



# **Hall County Regional Planning Commission**

**Wednesday, February 5, 2020  
Regular Meeting**

## **Item J3**

**Final Plat - Copper Creek Estates Fifteenth Subdivision - Grand  
Island**

**Staff Contact:**

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 GUARANTEE GROUP LLC  
Address PO BOX 5916  
City GRAND ISLAND, State NE Zip 68802  
Phone (308) 379-1482

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

All owners, lien holders, 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: Jai Andrist Date: \_\_\_\_\_  
(Applicant)

Surveyor/Engineers Information

Surveyor/Engineering Firm OLSSON  
Address 201 EAST 2ND STREET  
City GRAND ISLAND, State NE Zip 68801  
Phone (308) 384-8750  
Surveyor/Engineer Name JAI ANDRIST License Number 630

SUBDIVISION NAME: COPPER CREEK ESTATES FIFTEENTH SUBDIVISION

Please check the appropriate location

- ☒ Grand Island City Limits or ETJ
- ☐ The City of Grand Island 2-Mile Grand Island Jurisdiction
- ☐ The City of Wood River or 1 Mile Jurisdiction
- ☐ Village of Alda or 1 Mile Jurisdiction
- ☐ Village of Cairo or 1 Mile Jurisdiction
- ☐ Village of Doniphan or 1 Mile Jurisdiction

Please check the appropriate Plat

- ☐ Preliminary Plat
- ☒ Final Plat

Number of Lots 28  
Number of Acres 7.91

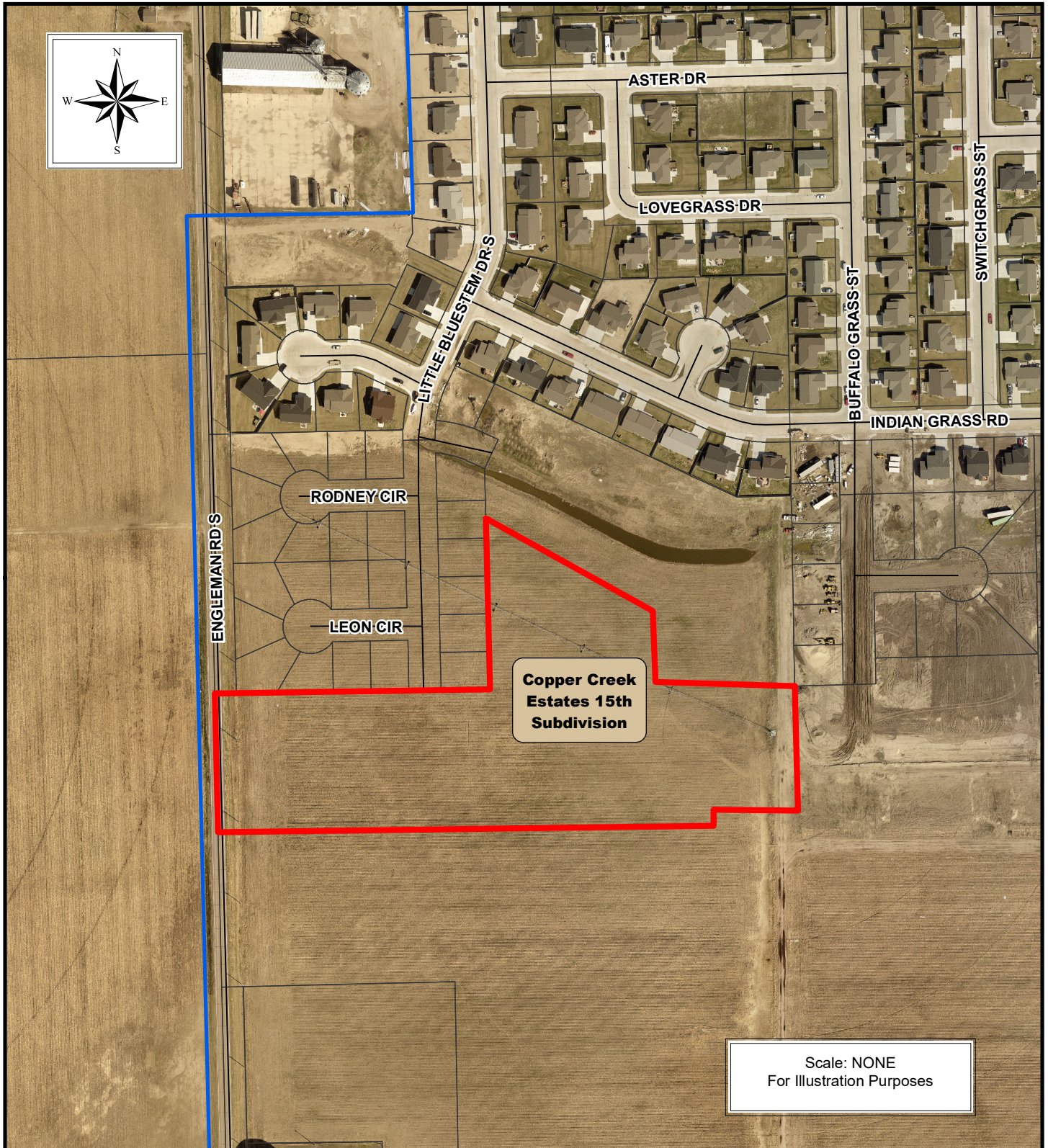
Checklist of things Planning Commission Needs

- ☒ AutoCAD file (Scaled 1:100) and a PDF sent to rashadm@grand-island.com
- ☒ 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.
- ☐ Closure Sheet
- ☐ Utilities Sheet
- ☒ Receipt for Subdivision Application Fees in the amount of \$ 750.00

