



# **Hall County Regional Planning Commission**

**Wednesday, August 1, 2018  
Regular Meeting**

## **Item J4**

### **Final Plat - Prairie Commons 2nd Subdivision**

**Staff Contact:**

July 20<sup>th</sup>, 2018

Dear Members of the Board:

**RE: Final Plat – Subdivision List.**

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 August 1<sup>st</sup>, 2018, in the Community Meeting Room located in Grand Island's City Hall.

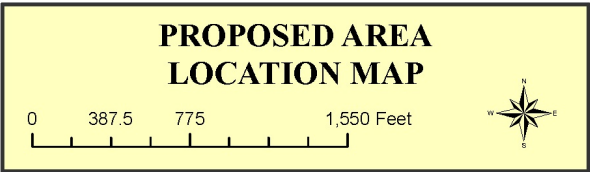
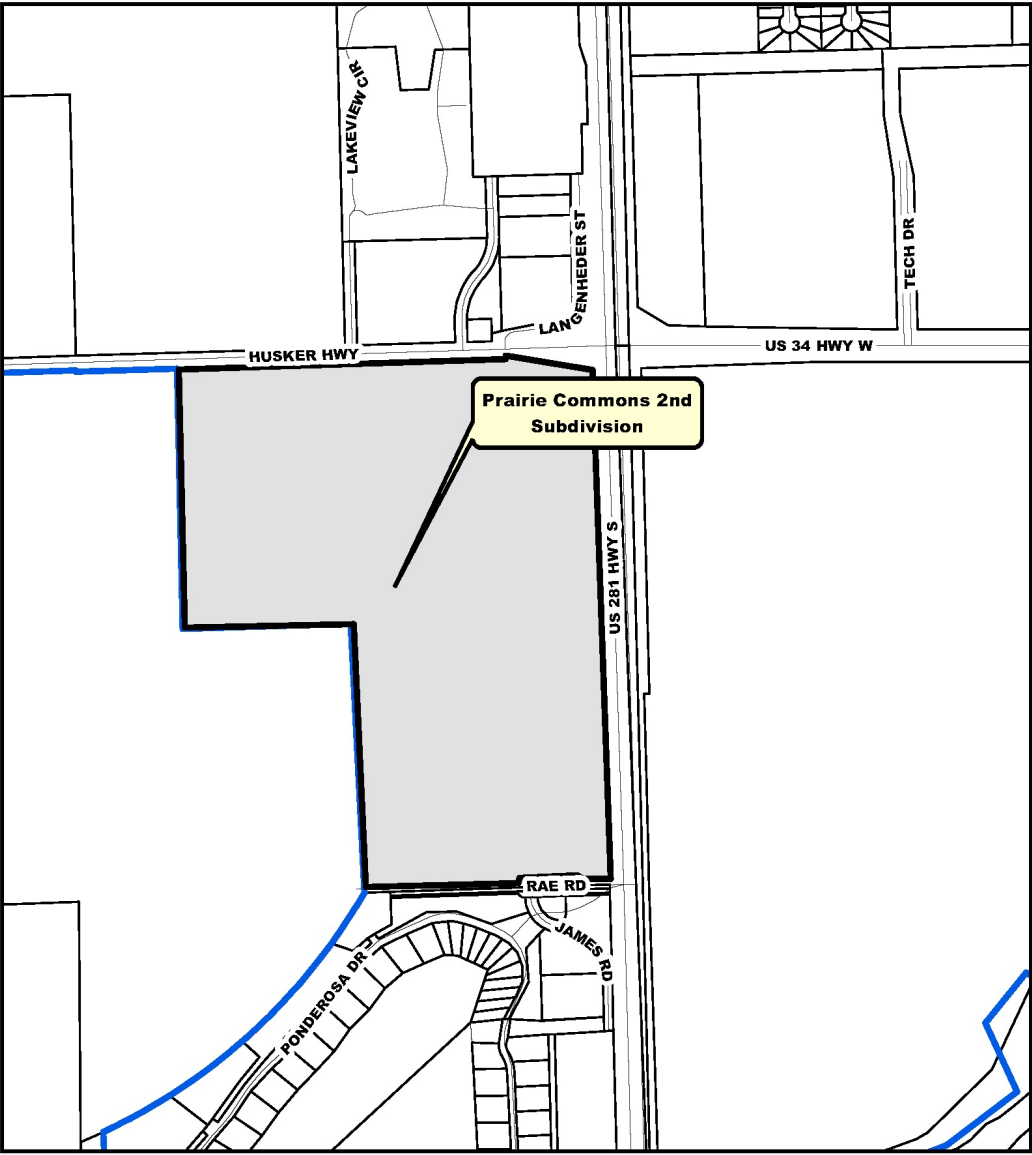
Sincerely,

