



Hall County Regional Planning Commission

Wednesday, June 6, 2018

Regular Meeting

Item J12

Subdivision- Rief Acres 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.

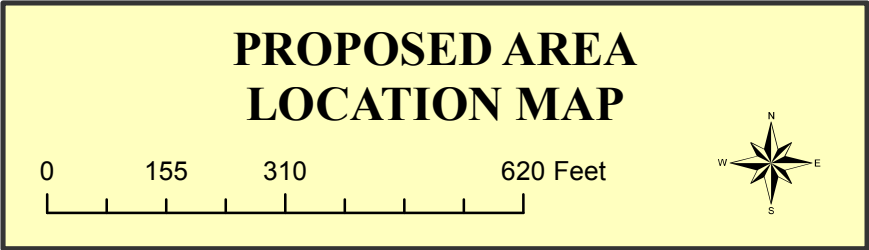
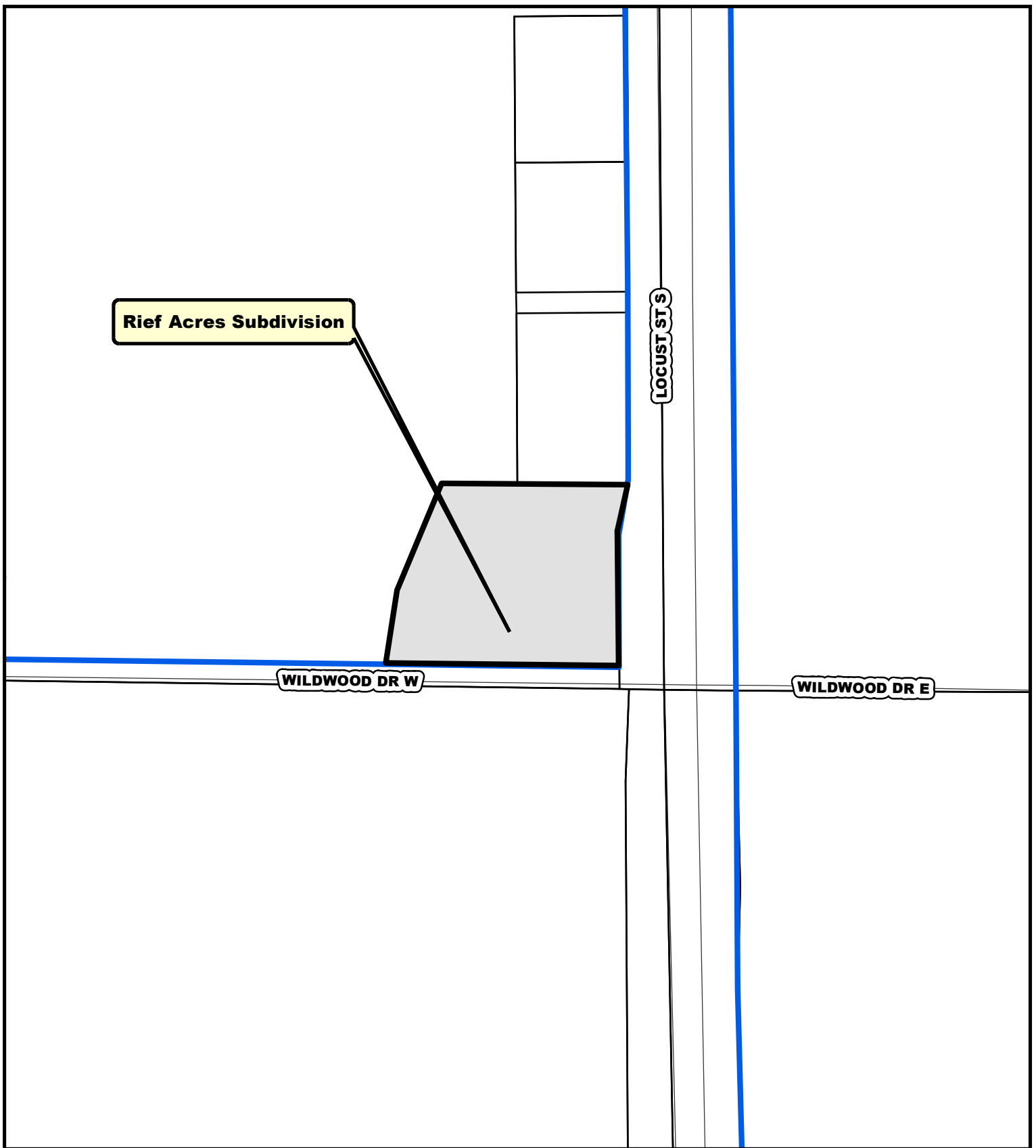
Sincerely,

