



Hall County Regional Planning Commission

Wednesday, June 6, 2018

Regular Meeting

Item J11

Subdivision- RCI 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.

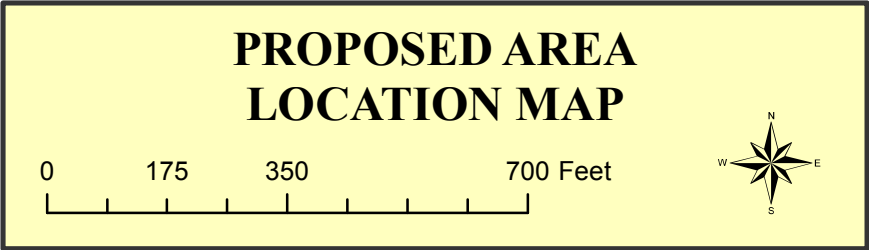
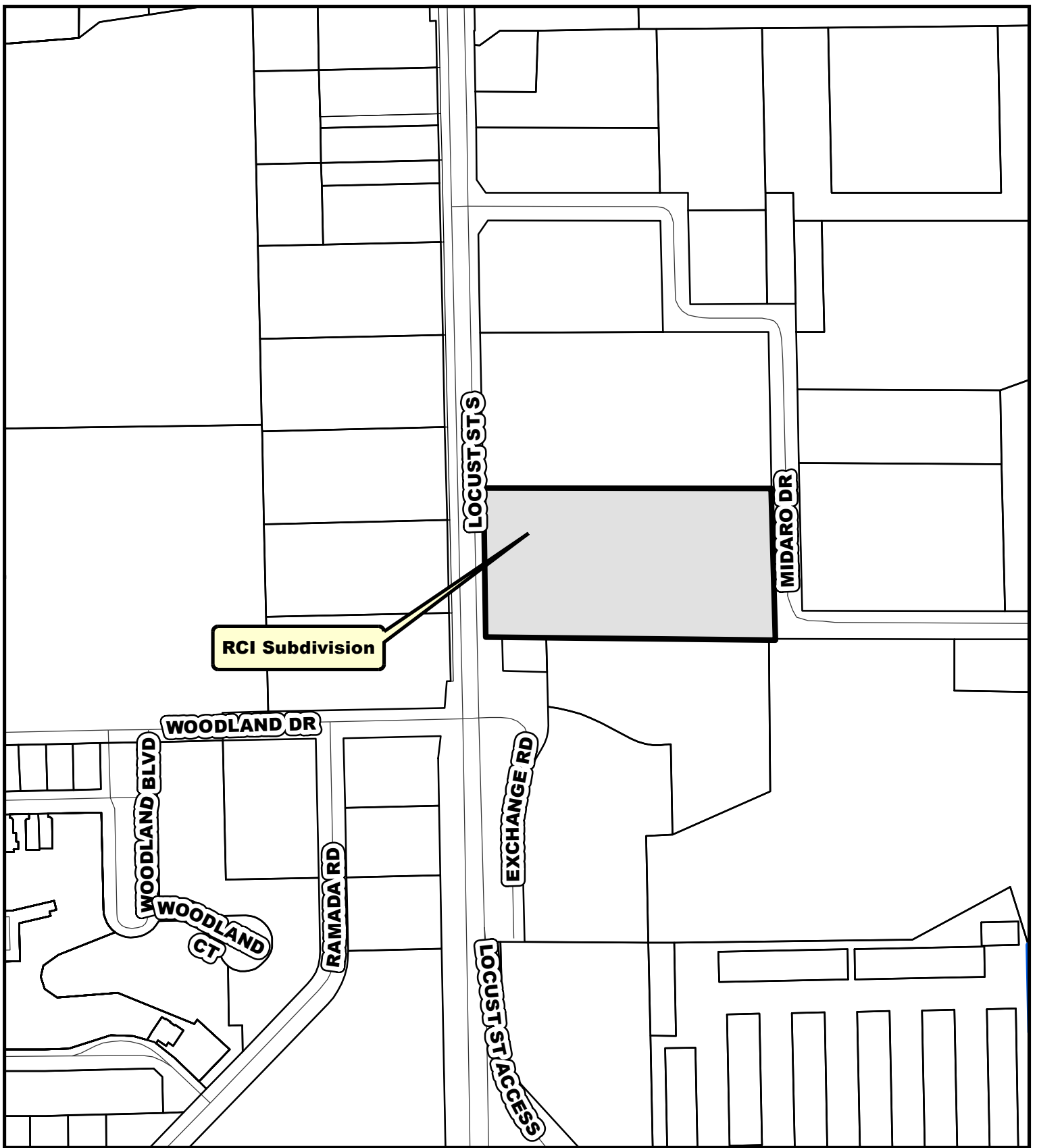
Sincerely,

