



---

# Hall County Regional Planning Commission

Wednesday, March 05, 2008  
Regular Meeting

## Item M2

### Final Plat - Copper Creek Second Subdivision

*Copper Creek Second Subdivision located south of Old Potash Highway and east of Engleman Road, Grand Island, Hall County, Nebraska. (7 lots & 1 Outlot)*

Staff Contact: Chad Nabity

February 21, 2008

Dear Members of the Board:

**RE: Final Plat – Copper Creek Estates Second Subdivision.**

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Copper Creek Estates Second Subdivision, located south of Old Potash Highway and east of Engleman Road, Grand Island, Hall County, Nebraska.

This final plat proposes to create 7 lots and 1 outlot on a tract of land comprising all of Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7) and Outlot "A", in Copper Creek Estates Subdivision and a part of the East Half of the Northwest Quarter (E1/2NW1/4) of Section Twenty Three (23), Township Eleven (11) North, Range Ten (10) West of the 6<sup>th</sup> P.M., in the City of Grand Island, Hall County, Nebraska. This land consists of approximately 1.167 acres.

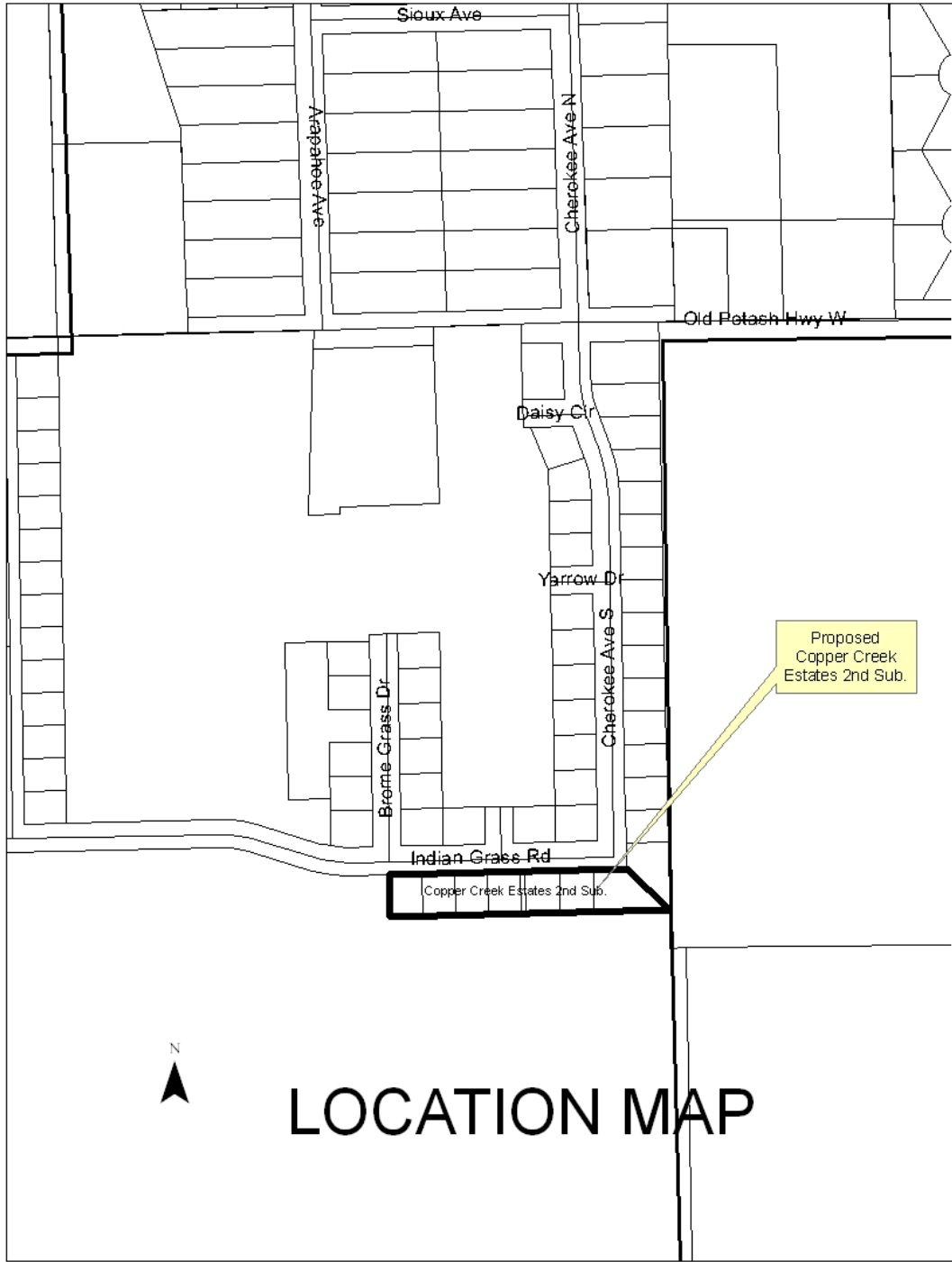
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on March 5, 2008 in the Council Chambers located in Grand Island's City Hall.

