



# **Hall County Regional Planning Commission**

**Wednesday, June 6, 2018**

**Regular Meeting**

## **Item J7**

**Subdivision – MCK 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.

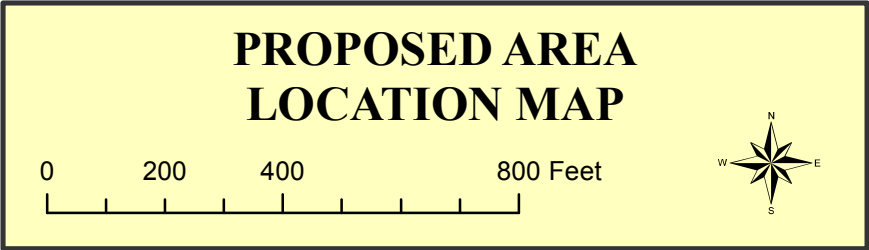
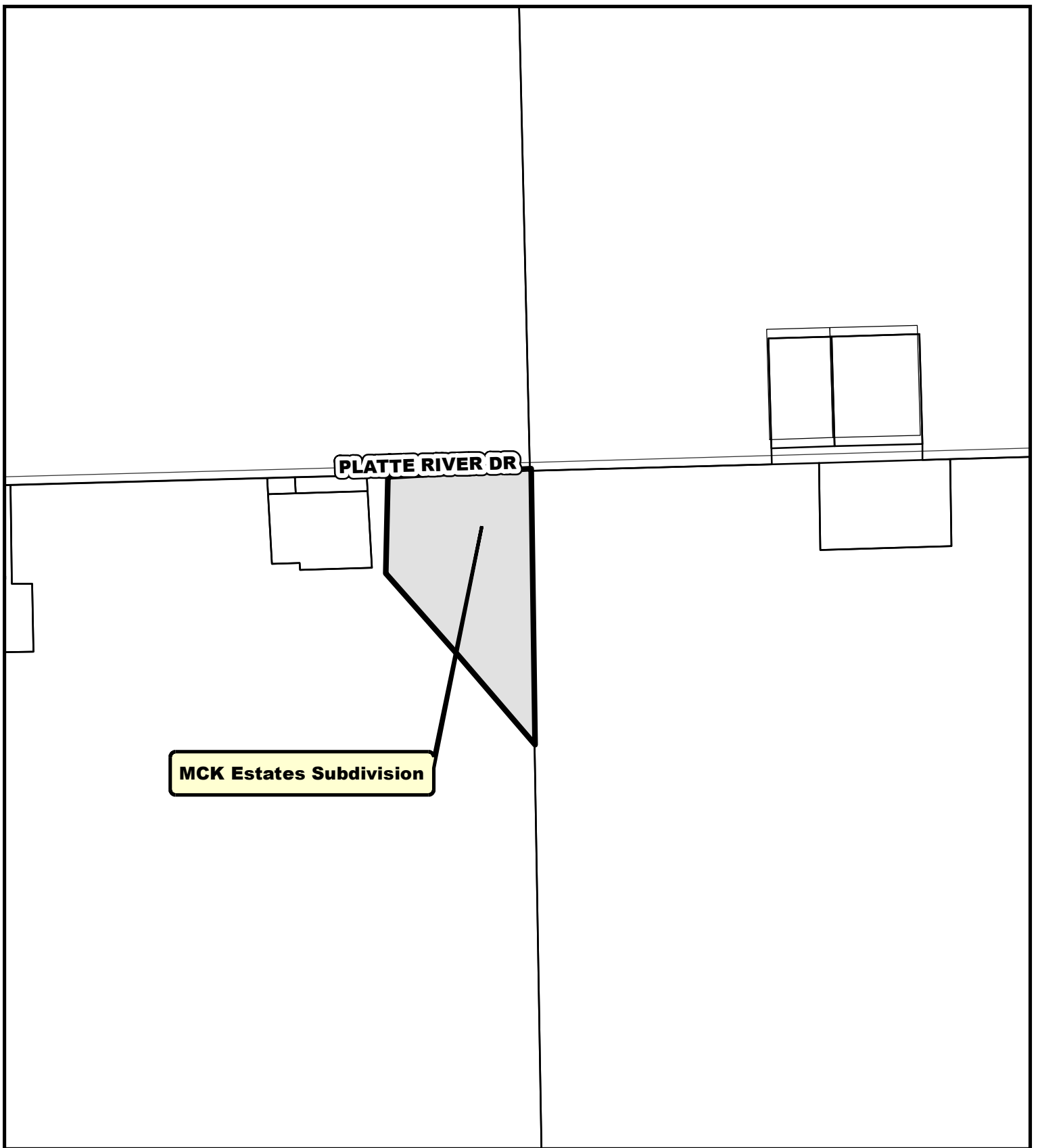
Sincerely,

