



# **Hall County Regional Planning Commission**

**Wednesday, February 7, 2018  
Regular Meeting**

## **Item M1**

### **Final Plat - Gard Subdivision**

Staff Contact: Chad Nabity

## Gard Subdivision

### Developer/Owner

Randy and Vicki Gard  
3927 Meadow Way Trail  
Grand Island, NE 68803

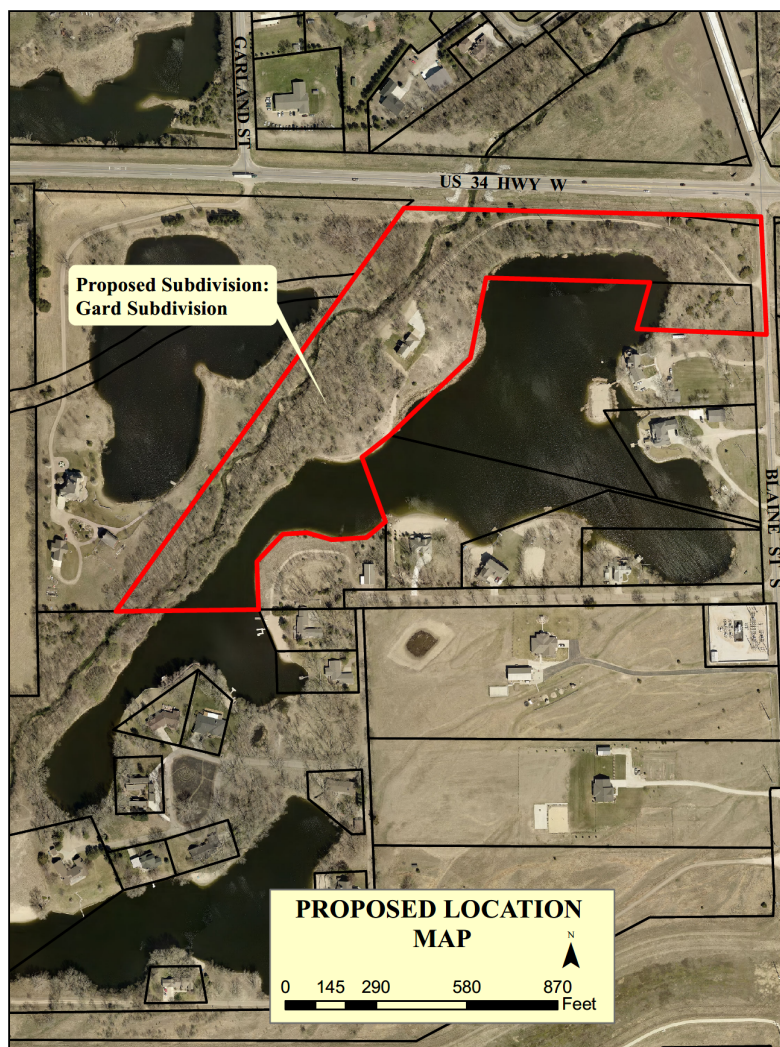
To create 3 lots south of U.S. Highway 34 and west of Blaine Street as an Addition to the City of Grand Island, in Hall County, Nebraska.

