



Hall County Regional Planning Commission

Wednesday, July 2, 2014
Regular Meeting

Item J1

Final Plat

Staff Contact: Chad Nabity

June 20, 2014

Dear Members of the Board:

RE: Final Plat – S.R.N Subdivision

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

This final plat proposes to create 1 lot, on a tract of land comprising a part of the West Half of the Southwest Quarter (W1/2 SW1/4) of Section Twenty Five (25), Township Eleven (11) North, Range Nin (9) West of the 6th P.M. in the City of Grand Island, Hall County, Nebraska, said tract containing 3.0 acres.

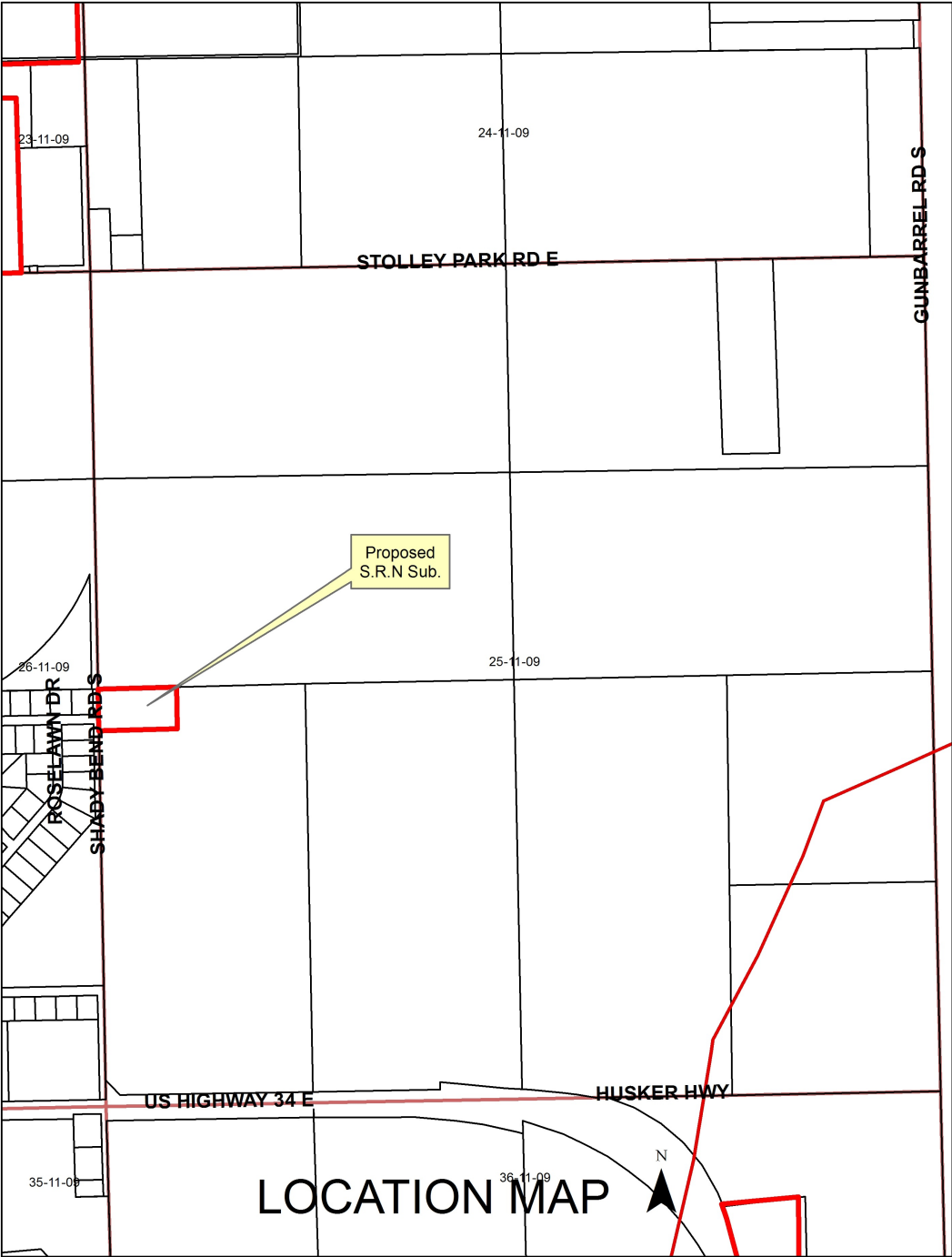
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on July 2, 2014 in the Council Chambers located in Grand Island's City Hall.

