

CRANE VALLEY 6TH SUBDIVISION

PART OF THE NE 1/4 OF SEC. 13, T11N, R10W
IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA
FINAL PLAT

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT CONCORD DEVELOPMENT, L.L.C., BEING THE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "CRANE VALLEY 6TH SUBDIVISION" TO THE CITY OF GRAND ISLAND, NEBRASKA, 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 Lincoln, NE THIS 4 DAY OF June, 2003

Lawrence S. Bird
LAWRENCE S. BIRD, MEMBER
CONCORD DEVELOPMENT, L.L.C.

ACKNOWLEDGMENT

STATE OF NEBRASKA
COUNTY OF HALL

GENERAL NOTARY STATE OF NEBRASKA
LOUISE A. SLOSSON
My Comm. Exp. March 28, 2004

ON THE 4 DAY OF June 2003, NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED LAWRENCE S. BIRD, MEMBER, CONCORD DEVELOPMENT, L.L.C. TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED HERETO AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED. IN WITNESS WHEREOF, I HAVE HERETO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT Lincoln, NEBRASKA, ON THE DATE LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES March 28, 2004
Louise A. Slosson
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

Mark S. Covert
CHAIRMAN
DATE

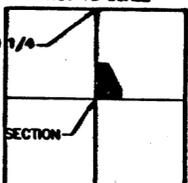
APPROVED AND ACCEPTED BY THE CITY OF GRAND ISLAND, NEBRASKA THIS 18th DAY OF March, 2003

Devin Vanich
MAYOR
Paul D. Edwards
CITY CLERK



LOCATION MAP

SEC. 13, T11N, R10W
NOT TO SCALE



LEGEND

- FOUND CORNER
- SET 3/4" PIPE CORNER
- (M) MEASURED DISTANCE
- (R) RECORDED DISTANCE

LEGAL DESCRIPTION

A TRACT OF LAND COMPRISED OF PART OF BLOCK "A" CRANE VALLEY SUBDIVISION IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SECTION OF SECTION 13, TOWNSHIP 11 NORTH, RANGE 10 WEST, THENCE ON AN ASSUMED BEARING OF N00°34'22"W ALONG THE WEST LINE OF THE NORTHEAST QUARTER A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N00°34'22"W ALONG SAID WEST LINE OF THE NE 1/4 A DISTANCE OF 767.00 FEET; THENCE S89°41'46"E A DISTANCE OF 398.64 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF LOT 4, BLOCK 2 OF SAID CRANE VALLEY SUBDIVISION IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA; THENCE S27°26'36"E ALONG THE SAID SOUTHWESTERLY LINE OF LOT 4, BLOCK 2 OF SAID CRANE VALLEY SUBDIVISION A DISTANCE OF 121.74 FEET TO THE SOUTH CORNER OF SAID LOT 4; THENCE S27°25'12"E ALONG THE SOUTHWESTERLY LINE OF LOT 3, BLOCK 2 OF SAID CRANE VALLEY SUBDIVISION A DISTANCE OF 306.99 FEET TO THE SOUTH CORNER OF SAID LOT 3; THENCE S27°30'21"E A DISTANCE OF 204.02 FEET; THENCE CONTINUING S27°30'21"E A DISTANCE OF 11.28 FEET; THENCE S00°20'47"W A DISTANCE OF 5.00 FEET; THENCE CONTINUING S00°20'47"W A DISTANCE OF 192.00 FEET TO THE NORTH RIGHT OF WAY LINE OF FAIDLEY AVENUE; THENCE N89°41'46"W ALONG SAID NORTH R.O.W. LINE A DISTANCE OF 686.71 FEET TO A POINT ON SAID WEST LINE OF THE NE 1/4, POINT ALSO BEING THE POINT OF BEGINNING. SAID TRACT CONTAINS 10.23 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE

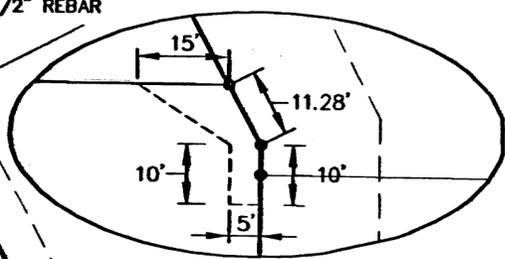
I HEREBY CERTIFY THAT ON JANUARY 28, 2003, UNDER MY PERSONAL SUPERVISION, I COMPLETED AN ACCURATE SURVEY OF CRANE VALLEY 6TH SUBDIVISION, A REPLAT OF PART OF BLOCK "A" OF CRANE VALLEY SUBDIVISION IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF; THAT THE LOTS CONTAINED IN SAID SUBDIVISION ARE SHOWN ON THE ACCOMPANYING PLAT THEREOF ARE WELL AND ACCURATELY STAKED OFF AND MARKED; THAT IRON PIPE MARKERS, EXCEPT WHERE INDICATED WERE FOUND OR PLACED AT ALL LOT CORNERS; THAT THE DIMENSIONS OF THE LOTS ARE AS SHOWN ON THE PLAT; THAT THE LOTS BEAR THEIR OWN NUMBER; AND THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS.