**Size:** 19.024 acres

**Zoning:** LLR-Large Lot Residential **Road Access:** City Street.

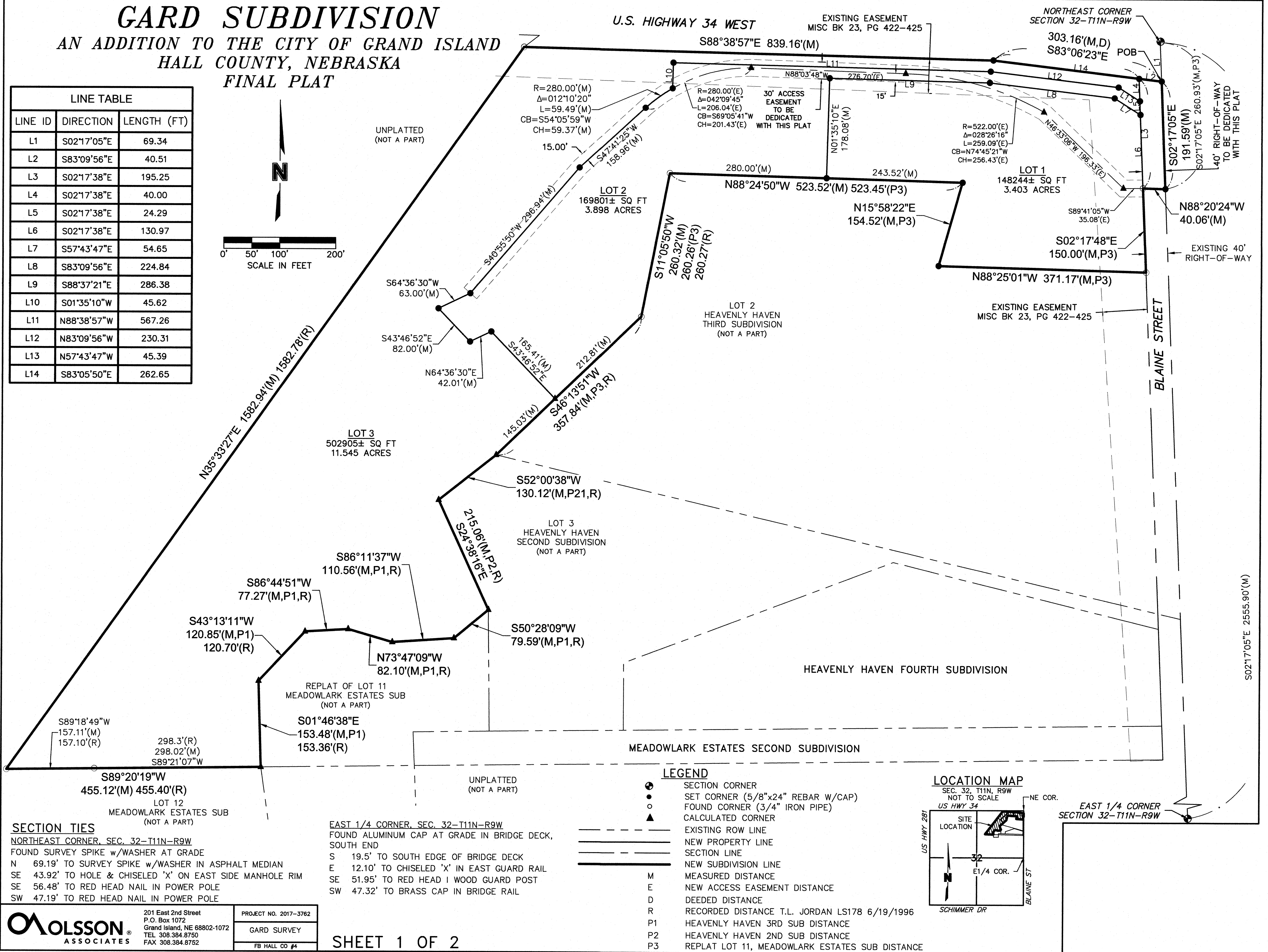
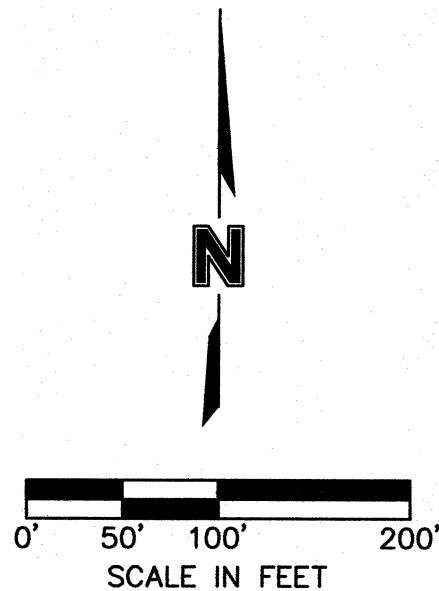
**Water Public:** City water is available to Lot 1 and could be extended to Lots 2 and 3 but that is unlikely in the near future due to cost and the location of water lines on the north side of Highway 34.

