



Hall County Regional Planning Commission

Wednesday, April 5, 2023

Regular Meeting

Item J2

Final Plat - Rockford Subdivision - Alda - Located east of Alda Road and north Apollo Avenue in Alda. (3 lots, 6.89 acres)

Staff Contact:

PROPOSED SUBDIVISION AERIAL MAP



**Rockford
Subdivision**



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

1 inch = 200 feet

FINAL PLAT
-ROCKFORD SUBDIVISION-
A SUBDIVISION TO THE VILLAGE OF ALDA, HALL COUNTY, NEBRASKA

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that

Rockford Properties Limited Partnership, a Nebraska Limited Partnership, by (print name) _____, (print title) _____, being the sole owner of the land described hereon have caused the same to be surveyed, subdivided, platted and designated as "Rockford Subdivision", a subdivision to the Village of Alda, Hall County, Nebraska and said owner hereby ratify and approve the disposition of their property as shown on said plat, and hereby dedicate to the use and benefit of the public, the streets and utility easements as shown on the said plat, and acknowledge said addition to be made with the free consent and in accord with the desires of said owner.

Dated this _____ day of _____, 20__.

by (signature) _____

(print name) _____ (print title) _____
ROCKFORD PROPERTIES LIMITED PARTNERSHIP,
a Nebraska Limited Partnership

APPROVAL

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.

