



Hall County Regional Planning Commission

Wednesday, August 02, 2006
Regular Meeting

Item J2

Cosgriff Subdivision - Final Plat

Cosgriff Subdivision located north of Foster Road and 1/4 mile east of Shady Bend Road. (1 lot)

Staff Contact: Chad Nabity

July 18, 2006

Dear Members of the Board:

RE: Final Plat – Cosgriff Subdivision

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Cosgriff Subdivision, located north of Foster Road and ¼ miles east of Shady Bend Road in Hall County Nebraska.

This final plat proposes to create 1 lot on a tract of land comprising a Pt. S1/2W1/4, Sec. 13, T10N-R9W. This land consists of approximately 7.261 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 August 2, 2006 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

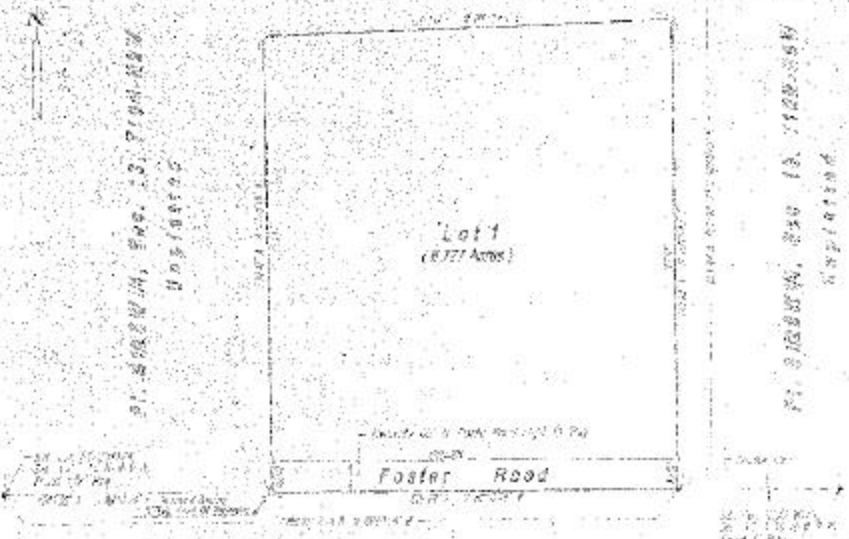
cc: Hall County Clerk
Hall County Attorney
Hall County Public Works
Hall County Building Department
Manager of Postal Operations
Rockwell & Associates

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



LOCATION MAP

1. 100.00' (100.00' x 100.00') and 100.00' x 100.00'
 2. 100.00' x 100.00' and 100.00' x 100.00'
 3. 100.00' x 100.00' and 100.00' x 100.00'
 4. 100.00' x 100.00' and 100.00' x 100.00'



SURVEYOR'S CERTIFICATE

I hereby certify that on July 11, 2006, I completed an accurate survey of COSGRIFF SUBDIVISION, in Hall County, Nebraska, as shown on the accompanying plan hereto, and the work shown, shown, shown, shown, shown, shown and other grounds as contained in such subdivision as shown on the accompanying plan hereto are true and accurate, and that I have caused that iron markers were placed in all the corners, that the dimensions of each lot are as shown on the plan and each lot bears the true number and that said survey was made with reference to known and reliable instruments.

 David J. [Name], the [Title] Surveyor No. [Number]

APPROVALS

Submitted to and approved by the Regional Planning Commission of Hall County, Great Plains World Center and the Village of [Name], City and [Name], Nebraska.

 Chairman of the Board

 Mayor

LEGAL DESCRIPTION

A tract of land comprising a part of the South half of the southwest Quarter (S1/2SW1/4) of Section Thirteen (13), Township Ten (10) North, Range Nine (9) West of the 5th P.M. in Hall County, Nebraska, more particularly described as follows: Beginning at the southwest corner of said South half of the Southwest Quarter (S1/2SW1/4), thence running westerly along the south line of said South half of the Southwest Quarter (S1/2SW1/4), an old assumed bearing of S89°55'20"E, a distance of One thousand Two hundred Sixty Nine and Thirty Eight hundredths (1269.38) feet, to the north point of beginning; thence running N00°02'48"W, a distance of One hundred Thirty Two and Four hundredths (132.44) feet, thence running N89°11'45"E, a distance of One hundred Thirty Two and Four hundredths (132.44) feet, thence running S89°11'45"E, a distance of One hundred Thirty Two and Four hundredths (132.44) feet, to the south line of said South half of the Southwest Quarter (S1/2SW1/4); thence running N89°11'45"E, along the south line of said South half of the Southwest Quarter (S1/2SW1/4), a distance of One hundred Thirty Two and Four hundredths (132.44) feet, to the north point of beginning and containing 0.77 acre more or less.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that [Name], an unmarried widow, being the wife of the said deceased [Name], has caused same to be recorded, published and published as "COSGRIFF SUBDIVISION" in Hall County, Nebraska, as shown on the accompanying plan hereto, and do hereby dedicate the said tract of land as shown above to the public for their use, benefit, and the convenience, if any, as shown thereon for the location, construction and maintenance of public streets and other public purposes with all right of ingress and egress thereto, and hereby certifying the joining of such public streets and other public purposes upon any way or easement, the parties to such easement, and that the foregoing recited do apply heretofore described in the Declaration hereof or appears on this plan is made with the best possible and in accordance with the best of the distinguished owner and proprietor.

IN WITNESS WHEREOF, I have signed my signature hereto at Grand Island, Nebraska, this _____ day of _____, 2006.

ACKNOWLEDGEMENT

On this _____ day of _____, 2006, before me, _____ a Notary Public in and for said County, personally appeared [Name], an unmarried widow, as she personally appears to be the distinct 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 personally ascertained my name and affixed my official seal of Grand Island, Nebraska, as the said Notary Public within the commission expires _____ 2006.

**COSGRIFF SUBDIVISION
HALL COUNTY, NEBRASKA**