\* 15 Pages are to be printed on 11X17, larger sizes maybe requested if needed



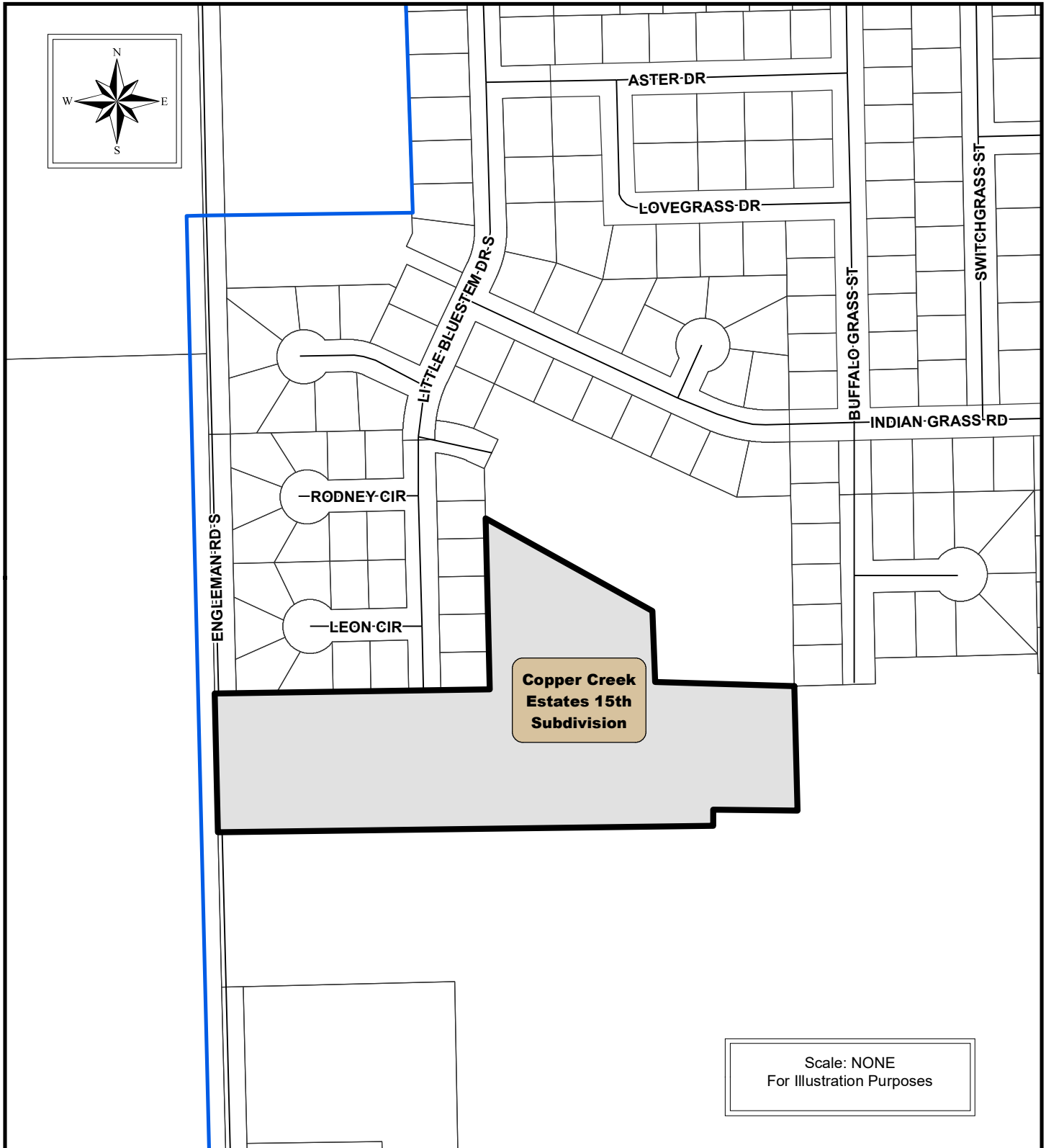
# PROPOSED SUBDIVISION AERIAL MAP



THE REGIONAL PLANNING COMMISSION of Hall  
County, Grand Island, Wood River and the Villages  
of Alda, Cairo and Doniphan, Nebraska



# PROPOSED SUBDIVISION LOCATION MAP



THE REGIONAL PLANNING COMMISSION of Hall  
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# COPPER CREEK ESTATES FIFTEENTH SUBDIVISION

