



# **Hall County Regional Planning Commission**

**Wednesday, May 2, 2018  
Regular Meeting**

## **Item J4**

**Subdivision – Final Plat Copper Creek 10th Estates Subdivision  
Grand Island**

**Staff Contact:**

April 19<sup>th</sup>, 2018

Dear Members of the Board:

**RE: Final Plat – Copper Creek 10th Estates Subdivision.**

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Copper Creek 10th Estates Subdivision, located in Hall County, Nebraska.

This final plat proposes to create 1 lot, in a tract of land being part of the Northeast Quarter of the Northwest Quarter (NE1/4, NW1/4) and apart of the of Northwest Quarter of the Northwest Quarter (NW1/4, NW1/4) Section Twenty-three (23), Township Eleven (11) North, Range Ten (10) West of the 6<sup>th</sup> P.M., in, Hall County, Nebraska, containing 2.08 acres.

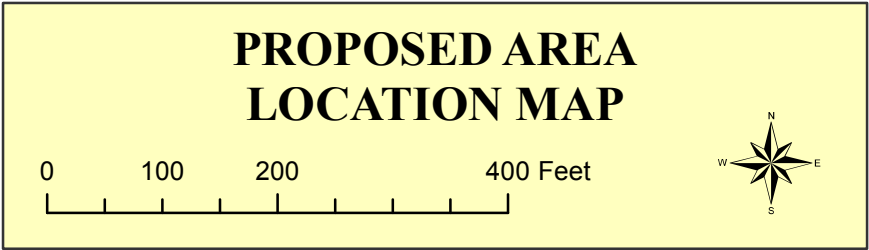
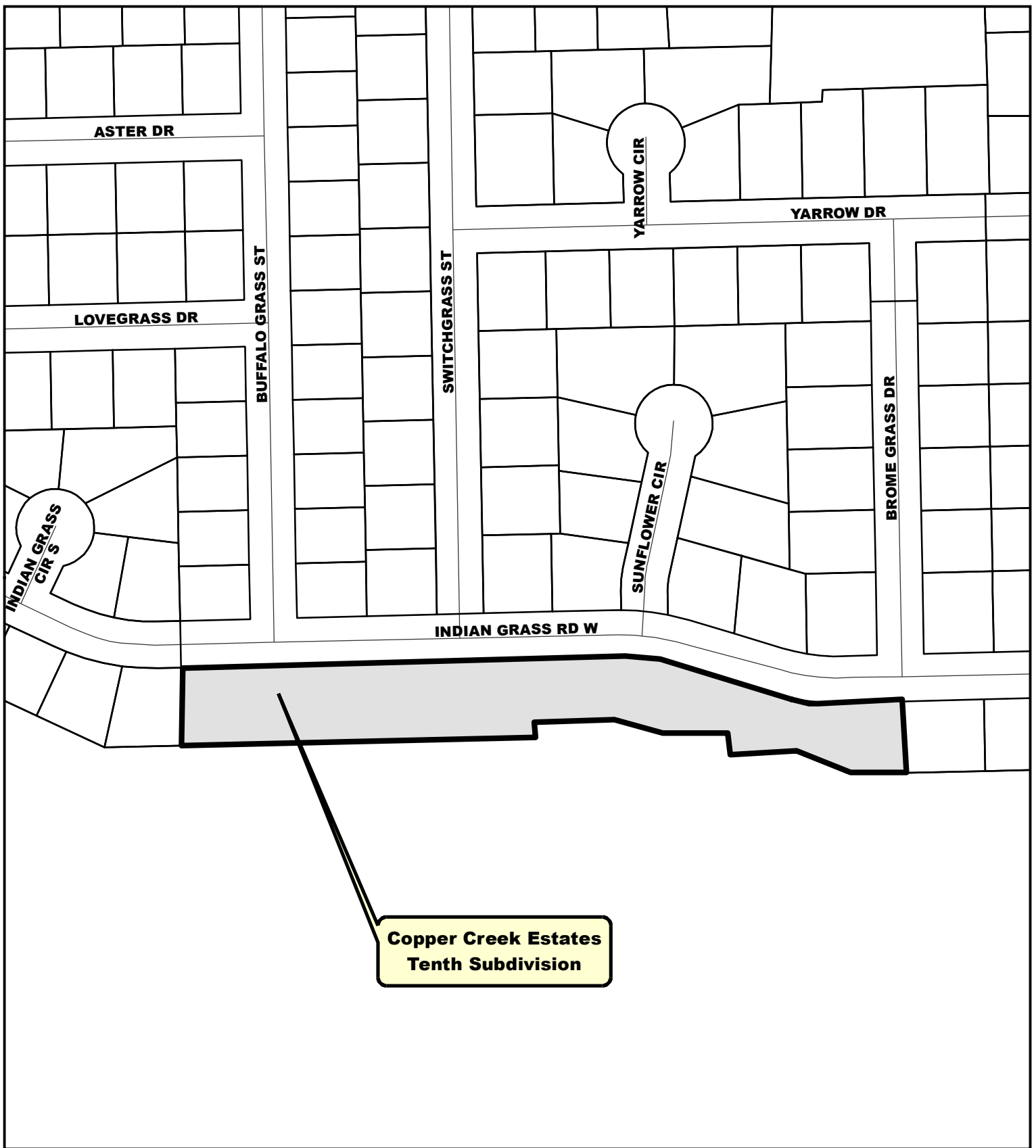
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on May 2<sup>nd</sup>, 2018, in the Council Chambers located in Grand Island's City Hall.

