



Hall County Regional Planning Commission

**Wednesday, July 1, 2015
Regular Meeting**

Item M1

Final Plats

Staff Contact: Chad Nabity

June 23, 2015

Dear Members of the Board:

RE: Final Plat – Starlite Subdivision.

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

This final plat proposes to create 2 lots, on a tract of land comprising a part of the East Half of the Southwest (E1/2 SW14) of Section Twelve (12), 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 19.75 acres.

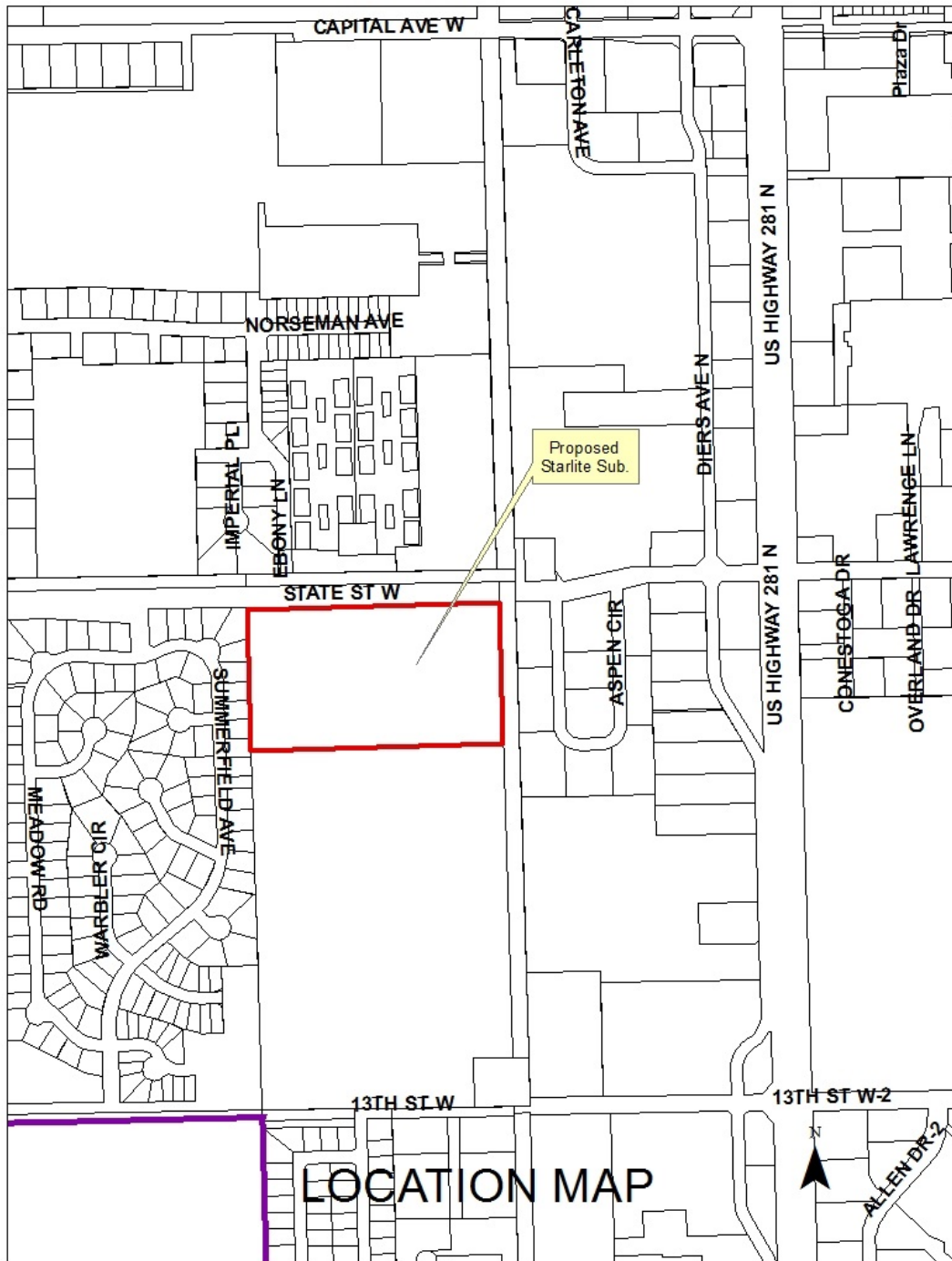
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on July 1, 2015 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

