



Hall County Regional Planning Commission

Wednesday, June 6, 2018

Regular Meeting

Item J8

Subdivision – Nelson Subdivision Hall County 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,

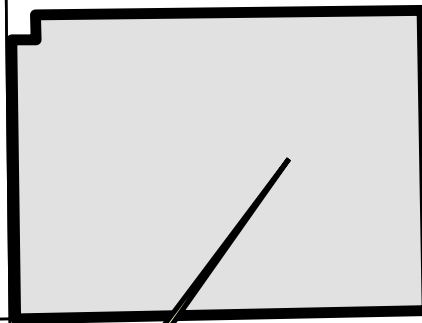
Chad Nabity, AICP
Planning Director

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

**Part of the Southwest Quarter of the Southeast Quarter
S-26
T-10N
R-09W**



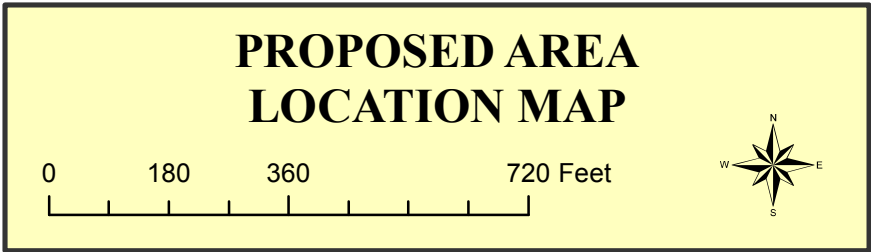
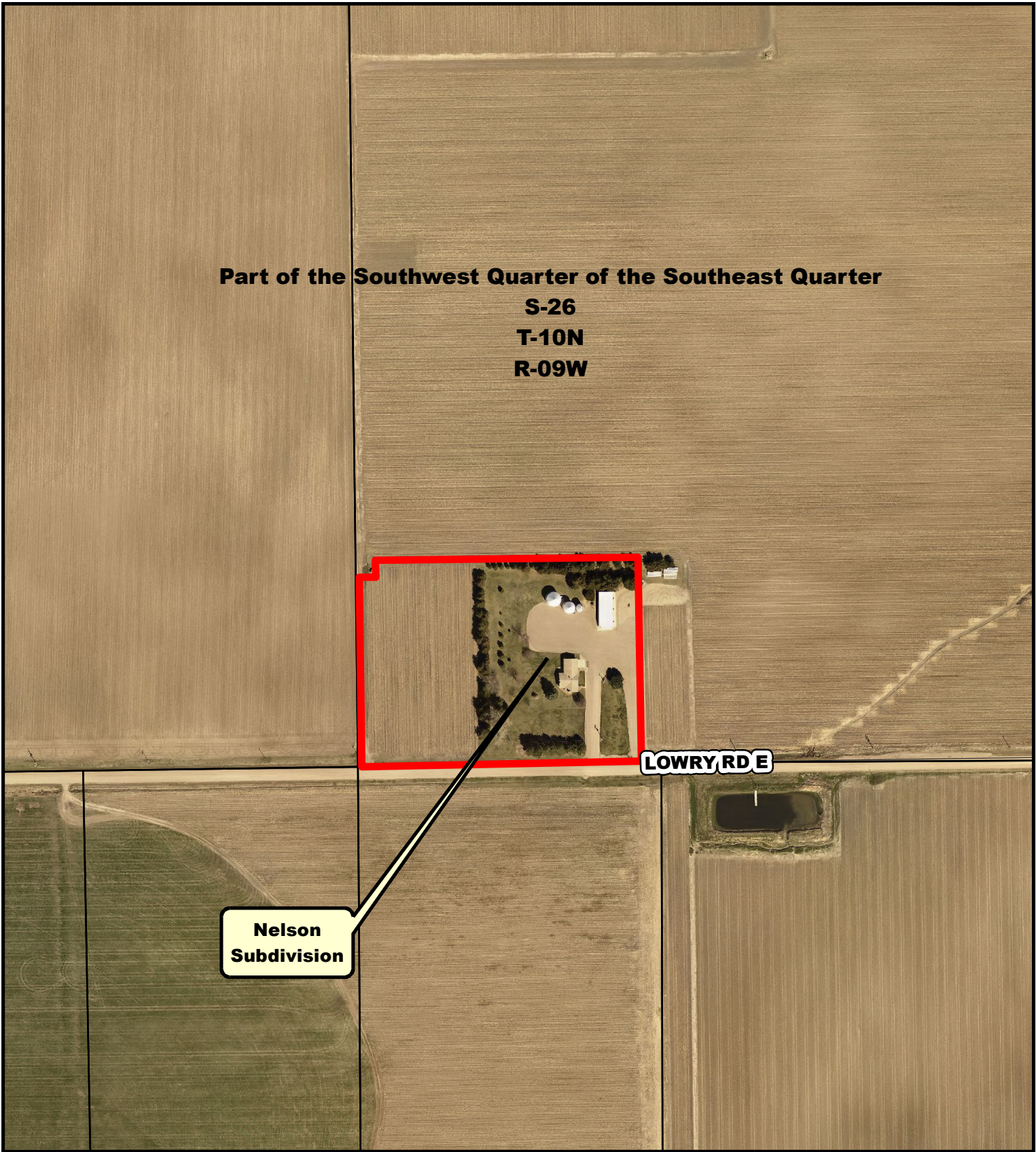
LOWRY RDE

