



Hall County Regional Planning Commission

Wednesday, July 07, 2010
Regular Meeting Packet

Commission Members:

Ray Aguilar	Grand Island	
John Amick	Hall County	
Karen Bredthauer	Grand Island	Vice Chairperson
Julie Connelly	Grand Island	
Scott Eriksen	Grand Island	
Mark Haskins	Hall County	
Bill Hayes	Doniphan	
Jaye Monter	Cairo	
Pat O'Neill	Hall County	Chairperson
Deb Reynolds	Hall County	
Leslie Ruge	Alda	Secretary
Don Snodgrass	Wood River	

Regional Planning Director: Chad Nabity

Technician:

Edwin Maslonka

Secretary:

Rose Woods

6:00:00 PM
Council Chambers - City Hall
100 East First Street

Call to Order

Roll Call

A - SUBMITTAL OF REQUESTS FOR FUTURE ITEMS

Individuals who have appropriate items for Commission consideration should complete the Request for Future Agenda Items form located at the Regional Planning Office on the second floor of City Hall. If the issue can be handled administratively without Commission action, notification will be provided. If the item is scheduled for a meeting, notification of the date will be given.

B - RESERVE TIME TO SPEAK ON AGENDA ITEMS

This is an opportunity for individuals wishing to provide input on any of tonight's agenda items to reserve time to speak. Please come forward, state your name and address, and the Agenda topic on which you will be speaking.

DIRECTOR COMMUNICATION

This is an opportunity for the Director to comment on current events, activities, and issues of interest to the commission.



Hall County Regional Planning Commission

Wednesday, July 07, 2010
Regular Meeting

Item .A1

July Summary

Insert a narrative here

Staff Contact:

**Staff Recommendation Summary
For Regional Planning Commission Meeting
July 7, 2010**

- 4. Public Hearing – Annexation** - Property located at US Hwy 34 & Blaine St., in the 2-mile extraterritorial jurisdiction of Grand Island. A map and exact legal description are available at the Hall County Regional Planning Department located within Grand Island City Hall. See the attached annexation plan. (C-18-2010GI)

- 5. Preliminary Plat – Lake Heritage 2nd Subdivision** – south of NE State Hwy 34 and east of Blaine, in the 2-mile extraterritorial jurisdiction of Grand Island, in Hall County, Nebraska. Consisting of 38 acres (11 Lots). This property is zone LLR-Large lot residential, no new streets are proposed, water is available or can be extended to the entire subdivision, sewer is available along Bass Road through a proposed agreement with the Rainbow Lakes Homeowners Association.

Final Plat – Lake Heritage 2nd Subdivision – south of NE State Hwy 34 and east of Blaine, in Grand Island, in Hall County, Nebraska. Consisting of 38 acres. (5 Lots and 1 outlot)

- 6. Final Plat – Northview 8th Subdivision** – located east of Idaho Ave., and south of US Hwy 2, in Grand Island, in Hall County, Nebraska. Consisting of 7.25 acres. This is zoned R1-Suburban Density Residential, sewer and water are available and the development is consistent with the approved preliminary plat (20 Lots)



Hall County Regional Planning Commission

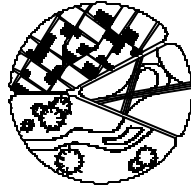
Wednesday, July 07, 2010
Regular Meeting

Item E2

June Meeting minutes

Insert a narrative here

Staff Contact:



THE REGIONAL PLANNING COMMISSION OF HALL COUNTY, GRAND ISLAND,
WOOD RIVER AND THE VILLAGES OF ALDA, CAIRO, AND DONIPHAN, NEBRASKA

Minutes
for
June 2, 2010

The meeting of the Regional Planning Commission was held Wednesday, June 2, 2010, in the Community Meeting Room - City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" May 22, 2010.

Present:	Leslie Ruge	Karen Bredthauer
	Bill Hayes	Pat O'Neill
	Don Snodgrass	John Amick
	Julie Connelly	Ray Aguilar
	Deb Reynolds	

Absent: Jaye Monter, Scott Eriksen, Mark Haskins
Other:

Staff: Chad Nabity, Rose Woods

Press:

1. Call to order.

Chairman O'Neill called the meeting to order at 6:00 p.m. He stated that this was a public meeting subject to the open meetings laws of the State of Nebraska. He noted that the requirements for an open meeting were posted on the wall in the room and easily accessible to anyone who may be interested in reading them.

2. Minutes of May 5, 2010 meeting.

A motion was made by Reynolds and seconded by Aguilar, to approve the Minutes of the May 5, 2010 meeting as presented.

The motion carried with 9 members present and 7 voting in favor (Aguilar, Ruge, Hayes, Reynolds, Bredthauer, Connelly, Snodgrass) and 2 member abstaining (Amick, O'Neill).

3. Request time to speak.

Eugene Carroll 2057 Wilderness Ridge Dr., Lincoln NE 68512 item # 5
and Robert Naumann 2905 N 169th Ave, Omaha NE 68116 for item # 5.

4. Public Hearing – Concerning a request to rezone the proposed Lot 1 and Outlot A of Crane Valley 7th Subdivision approximately 7.25 acres of land north of Faidley Avenue and west of Diers Avenue from B2-General Commercial to RD- Residential Development Zone, in the City of Grand Island. (C-16-2010GI).

O'Neill opened the Public Hearing.

Nabity explained the developer is proposing to build eight apartment buildings with eight dwelling units in each building on this site (64 units total). At the proposed density, this development would be 8.8 units per acre or 1 unit for every 4950 square feet. This is significantly less development than could be allowed in a B2 or RO or even R4 or R3 district. This development provides for public utilities within the development. Road access from Faidley Avenue into the development splits to provide a circular access pattern to the apartments. The access to the apartments north of Faidley would be a private drive not a public street.

O'Neill closed the Public Hearing.

A motion was made by Snodgrass and seconded by Reynolds to approve the Rezone request of Crane Valley 7th from B2 - General Commercial to RD - Residential Development Zone.

A roll call vote was taken and the motion passed with 9 members present voting in favor (Aguilar, Ruge, Hayes, Reynolds, Monter, Eriksen, Bredthauer, Connelly, Snodgrass) and no member present voting against.

