



Hall County Regional Planning Commission

Wednesday, June 6, 2018

Regular Meeting

Item J4

**Subdivision – Copper Creek 13th 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 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.

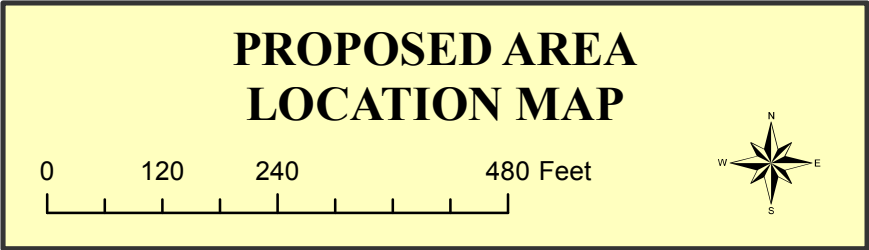
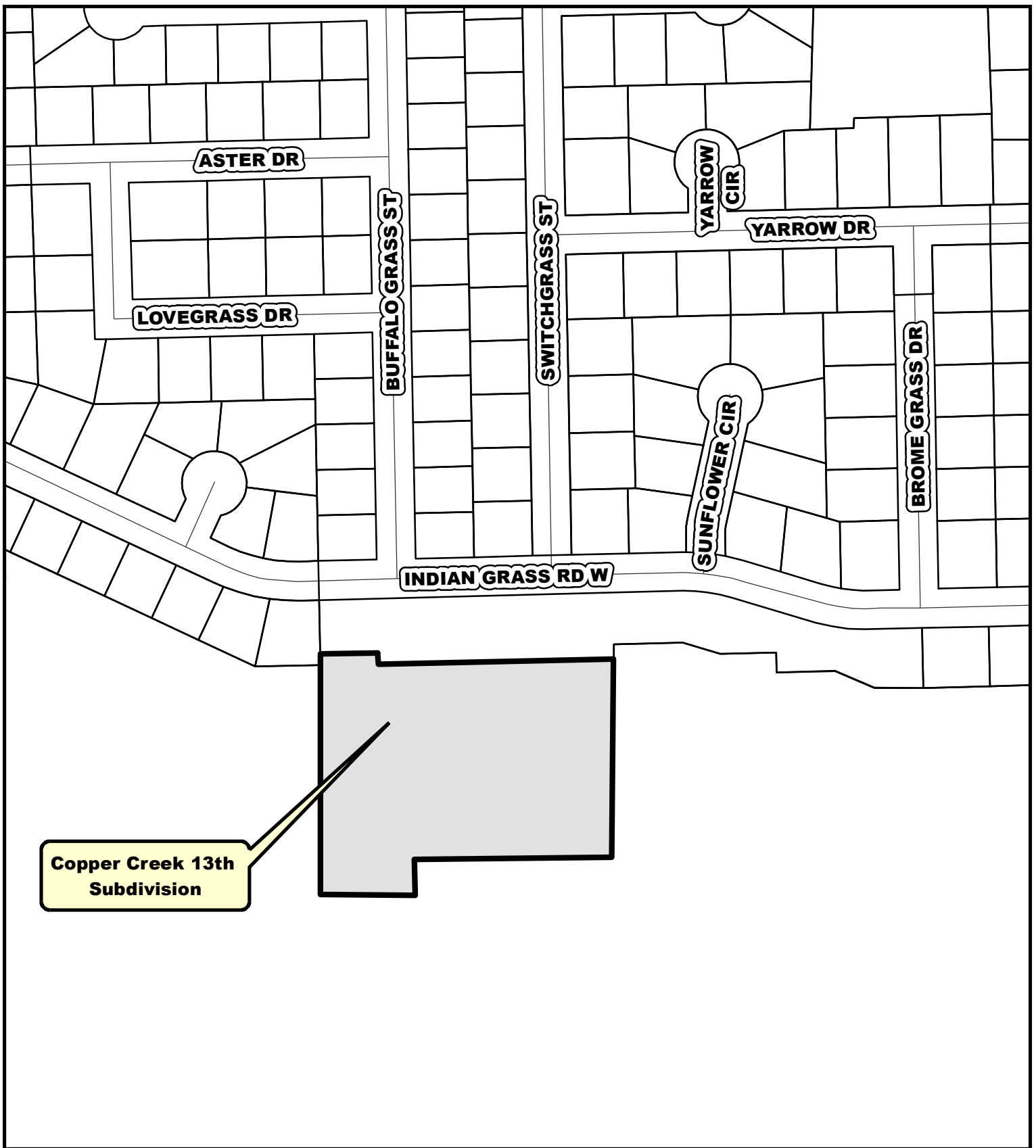
Sincerely,