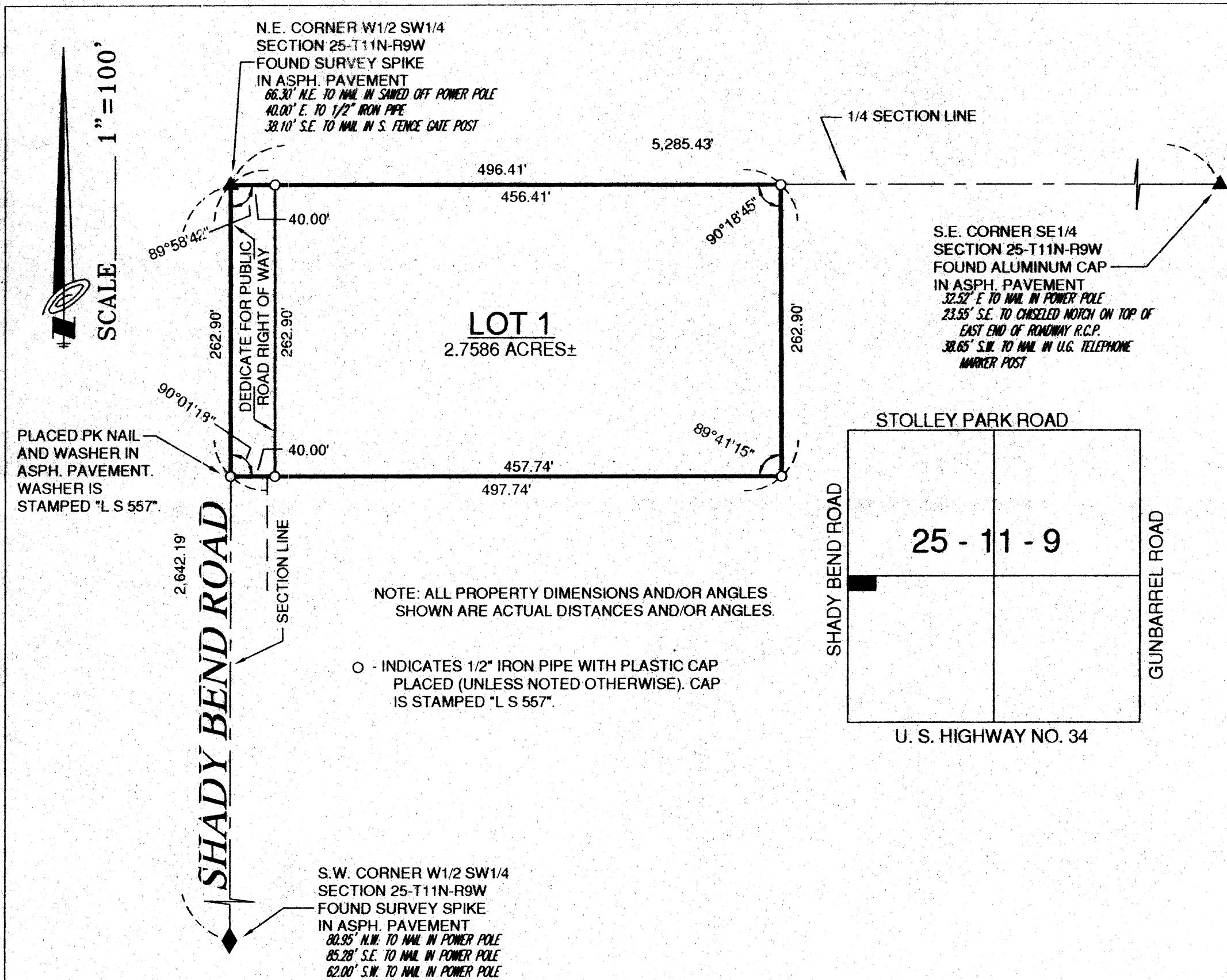
Sincerely,

Chad Nabity, AICP
Planning Director

Cc: City Clerk
City Attorney
City Public Works
City Building Department
City Utilities
Manager of Postal Operations
Benjamin & Associates, Inc.

This letter was sent to the following School Districts 1R, 2, 3, 19, 82, 83, 100, 126.