Timothy J. Aitken
TIMOTHY J. AITKEN
REGISTERED LAND SURVEYOR NUMBER, LS-458
DATE: 5/23/2003

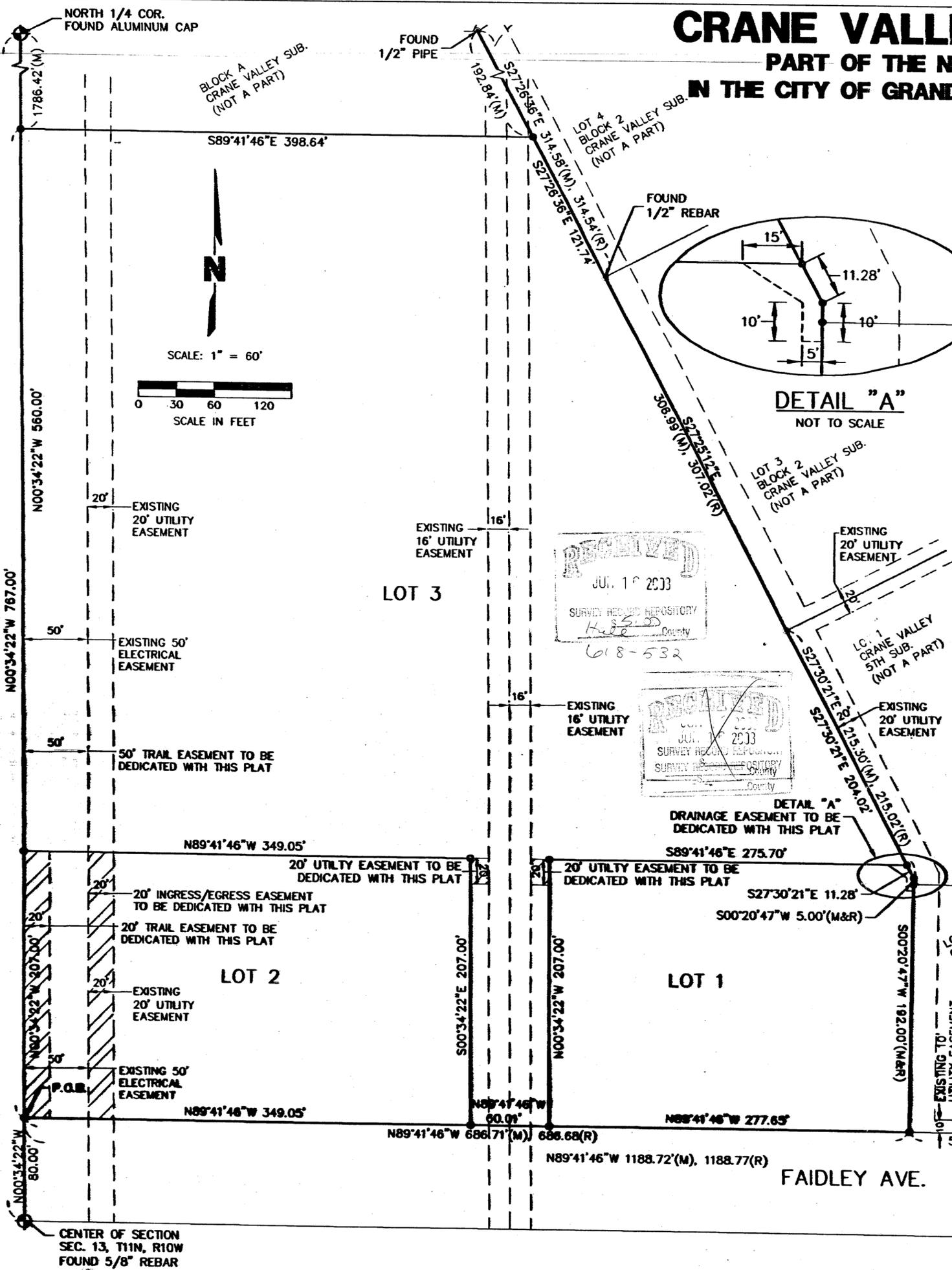
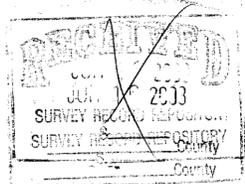
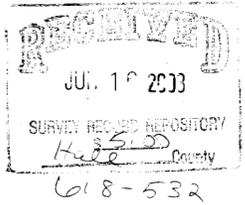
SECTION CORNERS

- N 1/4 CORNER, SEC. 13, T11N, R10W
FOUND 5/8" REBAR
32.19' S TO NAIL IN POWER POLE
38.02' N TO NAIL IN W. FACE OF POWER POLE
56.83' NNE TO NAIL IN POWER POLE
102.74' WSW TO PK NAIL IN POWER POLE
- CENTER 1/4 CORNER, SEC. 13, T11N, R10W
FOUND ALUMINUM CAP
15.94' N TO NAIL IN POWER POLE
21.02' NNE TO NAIL IN WOOD POST
43.38' NNW TO NAIL IN POWER POLE
82.28' S TO PK NAIL IN POWER POLE

OWNERS: CONCORD DEVELOPMENT, L.L.C.
SUBDIVIDER: CONCORD DEVELOPMENT, L.L.C.
LAND SURVEYOR: OLSSON ASSOCIATES
ENGINEER: OLSSON ASSOCIATES
NUMBER OF LOTS: 3



DETAIL "A"
NOT TO SCALE



1/28/2003 FILE F:\PROJECTS\2002-0483\CRANEVALLEY.dwg\PLAT\concord_final-plat-8.dwg SF = 60 JMJ

OLSSON ASSOCIATES
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