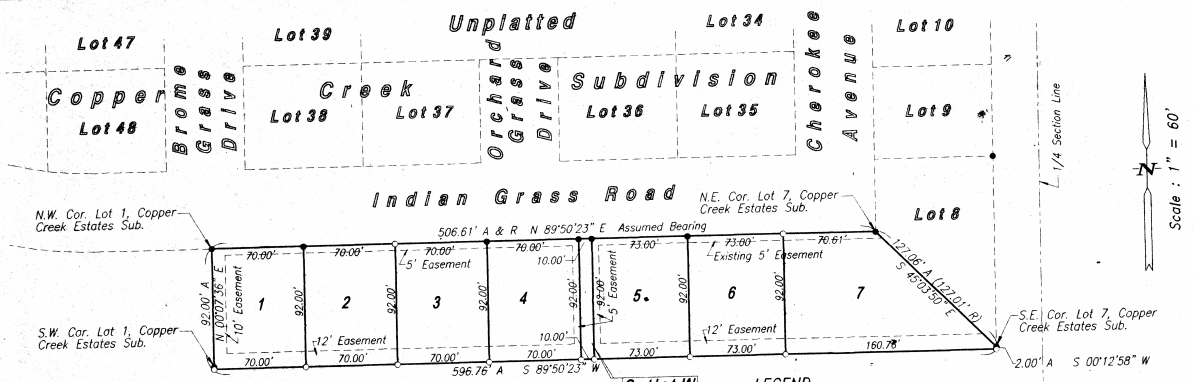
Sincerely,

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 And Associates

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





**Pt. E1/2NW1/4, Section 23, T11N-R10W  
Unplatted**

**LEGEND**  
 ● - Indicates 1/2" Iron Pipe Found Unless Otherwise Noted  
 ○ - Indicates 1/2" Iron Pipe w/Survey Cap Placed Unless Otherwise Noted  
 A - Indicates ACTUAL Distance  
 R - Indicates RECORDED Distance

**Acknowledgement**

State Of Nebraska ss  
 County Of Hall  
 On the \_\_\_\_\_ day of \_\_\_\_\_, 2008, before me \_\_\_\_\_, a Notary Public within and for said County, personally appeared WILLIAM C. BAKER, Manager of COPPER CREEK ESTATES - GRAND ISLAND, L.L.C., f/k/a COPPER CREEK ESTATES, L.L.C., a Nebraska Limited Liability Company and to me personally known to be the identical person whose signature is affixed hereto, and that he did acknowledge the execution thereof to be his voluntary act and deed and the voluntary act and deed of said Company.  
 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 February 12, 2008, I completed an accurate survey of 'COPPER CREEK ESTATES SECOND 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. Sorgenfrei, 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 \_\_\_\_\_, 2008.

\_\_\_\_\_  
 Mayor City Clerk

(Seal)

**Legal Description**

A tract of land comprising all of Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7) and Outlot 'A', in Copper Creek Estates Subdivision and a part of the East Half of the Northwest Quarter (E1/2NW1/4) of Section Twenty Three (23), Township Eleven (11) North, Range Ten (10) West of the 6th. P.M., all in the City of Grand Island, Hall County, Nebraska, more particularly described as follows:

Beginning at the northwest corner of said Lot One (1), Copper Creek Estates Subdivision, said point also being on the southerly right of way line of Indian Grass Road; thence running easterly along the north line of said Lots One (1) thru Seven (7) and Outlot 'A', Copper Creek Estates Subdivision and the southerly right of way line of Indian Grass Road, on an Assumed Bearing of N89°50'23"E, a distance of Five Hundred Six and Sixty One Hundredths (506.61) feet, to the northeast corner of said Lot Seven (7), Copper Creek Estates Subdivision; thence running S45°03'50"E, along the northeasterly line of said Lot Seven (7), Copper Creek Estates Subdivision, a distance of One Hundred Twenty Seven and Six Hundredths (127.06) feet, to the southeast corner of said Lot Seven (7), Copper Creek Estates Subdivision; thence running S00°12'58"W, a distance of Two (2.00) feet; thence running S89°50'23"W, a distance of Five Hundred Ninety Six and Seventy Six Hundredths (596.76) feet, to a point on the west line of said Lot One (1), Copper Creek Estates Subdivision, if extended; thence running N00°07'36"E, along the west line of said Lot Seven (7), Copper Creek Estates Subdivision and its extension, a distance of Ninety Two (92.00) feet, to the point of beginning and containing 1.167 acres more or less.

**Dedication**

KNOW ALL MEN BY THESE PRESENTS, that COPPER CREEK ESTATES - GRAND ISLAND, L.L.C., f/k/a COPPER CREEK ESTATES, L.L.C., a Nebraska Limited Liability Company, being the owner of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as 'COPPER CREEK ESTATES SECOND 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 \_\_\_\_\_, 2008.

COPPER CREEK ESTATES - GRAND ISLAND, L.L.C.  
 f/k/a COPPER CREEK ESTATES, L.L.C.  
 A Nebraska Limited Liability Company

\_\_\_\_\_  
 William C. Baker, Manager

**COPPER CREEK ESTATES SECOND SUBDIVISION  
 IN THE CITY OF GRAND ISLAND, NEBRASKA**