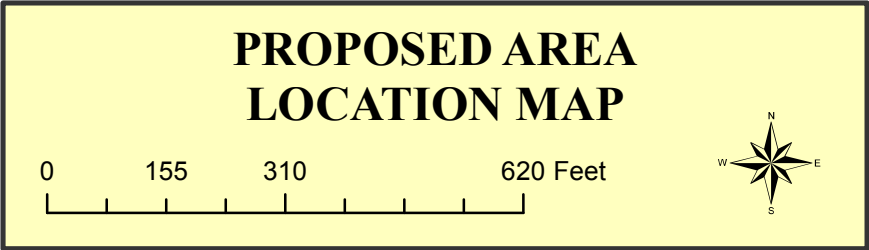
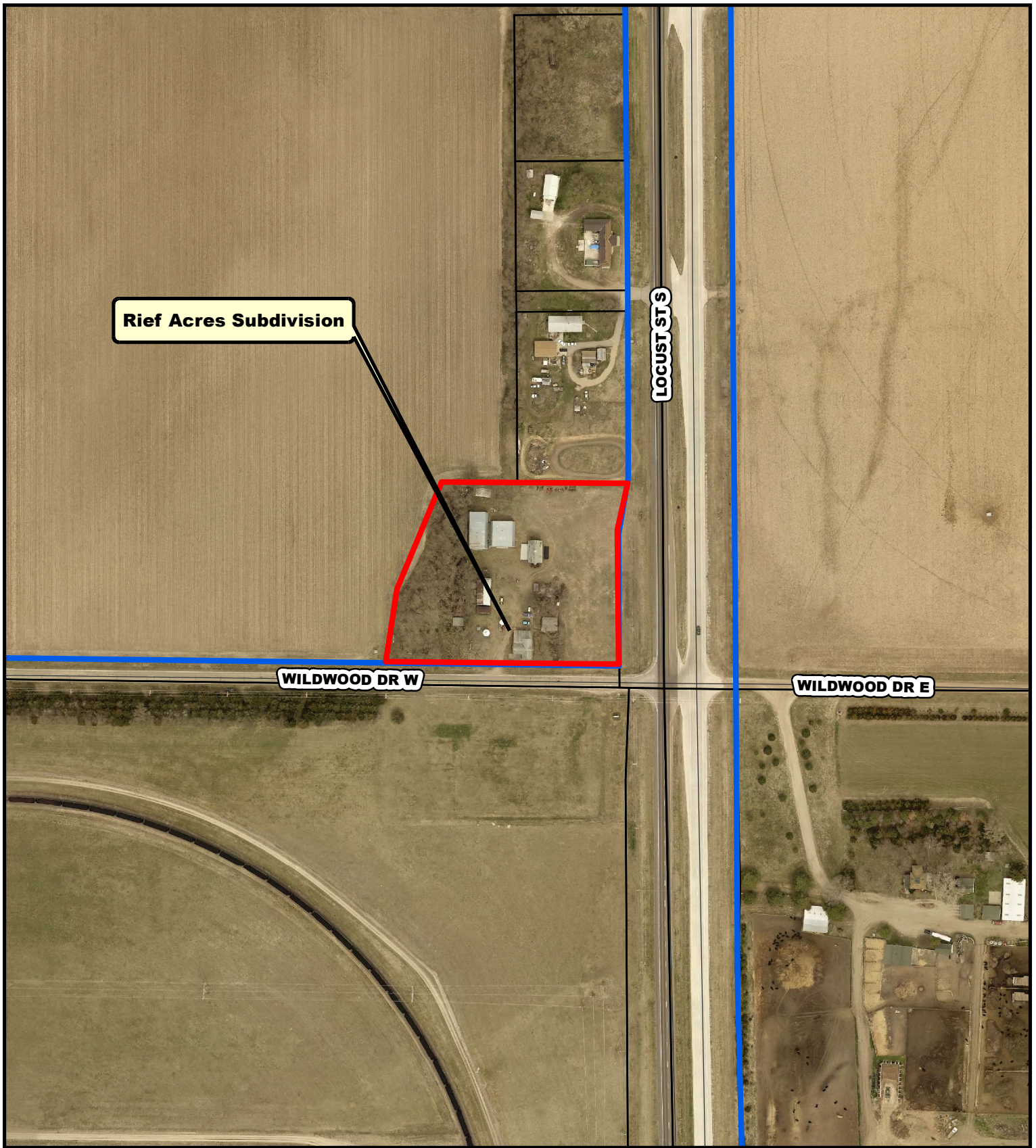
Chad Nabity, AICP
Planning Director

