



Hall County Regional Planning Commission

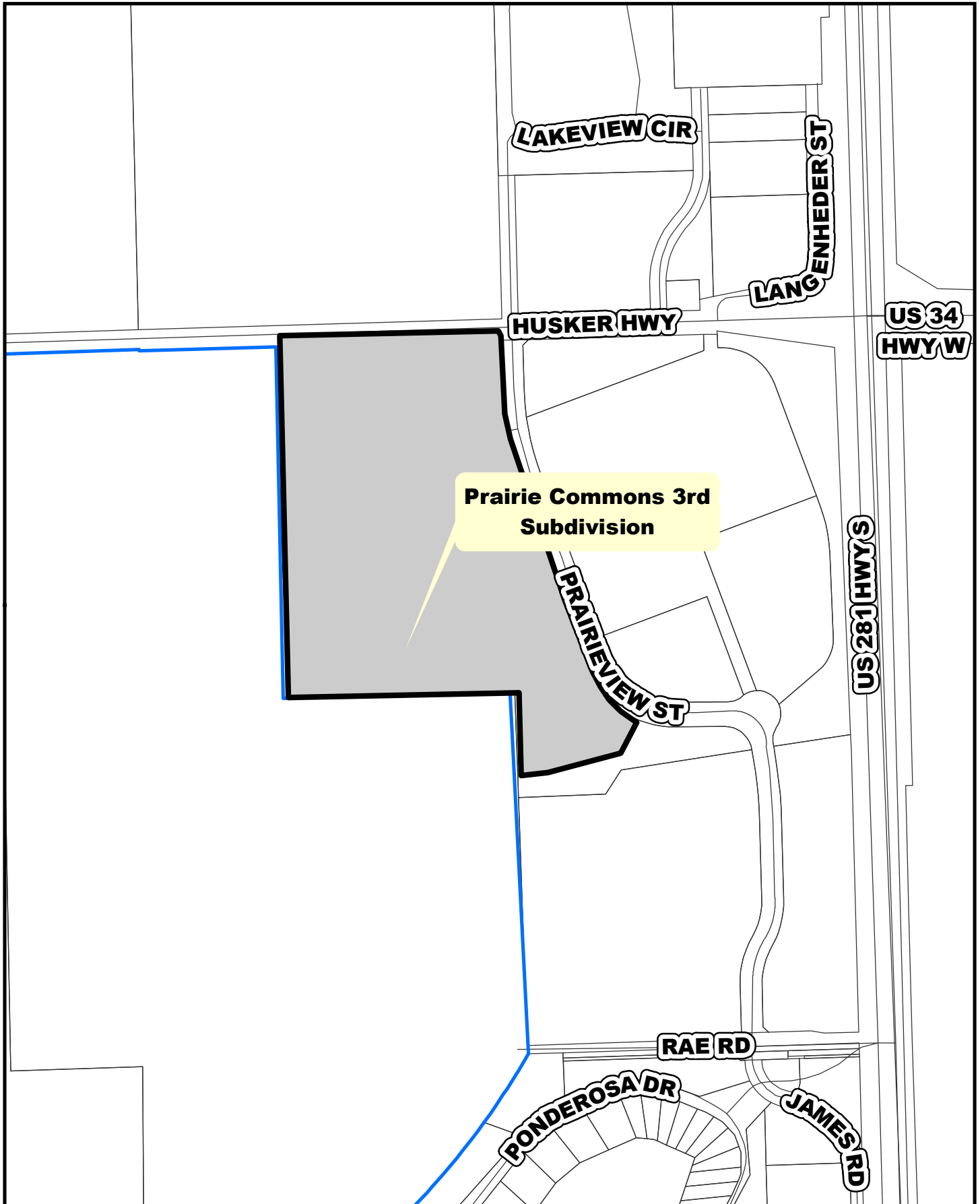
**Wednesday, February 6, 2019
Regular Meeting**

Item J1

Final Plat - Prairie Commons Third Subdivision Grand Island

Staff Contact:

PROPOSED AREA LOCATION MAP



PROPOSED AREA LOCATION MAP



Hall County Regional Planning Commission

SUBDIVISION APPLICATION

This application must be submitted a minimum of 20 calendar days prior to a planning commission meeting to be considered at that meeting. Planning Commission meetings are typically held on the first Wednesday of the month.

