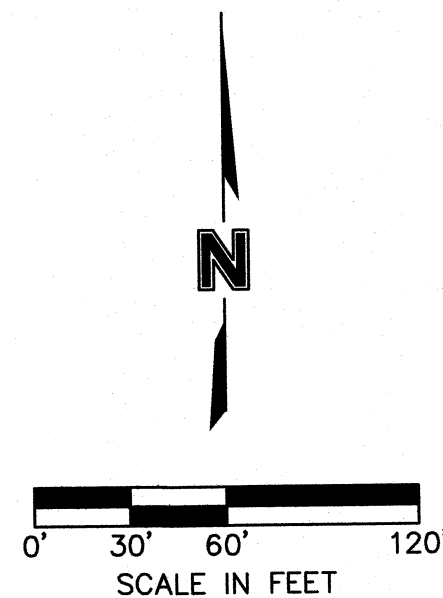
LEGAL DESCRIPTION

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DESCRIBED AS FOLLOWS:

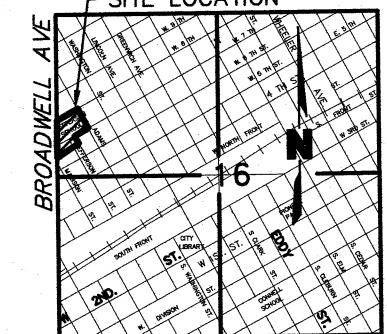
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SAID TRACT CONTAINS A CALCULATED AREA OF 217,986.67 SQUARE FEET OR 5.004 ACRES MORE OR LESS OF WHICH 0.283 ACRES IS NEW DEDICATED ROAD RIGHT-OF-WAY.

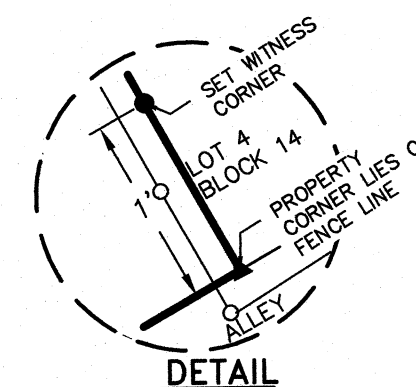


LOCATION MAP

SEC. 16, T11N, R9W
NOT TO SCALE
SITE LOCATION



LINE TABLE		
LINE ID	DIRECTION	LENGTH (FT)
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LEGEND

- ▲ CALCULATED CORNER
- CORNER FOUND (AS NOTED)
- SET CORNER (5/8"x24" REBAR W/CAP)
- M MEASURED DISTANCE
- P PLATTED DISTANCE
- PROPERTY LINE
- SUBDIVISION LINE

CURVE TABLE

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OWNERS: HALL COUNTY DISTRICT 2
SUBDIVIDER: HALL COUNTY DISTRICT 2
SURVEYOR: OLSSON ASSOCIATES
ENGINEER: OLSSON ASSOCIATES
NUMBER OF LOTS: 2

