



Hall County Regional Planning Commission

**Wednesday, May 2, 2018
Regular Meeting**

Item J7

Subdivision – Final Plat Fugate Subdivision Grand Island

Staff Contact:

April 19th, 2018

Dear Members of the Board:

RE: Final Plat – Fugate Subdivision.

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

This final plat proposes to create 2 lots, in a tract of land comprising of Lot Three (3) of Menard Subdivision in the city of Grand Island, Hall County, Nebraska, containing 1.44 acres

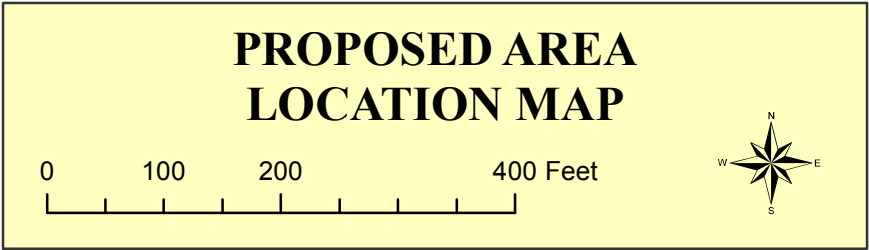
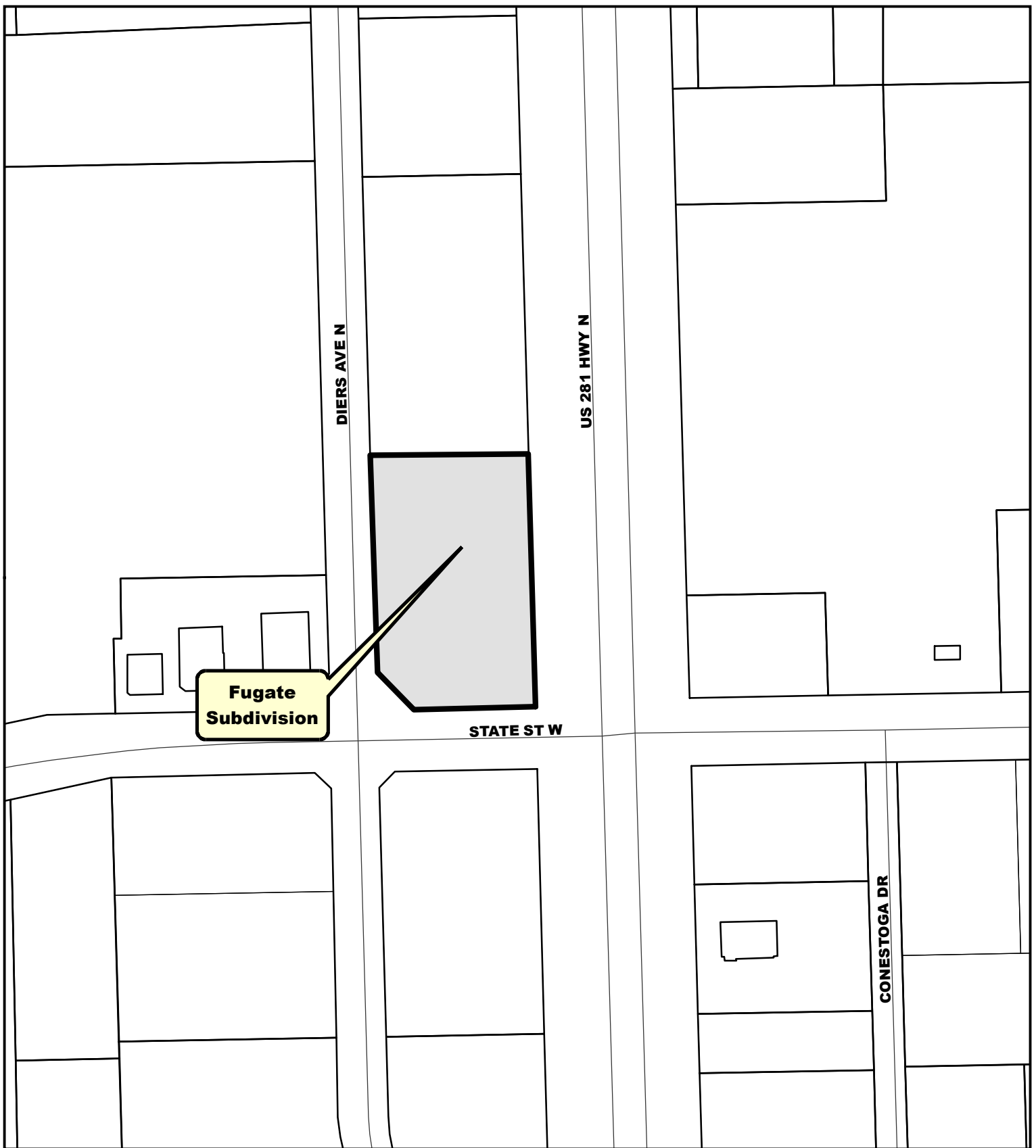
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on May 2nd, 2018, in the Council Chambers located in Grand Island's City Hall.