5. Public Hearing – Concerning proposed changes to the Wireless Communications Tower Regulations for Hall County (6.01) the City of Grand Island (Chapter 36 Article XI), the city of Wood River (Section 7.11) and the Villages of Alda, Cairo and Doniphan (7.11). A copy of the proposed regulations is available at the office of the Hall County Regional Planning Department (C-14-2010All).

O'Neill opened the Public Hearing.

Nabity stated these new regulations if adopted would establish a consistent framework for approving wireless communications facilities across the County. The main advantage to contracting with CMS is technical expertise. The Center for Municipal Solutions is a group of professionals with extensive experience in wireless communications facilities. They have people that understand the engineering diagrams and discussion, and that can ask intelligent questions about the need for a tower and review the answers provided by wireless communication companies.

This expertise can be made available to the County, Cities and Villages at no direct cost to the communities. The regulations as proposed include a payment into an escrow account to be maintained by the community and used to pay the consultants. The process of getting a conditional use permit does not begin until the wireless company has paid the money into the escrow account.

The new regulations for Grand Island, Hall County, Alda, Doniphan, Wood River and Cairo suggest an existing tower or structure on government property to be the first site for a new cell phone location. That was followed by an existing tower or structure on private property. If an existing tower or structure couldn't be found, the new regulations favor industrially zoned land, then manufacturing property, then commercial property, then agricultural property and as a final resort residential property.

Nabity said by removing the priority for government property, it doesn't exclude government property from being used. It just doesn't give it a preference.

"Giving priority to government over its taxpayers?" Planning Commission Chairman Pat O'Neill asked. "I have a problem with that."

Nabity also entered into the record, a letter from The Wireless Infrastructure Association (PICA), they represent the wireless infrastructure industry.

Only one telecommunications company came to speak against the regulations. Viaero site acquisition specialist Eugene Carroll of Lincoln objected to the new rule that a third-party review must be done for any tower request. He specifically objected to the third-party reviewer being the Center for Municipal Solutions (CMS), which Nabity has recommended be given a three-year review contract.

Carroll said CMS is against new telecommunications towers.

"Their motto is -- towers will go in as a last resort," he said. "That is not really an independent report." Carroll said the fees required under the

new rules are also "not fair and reasonable" as required under Nebraska law. Application for a new telecommunications tower would cost \$3,000. A new configuration on an existing tower would cost \$1,500.

Along with that, the telecommunications company would have to place \$8,500 in an escrow account to pay for the cost of the third-party review. Carroll said there's no basis for the \$8,500. It's unknown how much the third-party company will spend and charge out.

Bob Naumann of CMS said more than 700 communities nationwide have hired CMS to provide tower expertise to cities and counties. CMS does not work for any telecommunication companies it is independent of the telecommunication industry, but has all the same engineering, site and analysis experts. The goal is to not have more towers than necessary while protecting communities from unnecessary lawsuits related to telecommunication towers.

The \$8,500 escrow account is common and has never been used in total. Any funds left over are refunded to the telecommunication company, per their request, Nabity said.

Naumann said the fees paid out from the escrow account are determined greatly by how cooperative and forthcoming with information the telecommunication company is that is applying for the tower. "The cost is as much in their control as anybody's," Naumann said.

Regarding the \$3,000 application fee, Nabity urged the commission to remember that fee covers the expenses of the tower over the life of the tower, which is about 20 years.

Considering that the current Hall County fee for a five-year conditional use permit is \$500, that permit would cost \$2,000 over 20 years. Add in periodic staff time for reviews and updates over that time and the \$3,000 is reasonable, Nabity said.

O'Neill closed the Public Hearing.

An amended motion was made by Reynolds and seconded by Ruge, to amend Section 36-168.09 to eliminate items 1 and 3, that doesn't give preferential treatment to government property. A roll call vote was taken and the motion passed with 9 members present and 6 voting in favor (O'Neill, Ruge, Reynolds, Bredthauer, Connelly, Snodgrass) and 3 members abstaining (Aguilar, Amick, Hayes).

A motion was made by Amick and seconded by Hayes to approve the Wireless Communication Tower Ordinance. A roll call vote was taken and the motion passed with 9 members present (Aguilar, Amick, O'Neill, Ruge,

Hayes, Reynolds, Bredthauer, Connelly, Snodgrass) voting in favor and no members present abstaining.

- 6. Final Plat – Woodland Park Eleventh Subdivision** – located north of Capital Ave and west of North Rd., in Grand Island, in Hall County, Nebraska. Consisting of 4.317 acres. (11 Lots)

A motion was made by Ruge and seconded by Bredthauer to approve the Woodland Park Eleventh Subdivision plat as presented. A roll call vote was taken and the motion passed with 9 members present (Aguilar, Amick, O'Neill, Ruge, Hayes, Reynolds, Bredthauer, Connelly, Snodgrass) voting in favor and no member present abstaining.

7. 2010-2011 Budget and Fees.

Based on the proposed budget Regional Planning Commission is requesting \$100,475 in budget authority for fiscal year 2010-2011 from both Hall County and the City of Grand Island. The budget as submitted to the County last year was \$211,332. This included \$105,666 from both Hall County and Grand Island. Once again the Planning Department is requesting no funding for Capital equipment this year. The proposed changes to the budget will cover increased personnel costs, the Director's salary will be frozen for the 2010-2011 budget year and the secretary position will be eligible for step increase and both the secretary and technician positions include a 3.5% increase in base salary as approved with the union contract

Nabity proposed increasing routine fees charged by the department for services such as rezoning requests and filing plat maps. He also recommended a new \$10 fee for a signed floodplain interpretation, \$50 for a map amendment that is sent to the Federal Emergency Management Agency and a \$500 fee for tax-increment financing applications. Nabity said all those fees are user fees.

A motion was made by Hayes and seconded by Bredthauer to approve the Budget as submitted. A roll call vote was taken and the motion passed with 9 members present (Aguilar, Amick, O'Neill, Ruge, Hayes, Reynolds, Bredthauer, Connelly, Snodgrass) voting in favor and no member present abstaining.

8. Planning Director's Report

Nabity asked for some volunteers to be on the Community Beautification committee. Anyone wishing to nominate a specific business were encouraged to do so.

9. Next Meeting July 7, 2010

10. Adjourn

Chairman O'Neill adjourned the meeting at 7:10 p.m.