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

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

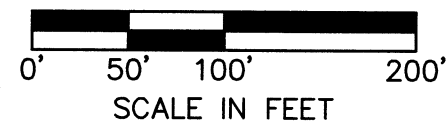


Starlike

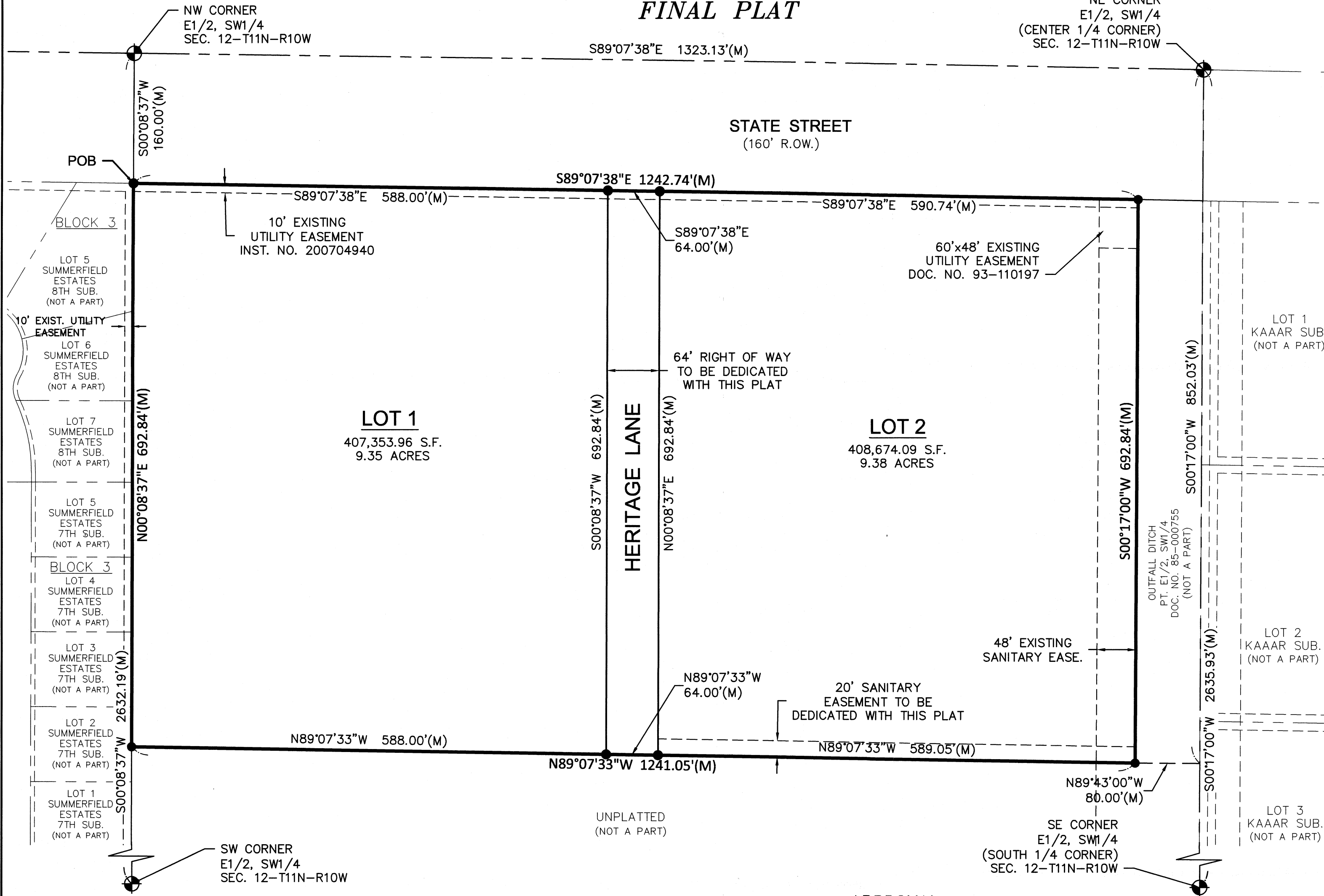
HERITAGE SUBDIVISION

CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

FINAL PLAT



N



LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN PART OF THE EAST HALF OF THE SOUTHWEST QUARTER (E 1/2, SW 1/4) OF SECTION TWELVE (12), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE E 1/2, SW 1/4; THENCE ON AN ASSUMED BEARING OF S00°08'37\"W, ALONG THE WEST LINE OF SAID E 1/2, SW1/4, A DISTANCE OF 160.00 FEET TO A POINT OF INTERSECTION OF SAID WEST LINE AND THE SOUTH RIGHT-OF-WAY LINE ON STATE STREET, POINT ALSO BEING THE NORTHEAST CORNER OF SUMMERFIELD ESTATES 8TH SUBDIVISION AND THE POINT OF BEGINNING; THENCE S89°07'38\"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1242.74 FEET TO A POINT OF INTERSECTION OF SAID SOUTH RIGHT-OF-WAY LINE AND THE WEST LINE OF OUTFALL DITCH DOC. NO. 85-000755 FILED FEB. 13, 1985; THENCE S00°17'00\"W, ALONG SAID WEST LINE OF OUTFALL DITCH, A DISTANCE OF 692.84 FEET; THENCE N89°07'33\"W A DISTANCE OF 1241.05 FEET TO A POINT ON SAID WEST LINE OF THE E 1/2, SW1/4, POINT ALSO BEING ON THE EAST LINE OF SAID SUMMERFIELD ESTATES 8TH SUBDIVISION; THENCE N00°08'37\"E, ALONG SAID WEST LINE, A DISTANCE OF 692.84 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 860,366.46 SQUARE FEET OR 19.75 ACRES MORE OR LESS OF WHICH 1.02 ACRES IS NEW DEDICATED ROAD ROW.