



# **Hall County Regional Planning Commission**

**Wednesday, September 2, 2015  
Regular Meeting**

## **Item M2**

### **Grand Island Mall 18th Sub**

**Staff Contact: Chad Nabity**

August 19, 2015

Dear Members of the Board:

**RE: Final Plat – Grand Island Mall 18<sup>th</sup> Subdivision**

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Grand Island Mall 18th Subdivision, located in the City of Grand Island, in Hall County Nebraska.

This final plat proposes to create 6 lots, a replat of all of Grand Island Mall 17<sup>th</sup> Subdivision all in the City of Grand Island, Hall County, Nebraska, said tract containing 16.43 acres.

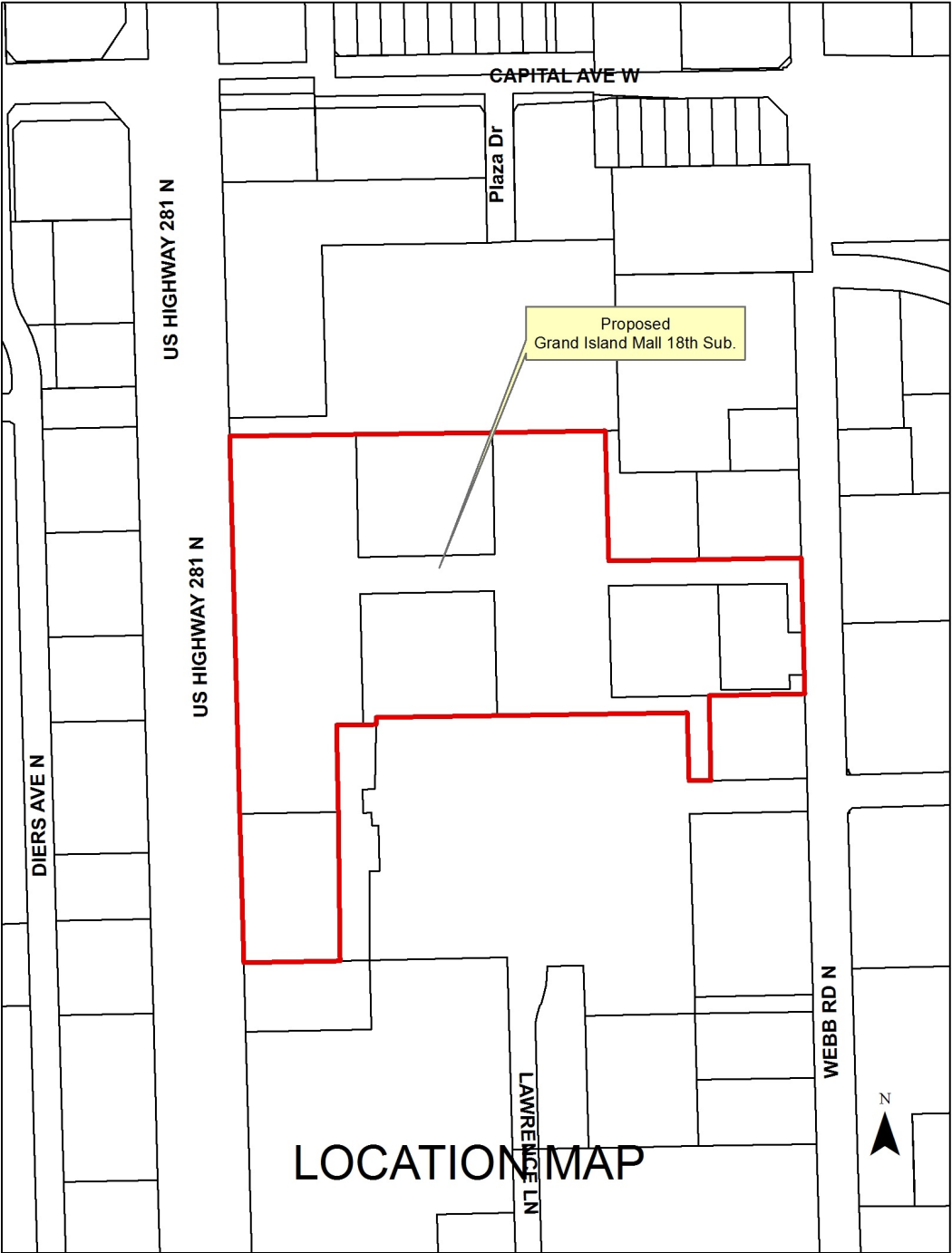
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on September 2, 2015 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP  
Planning Director

