



Hall County Regional Planning Commission

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

Item J5

**Subdivision – Fonner View Estates Subdivision Grand Island Final
Plat**

Staff Contact:

April 19th, 2018

Dear Members of the Board:

RE: Final Plat – Fonner View Estates Subdivision.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Fonner View Estates Subdivision, located in Hall County, Nebraska.

This final plat proposes to create 6 lots, in a tract of land being part of the East Half of the Southeast Quarter (E1/2, SE1/4) of Section Twenty-Seven (27), all in Township Eleven (11) North, Range Nine (9) West of the 6th P.M., in, in the jurisdiction of Grand Island, Hall County, Nebraska, containing 34.848 acres

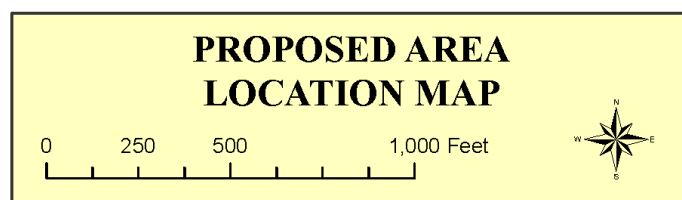
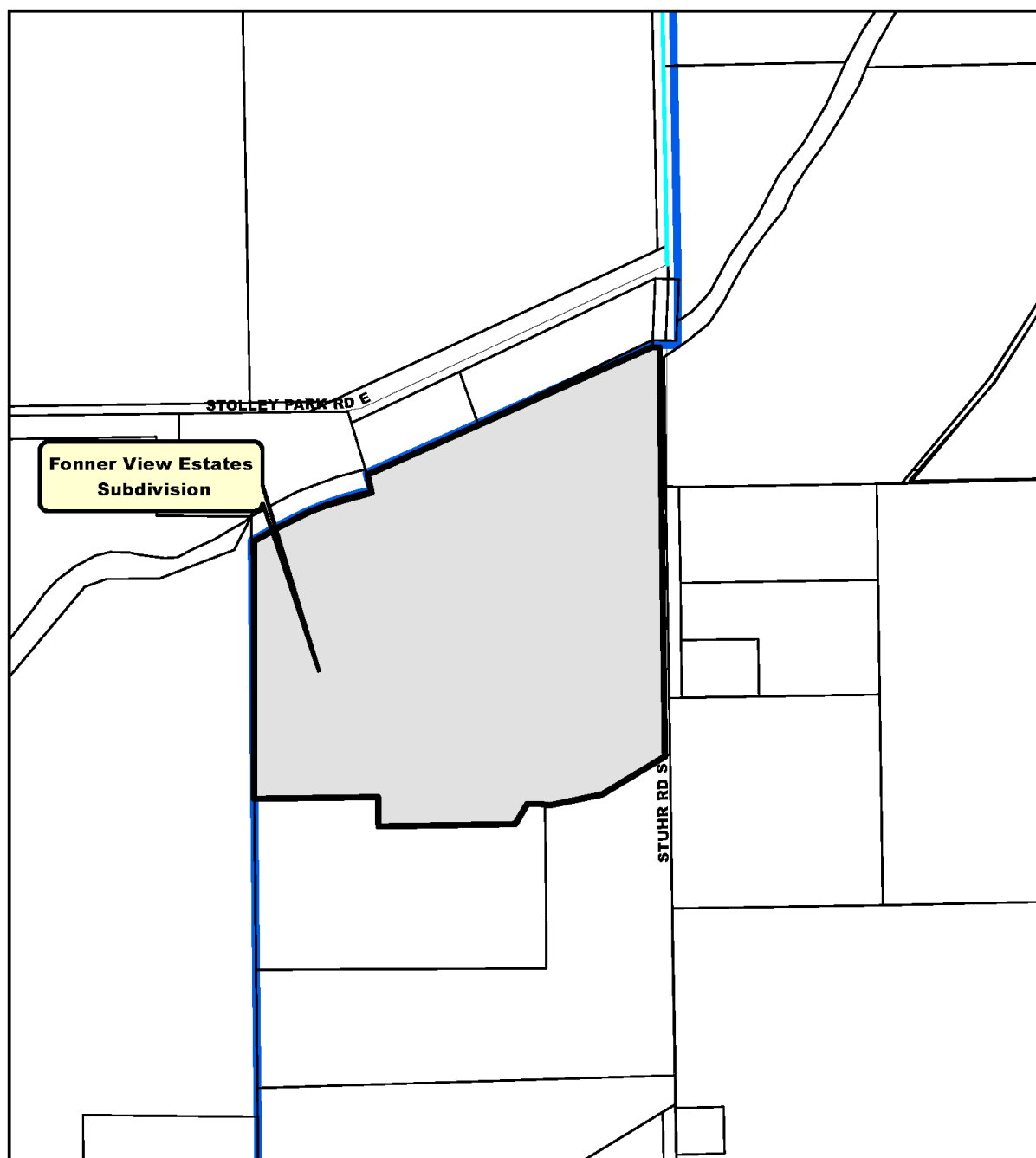
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on May 2nd, 2018, in the Council Chambers located in Grand Island's City Hall.

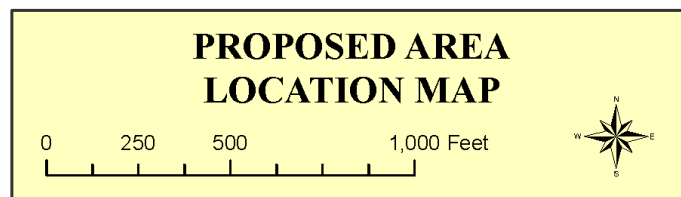
Sincerely,

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.