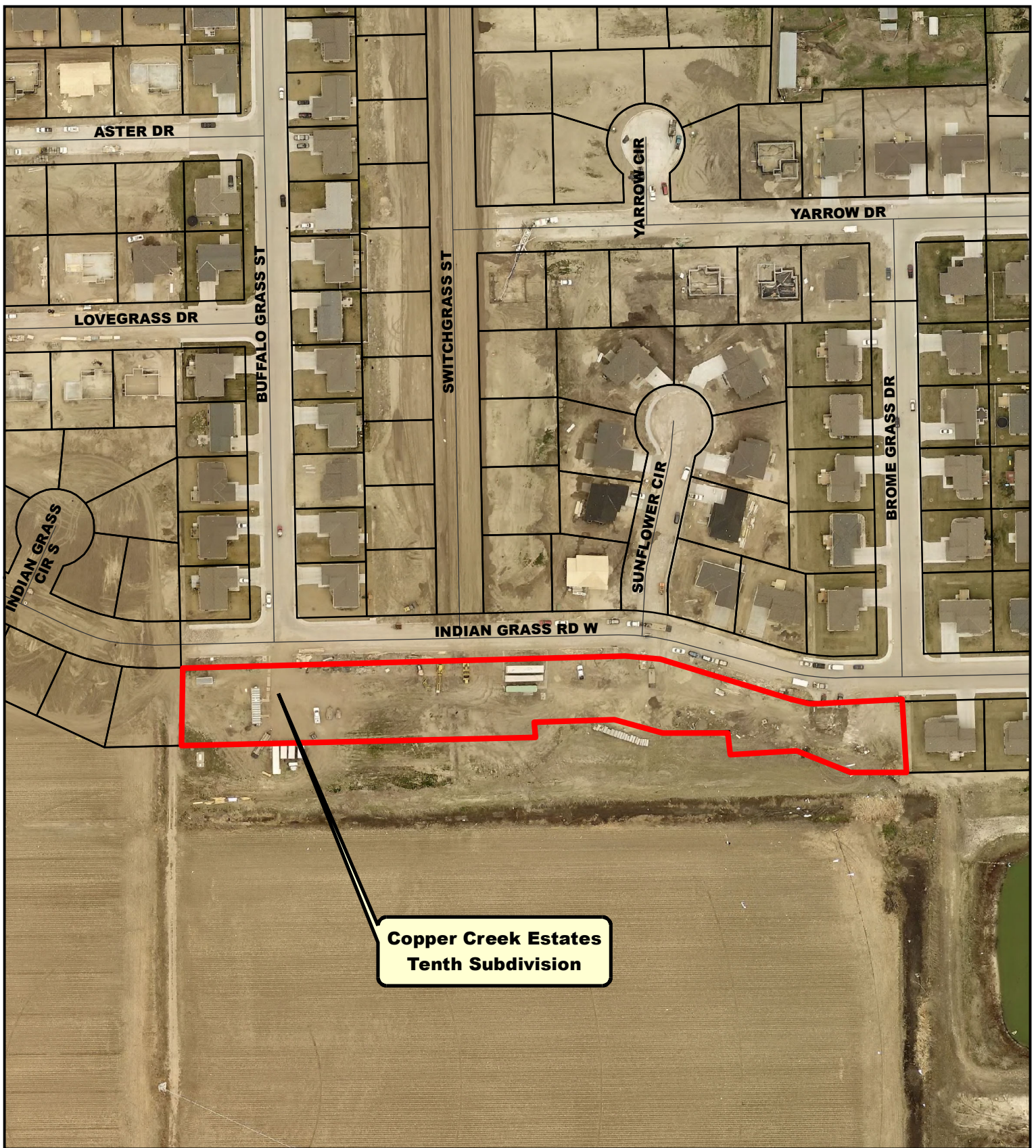
Sincerely,

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  
Stevens Land Surveying  
Brian McMahon

