



# **Hall County Regional Planning Commission**

**Wednesday, May 4, 2016  
Regular Meeting**

## **Item M4**

### **Final Plat - Commercial Industrial Park 6th Sub**

**Staff Contact: Chad Nabity**

April 19, 2016

Dear Members of the Board:

**RE: Final Plat – Commercial Industrial Park 6<sup>th</sup> Subdivision.**

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Commercial Industrial Park 6<sup>th</sup> Subdivision, located in Grand Island, in Hall County, Nebraska.

This final plat proposes to create 3 lots, on a tract of land comprising all of Lot Twelve (12) Commercial Industrial Park Subdivision of Part of Block One (1), Nelson Subdivision, Hall County, Nebraska, all of Lot Two (2), Commercial Industrial Park Fourth Subdivision and a .402 acre tract located in a Part of the Northeast Quarter of the Northwest Quarter (NE1/4NW1/4) of Section Twenty (20), Township Eleven (11) North, Range Nine (9) West of the 6<sup>th</sup> P.M., in the City of Grand Island, Hall County, Nebraska, said tract containing 4.409 acres.

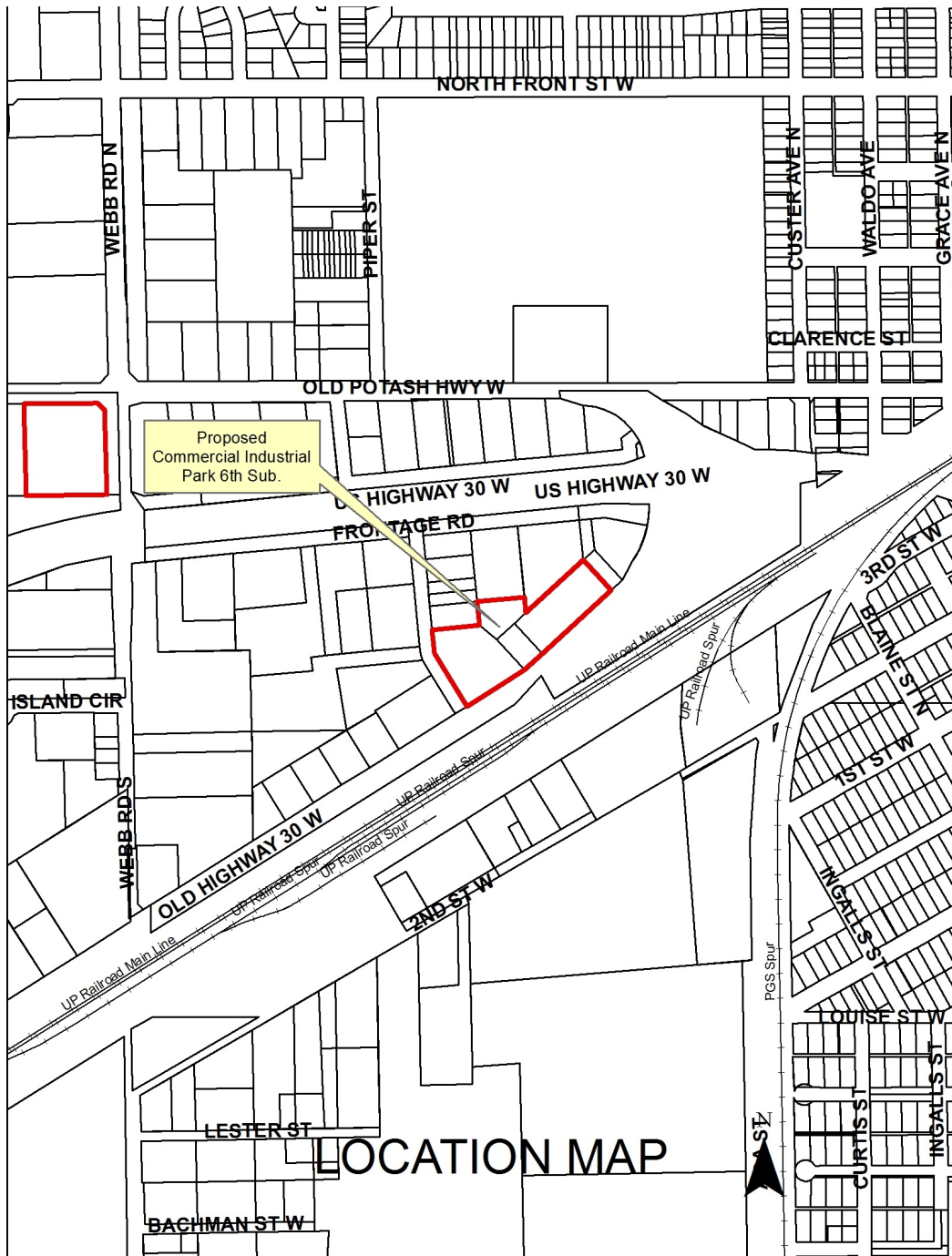
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on May 4, 2016 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP  
Planning Director