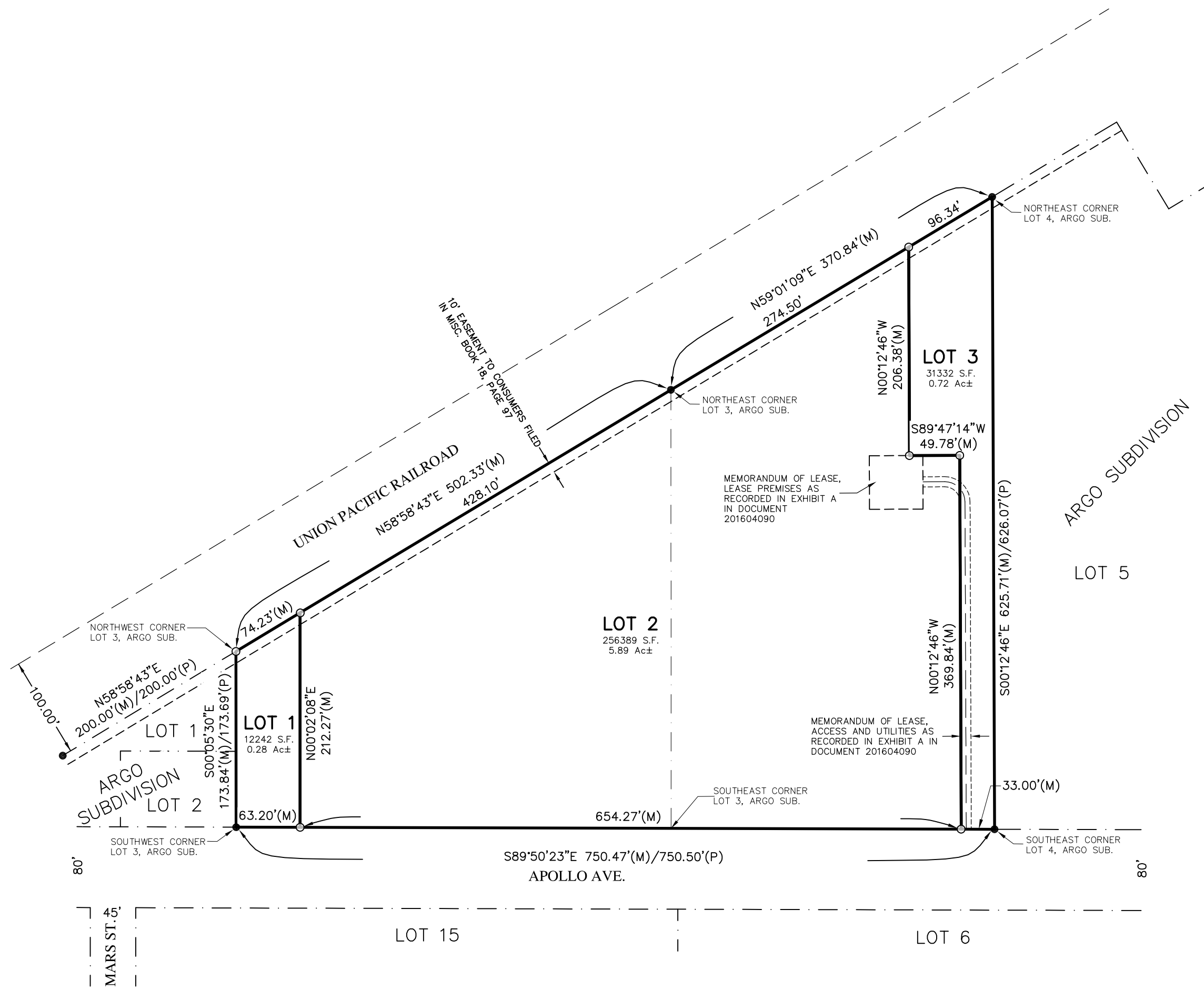
Chairman Date

Approved and Accepted by the Village of Alda, this _____ day of _____, 20__.

Chairman (SEAL)

Attested

Village Clerk



LEGAL DESCRIPTION

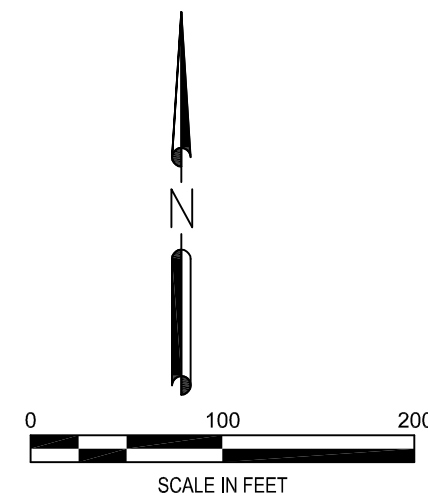
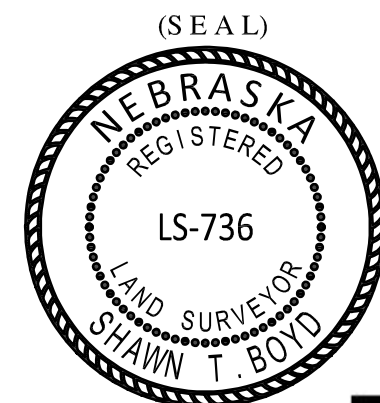
Lots Three (3) and Four (4), Argo Subdivision, Village of Alda, Hall County, Nebraska, said tract contains 6.89 acres, more or less.

SURVEYOR'S CERTIFICATE

I, Shawn T. Boyd, Nebraska Registered Land Surveyor No. 736, duly registered under the Land Surveyor's Regulation Act, do hereby state that on _____, I performed a survey of "Rockford Subdivision", a subdivision to the Village of Alda, Hall County, Nebraska, depicted on the accompanying plat; that said plat is a true delineation of said survey performed personally or under my direct supervision; that said survey was made with reference to known and recorded monuments marked as shown; that the lots, blocks, streets, avenues, alleys, parks, commons and other grounds as contained in said subdivision depicted on the accompanying plat 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 to the best of my knowledge and belief is true, correct and in accordance with the Land Surveyors Regulation Act in effect at the time of this survey.