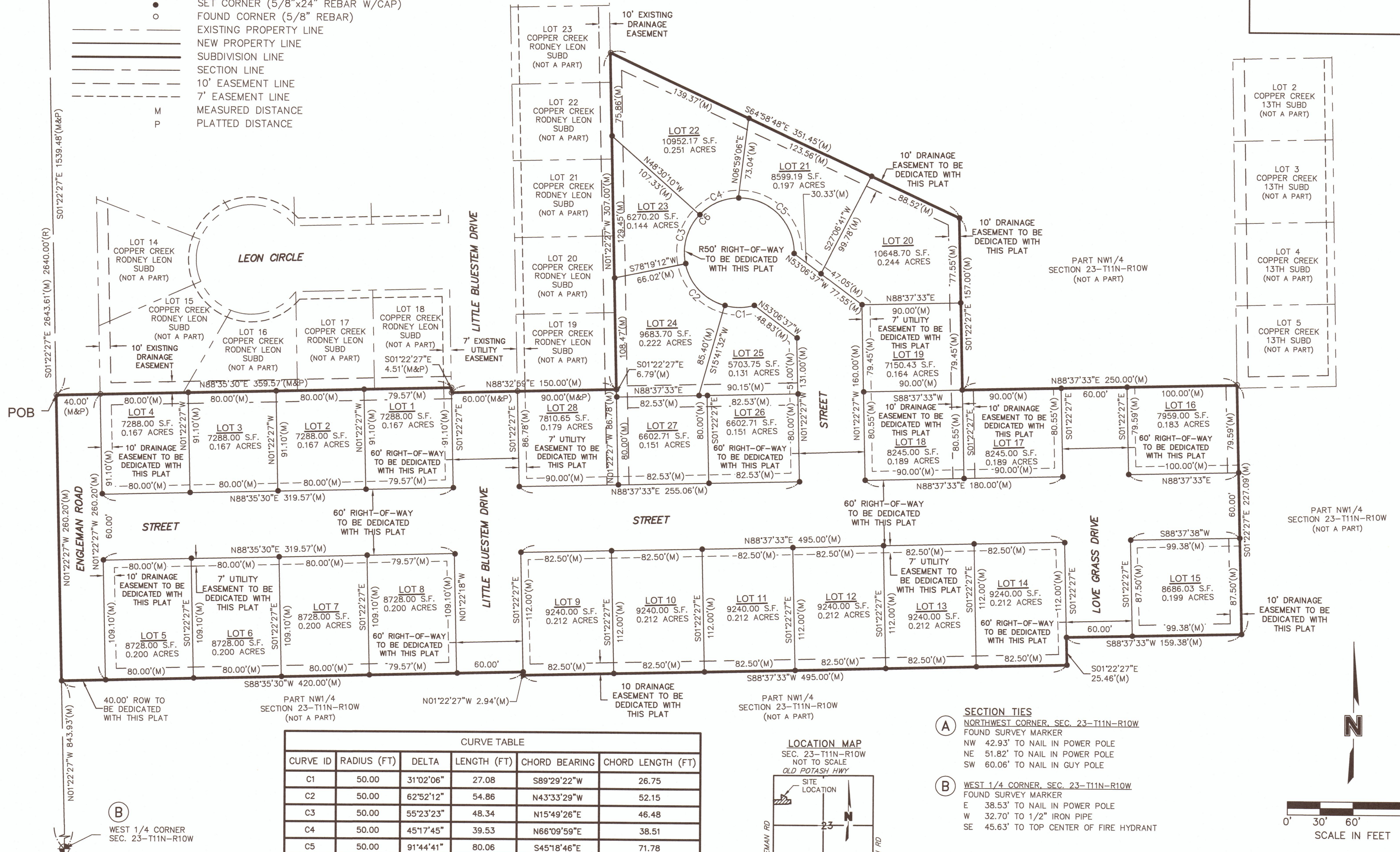
## CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

### FINAL PLAT

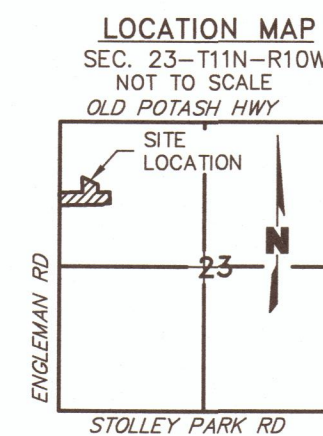
A  
NORTHWEST CORNER  
SEC. 23-T11N-R10W

#### LEGEND

- SECTION CORNER
- SET CORNER (5/8"x24" REBAR W/CAP)
- FOUND CORNER (5/8" REBAR)
- EXISTING PROPERTY LINE
- NEW PROPERTY LINE
- SUBDIVISION LINE
- SECTION LINE
- 10' EASEMENT LINE
- 7' EASEMENT LINE
- MEASURED DISTANCE
- PLATTED DISTANCE



CURVE TABLE					
CURVE ID	RADIUS (FT)	DELTA	LENGTH (FT)	CHORD BEARING	CHORD LENGTH (FT)
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OWNERS: THE GUARANTEE GROUP, LLC  
SUBDIVIDER: THE GUARANTEE GROUP, LLC  
SURVEYOR: OLSSON  
ENGINEER: OLSSON  
NUMBER OF LOTS: 28

olsson

201 East 2nd Street  
Grand Island, NE 68801  
TEL 308.384.8750  
FAX 308.384.8752

PROJECT NO. 2018-0480  
GUARANTEE GROUP  
SURVEY  
FB

SHEET 1 OF 2



COPPER CREEK ESTATES FIFTEENTH SUBDIVISION
CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA
FINAL PLAT

LEGAL DESCRIPTION

A TRACT OF LAND CONSISTING OF PART OF THE NORTHWEST QUARTER (NW1/4) OF SECTION TWENTY-THREE (23), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF COPPER CREEK RODNEY LEON SUBDIVISION, SAID POINT BEING ON THE WEST LINE OF THE NW 1/4 OF SECTION 23-T11N-R10W AND ALSO BEING THE POINT OF BEGINNING; THENCE ON AN ASSUMED BEARING OF S88°35'30"E, ALONG THE SOUTH LINE OF COPPER CREEK RODNEY LEON SUBDIVISION, A DISTANCE OF 359.57 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF LITTLE BLUESTEM DRIVE; THENCE S01°22'27"E, ALONG SAID COPPER CREEK RODNEY LEON SUBDIVISION AND THE WEST RIGHT-OF-WAY LINE, A DISTANCE OF 4.51 FEET; THENCE S88°37'33"E, ALONG SAID SOUTH SUBDIVISION LINE, A DISTANCE OF 150 FEET TO THE SOUTHEAST CORNER OF LOT 19, OF SAID COPPER CREEK RODNEY LEON SUBDIVISION; THENCE N01°22'27"W, ALONG THE EAST LINE OF SAID COPPER CREEK RODNEY LEON SUBDIVISION, A DISTANCE OF 307.00 FEET; THENCE S64°58'48"E A DISTANCE OF 351.45 FEET; THENCE S01°22'27"E A DISTANCE OF 157.00 FEET; THENCE N88°37'33"E A DISTANCE OF 250.00 FEET TO THE SOUTHWEST CORNER OF LOT 5, COPPER CREEK THIRTEENTH SUBDIVISION, GRAND ISLAND, NEBRASKA; THENCE S01°22'27"E A DISTANCE OF 227.09 FEET; THENCE S88°37'33"W A DISTANCE OF 159.38 FEET; THENCE S01°22'27"W A DISTANCE OF 25.46 FEET; THENCE S88°37'33"W A DISTANCE OF 495.00 FEET; THENCE N01°22'27"W A DISTANCE OF 2.94 FEET; THENCE S88°35'30"W A DISTANCE OF 420.00 FEET TO A POINT ON SAID WEST LINE OF THE NW 1/4; THENCE N01°22'27"W, ALONG SAID WEST LINE, A DISTANCE OF 260.20 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 344,798.34 SQUARE FEET OR 7.915 ACRES MORE OR LESS OF WHICH 2.62 ACRES IS NEW DEDICATED ROAD RIGHT-OF-WAY.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON [blank], 2020, I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION, OF A TRACT OF LAND CONSISTING OF PART OF THE NORTHWEST QUARTER (NW1/4) OF SECTION TWENTY-THREE (23), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., 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

