



# **Hall County Regional Planning Commission**

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

## **Item J2**

**Subdivision – Copper Creek 11th Estates 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 25<sup>th</sup>, 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.

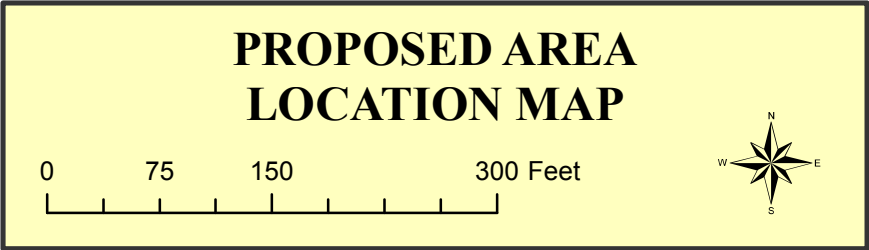
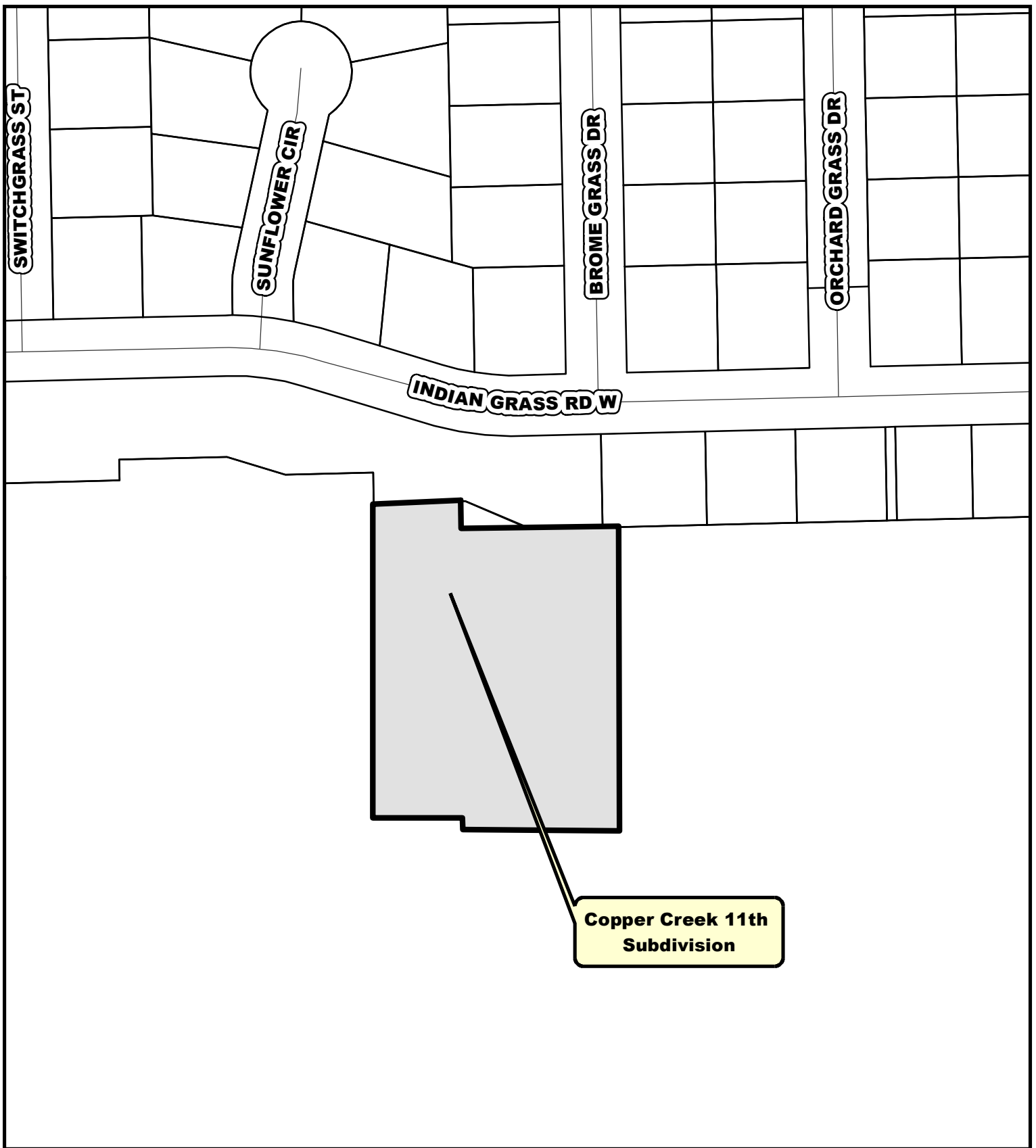
Sincerely,