Owners Information

Name Prataria 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: [Signature]
(Applicant)

Surveyor/Engineers Information

Surveyor/Engineering Firm Olsson

Address 201 E. 2nd Street

City Grand Island, State NE Zip 68801

Phone 308-384-8750

Surveyor/Engineer Name Jai Andrist License Number LS-630

SUBDIVISION NAME: Prairie Commons Third Subdivision

Please check the appropriate location

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

Number of Lots 6

Number of Acres 26.71

Checklist of things Planning Commission Needs

- ☒ X 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
- ☒ X Closure Sheet
- ☐ Utilities Sheet
- ☒ X Receipt for Subdivision Application Fees in the amount of \$ 480

Providing false information on this application will result in nullification of the application and forfeiture of all related fees. If you have any questions regarding this form or subdivision regulations administered by the Hall County Regional Planning Department call (308) 384-3341.

FEE SCHEDULE ON REVERSE SIDE

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

LEGAL DESCRIPTION

A REPLAT OF ALL OF LOT 4 AND ALL OF LOT 5, PRAIRIE COMMONS SECOND SUBDIVISION, GRAND ISLAND, HALL COUNTY, NEBRASKA.
SAID TRACT CONTAINS A CALCULATED AREA OF 1,163,510 SQUARE FEET OR 26.711 ACRES MORE OR LESS.

LEGEND

- SECTION CORNER
SET CORNER (5/8"x24" REBAR W/CAP)
FOUND CORNER (5/8" REBAR w/CAP UNLESS NOTED)
EXISTING EASEMENT LINE
EXISTING PROPERTY LINE
PROPOSED PROPERTY LINE
PROPOSED SUBDIVISION LINE
MEASURED DISTANCE
EASEMENT DISTANCE
EWOLDT SUBD (VACATED) DISTANCE
RECORDED DISTANCE
PRAIRIE COMMONS SUBDIVISION
P2
PRAIRIE COMMONS 2ND SUBDIVISION

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON _____, 2019, I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION, OF A REPLAT OF ALL OF LOT 4 AND LOT 5, PRAIRIE COMMONS SECOND SUBDIVISION, GRAND ISLAND, 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.

JAI JASON ANDRIST, REGISTERED LAND SURVEYOR NUMBER, LS-630

DEDICATION OF PLAT

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 "PRAIRIE COMMONS THIRD SUBDIVISION" A REPLAT OF ALL OF LOT 4 AND LOT 5, PRAIRIE COMMONS SECOND SUBDIVISION, GRAND ISLAND, HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF; 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 _____, 2019.

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

ACKNOWLEDGMENT

STATE OF NEBRASKA
COUNTY OF HALL
ON THIS ____ DAY OF _____, 2019, 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

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.

CHAIRPERSON _____ DATE _____

APPROVED AND ACCEPTED BY THE CITY OF GRAND ISLAND, NEBRASKA

THIS ____ DAY OF _____, 2019.