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.

CHAIRPERSON DATE

APPROVED AND ACCEPTED BY THE CITY OF GRAND ISLAND, NEBRASKA

THIS [blank] DAY OF [blank], 2020.

MAYOR

CITY CLERK

DEDICATION OF PLAT

KNOW ALL MEN BY THESE PRESENTS, THAT THE GUARANTEE GROUP, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, BEING THE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "COPPER CREEK FIFTEENTH SUBDIVISION" IN PART OF THE NORTHWEST QUARTER (NW1/4) OF SECTION TWENTY-THREE (23), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF AND DO HEREBY DEDICATE THE ROAD RIGHT OF WAY, AS SHOWN THEREON TO THE PUBLIC FOR THEIR USE FOREVER: AND 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 HERETO, 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 ADDITION 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 [blank], NEBRASKA THIS [blank] DAY OF [blank], 2020.

SEAN P. O'CONNOR, A MEMBER
THE GUARANTEE GROUP, LLC, A NEBRASKA LIMITED LIABILITY COMPANY

ACKNOWLEDGMENT

STATE OF NEBRASKA SS
COUNTY OF HALL

ON THIS [blank] DAY OF [blank], 2020, BEFORE ME [blank], A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED SEAN P. O'CONNOR, A MEMBER, THE GUARANTEE GROUP, 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 [blank], NEBRASKA, ON THE DATE LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES [blank]

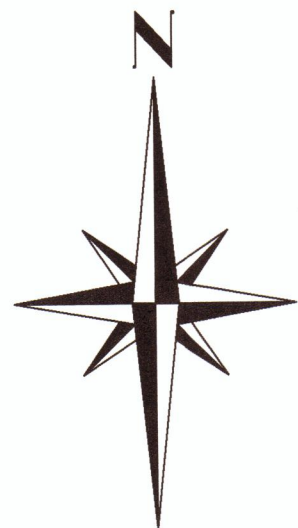
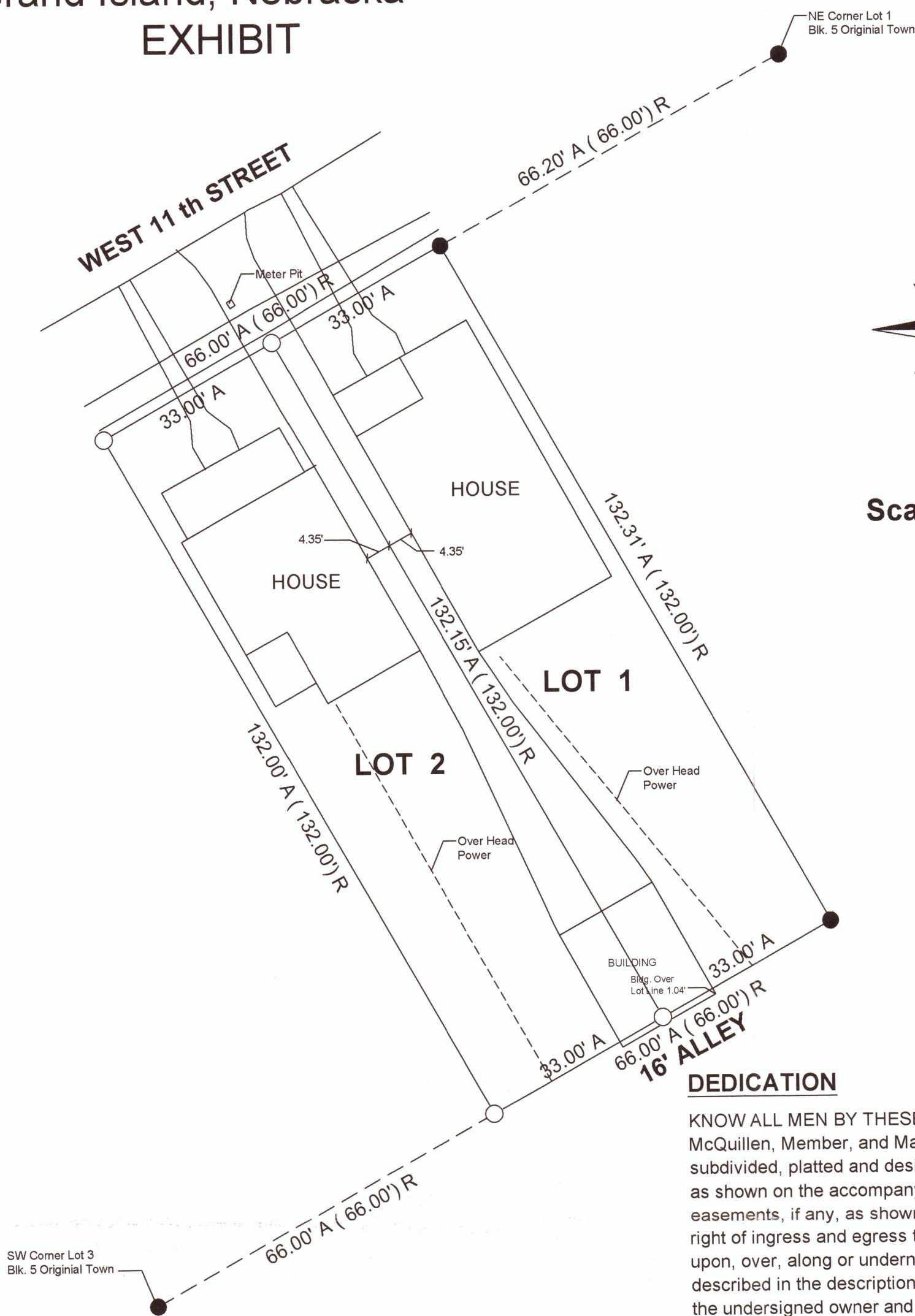
NOTARY PUBLIC