LEGAL DESCRIPTION

A tract of land comprising a part of the West Half of the Southwest Quarter (W1/2 SW1/4) of Section Twenty Five (25), Township Eleven (11) North, Range Nine (9) West of the 6th P.M., in the City of Grand Island, Hall County, Nebraska, and more particularly described as follows:

Beginning at the northwest corner of said West Half of the Southwest Quarter (W1/2 SW1/4); thence running southerly, along and upon the west line of said West Half of the Southwest Quarter (W1/2 SW1/4), a distance of Two Hundred Sixty Two and Nine Tenths (262.90) feet; thence deflecting left 89°58'42" and running easterly, parallel with the north line of said West Half of the Southwest Quarter (W1/2 SW1/4), a distance of Four Hundred Ninety Seven and Seventy Four Hundredths (497.74) feet; thence deflecting left 90°18'45" and running northerly, a distance of Two Hundred Sixty Two and Nine Tenths (262.90) feet to a point on the north line of said West Half of the Southwest Quarter (W1/2 SW1/4); thence deflecting left 89°41'15" and running westerly, along and upon the north line of said West Half of the Southwest Quarter (W1/2 SW1/4), a distance of Four Hundred Ninety Six and Forty One Hundredths (496.41) feet to the point of beginning and containing 3.000 acres, more or less.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that B.D.N. FARM ENTERPRISES PREFERRED, L.L.C., a Nebraska Limited Liability Company, being the owner of the land described hereon, have caused same to be subdivided, platted and designated as "S. R. N. SUBDIVISION" in the City of Grand Island, Hall County, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the road as shown thereon, to the public for their use forever, and the easements, if any, for the location construction and maintenance of public service utilities forever, 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 _____, Nebraska, this _____ day of _____, 2014.

B.D.N. FARM ENTERPRISES PREFERRED, L.L.C.
a Nebraska Limited Liability Company

Barry W. Niedfelt, Member

ACKNOWLEDGEMENT

State of Nebraska

ss

County of Hall

On the _____ day of _____, 2014, before me, _____, a Notary Public within and for said County, personally appeared Barry W. Niedfelt, Member of B.D.N. FARM ENTERPRISES PREFERRED, L.L.C., a Nebraska Limited Liability Company, to me personally known to be the identical person whose signature is affixed hereto, and he did acknowledge the execution thereof to be his voluntary act and deed as such Member, and the voluntary act and deed of said Nebraska Limited Liability Company, and that he was empowered to make the above dedication for and in behalf of said Nebraska Limited Liability Company.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal at _____, 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 and 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 _____, 2014.

Mayor

City Clerk

SURVEYOR'S CERTIFICATE

I hereby certify that on _____, 2014, I completed an accurate survey (made under my supervision) of "S. R. N. 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 markers were placed at all corners 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.

Lee D. Wagner, Registered Land Surveyor No. 557

S. R. N. SUBDIVISION
IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA
BENJAMIN & ASSOCIATES, INC. - ENGINEERS & SURVEYORS - GRAND ISLAND, NEBRASKA

SHEET 1 OF 1

June 20, 2014

Dear Members of the Board:

RE: Final Plat – Woodland Park 15th Subdivision

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Woodland Park 15th Subdivision, located in the City of Grand Island, in Hall County Nebraska.

This final plat proposes to create 12 lots, on a tract of land consisting of part of Outlot A of Woodland Park Tenth Subdivision in the City of Grand Island, located in the West Half of the Southeast Quarter (W1/2, SE1/4) of Section Two (2), Township Eleven (11) North, Range Ten (10) West of the 6th P.M., in the City of Grand Island, Hall County, Nebraska, said tract containing 5.27 acres.