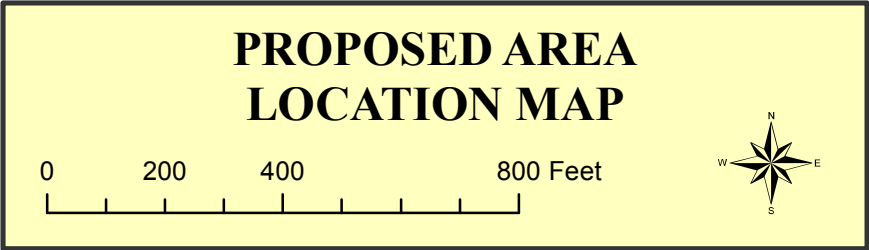
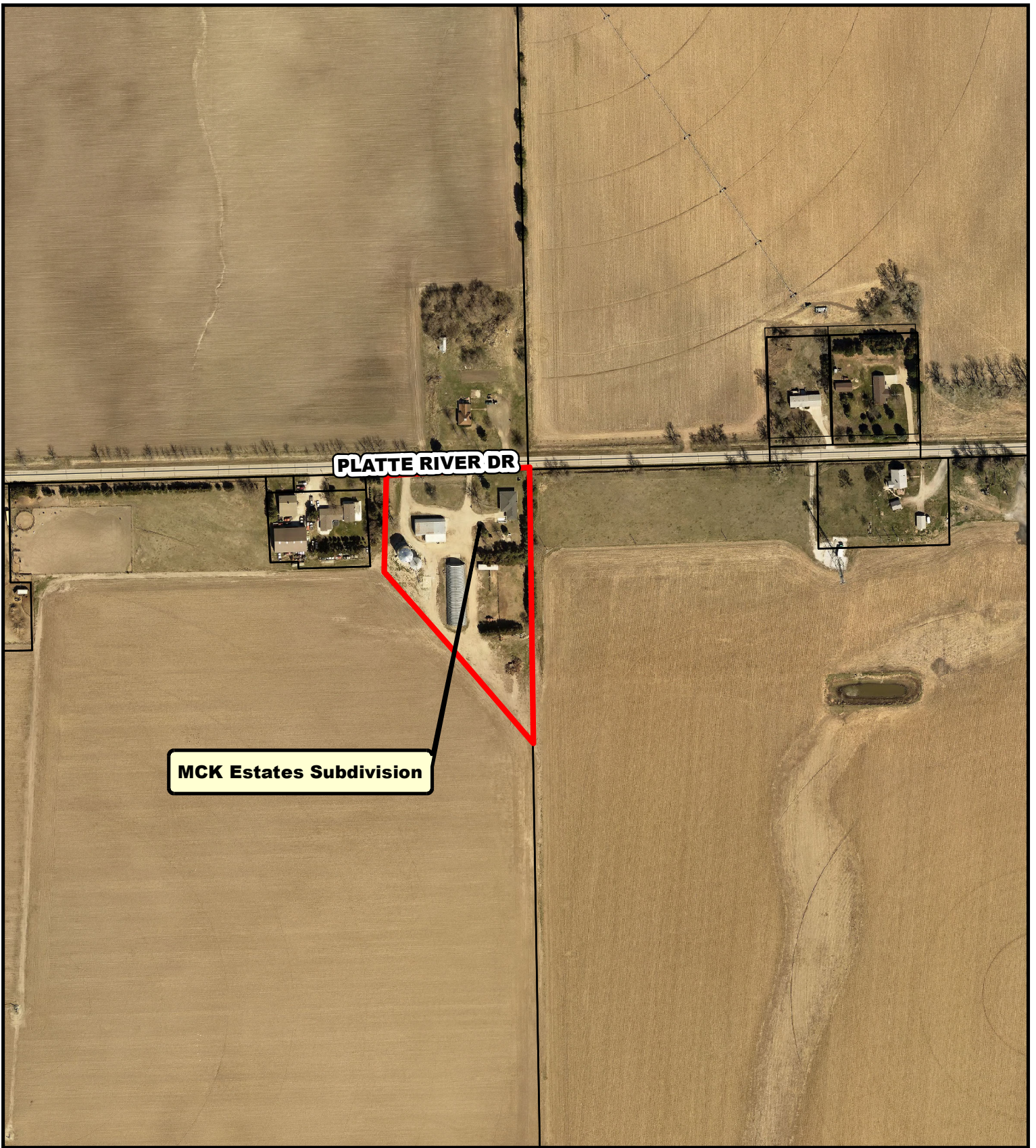
Chad Nabity, AICP  
Planning Director