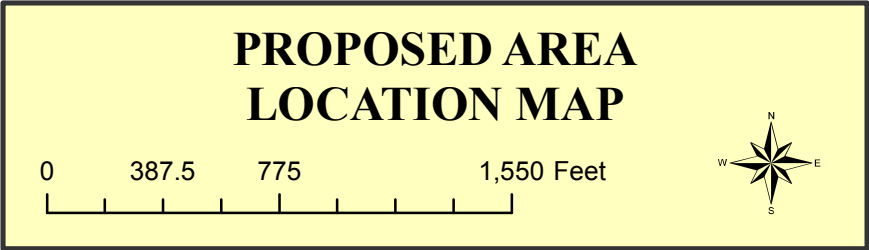
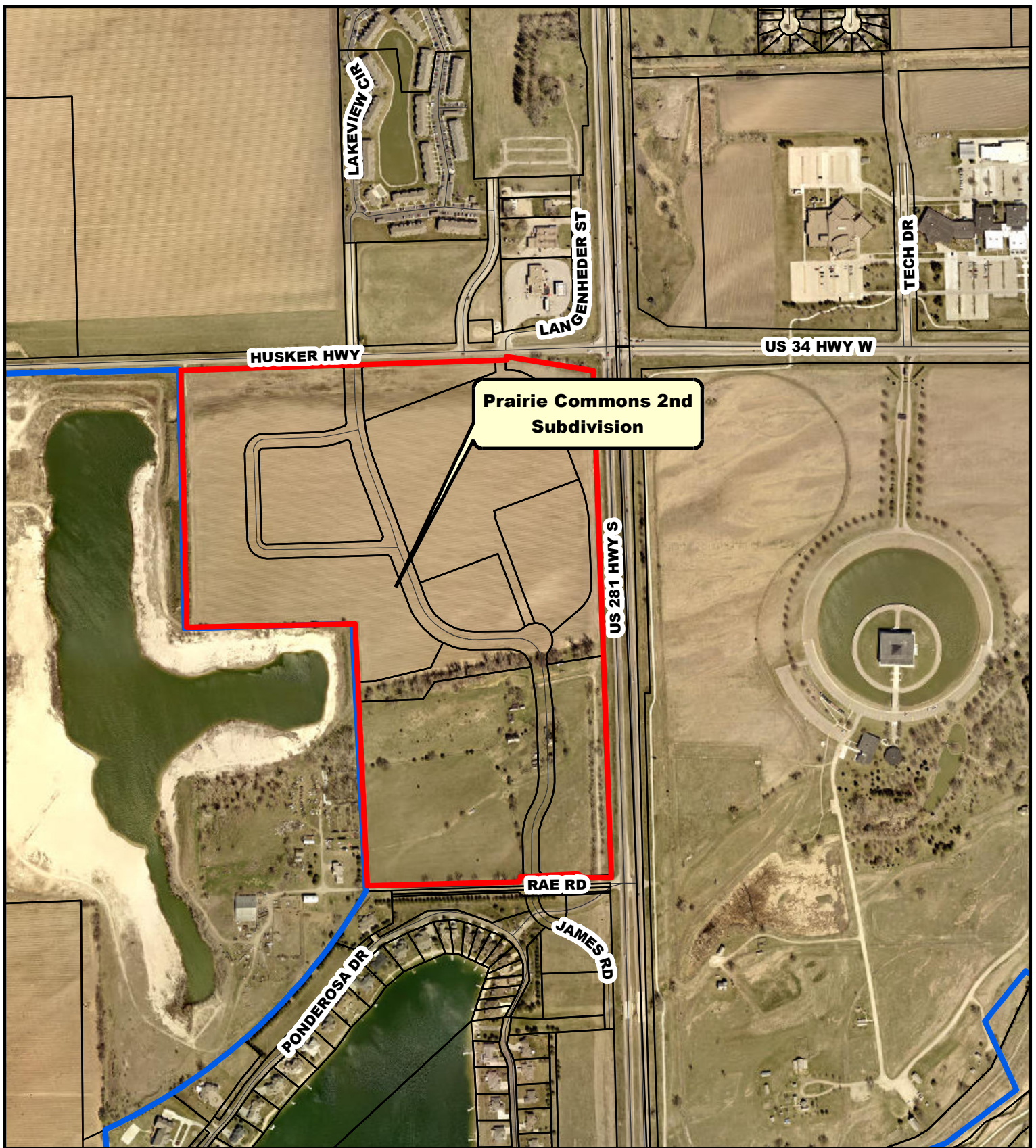
Chad Nabity, AICP  
Planning Director