**Nelson
Subdivision**

**PROPOSED AREA
LOCATION MAP**

0 180 360 720 Feet





FINAL PLAT
-NELSON SUBDIVISION-
PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, SECTION 26,
TOWNSHIP 10 NORTH, RANGE 9 WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA

LEGAL DESCRIPTION

A tract of land being part of the Southwest Quarter of the Southeast Quarter (SW 1/4 SE 1/4), Section Twenty-six (26), Township Ten (10) North, Range Nine (9) West of the 6th Principal Meridian, Hall County, Nebraska, and more particularly described as follows:
BEGINNING at a 1" bar at the Southwest corner of the Southeast Quarter of Section 26 and assuming the West line of said Southeast Quarter as bearing N 00°07'10" E and all bearings contained herein are relative thereto;
thence N 00°07'10" E on said West line a distance of 432.00 feet to a 5/8" rebar with cap;
thence S 89°56'29" E parallel to the South line of said Southeast Quarter a distance of 39.00 feet to a 5/8" rebar with cap;
thence N 00°07'10" E parallel to said West line a distance of 34.00 feet to a 5/8" rebar with cap;
thence N 89°56'29" E parallel to said South line a distance of 589.00 feet to a 5/8" rebar with cap;
thence S 00°07'10" W parallel to said West line a distance of 466.00 feet to said South line;
thence S 89°56'29" W on said South line a distance of 628.00 feet to the Point of Beginning.
Containing 6.69 acres more or less.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that

DENNIS R. NELSON

being the owner of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as 'NELSON SUBDIVISION' Hall County, 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) _____
DENNIS R. NELSON

ACKNOWLEDGMENTS

STATE OF _____ S.S.
COUNTY OF _____
On the ____ day of _____, 20____, before me _____ a Notary Public within and for said County, personally appeared Dennis R. Nelson, 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.

(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 Hall County Board of Supervisors, this ____ day of _____, 20____.

