



Hall County Regional Planning Commission

**Wednesday, June 10, 2015
Regular Meeting**

Item M4

Wood River Industrial Park Sub

Staff Contact: Chad Nabity

May 20, 2015

Dear Members of the Board:

RE: Final Plat – Wood River Industrial Park Subdivision.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Wood River Industrial Park, located east of Walnut Street and south of Railroad Street in the City of Wood, Hall County, Nebraska.

This final plat proposes to create 11 lots on a tract of land, comprising a part of the Southwest Quarter of the Southeast Quarter (SW1/4 SE 1/4), of Section Nineteen (19), Township Ten (10) North, Range Eleven (11) West of the 6th. P.M., in Hall County, Nebraska.

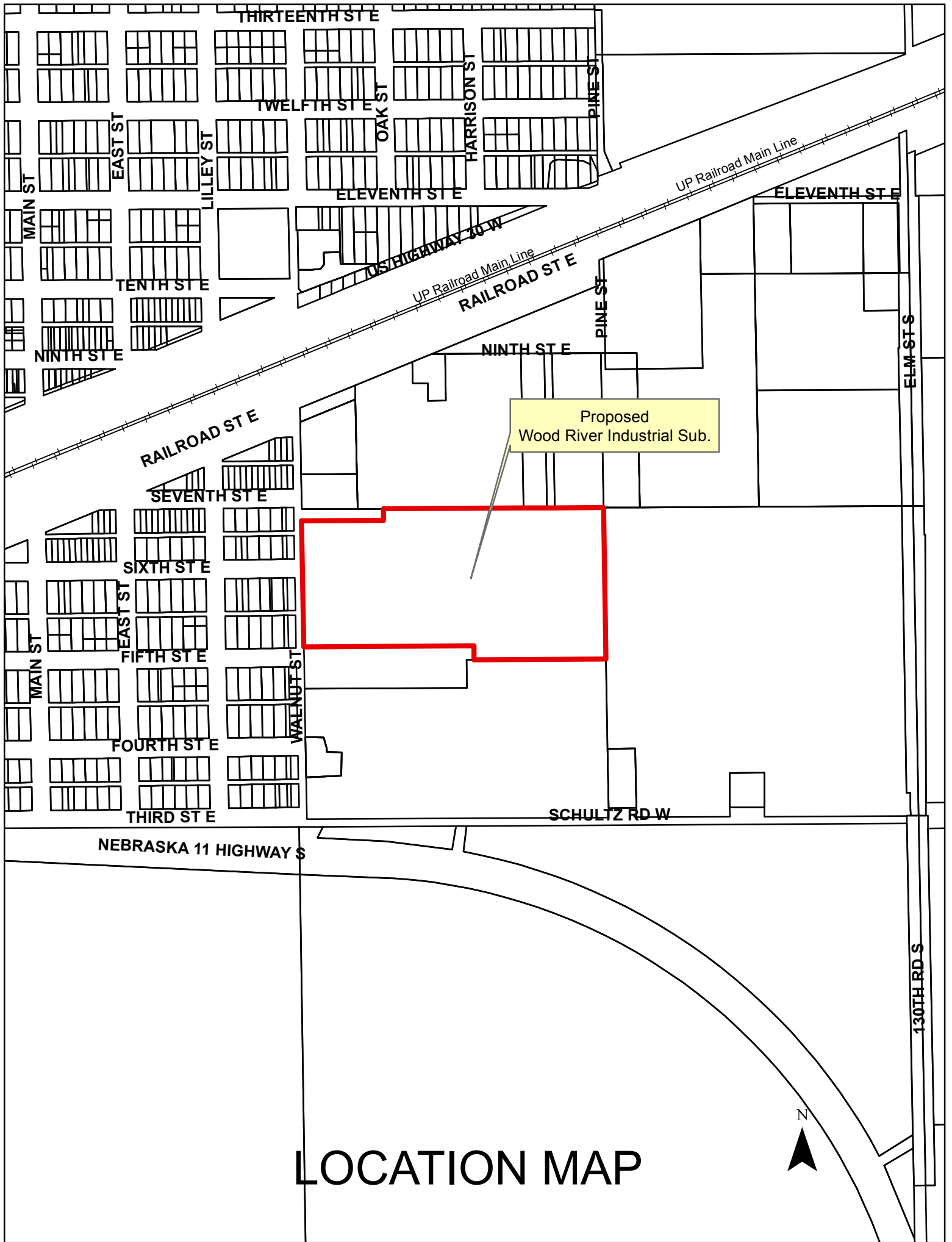
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on June 10, 2015 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

cc: City Clerk
City Attorney
Director of Public Works
Director of Utilities
Director of Building Inspections
Manager of Postal Operations
Rockwell And Associates

