



Hall County Regional Planning Commission

**Wednesday, June 6, 2018
Regular Meeting**

Item J10

**Subdivision- Prairieview Plaza Subdivision Grand Island Final
Plat**

Staff Contact:



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

May 25th, 2018

Dear Members of the Board:

RE: Final Plat – Listed Subdivisions.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a list of Subdivision Plats, for properties located in Hall County, Nebraska as attached.

You are hereby notified that the Regional Planning Commission will consider these Subdivision Plats at the next meeting that will be held at 6:00 p.m. on June 6th, 2018, in the Community Meeting Room located in Grand Island's City Hall.

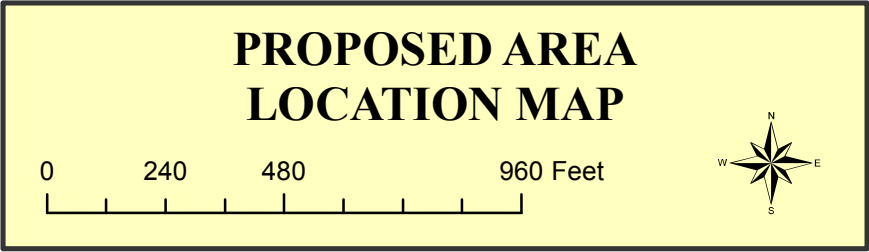
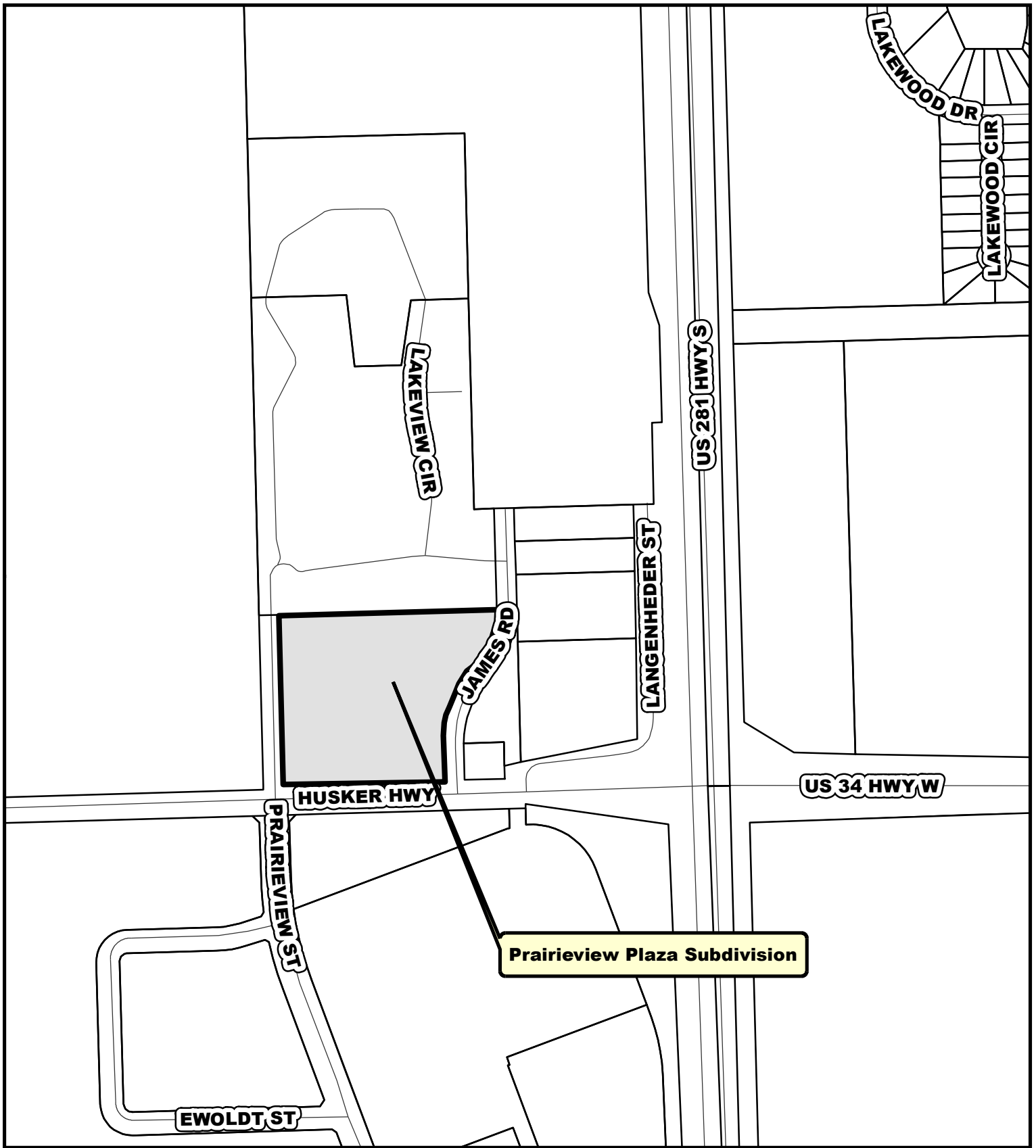
Sincerely,