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





## PROPOSED AREA LOCATION MAP

0 100 200 400 Feet

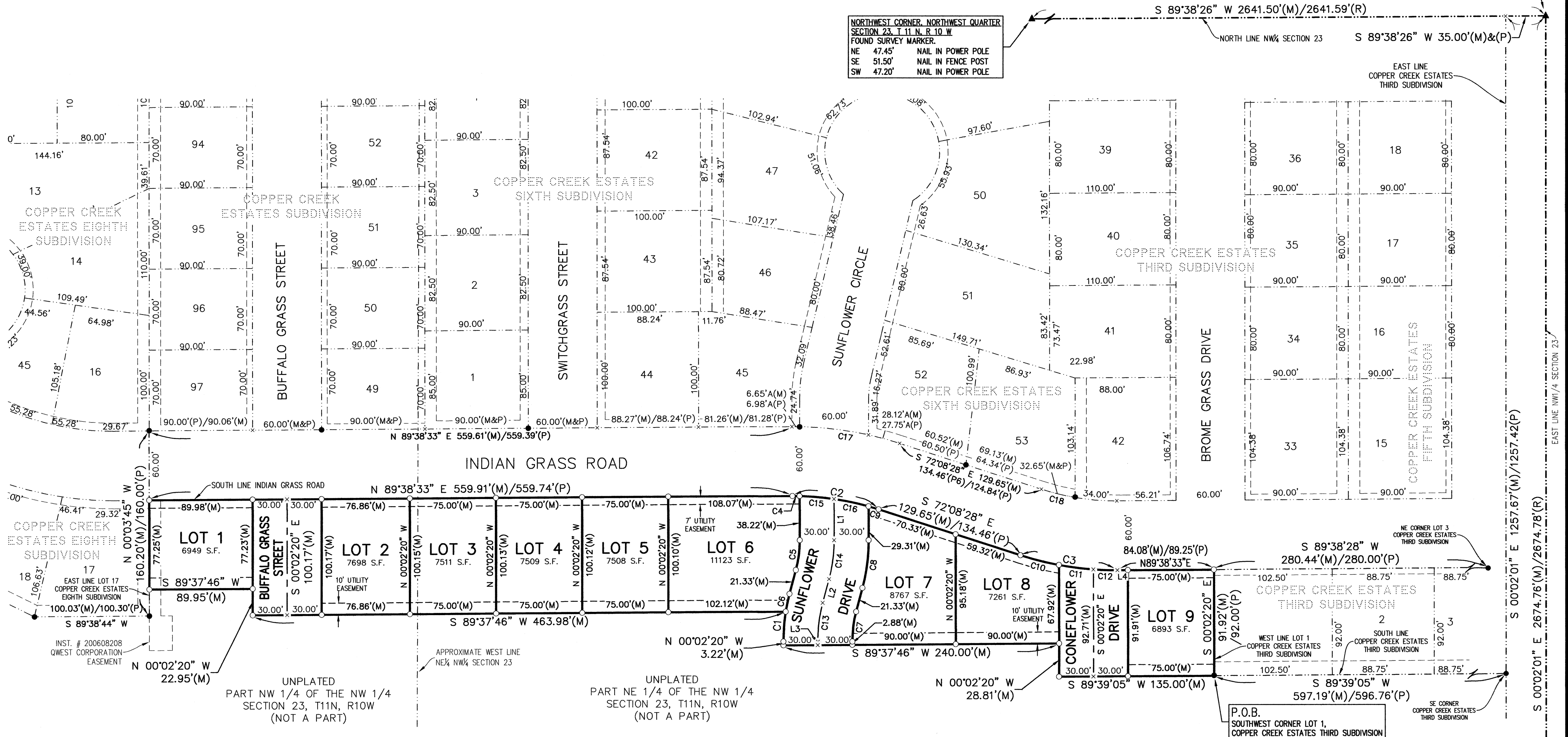




FINAL PLAT  
-COPPER CREEK ESTATES TENTH SUBDIVISION-  
IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

NORTHEAST CORNER, NORTHWEST QUARTER  
SECTION 23, T 11 N, R 10 W  
FOUND ALUMINUM CAP.  
NE 75.25' NAIL IN POWER POLE  
S 31.19' NAIL IN GUY POLE  
SW 48.23' 1/2" IRON PIPE

NORTHWEST CORNER, NORTHWEST QUARTER  
SECTION 23, T 11 N, R 10 W  
FOUND SURVEY MARKER.  
NE 47.45' NAIL IN POWER POLE  
SE 51.50' NAIL IN FENCE POST  
SW 47.20' NAIL IN POWER POLE



CURVE DATA

NUMBER	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	9°19'29"	160.00'	26.04'	N 04°37'25" E	26.01'
C2	18°12'59"	239.72'	76.21'	S 81°14'58" E	75.89'
C3	18°12'58"	270.00'	85.84'	S 81°14'58" E	85.48'
C4	1°29'49"	239.72'	6.26'	S 89°36'32" E	6.26'
C5	14°58'09"	100.00'	26.13'	N 07°26'45" E	26.05'
C7	14°58'09"	100.00'	26.13'	N 07°26'45" E	26.05'
C8	14°58'09"	160.00'	41.80'	N 07°26'45" E	41.68'
C9	2°10'56"	239.71'	9.13'	S 73°13'56" E	9.13'
