



Hall County Regional Planning Commission

Wednesday, November 1, 2017
Regular Meeting

Item M1

JGMO

Staff Contact: Chad Nabity

October 17, 2017

Dear Members of the Board:

RE: Final Plat – JGMO Subdivision.

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

This final plat proposes to create 3 lots, in a subdivision being the North Eleven (11) acres of the Southeast Quarter of the Northeast Quarter (SE1/4, NE1/4) of Section Thirty-Three (33), Township Eleven (11) North, Range Nine (9) West of the 6th P.M., all in the City of Grand Island, Hall County, Nebraska, in a tract containing 11.0 acres.

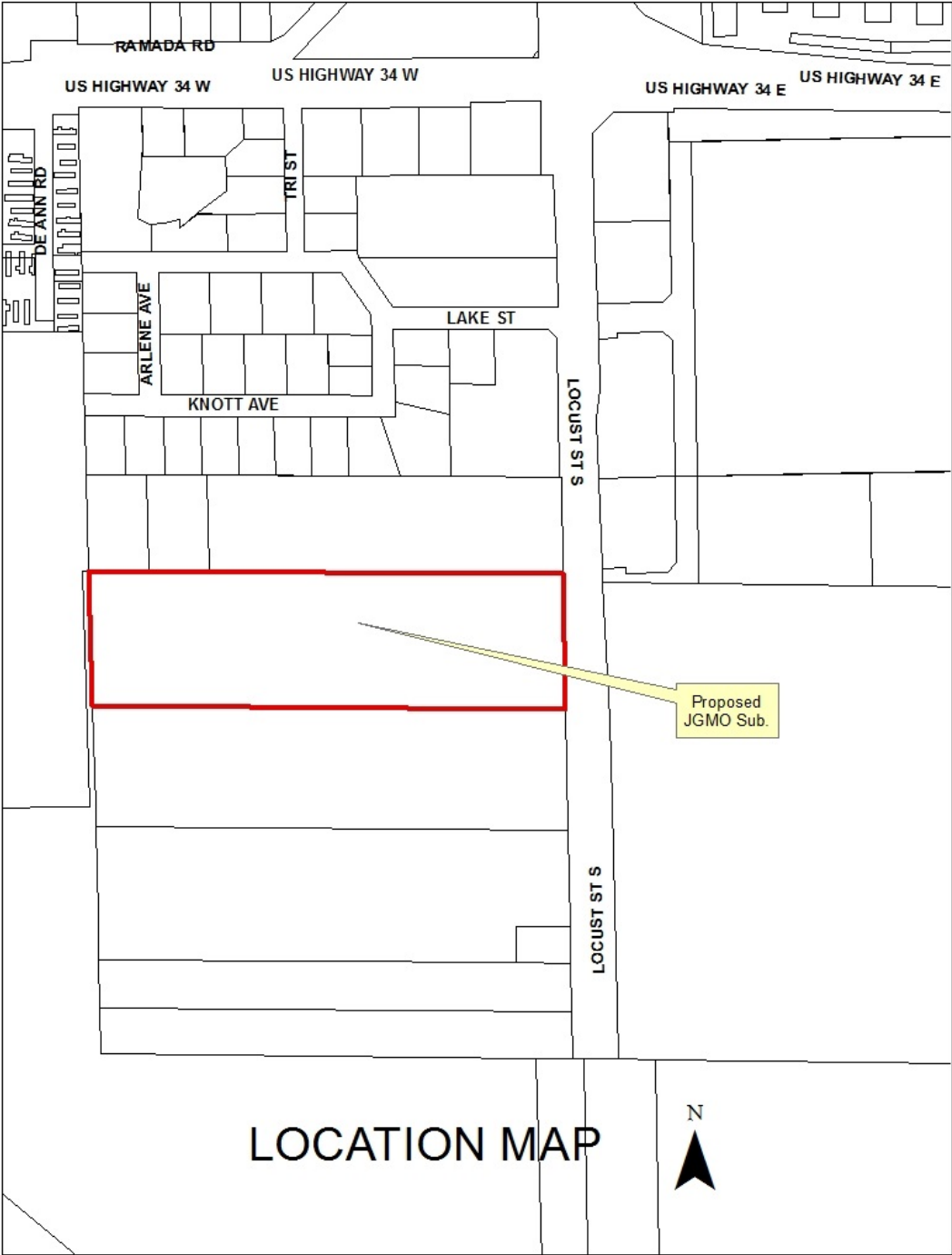
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on November 1, 2017, in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