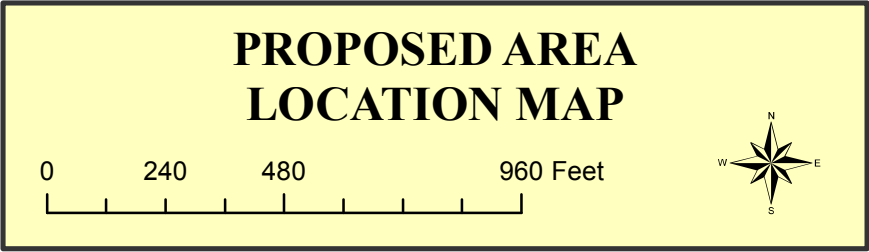
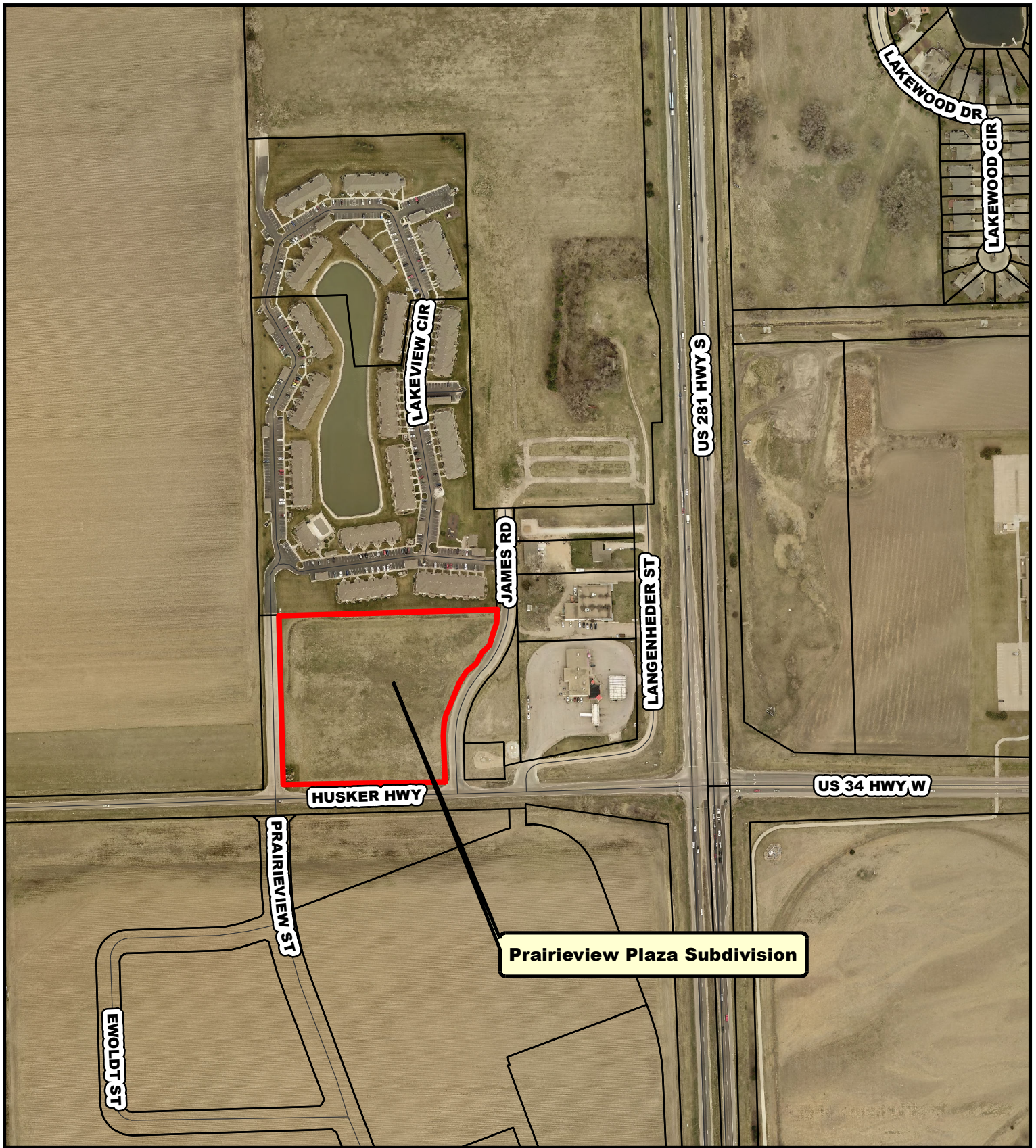
Chad Nabity, AICP
Planning Director