Chad Nabity, AICP  
Planning Director

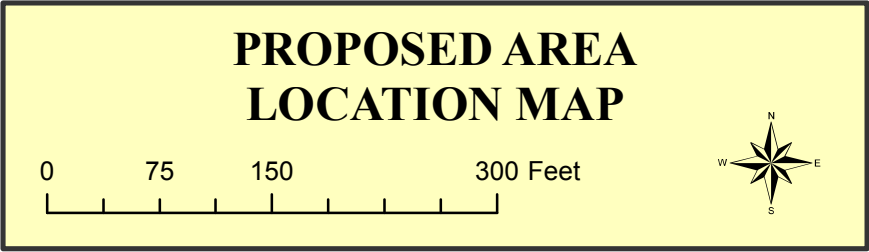
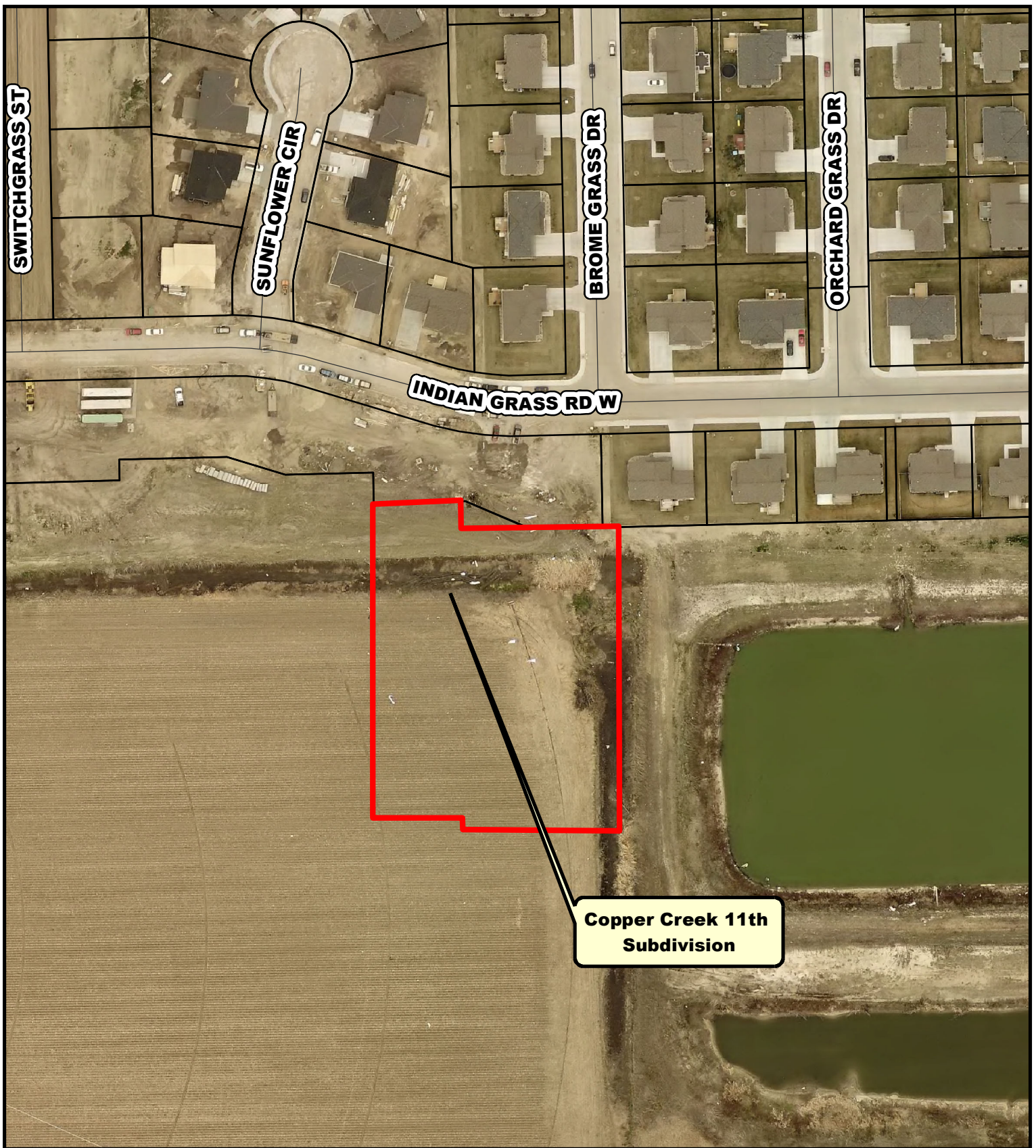
CC: City Clerk  
City Attorney  
City Public Works  
City Utilities  
City Building Director  
County Assessor/Register of Deeds  
Manager of Postal Operations  
Stevens Land Surveying  
Brian McMahon

