



# **Hall County Regional Planning Commission**

**Wednesday, August 10, 2016  
Regular Meeting**

## **Item J3**

### **Northview Twelfth Subdivision**

**Staff Contact: Chad Nabity**

July 21, 2016

Dear Members of the Board:

**RE: Final Plat – Northview Eleventh Subdivision.**

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

This final plat proposes to create 1 lot, on a replat of all of Lot 1, Northview Sixth Subdivision and a tract of land located in part of the Northeast Quarter (NE1/4) of Section Two (2), 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, said tract containing 5.710 acres.

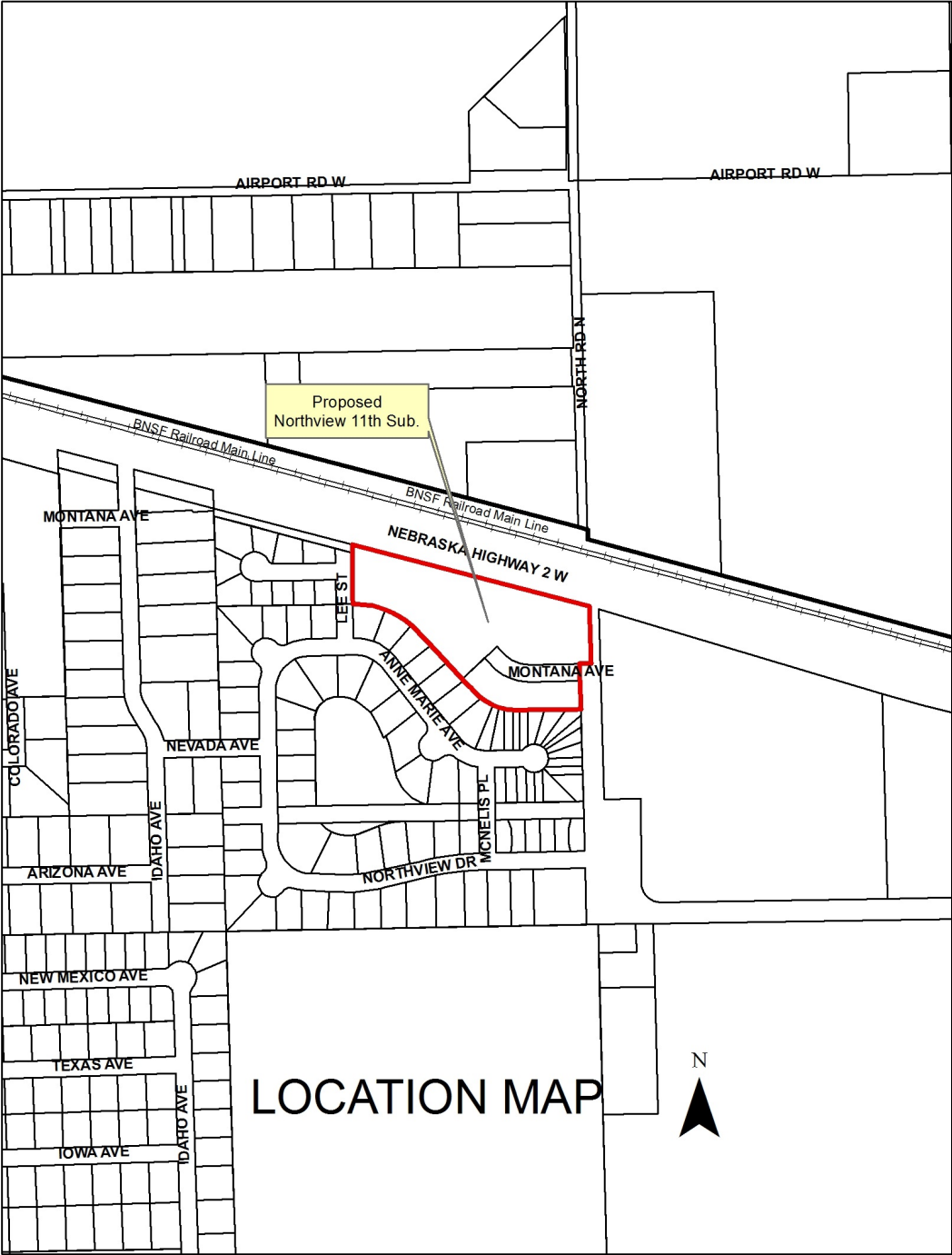
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on August 10, 2016 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP  
Planning Director

Cc: City Clerk  
City Attorney  
City Public Works  
City Utilities  
City Building Director  
Manager of Postal Operations  
Olsson Associates

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



LOCATION MAP

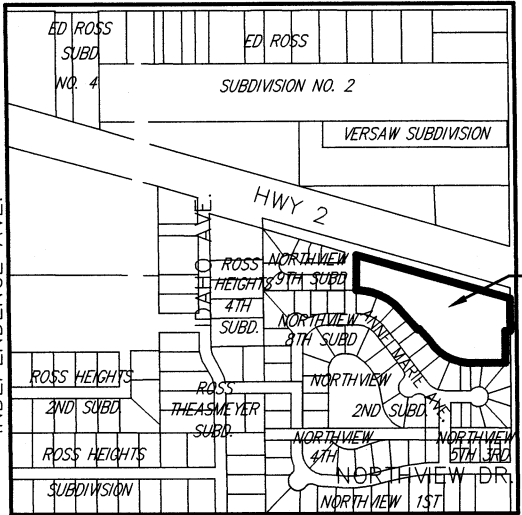
N



DWG: F:\2016\1501-2000\016-1973\40-Design\Survey\SRV\Streets\V\_FTP\_61973.dwg  
DATE: Jul 18, 2016 8:49am  
USER: lwheeler  
XREFS: V\_XTPQ\_61973

## LOCATION MAP

SEC. 2 T11N, R10W  
NOT TO SCALE  
AIRPORT ROAD W.