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.

Name	Acres	Lots	Legal Description
Carey Subdivision	4.695	2	A replat of all of lot 1, Bohmhart Subdivision, in the City of Grand Island, Hall County, Nebraska.
Copper Creek Estates 11 th Subdivision	1.71	8	A tract of land being part of the Northeast Quarter of the Northwest Quarter (NE1/4, NW1/4) and part of the Southeast Quarter of the Northwest Quarter (SE1/4, NW1/4) of Section Twenty-three (23), Township Eleven (11) North, Range Ten (10) West of the 6th P.M., in, Hall County, Nebraska.
Copper Creek Estates 12 th Subdivision	1.88	8	A tract of land being part of the Northeast Quarter of the Northwest Quarter (NE1/4, NW1/4) and part of the Southeast Quarter of the Northwest Quarter (SE1/4, NW1/4) of Section Twenty-three (23), Township Eleven (11) North, Range Ten (10) West of the 6th P.M., in, Grand Island, Hall County, Nebraska.
Copper Creek Estates 13 th Subdivision	3.37	13	A tract of land being part of the Northeast Quarter of the Northwest Quarter (NE1/4, NW1/4), part of the Northwest Quarter of the Northwest Quarter (NW1/4, NW1/4), part of the Southwest Quarter of the Northwest Quarter (SW1/4, NW1/4) and part of the Southeast Quarter of the Northwest Quarter (SE1/4, NW1/4) of Section Twenty-three (23), Township Eleven (11) North, Range Ten (10) West of the 6th P.M., in, Hall County, Nebraska.
Knuth 2 nd Subdivision	1.19	1	A tract of land being part of the Northwest Quarter of the Northeast Quarter (NW1/4, NE1/4) of Section Twelve (12), Township Ten (10) North, Range Ten (10) West of the 6th P.M., in, Hall County, Nebraska. This will be an addition to the City of Grand Island.
MCK Estates Subdivision	4.157	1	A tract of land consisting of part of the Northwest Quarter of (NW1/4) of Section Twelve (12), Township Nine (9) North, Range Ten (10) West of the 6th P.M., in, Hall County, Nebraska.
Nelson Subdivision	6.69	2	A tract of land being part of the Southwest Quarter of the Southeast Quarter (SW1/4, SE1/4) of Section Twenty-six (26), Township Ten (10) North, Range Nine (9) West of the 6th P.M., in, Hall County, Nebraska.
Prairie Creek Meadows 2 nd Subdivision	33.57	9	A tract of land comprising a part Northwest Quarter (NW 1/4) of Section Twenty (20), Township Twelve (12), Range Nine (9) West of the 6th P.M., in Hall County, Nebraska
Prairieview Plaza Subdivision	6.359	4	A replat of all of lot 1, Pedcor Subdivision, an addition to the City of Grand Island, Hall County, Nebraska.
RCI Subdivision	4.599	2	A tract of land comprising a part Northwest Quarter (NW 1/4) of the Southwest Quarter (NW 1/4, SW 1/4) Section Twenty-seven (27), Township Eleven (11), Range Nine (9) West of the 6th P.M., in the city of Grand Island, Hall County, Nebraska
Rief Acres Subdivision	3.592	1	A tract of land comprising a part Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4, SE 1/4) of Section Four (4), Township Ten (10), Range Nine (9) West of the 6th P.M., Hall County, Nebraska. This will be an addition to the City of Grand Island.
Schup Subdivision	4.84	1	A tract of land of Northeast Quarter (NE 1/4) of Section Thirty-three (33), Township Ten (10), Range Nine (9) West of the 6th P.M., Hall County, Nebraska