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON _____, 2015, I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION, OF A TRACT OF LAND LOCATED IN PART OF THE EAST HALF OF THE SOUTHWEST QUARTER (E 1/2, SW 1/4) OF SECTION TWELVE (12), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., 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, THAT ZELLA LLC, A NEBRASKA CORPORATION BEING THE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS **"HERITAGE SUBDIVISION"** IN PART OF THE EAST HALF OF THE SOUTHWEST QUARTER (E 1/2, SW 1/4) OF SECTION TWELVE (12), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., HALL COUNTY, 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 _____, 2015.

FARHAN KHAN - CEO

ACKNOWLEDGMENT

STATE OF NEBRASKA
COUNTY OF _____ SS
ON THIS ____ DAY OF _____, 2015, BEFORE ME _____, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED FARHAN KHAN, CEO, ZELLA LLC, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON(S) 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.

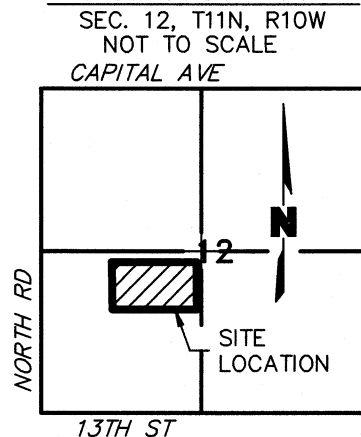
MY COMMISSION EXPIRES _____

NOTARY PUBLIC

LEGEND

- SECTION CORNER
- SET CORNER (5/8"x24" REBAR w/LS 630 CAP)
- PROPOSED PROPERTY LINE
- BOUNDARY LINE
- PROPERTY LINE
- EASEMENT LINE
- SECTION LINE
- M MEASURED DISTANCE

LOCATION MAP



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 _____, 2015.