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

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







# GRAND ISLAND MALL EIGHTEENTH SUBDIVISION

## CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

### FINAL PLAT

#### LEGAL DESCRIPTION

A REPLAT OF ALL OF GRAND ISLAND MALL 17TH SUBDIVISION ALL IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA. SAID TRACT CONTAINS A CALCULATED AREA OF 715,572.95 SQUARE FEET OR 16.43 ACRES MORE OR LESS.

#### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON \_\_\_\_\_, 2015, I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION, OF "GRAND ISLAND MALL EIGHTEENTH SUBDIVISION" 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

#### DEDICATION OF PLAT

KNOW ALL MEN BY THESE PRESENTS, THAT GRAND ISLAND JOINT VENTURE, LLC, BEING THE OWNER OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "GRAND ISLAND MALL EIGHTEENTH 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 \_\_\_\_\_, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2015.

GRAND ISLAND JOINT VENTURE, LLC  
BY: TSG GRAND ISLAND INVESTORS, LLC

BY: \_\_\_\_\_  
MICHAEL H. STAENBERG, MANAGER

#### ACKNOWLEDGMENT

STATE OF MISSOURI  
COUNTY OF ST. LOUIS

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2015, BEFORE ME \_\_\_\_\_, NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED MICHAEL H. STAENBERG, THE MANAGER OF TSG GRAND ISLAND INVESTORS, LLC, THE MANAGER OF GRAND ISLAND JOINT VENTURE, LLC, 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 ST. LOUIS, MISSOURI, ON THE DATE LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC

#### 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 \_\_\_\_\_

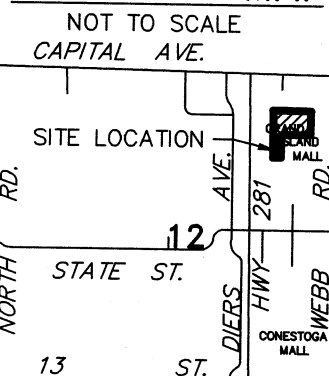
HIGHWAY 281

WEBB ROAD

#### LEGEND

- SET CORNER (5/8"x24" REBAR W/CAP)
- ⊕ FOUND CORNER ((5/8" REBAR UNLESS NOTED)
- ▲ CALCULATED CORNER
- PROPERTY LINE
- - - PROPOSED PROPERTY BOUNDARY LINE
- ▨ TO BE DEDICATED EASEMENT AREA
- M MEASURED DISTANCE
- R RECORDED DISTANCE
- P1 GRAND ISLAND MALL 8TH SUB DISTANCE
- P2 J&S SUB DISTANCE
- P3 GRAND ISLAND PLAZA 2ND SUB DISTANCE
- P4 GRAND ISLAND MALL 15TH SUB DISTANCE
- P5 GRAND ISLAND MALL 14TH SUB DISTANCE
- P6 GRAND ISLAND MALL 17TH SUB DISTANCE

#### LOCATION MAP



0' 50' 100' 200'  
SCALE IN FEET

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N

**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. 2014-2360  
GRAND ISLAND  
MALL SURVEY  
FB GI 2014-4

DWG: F:\projects\014-2360\SRVY\Final\_Plat\142360\_FP GI Mall 18th.dwg  
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