CC: City Clerk  
City Attorney  
City Public Works  
City Utilities  
City Building Director  
County Assessor/Register of Deeds  
Manager of Postal Operations  
Applicant's Surveying Company  
Applicant

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>
Felske 2 <sup>nd</sup> Subdivision	8.621	1	A tract of land consisting of all of lot 1 Felske Subdivision and part of the Southeast Quarter (SE1/4) of Section Twenty-six(26), Township Twelve (12) north, Range Eleven (11) west of the 6 <sup>th</sup> P.M., Hall County, Nebraska.
Industrial Foundation Subdivision	21.52	7	A tract of land consisting of part of the Northeast Quarter (NE1/4) Section Five (5), Township Ten (10) north, Range Nine (9) west of the 6 <sup>th</sup> P.M., City of Grand Island, Hall County, Nebraska.
Jensen Subdivision	1.15	1	A tract of land being all of lot one (1), Lepant Subdivision in the City of Grand Island, Hall County, Nebraska, and a part of the Southeast Quarter (SE1/4) of Section One (1), Township Eleven (11) North, Range Ten (10) west of the 6 <sup>th</sup> Principal Meridian, Hall County, Nebraska.
Prairie Commons 2 <sup>nd</sup> Subdivision	95.32	9	A tract of land consisting of part of the Northeast Quarter (NE1/4) Section 36, Township 11 North, Range 10 west of the 6 <sup>th</sup> P.M., Hall County, Nebraska.
Sterling Estates 10 <sup>th</sup> Subdivision	4.919	28	A tract of land consisting of part of the Northwest Quarter (NW1/4) Section Twelve (12), Township Eleven (11) North, Range Ten (10) west of the 6 <sup>th</sup> P.M., Hall County, Nebraska.
The Orchard Subdivision <b>** (Preliminary Plat)</b>	23.81	160	That part of the East half of the Northwest Quarter of Section 10, Township 11 north, Range 9 west of the 6 <sup>th</sup> Principal Meridian, Hall County Nebraska, lying west of the Westerly right-of-way line of the Union Pacific Railroad company, except the northerly 581.50 feet thereof; the easterly 35.00 feet of lot 8, Norwood Subdivision; and the easterly 75.00' of lot 2, except the north 85.00', Norwood Subdivision, and the easterly 75.00' of lots 3,4&5, Norwood Subdivision; and that part of Southwest Quarter of the Northwest Quarter of said section 10.
Woodland Park 17 <sup>th</sup> Subdivision	.0666	3	A replat all of lots 1-2, block 3, Woodland Park Fourth Subdivision in the City of Grand Island, Hall County, Nebraska.