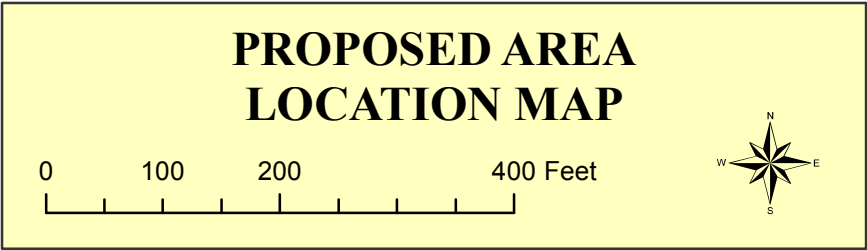
Sincerely,

Chad Nabity, AICP
Planning Director

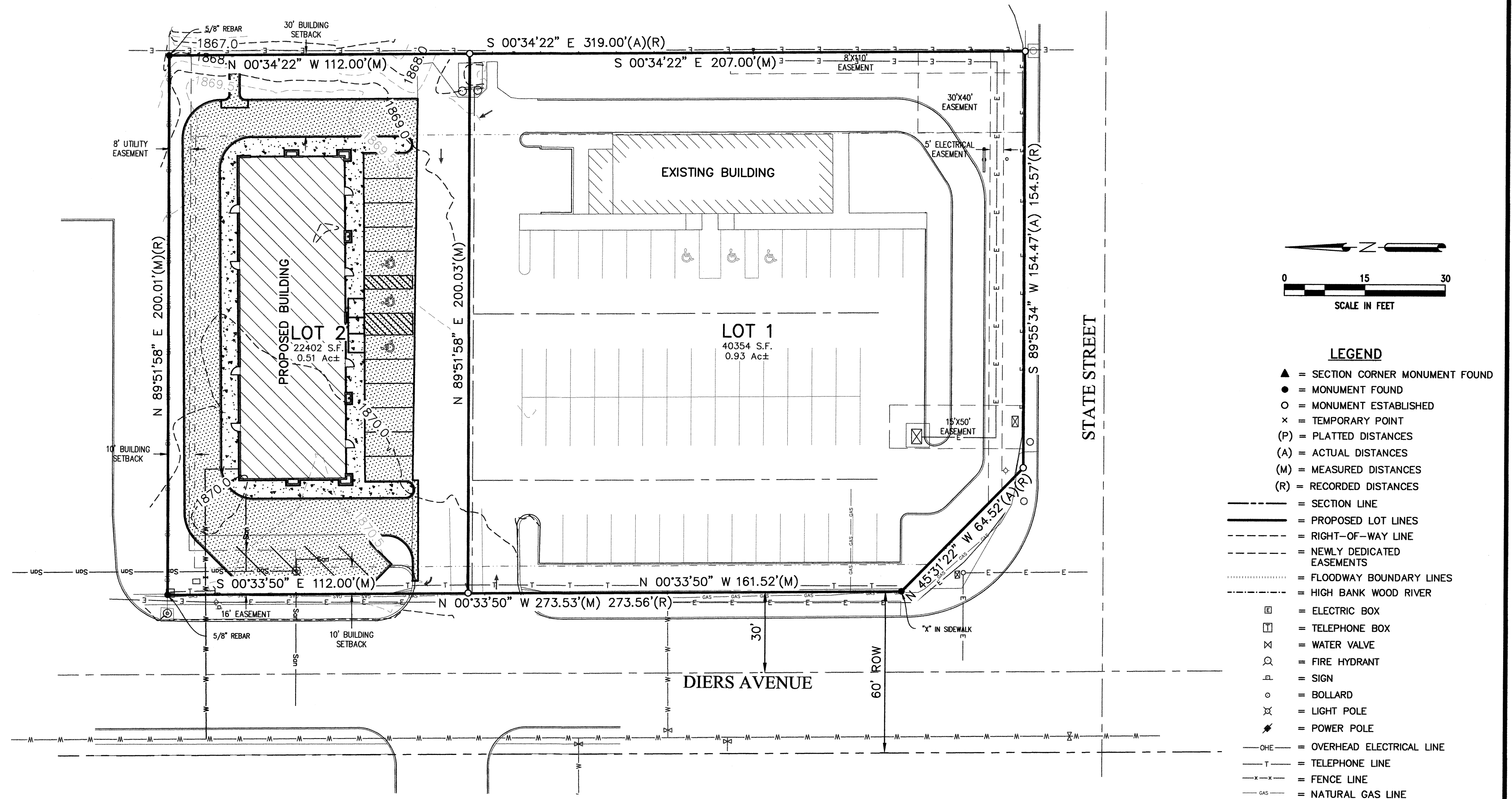
Cc: City Clerk
City Attorney
City Public Works
City Utilities
City Building Director
County Assessor/Register of Deeds
Manager of Postal Operations
Stevens Land Surveying
Brian McMahon

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





PRELIMINARY PLAT
-FUGATE SUBDIVISION-
REPLAT OF LOT 3 MENARD SUBDIVISION, GRAND ISLAND
HALL COUNTY, NEBRASKA.



LEGAL DESCRIPTION

A Tract of land comprising of Lot Three (3) Menard Subdivision in the City of Grand Island, Nebraska; said tract containing 1.44 acres more or less.

SURVEYOR'S CERTIFICATE

I hereby certify that on March 29, 2018, I completed an accurate survey (Made under my Supervision) of Fugate Subdivision in the City of Grand Island, Hall County, 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 pipes were placed at all corners as shown on the plat; that each lot bears its own number; and that said survey made reference to known and recorded monuments.

Brent D. Cyboron
Nebraska Professional Registered Land Surveyor No. 727

NOTES:

This Plat Prepared April 2018 for:
Owner:
J. Larry Fugate, as Trustee of the J. Larry
Fugate Revocable Trust dated March 25, 2010
208 South Maize Road
Wichita, KS 67209

By:
Miller & Associates
11 Central Ave.
Kearney, NE 68847

Current Zoning:
B-2 (General Business Zone)

Flood Zone:
X (0.2% Annual Chance of flood)

MA Miller & Associates	PARTY CHIEF: BRENT D. CYBORON	SURVEY COMPLETED: MARCH 29, 2018
	DRAWN BY: LISA AMEN	REVISION
1111 CENTRAL AVENUE KEARNEY, NE 68847-6833 Tel: 308-234-6456 Fax: 308-234-1146 www.miller-engineers.com	DATE & REASON	
	F.B. #	

HALL CO-MENARD SUB LT 3

FINAL PLAT
-FUGATE SUBDIVISION-
REPLAT OF LOT 3 MENARD SUBDIVISION, GRAND ISLAND
HALL COUNTY, NEBRASKA.