Leslie Ruge, Secretary
by Rose Woods



Hall County Regional Planning Commission

Wednesday, July 07, 2010
Regular Meeting

Item H3

Annexation

Insert a narrative here

Staff Contact:

Agenda Item #4

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

June 26, 2010

SUBJECT: *Annexation of Properties (C-18-2010GI)*

PROPOSAL: To annex property as shown on the attached annexation plan.

OVERVIEW:

This property is contiguous with the Grand Island City Limits. The owners have requested that Lake Heritage Second Subdivision be approved as an addition to the City.

These properties are within the Grand Island Utilities Electrical Service District. Water is available to the subdivision. Sewer is available to the southern side of the subdivision along Bass Road. These properties are all within the Cedar Hollow/Northwest School District. These annexations will not impact the two-mile extraterritorial jurisdiction of Grand Island.

RECOMMENDATION:

That the Regional Planning Commission recommend that the Grand Island City Council annex these properties as presented.

_____ Chad Nabity AICP, Planning Director

ANNEXATION PLAN –June 2010

June, 2010

OVERVIEW

Section 16-117 of The Nebraska State Statute allows municipalities of the first class to annex any contiguous or adjacent lands, lots, tracts, streets, or highways that are urban or suburban in character and in such direction as may be deemed proper.

Regulations governing municipal annexation were implemented in order to develop an equitable system for adding to and increasing city boundaries as urban growth occurs. Areas of the community that are urban in nature, and are contiguous to existing boundaries, are appropriate for consideration of annexation.

Annexation of urban areas adjacent to existing city boundaries can be driven by many factors. The following are reasons annexation should be considered:

1. Governing urban areas with the statutorily created urban form of government, municipalities have historically been charged with meeting the needs of the expanded community.
2. Provide municipal services. Municipalities are created to provide the governmental services essential for sound urban development and for the protection of health, safety and well being of residents in areas that are used primarily for residential, industrial, and commercial purposes.
3. Ensure orderly growth pursuant to land use, building, street, sidewalk, sanitary sewer, storm sewer, water, and electrical services.
4. Provide more equitable taxation to existing property owners for the urban services and facilities that non-city residents in proposed annexation areas use on a regular basis such as parks, streets, public infrastructure, emergency services, retail businesses and associated support.
5. Ensure ability to impose and consistently enforce planning processes and policies.
6. Address housing standards and code compliance to positively impact quality of life for residents.
7. Enable residents of urban areas adjacent to city to participate in municipal issues, including elections that either do or will have an impact on their properties.
8. Anticipate and allocate resources for infrastructure improvements.
9. Increase number of street or lane miles while increasing gas tax dollars received from the Nebraska Department of Roads.
10. Provide long term visioning abilities as it relates to growth and provision of services.

Other Factors

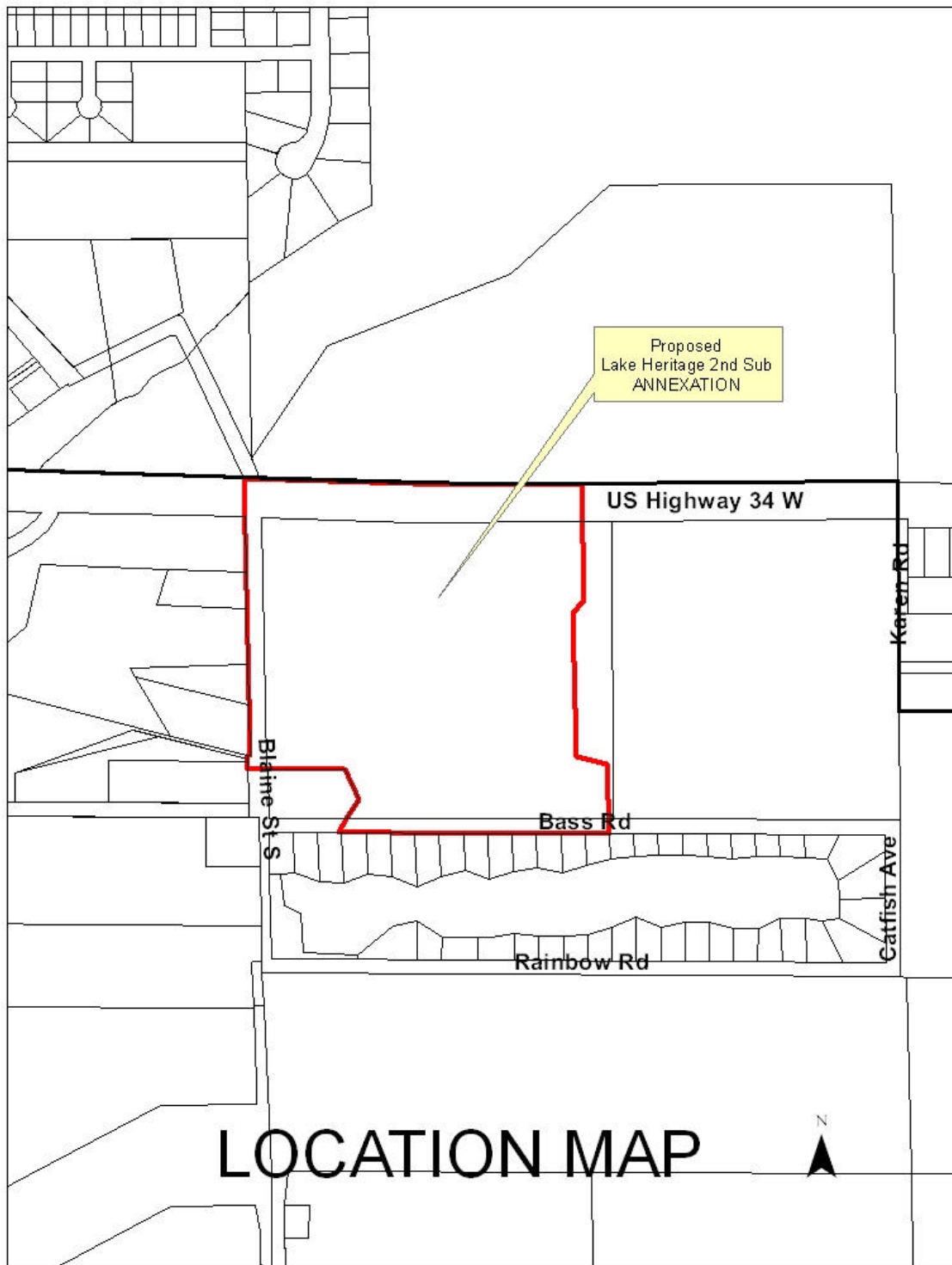
Annexation of adjacent properties can also be considered upon the request of the owner(s) of the property. The Jerome W. Niedfelt Revocable Trust has submitted Lake Heritage Second Subdivision for approval as an addition to the City.

