



# Hall County Regional Planning Commission

Wednesday, December 07, 2011

Regular Session

## Item M4

### Ponderosa Village Subdivision

*Insert a narrative here*

Staff Contact:

November 28, 2011

Dear Members of the Board:

**RE: Final Plat – Ponderosa Village Subdivision**

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Ponderosa Village Subdivision, located in the City of Grand Island, in Hall County Nebraska.

This final plat proposes to create 4 lots on a tract of land, consisting of Part of Outlot B and Part of Outlet C4 of Ponderosa Lake Estates Subdivision, all of Block 4 and all of Block 5 of Ponderosa Lake Estates Fourth Subdivision and Vacated James Road Right of Way as described in Ordinance number 9093, all located in the Southeast Quarter (SE1/4) of Section Thirty Six (36), 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, and said tract containing 4.49 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 2, 2011 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 and Associates

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

# LOCATION MAP

Proposed  
Ponderosa Village Sub.

James Rd

Rain Rd

Ponderosa Dr

Ponderosa Ct

US Highway 281 S

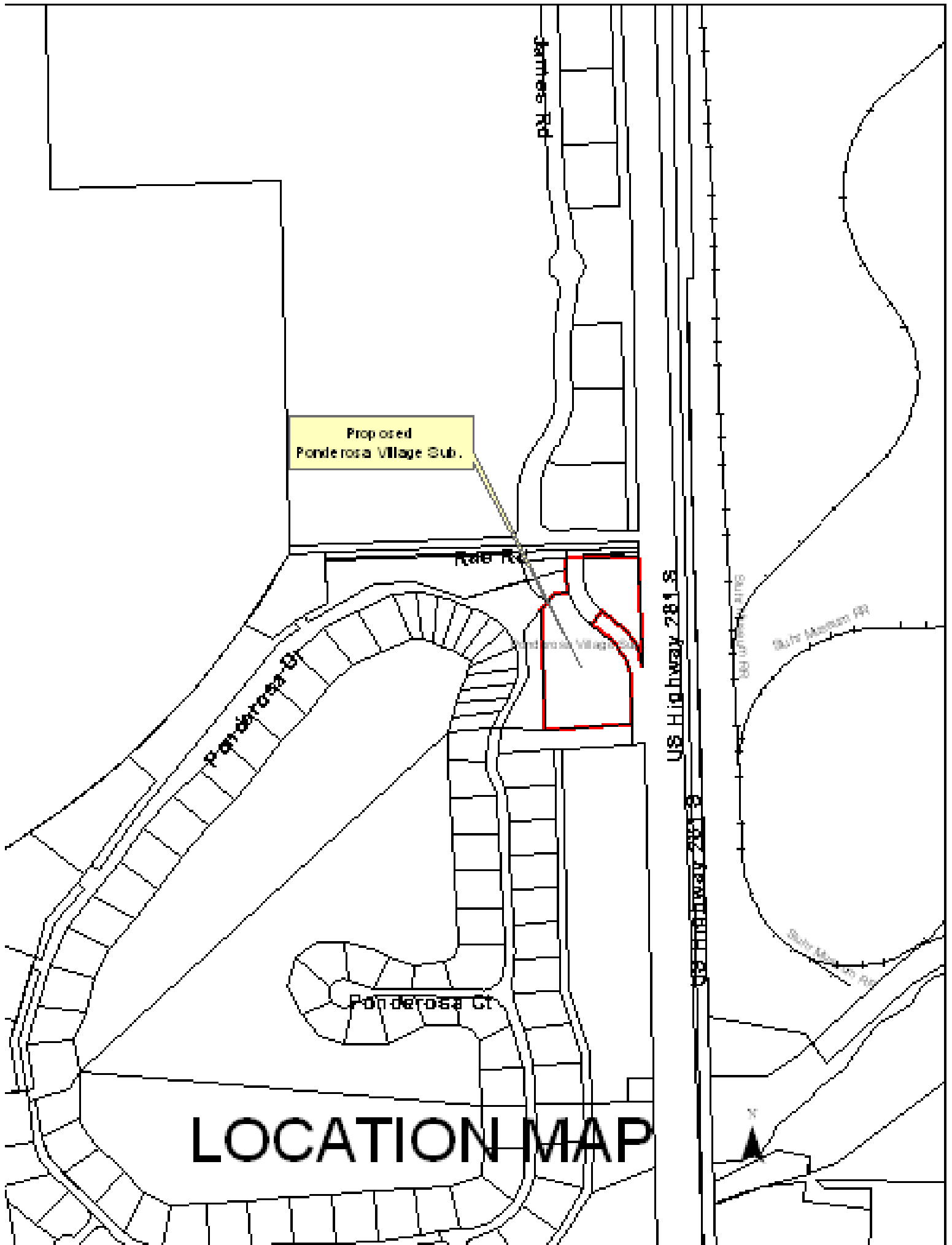
US Highway 281 S

Old Highway 281

Blue Mountain Rd

Blue Mountain Rd

N



A TRACT OF LAND CONSISTING OF PART OF OUTLOT B AND PART OF OUTLOT C4 OF PONDEROSA LAKE ESTATES SUBDIVISION, ALL OF BLOCK 4 AND ALL OF BLOCK 5 OF PONDEROSA LAKE ESTATES FOURTH SUBDIVISION AND VACATED JAMES ROAD RIGHT OF WAY AS DESCRIBED IN ORDINANCE NUMBER 9093, ALL LOCATED IN THE SOUTHEAST QUARTER (SE1/4) OF SECTION 36, 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 NORTHEAST CORNER OF SD 351/4, THENCE ON AN ASSUMED BEARING OF S89°04'41"ALONG THE NORTH LINE OF SD 351/4 OF SECTION 36 A DISTANCE OF 118.70 FEET TO THE POINT OF INTERSECTION OF SAID NORTH LINE AND THE WEST RIGHT-OF-WAY (R.O.W.) LINE OF U.S. HIGHWAY #28; THENCE S01°28'17"E UPON AND ALONG SAID WEST R.O.W. LINE A DISTANCE OF 40.04 FEET; THENCE S01°28'45"E A DISTANCE OF 9.86 FEET TO THE POINT OF INTERSECTION OF SAID WEST R.O.W. LINE AND THE SOUTH R.O.W. LINE OF RAE ROAD, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING UPON AND ALONG SAID WEST R.O.W. LINE S01°28'45"E A DISTANCE OF 393.48 FEET TO