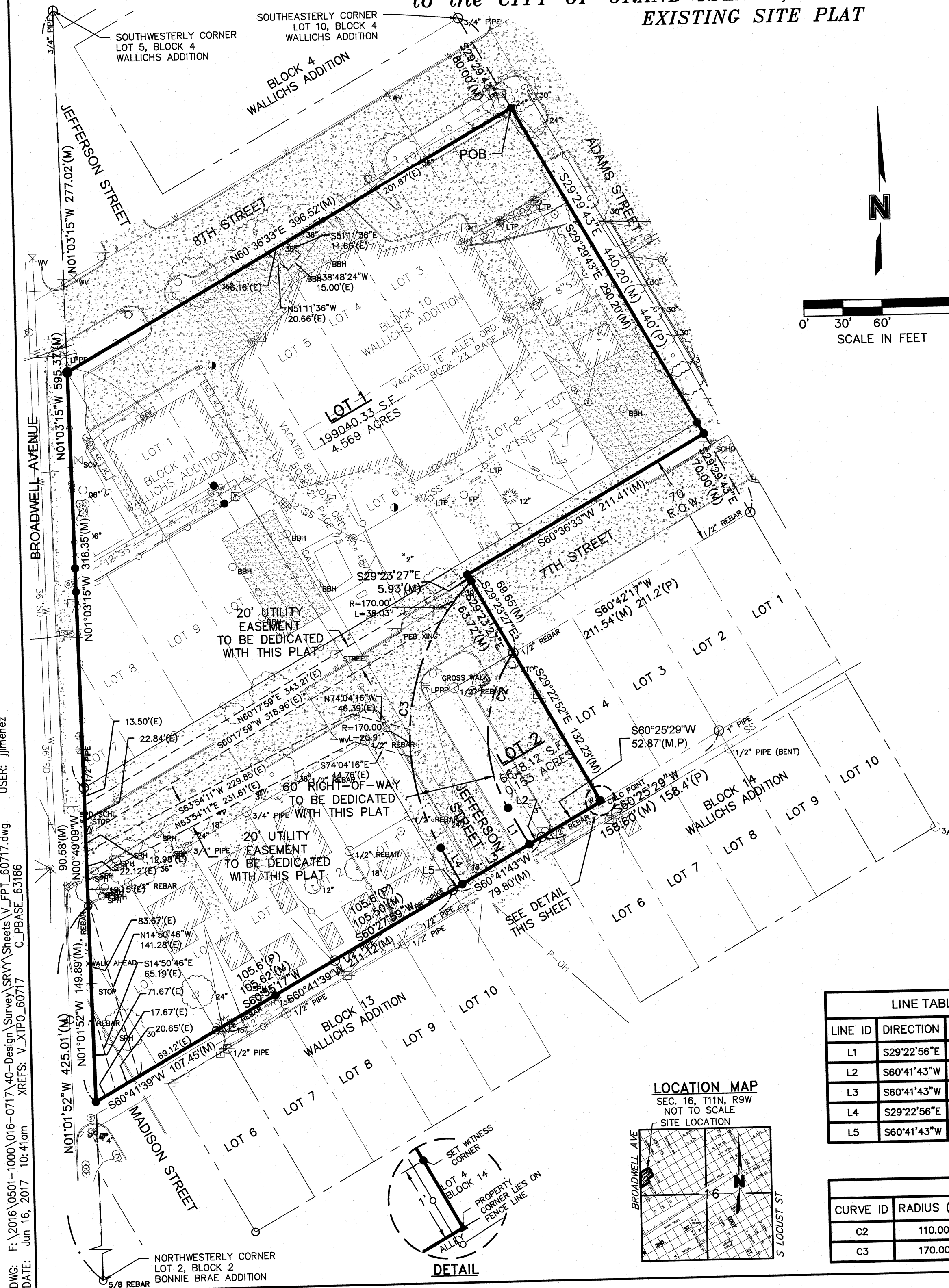
DWG: F:\2016\0501-1000\016-0717\40-Design\Survey\SRVY\Sheets\V_FPT_60717.dwg
DATE: Jun 16, 2017 10:43am
USER: jjimenez
XREFS: V_XTPO_60717 C_PBASE_63186

GIPS JEFFERSON SUBDIVISION
to the CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA
EXISTING SITE PLAT

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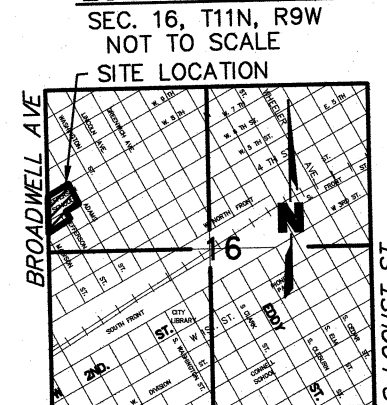
LEGEND

	POWER POLE		BUSH
	ELECTRICAL VAULT		DECIDUOUS TREE
	ELECTRICAL METER		CONIFEROUS TREE
	ELECTRICAL BOX		STORM SEWER LINE
	AIR CONDITIONING UNIT		WATER LINE
	TELEPHONE RISER		GAS LINE
	CABLE VAULT		UNDERGROUND ELECTRIC
	CABLE BOX		OVERHEAD ELECTRIC
	LIGHT POLE		UNDERGROUND TELEPHONE
	GUY WIRE		CHAIN LINK FENCE
	FIBER OPTIC PEDESTAL		CONCRETE
	WATER VALVE		BRICK SIDEWALK
	FIRE HYDRANT		BUILDING
	SIGN		CONTROL POINT
	STEEL POST		CALCULATED CORNER
	FLAG POLE		CORNER FOUND (AS NOTED)
	BASKETBALL HOOP		SET CORNER (5/8"x24" REBAR W/CAP)
	STORM DRAIN MANHOLE		MEASURED DISTANCE
	DRAIN GATE		PLATTED DISTANCE
	GAS METER		PROPERTY LINE
	SANITARY SEWER MANHOLE		SUBDIVISION LINE
	SANITARY SEWER CLEANEST		