**Sewer Public:** City sewer is not available. Lots are large enough to accommodate septic systems.



**GARD SUBDIVISION**  
AN ADDITION TO THE CITY OF GRAND ISLAND  
HALL COUNTY, NEBRASKA  
FINAL PLAT

LINE TABLE		
LINE ID	DIRECTION	LENGTH (FT)
L1	S02°17'05"E	69.34
L2	S83°09'56"E	40.51
L3	S02°17'38"E	195.25
L4	S02°17'38"E	40.00
L5	S02°17'38"E	24.29
L6	S02°17'38"E	130.97
L7	S57°43'47"E	54.65
L8	S83°09'56"E	224.84
L9	S88°37'21"E	286.38
L10	S01°35'10"W	45.62
L11	N88°38'57"W	567.26
L12	N83°09'56"W	230.31
L13	N57°43'47"W	45.39
L14	S83°05'50"E	262.65



**SECTION TIES**

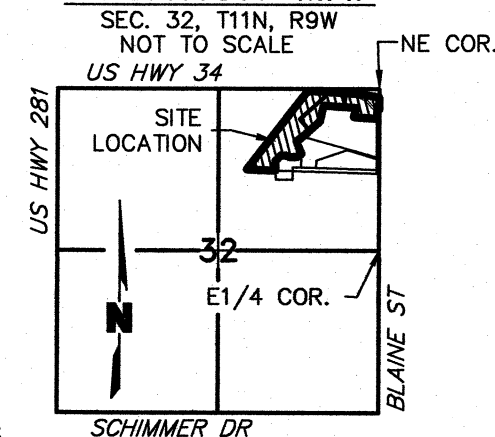
NORTHEAST CORNER, SEC. 32-T11N-R9W  
FOUND SURVEY SPIKE w/WASHER AT GRADE  
N 69.19' TO SURVEY SPIKE w/WASHER IN ASPHALT MEDIAN  
SE 43.92' TO HOLE & CHISELED 'X' ON EAST SIDE MANHOLE RIM  
SE 56.48' TO RED HEAD NAIL IN POWER POLE  
SW 47.19' TO RED HEAD NAIL IN POWER POLE

EAST 1/4 CORNER, SEC. 32-T11N-R9W  
FOUND ALUMINUM CAP AT GRADE IN BRIDGE DECK,  
SOUTH END  
S 19.5' TO SOUTH EDGE OF BRIDGE DECK  
E 12.10' TO CHISELED 'X' IN EAST GUARD RAIL  
SE 51.95' TO RED HEAD I WOOD GUARD POST  
SW 47.32' TO BRASS CAP IN BRIDGE RAIL

**LEGEND**

- SECTION CORNER
- SET CORNER (5/8"x24" REBAR W/CAP)
- FOUND CORNER (3/4" IRON PIPE)
- CALCULATED CORNER
- EXISTING ROW LINE
- NEW PROPERTY LINE
- SECTION LINE
- NEW SUBDIVISION LINE
- MEASURED DISTANCE
- NEW ACCESS EASEMENT DISTANCE
- DEEDED DISTANCE
- RECORDED DISTANCE T.L. JORDAN LS178 6/19/1996
- P1 HEAVENLY HAVEN 3RD SUB DISTANCE
- P2 HEAVENLY HAVEN 2ND SUB DISTANCE
- P3 REPLAT LOT 11, MEADOWLARK ESTATES SUB DISTANCE

