

# CHIEF FAB SECOND SUBDIVISION

## CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

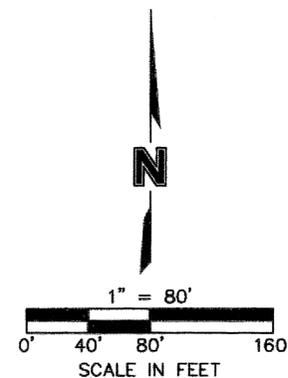
### FINAL PLAT

#### SECTION TIES

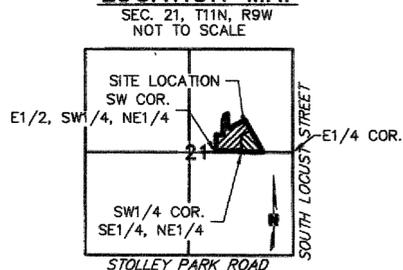
**SOUTH 1/16 COR., NE1/4, SEC. 21 T11N R9W**  
 FOUND CHISELED 'X'  
 NE 68.20' TO MAG NAIL w/WASHER IN POWER POLE  
 NE 14.00' TO CENTER OF MANHOLE  
 S 41.51' TO MAG NAIL w/WASHER IN GUY POLE  
 W 30.10' TO 5/8" REBAR w/LS#630 PLASTIC CAP

**EAST 1/4 COR., SEC. 21 T11N R9W**  
 FOUND SURVEY SPIKE w/ID WASHER IN ASPHALT STREET  
 WNW 102.40' TO RED HEAD IN POWER POLE  
 S 7.58' TO CHISELED 'X' ON NORTH RIM OF MANHOLE  
 NE 65.29' TO CENTER NUT OF FIRE HYDRANT  
 SE 71.23' TO CHISELED 'X' ON TOP OF CONCRETE LIGHT POLE BASE

**SOUTHWEST COR., SE1/4, SW1/4, NE1/4, SEC. 21 T11N R9W**  
 FOUND 5/8" BAR  
 WNW 36.4' TO NAIL w/WASHER IN NE FACE OF LIGHT POLE  
 E 40.0' TO CHISELED 'X' (PROPERTY COR.) IN CONCRETE  
 SE 48.33' TO OPERATION NUT TOP OF FIRE HYDRANT  
 W 29.0' TO NAIL w/WASHER IN NORTH FACE OF POWER POLE

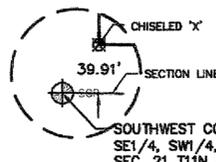
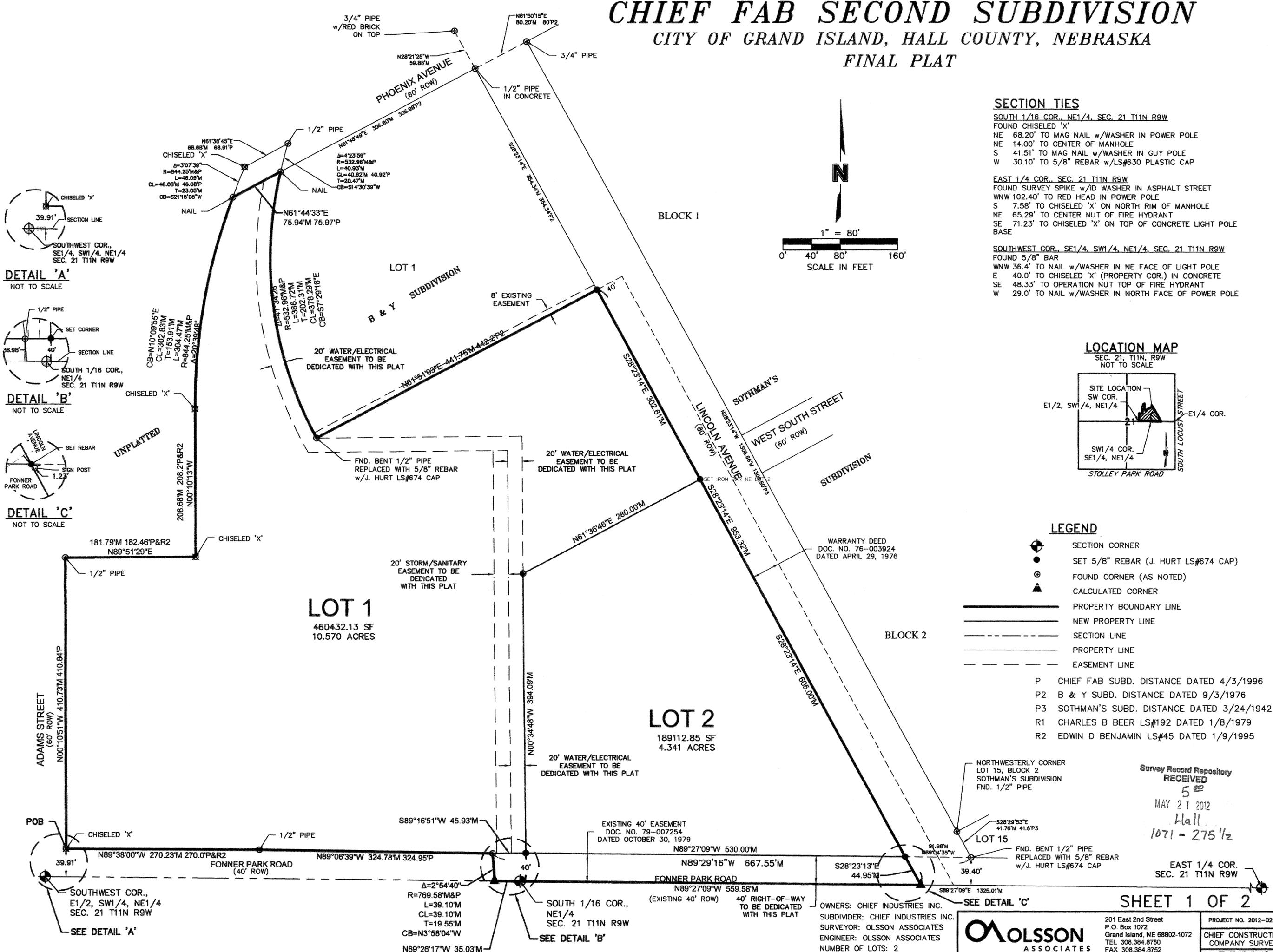