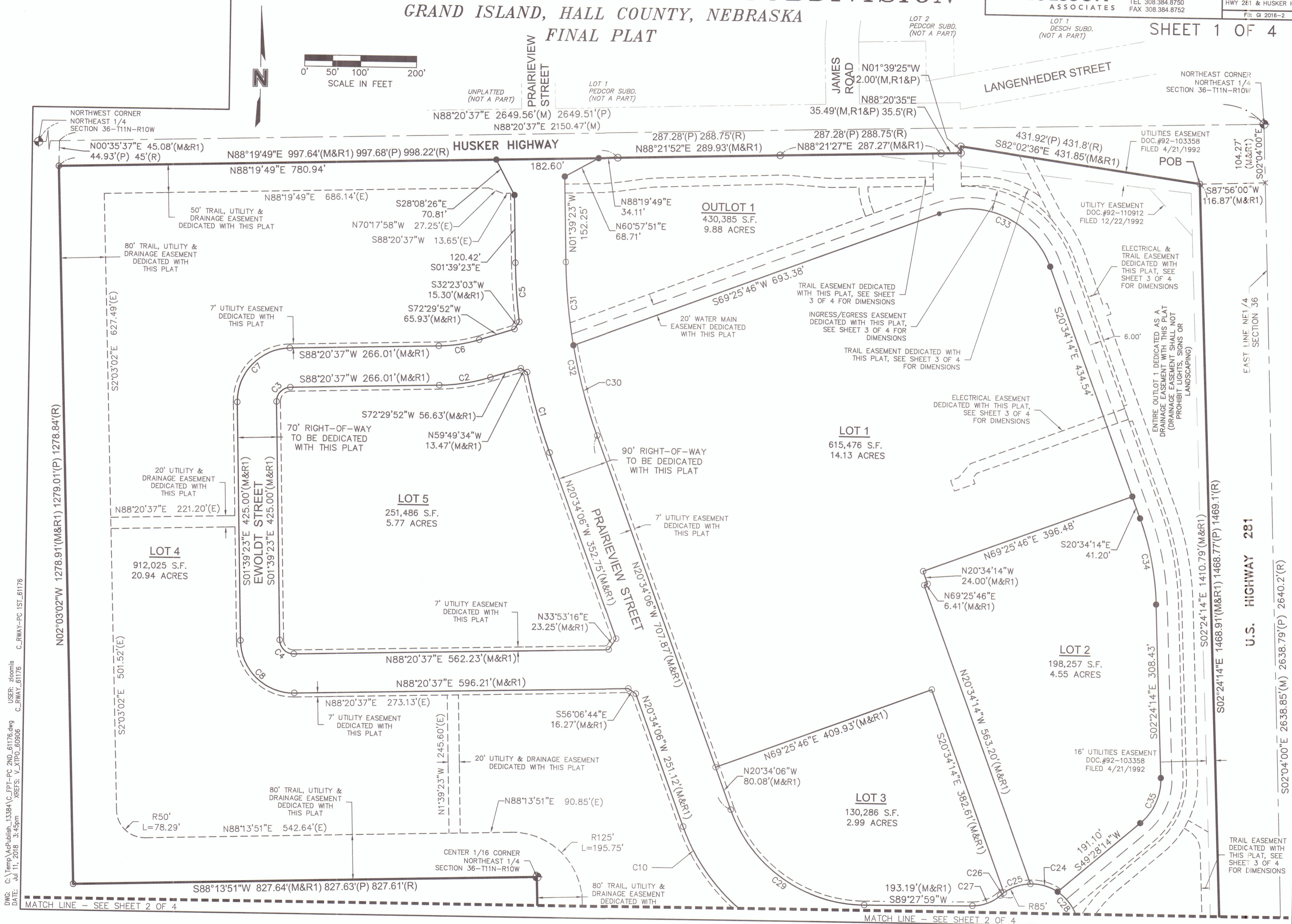
PRAIRIE COMMONS SECOND SUBDIVISION  
GRAND ISLAND, HALL COUNTY, NEBRASKA  
FINAL PLAT

