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# Hall County Regional Planning Commission

Wednesday, December 13, 2006  
Regular Meeting

## Item J2

### Pleasant View 15th Subdivision

*Pleasant View 15th Subdivision, located south of E. Sunset Ave., between Pleasant View Dr. and Sun Valley Dr., Grand Island, Hall County, Nebraska. (20 lots) The lots along Sun Valley Place are proposed for platting exactly as it was proposed in the original preliminary plat for Pleasant View Subdivision. The property is zoned R1 Suburban Density Residential.*

Staff Contact: Chad Nabity

November 29, 2006

Dear Members of the Board:

**RE: Final Plat – Pleasant View Fifteenth Subdivision.**

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Pleasant View Fifteenth Subdivision, located south of East Sunset Avenue between Pleasant View Drive and Sun Valley Drive, Grand Island Nebraska.

This final plat proposes to create 20 lots on a tract of land being part of the West Half of the Northeast Quarter (W1/2 NE1/4) of Section Twenty-two (22), Township Eleven (11) North, Range Nine (9) west of the Sixth Principal Meridian, Grand Island, Hall County, Nebraska. This land consists of approximately 5.86 acres.

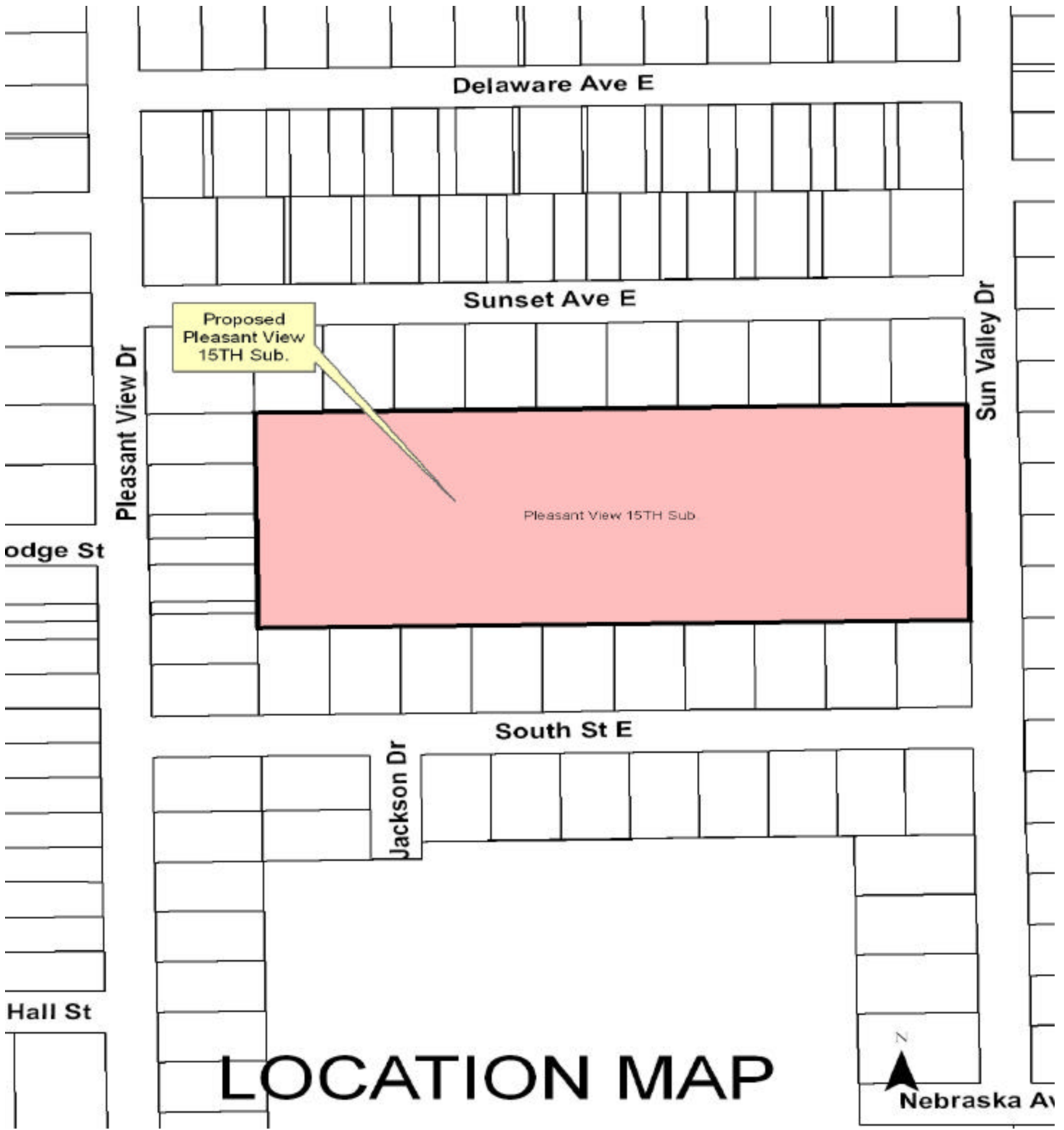
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on December 13, 2006 in the Council Chambers located in Grand Island's City Hall.