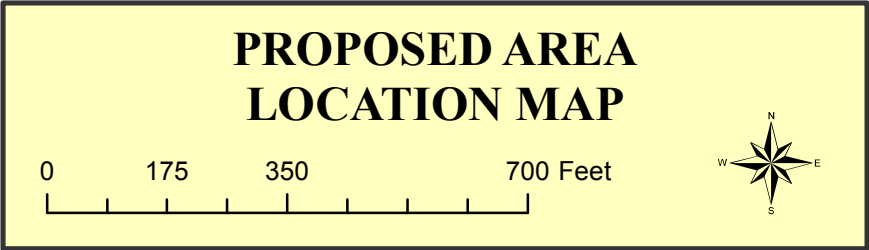
Chad Nabity, AICP
Planning Director

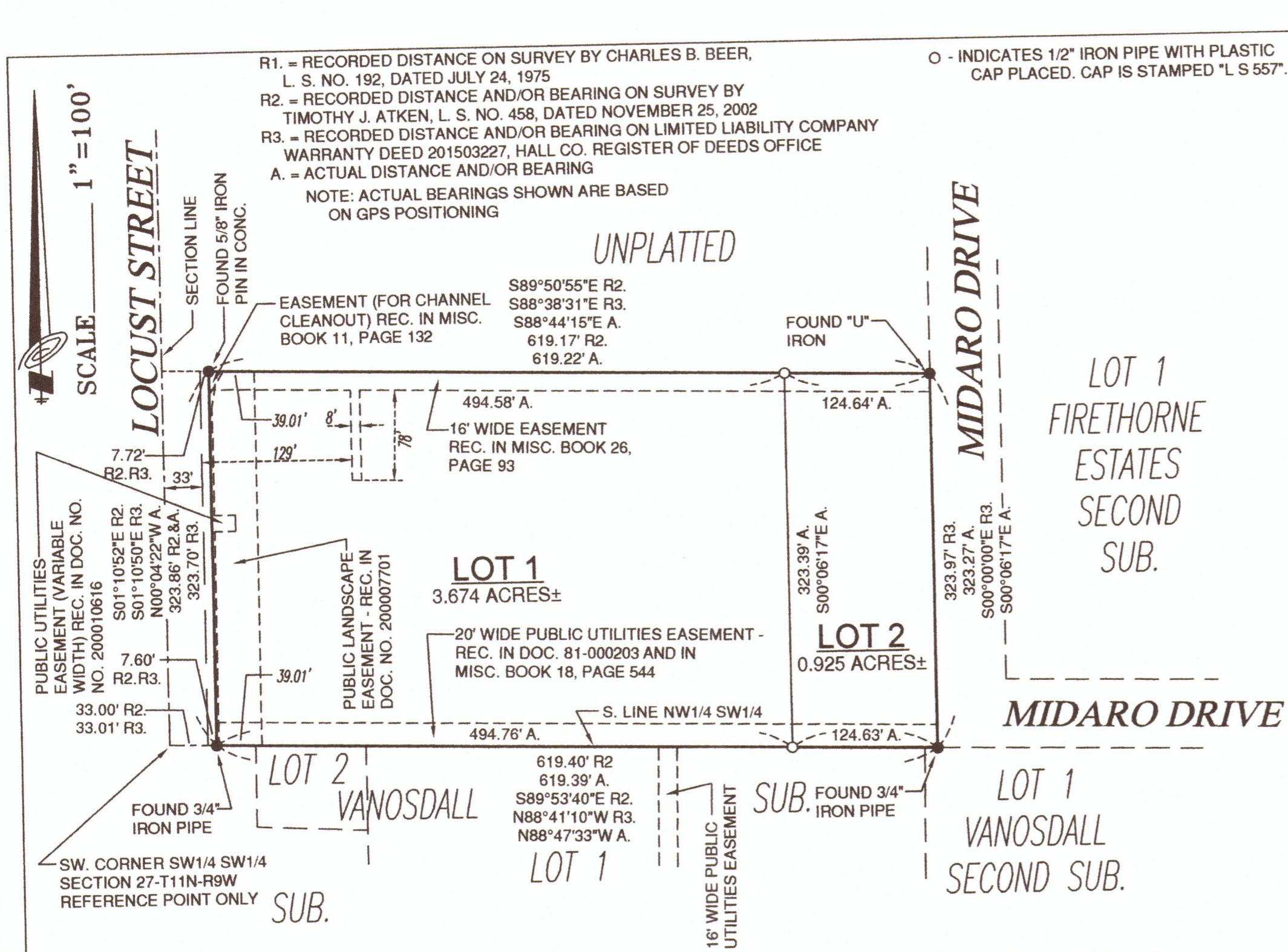
CC: City Clerk
City Attorney
City Public Works
City Utilities
City Building Director
County Assessor/Register of Deeds
Manager of Postal Operations
Stevens Land Surveying
Brian McMahon