**LOCATION MAP**



**MOLSSON**  
ASSOCIATES

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

PROJECT NO. 2017-3762  
GARD SURVEY  
FB HALL CO #4

SHEET 1 OF 2



***GARD SUBDIVISION***  
***AN ADDITION TO THE CITY OF GRAND ISLAND***  
***HALL COUNTY, NEBRASKA***  
***FINAL PLAT***

COMMENCING AT THE NORTHEAST (NE) CORNER OF SECTION 32-T11N-R9W; THENCE ON AN ASSUMED BEARING OF S02°17'05"E, ALONG THE EAST LINE OF THE NORTHEAST QUARTER (NE1/4), A DISTANCE OF 69.34 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 34, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING S02°17'05"E, ALONG SAID EAST LINE, A DISTANCE OF 191.59 FEET; THENCE N88°20'24"W A DISTANCE OF 40.06 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF BLAINE STREET, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 1, HEAVENLY HAVEN THIRD SUBDIVISION; THENCE S02°17'48"E, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 150.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE N88°25'01"W, ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 371.17 FEET; THENCE N15°58'22"E, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 154.52 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE N88°24'50"W, ALONG THE NORTH LINE OF LOT 2, SAID HEAVENLY HAVEN THIRD SUBDIVISION, A DISTANCE OF 523.52 FEET TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE S11°05'50"W, ALONG THE WESTERLY LINE OF SAID LOT 2, A DISTANCE OF 260.32 FEET; THENCE S46°13'51"W, ALONG SAID WESTERLY LINE OF SAID LOT 2, A DISTANCE OF 357.84 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE S52°00'38"W, ALONG THE WESTERLY LINE OF LOT 3, HEAVENLY HAVEN SECOND SUBDIVISION, A DISTANCE OF 130.12 FEET; THENCE S24°38'16"E, ALONG THE SOUTHWESTERLY LINE OF SAID LOT 3, A DISTANCE OF 215.06 FEET TO THE NORTHEAST CORNER OF REPLAT OF LOT 11, MEADOWLARK ESTATES SUBDIVISION; THENCE S50°28'09"W, ALONG THE NORTH LINE OF SAID REPLAT OF LOT 11, MEADOWLARK ESTATES SUBDIVISION, A DISTANCE OF 79.59 FEET; THENCE S86°11'37"W, ALONG SAID NORTH LINE, A DISTANCE OF 110.56 FEET; THENCE N73°47'09"W, ALONG SAID NORTH LINE, A DISTANCE OF 82.10 FEET; THENCE S86°44'51"W, ALONG SAID NORTH LINE, A DISTANCE OF 77.27 FEET; THENCE S43°13'11"W, ALONG THE NORTHWESTERLY LINE OF SAID REPLAT OF LOT 11, A DISTANCE OF 120.85 FEET; THENCE S01°46'38"E, ALONG THE WEST LINE OF SAID REPLAT OF LOT 11, A DISTANCE OF 153.48 FEET TO A POINT ON THE NORTH LINE OF LOT 12, MEADOWLARK ESTATES SUBDIVISION; THENCE S89°20'19"W, ALONG SAID NORTH LINE OF LOT 12, A DISTANCE OF 455.12 FEET; THENCE N35°33'27"E A DISTANCE OF 1582.94 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 34; THENCE S88°38'57"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 839.16 FEET; THENCE S83°06'23"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 303.16 FEET TO THE POINT OF BEGINNING.

## SURVEYOR'S CERTIFICATE

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

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.