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

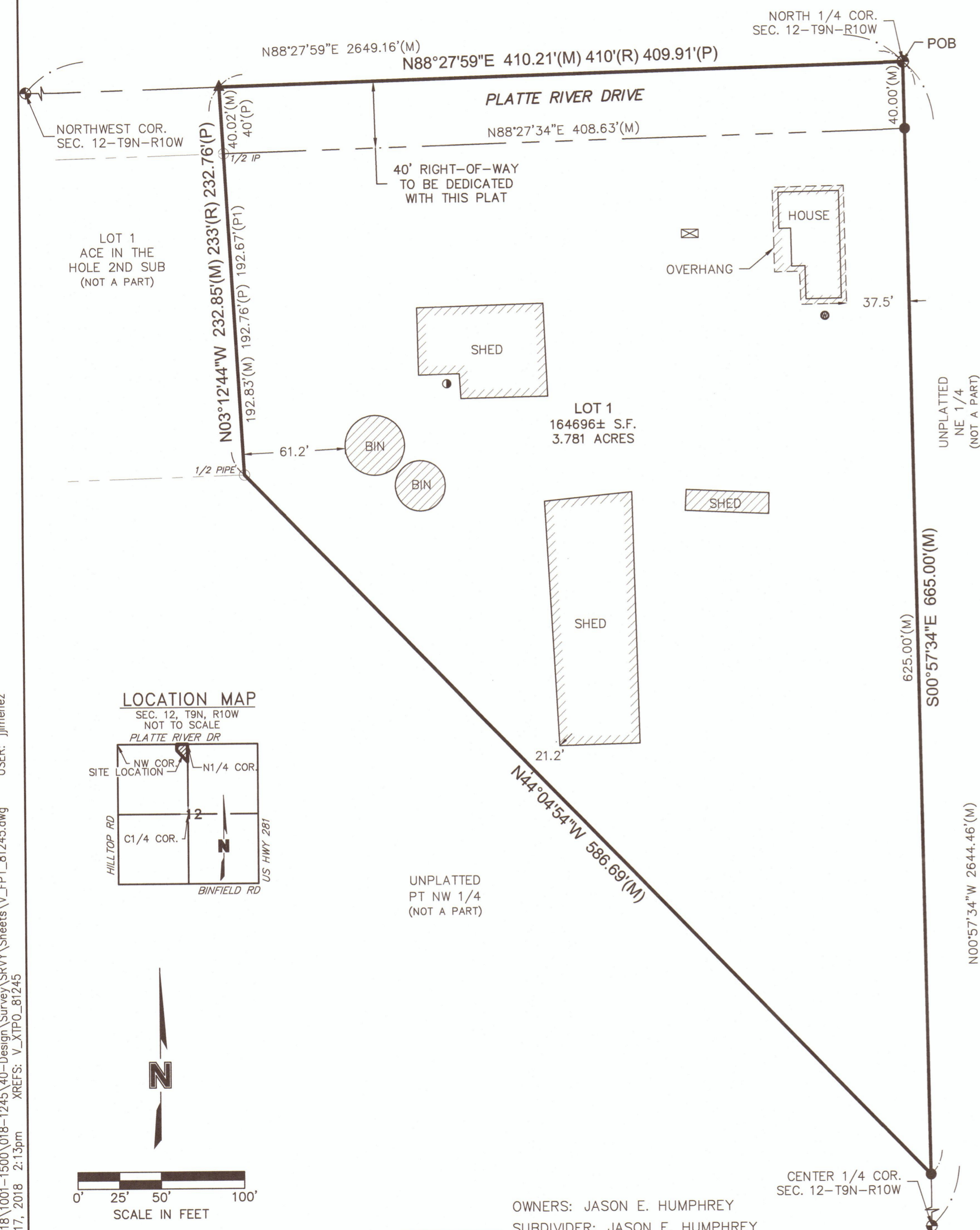




# MCK ESTATES SUBDIVISION

## HALL COUNTY, NEBRASKA

### SITE PLAT



#### LEGAL DESCRIPTION

A TRACT OF LAND CONSISTING OF PART OF THE NORTHWEST QUARTER (NW1/4) OF SECTION TWELVE (12), TOWNSHIP NINE (9) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 12-T9N-R10W, SAID POINT BEING THE POINT OF BEGINNING; THENCE ON AN ASSUMED BEARING OF S00°57'34"E, ALONG THE EAST LINE OF THE NW1/4, A DISTANCE OF 665.00 FEET; THENCE N44°04'54"W A DISTANCE OF 586.69 FEET TO THE SOUTHEAST CORNER OF LOT 1, ACE IN THE HOLE SECOND SUBDIVISION; THENCE N03°12'44"W, ALONG PART OF THE EAST LINE OF SAID LOT 1, A DISTANCE OF 232.85 FEET TO THE NORTH LINE OF SAID NW1/4; THENCE N88°27'59"E, ALONG SAID NORTH LINE, A DISTANCE OF 410.21 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 181,082.79 SQUARE FEET OR 4.157 ACRES MORE OR LESS OF WHICH 0.376 ACRES IS NEW DEDICATED ROAD RIGHT-OF-WAY.

#### LEGEND

- SECTION CORNER
- SET CORNER (5/8"x24" REBAR W/CAP)
- FOUND CORNER (1/2" PIPE)
- PROPERTY LINE
- SECTION LINE