A comprehensive inventory of services and facilities, relative to the types and level of services currently being provided as well as the types of level of services anticipated as a result of annexation, has been developed.

The inventory includes general information concerning:

- Existing infrastructure in affected area(s)
- Summary of expenditures to extend existing infrastructure
- Summary of operating expenditures associated with increased services
- Emergency services

The service plan incorporates detailed elements of the inventory. The inventory and resulting service plan should be the basis for discussions concerning each specific area identified for potential annexation. *It should be noted that the capital improvements to existing infrastructure and extending services will take place over a period of time in order to ensure adequate time for planning, designing, funding and constructing such a sizable number of projects while protecting the financial integrity of the City's enterprise funds. The service plan provides for extending the trunk water and sanitary sewer lines to the annexed area. Water lines are available to this property and extensions can be made to those portions not adjacent to water lines. A private sewer line is available along the south side of the property and the developers will be responsible for negotiating connections to the sewer line. Individual property owners will be responsible for the cost of extending services through neighborhoods and for connecting their properties to the public systems.*



Lake Heritage Second Subdivision Property

This property is located along in southeast Grand Island and is south of U.S. Highway 34 east of Blaine Street. The City of Grand Island provides electric services to the area. Sewer is available to portions of this property and water is available or can be extended to serve all lots in the subdivision.

INVENTORY OF SERVICES

1. **Police Protection.** The City of Grand Island Police Department will provide protection and law enforcement services in the annexation area. These services include:

- Normal patrols and responses
- Handling of complaints and incident reports
- Investigation of crimes
- Standard speed and traffic enforcement
- Special units such as traffic enforcement, criminal investigations, narcotics, and gang suppression

These services are provided, on a city-wide basis, by over 90 FTE and 9 PTE. The Police Department is staffed at a rate of 1.66 officers per one thousand populations. No additional officers will be necessary to maintain this ratio if all proposed area is annexed.

2. **Fire Protection.** The City of Grand Island Fire Department will provide emergency and fire prevention services in the annexation area. These services include:

- Fire suppression and rescue
- Hazardous materials incident response
- Periodic inspections of commercial properties
- Public safety education

These services are provided, on a city-wide basis, by 69 employees operating from four fire stations. The nearest fire station is Station #3 located at Webb Road and Stolley Park Road, approximately 2 miles from the nearest part of the proposed annexation area.

3. **Emergency Medical Services.** The City of Grand Island is the current provider of local emergency medical services in the city and will provide this service in the annexed area.

- Emergency medical and ambulance services
- Emergency dispatch (provided by the City/County Emergency Management Department)

The City of Grand Island Fire Department provides these services, on a city-wide basis. Fire personnel are emergency medical technicians and 27 are certified paramedics.

4. Wastewater (Sanitary Sewer). The City of Grand Island will provide sanitary sewer services in the area through existing sewer lines where available. Service to the lots along Blaine Street and U.S. Highway 34 will require the installation of septic systems until such time as sewer lines are extended.

5. Maintenance of Roads and Streets. The City of Grand Island, Public Works Department, will maintain public streets over which the City has jurisdiction. These services include:

- Snow and ice removal
- Emergency pavement repair
- Preventative street maintenance
- Asphalt resurfacing
- Ditch and drainage maintenance
- Sign and signal maintenance
- Asphalt resurfacing

The portions of Blaine Street and Bass Road adjacent to the subdivision will become city streets. U.S. Highway 34 is maintained by the State of Nebraska Department of Roads.

6. Electric Utilities. This Annexation area is currently provided electrical services by the City of Grand Island. The services appear adequate to meet the needs of the area. These services include:

- Electric utility services
- Street lights

7. Water Utilities. The City of Grand Island, Utilities Department, currently maintains the water utilities services for the proposed annexation area. Water service to this area is available.

8. Maintenance of Parks, Playgrounds, and Swimming Pools. No impact is anticipated as a result of annexation. Recreation facilities and area amenities, including parks and pools, that are privately owned and operated, or operated and maintained by another governmental entity, will be unaffected by the annexation.

9. Building Regulations. The City of Grand Island, Building Department, will oversee services associated with building regulations, including:

- Commercial Building Plan Review
- Residential Building Plan Review
- Building Permit Inspections and Issuance
- Investigation of complaints relative to Minimum Housing Standards
- Regulation of Manufactured Home Parks
- Investigation of Illegal Business Complaints
- Investigation and Enforcement of Zoning Violations

10. Code Compliance. The City of Grand Island's Legal Department and Code Compliance division will continue to provide the following services associated with enforcing compliance with the City Code:
- Enforcement Proceedings for Liquor and Food Establishment Violations
 - Investigation and Enforcement of Complaints Regarding Junked Vehicles and Vehicle Parts, Garbage, Refuse and Litter
 - Investigation of Enforcement of Complaints Regarding Weed and Animal Violations Providing Enforcement Support to Other Departments for City Code and Regulatory Violations
11. Other City Services. All other City Departments with jurisdiction in the area will provide services according to city policies and procedures.

Summary of Impacts	
Police Protection	No Impact
Fire Protection	No Impact
Emergency Medical Services	No Impact
Wastewater	Available to portions of the property. New mains will be required to serve the remainder at some point in the future.
Roads and Streets	Approximately 1 mile of street will be added
Electric Service	Already in GI Service Area
Water Service	Available
Parks, Playgrounds and Swimming Pools	No Impact
Building Regulations	Already Subject to GI Regulations
Code Compliance	Already Subject to GI Regulations
Other	No Impact
School District	Already ?????