THE POINT OF INTERSECTION OF SAID WEST R.O.W. LINE AND THE EAST R.O.W. LINE OF JAMES ROAD; SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID BLOCK 4 OF PONDEROSA LAKE ESTATES FOURTH SUBDIVISION AND THE POINT OF BEGINNING OF A CURVE IN JAMES ROAD; SAID CURVE HAVING A RADIUS OF 100.00 FEET, AN ARC LENGTH OF 50°28'03", A CHORD BEARING S52°30'17"E FOR A DISTANCE OF 144.95 FEET TO THE POINT OF INTERSECTION OF SAID EAST R.O.W. LINE AND THE SOUTH R.O.W. LINE OF JAMES ROAD; SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID BLOCK 4 OF PONDEROSA LAKE ESTATES THIRD SUBDIVISION AND THE POINT OF BEGINNING OF A CURVE IN A CLOSURE DIRECTION HAVING A DELTA ANGLE OF 50°28'03", A ARC LENGTH OF 149.74 FEET, A RADIUS OF 170.00 FEET AND A CHORD BEARING S28°30'17"E FOR A DISTANCE OF 144.95 FEET; THENCE S01°28'18"E A DISTANCE OF 193.63 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 4 OF PONDEROSA LAKE ESTATES FOURTH SUBDIVISION, SAID POINT ALSO BEING THE NORTHEAST CORNER OF OUTLOT 4 OF PONDEROSA LAKE ESTATES EIGHTH SUBDIVISION IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA; THENCE DEPARTING SAID WEST R.O.W. LINE OF JAMES ROAD S89°04'41"ALONG THE NORTH LINE OF SAID OUTLOT 4 OF PONDEROSA LAKE ESTATES THIRD SUBDIVISION A DISTANCE OF 305.09 FEET TO A NORTHERLY CORNER OF SAID OUTLOT 4, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID BLOCK 4 OF PONDEROSA LAKE ESTATES FOURTH SUBDIVISION AND THE SOUTHEAST CORNER OF SAID OUTLOT CS 42.795 FEET TO THE NORTHEAST CORNER OF SAID OUTLOT CS 42.795 FEET, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID BLOCK 4 OF PONDEROSA LAKE ESTATES FOURTH SUBDIVISION AND ON A SOUTHERLY LINE OF SAID OUTLOT B OF PONDEROSA LAKE ESTATES SUBDIVISION; THENCE M43°22'27"E ALONG SAID SOUTHERLY LINE OF OUTLOT B A DISTANCE OF 34.45 FEET TO A POINT OF CURVATURE; THENCE AROUND A CURVE IN A CLOSURE DIRECTION HAVING A DELTA ANGLE OF 59°57'01", A ARC LENGTH OF 188.35 FEET, A RADIUS OF 180.00 FEET AND A CHORD BEARING N31°47'47"E FOR A DISTANCE OF 179.87 FEET TO A POINT ON THE SOUTH R.O.W. LINE OF RAE ROAD; THENCE N80°06'45"E ALONG SAID SOUTH R.O.W. LINE A DISTANCE OF 416.85 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINS 195,511 SQUARE FEET OR 4.48 ACRES MORE OR LESS OF WHICH 0.48 ACRES ARE NEW DEDICATED PUBLIC ROAD RIGHT OF WAY.