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

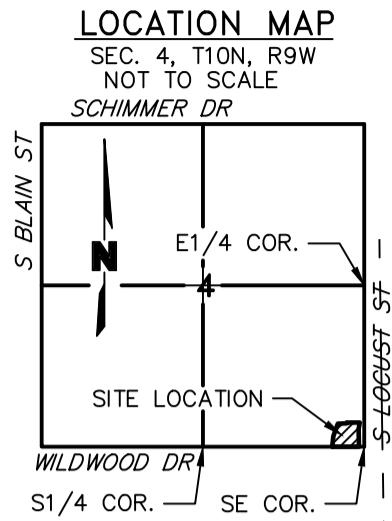
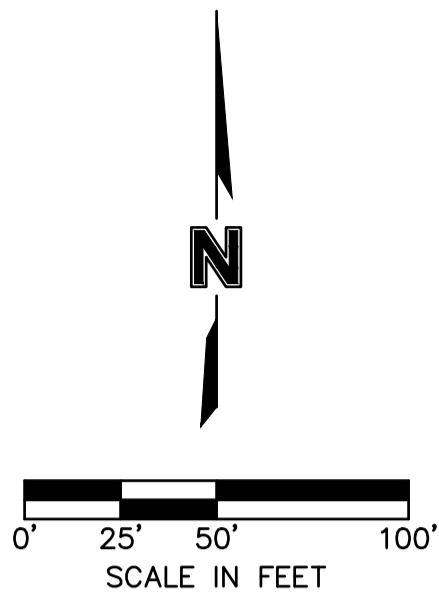
This letter was sent to the following School Districts 2, 19, 82, 83, 100, 126.

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





RIEF ACRES SUBDIVISION
AN ADDITION TO THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA
SITE PLAT



EAST 1/4 COR.
SEC. 4-T10N-R9W

LEGAL DESCRIPTION

A TRACT OF LAND CONSISTING OF PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4, SE1/4) OF SECTION FOUR (4), TOWNSHIP TEN (10) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 4-T10N-R9W; THENCE ON AN ASSUMED BEARING OF N89°11'41"W, ALONG THE SOUTH LINE OF THE SE1/4 SE1/4, A DISTANCE OF 85.53 FEET TO THE POINT OF BEGINNING; THENCE N89°11'41"W, ALONG SAID SOUTH LINE, A DISTANCE OF 434.38 FEET; THENCE N07°00'00"E A DISTANCE OF 174.83 FEET; THENCE N20°51'34"E A DISTANCE OF 217.66 FEET; THENCE N89°11'16"E A DISTANCE OF 143.78 FEET; THENCE N01°05'59"E A DISTANCE OF 13.13 FEET; THENCE S89°31'51"E A DISTANCE OF 213.67 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SOUTH LOCUST STREET; THENCE S00°09'41"W, ALONG SAID WEST RIGHT-WAY-LINE, A DISTANCE OF 1.07 FEET; THENCE S10°04'37"W, ALONG SAID WEST RIGHT-WAY-LINE, A DISTANCE OF 108.33 FEET; THENCE S00°23'34"E, ALONG SAID WEST RIGHT-WAY-LINE, A DISTANCE OF 288.80 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 156,464.82 SQUARE FEET OR 3.592 ACRES MORE OR LESS OF WHICH 0.401 ACRES IS NEW DEDICATED ROAD RIGHT-OF-WAY.