#### LOCATION MAP

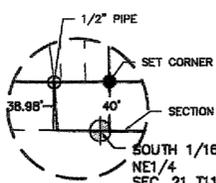


#### LEGEND

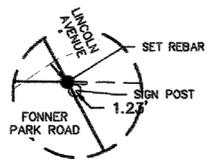
- SECTION CORNER
  - SET 5/8" REBAR (J. HURT LS#674 CAP)
  - FOUND CORNER (AS NOTED)
  - CALCULATED CORNER
  - PROPERTY BOUNDARY LINE
  - NEW PROPERTY LINE
  - SECTION LINE
  - PROPERTY LINE
  - EASEMENT LINE
- P CHIEF FAB SUBD. DISTANCE DATED 4/3/1996  
 P2 B & Y SUBD. DISTANCE DATED 9/3/1976  
 P3 SOTHMAN'S SUBD. DISTANCE DATED 3/24/1942  
 R1 CHARLES B BEER LS#192 DATED 1/8/1979  
 R2 EDWIN D BENJAMIN LS#45 DATED 1/9/1995



**DETAIL 'A'**  
NOT TO SCALE



**DETAIL 'B'**  
NOT TO SCALE



**DETAIL 'C'**  
NOT TO SCALE

Survey Record Repository  
**RECEIVED**  
 5<sup>00</sup>  
 MAY 21 2012  
 Hall  
 1071 - 275 1/2

OWNERS: CHIEF INDUSTRIES INC.  
 SUBDIVIDER: CHIEF INDUSTRIES INC.  
 SURVEYOR: OLSSON ASSOCIATES  
 ENGINEER: OLSSON ASSOCIATES  
 NUMBER OF LOTS: 2



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

PROJECT NO. 2012-0294  
 CHIEF CONSTRUCTION  
 COMPANY SURVEY  
 FB GRAND ISLAND

USER: jjimenez  
 PROJECT: F:\projects\012-0294\_Survey\Final\_Plat\0120294\_FP\_Chief Fab 2nd Sub.dwg  
 DATE: Mar 07, 2012 4:54pm  
 XREFS:

# CHIEF FAB SECOND SUBDIVISION

CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

FINAL PLAT

### DEDICATION OF PLAT

KNOW ALL MEN BY THESE PRESENTS, THAT CHIEF INDUSTRIES INC., BEING THE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "CHIEF FAB SECOND SUBDIVISION" IN PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER (S1/2, NE1/4) OF SECTION TWENTY-ONE (21), TOWNSHIP ELEVEN (11) NORTH, RANGE NINE (9) 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 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, I HAVE AFFIXED MY SIGNATURE HERETO, AT  
Grand Island, NE, THIS 14 DAY OF May, 2012.

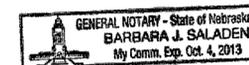
DJ Eihusen  
DJ EIHUSEN, PRESIDENT

### ACKNOWLEDGMENT

STATE OF NEBRASKA      SS  
COUNTY OF HALL

ON THIS 14<sup>th</sup> DAY OF May, 2012, BEFORE ME Barbara J. Saladen, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED DJ EIHUSEN, PRESIDENT, 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 HERE UNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Grand Island, NEBRASKA, ON THE DATE LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES 10-4-13  
Barbara J. Saladen  
NOTARY PUBLIC