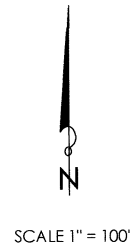
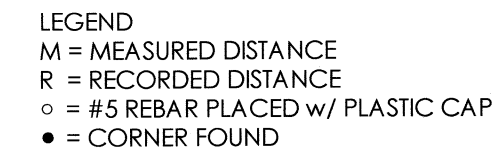
Cc: City Clerk
City Attorney
City Public Works
City Utilities
City Building Director
County Assessor/Register of Deeds
Manager of Postal Operations
Stevens Land Surveying
Brian McMahon

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





IN THE NORTH 11 ACRES OF THE SE1/4, NE1/4 OF SECTION 33, 11N, R9W, GRAND ISLAND, HALL COUNTY NEBRASKA



NW CORNER SE1/4, NE1/4, FOUND 1 1/4" IRON PIPE
20.77' S TO PK NAIL IN 24" ELM
18.46' ESE TO PK NAIL IN WOOD POST
1.80' WSW TO 1/2" IRON PIPE INSIDE 4" PVC PIPE

SW CORNER SE1/4, NE1/4, FOUND 1 1/4 " IRON PIPE
6.39' N TO NAIL IN BRACE POST
2.06' WSW TO NAIL IN BRACE POST
9.76' S TO NAIL IN CORNER POST

SE CORNER SE1/4, NE1/4, FOUND ALUM CAP IN CONCRETE STREET
13.97' W TO NAIL IN LIGHT POLE
33.22' NW NW TO NAIL IN POWER POLE
103.79' ENE ENE TO CHISELED "X" IN CONCRETE. LIGHT POST BASE
161.21' S TO CHISELED "X" IN BRASS CAP ON CONCRETE RAILING

NE CORNER SE1/4, NE1/4, FOUND CHISELED X IN CONCRETE
64.52' NNW TO PK NAIL IN POWER POLE
12.95' E TO PK NAIL IN CONCRETE JOINT
132.31' SSE TO PK NAIL IN POWER POLE

Beginning at the northeast corner of said SE1/4, NE1/4; thence N 88° 47' 43" W on and upon the north line of said SE1/4, NE1/4 a distance of 1328.87 feet to the northwest corner of said SE1/4, NE1/4; thence S 00° 10' 44" E on and upon the west line of said SE1/4, NE1/4 a distance of 356.53 feet to a point; thence S 88° 09' 21" E a distance of 1329.42 feet to a point on the east line of said SE1/4, NE1/4; thence N 00° 11' 49" W a distance of 371.38 feet to the point of beginning. Said tract contains 11.100 acres more or less of which 0.340 acres are public right-of-way.

I hereby certify that on August 15, 2017, I completed an accurate survey of 'UGMO SUBDIVISION' in 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. All dimensions are in feet and are accurate to the best of my knowledge and belief and that I am a duly Registered Land Surveyor under the laws of the State of Nebraska.

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

Date _____

Approved and accepted by the City of Grand Island, Nebraska, this _____ day of _____, 2017.

City Clerk

STEVENS LAND SURVEYING LLC - 1604 RAINBOW ROAD, GRAND ISLAND, NE 68801 - 308-379-0464 - E-MAIL kstevens690@gmail.com

KNOW ALL MEN BY THESE PRESENTS, that Jason C. Olderbak owner of JGMO, LLC and Brian J. McMahon and Lori A. McMahon husband and wife owners of LBJM, LLC being the owners of the land described hereon have caused same to be surveyed, subdivided, platted and designated as 'JGMO SUBDIVISION', Grand Island, Hall County, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the streets as shown thereon to the public forever, and the easements 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 obstruction 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 _____, 2017.

Lori A. McMahon

ACKNOWLEDGMENT
State Of Nebraska
County Of Hall SS
On the _____ day of _____, 2017, before me _____
a Notary Public within and for said County, personally appeared Jason C. Olderbak, Brian J. McMahon and Lori McMahon
to me personally known to be the identical persons whose signatures are affixed hereto, and that each did acknowledge
the execution hereof to be their voluntary act and deed. IN WITNESS WHEREOF, I have hereunto subscribed my name
and affixed my official seal at Grand Island, Nebraska, on the last date above written.

My commission expires _____

Notary Public

SURVEY REQUESTED BY JASON OLDERBAK

PROJECT NUMBER 17-44 - DATE 7/31/2017 - DRAWN BY K.S. - CHECKED BY AES