



Hall County Regional Planning Commission

Wednesday, June 07, 2006
Regular Meeting

Item J1

Springdale Subdivision - Final Plat

Springdale Subdivision located South of Lilly Drive and West of North Road (9 lots)

Staff Contact: Chad Nabity

May 23, 2006

Dear Members of the Board:

RE: Final Plat – Springdale Subdivision.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Springdale Subdivision, located South of Lilly Drive and West of North Road, Grand Island Nebraska.

This final plat proposes to create 9 lots on a parcel of land in the SE 1/4 NE ¼ 23-11-10. This land consists of approximately 2.392 acres. This plat is developing lots along an existing right of way consistent with the approved preliminary plat.

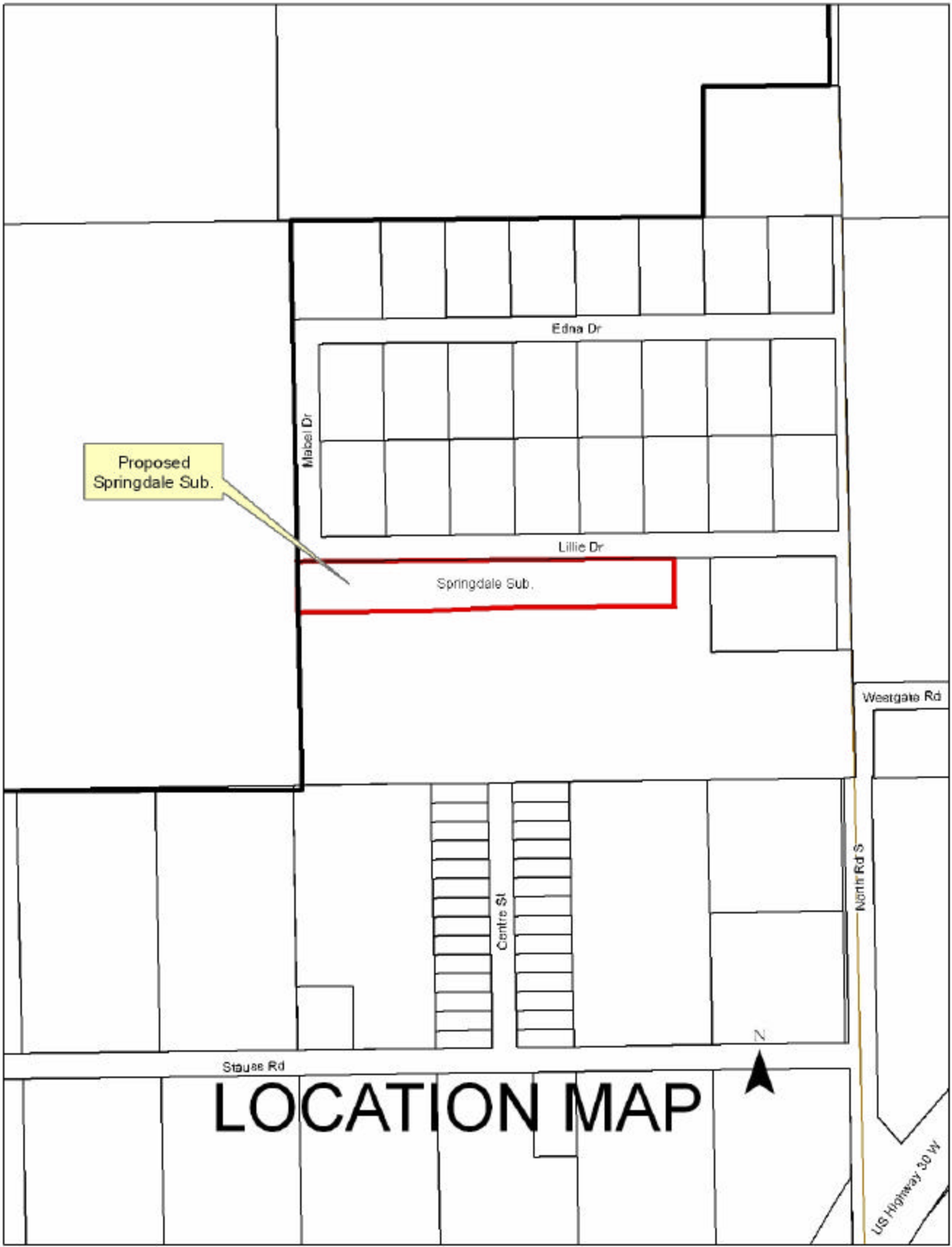
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on June 7, 2006 in the Council Chambers located in Grand Island's City Hall.

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 & Associates

This letter was sent to the following School Districts 1R, 2, 3, 8, 12, 16, 19, 82, 83, 100, 126.



Proposed
Springdale Sub.

Mabel Dr

Edna Dr

Lillie Dr

Springdale Sub.