LEGEND

- SECTION CORNER
- SET CORNER (5/8"x24" REBAR W/CAP)
- PROPERTY LINE
- SECTION LINE
- SUBDIVISION LINE
- ROW LINE
- MEASURED DISTANCE
- RECORDED DISTANCE INST#201009368
FILED DEC 16 2010
- WIRE FENCE
- BUILDING LINE

SECTION TIES

SOUTH 1/4 CORNER, SEC. 4-T10N-R9W
FOUND SURVEY MARKER w/WASHER IN ASPHALT
N 32.00' TO REDHEAD NAIL IN CORNER FENCE POST
S 32.70' TO REDHEAD NAIL IN 10" DIA. WOOD POST
SW 35.62' TO REDHEAD NAIL IN 10" DIA. WOOD POST
WSW 52.70' TO REDHEAD NAIL IN POWER POLE

SOUTHEAST CORNER, SEC. 4-T10N-R9W
FOUND ALUMINUM CAP IN CENTERLINE OF SOUTH BOUND LANE OF SOUTH LOCUST ST
W 1.50' TO CENTERLINE OF SOUTH BOUND LANE
WSW 93.63' TO TOP CENTER OF FIRE HYDRANT
SW 59.57' TO 'X' ON SE BOLT FOR LIGHT POLE
WNW 85.53' TO 5/8" REBAR w/PSC 674

EAST 1/4 CORNER, SEC. 4-T10N-R9W
FOUND ALUMINUM CAP IN CENTERLINE OF SOUTH BOUND LANE OF SOUTH LOCUST ST
W 1.90' T CENTERLINE OF SOUTH BOUND LANE
W 60.93' TO REDHEAD NAIL IN POWER POLE
SSW 147.20' TO REDHEAD NAIL IN POWER POLE
NNW 176.27' TO REDHEAD NAIL IN POWER POLE

DWG: F:\2018\1001-1500\018-1392\40-Design\Survey\SRVY\Sheets\1_V_FPT_81392.dwg
DATE: May 30, 2018 11:23am
XREFS: V_XTPO_81392 V_RWAY_81392
USER: jjimenez

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. 2018-1392
Wick Auction
Rief Survey
FB

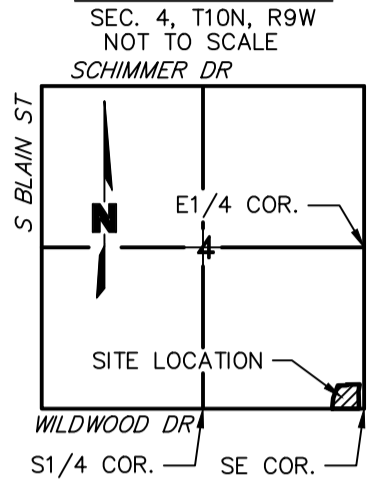
OWNERS: DAVID H. RIEF
SUBDIVIDER: DAVID H. RIEF
SURVEYOR: OLSSON ASSOCIATES
ENGINEER: OLSSON ASSOCIATES
NUMBER OF LOTS: 1

RIEF ACRES SUBDIVISION
AN ADDITION TO THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA
FINAL PLAT

LEGEND

- SECTION CORNER
- SET CORNER (5/8"x24" REBAR W/CAP)
- PROPERTY LINE
- SECTION LINE
- SUBDIVISION LINE
- ROW LINE
- M MEASURED DISTANCE
- R RECORDED DISTANCE INST#201009368 FILED DEC 16 2010

LOCATION MAP



SECTION TIES

SOUTH 1/4 CORNER, SEC. 4-T10N-R9W
FOUND SURVEY MARKER w/WASHER IN ASPHALT
N 32.00' TO REDHEAD NAIL IN CORNER FENCE POST
S 32.70' TO REDHEAD NAIL IN 10" DIA. WOOD POST
SW 35.62' TO REDHEAD NAIL IN 10" DIA. WOOD POST
WSW 52.70' TO REDHEAD NAIL IN POWER POLE

SOUTHEAST CORNER, SEC. 4-T10N-R9W
FOUND ALUMINUM CAP IN CENTERLINE OF SOUTH
BOUND LANE OF SOUTH LOCUST ST
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WSW 93.63 TO TOP CENTER OF FIRE HYDRANT
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FOUND ALUMINUM CAP IN CENTERLINE OF SOUTH
BOUND LANE OF SOUTH LOCUST ST
W 1.90' T CENTERLINE OF SOUTH BOUND LANE
W 60.93' TO REDHEAD NAIL IN POWER POLE
SSW 147.20' TO REDHEAD NAIL IN POWER POLE
NNW 176.27' TO REDHEAD NAIL IN POWER POLE