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

<b>Name</b>	<b>Acres</b>	<b>Lots</b>	<b>Legal Description</b>
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 <sup>th</sup> 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 <sup>th</sup> 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 <sup>th</sup> 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 <sup>nd</sup> 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 <sup>nd</sup> 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





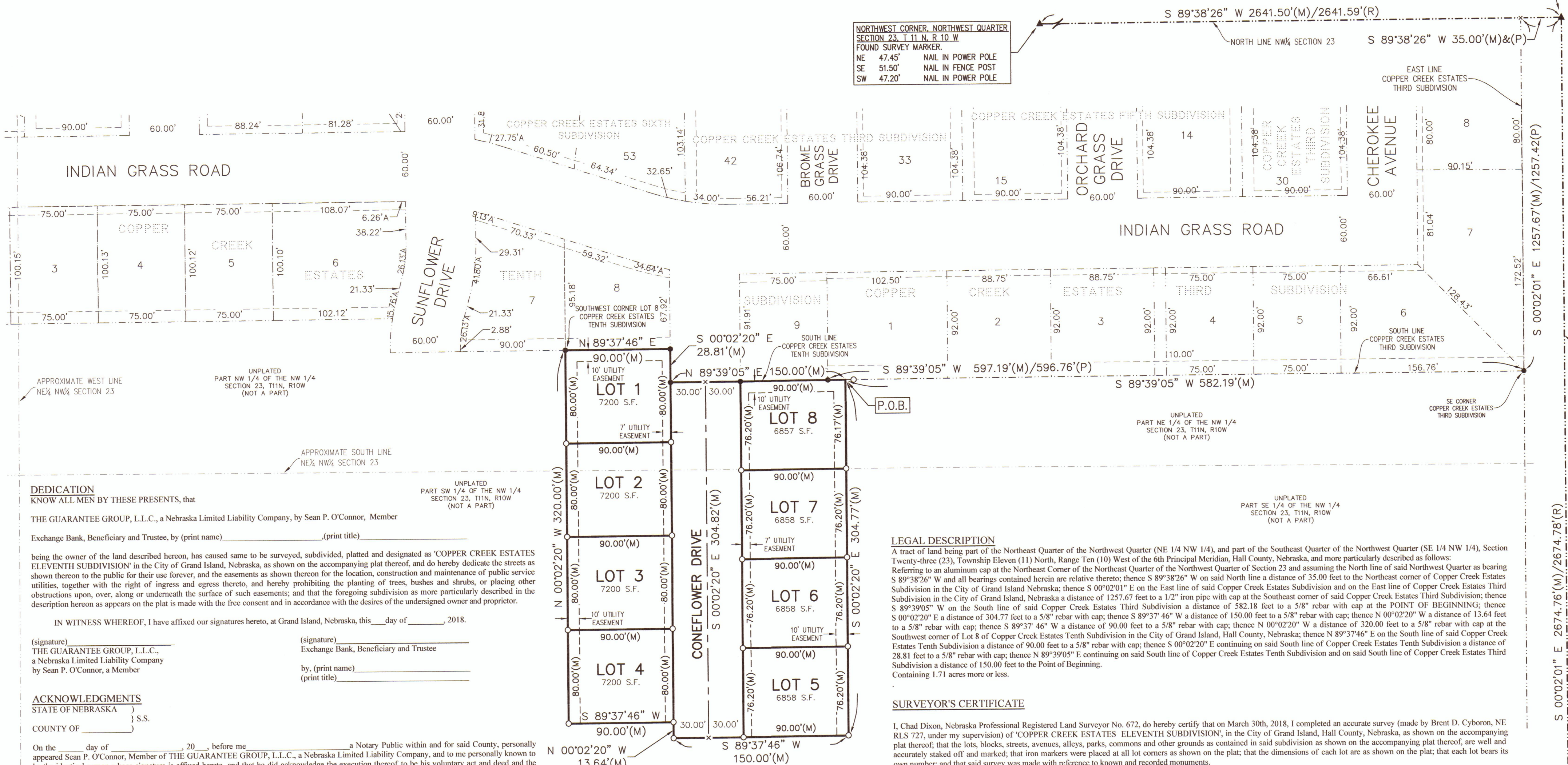




FINAL PLAT  
-COPPER CREEK ESTATES ELEVENTH SUBDIVISION-  
IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

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



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 ELEVENTH 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 \_\_\_\_\_, 2018.

(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.  
(S E A L)

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 of said Company and that he was empowered to make the above dedication for and in behalf of said Company.  
(S E A L)

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.  
(SEAL)

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

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

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 Southeast Quarter of the Northwest Quarter (SE 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 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 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 