



Hall County Regional Planning Commission

**Wednesday, May 1, 2019
Regular Meeting**

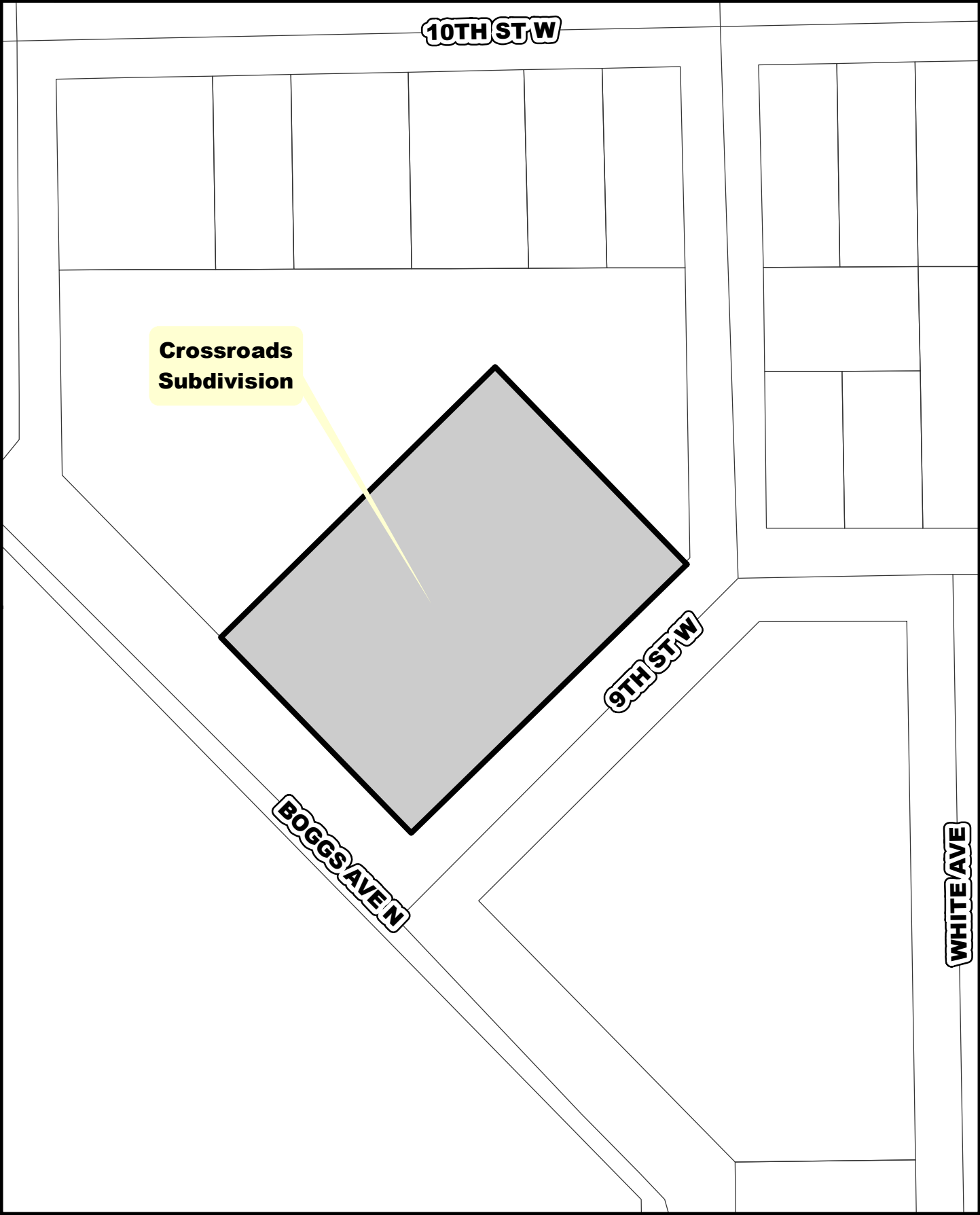
Item J7

Final Plat - Crossroads Subdivision

Staff Contact:



**PROPOSED AREA
LOCATION MAP**



Hall County Regional Planning Commission
SUBDIVISION APPLICATION

This application must be submitted a minimum of 20 calendar days prior to a planning commission meeting to be considered at that meeting.
Planning Commission meetings are typically held on the first Wednesday of the month.