DWG: F:\2018\0501-1000\018-0679\40-Design\Survey\SRVY\Sheets\V_FPT_80679.dwg
DATE: May 30, 2018 2:37pm
XREFS: V_XTPO_80679 V_XTPO_80679 ACAD-cg
USER: jjimenez C_PBASE_80679

LEGEND

- SET CORNER (5/8"x24" REBAR W/CAP)
- FOUND CORNER (5/8" REBAR)
- PROPERTY LINE
- SECTION LINE
- == SUBDIVISION LINE
- NEW PROPERTY LINE
- NEW R.O.W. LINE
- EASEMENT LINE
- M MEASURED DISTANCE
- P PLATTED DISTANCE
- E EASEMENT DISTANCE

PRAIRIEVIEW PLAZA SUBDIVISION
GRAND ISLAND, HALL COUNTY, NEBRASKA
FINAL PLAT

LEGAL DESCRIPTION

A REPLAT OF ALL OF LOT 1, PEDCOR SUBDIVISION, AN ADDITION TO THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA. SAID TRACT CONTAINS A CALCULATED AREA OF 276,985.84 SQUARE FEET OR 6.359 ACRES MORE OR LESS OF WHICH 0.047 ACRES ARE NEW DEDICATED ROAD RIGHT-OF-WAY.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON _____, 2018, I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION, OF A REPLAT OF ALL OF LOT 1, PEDCOR SUBDIVISION, AN ADDITION TO THE 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 4.0 INVESTMENTS LLC, A NEBRASKA LIMITED LIABILITY COMPANY, BEING THE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "PRAIRIEVIEW PLAZA SUBDIVISION" A REPLAT OF ALL OF LOT 1, PEDCOR SUBDIVISION, AN ADDITION TO THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF AND DO HEREBY DEDICATE THE ROAD RIGHT OF WAY, AS SHOWN THEREON TO THE PUBLIC FOR THEIR USE FOREVER: AND 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 ADDITION 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 _____, NEBRASKA, THIS ____ DAY OF _____, 2018.

BY: GORDON GLADE, MEMBER
4.0 INVESTMENTS LLC

ACKNOWLEDGMENT

STATE OF NEBRASKA
COUNTY OF HALL SS
ON THIS ____ DAY OF _____, 2016, BEFORE ME _____, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED GORDON GLADE, MEMBER, 4.0 INVESTMENTS LLC, A NEBRASKA LIMITED LIABILITY COMPANY, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS 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.