Financial Impacts of Lake Heritage Subdivision Annexation

Financial Impact	Before Annex	After Annex
Property Valuation	\$108,740	\$300,000
City sales tax now applicable		Yes

Assume \$108,740 Property

2007		Tax Levy	Before Annex	Tax Levy	After Annex
City Levy		0.000000	\$0.00	0.207213	\$621.64
	City Bond	0.000000	\$0.00	0.065287	\$195.86
CRA		0.000000	\$0.00	0.018076	\$54.23
Hall County		0.430262	\$188.09	0.430262	\$1290.79
Rural Fire		0.052291	\$22.86		\$0.00
	Fire Bond*	0.010873	\$4.75	0.010873	\$32.62
GIPS School				1.071624	\$3214.87
	Bond			0.081182	\$243.55
	Bond			0.044883	\$134.65
NW School 82		1.062440	\$464.46		\$0
	Bond	0.051780	\$22.64	0.051780	\$155.34
	Bond	0.059060	\$25.82	0.059060	\$177.18
ESU 10		0.01500	\$6.56	0.01500	\$45.00
CCC		0.099275	\$43.40	0.099275	\$297.83
CPNRD		0.047295	\$20.68	0.047295	\$141.89
Ag Society		0.004350	\$1.90	0.004350	\$13.05
Airport		0.012342	\$5.40	0.012342	\$37.03
	Airport Bond	0.010737	\$4.69	0.010737	\$32.21
Total Combined		1.855705	\$811.24	2.229239	\$6,687.72

*previously approved bond will remain with property until paid off

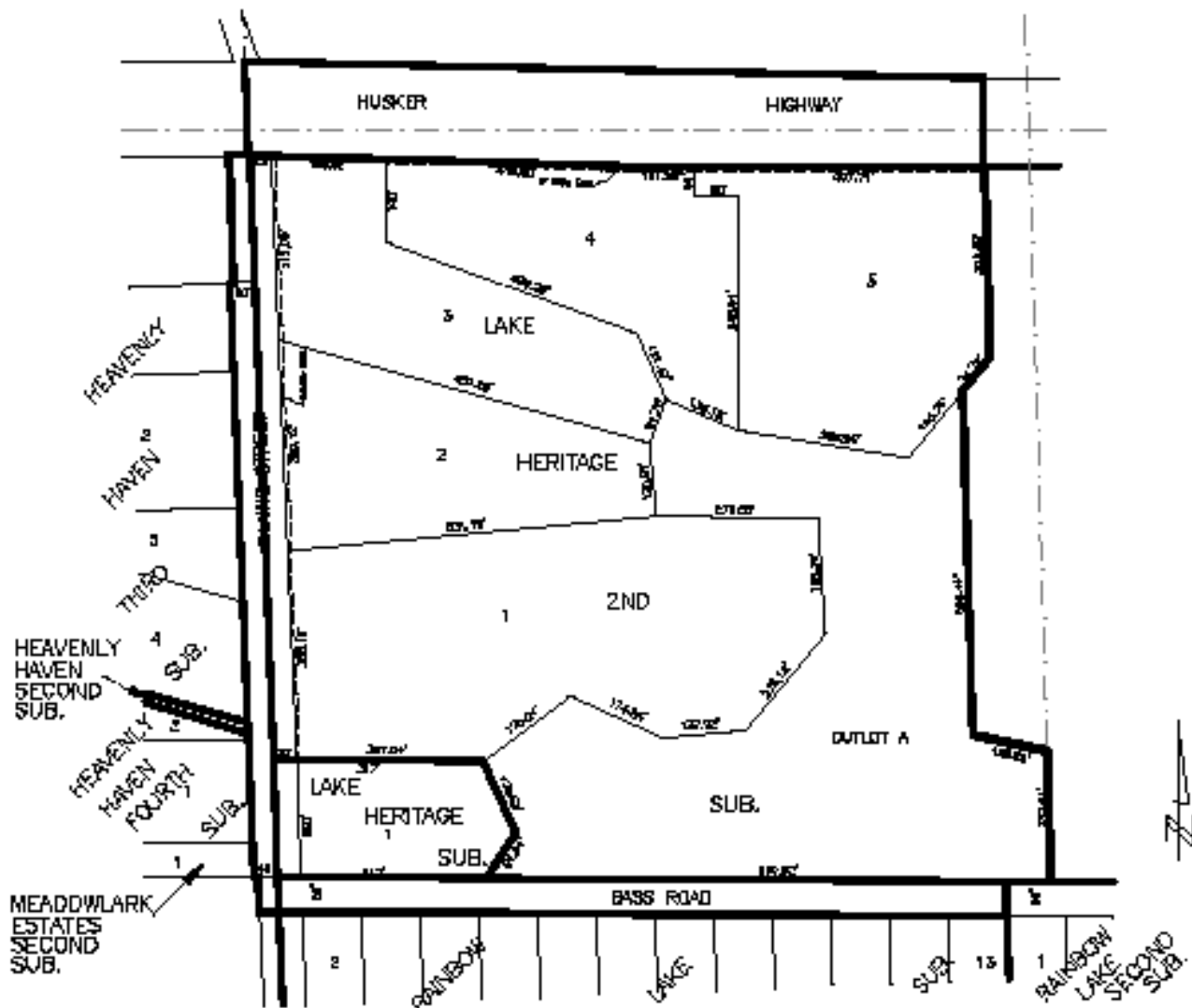


EXHIBIT "A"



Hall County Regional Planning Commission

Wednesday, July 07, 2010
Regular Meeting

Item M4

Final Plats

Insert a narrative here

Staff Contact:

June 22, 2010

Dear Members of the Board:

**RE: Preliminary Plat – Lake Heritage 2nd Subdivision
Final Plat – Lake Heritage 2nd Subdivision**

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Lake Heritage 2nd Subdivision, located south of US Hwy 34 and east of Blaine St., in the City of Grand Island, in Hall County Nebraska.

This final plat proposes to create 5 lots on a tract of land comprising part of the NW1/4 of the NW1/4 of Section 33, Township 11, North Range 9 West of the 6th P.M., in the City of Grand Island, in Hall County, Nebraska, said tract containing 38 acres.