SURVEYOR'S CERTIFICATE
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Brent D. Cyboron
Nebraska Professional Registered Land Surveyor No. 727

DEDICATION

KNOWN ALL MEN BY THESE PRESENTS, that, J. LARRY FUGATE, AS TRUSTEE OF THE J. LARRY FUGATE REVOCABLE TRUST DATED MARCH 25, 2010, being the sole owner of the land described hereon, had caused some to be surveyed, subdivided, platted and designated as "FUGATE SUBDIVISION", City of Grand Island, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the streets as shown thereon to the public for their use 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 there to, 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 as more particularly described in the description hereon as appears on the plat is made with the free consent and in accordance with the desires of the undersigned owner and proprietor.

IN WITNESS WHEREOF, we have affixed our signatures hereto, at Grand Island, Nebraska,

This _____ day of _____, 2018.

J. Larry Fugate, as Trustee of the
J. Larry Fugate Revocable Trust
dated March 25, 2010

ACKNOWLEDGEMENT

STATE OF NEBRASKA
COUNTY OF HALL

On the ____ day of _____, 2018, before me _____ a Notary Public within and for said County, personally appeared J. LARRY FUGATE, AS TRUSTEE OF THE J. LARRY FUGATE REVOCABLE TRUST DATED MARCH 25, 2010, to me personally known to be the identical person whose signature is affixed hereto, and that each did acknowledge the execution thereof to be his or her voluntary act and deed.
IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal at Grand Island, Nebraska, on the date last above written.
My commission expires _____.

Notary Public (Seal)

APPROVALS

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.

Chairman Date

Approved and accepted by The City of Grand Island, Nebraska, this _____ day of _____, 2018.

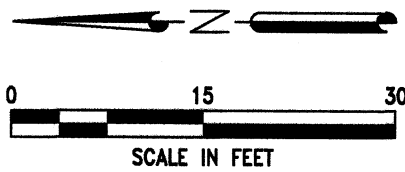
Mayor City Clerk (Seal)