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







LEGAL DESCRIPTION (as recorded on Limited Liability Company Warranty Deed 201503227, Hall County Register of Deeds Office)

A tract of land comprising a part of the Northwest Quarter of the Southwest Quarter (NW1/4 SW1/4) of Section Twenty-seven (27), Township Eleven (11) North, Range Nine (9) West of the 6th P.M., in the City of Grand Island, Hall County, Nebraska, and more particularly described as follows:

Beginning at the Southwest corner of said Northwest Quarter of the Southwest Quarter (NW1/4 SW1/4); thence running northerly along the West line of said Northwest Quarter of the Southwest Quarter (NW1/4 SW1/4) on an assumed bearing of N00°00'00"E, a distance of 323.97 Feet; thence running S88°38'31"E, a distance of 659.92 Feet; thence running S00°00'00"E, a distance of 323.97 Feet, to a point on the South line of said Northwest Quarter of the Southwest Quarter (NW1/4 SW1/4); thence running N88°41'10"W, along the South line of said Northwest Quarter of the Southwest Quarter (NW1/4 SW1/4), a distance of 660.02 Feet, to the point of beginning EXCEPTING a certain tract more particularly described in Deed recorded in the Register of Deeds office as Document No. 200010615: Referring to the Southwest Corner of the Northwest Quarter of the Southwest Quarter (NW1/4 SW1/4) of said Section Twenty-seven (27), thence on an assumed bearing of the S89°53'45"E along the South line of said Northwest Quarter of the Southwest Quarter (NW1/4 SW1/4) a distance of 33.00 Feet to a point on the East right-of-way line of Locust Street, said point also being the point of beginning, thence N01°12'09"W along the East right-of-way line of Locust Street a distance of 323.70 Feet to a point, thence S89°53'45"E a distance of 7.72 Feet to a point, thence S01°10'50"E a distance of 323.70 Feet to a point on the South line of the Northwest Quarter of the Southwest Quarter (NW1/4 SW1/4), thence N89°53'45"W along the South line of the Northwest Quarter of the Southwest Quarter (NW1/4 SW1/4) a distance of 7.60 Feet to the point of beginning, said tract containing 4.599 acres, more or less.

SURVEYOR'S CERTIFICATE

I hereby certify that on _____, 2018, I completed an accurate survey (made under my supervision) of "RCI 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 corners 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.

Lee D. Wagner, Registered Land Surveyor No. 557

RCI SUBDIVISION
IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA
BENJAMIN & ASSOCIATES, INC. - ENGINEERS & SURVEYORS - GRAND ISLAND, NEBRASKA

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that RIGI Hospitality, LLC, a Limited Liability Company, being the owner of the land described hereon, have caused same to be subdivided, platted and designated as "RCI SUBDIVISION", in the City of Grand Island, Hall County, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the easements, if any, for the location construction and maintenance of public service utilities forever, 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 this 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 my signature hereto at _____, this _____ day of _____, 2018.
RIGI Hospitality, LLC
a Limited Liability Company

Yogeshbhai Bhakta, Member

KNOW ALL MEN BY THESE PRESENTS, that RIGI Hospitality, LLC, a Limited Liability Company, being the owner of the land described hereon, have caused same to be subdivided, platted and designated as "RCI SUBDIVISION", in the City of Grand Island, Hall County, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the easements, if any, for the location construction and maintenance of public service utilities forever, 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 this 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 my signature hereto at _____, this _____ day of _____, 2018.
RIGI Hospitality, LLC
a Limited Liability Company

Manish Bhatt, Member

KNOW ALL MEN BY THESE PRESENTS, that RIGI Hospitality, LLC, a Limited Liability Company, being the owner of the land described hereon, have caused same to be subdivided, platted and designated as "RCI SUBDIVISION", in the City of Grand Island, Hall County, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the easements, if any, for the location construction and maintenance of public service utilities forever, 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 this 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 my signature hereto at _____, this _____ day of _____, 2018.
RIGI Hospitality, LLC
a Limited Liability Company

Mukesh Bhakta, Member