- SUBDIVISION LINE
- NEW ROW LINE
- MEASURED DISTANCE
- RECORDED DISTANCE
- PLATTED DISTANCE
- ACE IN THE HOLE SUB
- PLATTED DISTANCE
- ACE IN THE HOLE 2ND SUB
- BUILDING LINE
- ELECTRIC CABINET
- WATER WELL
- SANITARY SEWER CLEANOUT

#### SECTION TIES

- NORTHWEST CORNER, SEC. 12-T9N-R10W**  
FOUND SURVEY SPIKE w/WASHER HALL CO. SURVEYOR ID @ GRADE IN ASPHALT INTERSECTION  
SE 34.79' TO MAG NAIL w/WASHER IN SOUTH END OF 36" CMP  
SW 48.83' TO MAG NAIL w/WASHER IN POWER POLE  
NE 57.48' TO MAG NAIL w/WASHER IN CORNER FENCE POST  
NNE 77.64' TO MAG NAIL w/WASHER IN FENCE POST
- NORTH 1/4 CORNER, SEC. 12-T9N-R10W**  
FOUND SURVEY SPIKE w/WASHER HALL CO. SURVEYOR ID @ GRADE IN ASPHALT INTERSECTION  
N 32.05' TO NEAR FACE WITNESS CORNER  
N 49.25' TO MAG NAIL w/WASHER IN CORNER FENCE POST  
SE 42.63' TO REDHEAD NAIL IN POWER POLE  
S 33.30' TO MAG NAIL w/WASHER IN CORNER FENCE POST
- CENTER 1/4 CORNER, SEC. 12-T9N-R10W**  
FOUND 1/2" IRON PIPE, 0.2' ABOVE GRADE ON SW CORNER OF TREE ROW(SORGENFRIE LS578 12/14)  
WSW 164.03' TO WELL POINT (TOP CENTER)  
W 33.00' TO 5/8" REBAR  
S 33.00' TO 5/8" REBAR