Shawn T. Boyd
Nebr. Reg.L.S. No. 736

Date



LEGEND

- = CORNERS FOUND (3/4" PIPE UNLESS OTHERWISE NOTED)
- = CORNERS ESTABLISHED (CAPPED 5/8" x 24" REBAR)
- x = TEMPORARY POINT
- (M) = MEASURED DISTANCES
- (P) = PLATTED DISTANCES
- = SECTION LINE
- = BOUNDARY LINE
- = NEW EASEMENT LINE
- = EXISTING EASEMENT LINE
- = EXISTING LOT LINES

NOTES

This plat prepared February, 2023 for:

Rockford Properties Limited Partnership, a Nebraska Limited Partnership
104 Apollo Avenue
Alda, NE 68810

BY: Miller & Associates
515 West Avenue
Holdrege, NE 68949

Current Zoning: I-2 Heavy Industrial Zone

BASIS OF BEARINGS:

All bearings are based on Hall County Low Distortion Projection from Nebraska State Surveyor's Office.
Projection = Transverse Mercator
Scale Factor = 1.0000868
Central Meridian = 98°26'00" West
Standard Parallel = 40°52'00" North
False N/E = 25000/30000 (meters)
Spheroid - Datum = GRS80 - NAD83



HALL CO-ALDA-ROCKFORD SUBDIVISION

PARTY CHIEF:	SHAWN T. BOYD
DRAWN BY:	Byron Maxson
JOB NUMBER:	321-LS-1079-22
515 WEST AVENUE HOLDREGE, NE 68949 Tel: 308-995-9877 Fax: 308-995-9184 www.miller-engineers.com	REVISION-DATE & REASON

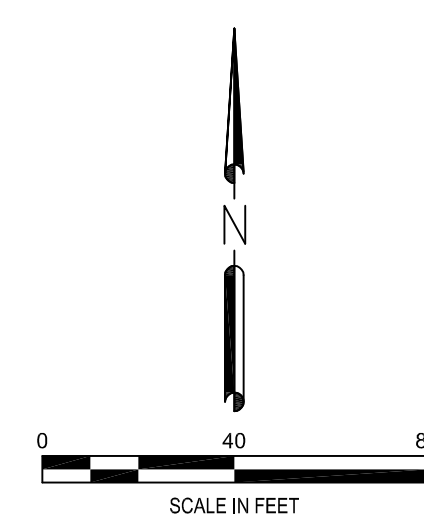
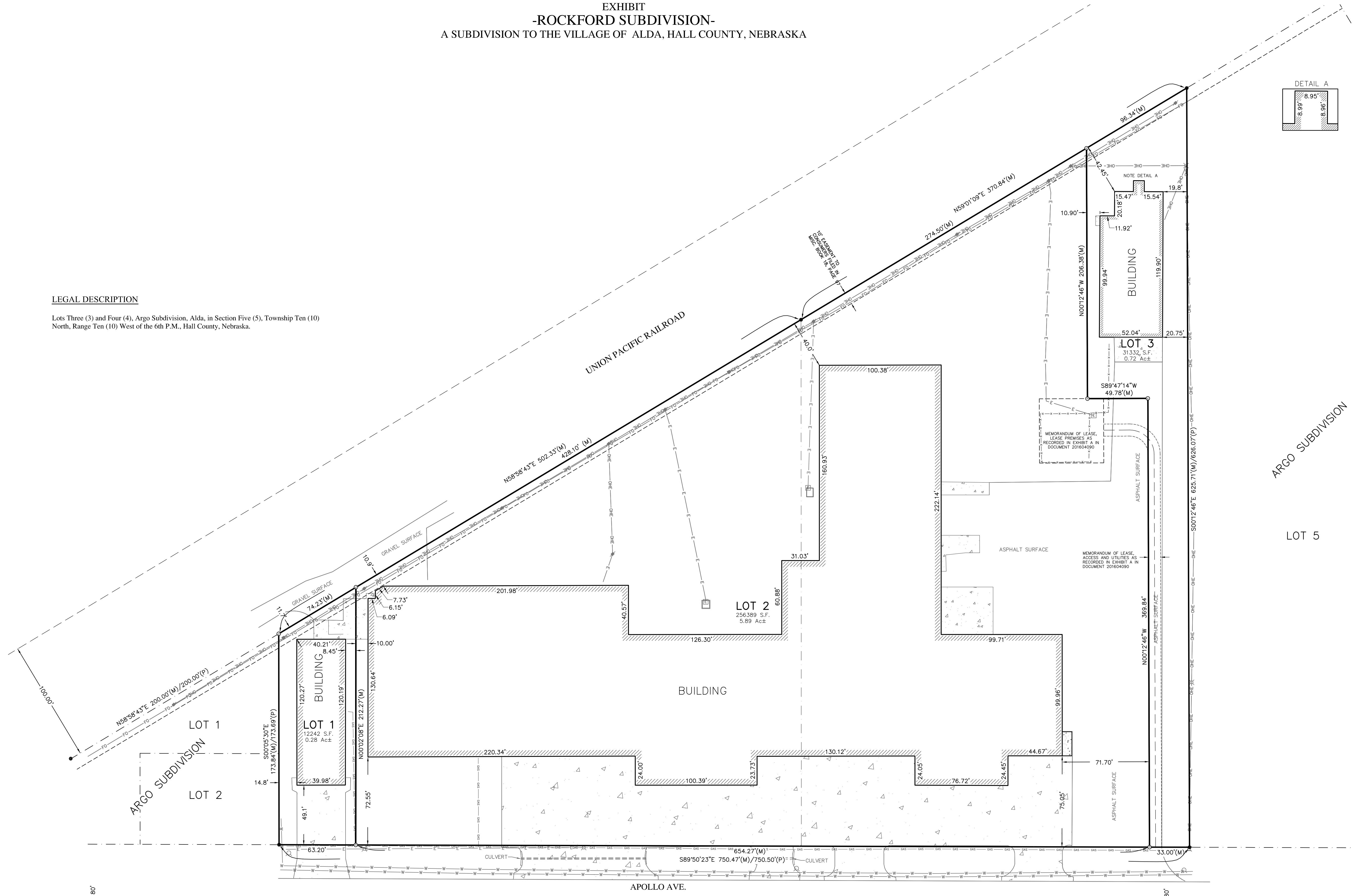
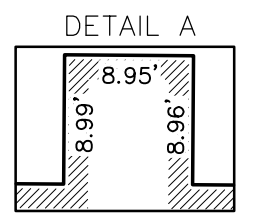
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LOTTED: 2/22/2023 11:23 AM SAVED: 2/22/2023 11:18 AM