OWNERS: THE GUARANTEE GROUP, LLC
SUBDIVIDER: THE GUARANTEE GROUP, LLC
SURVEYOR: OLSSON
ENGINEER: OLSSON
NUMBER OF LOTS: 28

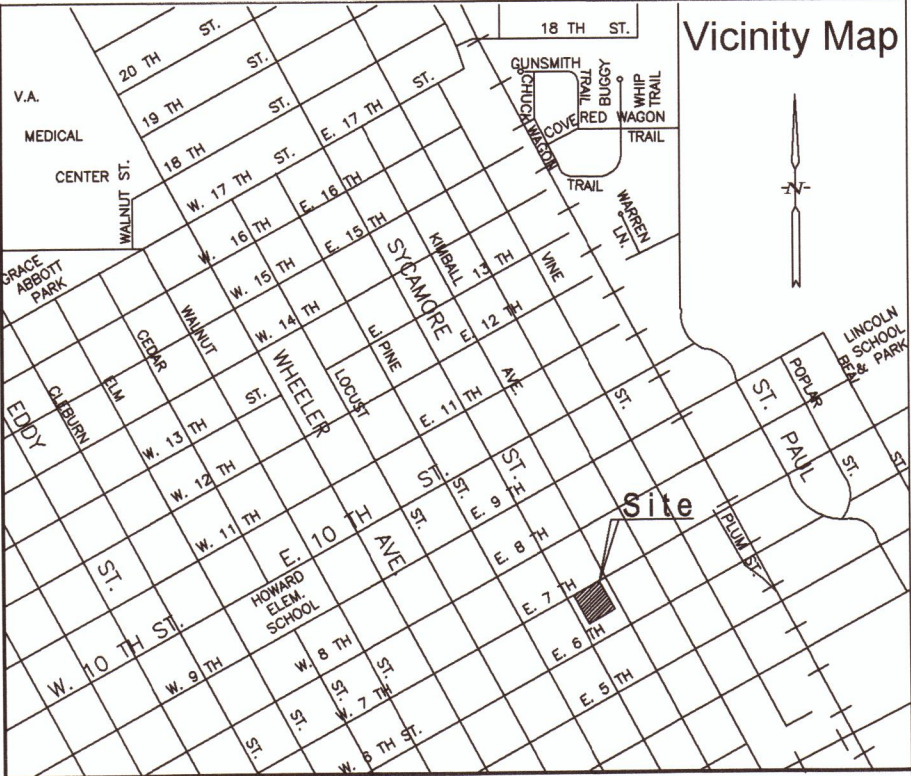
olsson logo and contact information: 201 East 2nd Street, Grand Island, NE 68801, TEL 308.384.8750, FAX 308.384.8752. Project No. 2018-0480, GUARANTEE GROUP SURVEY FB.



TDM SUBDIVISION  
Grand Island, Nebraska  
EXHIBIT



Scale 1" = 20'



- Legend**
- - Corner Found 1/2" Pipe Unless Otherwise Noted
  - - 1/2 Rebar Placed W/Survey Cap Unless Otherwise Noted
  - ⦿ - Temporary Point
  - All Distances on Curves are Chord Distance
  - R - Recorded Distance
  - M - Measured Distance

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS, that TDM Enterprises L.L.C., a Nebraska Limited Liability Company, by Dennis M. McQuillen, Member, and Mark R. Kramer, being the owner of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as TDM SUBDIVISION' A Replat of Lots in the City of 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, 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.

**LEGAL DESCRIPTION**

A Replat of land consisting of Lot Two (2), Block Five (5), Original Town, City of Grand Island, Hall County, Nebraska, contains a area of 0.199 Acres More or Less.

**SURVEYORS CERTIFICATE**

I hereby certify that on January 15, 2020, I completed an accurate survey of 'TDM 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 \_\_\_\_\_, 2020

Mayor \_\_\_\_\_ City Clerk \_\_\_\_\_

Dennis M. McQuillen - Member  
TDM Enterprises L.L.C.

Date \_\_\_\_\_

**ACKNOWLEDEGEMENT**

State of Nebraska  
County of Hall

On the \_\_\_\_ day of \_\_\_\_\_, 2020, before me \_\_\_\_\_ a Notary Public within and for said County, personally appeared Dennis M. McQuillen - Member, TDM Enterprises, 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

**ACKNOWLEDEGEMENT**

State of Nebraska  
County of Hall

On the \_\_\_\_ day of \_\_\_\_\_, 2020, before me \_\_\_\_\_ a Notary Public within and for said County, personally appeared Mark R. Kramer - Member, TDM Enterprises, 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.