Westgate Rd

Centre St

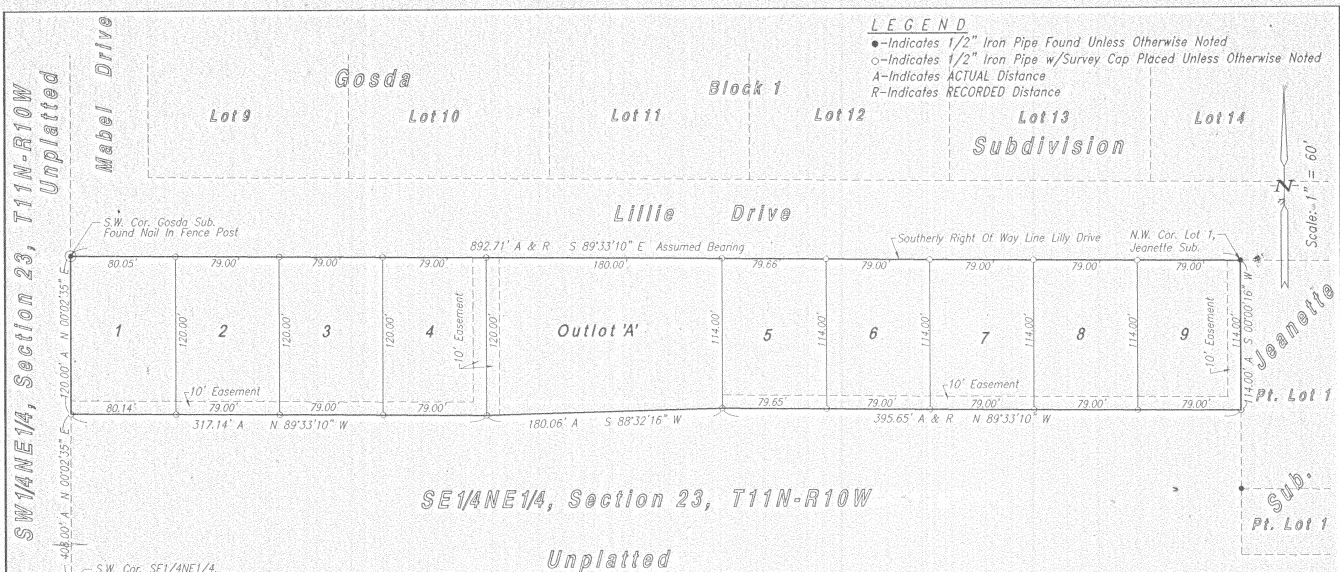
North Rd S

Stause Rd

LOCATION MAP

N

US Highway 30 W



Acknowledgement

State Of Nebraska
 County Of Hall
 On the _____ day of _____, 2006, before me, _____ a Notary Public within and for said County, personally appeared KAREN J. BREDTHAUER, a Single Person, and to me personally known to be the identical person whose signature is affixed hereto, and that she did acknowledge the execution thereof to be her voluntary act and deed.
 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 _____

(Seal) _____
 Notary Public

Surveyor's Certificate

I hereby certify that on May 12, 2006, I completed an accurate survey of 'SPRINGDALE 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. Sorgentrei, Reg. Land Surveyor No. 578

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 _____, 2006.

 Mayor City Clerk

(Seal)

Legal Description

A tract of land comprising a part of the Southeast Quarter of the Northeast Quarter (SE1/4NE1/4) of Section Twenty Three (23), Township Eleven (11) North, Range Ten (10) West of the 6th. P.M., in the City of Grand Island, Hall County, Nebraska, more particularly described as follows:
 Beginning at the southwest corner of Gosda Subdivision, and a point on the southerly right of way line of Lilly Drive; thence running easterly along the southerly right of way line of Lilly Drive on an Assumed Bearing of S89°33'10"E, a distance of Eight Hundred Ninety Two and Seventy One Hundredths (892.71) feet, to the northwest corner of Lot One (1), Jeanette Subdivision; thence running S00°00'16"W, along the westerly line of Lot One (1), Jeanette Subdivision, a distance of One Hundred Fourteen (114.00) feet; thence running N89°33'10"W, a distance of Three Hundred Ninety Five and Sixty Five Hundredths (395.65) feet; thence running S88°32'16"W, a distance of One Hundred Eighty and Six Hundredths (180.06) feet; thence running N89°33'10"W, a distance of Three Hundred Seventeen and Fourteen Hundredths (317.14) feet, to a point on the west line of said Southeast Quarter of the Northeast Quarter (SE1/4NE1/4); thence running N00°02'35"E, a distance of One Hundred Twenty (120.00) feet, to the point of beginning and containing 2.392 acres more or less.

Dedication

KNOW ALL MEN BY THESE PRESENTS, that KAREN J. BREDTHAUER, a Single Person, being the owner of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as 'SPRINGDALE SUBDIVISION' in the City of Grand Island, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the easements 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 Grand Island, Nebraska, this _____ day of _____, 2006.

 Karen J. Bredthauer

SPRINGDALE SUBDIVISION
IN THE CITY OF GRAND ISLAND, NEBRASKA