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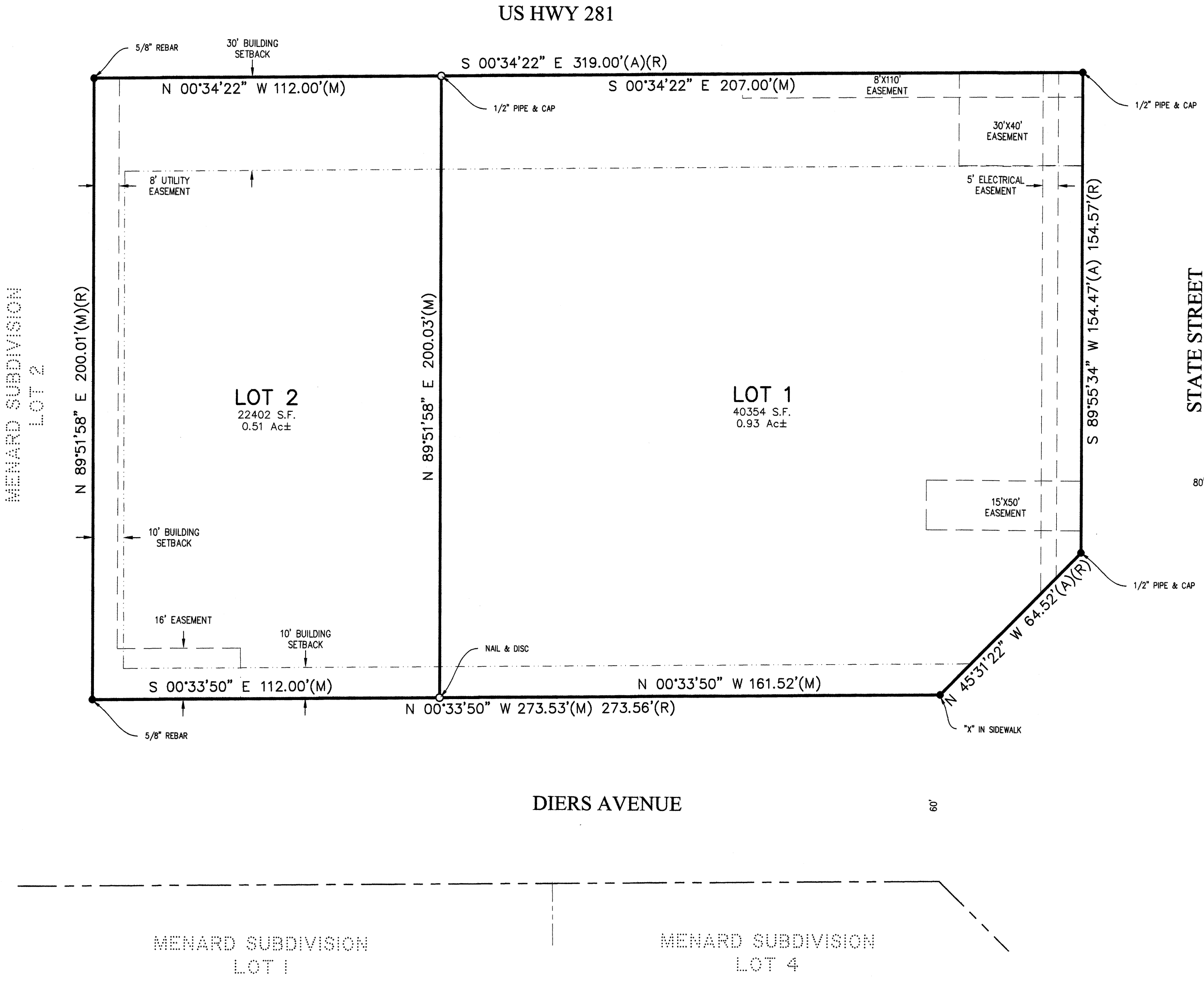
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 Miller & Associates	PARTY CHIEF: BRENT D. CYBORON DRAWN BY: LISA AMEN 1111 CENTRAL AVENUE KEARNEY, NE 68847-5833 Tel: 308-234-8456 Fax: 308-234-1146 www.miller-engineers.com	SURVEY COMPLETED: MARCH 29, 2018 REVISION DATE & REASON
		F.B. #
HALL CO-MENARD SUB LT 3		



LEGEND

- ▲ = SECTION CORNER MONUMENT FOUND
- = MONUMENT FOUND
- = MONUMENT ESTABLISHED
- x = TEMPORARY POINT
- (P) = PLATTED DISTANCES
- (A) = ACTUAL DISTANCES
- (M) = MEASURED DISTANCES
- (R) = RECORDED DISTANCES
- = SECTION LINE
- = PROPOSED LOT LINES
- = RIGHT-OF-WAY LINE
- = EXISTING LOT LINES
- = EXISTING EASEMENTS
- = NEWLY DEDICATED EASEMENTS
- = BUILDING SETBACKS:
30.00' FRONT YARD
00.00' SIDE YARD
30.00' REAR YARD
- x-x-x-x- = FENCE LINE
- ||||| = BUILDING
- ||||| = CONCRETE

SURVEYOR'S NOTE

A perpetual non-exclusive easement exists over all parking spaces now existing or from time to time existing located at Lot 1 and Lot 2, as well as over the use of the drive aisles and driveways located at Lot 1 and Lot 2 for the purpose of pedestrian and vehicular access.

LEGAL DESCRIPTION

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G:\Projects\149\149-P60-001\Civil-Dwg\Design Drawings\Survey Design\Ex-Confederated Builders Plat.dwg
SAVED: 4/13/2018 5:40 PM
PLOTED: 4/16/2018 8:14 AM