DATE \_\_\_\_\_

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

CITY CLERK

\_\_\_\_\_, NEBRASKA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

VICKI J. GARD

STATE OF NEBRASKA                      SS  
COUNTY OF HALL

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

NOTARY PUBLIC

*STATE OF NEBRASKA*                      SS  
*COUNTY OF HALL*

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

NOTARY PUBLIC

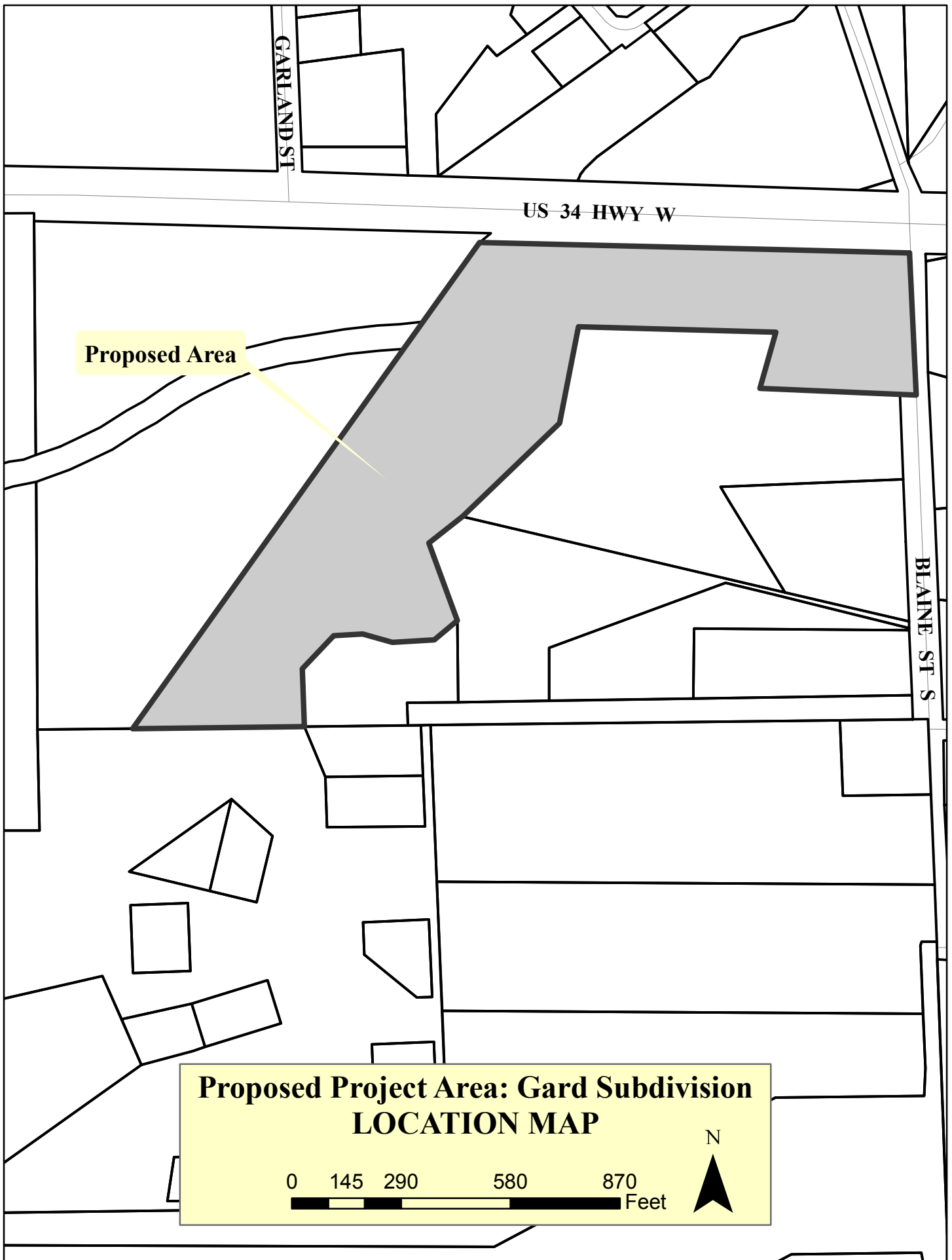
SHEET 2 OF 2

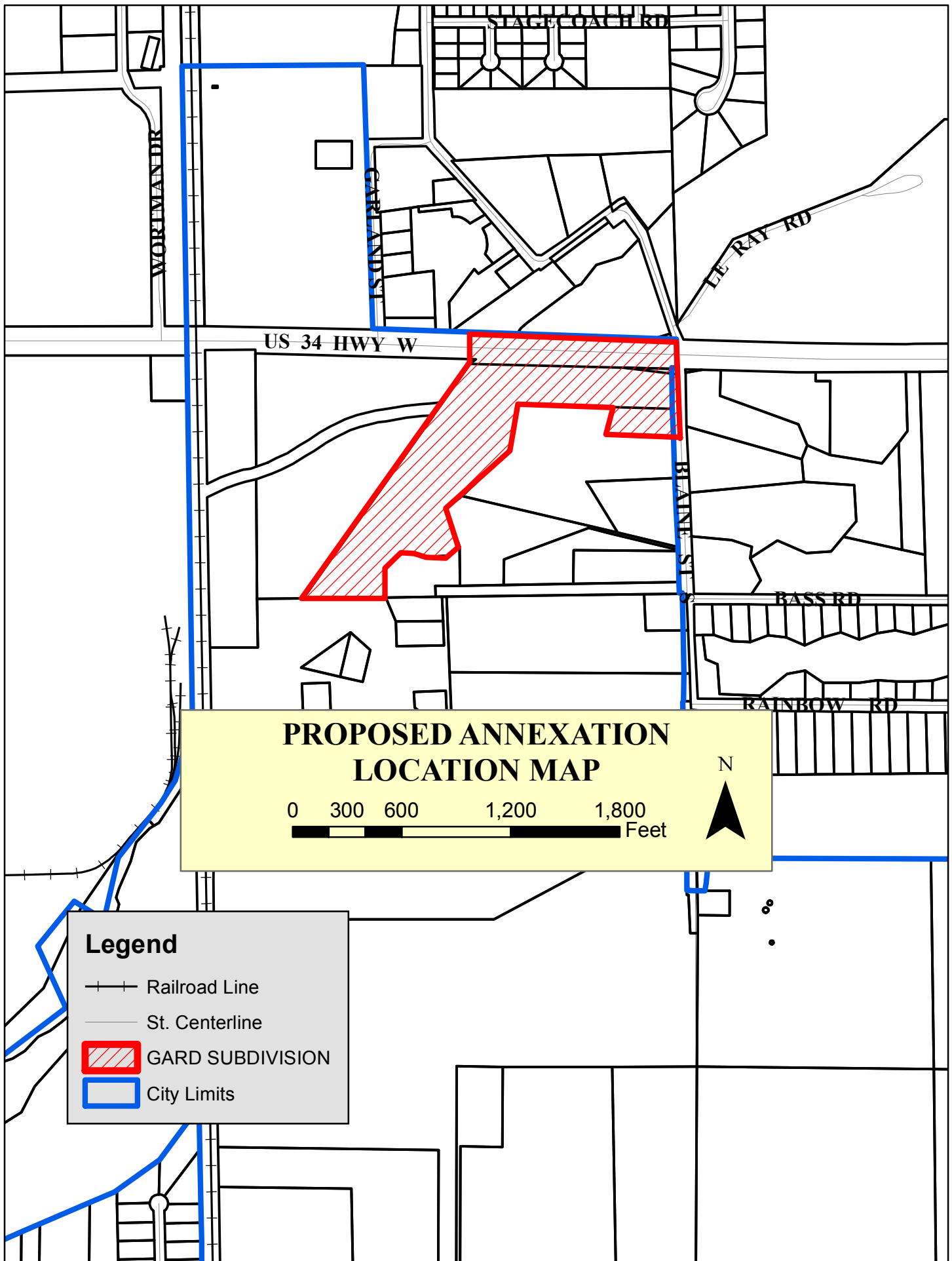
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FB HALL CO #4