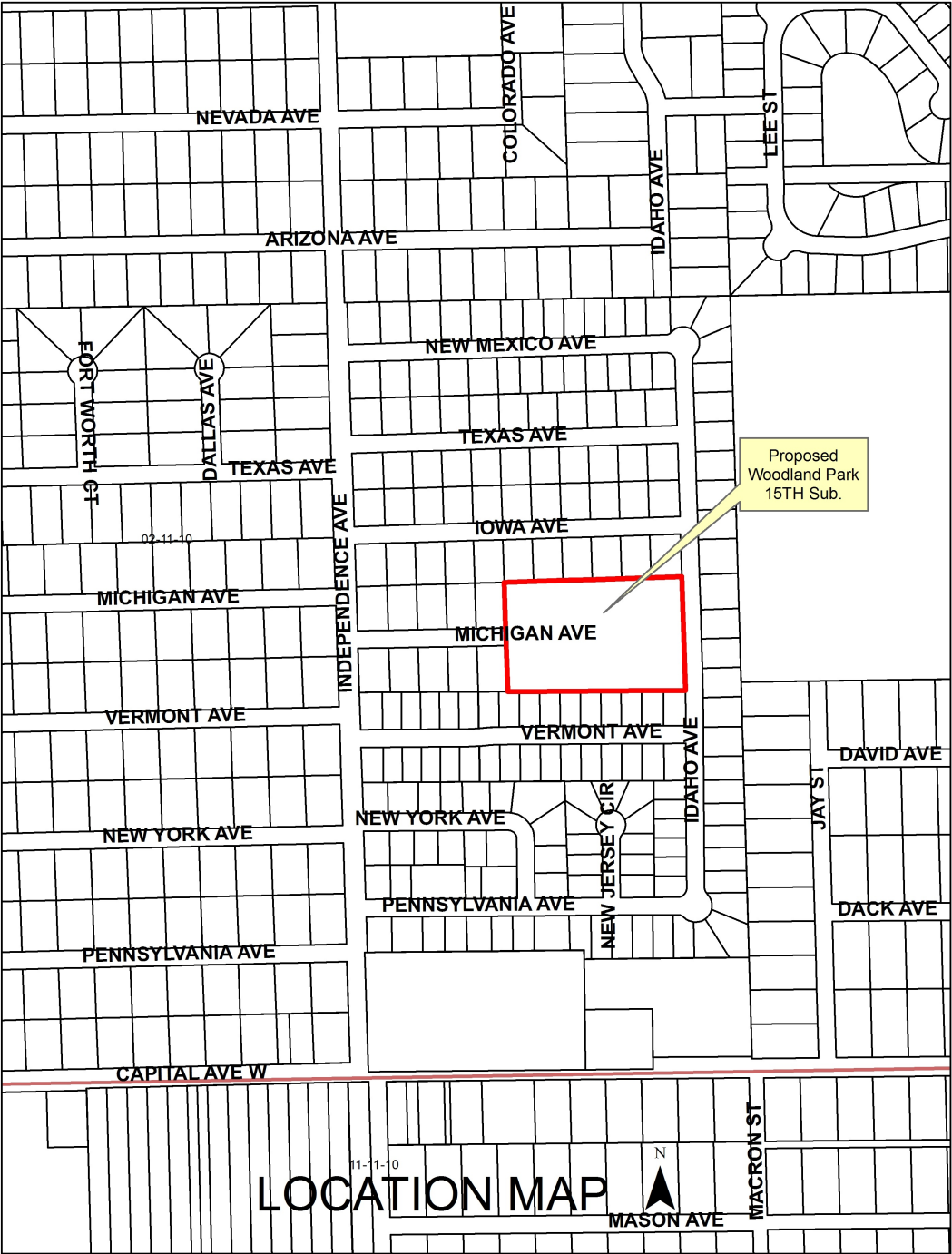
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on July 2, 2014 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

Cc: City Clerk
City Attorney
City Public Works
City Building Department
City Utilities
Manager of Postal Operations
Olsson Associates

This letter was sent to the following School Districts 1R, 2, 3, 19, 82, 83, 100, 126.



