



Hall County Regional Planning Commission

**Wednesday, March 2, 2016
Regular Meeting**

Item M2

Maderville Estates Subdivision

Staff Contact: Chad Nabity

February 17, 2016

Dear Members of the Board:

RE: Final Plat – Maderville Estates Subdivision.

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

This final plat proposes to create 2 lots, on a tract of land located in part of the Northwest Quarter (NW1/4) of Section Thirty Five (35), Township Eleven (11) North, Range Ten (10) West of the 6th P.M. located in the City of Grand Island, Hall County, Nebraska, said tract containing 4.444 acres.

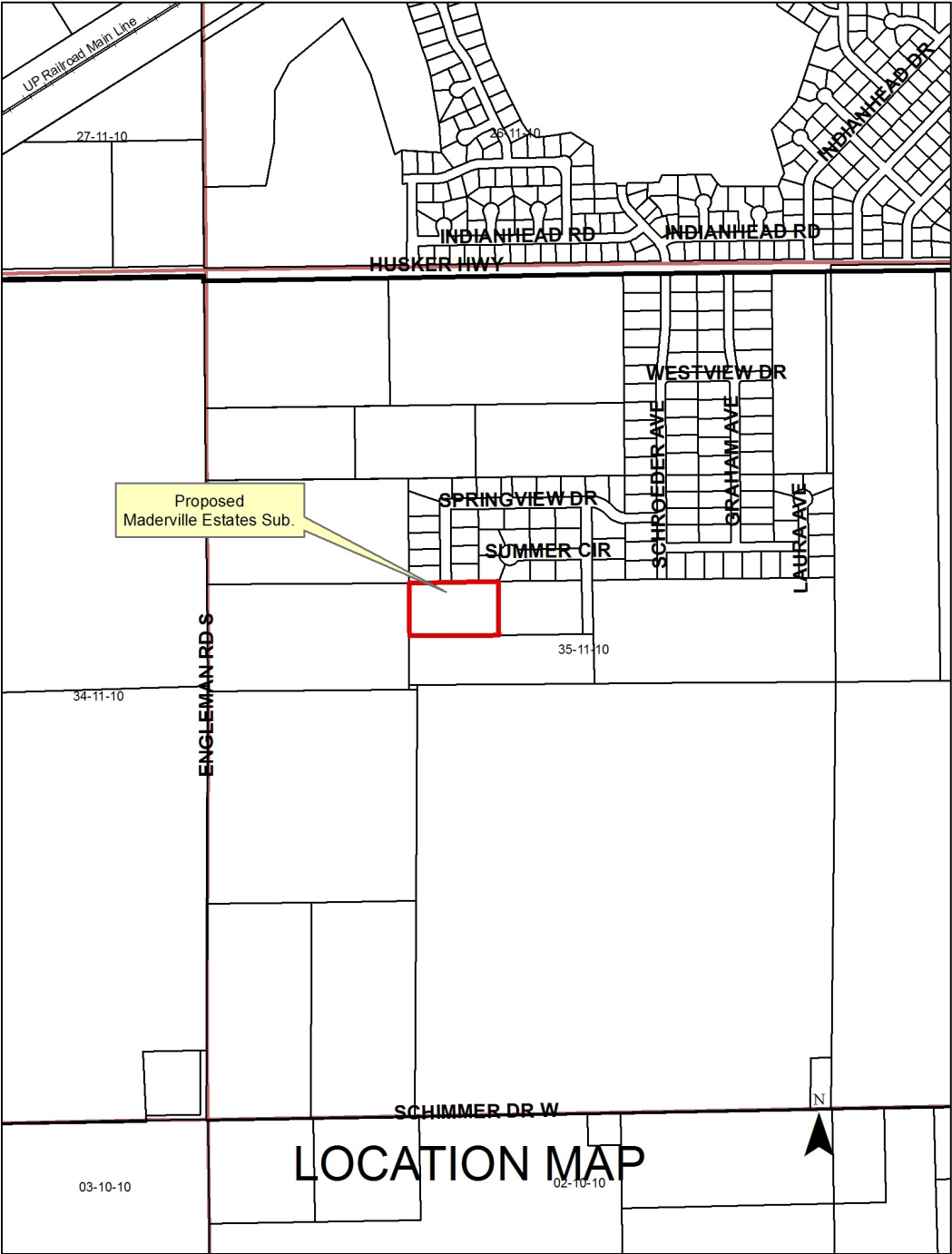
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on March 2, 2016 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

