



Hall County Regional Planning Commission

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

Item J8

Subdivision – Final Plat Stander Subdivision Grand Island ETJ

Staff Contact:

April 19th, 2018

Dear Members of the Board:

RE: Final Plat –Stander Subdivision.

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

This final plat proposes to create 3 lots, in a tract of land being part of the North Half of the Northeast Quarter (N1/2, NE1/4) of Section Fourteen (14), Township Ten (10) North, Range Eleven (11) West of the 6th P.M., in, jurisdiction of Grand Island, Hall County, Nebraska, containing 20.063 acres

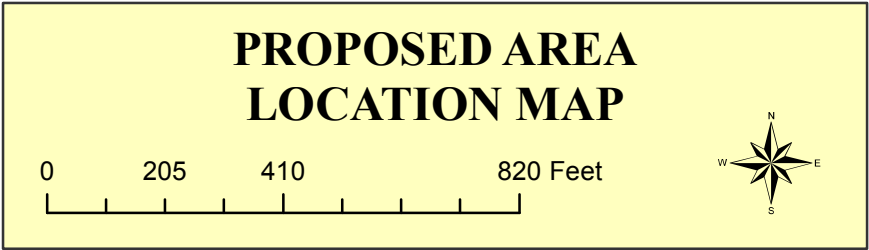
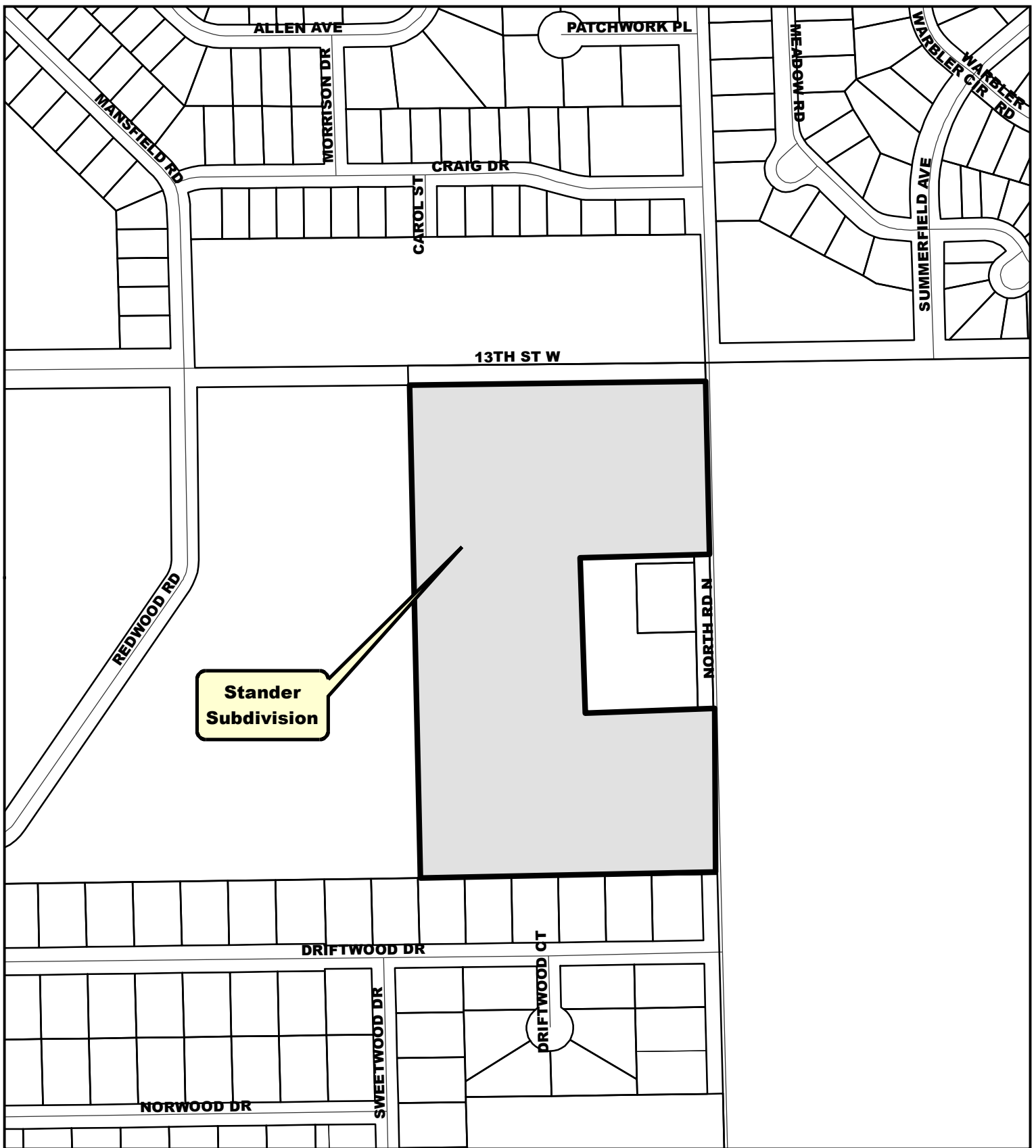
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on May 2nd, 2018, in the Council Chambers located in Grand Island's City Hall.