MOLSSON  
ASSOCIATES

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

PROJECT NO. 2016-1176  
PRAIRIA VENTURES  
HWY 281 & HUSKER HWY  
FD: GI 2016-2

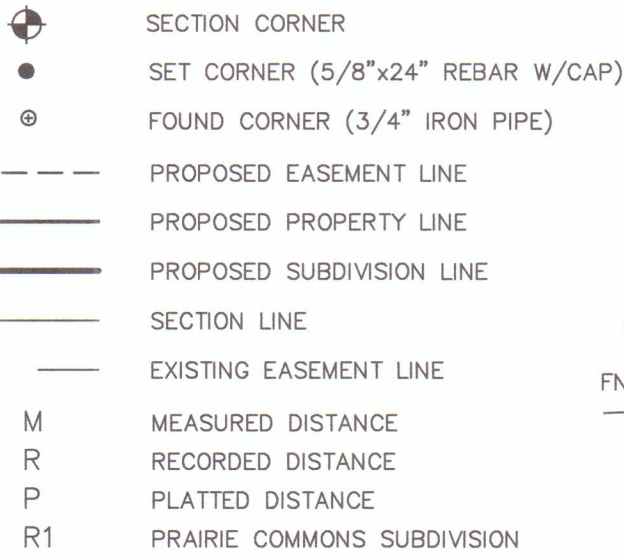
SHEET 1 OF 4



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PROJECT NO. 2016-1176  
PRATARIA VENTURES  
HWY 281 & HUSKER HWY  
FB: GI 2016-2

OWNERS: PRATARIA VENTURES, LLC &  
GI HOSPITAL REAL ESTATE, LLC  
LAND SURVEYOR: OLSSON ASSOCIATES  
ENGINEER: OLSSON ASSOCIATES  
NUMBER OF LOTS: 9



PROJECT NO. 2016-1176
PRATARIA VENTURES HWY 281 & HUSKER HWY
FR: GL 2016-2

CURVE #	RADIUS	DIRECTION	LENGTH	CHORD
C36	108.00'	S73°10'09\"E	32.24'	32.12'
C37	47.00'	S74°38'07\"E	16.44'	16.35'
C38	75.00'	S8°27'11\"W	16.05'	16.02'
C39	63.00'	S74°14'26\"E	21.16'	21.06'
C40	92.00'	S81°43'18\"E	54.93'	54.12'
C41	75.00'	S24°54'09\"W	27.02'	26.87'
C42	85.00'	N10°45'41\"E	72.58'	70.39'
C43	233.00'	S38°20'27\"W	90.52'	89.95'
C44	213.00'	S35°29'14\"W	103.97'	102.94'
C45	42.00'	S31°32'22\"E	42.72'	40.90'
C46	167.00'	S23°32'00\"W	151.20'	146.09'
C47	147.00'	S23°32'00\"W	133.09'	128.59'
C48	559.00'	S11°29'14\"E	177.24'	176.50'
C49	539.00'	S11°29'14\"E	170.90'	170.19'

**HUSKER HIGHWAY**

**PRAIRIEVIEW STREET**

**OUTLOT 1**

**LOT 1**

**40' INGRESS/EGRESS EASEMENT DEDICATED WITH THIS PLAT**

**20' WATER MAIN EASEMENT DEDICATED WITH THIS PLAT**

**TRAIL EASEMENT DEDICATED WITH THIS PLAT**

**UTILITY EASEMENT DOC. #92-103358 FILED 4/21/1992**

**UTILITY EASEMENT DOC. #92-110912 FILED 12/22/1992**

**ELECTRICAL & TRAIL EASEMENT DEDICATED WITH THIS PLAT**

**MATCH LINE - THIS SHEET**

**0' 30' SCALE IN FEET**

**HIGHWAY 281**

**CURVE TABLE**

CURVE #	RADIUS	DIRECTION	LENGTH	CHORD
C50	308.00'	N85°10'01"E	34.16'	34.14'
C51	292.00'	N84°55'00"E	29.83'	29.82'
C52	292.00'	S89°13'48"E	29.83'	29.82'
C53	308.00'	S88°58'46"E	28.77'	28.76'
C54	108.00'	S10°49'16"E	36.75'	36.58'
C55	92.00'	S10°46'13"E	31.47'	31.32'
C56	184.09'	S73°08'14"E	117.26'	115.29'
C57	221.00'	S31°04'46"E	81.07'	80.62'

A north arrow pointing upwards with the letter 'N' in the center. Below it is a scale bar with markings at 0', 30', and 60'. The text 'SCALE IN FEET' is written below the scale bar.