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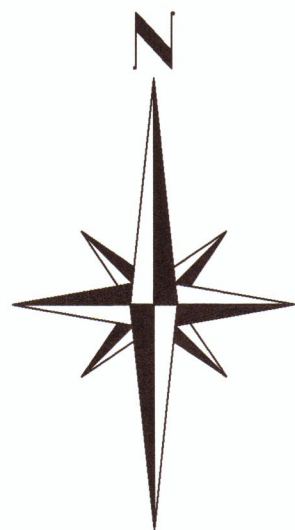
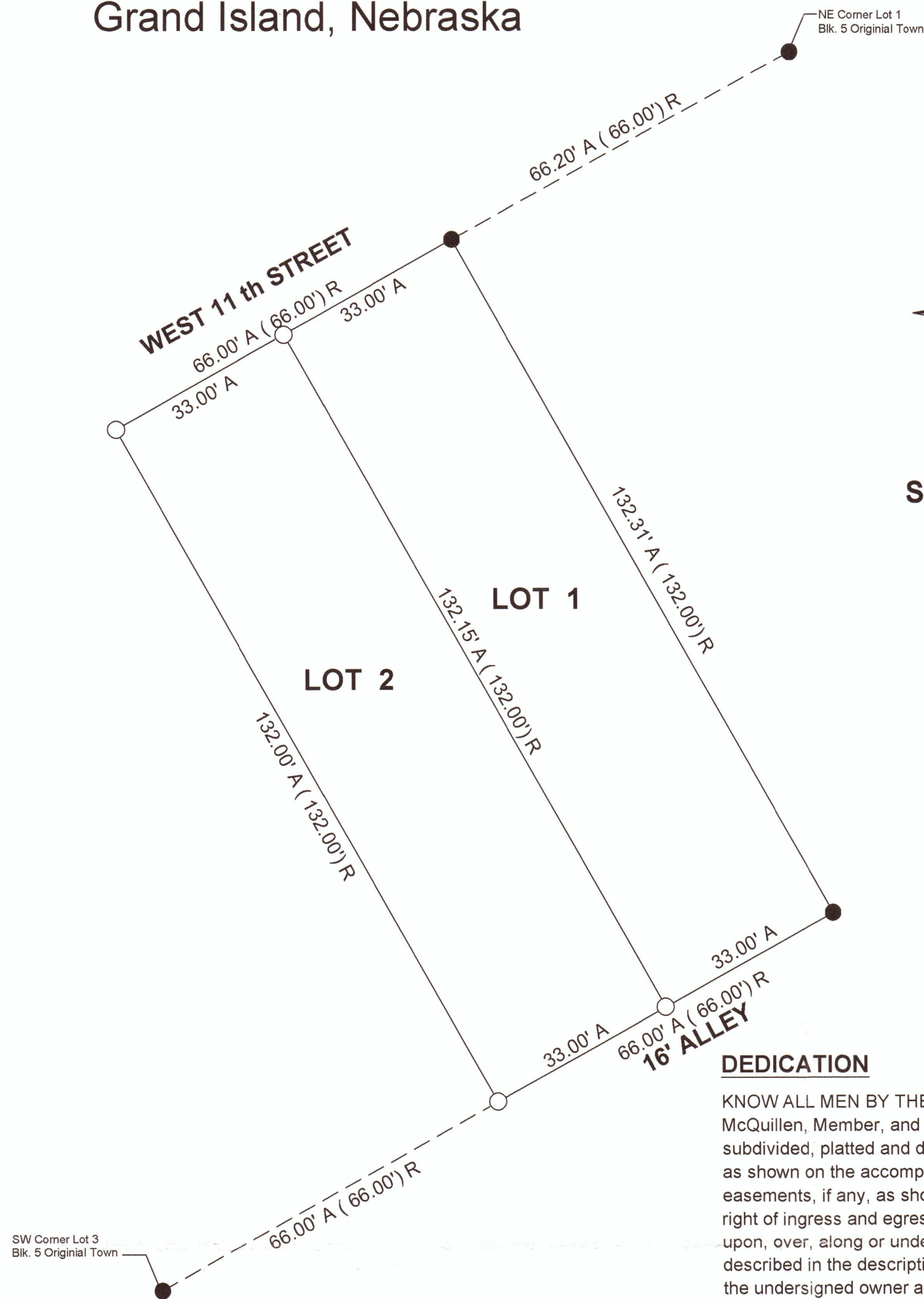
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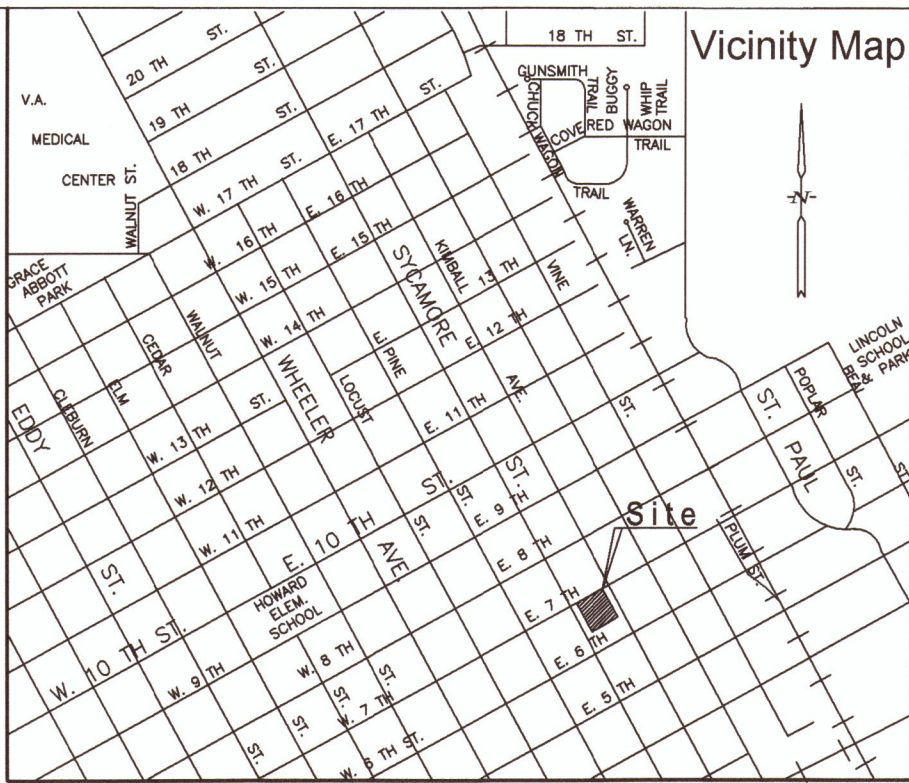
INITIAL POINT SURVEYING LLC 410 S. Webb Rd., Suite 4B Grand Island, NE 68803 308-383-6754 Cell 308-675-4141 Office			
LOCATION: Two (2) Block Five (5) Original Town			
TITLE: TDM Subdivision Plat			
SCALE: AS SHOWN 1" = 20'	DATE: 1/20/20	DRAWN BY: Brent C.	REVISION: 1 OF 1
PROJECT NO: 20-003		REVISION:	