I HEREBY CERTIFY THAT ON SEPTEMBER 12, 2011 UNDER MY PERSONAL SUPERVISION, I COMPLETED AN ACCURATE SURVEY OF "PONDEROSA VILLAGE SUBDIVISION" IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF; THAT IRON MARKERS, EXCEPT WHERE INDICATED WERE FOUND OR PLACED AT ALL PROPERTY CORNERS; THAT THE DIMENSIONS OF THE PROPERTY ARE AS SHOWN ON THE PLAT; AND THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS.

[illegible]

\_\_\_\_\_

STATE OF NEBRASKA

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, I, HENRY PUBLIC WITHIN AND FOR THE COUNTY, PERSONALLY APPEARED ROGER ALLINGTON, MANAGER, HUNTER BETA DEVELOPMENT LLC, A MEMBERSHIP LIMITED LIABILITY COMPANY, TO BE PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED HEREIN AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED. IN WITNESS WHEREOF, I HAVE HEREON SIGNED MY NAME AND AFFIXED MY OFFICIAL SEAL AT \_\_\_\_\_, MEMBERSHIP, ON THE DATE LAST ABOVE WRITTEN.

## METASYNOPSIS

WARRANTED TO AND RETURNED BY THE REGIONAL PLANNING COMMISSION OF HALL COUNTY, OFFICE OF GRAND JURY, 1000 WEST 10TH, AND THE ALLEGES OF AID, GIVE, AND RECOVER, INDEMNITY.

APPROVED AND ACCEPTED BY THE CITY OF GRAND ISLAND, NEBRASKA

THIS DAY OF \_\_\_\_\_, 20\_\_

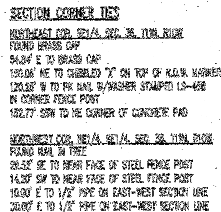


011 0250



SEC. 36, 7114, 8109  
NOT TO SCALE

OWNER: HANSEN RETAIL DEVELOPMENT L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY  
DEVELOPER: HANSEN RETAIL DEVELOPMENT L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY  
LAND SURVEYOR: GUSON ASSOCIATES  
ENGINEER: GUSON ASSOCIATES  
NUMBER OF LOTS: 4



CURVE TABLE				
CURVE	DELTA	LENGTH	RADIUS	CHORD
C1	92° 52' 30"	266.20' (81.04)	620.00' (188.96)	195.90' (59.50)
C2	92° 52' 30"	146.74' (44.71)	330.00' (100.60)	102.32' (31.19)
C3	92° 52' 30"	288.39' (87.94)	660.00' (199.01)	195.84' (59.48)
C4	92° 52' 30"	125.70' (38.20)	270.00' (82.30)	80.97' (24.58)
C5	92° 52' 30"	102.91' (31.39)	225.00' (68.58)	67.99' (20.52)
C6	92° 52' 30"	244.73' (74.53)	550.00' (167.64)	164.50' (50.13)
C7	92° 52' 30"	193.15' (58.87)	440.00' (134.14)	131.52' (40.08)
C8	92° 52' 30"	176.81' (53.87)	400.00' (121.92)	119.27' (36.30)
C9	92° 52' 30"	128.65' (39.10)	285.00' (86.87)	84.78' (25.83)
C10	92° 52' 30"	69.15' (20.76)	150.00' (45.72)	44.78' (13.65)
C11	92° 52' 30"	172.80' (52.05)	390.00' (118.87)	115.29' (35.19)
C12	92° 52' 30"	20.81' (6.34)	45.00' (13.72)	13.28' (4.05)

**OLSSON**  
ASSOCIATES

PROJECT NO. 2001-1079  
ONE PRACTICE WAY AND  
A RESEARCH SURVEY