201 East 2nd Street  
P.O. Box 1072  
Grand Island, NE 68802-1072  
TEL 308.384.8750  
FAX 308.384.8752

PROJECT NO. 2018-1245

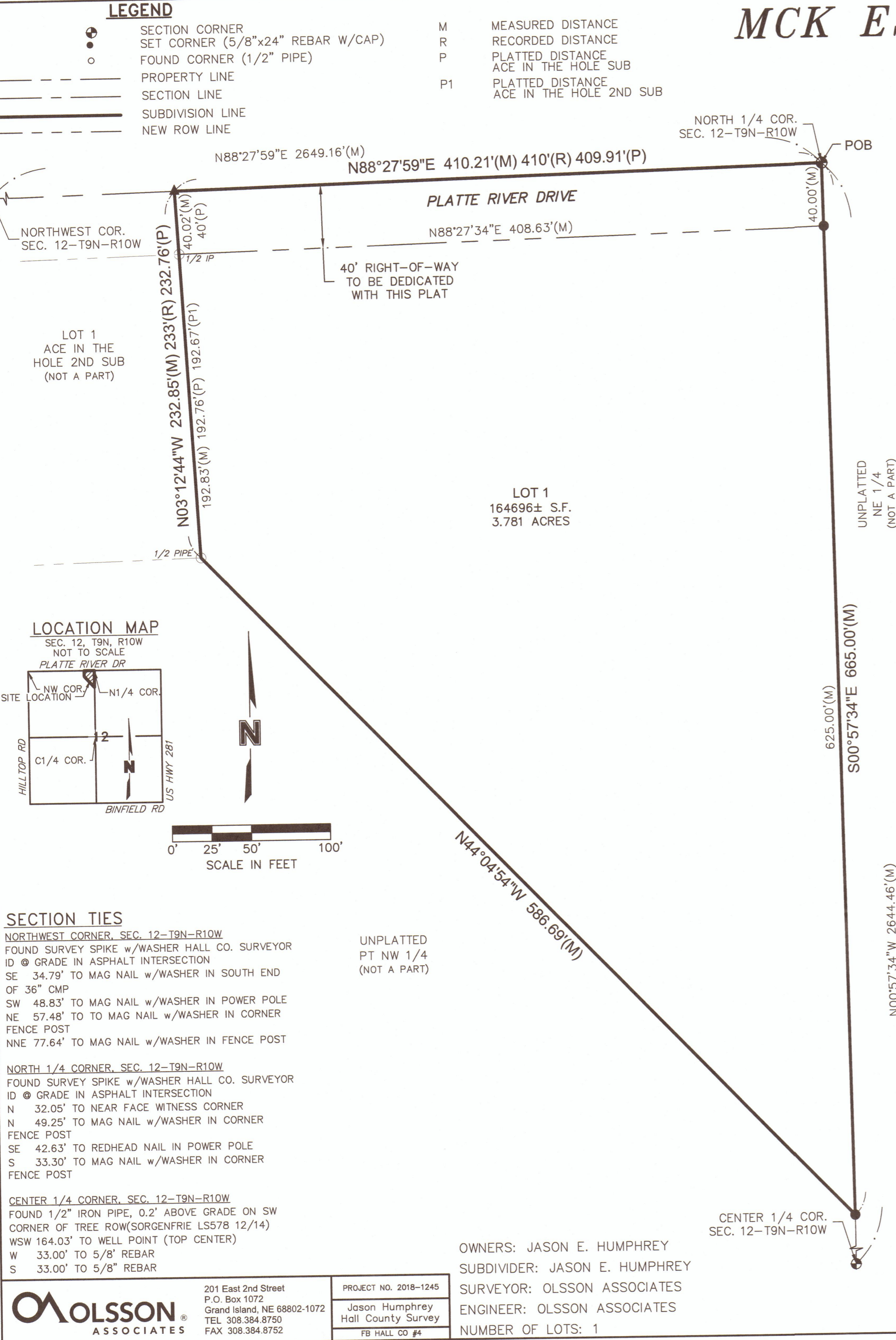
Jason Humphrey  
Hall County Surveyor

FB HALL CO #4

OWNERS: JASON E. HUMPHREY  
SUBDIVIDER: JASON E. HUMPHREY  
SURVEYOR: OLSSON ASSOCIATES  
ENGINEER: OLSSON ASSOCIATES  
NUMBER OF LOTS: 1

USER: jjimenez

DWG: F:\2018\1001-1500\018-1245\40-Design\Survey\SRV\Sheets\1\_V\_FPT\_81245.dwg  
DATE: May 17, 2018 2:13pm  
XREFS: V\_XTP0\_81245



SECTION CORNER

SET CORNER (5/8"x24" REBAR W/CAP)

FOUND CORNER (1/2" PIPE)

PROPERTY LINE

SECTION LINE

SUBDIVISION LINE

NEW ROW LINE

M

R

P

P1

MEASURED DISTANCE

RECORDED DISTANCE

PLATTED DISTANCE

ACE IN THE HOLE SUB

PLATTED DISTANCE

ACE IN THE HOLE 2ND SUB

LOT 1

ACE IN THE

HOLE 2ND SUB

(NOT A PART)

LOT 1

164696± S.F.

3.781 ACRES

SECTION TIES

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