TDM SUBDIVISION  
Grand Island, Nebraska



Scale 1" = 20'



- Legend**
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Date \_\_\_\_\_

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Date \_\_\_\_\_

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SCALE: AS SHOWN 1" = 20'	DATE: 1/20/20	DRAWN: Brent C.	PAGE: 1 OF 1
REVISION: 20-003		REVISION:	



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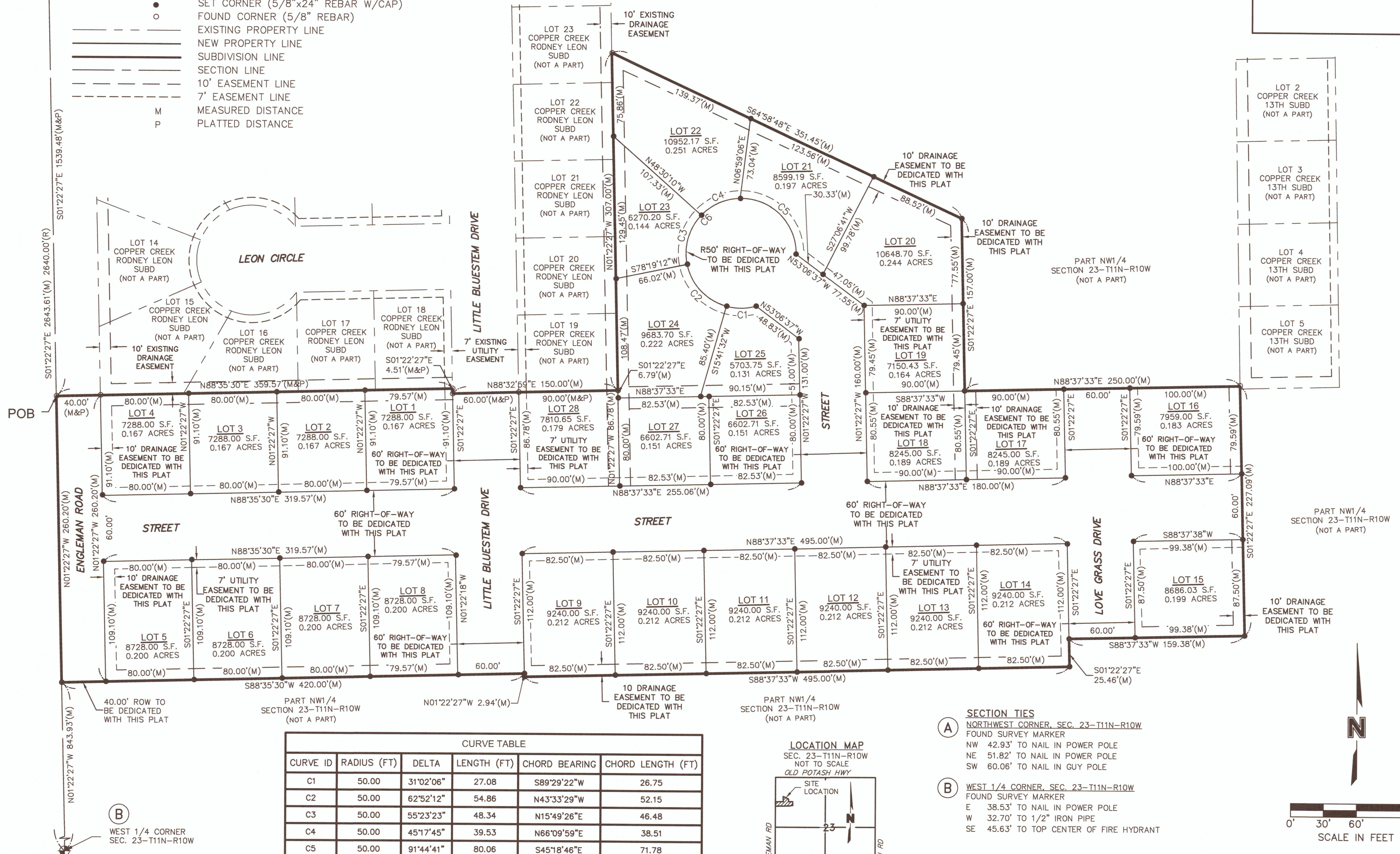
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### FINAL PLAT

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NORTHWEST CORNER  
SEC. 23-T11N-R10W

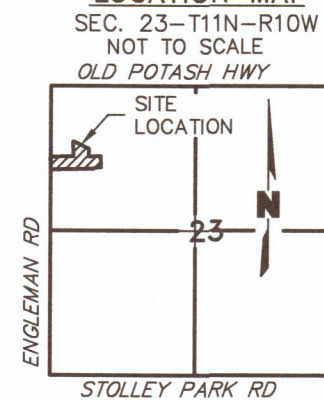
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#### LOCATION MAP