### LEGAL DESCRIPTION

ALL OF LOT 1 AND LOT 2, CHIEF FAB SUBDIVISION AND A TRACT OF LAND LOCATED IN PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER (S1/2, NE1/4) OF SECTION TWENTY-ONE (21), TOWNSHIP ELEVEN (11) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHWEST CORNER OF LOT 1, CHIEF FAB SUBDIVISION, SAID POINT BEING THE INTERSECTION OF THE NORTH RIGHT-OF-WAY (ROW) LINE OF FONNER PARK ROAD AND THE EAST ROW LINE OF ADAMS STREET, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ON AN ASSUMED BEARING OF N00°10'51"W, ALONG THE WEST LINE OF SAID LOT 1 AND SAID EAST ROW LINE, A DISTANCE OF 410.73 FEET; THENCE N89°51'29"E, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 181.79 FEET; THENCE N00°10'13"W, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 208.68 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, ALSO BEING THE WEST LINE OF SAID LOT 1, HAVING A RADIUS OF 844.25', A DELTA ANGLE OF 20°39'48", AND A CHORD BEARING OF N10°09'55"E A CHORD DISTANCE OF 302.83 FEET TO A POINT ON THE SOUTHERLY ROW LINE OF PHOENIX AVENUE; THENCE N61°44'33"E, ALONG THE NORTHERLY LINE OF SAID LOT 1 AND SAID SOUTHERLY ROW LINE, A DISTANCE OF 75.94 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, ALSO BEING THE EAST LINE OF SAID LOT 1, HAVING A RADIUS OF 532.62', A DELTA ANGLE OF 41°36'06", AND A CHORD BEARING OF S07°29'16"E A CHORD DISTANCE OF 378.29 FEET TO A POINT BEING THE SOUTHWESTERLY CORNER OF LOT 1, B & Y SUBDIVISION; THENCE N61°51'03"E, ALONG THE SOUTHERLY LINE OF SAID LOT 1, B & Y SUBDIVISION, A DISTANCE OF 441.75 FEET TO A POINT BEING THE SOUTHEASTERLY CORNER OF SAID LOT 1, B & Y SUBDIVISION AND ALSO BEING THE WESTERLY ROW LINE OF LINCOLN AVENUE; THENCE S28°23'14"E, ALONG SAID WESTERLY ROW LINE, A DISTANCE OF 953.32 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER (NE 1/4); THENCE N89°27'09"W, ALONG SAID SOUTH LINE, A DISTANCE OF 559.58 FEET TO THE SOUTH 1/16 CORNER OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 21-T11N-R9W; THENCE N89°26'17"W A DISTANCE OF 35.03 FEET TO A POINT BEING THE SOUTHEAST CORNER OF CHIEF FAB SUBDIVISION, SAID POINT ALSO BEING A POINT OF CURVATURE; THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, ALSO BEING THE EAST LINE OF SAID CHIEF FAB SUBDIVISION, HAVING A RADIUS OF 769.58', A DELTA ANGLE OF 02°54'40", AND A CHORD BEARING OF N03°58'04"W A CHORD DISTANCE 39.10 FEET TO A POINT BEING THE SOUTHEAST CORNER OF LOT 2, CHIEF FAB SUBDIVISION AND ALSO BEING THE NORTH ROW LINE OF FONNER PARK ROAD; THENCE N89°06'39"W, ALONG THE SOUTH LINE OF SAID LOT 2 AND SAID NORTH ROW LINE, A DISTANCE OF 324.78 FEET TO THE SOUTHWEST CORNER SAID LOT 2; THENCE N89°38'00"W, ALONG THE SOUTH LINE OF SAID LOT 1, CHIEF FAB SUBDIVISION AND SAID NORTH ROW LINE, A DISTANCE OF 270.23 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 672,920.489 SQUARE FEET OR 15.448 ACRES MORE OR LESS OF WHICH 0.537 ACRES IS NEW DEDICATED ROAD ROW.

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON May 14, 2012, I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION, OF ALL OF LOT 1 AND LOT 2, CHIEF FAB SUBDIVISION AND A TRACT OF LAND LOCATED IN PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER (S1/2, NE1/4) OF SECTION TWENTY-ONE (21), TOWNSHIP ELEVEN (11) NORTH, RANGE NINE (9) 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.

Jesse E. Hurt LS#674  
JESSE E. HURT, REGISTERED LAND SURVEYOR NUMBER, LS-674



### 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.

Fallon C. Price      March 7, 2012  
CHAIRMAN      DATE

APPROVED AND ACCEPTED BY THE CITY OF GRAND ISLAND, NEBRASKA

THIS 20<sup>th</sup> DAY OF March, 2012.

Jay V. Vetter  
MAYOR  
Ron Lee Edwards  
CITY CLERK



1071-275 2/2

SHEET 2 OF 2



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

PROJECT NO. 2012-0294  
CHIEF CONSTRUCTION  
COMPANY SURVEY  
FB GRAND ISLAND

USER: jjimenez

DWG: F:\projects\012-0294\Final\_Survey\Final\_Plat\0120294\_FP\_Chief Fab 2nd Sub.dwg  
DATE: Mar 07, 2012 4:54pm