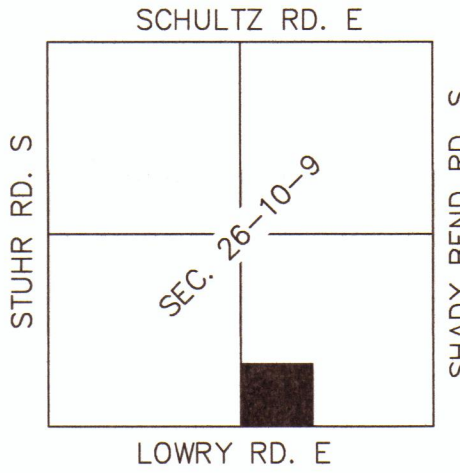
CHAIRMAN OF THE BOARD _____ COUNTY CLERK _____
(SEAL)

SURVEYOR'S CERTIFICATE

I, Chad Dixon, Nebraska Professional Registered Land Surveyor No. 672, do hereby certify that on May 2nd, 2018, I completed an accurate survey of 'NELSON SUBDIVISION', 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; 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.

(SEAL)

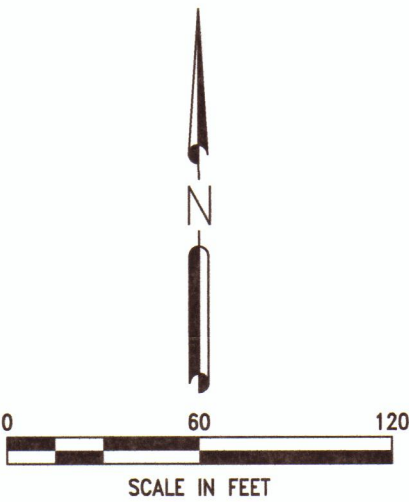
Chad Dixon
Nebraska Professional Registered Land Surveyor No. 672



SOUTHEAST CORNER, SOUTHEAST QUARTER
SECTION 26, T 10 N, R 9 W
FOUND "U" POST.
NW 50.50' NAIL IN PP
SW 49.10' NAIL IN GUY POLE
NE 46.00' NAIL IN PP
SE 46.70' 5/8" REBAR W/CAP

MA Miller & Associates	PARTY CHIEF: JARED YENDRA	SURVEY COMPLETED: MAY 3, 2018
	DRAWN BY: CHAD A. DIXON	REVISION
1111 CENTRAL AVENUE KEARNEY, NE 68847-6833 Tel: 308-234-6456 Fax: 308-234-1146 www.miller-engineers.com		DATE & REASON
HALL CO-NELSON SUB.		F.B. #

NORTHWEST CORNER, SOUTHEAST QUARTER
SECTION 26, T 10 N, R 9 W
FOUND 1/2" I.P.
N 55.25' NAIL IN R.R.TIE
N 11.50' PLUM THICKET WEST
E 11.0' CROP LINE SOUTH
NW 7.60' MAG NAIL IN MULBERRY TREE



- ▲ = SECTION CORNER MONUMENT FOUND
- = MONUMENT ESTABLISHED
(CAPPED 5/8" x 24" REBAR)
- × = TEMPORARY POINT
- (R) = RECORDED DISTANCES
- (M) = MEASURED DISTANCES
- SECTION LINE
- - - PROPOSED LOT LINES
- - - RIGHT-OF-WAY LINE
- - - EXISTING LOT LINES
- - - EXISTING EASEMENTS
- - - NEWLY DEDICATED EASEMENTS

NOTES

This plat prepared March 2018 for:

Dennis R. Nelson
6501 Red Hook Plaza
Suite 201, St. Thomas, VI 00802

BY: Miller & Associates
1111 Central Avenue
Kearney, NE 68847

PART SE 1/4
SECTION 26,
TION ROW
UNPLATTED
"NOT A PART"

PART SE 1/4
SECTION 26,
TION ROW
UNPLATTED
"NOT A PART"

PART SW 1/4
SECTION 26,
TION ROW
UNPLATTED
"NOT A PART"

SOUTHWEST CORNER, SOUTHEAST QUARTER
SECTION 26, T 10 N, R 9 W
FOUND 1" BAR AT CENTER EAST-WEST ROAD.
SW 46.60' 1/2" REBAR
SE 46.30' 1/2" REBAR
N 35.73' X'D NAILS IN PP

40' DEDICATED FOR
PUBLIC ROAD USE

LAWRY ROAD EAST

P.O.B.