LEGAL DESCRIPTION

A TRACT OF LAND CONSISTING OF PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4, SE1/4) OF SECTION FOUR (4), TOWNSHIP TEN (10) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 4-T10N-R9W; THENCE ON AN ASSUMED BEARING OF N89°11'41"W, ALONG THE SOUTH LINE OF THE SE1/4 SE1/4, A DISTANCE OF 85.53 FEET TO THE POINT OF BEGINNING; THENCE N89°11'41"W, ALONG SAID SOUTH LINE, A DISTANCE OF 434.38 FEET; THENCE N07°00'00"E A DISTANCE OF 174.83 FEET; THENCE N20°51'34"E A DISTANCE OF 217.66 FEET; THENCE N89°11'16"E A DISTANCE OF 143.78 FEET; THENCE N01°05'59"E A DISTANCE OF 13.13 FEET; THENCE S89°31'51"E A DISTANCE OF 213.67 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SOUTH LOCUST STREET; THENCE S00°09'41"W, ALONG SAID WEST RIGHT-WAY-LINE, A DISTANCE OF 1.07 FEET; THENCE S10°04'37"W, ALONG SAID WEST RIGHT-WAY-LINE, A DISTANCE OF 108.33 FEET; THENCE S00°23'34"E, ALONG SAID WEST RIGHT-WAY-LINE, A DISTANCE OF 288.80 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 156,464.82 SQUARE FEET OR 3.592 ACRES MORE OR LESS OF WHICH 0.401 ACRES IS 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 TRACT OF LAND CONSISTING OF PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4, SE1/4) OF SECTION FOUR (4), TOWNSHIP TEN (10) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M., 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.

JESSE E. HURT, REGISTERED LAND SURVEYOR NUMBER, LS-674

DEDICATION OF PLAT

KNOW ALL MEN BY THESE PRESENTS, THAT CATHERINE MILLER, PERSONAL REPRESENTATIVE OF THE ESTATE OF DAVID H. RIEF, DECEASED, BEING THE OWNER OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "**RIEF ACRES SUBDIVISION**" IN PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4, SE1/4) OF SECTION FOUR (4), TOWNSHIP TEN (10) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M., 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 HERETO, 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.

CATHERINE MILLER, PERSONAL REPRESENTATIVE OF THE ESTATE OF DAVID H. RIEF

ACKNOWLEDGMENT

STATE OF NEBRASKA SS
COUNTY OF HALL

ON THIS ____ DAY OF _____, 2018, BEFORE ME _____, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED CATHERINE MILLER, PERSONAL REPRESENTATIVE OF THE ESTATE OF DAVID H. RIEF, 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

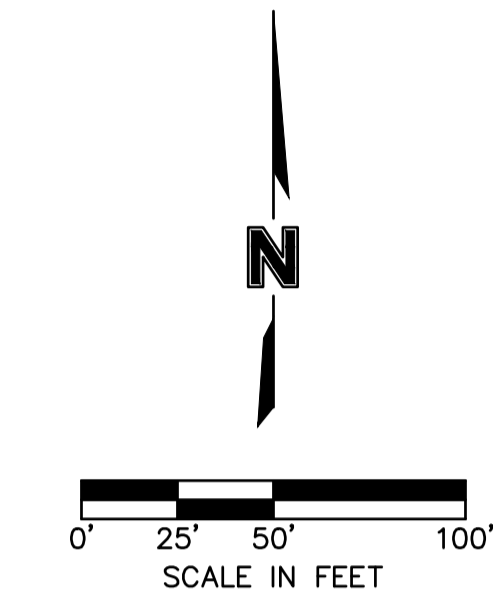
APPROVED AND ACCEPTED BY THE CITY OF GRAND ISLAND, NEBRASKA

THIS ____ DAY OF _____, 2018.