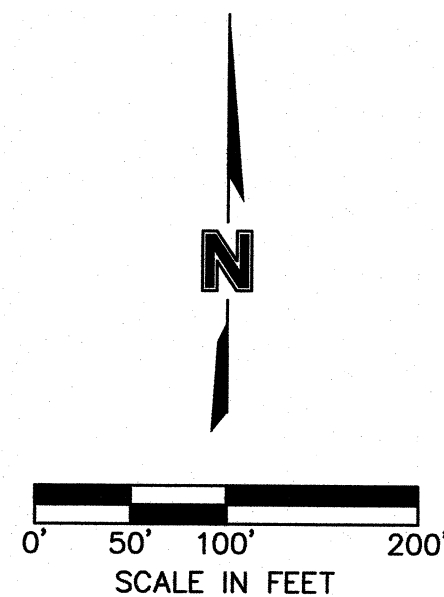




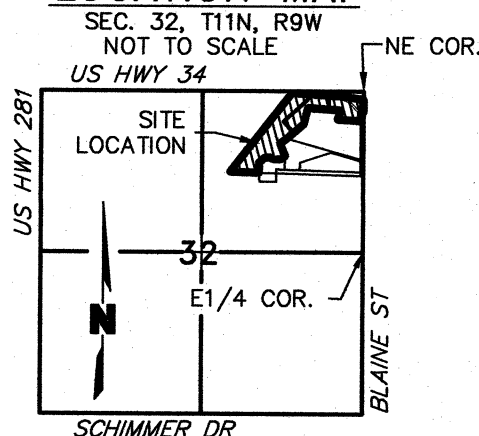
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HALL COUNTY, NEBRASKA  
SITE PLAT

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## LOCATION MAP



USER: jtmenez

DWG: F:\2017\3501-4000\017-3762\40-Design\Survey\SRVY\Sheets\V\_FPT\_73762.dwg  
DATE: Jan 18, 2018 11:08am  
XREFS:

**MOLSSON**  
ASSOCIATES

201 East 2nd Street  
P.O. Box 1072  
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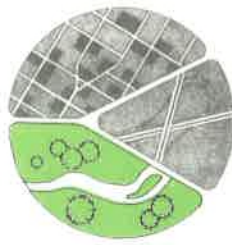
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## LEGAL DESCRIPTION