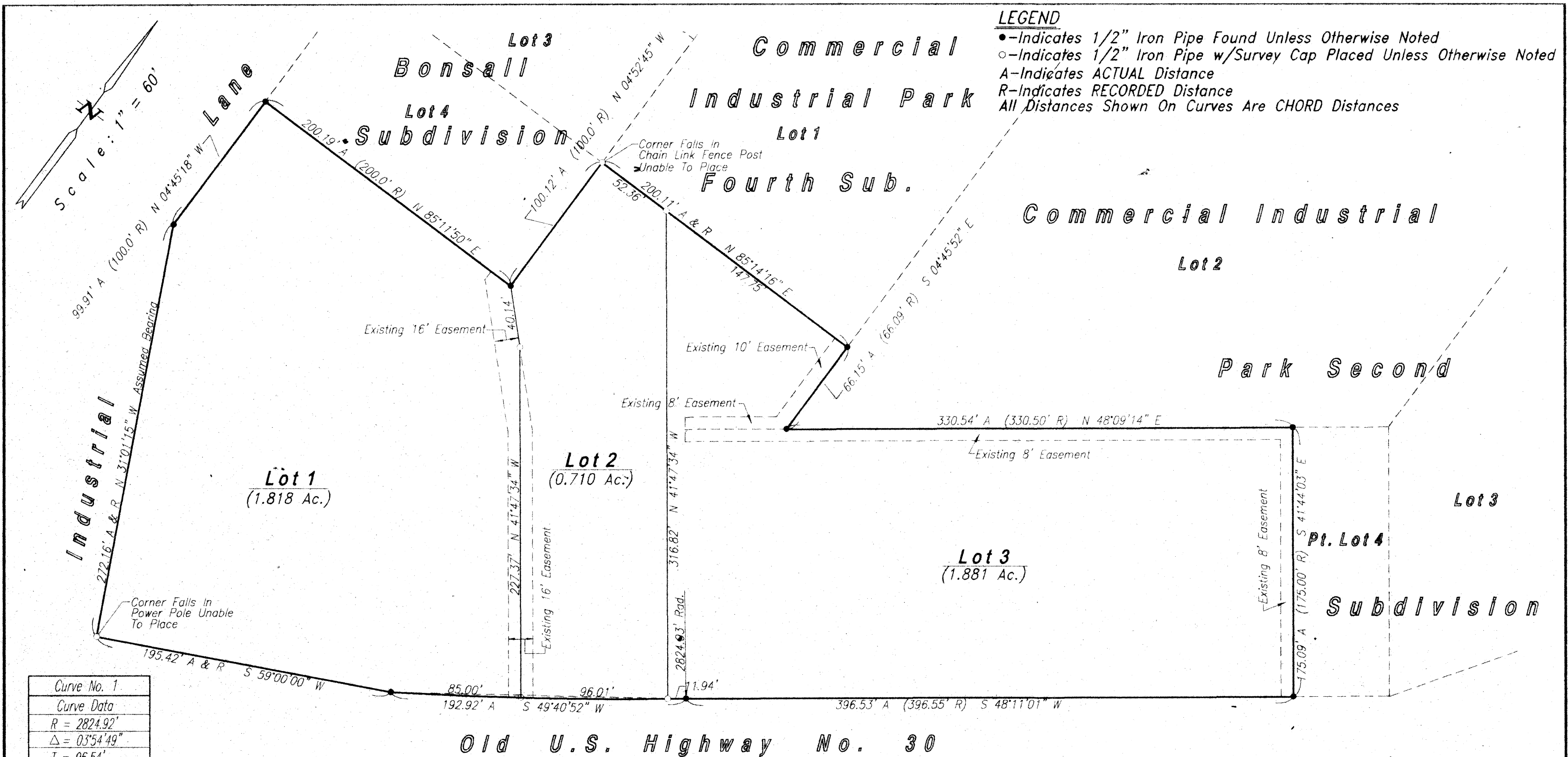
Cc: City Clerk  
City Attorney  
City Public Works  
City Utilities  
City Building Director  
Manager of Postal Operations  
Rockwell & Assoc.