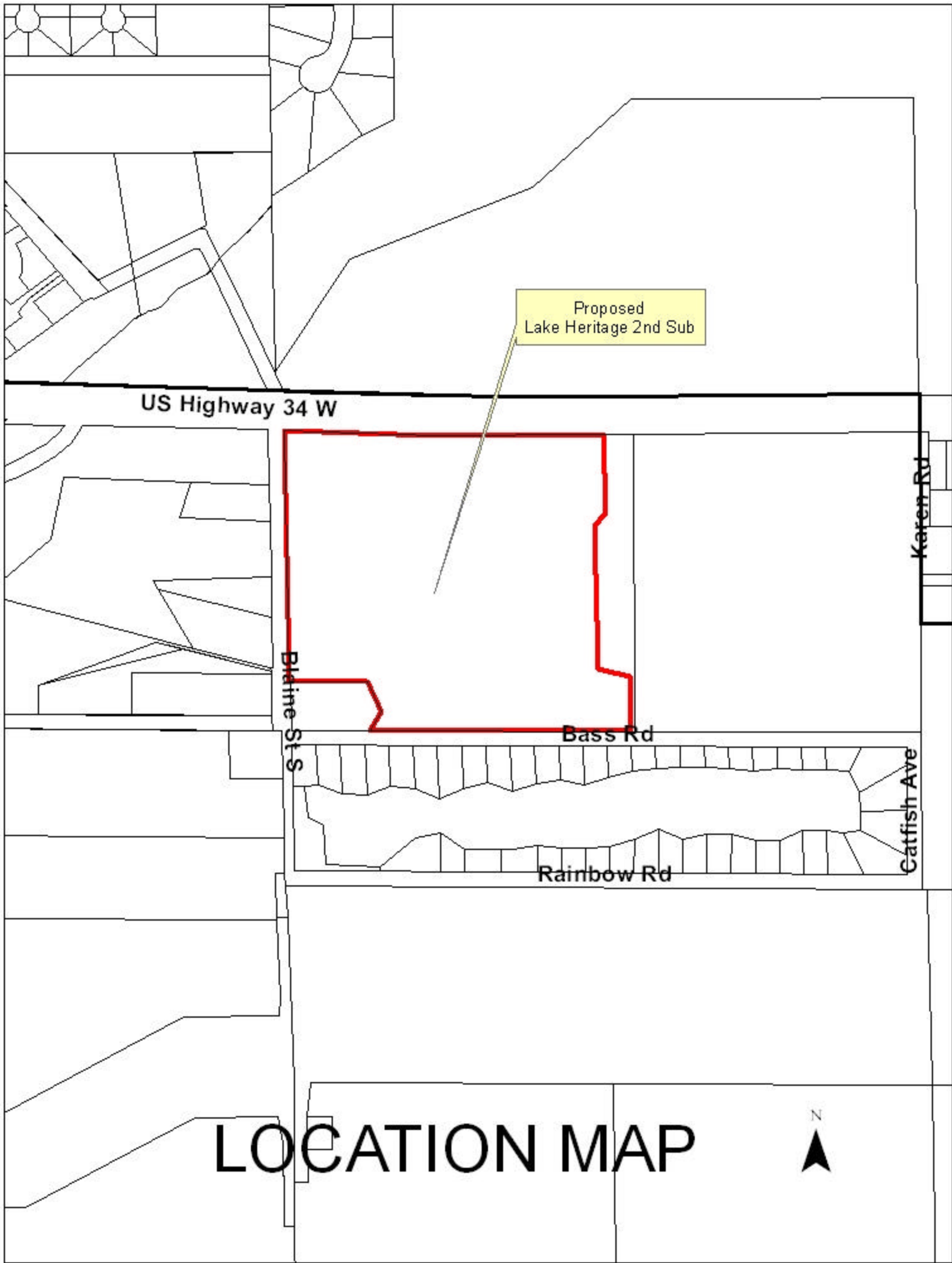
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on July 7, 2010 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