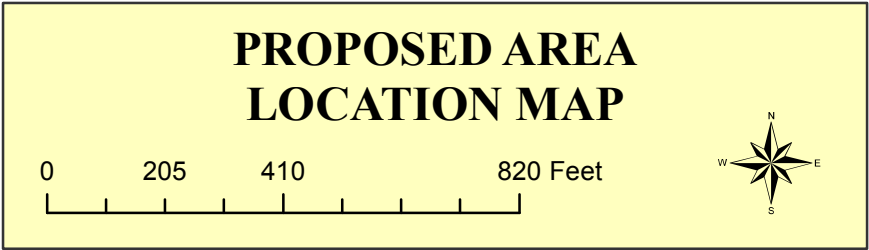
Sincerely,

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.





LEGAL DESCRIPTION

A TRACT OF LAND COMPRISING A PART OF THE NORTH HALF OF THE NORTHEAST QUARTER (N1/2 NE1/4) OF SECTION FOURTEEN (14), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., IN HALL COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID NORTH HALF OF THE NORTHEAST QUARTER (N1/2 NE1/4), SAID POINT BEING THE POINT OF BEGINNING; THENCE ON AN ASSUMED BEARING OF S01°24'11"E, ALONG THE EAST LINE OF SAID N1/2 NE1/4, A DISTANCE OF 492.04 FEET, TO THE NORTHEAST CORNER OF HANOVER SUBDIVISION; THENCE S88°36'51"W, ALONG THE NORTH LINE OF HANOVER SECOND SUBDIVISION, A DISTANCE OF 330.07 FEET, TO THE NORTHWEST CORNER OF LOT 2, HANOVER SECOND SUBDIVISION; THENCE S01°24'37"E, ALONG THE WEST LINE OF SAID LOT 2, HANOVER SECOND SUBDIVISION, A DISTANCE OF 395.80 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2, HANOVER SECOND SUBDIVISION; THENCE N88°34'41"E, ALONG THE SOUTH LINE OF SAID LOT 2, HANOVER SECOND SUBDIVISION, A DISTANCE OF 330.02 FEET TO THE SOUTHEAST CORNER OF HANOVER SUBDIVISION, ALSO BEING A POINT ON SAID EAST LINE OF N1/2 NE1/4; THENCE S01°24'11"E, ALONG SAID EAST LINE, A DISTANCE OF 431.58 FEET TO THE NORTHEAST CORNER OF WESTWOOD PARK SUBDIVISION; THENCE S89°40'39"W, ALONG THE NORTH LINE OF SAID WESTWOOD PARK SUBDIVISION, A DISTANCE OF 762.43 FEET TO THE SOUTHEAST CORNER OF LOT 1, BLOCK 2, NEUMANN SECOND SUBDIVISION; THENCE N01°24'29"W, ALONG THE EAST LINE OF SAID LOT 1, BLOCK 2, NEUMANN SECOND SUBDIVISION, A DISTANCE OF 1316.20 FEET TO A POINT ON THE NORTH LINE OF SAID N1/2 NE1/4; THENCE N89°27'02"E, ALONG THE NORTH LINE OF SAID N1/2 NE1/4, A DISTANCE OF 762.49 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 873,953.61 SQUARE FEET OR 20.063 ACRES MORE OR LESS OF WHICH 1.511 ACRES ARE NEW DEDICATED ROAD RIGHT-OF-WAY.