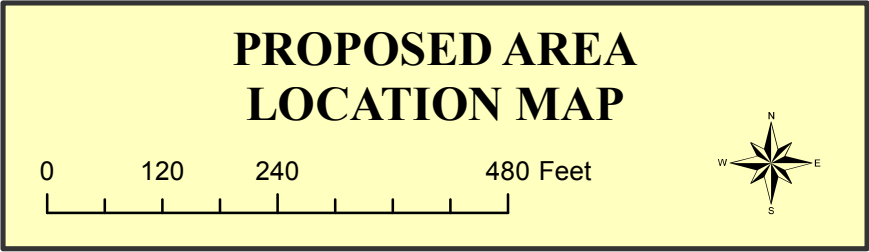
Chad Nabity, AICP
Planning Director

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





FINAL PLAT
-COPPER CREEK ESTATES THIRTEENTH 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

S 89°38'26" W 2641.50'(M)/2641.59'(R)

NORTH LINE NW¼ SECTION 23

S 89°38'26" W 35.00'(M)&(P)

EAST LINE
COPPER CREEK ESTATES
THIRD SUBDIVISION

S 00°02'01" E 1257.67'(M)/1257.42'(P)

EAST LINE NW¼ SECTION 23

S 00°02'01" E 2674.76'(M)/2674.78'(R)

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

NOTES


This plat prepared May 2018 for:

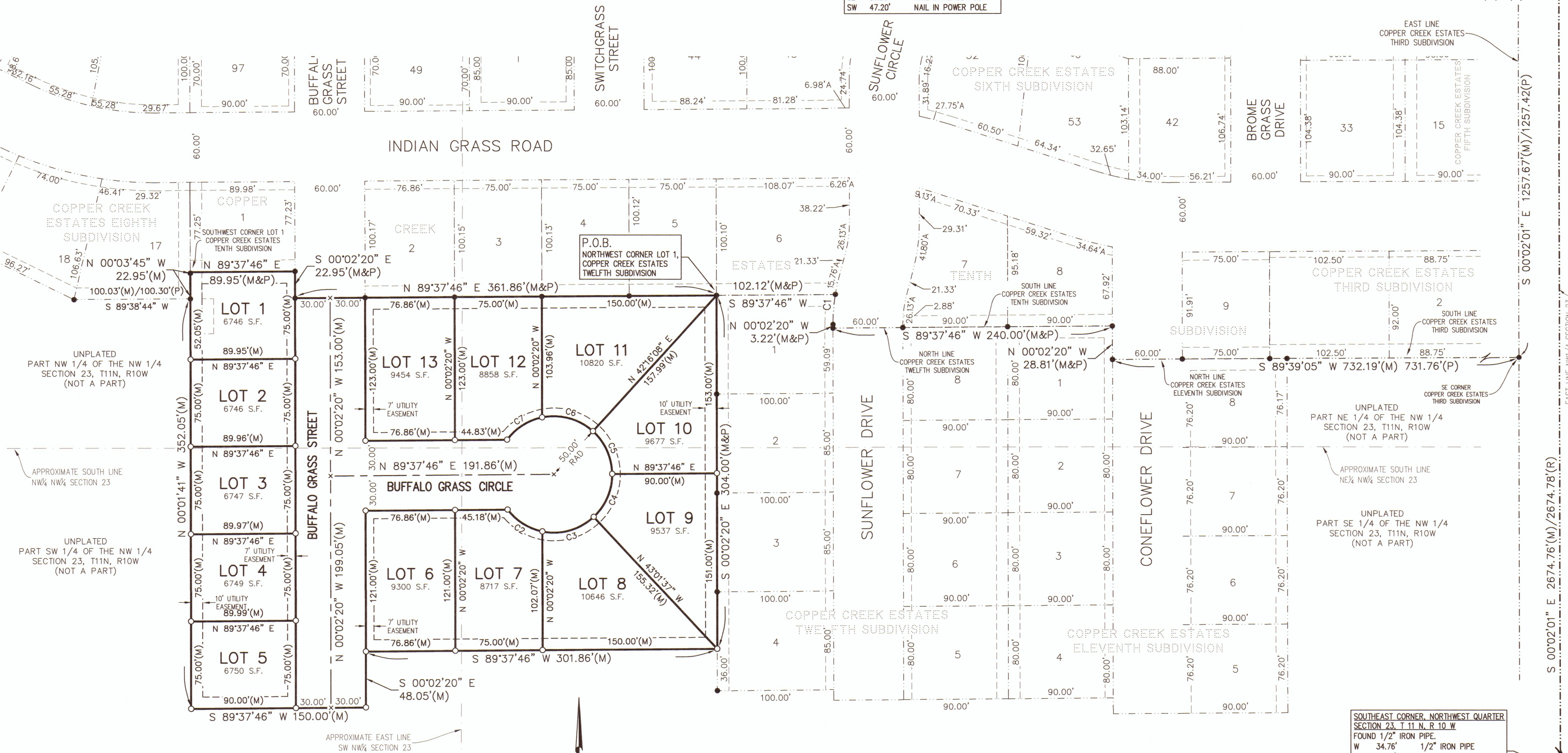
The Guarantee Group LLC
PO Box 139
Grand Island, NE 68802