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

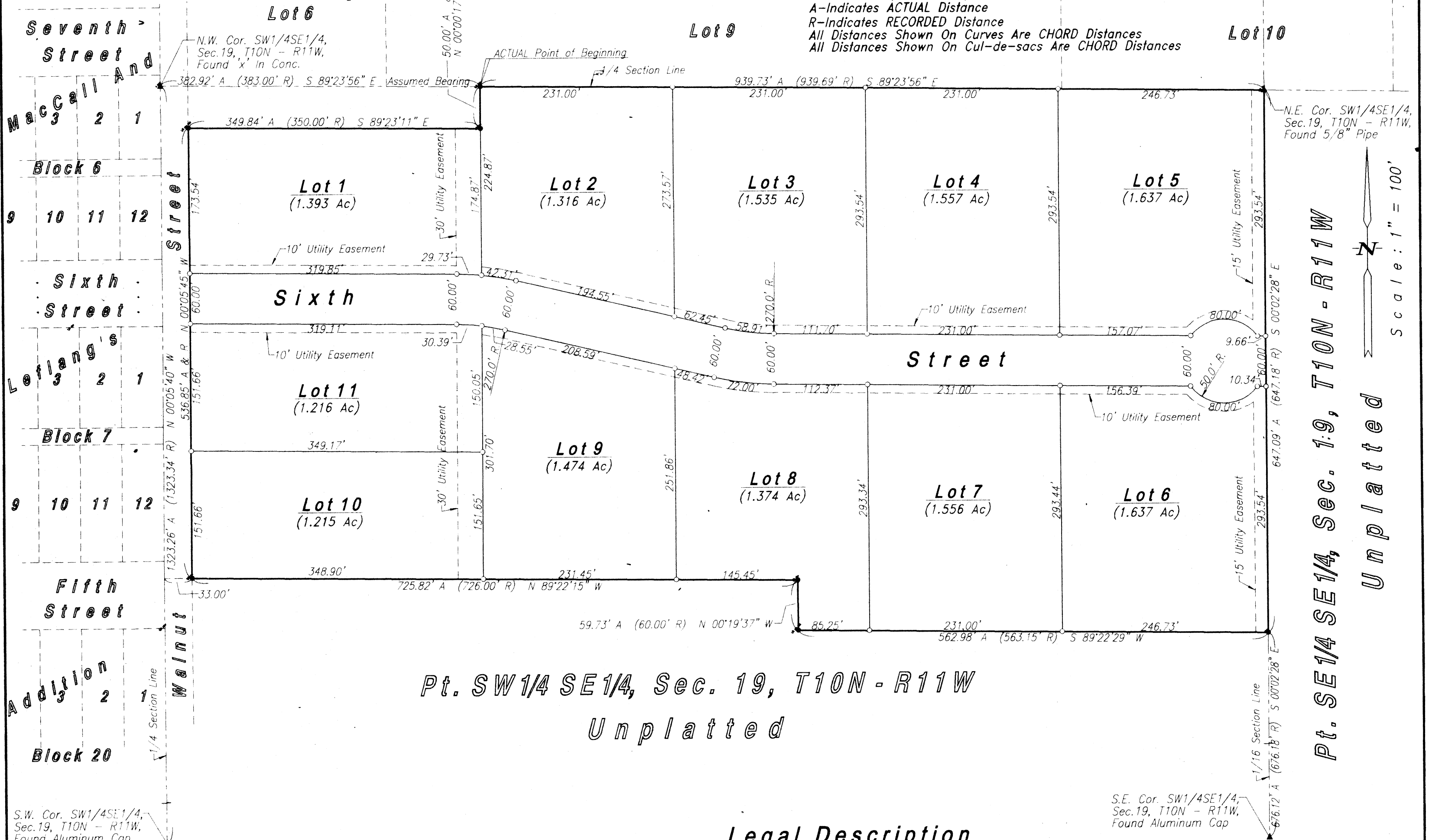


LOCATION MAP

County Sub. Sec. 19, T10N-R11W

LEGEND

- Indicates 1/2" Iron Pipe Found Unless Otherwise Noted
- Indicates 1/2" Iron Pipe w/Survey Cap Placed Unless Otherwise Noted
- A-Indicates ACTUAL Distance
- R-Indicates RECORDED Distance
- All Distances Shown On Curves Are CHORD Distances
- All Distances Shown On Cul-de-sacs Are CHORD Distances