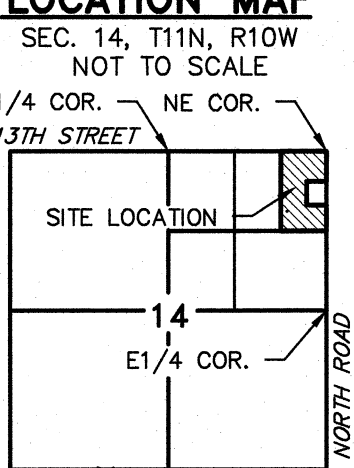
STANDER SUBDIVISION

AN ADDITION TO THE CITY OF GRAND ISLAND

HALL COUNTY, NEBRASKA

SITE PLAT

LOCATION MAP



LEGEND

- SECTION CORNER
- FOUND CORNER
- SET CORNER (5/8"x24" REBAR W/CAP)
- SECTION LINE
- SUBDIVISION BOUNDARY LINE
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- RIGHT-OF-WAY LINE
- M MEASURED DISTANCE
- R RECORDED DIST. D.D. SORGENFREI 1/6/2003
- P PLATTED DISTANCE HANOVER SUBD
- P1 PLATTED DISTANCE HANOVER 2ND SUBD
- POWER POLE W/ LIGHT
- POWER POLE
- EM ELECTRIC METER
- E ELECTRIC BOX
- ER ELECTRICAL RISER
- ELECTRIC CABINET
- TELEPHONE RISER
- F FIBER OPTIC BOX
- GUY WIRE
- GM GAS METER
- S SANITARY MANHOLE
- WATER VALVE
- FHT FIRE HYDRANT
- W WATER WELL
- SIGN
- BOLLARD
- WOOD POST
- MAILBOX
- FFE FINISHED FLOOR ELEVATION
- BUSH
- DECIDUOUS TREE
- CONIFEROUS TREE
- TREE STUMP
- SD STORM SEWER LINE
- W WATER LINE
- G GAS LINE
- P-UG UNDERGROUND ELECTRIC
- P-OH OVERHEAD ELECTRIC
- SS SANITARY SEWER LINE
- TEL UNDERGROUND TELEPHONE
- CATV UNDERGROUND CABLE
- FO UNDERGROUND FIBER OPTIC
- X WIRE FENCE
- WOODEN FENCE
- BUILDING LINE
- CONCRETE
- GRAVEL

LOT 1, BLOCK 2
NEUMANN
SECOND SUBDIVISION
(NOT A PART)

PT. NE1/4, NE1/4,
SEC. 14, T11N, R10W
UNPLATTED
(NOT A PART)

LOT 1
HANOVER
SECOND
SUBDIVISION
(NOT A PART)

LOT 2
HANOVER
SECOND
SUBDIVISION
(NOT A PART)

W1/2 NW1/4
SEC. 13, T11N, R10W
UNPLATTED
(NOT A PART)

LOT 4
477340± S.F.
10.958 ACRES

EXISTING 20'
UTILITY EASEMENT
INST. #200305499
FILED 05/02/03

LOT 7
WESTWOOD PARK
SUBDIVISION
(NOT A PART)

LOT 6
WESTWOOD PARK
SUBDIVISION
(NOT A PART)

LOT 5
WESTWOOD PARK
SUBDIVISION
(NOT A PART)

LOT 4
WESTWOOD PARK
SUBDIVISION
(NOT A PART)

LOT 3
WESTWOOD PARK
SUBDIVISION
(NOT A PART)

LOT 2
WESTWOOD PARK
SUBDIVISION
(NOT A PART)

LOT 1
WESTWOOD PARK
SUBDIVISION
(NOT A PART)

OWNERS: THE MEADOWS
APARTMENT HOMES, L.L.C.
SUBDIVIDER: THE MEADOWS
APARTMENT HOMES, L.L.C.
SURVEYOR: OLSSON ASSOCIATES
ENGINEER: OLSSON ASSOCIATES
NUMBER OF LOTS: 4

SE CORNER, N1/2 NE1/4
(EAST 1/4 CORNER)
SEC 14, T11N, R10W

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. 2017-2905
GI 911 CENTER
FB GI 2017-2

DWG: F:\2017\2501-3000\017-2905\40-Design\Survey\SRVY\Sheets\VFPT_72905.dwg
DATE: Apr 13, 2018 1:00pm XREFS: V_RWAY_72905 V_XTP0_72905

USER: jjimenez