A TRACT OF LAND CONSISTING OF ALL OF LOT ONE (1), HEAVENLY HAVEN THIRD SUBDIVISION AND PART OF LOTS ONE (1) AND TWO (2) ISLAND, AND PART OF THE LAND BETWEEN THE MEANDER LINES OF THE NORTH CHANNEL OF THE PLATTE RIVER, ALL BEING IN PART OF THE NORTHEAST QUARTER (NE1/4) OF SECTION THIRTY-TWO (32), TOWNSHIP ELEVEN (11) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST (NE) CORNER OF SECTION 32-T11N-R9W; THENCE ON AN ASSUMED BEARING OF S02°17'05"E, ALONG THE EAST LINE OF THE NORTHEAST QUARTER (NE1/4), A DISTANCE OF 69.34 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 34, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING S02°17'05"E, ALONG SAID EAST LINE, A DISTANCE OF 191.59 FEET; THENCE N88°20'24"W A DISTANCE OF 40.06 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF BLAINE STREET, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 1, HEAVENLY HAVEN THIRD SUBDIVISION; THENCE S02°17'48"E, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 150.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE N88°25'01"W, ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 371.17 FEET; THENCE N15°58'22"E, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 154.52 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE N88°24'50"W, ALONG THE NORTH LINE OF LOT 2, SAID HEAVENLY HAVEN THIRD SUBDIVISION, A DISTANCE OF 523.52 FEET TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE S11°05'50"W, ALONG THE WESTERLY LINE OF SAID LOT 2, A DISTANCE OF 260.32 FEET; THENCE S46°13'51"W, ALONG SAID WESTERLY LINE OF SAID LOT 2, A DISTANCE OF 357.84 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE S52°00'38"W, ALONG THE WESTERLY LINE OF LOT 3, HEAVENLY HAVEN SECOND SUBDIVISION, A DISTANCE OF 130.12 FEET; THENCE S24°38'16"E, ALONG THE SOUTHWESTERLY LINE OF SAID LOT 3, A DISTANCE OF 215.06 FEET TO THE NORTHEAST CORNER OF REPLAT OF LOT 11, MEADOWLARK ESTATES SUBDIVISION; THENCE S50°28'09"W, ALONG THE NORTH LINE OF SAID REPLAT OF LOT 11, MEADOWLARK ESTATES SUBDIVISION, A DISTANCE OF 79.59 FEET; THENCE S86°11'37"W, ALONG SAID NORTH LINE, A DISTANCE OF 110.56 FEET; THENCE N73°47'09"W, ALONG SAID NORTH LINE, A DISTANCE OF 82.10 FEET; THENCE S86°44'51"W, ALONG SAID NORTH LINE, A DISTANCE OF 77.27 FEET; THENCE S43°13'11"W, ALONG THE NORTHWESTERLY LINE OF SAID REPLAT OF LOT 11, A DISTANCE OF 120.85 FEET; THENCE S01°46'38"E, ALONG THE WEST LINE OF SAID REPLAT OF LOT 11, A DISTANCE OF 153.48 FEET TO A POINT ON THE NORTH LINE OF LOT 12, MEADOWLARK ESTATES SUBDIVISION; THENCE S89°20'19"W, ALONG SAID NORTH LINE OF LOT 12, A DISTANCE OF 455.12 FEET; THENCE N35°33'27"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1582.94 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 34; THENCE S88°38'57"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 835.88 FEET; THENCE S83°09'56"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 306.42 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 828705.25 SQUARE FEET OR 19.024 ACRES MORE OR LESS OF WHICH 0.178 ACRES ARE NEW DEDICATED ROAD ROW.





THE REGIONAL PLANNING COMMISSION of Hall  
County, Grand Island, Wood River and the Villages  
of Alda, Cairo and Doniphan, Nebraska

January 23, 2018

Dear Members of the Board:

**RE: Final Plat –Gard Subdivision.**

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

This final plat proposes to create 3 lots, in a replat of a tract of land consisting of all of Lot 1, Heavenly Haven Third Subdivision and part of Lots 1 and 2 Island, and part of the land between the meander lines of the North Channel of the Platte River, all being in part of the northeast quarter of section 32, township 11 north, range nine west of the 6<sup>th</sup> p.m., Hall County, Nebraska.

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. February 7, 2018, 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  
County Assessor/Register of Deeds  
Manager of Postal Operations  
Olsson Associates  
Randy and Vicki Gard

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