SITE  
LOCATION

0' 40' 80' 160'  
SCALE IN FEET

# NORTHVIEW ELEVENTH SUBDIVISION

## CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

### FINAL PLAT

NE COR.  
SECTION 2-T11N-R10W

## LEGAL DESCRIPTION

A REPLAT OF ALL OF LOT 1, NORTHVIEW SIXTH SUBDIVISION, AND A TRACT OF LAND LOCATED IN PART OF THE NORTHEAST QUARTER (NE1/4) OF SECTION TWO (2), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., ALL IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 3, NORTHVIEW SEVENTH SUBDIVISION SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE N89°05'09"W, ALONG THE NORTH LINE OF NORTHVIEW SEVENTH SUBDIVISION, A DISTANCE OF 226.36 FEET TO A POINT OF CURVATURE; THENCE AROUND A CURVE IN A CLOCKWISE DIRECTION HAVING A DELTA ANGLE OF 47°55'08", HAVING A RADIUS OF 200.00 FEET, AND A CHORD BEARING OF N 65°07'36"W A DISTANCE OF 162.44 FEET; THENCE N41°10'02"W A DISTANCE OF 296.54 FEET TO A POINT OF CURVATURE; THENCE ALONG THE NORTH LINE OF NORTHVIEW EIGHTH SUBDIVISION, AROUND A CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A DELTA ANGLE OF 48°15'54", HAVING A RADIUS OF 300.00 FEET, AND A CHORD BEARING OF N65°17'58"W A DISTANCE OF 245.31 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF LEE STREET; THENCE N00°54'51"E, ALONG SAID EAST RIGHT-OF-WAY LINE AND THE EAST LINE OF NORTHVIEW NINTH SUBDIVISION, A DISTANCE OF 180.39 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF NEBRASKA HIGHWAY 2; THENCE S73°06'43"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 868.45 FEET TO A POINT ON THE EAST SECTION LINE OF SECTION 2-T11N-R10W; THENCE S00°22'16"W, ALONG SAID EAST LINE, A DISTANCE OF 166.39 FEET; THENCE N89°05'09"W A DISTANCE OF 40.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF NORTH ROAD; THENCE S00°22'16"W, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 160.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS A CALCULATED AREA OF 248,743.33 SQUARE FEET OR 5.710 ACRES MORE OR LESS OF WHICH 0.158 ACRES ARE NEW DEDICATED ROAD RIGHT-OF-WAY.

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON \_\_\_\_\_, I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION, OF A TRACT OF LAND IN PART OF THE NORTHEAST QUARTER (NE1/4) OF SECTION TWO (2), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF; THAT IRON MARKERS, EXCEPT WHERE INDICATED, WERE FOUND AT ALL CORNERS; THAT THE DIMENSIONS ARE AS SHOWN ON THE PLAT; AND THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS.

JAI JASON ANDRIST, REGISTERED LAND SURVEYOR NUMBER, LS-630

## DEDICATION OF PLAT

KNOW ALL MEN BY THESE PRESENTS, THAT POG LLC, BEING THE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "**NORTHVIEW ELEVENTH SUBDIVISION**" IN PART OF THE NORTHEAST QUARTER (NE1/4) OF SECTION TWO (2), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., CITY OF GRAND ISLAND, 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

\_\_\_\_\_, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2016

JARED WETOVICK, PRESIDENT - POG LLC

## ACKNOWLEDGMENT

STATE OF NEBRASKA  
COUNTY OF HALL

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2016, BEFORE ME \_\_\_\_\_, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED JARED WETOVICK, PRESIDENT - POG LLC, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURES ARE AFFIXED HERETO AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED. IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT \_\_\_\_\_, NEBRASKA, ON THE DATE LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC

## APPROVAL

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.

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED AND ACCEPTED BY THE CITY OF GRAND ISLAND, NEBRASKA

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2016

MAYOR \_\_\_\_\_

CITY CLERK \_\_\_\_\_

## LEGEND

- SET CORNER (5/8"x24" REBAR W/CAP)
- FOUND CORNER (1/2" IRON PIPE UNLESS NOTED)
- M MEASURED DISTANCE
- P1 RECORDED DISTANCE NORTHVIEW SECOND SUB.
- P2 RECORDED DISTANCE NORTHVIEW SEVENTH SUB.
- P3 RECORDED DISTANCE NORTHVIEW EIGHTH SUB.
- P4 RECORDED DISTANCE NORTHVIEW NINTH SUB.

OWNERS: POG LLC  
SUBDIVIDER: POG LLC  
SURVEYOR: OLSSON ASSOCIATES  
ENGINEER: OLSSON ASSOCIATES  
NUMBER OF LOTS: 1

**OLSSON**  
ASSOCIATES

201 East 2nd Street  
P.O. Box 1072  
Grand Island, NE 68802-1072  
TEL 308.384.8750  
FAX 308.384.8752

PROJECT NO. 2016-1973  
PINNACLE BANK  
GI SURVEY  
FB