MAYOR _____

CITY CLERK _____

OWNERS: ZELLA LLC
SUBDIVIDER: ZELLA LLC
SURVEYOR: OLSSON ASSOCIATES
ENGINEER: OLSSON ASSOCIATES
NUMBER OF LOTS: 2

DWG: F:\projects\015-1159\40-Design\Survey\SRV\Sheets\SRV1_LP_015-1159.dwg
DATE: Jun 11, 2015 4:28pm
USER: jramirez
XREFS: SRV1_XTOPO_015-1159 0122807_ROW 051061_row

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. 2015-1159
SLAGGIE HERITAGE
ASSISTED LIVING SURVEY
FB GI 2015 1

June 23, 2015

Dear Members of the Board:

RE: Final Plat – Vanosdall Second Subdivision

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

This final plat proposes to create 3 lots, on a tract of land comprising a part of the South Half of the Southwest Quarter (S1/2 SW1/4) of Section Twenty Seven (27), Township Eleven (11) North, Range Nine (9) West of the 6th P.M., in the City of Grand Island, Hall County, Nebraska, said tract containing 28.266 acres.

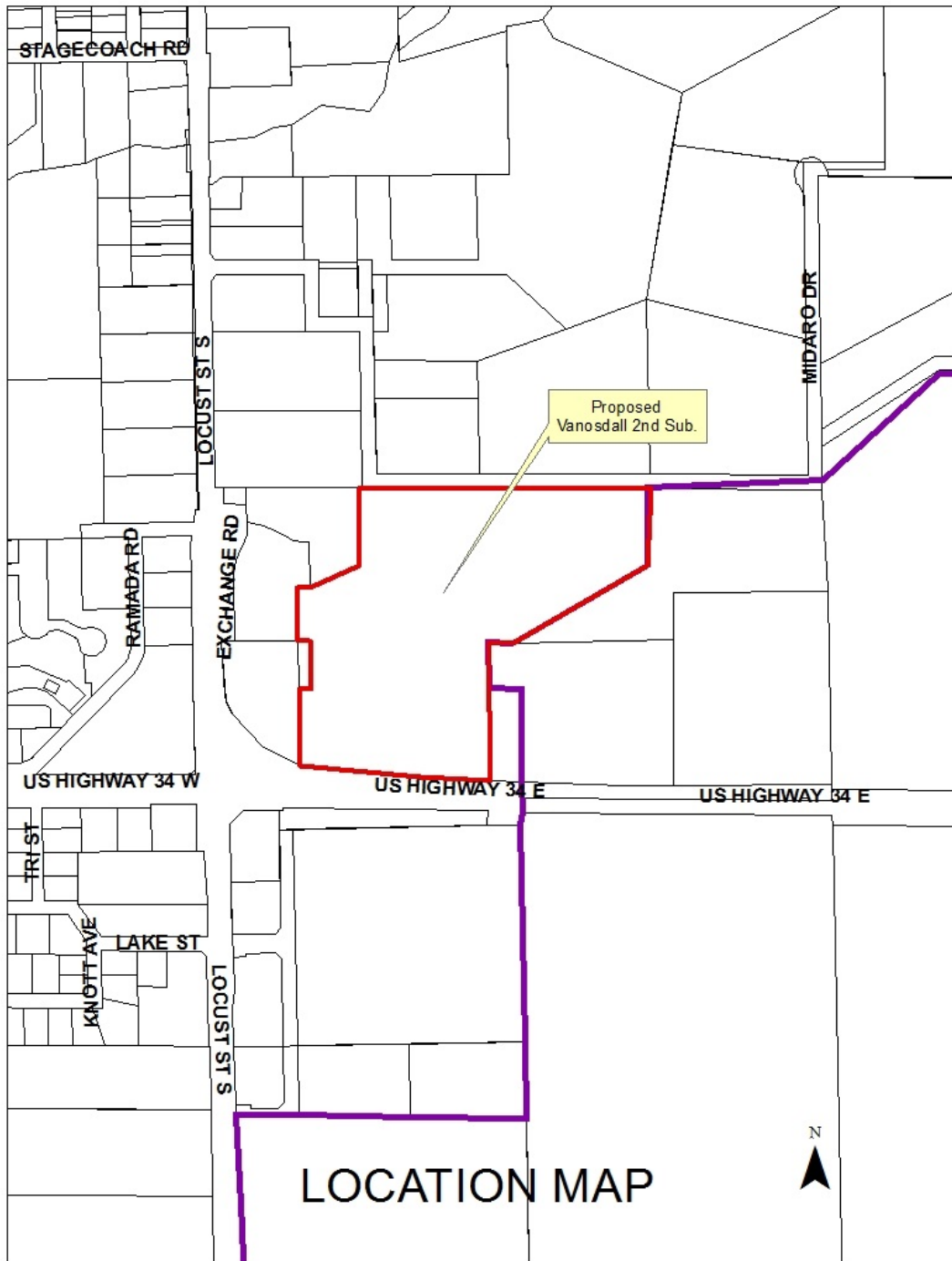
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on July 1, 2015 in the Council Chambers located in Grand Island's City Hall.