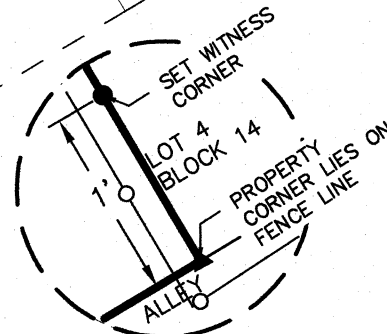
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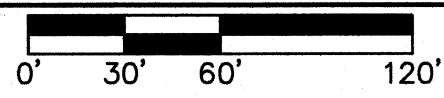
DETAIL



OWNERS: HALL COUNTY DISTRICT 2
SUBDIVIDER: HALL COUNTY DISTRICT 2
SURVEYOR: OLSSON ASSOCIATES
ENGINEER: OLSSON ASSOCIATES
NUMBER OF LOTS: 2

USER: jjimenez

DWG: F:\2016\0501-1000\016-0717\40-Design\Survey\SRV\Sheets\V_FPT_60717.dwg
DATE: Jun 16, 2017 10:39am XREFS: V_XFPO_60717 C_PBASE_63186



SOUTHWESTERLY CORNER
LOT 5, BLOCK 4
WALLICHS ADDITION

SOUTHEASTERLY CORNER
LOT 10, BLOCK 4
WALLICHS ADDITION

GIPS JEFFERSON SUBDIVISION

to the CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

FINAL PLAT

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SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON _____, 2017, I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION, OF A TRACT OF LAND LOCATED IN ALL OF LOTS 1-10, BLOCK 10, LOTS 1-3, 7-10, BLOCK 11, LOTS 1-5, BLOCK 13, LOT 5, BLOCK 14, ALL IN WALLICHS ADDITION, VACATED JEFFERSON STREET RIGHT-OF-WAY AS DESCRIBED IN ORDINANCE NUMBER 4872, BOOK 21, PAGE 73, VACATED 16 FT. ALLEY OF BLOCK 10, WALLICHS ADDITION AS DESCRIBED IN ORDINANCE NUMBER 5258, BOOK 23, PAGE 461, VACATED RIGHT-OF-WAY FOR MADISON STREET, 7TH STREET AND JEFFERSON STREET AS DESCRIBED IN ORDINANCE NUMBER 9624, INSTRUMENT NUMBER 201701021, FILED FEBRUARY 15, 2017 AND VACATED 16 FT. ALLEY OF BLOCK 11, WALLICHS ADDITION AS DESCRIBED IN ORDINANCE NUMBER _____, INSTRUMENT NUMBER _____, FILED _____, 2017, ALL 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 HALL COUNTY DISTRICT 2, BEING THE OWNER OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "GIPS JEFFERSON SUBDIVISION" IN ALL OF LOTS 1-10, BLOCK 10, LOTS 1-3, 7-10, BLOCK 11, LOTS 1-5, BLOCK 13, LOT 5, BLOCK 14, ALL IN WALLICHS ADDITION, VACATED JEFFERSON STREET RIGHT-OF-WAY AS DESCRIBED IN ORDINANCE NUMBER 4872, BOOK 21, PAGE 73, VACATED 16 FT. ALLEY OF BLOCK 10, WALLICHS ADDITION AS DESCRIBED IN ORDINANCE NUMBER 5258, BOOK 23, PAGE 461, VACATED RIGHT-OF-WAY FOR MADISON STREET, 7TH STREET AND JEFFERSON STREET AS DESCRIBED IN ORDINANCE NUMBER 9624, INSTRUMENT NUMBER 201701021, FILED FEBRUARY 15, 2017 AND VACATED 16 FT. ALLEY OF BLOCK 11, WALLICHS ADDITION AS DESCRIBED IN ORDINANCE NUMBER _____, INSTRUMENT NUMBER _____, FILED _____, 2017, ALL 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 _____, NEBRASKA, THIS ____ DAY OF _____, 2017.

BONNIE HINKLE - SCHOOL BOARD PRESIDENT

ACKNOWLEDGMENT

STATE OF NEBRASKA
COUNTY OF HALL
ON THIS ____ DAY OF _____, 2017, BEFORE ME _____, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED BONNIE HINKLE, SCHOOL BOARD PRESIDENT, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED HERETO AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HER 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 _____