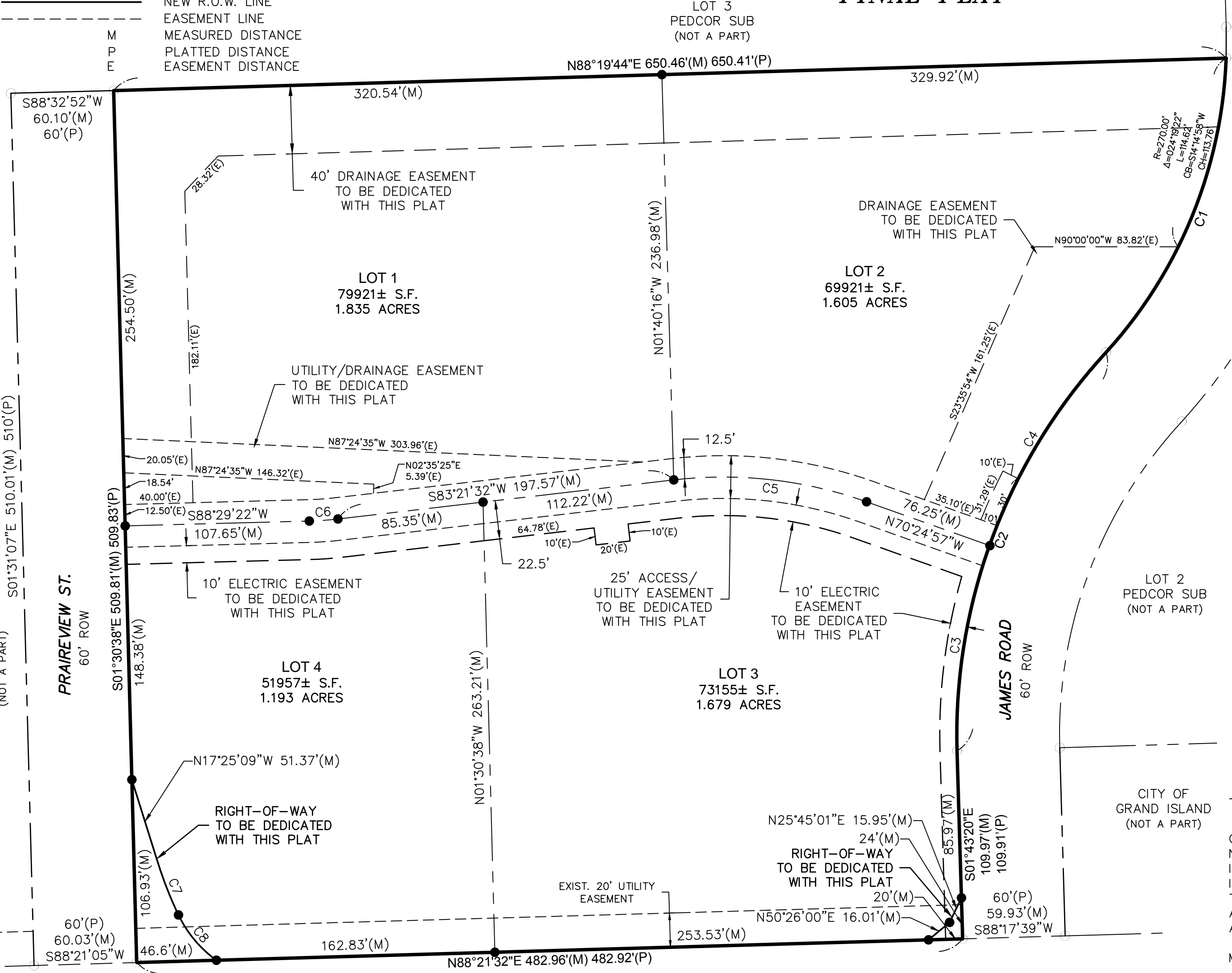
MY COMMISSION EXPIRES _____

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.

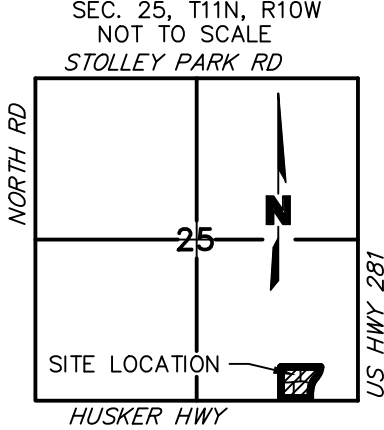
CHAIRPERSON _____ DATE _____
APPROVED AND ACCEPTED BY THE CITY OF GRAND ISLAND, NEBRASKA
THIS ____ DAY OF _____, 2018.
MAYOR _____
CITY CLERK _____



HUSKER HIGHWAY

CURVE TABLE					
CURVE ID	RADIUS (FT)	DELTA	LENGTH (FT)	CHORD BEARING	CHORD LENGTH (FT)
C1	270.00	40°13'44"	189.57	N22°12'09"E	185.70
C2	330.00	44°16'05"	254.97	S20°30'26"W	248.67
C3	330.00	21°12'54"	122.19	S08°58'51"W	121.49
C4	330.00	23°03'11"	132.78	S31°06'53"W	131.88
C5	250.00	26°13'31"	114.43	N83°31'43"W	113.43
C6	187.50	5°07'50"	16.79	S85°55'27"W	16.78
C7	225.00	8°14'45"	32.38	S21°32'31"E	32.35
C8	70.00	28°31'56"	34.86	S39°55'52"E	34.50

LOCATION MAP



OWNERS: 4.0 INVESTMENTS LLC
SUBDIVIDER: 4.0 INVESTMENTS LLC
SURVEYOR: OLSSON ASSOCIATES
ENGINEER: OLSSON ASSOCIATES
NUMBER OF LOTS: 4

0' 25' 50' 100'
SCALE IN FEET

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. 2018-0679
4.0 Investments
Lutz Site Survey
FB