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

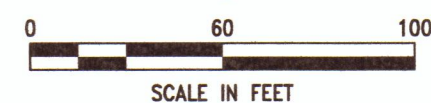
SHEET 1 OF 2 SHEETS

 Miller & Associates	PARTY CHIEF:	SURVEY COMPLETED:
	JARED YENDRA	MARCH 30, 2018
	DRAWN BY:	REVISION
	CHAD A. DIXON	DATE & REASON
	2510 N WEBB RD., GRAND ISLAND, NE 68802 Tel: 308-382-9229 Fax: 308-234-1146 www.miller-engineers.com	F.B. #
HALL CO-GRAND ISLAND-COPPER CREEK ESTATES THIRTEENTH SUBDIVISION		



CURVE DATA

NUMBER	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	9°19'29"	160.00'	26.04'	N 04°37'25" E	26.01'
C2	41°15'34"	50.00'	36.01'	S 57°52'13" E	35.23'
C3	54°31'37"	50.00'	47.58'	N 74°14'12" E	45.81'
C4	47°20'38"	50.00'	41.32'	N 23°18'05" E	40.15'
C5	47°21'37"	50.00'	41.33'	N 24°03'03" W	40.16'
C6	53°50'48"	50.00'	46.99'	N 74°39'16" W	45.28'
C7	41°55'23"	50.00'	36.58'	S 57°27'39" W	35.77'



- ▲ = SECTION CORNER MONUMENT FOUND
- = MONUMENT FOUND 1/2" I.P. (UNLESS NOTED)
- = MONUMENT ESTABLISHED (CAPPED 5/8" x 24" REBAR)
- x = TEMPORARY POINT
- (P) = PLATTED DISTANCES
- (M) = MEASURED DISTANCES

- SECTION LINE
- PROPOSED LOT LINES
- EXISTING LOT LINES
- EXISTING EASEMENTS
- NEWLY DEDICATED EASEMENTS

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

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 THIRTEENTH 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 and the 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 and the 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.

CHAIRMAN (signature)_____ (date)_____

Approved and accepted by the City of Grand Island, Nebraska, this _____ day of _____, _____. (SEAL)

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), part of the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4), part of the Southwest Quarter of the Northwest Quarter (SW 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 the Northwest 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 Subdivision in the City of Grand Island Nebraska; thence S 00°02'01" E on the East line of said Copper Creek Estates Subdivision and on the East line 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 and on the North line of Copper Creek Estates Eleventh Subdivision in the City of Grand Island, Hall County, Nebraska a distance of 732.19 feet to a 5/8" rebar with cap; thence N 00°02'20" W continuing on said North line of Copper Creek Estates Eleventh Subdivision a distance of 28.81 feet to a 5/8" rebar with cap; thence S 89°37'46" W continuing on said North line of Copper Creek Estates Eleventh Subdivision and on the North line of Copper Creek Estates Twelfth Subdivision in the City of Grand Island, Hall County, Nebraska a distance of 240.00 feet to a 5/8" rebar with cap; thence N 00°02'20" W continuing on said North line of Copper Creek Estates Twelfth Subdivision a distance of 3.22 feet to a 5/8" rebar with cap; thence Northerly continuing on said North line of Copper Creek Estates Twelfth Subdivision and on a tangent curve to the Right, having a central angle of 09°19'29", a radius of 160.00 feet, an arc length of 26.04 feet, and a chord bearing of N 04°37'25" E, a distance of 26.01 feet to a 5/8" rebar with cap; thence S 89°37' 46" W continuing on said North line of Copper Creek Estates Twelfth Subdivision a distance of 102.12 feet to a 5/8" rebar with cap at the Northwest corner of said Copper Creek Estates Twelfth Subdivision and the POINT OF BEGINNING; thence S 00°02'20" E on the West line of said Copper Creek Estates Twelfth Subdivision a distance of 304.00 feet to a 5/8" rebar with cap; thence S 89°37' 46" W a distance of 301.86 feet to a 5/8" rebar with cap; thence S 00°02'20" E a distance of 48.05 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°01'41" W a distance of 352.05 feet to a 5/8" rebar with cap at the Southeast corner of Lot 17 of Copper Creek Estates Eighth Subdivision in the City of Grand Island, Hall County, Nebraska; thence N 00°03'45" W on the East line of said Lot 17 a distance of 22.95 feet to a 5/8" rebar with cap at the Southwest corner of Lot 1 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 89.95 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 a distance of 22.95 feet to a 5/8" rebar with cap; thence N 89°37'46" E continuing on said South line of Copper Creek Estates Tenth Subdivision a distance of 361.86 feet to the Point of Beginning.

Containing 3.37 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 THIRTEENTH 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

SHEET 2 OF 2 SHEETS

 Miller & Associates	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
		F.B. #
	HALL CO-GRAND ISLAND-COPPER CREEK ESTATES THIRTEENTH SUBDIVISION	