## LEGAL DESCRIPTION

COMMENCING AT THE NORTHEAST CORNER OF SAID NE1/4, SEC. 36-T11N-R10W; THENCE ON AN ASSUMED BEARING OF S02°04'00"E, ALONG THE EAST LINE OF SAID NE1/4, A DISTANCE OF 104.27 FEET; THENCE S87°56'00"W A DISTANCE OF 116.87 FEET TO THE POINT OF INTERSECTION OF THE SOUTH RIGHT-OF-WAY (R.O.W.) LINE OF HUSKER HIGHWAY AND THE WEST R.O.W. LINE OF U.S. HIGHWAY 281, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE S02°24'14"E, ALONG SAID WEST R.O.W. LINE, A DISTANCE OF 1468.91 FEET; THENCE S01°30'13"E, ALONG SAID WEST R.O.W. LINE, A DISTANCE OF 1025.38 FEET TO THE POINT OF INTERSECTION OF SAID WEST R.O.W. LINE AND THE NORTH R.O.W. LINE OF RAE ROAD; THENCE S88°06'49"W, ALONG SAID NORTH R.O.W. LINE, A DISTANCE OF 124.36 FEET; THENCE N80°11'30"W, ALONG SAID NORTH R.O.W. LINE, A DISTANCE OF 49.34 FEET; THENCE S88°06'49"W, ALONG SAID NORTH R.O.W. LINE, A DISTANCE OF 260.61 FEET; THENCE S43°06'49"W, ALONG SAID NORTH R.O.W. LINE, A DISTANCE OF 28.28 FEET; THENCE S88°06'49"W A DISTANCE OF 754.09 FEET; THENCE N02°02'46"W A DISTANCE OF 1291.84 FEET; THENCE S88°13'51"W A DISTANCE OF 827.64 FEET; THENCE N02°03'02"W A DISTANCE OF 1278.9 FEET TO A POINT ON THE SOUTH R.O.W. LINE OF HUSKER HIGHWAY; THENCE N88°19'49"E, ALONG SAID SOUTH R.O.W. LINE, A DISTANCE OF 997.64 FEET; THENCE N88°21'52"E, ALONG SAID SOUTH R.O.W. LINE, A DISTANCE OF 289.93 FEET; THENCE N88°21'27"E, ALONG SAID SOUTH R.O.W. LINE, A DISTANCE OF 287.27 FEET; THENCE N88°20'35"E, ALONG SAID SOUTH R.O.W. LINE, A DISTANCE OF 35.49 FEET; THENCE N01°39'25"W, ALONG SAID SOUTH R.O.W. LINE, A DISTANCE OF 12.00 FEET; THENCE S82°02'36"E, ALONG SAID SOUTH R.O.W. LINE, A DISTANCE OF 431.85 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 4,152,026 SQUARE FEET OR 95.32 ACRES MORE OR LESS OF WHICH 9.08 ACRES IS NEW DEDICATED PUBLIC ROAD RIGHT-OF-WAY.

I HEREBY CERTIFY THAT ON \_\_\_\_\_, 2018, I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION, OF A TRACT OF LAND LOCATED IN PART OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 36, TOWNSHIP 11 NORTH, RANGE 10 WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF; THAT IRON MARKERS, EXCEPT WHERE INDICATED, WERE FOUND AT ALL CORNERS; THAT THE DIMENSIONS ARE AS SHOWN ON THE PLAT; AND THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS.

APPROVAL

SUBMITTED TO AND APPROVED BY THE REGIONAL PLANNING COMMISSION OF HALL COUNTY, CITIES OF GRAND ISLAND, WOOD RIVER, AND THE VILLAGES OF ALDA, CAIRO, AND DONIPHAN, NEBRASKA.

APPROVED AND ACCEPTED BY THE CITY OF GRAND ISLAND, NEBRASKA

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

MAYOR

CITY CLERK

NORTHWEST COR. NF 1/4, SEC. 36, T11N, R10W  
FOUND 1" VALVE CAP, ±0.4" BELOW ASPHALT  
NWN 43.41' TO SOUTH NUT OF FIRE HYDRANT (AMERICAN DARLING 1996)  
NW 51.11' TO EXISTING NAIL IN POWER POLE  
SW 46.47' TO EXISTING NAIL IN FENCE POST  
S 43.05' TO EXISTING NAIL IN FENCE POST  
SE 56.49' TO PK NAIL W/WASHER STAMPED LS-458 ON FENCE POST