Pt. SW1/4 SE1/4, Sec. 19, T10N - R11W
Unplatted

Pt. SE1/4 SE1/4, Sec. 19, T10N - R11W
Unplatted

Acknowledgement

State Of Nebraska ss
County Of Hall

On the _____ day of _____, 2015, before me, _____
a Notary Public within and for said County, personally appeared BRIAN E. BANGS, President
of the WOOD RIVER AREA ECONOMIC AND HOUSING DEVELOPMENT CORPORATION, a Nebraska
Corporation, 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 Corporation.

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 _____.

(Seal)

Notary Public

Surveyor's Certificate

I hereby certify that on May 12, 2015, I completed an accurate survey of 'WOOD RIVER
INDUSTRIAL PARK SUBDIVISION', in the City of Wood River, 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.

Deryl D. Sorgenfrei, Reg. Land Surveyor No. 578

(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 Wood River, Nebraska, this _____ day of _____,
2015.

Mayor

City Clerk

(Seal)

Legal Description

A tract of land comprising a part of the Southwest Quarter of the Southeast Quarter
(SW1/4SE1/4), of Section Nineteen (19), Township Ten (10) North, Range Eleven (11) West
of the 6th. P.M., in the City of Wood-River, Hall County, Nebraska, more particularly
described as follows:

Beginning at the northwest corner of said Southwest Quarter of the Southeast Quarter
(SW1/4SE1/4); thence running easterly on the north line of said Southwest Quarter of the
Southeast Quarter (SW1/4SE1/4), on an Assumed Bearing of S89°23'56"E, a distance of
Three Hundred Eighty Two and Ninety Two Hundredths (382.92) feet, to the ACTUAL Point of
Beginning; thence continuing S89°23'56"E, on the north line of said Southwest Quarter of
the Southeast Quarter (SW1/4SE1/4), a distance of Nine Hundred Thirty Nine and Seventy
Three Hundredths (939.73) feet, to the northeast corner of said Southwest Quarter of the
Southeast Quarter (SW1/4SE1/4); thence running S00°02'28"E, on the east line of said
Southwest Quarter of the Southeast Quarter (SW1/4SE1/4), a distance of Six Hundred Forty
Seven and Nine Hundredths (647.09) feet; thence running S89°22'29"W, a distance of Five
Hundred Sixty Two and Ninety Eight Hundredths (562.98) feet; thence running N00°19'37"W,
a distance of Fifty Nine and Seventy Three Hundredths (59.73) feet; thence running
N89°22'15"W, a distance of Seven Hundred Twenty Five and Eighty Two Hundredths (725.82)
feet, to a point Thirty Three (33.00) east of the west line of said Southwest Quarter of the
Southeast Quarter (SW1/4SE1/4); thence running N00°05'45"W, a distance of Five Hundred
Thirty Six and Eighty Five Hundredths (536.85) feet; thence running S89°23'11"E, a distance
of Three Hundred Forty Nine and Eighty Four Hundredths (349.84) feet; thence running
N00°00'17"E, a distance of Fifty (50.00) feet, to the ACTUAL Point of Beginning and
containing 17.747 acres more or less.

Dedication

KNOW ALL MEN BY THESE PRESENTS, that the WOOD RIVER AREA ECONOMIC AND HOUSING
DEVELOPMENT CORPORATION, a Nebraska Corporation, being the owner of the land described
hereon, has caused same to be surveyed, subdivided, platted and designated as 'WOOD
RIVER INDUSTRIAL PARK SUBDIVISION' in the City of Wood River, Nebraska, as shown on the
accompanying plat thereof, and do hereby dedicate the street right of way as shown
thereon to the public 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 _____,
Nebraska, this _____ day of _____, 2015.

WOOD RIVER AREA ECONOMIC AND HOUSING DEVELOPMENT CORPORATION
a Nebraska Corporation

Brian E. Bangs, President

WOOD RIVER INDUSTRIAL PARK SUBDIVISION IN THE CITY OF WOOD RIVER, NEBRASKA

ROCKWELL AND ASSOC. LLC - ENGINEERING & SURVEYING - GRAND ISLAND, NEBRASKA

Sheet No. 1 Of 1