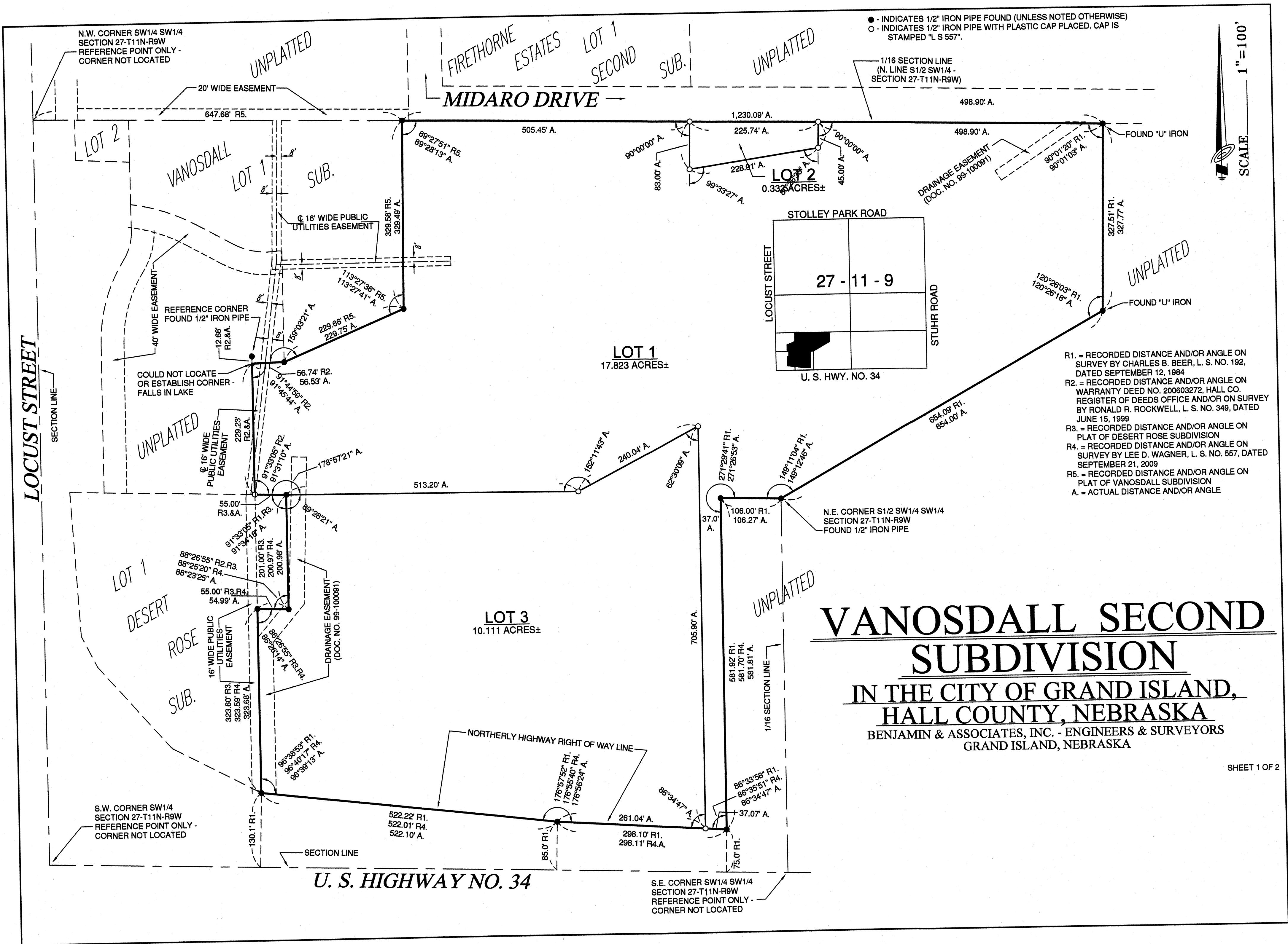
Sincerely,

Chad Nabity, AICP
Planning Director

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

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





June 23, 2015

Dear Members of the Board:

RE: Final Plat – Sandy Beach Third Subdivision.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Sandy Beach Third Subdivision, located in the 2 mile extra territorial jurisdiction of the City of Grand Island, in Hall County Nebraska.

This final plat proposes to create 2 lots, on a tract of land comprising all of Lot Five (5), Sandy Beach Subdivision, and all of Lot One (1), Sandy Beach Second Subdivision, West of the 6th P.M., in Hall County, Nebraska, said tract containing 2.277 acres.