EXHIBIT
-ROCKFORD SUBDIVISION-
 A SUBDIVISION TO THE VILLAGE OF ALDA, HALL COUNTY, NEBRASKA

LEGAL DESCRIPTION

Lots Three (3) and Four (4), Argo Subdivision, Alda, in Section Five (5), Township Ten (10) North, Range Ten (10) West of the 6th P.M., Hall County, Nebraska.



LEGEND

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- x = TEMPORARY POINT
- (M) = MEASURED DISTANCES
- (P) = PLATTED DISTANCES
- P.O.B. = POINT OF BEGINNING
- = SECTION LINE
- = BOUNDARY LINE
- - - = NEW EASEMENT LINE
- - - = EXISTING EASEMENT LINE
- - - = EXISTING LOT LINES
- - - = FENCE LINE
- - - = BUILDING LINE
- - - = CONCRETE LINE
- - - = RIGHT OF WAY LINE
- - - = UNDERGROUND ELECTRIC LINE
- - - = OVERHEAD ELECTRIC LINE
- - - = UNDERGROUND TELEPHONE LINE
- - - = GAS LINE
- - - = WATER LINE
- - - = FIBER OPTIC LINE
- = ELECTRIC BOX
- ⊙ = POWER POLE
- ⊙ = LIGHT POLE
- ⊙ = TELEPHONE PEDESTAL
- ⊙ = FIRE HYDRANT

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MA Miller & Associates Consulting Engineers, P.C.	PARTY CHIEF: SHAWN T. BOYD
	DRAWN BY: Byron Mason
	JOB NUMBER: 22145-107422
	515 WEST AVENUE HOLDREGE, NE 68949 Tel: 308-895-6577 Fax: 308-895-6164 www.miller-engineers.com
REVISION DATE & REASON	
HALL CO-ALDA-ROCKFORD SUBDIVISION	