WOODLAND PARK FIFTEENTH SUBDIVISION

CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

FINAL PLAT

LEGAL DESCRIPTION

A TRACT OF LAND CONSISTING OF PART OF OUTLOT A OF WOODLAND PARK TENTH SUBDIVISION IN THE CITY OF GRAND ISLAND, LOCATED IN THE WEST HALF OF THE SOUTHEAST QUARTER (W1/2, SE1/4) OF SECTION TWO (2), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF LOT 6, BLOCK 3, OF WOODLAND PARK FOURTH SUBDIVISION, AND SAID POINT BEING ON THE WEST RIGHT OF WAY LINE OF IDAHO AVENUE AND THE POINT OF BEGINNING; THENCE S00°07'47"W, UPON AND ALONG SAID WEST ROW OF WAY LINE OF IDAHO AVENUE, A DISTANCE OF 387.09 FEET TO THE NORTHEAST CORNER OF LOT 2, BLOCK 1, WOODLAND PARK ELEVENTH SUBDIVISION; THENCE N88°28'19"W, UPON AND ALONG THE NORTH LINE OF SAID BLOCK 1 WOODLAND PARK ELEVENTH SUBDIVISION AND BLOCK 1, WOODLAND PARK TENTH SUBDIVISION, A DISTANCE OF 605.00 FEET TO A POINT ON THE NORTH LINE OF LOT 2, BLOCK 1, WOODLAND PARK TENTH SUBDIVISION, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 5, BLOCK 3, WOODLAND PARK SECOND SUBDIVISION; THENCE N00°04'49"E, UPON AND ALONG THE EAST LINE OF SAID LOT 5, A DISTANCE OF 156.16 FEET TO THE NORTHEAST CORNER OF SAID LOT 5, SAID POINT ALSO BEING ON THE SOUTH RIGHT OF WAY LINE OF MICHIGAN AVENUE; THENCE N00°07'47"E, A DISTANCE OF 60.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF MICHIGAN AVENUE, SAID POINT ALSO BEING THE SOUTHEAST LINE OF LOT 10, BLOCK 2, WOODLAND PARK SECOND SUBDIVISION; THENCE N00°07'17"E, UPON AND ALONG THE EAST LINE OF SAID LOT 10, A DISTANCE OF 156.16 FEET TO THE NORTHEAST CORNER OF SAID LOT 10, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 1, BLOCK 3, WOODLAND PARK FOURTH SUBDIVISION; THENCE S89°52'13"E, UPON AND ALONG SAID SOUTH LINE OF BLOCK 3, WOODLAND PARK FOURTH SUBDIVISION, A DISTANCE OF 604.98 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 229,689 SQUARE FEET OR 5.27 ACRES MORE OR LESS OF WHICH 0.83 ACRES IS NEW DEDICATED ROAD ROW.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON _____, I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION, OF A TRACT OF LAND LOCATED IN PART OF THE WEST HALF OF THE SOUTHEAST QUARTER (W1/2, SE1/4) OF SECTION TWO (2), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., 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

DEDICATION OF PLAT

KNOW ALL MEN BY THESE PRESENTS, HASTINGS VENTURES L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE LAND DESCRIBED HEREON, HAS CAUSED SAME TO BE SURVEYED, PLATTED AND DESIGNATED AS "WOODLAND PARK FIFTEENTH SUBDIVISION" IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF AND DO 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 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 IS 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 _____, NEBRASKA, THIS ____ DAY OF _____, 2013.

(signature)

(title)

(print owner name)