C10	7°21'03"	269.99'	34.64'	S 75°48'59" E	34.61'

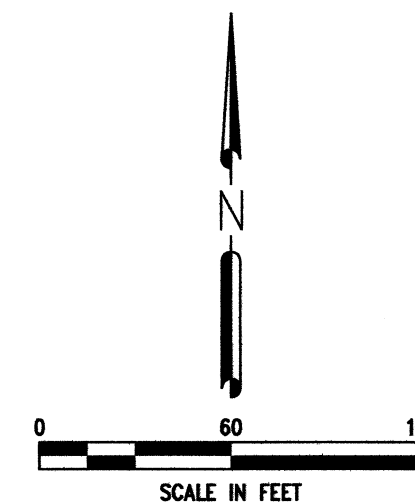
CURVE DATA

NUMBER	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C11	6°25'19"	270.00'	30.26'	S 82°42'10" E	30.25'
C12	4°26'39"	269.98'	20.94'	S 88°08'08" E	20.94'
C13	14°58'09"	130.00'	33.96'	N 07°26'45" E	33.87'
C14	14°58'09"	130.00'	33.96'	N 07°26'45" E	33.87'
C15	7°12'01"	239.72'	30.12'	S 85°15'37" E	30.10'
C16	7°20'13"	239.72'	30.70'	S 77°59'31" E	30.68'
C17	18°12'59"	299.72'	95.29'	S 81°14'58" E	94.89'
C18	8°14'00"	210.00'	30.18'	S 76°15'28" E	30.15'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S0°02'20"E	35.71'
L2	N14°55'49"E	21.33'
L3	S0°02'20"E	3.05'
L4	N89°38'33"E	9.08'

- SECTION LINE  
PROPOSED LOT LINES  
EXISTING LOT LINES  
EXISTING EASEMENTS  
NEWLY DEDICATED EASEMENTS
- ▲ = SECTION CORNER MONUMENT FOUND  
● = MONUMENT FOUND 1/2" I.P. (UNLESS NOTED)  
○ = MONUMENT ESTABLISHED (CAPPED 5/8" x 24" REBAR)  
x = TEMPORARY POINT  
(P) = PLATTED DISTANCES  
(P6) = PLATTED DISTANCES COPPER CREEK SIXTH  
(M) = MEASURED DISTANCES