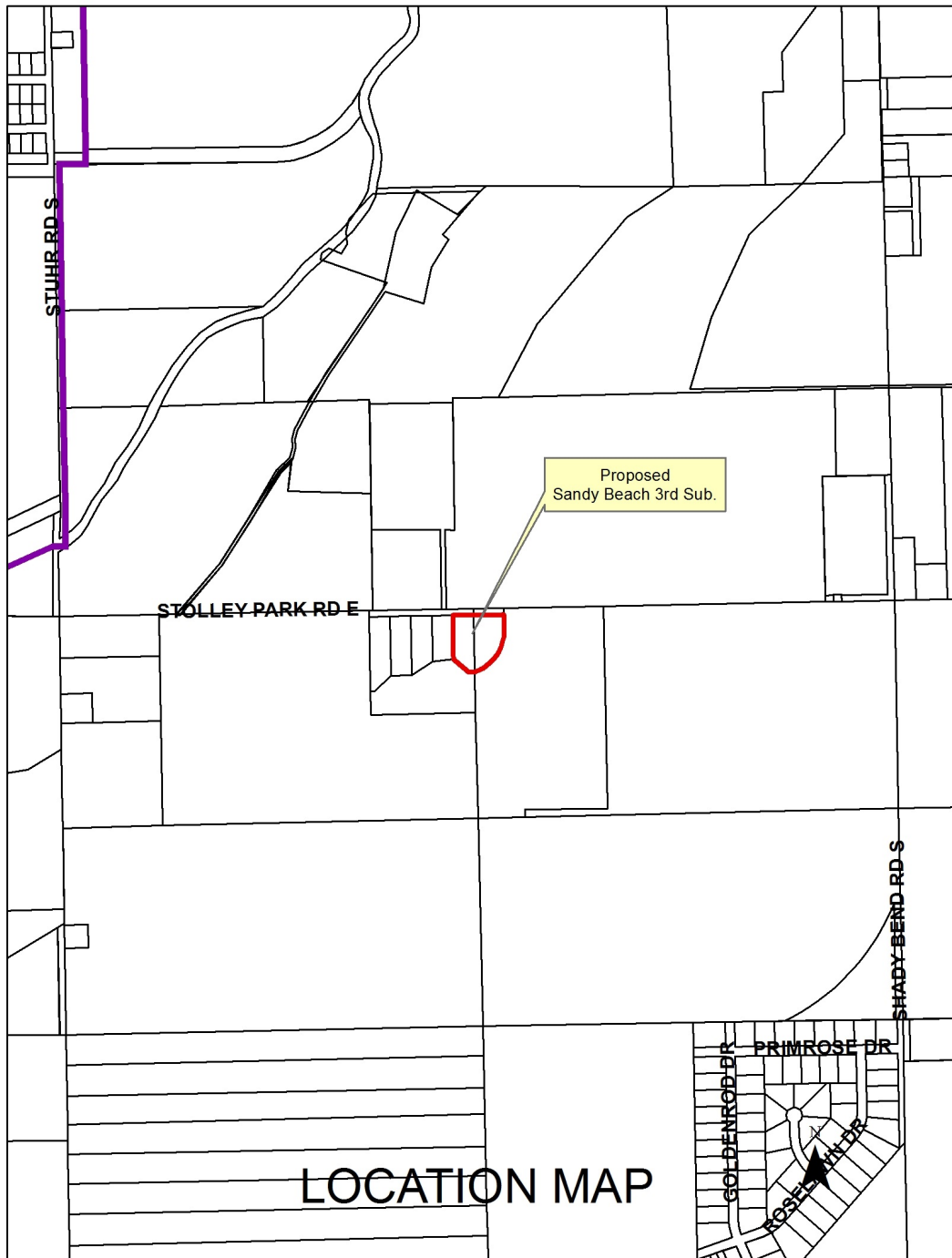
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on July 1, 2015 in the Council Chambers located in Grand Island's City Hall.