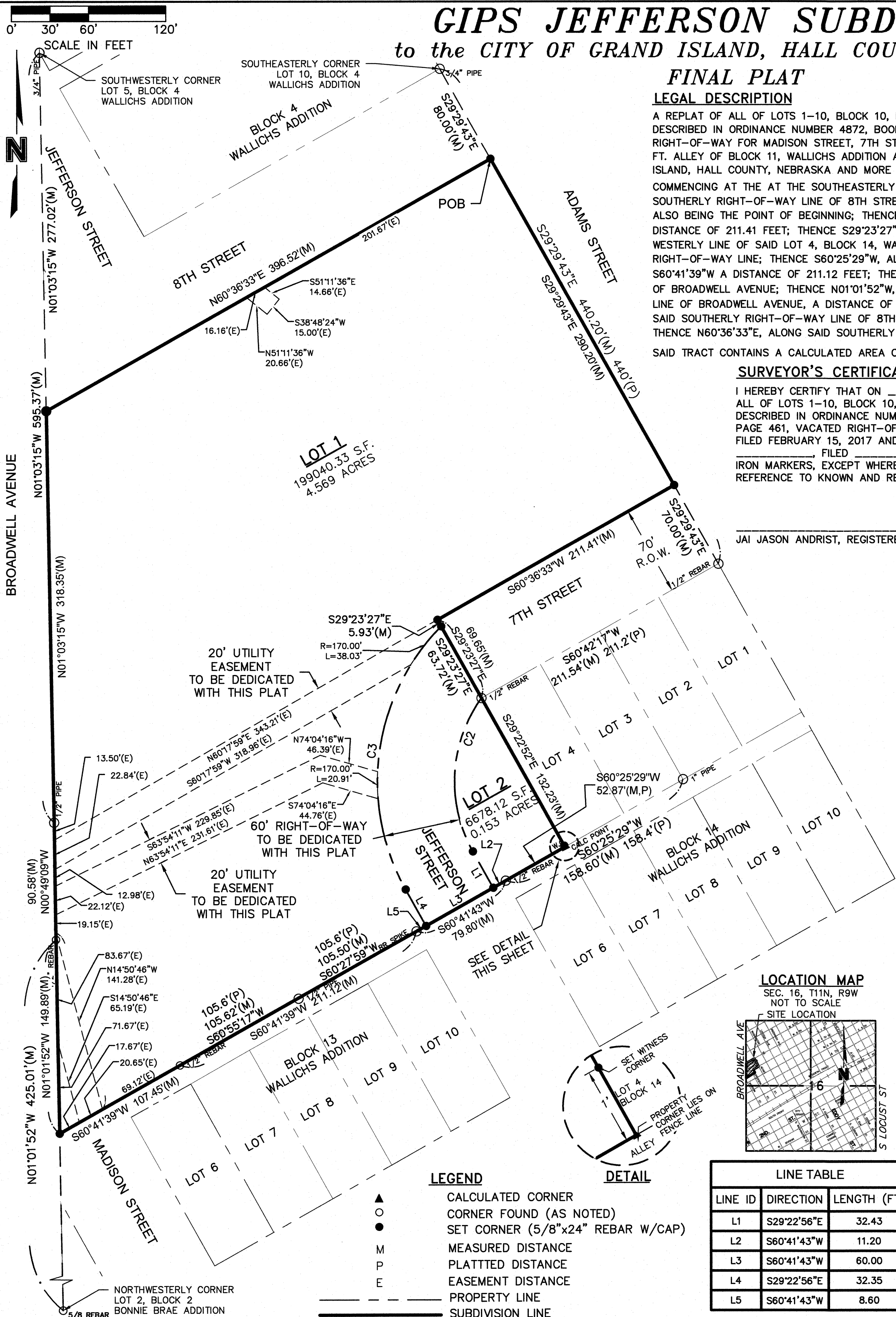
APPROVED AND ACCEPTED BY THE CITY OF GRAND ISLAND, NEBRASKA

THIS ____ DAY OF _____, 2017.

MAYOR _____

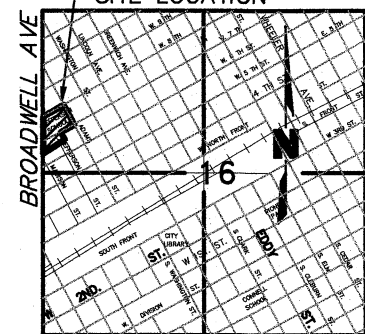
CITY CLERK _____

OWNERS: HALL COUNTY DISTRICT 2
SUBDIVIDER: HALL COUNTY DISTRICT 2
SURVEYOR: OLSSON ASSOCIATES
ENGINEER: OLSSON ASSOCIATES
NUMBER OF LOTS: 2

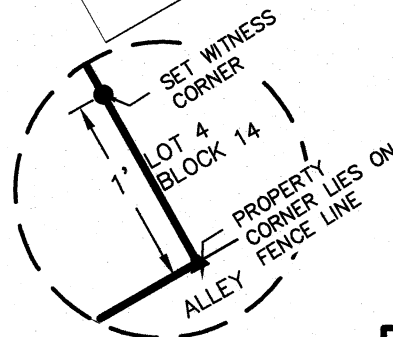


LOCATION MAP

SEC. 16, T11N, R9W
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