SOUTHEAST CORNER, NORTHWEST QUARTER  
SECTION 23, T 11 N, R 10 W  
FOUND 1/2" IRON PIPE.  
W 34.76' 1/2" IRON PIPE  
SE 18.30' NOTCH IN END OF IRON PIPE CULVERT  
SW 10.43' NOTCH IN END OF IRON PIPE CULVERT

NOTES  
This plat prepared March 2018 for:  
  
The Guarantee Group LLC  
PO Box 139  
Grand Island, NE 68802

BY: Miller & Associates  
1111 Central Avenue  
Kearney, NE 68847

Current Zoning: R2  
Proposed Zoning: R2  
Minimum Setbacks:  
25' Front Yard  
20' Rear Yard  
5' Side Yard

SHEET 1 OF 2 SHEETS

 <b>Miller &amp; Associates</b>	PARTY CHIEF: BRENT D. CYBORON	SURVEY COMPLETED: MARCH 30, 2018
	DRAWN BY: CHAD A. DIXON	REVISION
	2510 N WEBB RD., GRAND ISLAND, NE 68803	DATE & REASON
	Tel: 308-365-9229	
	Fax: 308-234-1146	
<a href="http://www.miller-engineers.com">www.miller-engineers.com</a>		F.S. #
HALL CO-GRAND ISLAND-COPPER CREEK ESTATES TENTH SUBDIVISION		

FINAL PLAT  
-COPPER CREEK ESTATES TENTH SUBDIVISION-  
IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that

THE GUARANTEE GROUP, L.L.C., a Nebraska Limited Liability Company, by Sean P. O'Connor, Member

Exchange Bank, Beneficiary and Trustee, by (print name) \_\_\_\_\_, (print title) \_\_\_\_\_

being the owner of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as 'COPPER CREEK ESTATES TENTH SUBDIVISION' in the City of Grand Island, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the streets as shown thereon to the public for their use forever, and 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 the 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 our signatures hereto, at Grand Island, Nebraska, this \_\_\_\_ day of \_\_\_\_\_, 2017.

(signature) \_\_\_\_\_  
THE GUARANTEE GROUP, L.L.C.,  
a Nebraska Limited Liability Company  
by Sean P. O'Connor, a Member

(signature) \_\_\_\_\_  
Exchange Bank, Beneficiary and Trustee  
  
by, (print name) \_\_\_\_\_  
(print title) \_\_\_\_\_

ACKNOWLEDGMENTS

STATE OF NEBRASKA )  
                                  ) S.S.  
COUNTY OF \_\_\_\_\_ )

On the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me \_\_\_\_\_ a Notary Public within and for said County, personally appeared Sean P. O'Connor, Member of THE GUARANTEE GROUP, 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 of said Company and that he was empowered to make the above dedication for and in behalf of said Company.

My commission expires \_\_\_\_\_  
Notary Public

STATE OF \_\_\_\_\_ )  
                                  ) S.S.  
COUNTY OF \_\_\_\_\_ )  
On the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me \_\_\_\_\_ a Notary Public within and for said County, personally

appeared (print name) \_\_\_\_\_, (print title) \_\_\_\_\_ of Exchange Bank, Beneficiary and Trustee, 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 and that he was empowered to make the above dedication for and in behalf of said Company.

My commission expires \_\_\_\_\_  
Notary Public

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 (signature) \_\_\_\_\_ (date) \_\_\_\_\_

Approved and accepted by the City of Grand Island, Nebraska, this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_. (SEAL)

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

LEGAL DESCRIPTION

A tract of land being part of the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4), and part of the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4), Section Twenty-three (23), Township Eleven (11) North, Range Ten (10) West of the 6th Principal Meridian, Hall County, Nebraska, and more particularly described as follows:

Referring to an aluminum cap at the Northeast Corner of the Northeast Quarter of the Northwest Quarter of Section 23 and assuming the North line of said Northwest Quarter as bearing S 89°38'26" W and all bearings contained herein are relative thereto; thence S 89°38'26" W on said North line a distance of 35.00 feet to the Northeast corner of Copper Creek Estates Subdivision in the City of Grand Island Nebraska; thence S 00°02'01" E on the East line of said Copper Creek Estates Subdivision and on the East line of Copper Creek Estates Third Subdivision in the City of Grand Island, Nebraska a distance of 1257.67 feet to a 1/2" iron pipe with cap at the Southeast corner of said Copper Creek Estates Third Subdivision; thence S 89°39'05" W on the South line of said Copper Creek Estates Third Subdivision a distance of 597.19 feet to a 1/2" iron pipe with cap at the Southwest Corner of Lot 1 of said Copper Creek Estates Third Subdivision and the ACTUAL POINT OF BEGINNING; thence continuing S 89°39'05" W a distance of 135.00 feet to a 5/8" rebar with cap; thence N 00°02'20" W a distance of 28.81 feet to a 5/8" rebar with cap; thence S 89°37'46" W a distance of 240.00 feet to a 5/8" rebar with cap; thence N 00°02'20" W a distance of 3.22 feet to a 5/8" rebar with cap; thence Northerly on a tangent curve to the Right, having a central angle of 09°19'29", a radius of 160.00 feet, an arc length of 26.04 feet, and a chord bearing of N 04°37'25" E, a distance of 26.01 feet to a 5/8" rebar with cap; thence S 89°37'46" W a distance of 463.98 feet to a 5/8" rebar with cap; thence N 00°02'20" W a distance of 22.95 feet to a 5/8" rebar with cap; thence S 89°37'46" W a distance of 89.95 feet to a 5/8" rebar with cap on the East line of Lot 17 of Copper Creek Estates Eighth Subdivision in the City of Grand Island Nebraska; thence N 00°03'45" W on said East line of Lot 17 a distance of 77.25 feet to a 5/8" rebar with cap at the Northeast corner of said Lot 17 and on the South line of Indian Grass Road as platted in said Copper Creek Estates Subdivision; thence N 89°38'33" E on said South line of Indian Grass Road a distance of 559.91 feet to a 5/8" rebar with cap; thence Easterly continuing on said South line of Indian Grass Road and on a tangent curve to the Right, having a central angle of 18°12'59", a radius of 239.72 feet, an arc length of 76.21 feet, a chord bearing of S 81°14'58" E, a distance of 75.89 feet to a 5/8" rebar with cap; thence S 72°08'28" E continuing on said South line of Indian Grass Road a distance of 129.65 feet to a 5/8" rebar with cap; thence Easterly continuing on said South line of Indian Grass Road and on a tangent curve to the Left, having a central angle of 18°12'58", a radius of 270.00 feet, an arc length of 85.84 feet, a chord bearing of S 81°14'58" E, a distance of 85.48 feet to a 5/8" rebar with cap; thence N 89°38'33" E continuing on said South line of Indian Grass Road a distance of 84.08 feet to a 5/8" rebar with cap at the Northwest Corner of said Lot 1 of Copper Creek Estates Third Subdivision; thence S 00°02'20" E on the West line of said Lot 1 a distance of 91.92 feet to the Point of Beginning. Containing 2.08 acres more or less.

SURVEYOR'S CERTIFICATE

I, Chad Dixon, Nebraska Professional Registered Land Surveyor No. 672, do hereby certify that on March 30th, 2018, I completed an accurate survey (made by Brent D. Cyboron, NE RLS 727, under my supervision) of 'COPPER CREEK ESTATES TENTH SUBDIVISION', in the City of Grand Island, Hall County, 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 as shown on the plat; 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)  
Chad Dixon  
Nebraska Professional Registered Land Surveyor No. 672



NOTES  
This plat prepared March 2018 for:

The Guarantee Group LLC  
PO Box 139  
Grand Island, NE 68802

BY: Miller & Associates  
1111 Central Avenue  
Kearney, NE 68847

Current Zoning: R2  
Proposed Zoning: R2

SHEET 2 OF 2 SHEETS

<b>MA</b> Miller & Associates	PARTY CHIEF:	SURVEY COMPLETED:
	BRENT D. CYBORON	MARCH 30, 2018
	DRAWN BY:	REVISION:
	CHAD A. DIXON	DATE & REASON:
2010 N WEBB RD., GRAND ISLAND, NE 68802 Tel: 308-335-8729 Fax: 308-234-1146 www.miller-engineers.com		F.R. #
HALL CO-GRAND ISLAND-COPPER CREEK ESTATES TENTH SUBDIVISION		