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  
Miller & Associates

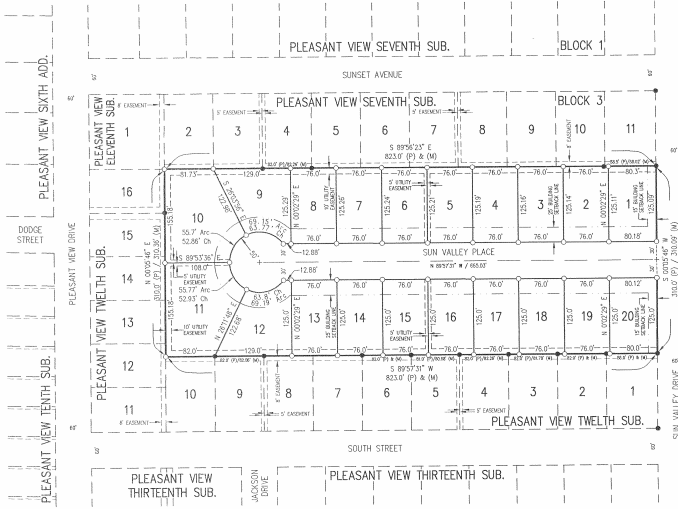
This letter was sent to the following School Districts 1R, 2, 3, 8, 12, 16, 19, 82, 83, 100, 126.



# LOCATION MAP

# PLEASANT VIEW FIFTEENTH SUBDIVISION

## TO THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA



**DEDICATION**  
 KNOWN ALL MEN BY THESE PRESENTS, that CNR DEVELOPMENT CORP. OF HASTINGS, a Nebraska Corporation, being the owner of the land described herein, had caused same to be surveyed, subdivided, plotted and designated as "PLEASANT VIEW FIFTEENTH SUBDIVISION", in the City of Grand Island, Hall County, Nebraska, as shown on the accompanying plot thereof, and do hereby dedicate the streets as shown thereon to the public for their use forever, and 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 appertains to the plot is made with the free consent and in accordance with the desires of the undersigned owner and proprietor.

In witness whereof, we have affixed our signatures hereto, at Grand Island, Nebraska, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

CNR DEVELOPMENT CORP. OF HASTINGS, NEBRASKA  
 a Nebraska Corporation

Greg J. VanSticker, President (signature)

**ACKNOWLEDGMENTS**  
 STATE OF \_\_\_\_\_  
 COUNTY OF \_\_\_\_\_ S.S.

On the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, \_\_\_\_\_ a notary public within and for said county, personally appeared \_\_\_\_\_ to me personally known to be the identical persons whose signatures are affixed hereto, and they did acknowledge the execution thereof to be his and/or her voluntary act and deed.

My commission expires \_\_\_\_\_ (S E A L)

Notary Public

**APPROVALS**  
 Submitted to and approved by the Regional Planning Commission of Hall County, Grand Island and Wood River, and the Villages of Alda, Caro, and Daltaper, Nebraska.

Chairman \_\_\_\_\_

Date: \_\_\_\_\_

Approved and accepted by the City of Grand Island, Nebraska this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Mayor \_\_\_\_\_

City Clerk \_\_\_\_\_ (S E A L)

**LEGAL DESCRIPTION**  
 A tract of land being part of the West Half of the Northeast Quarter (W1/2 NE1/4) of Section Twenty-two (22), Township Eleven (11) North, Range Nine (9) West of the Sixth Principal Meridian, Hall County, Nebraska, more particularly described as follows: Beginning at the Southwest corner of Lot 11, Block 3, Pleasant View Seventh Subdivision, City of Grand Island, Nebraska, said point being on the west line of Sun Valley Drive, a street in Grand Island and assuming the west line of said Sun Valley Drive as bearing S 00°05'46" W and all bearings contained herein are relative thereto; thence S 00°05'46" W on and on said west line a distance of 310.00 feet to the Northeast corner of Lot 1, Pleasant View Twelfth Subdivision, in the City of Grand Island, Nebraska; thence S 89°57'31" W and on the north line of Lots 1-10 (inclusive) in said Pleasant View Twelfth Subdivision a distance of 823.00 feet to the Northeast corner of said Lot 10; thence N 00°00'46" E and on the east line of Lots 12-16 (inclusive) in said Pleasant View Twelfth Subdivision a distance of 310.30 feet to the Northeast corner of said Lot 16, said point also being the Southwest corner of Lot 2, Block 3 in said Pleasant View Seventh Subdivision; thence S 89°56'23" E and on the south line of Lots 2-11 (inclusive), Block 3 in said Pleasant View Seventh Subdivision a distance of 823.00 feet to the place of beginning. Containing 5.86 acres, more or less.

**SURVEYOR'S CERTIFICATE**  
 I, hereby certify that on \_\_\_\_\_, 20\_\_\_\_, I completed an accurate survey (made under my supervision) of "PLEASANT VIEW FIFTEENTH SUBDIVISION", in the City of Grand Island, Hall County, Nebraska, as shown on the accompanying plot thereof; that the lots, blocks, streets, avenues, alleys, parks, commons and other grounds as contained in said subdivision as shown on the accompanying plot thereof, are well and accurately staked off and marked; that capped 5/8" rebar were placed at all corners as shown on the plot; that each lot bears its own number; and that said survey was made with reference to known and recorded monuments.

(S E A L)

Reynold C. Ridgway  
 Nebr. Reg. L.S. No. 568  
 Date: \_\_\_\_\_