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









Curve No. 1
Curve Data
R = 2824.92'
Δ = 03°54'49"
T = 96.54'
L = 192.96'
C = 192.92'

### Acknowledgement

State Of Nebraska SS  
County Of Hall  
On the \_\_\_\_\_ day of \_\_\_\_\_, 2016, before me,  
a Notary Public within and for said County, personally appeared, THOMAS E. MIDDLETON, a Member of MIDDLETON PROPERTIES L.L.C., a Nebraska Limited Liability Company, and SEAN P. O'CONNOR, a Member of NORTHWEST CROSSINGS, Limited Liability Company and to me personally known to be the identical persons whose signatures are affixed hereto, and that each did acknowledge the execution thereof to be his voluntary act and deed and the voluntary act and deed of said Trust.  
IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal at Grand Island, Nebraska, on the date last above written.  
My commission expires \_\_\_\_\_.

Notary Public

(Seal)

### Surveyor's Certificate

I hereby certify that on April 8, 2016, I completed an accurate survey of 'COMMERCIAL INDUSTRIAL PARK SIXTH SUBDIVISION', in the City of Grand Island, 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.

(Seal)

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

### Legal Description

A tract of land comprising all of Lot Twelve (12) Commercial Industrial Park Subdivision of Part of Block One (1), Nelson Subdivision, Hall County, Nebraska, all of Lot Two (2), Commercial Industrial Park Fourth Subdivision and a 0.402 acre tract located in a Part of the Northeast Quarter of the Northwest Quarter (NE1/4NW1/4) of Section Twenty (20), Township Eleven (11) North, Range Nine (9) West of the 6th. P.M., in the City of Grand Island, Hall County, Nebraska lying north of the northerly right of way line of Old Highway No. 30 and lying between said Lot Twelve (12), Commercial Industrial Park Subdivision of Part of Block One (1), Nelson Subdivision, Hall County, Nebraska and Lot Two (2), Commercial Industrial Park Fourth Subdivision, said tract containing 4.409 acres more or less

### Dedication

KNOW ALL MEN BY THESE PRESENTS, that the MIDDLETON PROPERTIES, L.L.C., a Nebraska Limited Liability Company, and NORTHWEST CROSSINGS LIMITED LIABILITY COMPANY, being the owners of the land described hereon, have caused same to be surveyed, subdivided, platted and designated as 'COMMERCIAL INDUSTRIAL PARK SIXTH SUBDIVISION' in the City of Grand Island, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate 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 owners and proprietors.  
IN WITNESS WHEREOF, we have affixed our signatures hereto, at Grand Island, Nebraska, this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

MIDDLETON PROPERTIES L.L.C., a Nebraska Limited Liability Company

Thomas E. Middleton, a Member

NORTHWEST CROSSINGS, Limited Liability Company

Sean P. O'Connor, a Member

### 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 Grand Island, Nebraska, this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

(Seal)

Mayor

City Clerk

## COMMERCIAL INDUSTRIAL PARK SIXTH SUBDIVISION IN THE CITY OF GRAND ISLAND, NEBRASKA