Owners Information

Name RAYMOND O'DONNOR
Address 411 FLEETWOOD RD.
City GRAND ISLAND, State NE Zip 68803-3114
Phone 308-381-2497 (OFFICE)

Attach additional information as necessary for all parties listed as an owner on the plat and any other party such as: partners, Deed of Trust holders, etc...

All owners, lien holder's etc... will be required to sign the dedication certificate on the final plat.

As the applicant for this subdivision I do hereby certify that I have provided complete information regarding the ownership of the property included in this application:

By: 
(Applicant)

Surveyor/Engineers Information

Surveyor/Engineering Firm Initial Point Surveying LLC
Address 410 S. Webb Rd. Suite 4B
City Grand Island, State NE Zip 68803
Phone 308-675-4141
Surveyor/Engineer Name Brent D. Cyboron License Number 727

SUBDIVISION NAME: CROSSROADS SUBDIVISION

Please check the appropriate location

- ☒ Grand Island City Limits
☐ 2 Mile Grand Island Jurisdiction
☐ Hall County
☐ City of Wood River or 1 Mile Jurisdiction
☐ Alda or 1 Mile Jurisdiction
☐ Cairo or 1 Mile Jurisdiction
☐ Doniphan or 1 Mile Jurisdiction

Please check the appropriate Plat

- ☐ Preliminary Plat
☒ Final Plat
☐ Administrative Plat (Grand Island, Alda, Doniphan, and Cairo)