582.18 feet to a 5/8" rebar with cap at the POINT OF BEGINNING; thence S 00°02'20" E a distance of 304.77 feet to a 5/8" rebar with cap; thence S 89°37'46" W a distance of 150.00 feet to a 5/8" rebar with cap; thence N 00°02'20" W a distance of 13.64 feet to a 5/8" rebar with cap; thence S 89°37'46" W a distance of 90.00 feet to a 5/8" rebar with cap; thence N 00°02'20" W a distance of 320.00 feet to a 5/8" rebar with cap at the Southwest corner of Lot 8 of Copper Creek Estates Tenth Subdivision in the City of Grand Island, Hall County, Nebraska; thence N 89°37'46" E on the South line of said Copper Creek Estates Tenth Subdivision a distance of 90.00 feet to a 5/8" rebar with cap; thence S 00°02'20" E continuing on said South line of Copper Creek Estates Tenth Subdivision and on said South line of Copper Creek Estates Third Subdivision a distance of 150.00 feet to the Point of Beginning. Containing 1.71 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 ELEVENTH 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.

(S E A L)

Chad Dixon  
Nebraska Professional Registered Land Surveyor No. 672

NOTES

This plat prepared May 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

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

PARTY CHIEF: JARED YENDRA	SURVEY COMPLETED: MARCH 30, 2018
DRAWN BY: CHAD A. DIXON	REVISION
2510 N WEBB RD., GRAND ISLAND, NE 68803 Tel: 308-382-9229 Fax: 308-334-1146 www.miller-engineers.com	DATE & REASON
Miller & Associates	F.B. #
HALL CO-GRAND ISLAND-COPPER CREEK ESTATES ELEVENTH SUBDIVISION	