NORTHEAST COR. NE1/4, SEC 36, T11N, R11W  
FOUND BRASS CAP  
 NE 91.38' TO CHISELED 'X' IN SIGNAL POLE BASE  
 SE 39.56' TO CHISELED 'X' IN NOSE OF ISLAND (HWY 34)  
 NE 114.98' TO CHISELED 'X' IN SOUTH END OF CONCRETE HEADWALL  
 SW 125.41' TO CHISELED 'X' IN SOUTH END OF CONCRETE HEADWALL

SOUTHWEST COR. SE1/4, NE1/4, SEC. 36, T11N, R10W  
RECORDED AS NAIL IN TREE, FOUND NAIL HOLE IN TREE  
SE 26.52' TO NEAR FACE OF STEEL FENCE POST  
SW 14.20' TO NEAR FACE OF STEEL FENCE POST  
E 10.00' TO 1/2" PIPE ON EAST-WEST SECTION LINE  
E 30.00' TO 1/2" PIPE ON EAST-WEST SECTION LINE

NORTHWEST COR. SE1/4, NE1/4, SECTION 36-T11N-R10W  
 FOUND 1/2" IRON PIPE, ±0.1' BELOW GRADE  
 NNE 9.85' TO NEAR FACE STEEL CORNER FENCE POST  
 SSE 21.50' TO 5/8" REBAR SET BY WEST FACE OF PVC FENCE POST  
 WNW 31.40' TO 5/8" REBAR SET BY EAST FACE OF PVC FENCE  
 E 2.0' TO N-S FENCE LINE  
 N 9.0' TO E-W FENCE LINE

SOUTHEAST COR. SE1/4, NE1/4, SECTION 36-TINN-R10W  
FOUND BRASS CAP  
E 54.84' TO BRASS CAP  
NE 150.06' TO CHISELED "X" ON TOP OF R.O.W. MARKER  
W 120.25' TO PK NAIL W/WASHER STAMPED LS-458 IN CORNER FENCE POST  
SSW 152.77' TO NE CORNER OF CONCRETE PAD

KNOW ALL MEN BY THESE PRESENTS, THAT PRATARIA VENTURES, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, BEING THE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "PAIRIE COMMONS SECOND SUBDIVISION" IN PART OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 36, TOWNSHIP 11 NORTH, RANGE 10 WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF AND DO HEREBY DEDICATE THE ROAD RIGHT OF WAY, AS SHOWN THEREON TO THE PUBLIC FOR THEIR USE FOREVER; AND HEREBY DEDICATE THE EASEMENTS, AS SHOWN THEREON TO THE PUBLIC FOR THEIR USE FOREVER FOR THE LOCATION, CONSTRUCTION AND MAINTENANCE FOR PUBLIC UTILITIES, TOGETHER WITH THE RIGHTS OF INGRESS AND EGRESS THERETO, AND HEREBY PROHIBITING, UNLESS OTHERWISE NOTED, THE PLANTING OF TREES, BUSHES AND SHRUBS, OR PLACING OTHER OBSTRUCTIONS UPON, OVER, ALONG OR UNDERNEATH THE SURFACE OF ANY OF THE DRAINAGE EASEMENTS SHALL NOT PROHIBIT LIGHTS, SIGNS OR LANDSCAPING; AND THAT THE FOREGOING ACTION AS MORE PARTICULARLY DESCRIBED IN THE DESCRIPTION HEREON AS APPEARS ON THIS PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

IN WITNESS WHEREOF, I HAVE AFFIXED MY SIGNATURE HERETO, AT \_\_\_\_\_, NEBRASKA, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2018.

DAVID OSTDIEK, MANAGER  
PRATARIA VENTURES, LLC, A NEBRASKA LIMITED LIABILITY COMPANY

STATE OF NEBRASKA  
COUNTY OF HALL

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018, BEFORE ME \_\_\_\_\_, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED DAVID OSTDIEK, MANAGER, PRATARIA VENTURES, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED HERETO AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED. IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT \_\_\_\_\_, NEBRASKA, ON THE DATE LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC