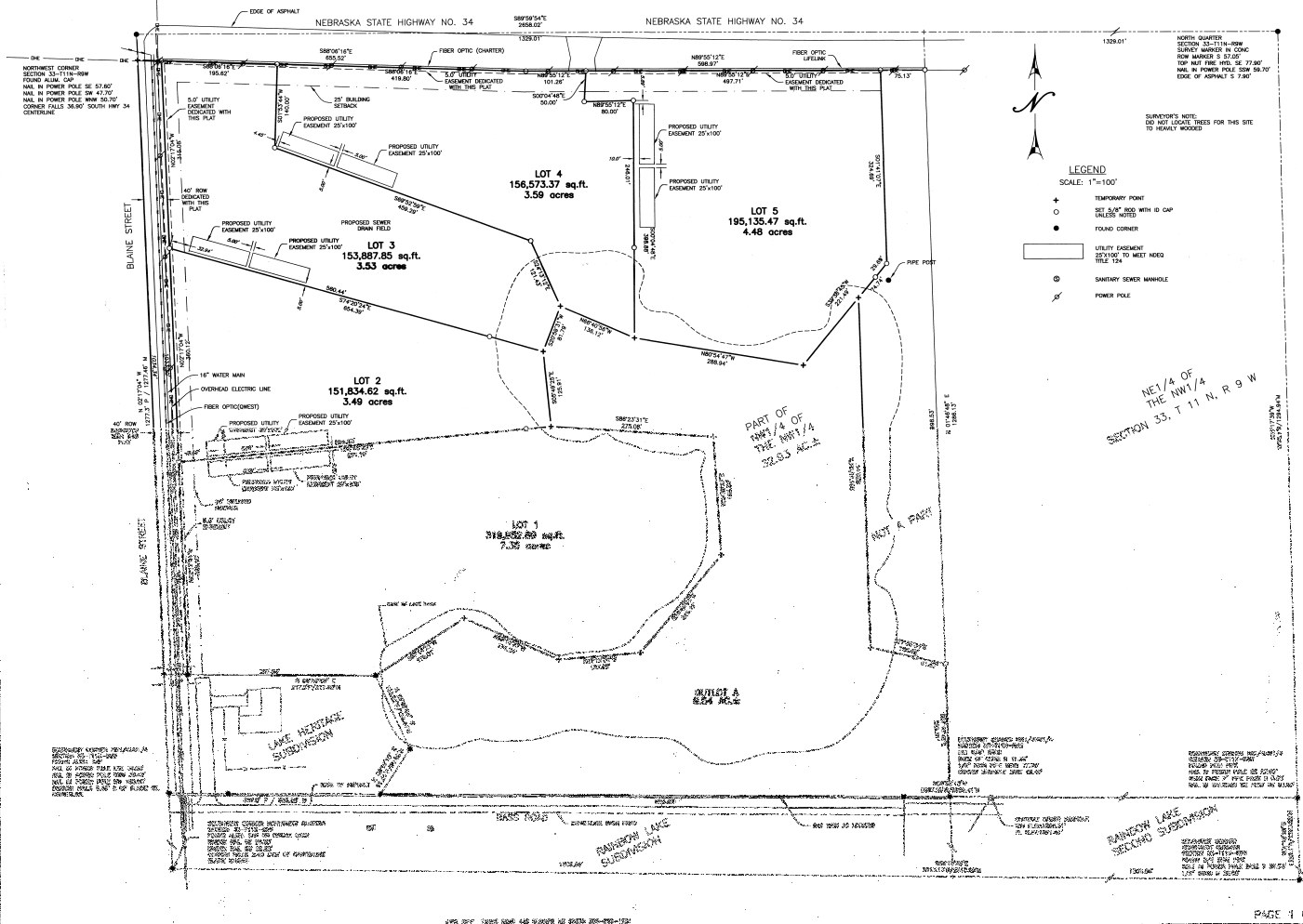
Chad Nabity, AICP
Planning Director

Cc: City Clerk
City Attorney
City Public Works
City Building Inspections
City Utilities
Manager of Postal Operations
Jake Ripp

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



OF SECTION 33 TOWNSHIP 11 NORTH RANGE 9 WEST OF SIXTH P.M. HALL COUNTY, NEBRASKA



June 22, 2010

Dear Members of the Board:

RE: Final Plat – Northview Eighth Subdivision

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Northview Eighth Subdivision, located south of US Hwy 2 and east of Idaho Ave., in the City of Grand Island, in Hall County Nebraska.

This final plat proposes to create 11 lots on a tract of land, consisting of part of the East Half of the Northeast Quarter (E1/2, NE1/4) of Section 2, Township 11, North, Range 10 West of the 6th P.M. in the City of Grand Island, in Hall County, Nebraska, said tract containing 7.25 acres.

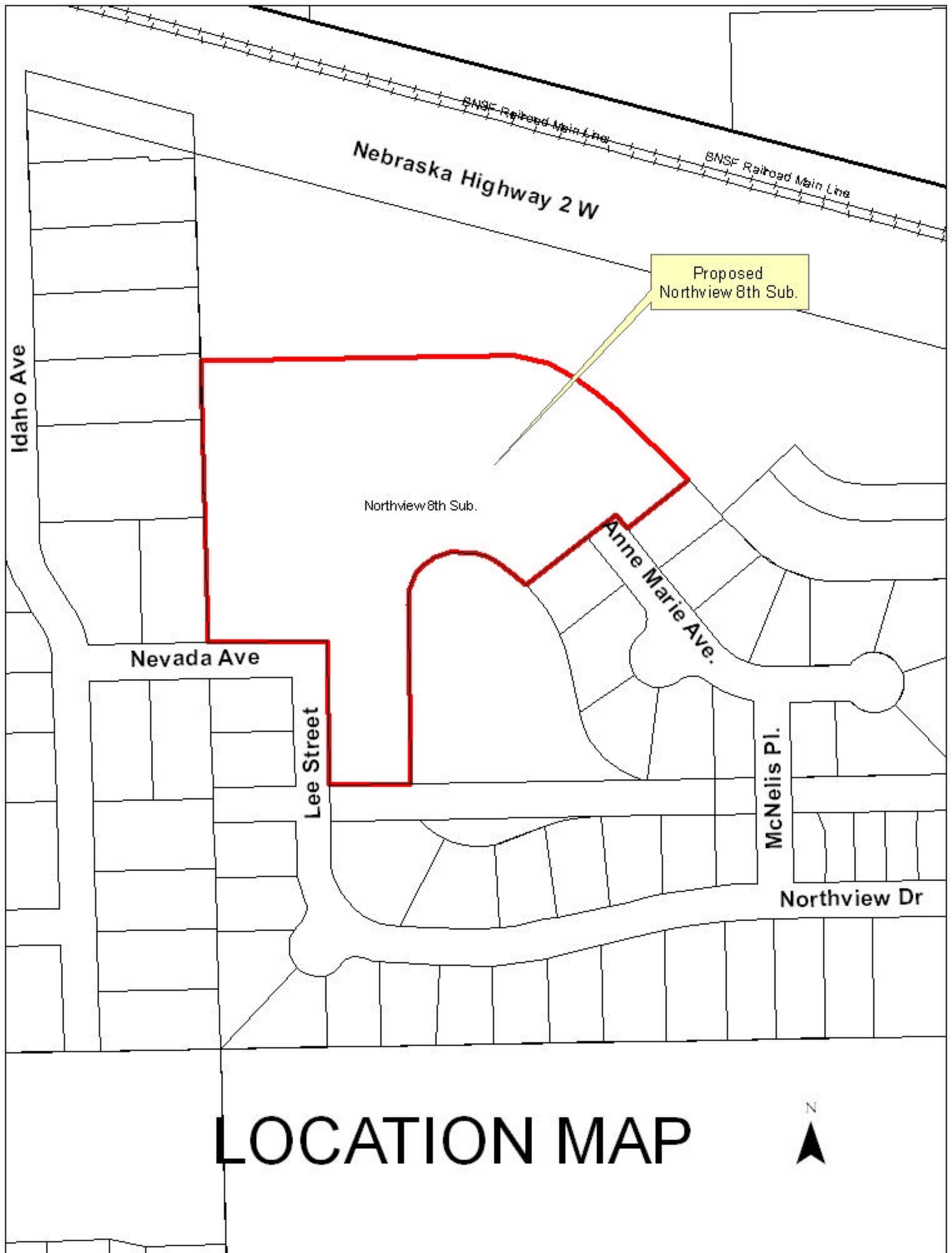
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on July 7, 2010 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

Cc: City Clerk
City Attorney
City Public Works
City Building Inspections
City Utilities
Manager of Postal Operations
Olsson Assoc.