#### SECTION TIES

- A NORTHWEST CORNER, SEC. 23-T11N-R10W  
FOUND SURVEY MARKER  
NW 42.93' TO NAIL IN POWER POLE  
NE 51.82' TO NAIL IN POWER POLE  
SW 60.06' TO NAIL IN GUY POLE
- B WEST 1/4 CORNER, SEC. 23-T11N-R10W  
FOUND SURVEY MARKER  
E 38.53' TO NAIL IN POWER POLE  
W 32.70' TO 1/2" IRON PIPE  
SE 45.63' TO TOP CENTER OF FIRE HYDRANT

0' 30' 60' 120'  
SCALE IN FEET

SHEET 1 OF 2

**olsson**

201 East 2nd Street  
Grand Island, NE 68801  
TEL 308.384.8750  
FAX 308.384.8752

PROJECT NO. 2018-0480  
GUARANTEE GROUP  
SURVEY  
FB

USER: jjimenez

FILE: 2018-0480.dwg

DATE: Jan 16, 2020 4:05pm

OWNERS: THE GUARANTEE GROUP, LLC  
SUBDIVIDER: THE GUARANTEE GROUP, LLC  
SURVEYOR: OLSSON  
ENGINEER: OLSSON  
NUMBER OF LOTS: 28



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CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA
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LEGAL DESCRIPTION

A TRACT OF LAND CONSISTING OF PART OF THE NORTHWEST QUARTER (NW1/4) OF SECTION TWENTY-THREE (23), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF COPPER CREEK RODNEY LEON SUBDIVISION, SAID POINT BEING ON THE WEST LINE OF THE NW 1/4 OF SECTION 23-T11N-R10W AND ALSO BEING THE POINT OF BEGINNING; THENCE ON AN ASSUMED BEARING OF S88°35'30"E, ALONG THE SOUTH LINE OF COPPER CREEK RODNEY LEON SUBDIVISION, A DISTANCE OF 359.57 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF LITTLE BLUESTEM DRIVE; THENCE S01°22'27"E, ALONG SAID COPPER CREEK RODNEY LEON SUBDIVISION AND THE WEST RIGHT-OF-WAY LINE, A DISTANCE OF 4.51 FEET; THENCE S88°37'33"E, ALONG SAID SOUTH SUBDIVISION LINE, A DISTANCE OF 150 FEET TO THE SOUTHEAST CORNER OF LOT 19, OF SAID COPPER CREEK RODNEY LEON SUBDIVISION; THENCE N01°22'27"W, ALONG THE EAST LINE OF SAID COPPER CREEK RODNEY LEON SUBDIVISION, A DISTANCE OF 307.00 FEET; THENCE S64°58'48"E A DISTANCE OF 351.45 FEET; THENCE S01°22'27"E A DISTANCE OF 157.00 FEET; THENCE N88°37'33"E A DISTANCE OF 250.00 FEET TO THE SOUTHWEST CORNER OF LOT 5, COPPER CREEK THIRTEENTH SUBDIVISION, GRAND ISLAND, NEBRASKA; THENCE S01°22'27"E A DISTANCE OF 227.09 FEET; THENCE S88°37'33"W A DISTANCE OF 159.38 FEET; THENCE S01°22'27"W A DISTANCE OF 25.46 FEET; THENCE S88°37'33"W A DISTANCE OF 495.00 FEET; THENCE N01°22'27"W A DISTANCE OF 2.94 FEET; THENCE S88°35'30"W A DISTANCE OF 420.00 FEET TO A POINT ON SAID WEST LINE OF THE NW 1/4; THENCE N01°22'27"W, ALONG SAID WEST LINE, A DISTANCE OF 260.20 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 344,798.34 SQUARE FEET OR 7.915 ACRES MORE OR LESS OF WHICH 2.62 ACRES IS NEW DEDICATED ROAD RIGHT-OF-WAY.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON [blank], 2020, I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION, OF A TRACT OF LAND CONSISTING OF PART OF THE NORTHWEST QUARTER (NW1/4) OF SECTION TWENTY-THREE (23), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., 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

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.

CHAIRPERSON DATE

APPROVED AND ACCEPTED BY THE CITY OF GRAND ISLAND, NEBRASKA

THIS [blank] DAY OF [blank], 2020.

MAYOR

CITY CLERK

DEDICATION OF PLAT

KNOW ALL MEN BY THESE PRESENTS, THAT THE GUARANTEE GROUP, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, BEING THE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "COPPER CREEK FIFTEENTH SUBDIVISION" IN PART OF THE NORTHWEST QUARTER (NW1/4) OF SECTION TWENTY-THREE (23), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF AND DO HEREBY DEDICATE THE ROAD RIGHT OF WAY, AS SHOWN THEREON TO THE PUBLIC FOR THEIR USE FOREVER: AND 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 HERETO, 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 ADDITION 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 [blank], NEBRASKA THIS [blank] DAY OF [blank], 2020.

SEAN P. O'CONNOR, A MEMBER
THE GUARANTEE GROUP, LLC, A NEBRASKA LIMITED LIABILITY COMPANY

ACKNOWLEDGMENT

STATE OF NEBRASKA SS
COUNTY OF HALL

ON THIS [blank] DAY OF [blank], 2020, BEFORE ME [blank], A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED SEAN P. O'CONNOR, A MEMBER, THE GUARANTEE GROUP, 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 [blank], NEBRASKA, ON THE DATE LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES [blank]

NOTARY PUBLIC

OWNERS: THE GUARANTEE GROUP, LLC
SUBDIVIDER: THE GUARANTEE GROUP, LLC
SURVEYOR: OLSSON
ENGINEER: OLSSON
NUMBER OF LOTS: 28

olsson
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PROJECT NO. 2018-0480
GUARANTEE GROUP SURVEY
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