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

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

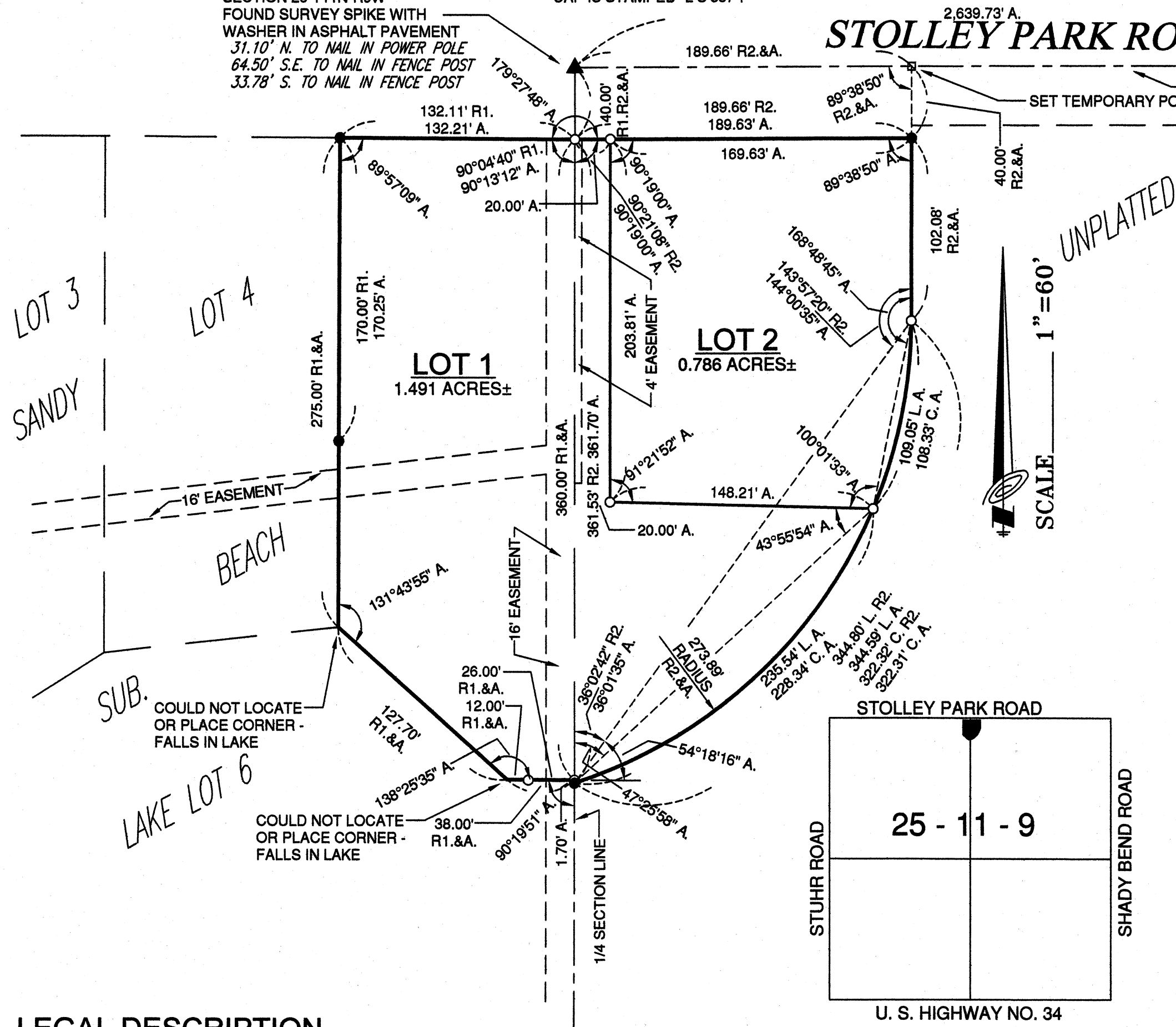


N.W. CORNER NE1/4
SECTION 26-T11N-R9W
FOUND SURVEY SPIKE WITH
WASHER IN ASPHALT PAVEMENT
31.10' N. TO NAIL IN POWER POLE
64.50' S.E. TO NAIL IN FENCE POST
33.78' S. TO NAIL IN FENCE POST

● - INDICATES 1/2" IRON PIPE FOUND
○ - INDICATES 1/2" IRON PIPE WITH PLASTIC CAP PLACED.
CAP IS STAMPED "L S 557".

N.E. CORNER NE1/4
SECTION 26-T11N-R9W
FOUND SURVEY SPIKE WITH
WASHER IN ASPHALT PAVEMENT
46.60' N.W. TO NAIL IN POWER POLE
45.30' N.E. TO NAIL IN POWER POLE
57.42' S.W. TO NAIL IN POWER POLE

R1. = RECORDED DISTANCE AND/OR ANGLE ON PLAT OF SANDY
BEACH SUBDIVISION
R2. = RECORDED DISTANCE AND/OR ANGLE ON PLAT OF SANDY
BEACH SECOND SUBDIVISION
A. = ACTUAL DISTANCE AND/OR ANGLE



DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that John C. Hoffman, a widower, being the owner of the land described hereon, have caused same to be subdivided, platted and designated as "SANDY BEACH THIRD SUBDIVISION", Hall County, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate 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 _____, 2015.

John C. Hoffman, a widower

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 John C. Hoffman, a widower, 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.

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 _____, 2015.

Mayor _____ City Clerk _____

Approved and accepted by the Hall County Board of Supervisors, this _____ day of _____, 2015.

Chairman of the Board _____ County Clerk _____

Lee D. Wagner, Registered Land Surveyor No. 557

SANDY BEACH THIRD SUBDIVISION

HALL COUNTY, NEBRASKA

BENJAMIN & ASSOCIATES, INC. - ENGINEERS & SURVEYORS - GRAND ISLAND, NEBRASKA