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



NORTHVIEW EIGHTH SUBDIVISION
IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA
FINAL PLAT

LEGAL DESCRIPTION

A TRACT OF LAND CONSISTING OF PART OF THE EAST HALF OF THE NORTHWEST QUARTER (E1/2, NE1/4) OF SECTION 2, TOWNSHIP 11 NORTH, RANGE 10 WEST OF THE 6TH P.M., CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID E1/2, NE1/4, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF NORTHVIEW FIRST SUBDIVISION IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA; THENCE ON AN ASSUMED BEARING OF N00°12'22"E ALONG THE WEST LINE OF SAID NORTHVIEW FIRST SUBDIVISION A DISTANCE OF 676.41 FEET TO THE NORTHEAST CORNER OF SAID NORTHVIEW FIRST SUBDIVISION, SAID POINT ALSO BEING ON THE NORTH RIGHT-OF-WAY (R.O.W.) LINE OF NEVADA AVENUE, THE SOUTHEAST CORNER OF LOT 22 OF ROSS-THEASMEYER SUBDIVISION IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AND THE POINT OF BEGINNING; THENCE N00°12'22"E ALONG THE EAST LINE OF SAID LOT 22 A DISTANCE OF 183.63 FEET TO THE NORTHEAST CORNER OF SAID LOT 22, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF ROSS HEIGHTS 4TH SUBDIVISION IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA; THENCE N00°12'22"E ALONG THE EAST LINE OF SAID LOT 22 A DISTANCE OF 481.90 FEET TO A POINT OF CURVATURE; THENCE AROUND A CURVE IN A CLOCKWISE DIRECTION HAVING A DELTA ANGLE OF 48°15'54", AN ARC LENGTH OF 252.71 FEET, A RADIUS OF 300.00 FEET AND A CHORD BEARING S55°17'58"E FOR A DISTANCE OF 245.31 FEET; THENCE S41°02'2"E A DISTANCE OF 62.88 FEET TO A NORTHERLY CORNER OF LOT 14, BLOCK 1 OF NORTHVIEW SECOND SUBDIVISION IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA; THENCE S33°40'13"W ALONG A NORTHERLY LINE OF SAID LOT 14 A DISTANCE OF 123.81 FEET TO A WESTERLY CORNER OF SAID LOT 14; SAID POINT ALSO BEING THE NORTHERLY LINE OF SAID LOT 14 A DISTANCE OF 193.53 FEET TO A NORTHERLY CORNER OF SAID NORTHVIEW SECOND SUBDIVISION, SAID POINT ALSO BEING ON A NORTHERLY LINE OF OUTLOT A, BLOCK 3 OF SAID NORTHVIEW SECOND SUBDIVISION; THENCE ALONG AND UPON SAID NORTHERLY LINE AROUND A CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A DELTA ANGLE OF 06°54'33", AN ARC LENGTH OF 30.15 FEET, A RADIUS OF 250.00 FEET AND A CHORD BEARING N47°12'32"W FOR A DISTANCE OF 34.4209', AN ARC LENGTH OF 60.57 FEET, A RADIUS OF 100.00 FEET AND A CHORD BEARING S45°26'20"W FOR A DISTANCE OF 59.65 FEET TO A NORTHERLY CORNER OF SAID OUTLOT A; THENCE N89°05'09"W A DISTANCE OF 18.29 FEET TO A NORTHERLY CORNER OF SAID OUTLOT A; THENCE AROUND A CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A DELTA ANGLE OF 121°02' FEET TO A NORTHERLY CORNER OF SAID OUTLOT A; THENCE N00°12'22"E A DISTANCE OF 297.36 FEET TO THE POINT OF INTERSECTION OF SAID OUTLOT A AND THE EAST R.O.W. LINE OF SAID DRAINAGE R.O.W. A DISTANCE OF 125.17 FEET TO THE POINT OF INTERSECTION OF SAID NORTH LINE AND THE EAST R.O.W. LINE OF LEE STREET; THENCE N00°12'22"E ALONG SAID R.O.W. LINE A DISTANCE OF 240.38 FEET TO THE POINT OF INTERSECTION OF SAID EAST R.O.W. LINE AND THE NORTH R.O.W. LINE OF NEVADA AVENUE; THENCE N89°05'09"W ALONG SAID NORTH R.O.W. LINE A DISTANCE OF 198.09 FEET TO THE POINT OF BEGINNING. ROAD RIGHT-OF-WAY.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT PINNACLE BANK BEING THE OWNER OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, PLATTED AND DESIGNATED AS "NORTHVIEW EIGHTH SUBDIVISION" TO THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF AND DO HEREBY DEDICATE THE ROAD RIGHT OF WAY, AS SHOWN THEREON TO THE PUBLIC FOR THEIR USE FOREVER, AND 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 THEREON, 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 AFFIRMED MY SIGNATURE HERETO, AT

NEBRASKA, THIS _____ DAY OF _____, 2010.

SUSAN K. KOWAL, PINNACLE BANK BRANCH PRESIDENT

ACKNOWLEDGMENT

STATE OF NEBRASKA, ss:

COUNTY OF _____, ss:

ON this _____ day of _____, 2010, before me,

_____, a Notary Public in and for the State of Nebraska, personally appeared _____, known to me to be the individual whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed. I have acknowledged this instrument before me in accordance with my official duties as a Notary Public.

MY COMMISSION EXPIRES _____

WITNESS MY HAND

APPROVAL

NOTARY PUBLIC, STATE OF NEBRASKA

CERTIFICATE

APPROVED AND ACCEPTED BY THE CITY OF GRAND ISLAND, NEBRASKA

THIS _____ DAY OF _____, 2010.

Mayor

City Clerk

SURVEYOR'S CERTIFICATE

I, SURVEYOR, CERTIFY THAT ON APRIL 9, 2010, UNDER MY PERSONAL SUPERVISION, I COMPLETED AN ACCURATE SURVEY OF "NORTHVIEW EIGHTH SUBDIVISION" TO THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF. THAT SAID SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE PLAT AND THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS.

MARTIN J. STUBBS, SURVEYOR, LICENSE NUMBER 12-135

MOLSSON
ASSOCIATES

200 West 3rd Street
P.O. Box 1000
Grand Island, NE 68801-1000
TEL: 402-336-1000
FAX: 402-336-1000