HASTINGS VENTURES L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY

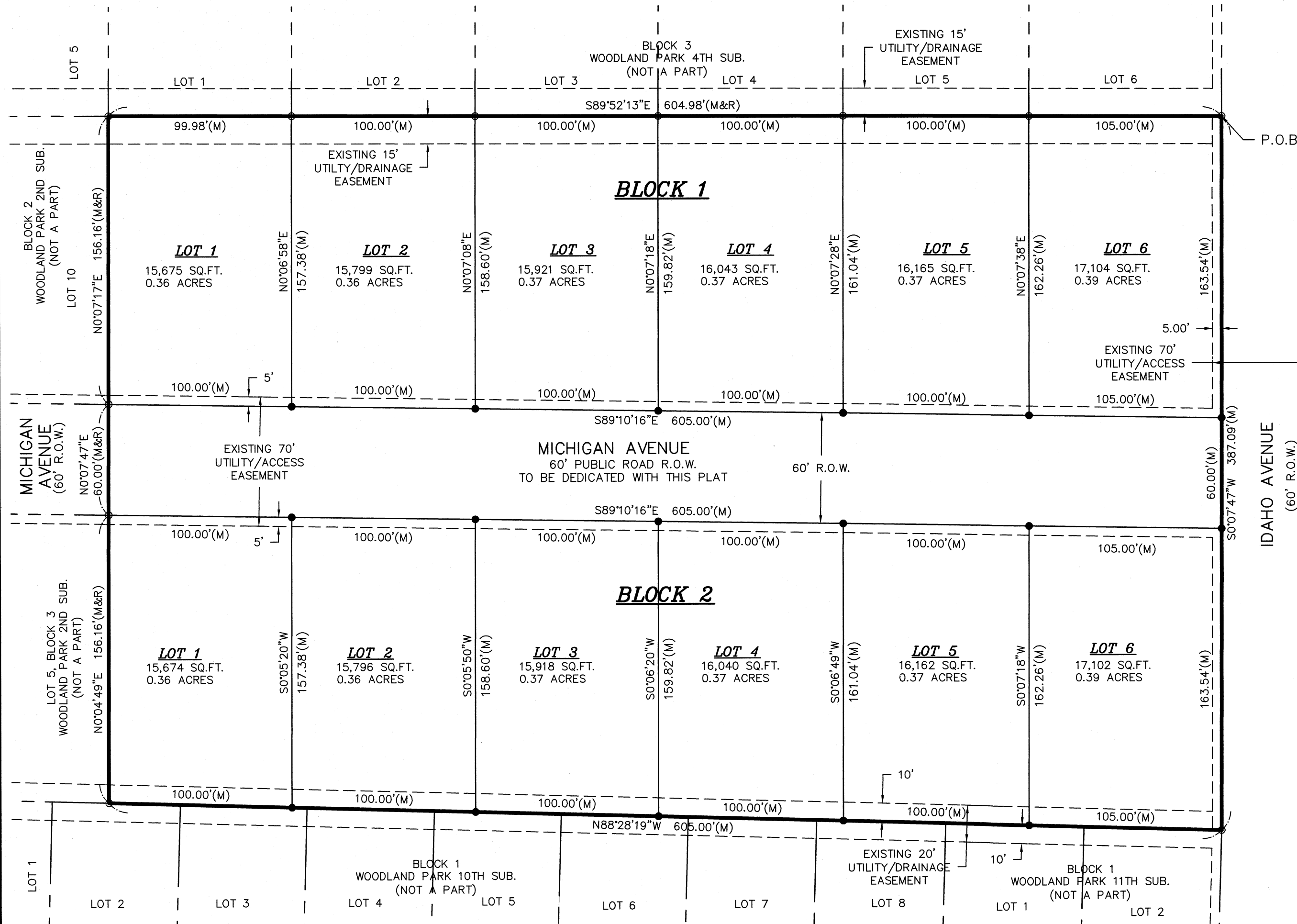
ACKNOWLEDGMENT

STATE OF NEBRASKA
COUNTY OF HALL

ON THIS ____ DAY OF _____, 2013, BEFORE ME _____, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED _____, (print owner name) _____, (title), HASTINGS VENTURES L.L.C., 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 _____, NEBRASKA, ON THE DATE LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

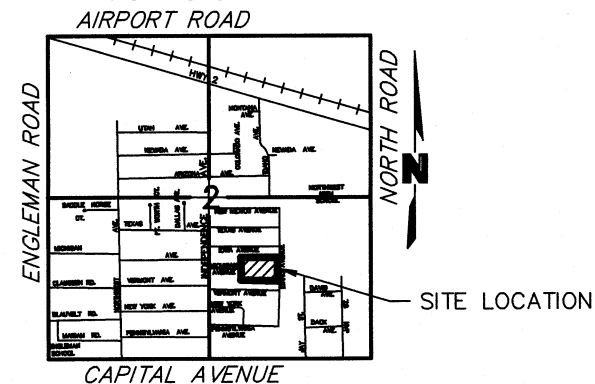


LEGEND

- SECTION CORNER
- SET CORNER (5/8"x24" REBAR W/CAP)
- FOUND CORNER
- EXISTING PROPERTY LINE
- PROPERTY LINE
- LOT LINE
- EXISTING EASEMENT LINE
- M MEASURED DISTANCE
- R RECORDED DISTANCE WOODLAND PARK 10TH SUB.
- R2 RECORDED DISTANCE WOODLAND PARK 11TH SUB.

LOCATION MAP

SEC. 2, T11N, R10W
NOT TO SCALE



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.

CHAIRMAN _____ DATE _____

APPROVED AND ACCEPTED BY THE CITY OF GRAND ISLAND, NEBRASKA

THIS ____ DAY OF _____, 2014.

MAYOR

CITY CLERK

OLSSON
ASSOCIATES

201 East 2nd Street
P.O. Box 1072
Grand Island, NE 68802-1072
TEL 308.384.8750
FAX 308.384.8752

PROJECT NO. 2012-0865
WOODLAND PARK
SURVEY
FB

OWNERS: HASTINGS VENTURES L.L.C.
SUBDIVIDER: HASTINGS VENTURES L.L.C.
SURVEYOR: OLSSON ASSOCIATES
ENGINEER: OLSSON ASSOCIATES
NUMBER OF LOTS: 12

0' 25' 50' 100'
SCALE IN FEET