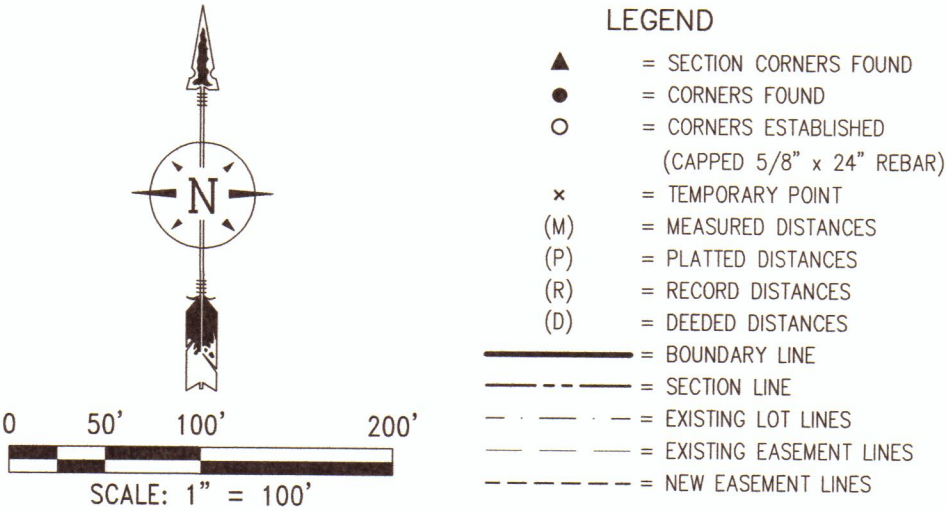




FINAL PLAT
-FONNER VIEW ESTATES SUBDIVISION-
AN ADDITION TO THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

CURVE DATA					
NUMBER	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	96°20'09"	60.00'	100.88'	N 47°56'47" W	89.41'
C2	89°41'49"	60.00'	93.93'	N 45°04'12" E	84.63'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S72°18'21"W	9.07'



LEGAL DESCRIPTION

A Tract of land being part of the East Half of the Southeast Quarter (E1/2 SE1/4) of Section Twenty-Two (22), and part of the East Half of the Northeast Quarter (E1/2 NE1/4) of Section Twenty-Seven (27), all in Township Eleven (11) North, Range Nine (9) West of the Sixth Principal Meridian, Hall County, Nebraska, and more particularly described as follows: BEGINNING at the Northeast corner of said East Half of the Northeast Quarter of Section 27 and assuming the East line of said East Half of the Northeast Quarter as bearing S00°13'18"W and all bearings contained herein are relative thereto; Thence S00°13'18"W on the East line of said East Half of the Northeast Quarter a distance of 843.44 feet; Thence S60°58'52"W a distance of 279.57 feet; Thence S83°53'08"W a distance of 156.66 feet; Thence S72°18'21"W a distance of 60.15 feet; Thence S55°43'05"W a distance of 75.02 feet; Thence S89°28'15"W a distance of 388.97 feet; Thence N02°13'13"E a distance of 71.46 feet; Thence S89°54'16"W a distance of 400.43 feet to the West line of said East Half of the Northeast Quarter; Thence N00°29'07"E on said West line of the East Half of the Northeast Quarter a distance of 849.80 feet, to the centerline of the Wood River (formerly known as the North Channel of the Platte River); Thence N16°01'19"E on said centerline of the Wood River a distance of 78.48 feet; Thence N49°43'28"E continuing on said centerline of the Wood River a distance of 91.65 feet; Thence S61°17'07"E continuing on said centerline of the Wood River a distance of 234.37 feet to the North line of said East Half of the Northeast Quarter of Section 27 and the South line of said East Half of the Southeast Quarter of Section 22; Thence N16°17'07"W a distance of 33.87 feet to a 1/2" iron pipe at the Southwest corner of B & C Subdivision, an addition to the City of Grand Island, Nebraska; Thence N66°26'09"E on the Southerly line of said B & C Subdivision a distance of 982.34 feet to the West right-of-way line of Stuhr Road; Thence S03°31'47"W on said West right-of-way line of Stuhr Road a distance of 80.62 feet; Thence S00°15'16"W continuing on said West right-of-way line a distance of 380.69 feet to said North line of the East Half of the Northeast Quarter of Section 27 and said South line of the East Half of the Southeast Quarter of Section 22; Thence S87°40'25"E on said North line of the East Half of the Northeast Quarter of Section 27 and said South line of the East Half of the Southeast Quarter of Section 22 a distance of 40.03 feet to the Point of Beginning. Containing 35.15 acres, more or less, of which 0.79 acres, more or less, are being dedicated for road right-of-way on the East side.

SURVEYOR'S CERTIFICATE

I hereby certify that on March 30, 2018, I completed an accurate survey, performed under my direct supervision, of FONNER VIEW ESTATES SUBDIVISION, an addition to the City of Grand Island, Hall Count, 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 know and recorded monuments.



Chad Dixon, Nebraska Professional Registered Land Surveyor No. 672
Date: 5/30/2018

PARTY CHIEF:		SURVEY COMPLETED:	
BRENT D. CYBORON	MARCH 14, 2018		
DRAWN BY:		REVISION	
A. D. SON		DATE & REASON	
1111 CENTRAL AVENUE			
KEARNEY, NE 68847-6833			
Tel: 308-234-6458			
Fax: 308-234-1146			
www.miller-engineers.com			
F.B.#			

GRAND ISLAND - FONNER VIEW ESTATES