Cc: County Clerk
County Attorney
County Zoning
County Public Works
City Clerk
City Attorney
City Public Works
City Utilities
City Building Director
Manager of Postal Operations
Olsson Associates

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





MADERVILLE ESTATES SUBDIVISION
HALL COUNTY, NEBRASKA
FINAL PLAT

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN PART OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION THIRTY FIVE (35), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING SOUTHWEST CORNER OF LOT 16, WESTROADS ESTATES FOURTH SUBDIVISION SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ON AN ASSUMED BEARING OF N89°28'40"E, ALONG THE SOUTH LINE OF LOTS 16, 17 AND 29, WESTROADS ESTATES FOURTH SUBDIVISION, A DISTANCE OF 566.16 FEET TO THE NORTHWEST CORNER OF LOT 1, WESTROADS ESTATES FIFTH SUBDIVISION; THENCE S00°27'38"E, ALONG THE WEST LINE OF SAID LOT 1, WESTROADS ESTATES FIFTH SUBDIVISION, A DISTANCE OF 341.08 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, WESTROADS ESTATES FIFTH SUBDIVISION; THENCE S89°28'11"W A DISTANCE OF 566.56 FEET; THENCE N00°23'36"W A DISTANCE OF 341.17 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 193,200 SQUARE FEET OR 4.44 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON 02/23/2016, I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION, OF A TRACT OF LAND LOCATED IN PART OF THE NORTHWEST QUARTER (NW1/4) OF SECTION THIRTY FIVE (35), 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 PAUL H. MADER AND JAYCEE N. MADER, HUSBAND AND WIFE, BEING THE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "MADERVILLE ESTATES SUBDIVISION" IN PART OF THE NORTHWEST QUARTER (NW1/4) OF SECTION THIRTY FIVE (35), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., 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 2016.

PAUL H. MADER JAYCEE N. MADER

ACKNOWLEDGMENT

STATE OF NEBRASKA COUNTY OF HALL SS

ON THIS DAY OF 2016, BEFORE ME A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED PAUL H. MADER AND JAYCEE N. MADER, HUSBAND AND WIFE, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSONS WHOSE SIGNATURES ARE AFFIXED HERETO AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR 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