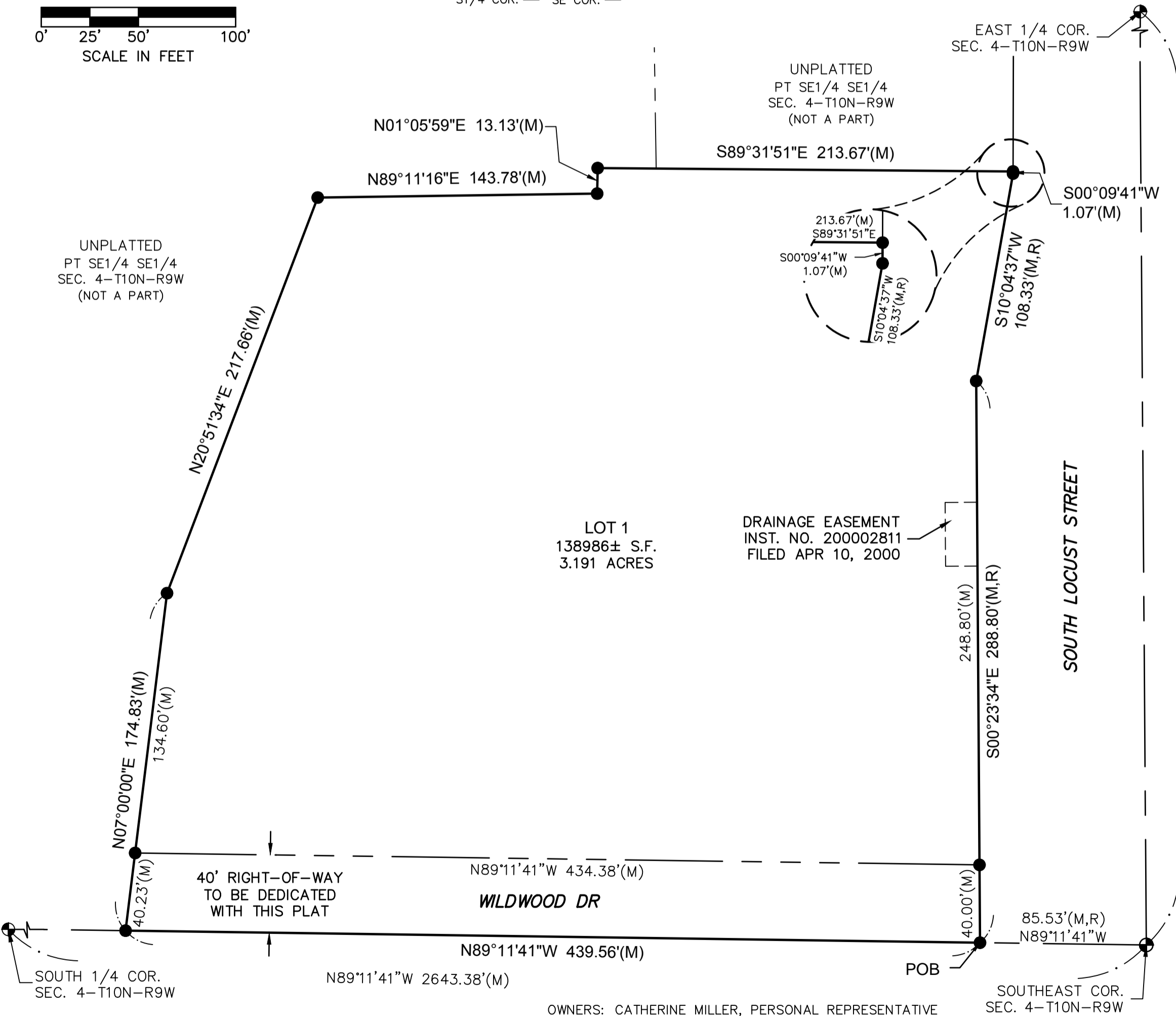
MAYOR

CITY CLERK

DWG: F:\2018\1001-1500\18-1392\40-Design\Survey\SRVY\Sheets\V_FPT_81392.dwg
DATE: May 30, 2018 11:24am
XREFS: V_XTPO_81392 V_RWAY_81392
USER: jjimenez



0' 25' 50' 100'
SCALE IN FEET



OWNERS: CATHERINE MILLER, PERSONAL REPRESENTATIVE
OF THE ESTATE OF DAVID H. RIEF
SUBDIVIDER: CATHERINE MILLER, PERSONAL REPRESENTATIVE
OF THE ESTATE OF DAVID H. RIEF
SURVEYOR: OLSSON ASSOCIATES
ENGINEER: OLSSON ASSOCIATES
NUMBER OF LOTS: 1

OLSSON ASSOCIATES

201 East 2nd Street
P.O. Box 1072
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PROJECT NO. 2018-1392
Wieck Auction
Rief Survey
FB