Number of Lots 2

Number of Acres 0.992 Acres

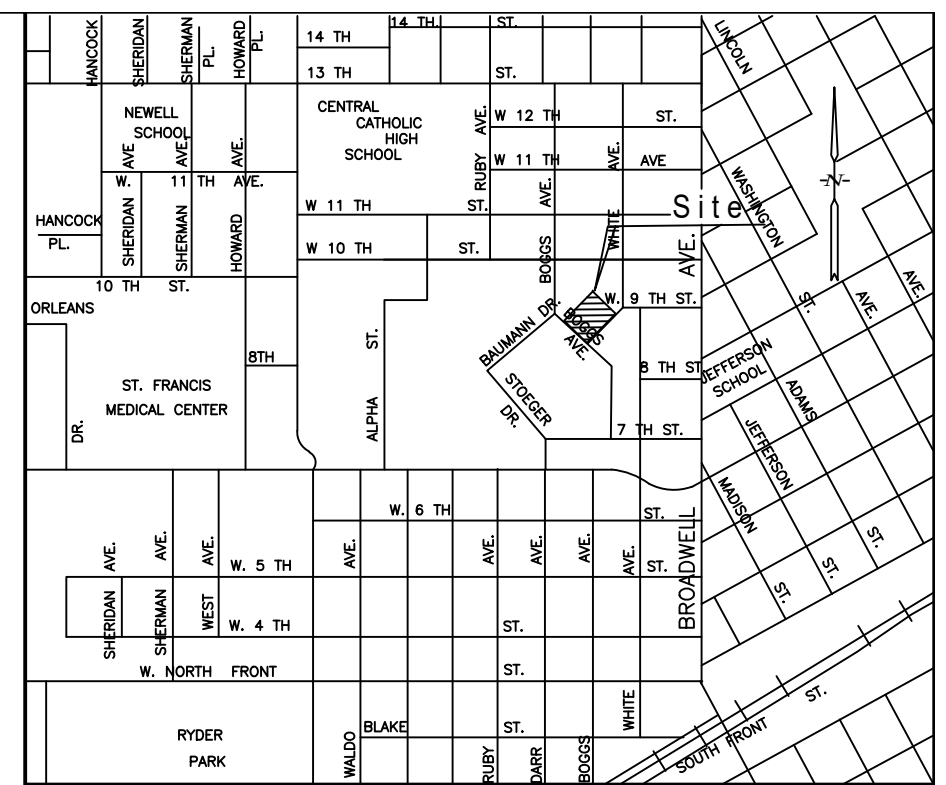
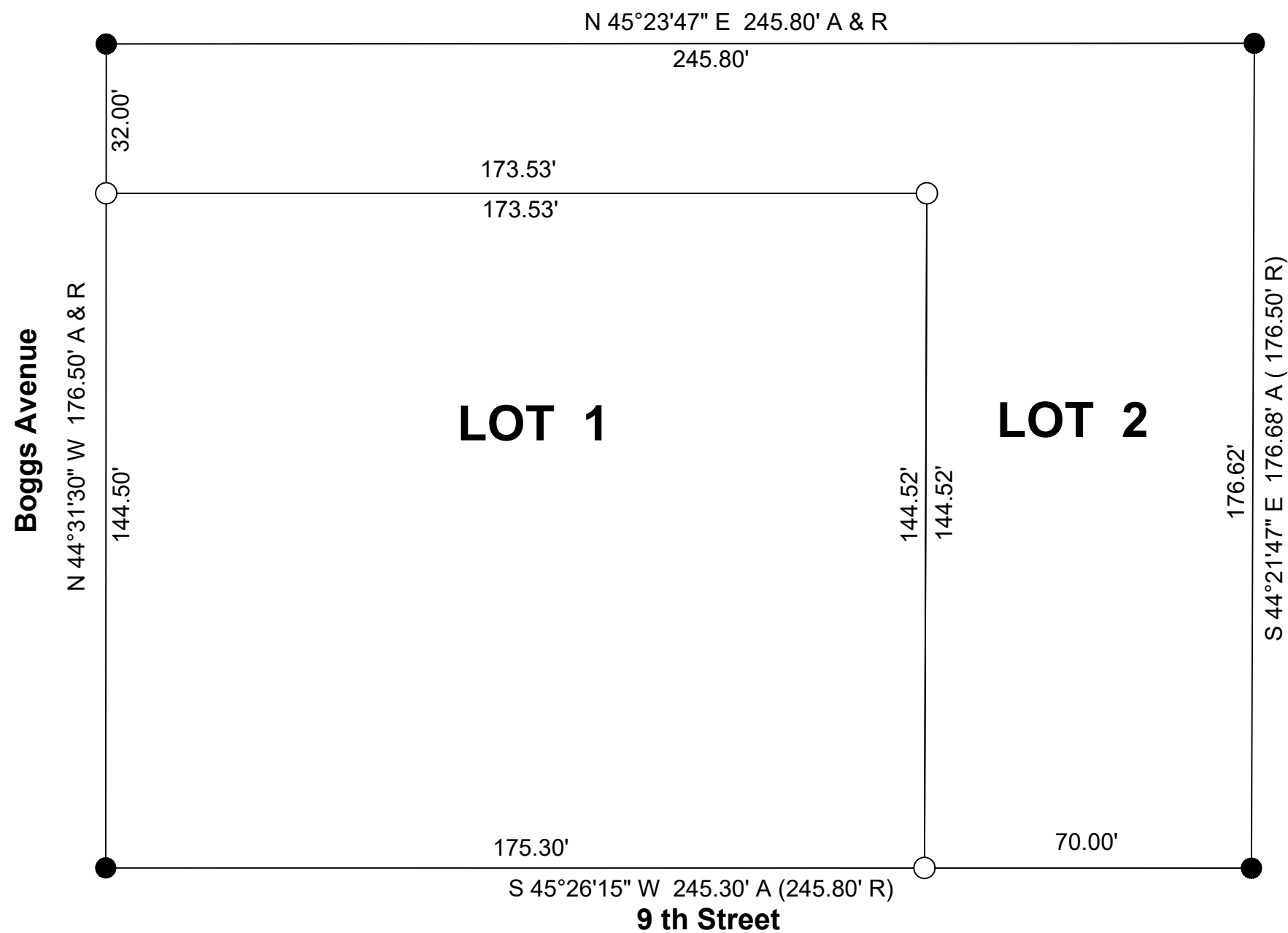
Checklist of things Planning Commission Needs

- ☒ 10 + 15 copies if in City limits or the two mile jurisdiction of Grand Island
☐ 5 + 15 copies if in Hall County, City of Wood River, Village of Cairo, Doniphan or Alda.
☐ 5 copies if Administrative Plat
☒ Closure Sheet
☒ Utilities Sheet
☐ Receipt for Subdivision Application Fees in the amount of \$ _____

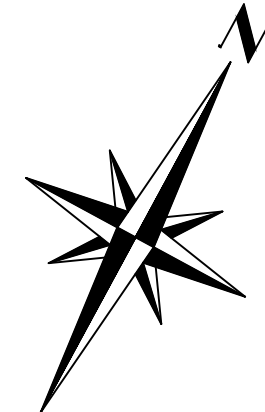
Providing false information on this application will result in nullification of the application and forfeiture of all related fees. If you have any questions regarding this form or subdivision regulations administered by the Hall County Regional Planning Department call (308) 384-3341.