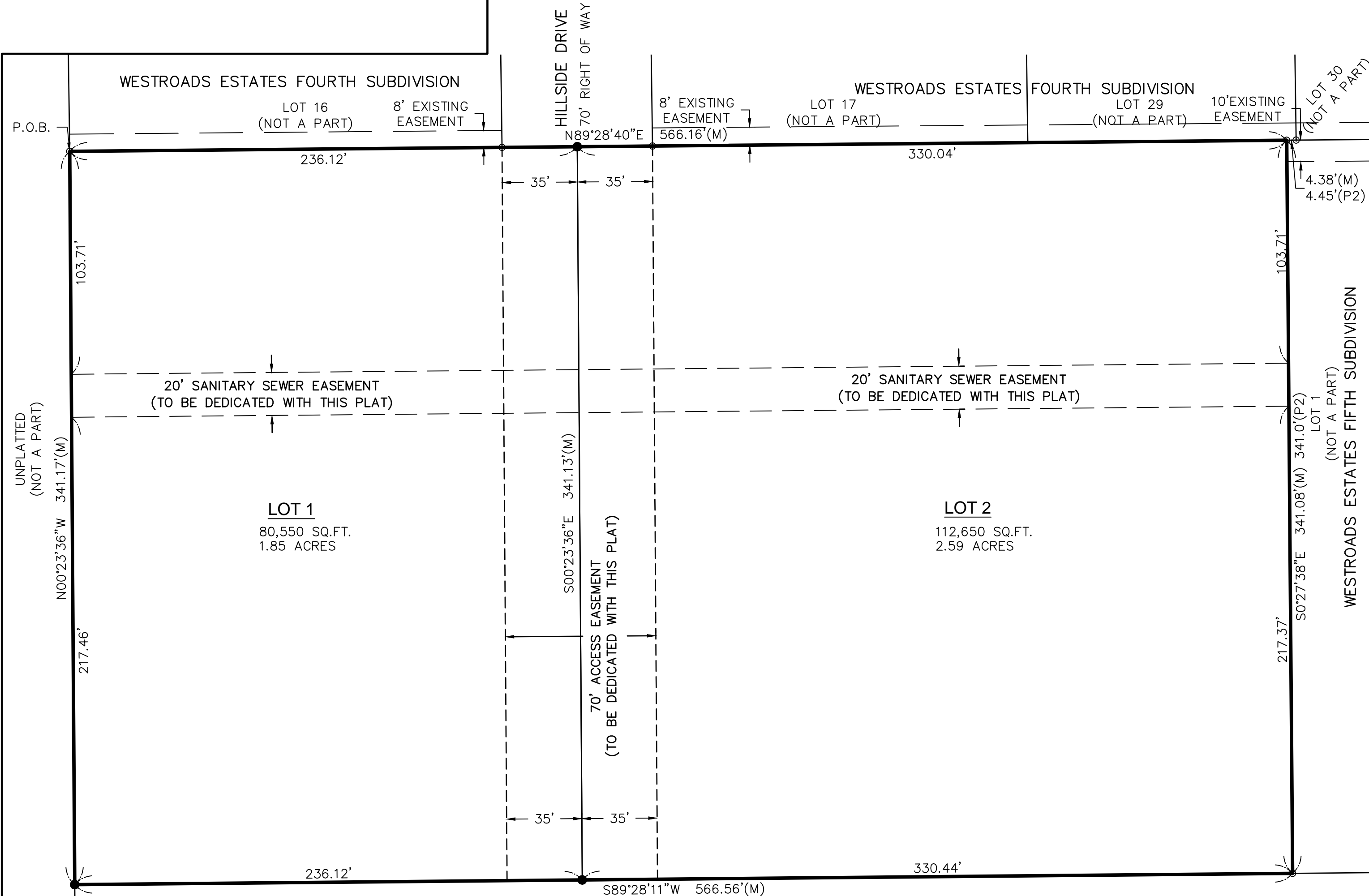
APPROVALS

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.

CHAIRPERSON DATE

APPROVED AND ACCEPTED BY THE HALL COUNTY BOARD OF SUPERVISORS THIS DAY OF 2016.

CHAIRPERSON COUNTY CLERK

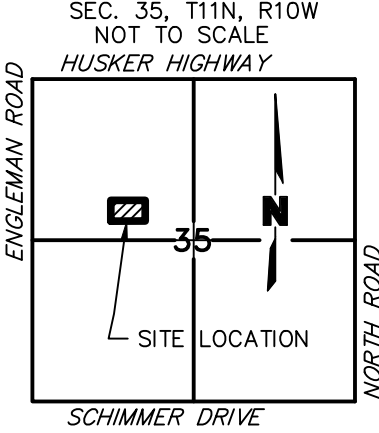


LEGEND

- SET CORNER (5/8"x24" REBAR W/CAP)
FOUND CORNER (3/4" IRON PIPE)
LOT LINE
EXISTING EASEMENT
SANITARY SEWER EASEMENT
ACCESS EASEMENT
PROPERTY LINE
MEASURED DISTANCE
PLATTED DISTANCE WESTROADS ESTATES FOURTH SUB.
PLATTED DISTANCE WESTROADS ESTATES FIFTH SUB.

OWNERS: PAUL H. MADER & JAYCEE N. MADER
SUBDIVIDER: PAUL H. MADER & JAYCEE N. MADER
SURVEYOR: OLSSON ASSOCIATES
ENGINEER: OLSSON ASSOCIATES
NUMBER OF LOTS: 2

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.

CHAIRPERSON DATE

APPROVED AND ACCEPTED BY THE CITY OF GRAND ISLAND, NEBRASKA

THIS DAY OF 2016.

MAYOR



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

Table with 2 columns: Field, Value. Rows: PROJECT NO. 2015-3496, MADER SUBDIVISION SURVEY, FB GI 2016-1