KNOW ALL MEN BY THESE PRESENTS, THAT PRATARIA VENTURES, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, BEING THE OWNERS OF THE LAND DESCRIBED HEREIN, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, LATTERED AND DESIGNATED AS "**PAIRIE COMONS SECOND SUBDIVISION**" IN PART OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 36, TOWNSHIP 11 NORTH, RANGE 10 WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF AND DO HEREBY DEDICATE THE ROAD RIGHT OF WAY, AS SHOWN THEREON TO THE PUBLIC FOR THEIR USE FOREVER; AND HEREBY DEDICATE EASEMENTS, AS SHOWN THEREON TO THE PUBLIC FOR THEIR USE FOREVER FOR THE LOCATION, CONSTRUCTION AND MAINTENANCE FOR UTILITIES, TOGETHER WITH THE RIGHTS OF INGRESS AND EGRESS THERETO, AND HEREBY PROHIBITING, UNLESS OTHERWISE NOTED, THE PLANTING OF TREES, BUSHES AND SHRUBS, OR PLACING OTHER OBSTRUCTIONS UPON, OVER, ALONG OR UNDERNEATH THE SURFACE OF SUCH EASEMENT, THE DRAINAGE EASEMENTS SHALL NOT PROHIBIT LIGHTS, SIGNS OR LANDSCAPING; AND THAT THE FOREGOING ADDITION AS MORE PARTICULARLY DESCRIBED IN THE DESCRIPTION HEREON AS APPEARS ON THIS PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

IN WITNESS WHEREOF, I HAVE AFFIXED MY SIGNATURE HERETO, AT \_\_\_\_\_, NEBRASKA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.


TOM WERNER, MANAGER  
GI HOSPITAL REAL ESTATE, LLC, A NEBRASKA LIMITED LIABILITY COMPANY

STATE OF NEBRASKA  
COUNTY OF HALL

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018, BEFORE ME \_\_\_\_\_, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED TOM WERNER, MANAGER, GI HOSPITAL REAL ESTATE, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED HERETO AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED. IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT \_\_\_\_\_, NEBRASKA, ON THE DATE LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC

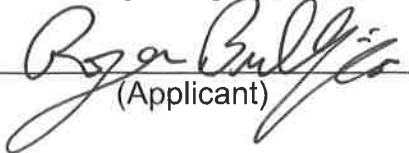
	201 East 2nd Street P.O. Box 1072 Grand Island, NE 68802-1072 TEL 308.384.8750 FAX 308.384.8752	PROJECT NO. 2016-1176
		PRATARIA VENTURES HWY 281 & HUSKER HWY  FB: GI 2016-2

Name Prairie Ventures, LLC  
Address PO Box 2078  
City Grand Island, State NE Zip 68802  
Phone 308-389-7222

Attach additional information as necessary for all parties listed as an owner on the plat and any other party such as: partners, Deed of Trust holders, etc...

All owners, lien holder's etc... will be required to sign the dedication certificate on the final plat.

As the applicant for this subdivision I do hereby certify that I have provided complete information regarding the ownership of the property included in this application:

By:   
(Applicant)

### Surveyor/Engineers Information

Surveyor/Engineering Firm Olsson Associates  
Address 201 E 2<sup>nd</sup> Street  
City Grand Island, State NE Zip 68801  
Phone \_\_\_\_\_  
Surveyor/Engineer Name Jai Andrist License Number LS-630

**SUBDIVISION NAME:** Prairie Commons Second Subdivision

#### Please check the appropriate location

- ☒ Grand Island City Limits  
☐ 2 Mile Grand Island Jurisdiction  
☐ Hall County  
☐ City of Wood River or 1 Mile Jurisdiction  
☐ Alda or 1 Mile Jurisdiction  
☐ Cairo or 1 Mile Jurisdiction  
☐ Doniphan or 1 Mile Jurisdiction

#### Please check the appropriate Plat

- ☐ Preliminary Plat  
☒ Final Plat  
☐ Administrative Plat (Grand Island, Alda, Doniphan, and Cairo)

Number of Lots 9

Number of Acres 95.32

#### Checklist of things Planning Commission Needs

- ☒ 10 + 15 copies if in City limits or the two mile jurisdiction of Grand Island  
☐ 5 + 15 copies if in Hall County, City of Wood River, Village of Cairo, Doniphan or Alda.  
☐ 5 copies if Administrative Plat