Crossroads Subdivision

Grand Island, Nebraska



Vicinity Map



Scale 1" = 30'

LEGEND

- - Corner Found Unless Otherwise Noted
 ○ - 5/8 Rebar Placed W/Survey Cap Unless Otherwise Noted
 ● - Temporary Point
 A - Actual Distance
 R - Recorded Distance
 P - Prorated Distance

LEGAL DESCRIPTION

A tract of land comprising a portion of Block Five (5), Golden Age Subdivision, an Addition to the City of Grand Island, Hall County, Nebraska, Except for the following:

Beginning at the northeast corner of said Block Five (5), a distance of Four Hundred (400.00) feet to the northwest corner of said Block Five (5); thence running south along the east line of Boggs Avenue a distance of One Hundred Thirty and Seven Tenths (130.70) feet; thence running southeasterly along the northeasterly line of Boggs Avenue a distance of One Hundred Forty Four and Five Tenths (144.50) feet; thence deflecting left 90°02'30" and running northeasterly, parallel with the northwesterly line of 9th Street a distance of Two Hundred Forty Five and Eight Tenths (245.80) feet; thence deflecting right 90°02'30" and running southeasterly a distance of One Hundred Seventy Six and Five Tenths (176.50) feet to a point on the northwesterly line of 9th Street; thence running northeasterly along the northwesterly line of 9th Street a Distance of Three and Fifty Seven Hundredths (3.57) feet to a point on the west line of White Avenue; thence running north along the west line of White a distance of One Hundred Eighty Five and Thirty Six Hundredths (185.36) feet to the point of beginning.

SURVEYORS CERTIFICATE

I hereby certify that on December 20, 2018, I completed an accurate survey of 'CROSSROADS SUBDIVISION', in 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 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.

Brent D Cyboron

Nebraska Professional Registered Land Surveyor No. 727

APPROVALS

Submitted to and approved by the Regional Planning Commission of Hall County, Grand Island and Wood River, and The Villages of Alda, Cairo, and Doniphan, Nebraska

Chairman _____ Date _____

Approved and accepted by the City of Grand Island, Hall County, Nebraska this _____

Day of _____, 2019

 Mayor

 City Clerk

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Grand Island Entrepreneurial Venture L.L.C., a Nebraska Limited Liability Company and LBJM, L.L.C., a Nebraska Limited Liability Company, being the owner of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as CROSSROADS SUBDIVISION' in the City of Grand Island, Hall County, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the easements, if any, 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 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 this plat is made with the free consent and in accordance with the desires of the undersigned owner and proprietor.

IN WITNESS WHEREOF, I have affixed my signature hereto, at Grand Island, Nebraska, this ____ day of _____, 2019.

Raymond J. O'Connor - Member
Grand Island Entrepreneurial Venture L.L.C.

Brian McMahon - Member
LBJM, L.L.C.

ACKNOWLEDGEMENT

State of Nebraska

County of Hall

On the ____ day of _____, 2019, before me _____ a Notary Public within and for said County, personally appeared Raymond J. O'Connor Member, Grand Island Entrepreneurial Venture, L.L.C., a Nebraska Limited Liability Company, and to me personally known to be the identical person whose signature is affixed hereto, and that he did acknowledge the execution thereof to be his voluntary act and deed and the voluntary act and deed of said Company, and that he was empowered to make the above dedication for and in behalf of said Company.

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 _____ .20_____

Notary Public

ACKNOWLEDGEMENT

State of Nebraska

County of Hall

On the _____ day of _____, 2019, before me _____ a Notary Public within and for said County, personally appeared Brian McMahon Member, LBJM, L.L.C., a Nebraska Limited Liability Company, and to me personally known to be the identical person whose signature is affixed hereto, and that he did acknowledge the execution thereof to be his voluntary act and deed and the voluntary act and deed of said Company, and that he was empowered to make the above dedication for and in behalf of said Company.

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 _____ .20_____

Notary Public