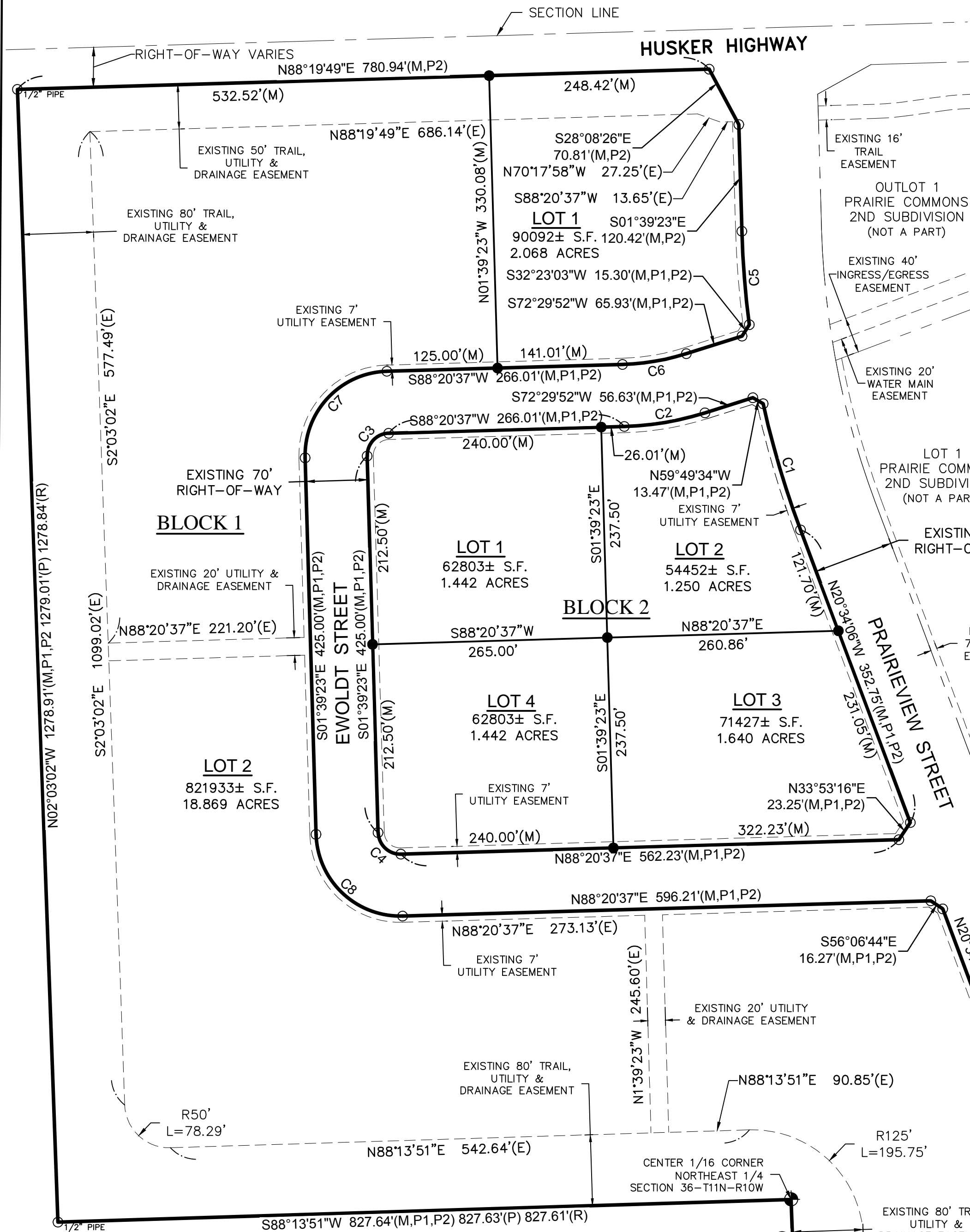
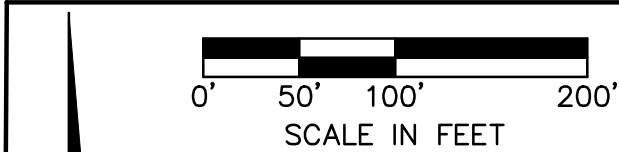
MAYOR _____

CITY CLERK _____

LOT 3
PRAIRIE COMMONS
2ND SUBDIVISION
(NOT A PART)

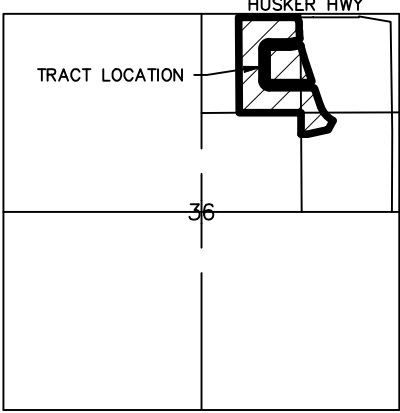
ENTIRE LOT 6 DRAINAGE
EASEMENT (DRAINAGE
EASEMENT SHALL NOT
PROHIBIT LIGHTS, SIGNS
OR LANDSCAPING)

OWNERS: PRATARIA VENTURES, LLC
SUBDIVIDER: PRATARIA VENTURES, LLC
SURVEYOR: OLSSON
ENGINEER: OLSSON
NUMBER OF LOTS: 6



LOCATION MAP

SEC. 36, T11N, R10W
NOT TO SCALE



CURVE TABLE				
CURVE #	RADIUS	DIRECTION	LENGTH	CHORD
C1	1045.00' (M,P1,P2)	N16°29'47"W	148.53' (M,P1,P2)	148.41' (M,P1,P2)
C2	335.00' (M,P1,P2)	S80°25'15"W	92.65' (M,P1,P2)	92.35' (M,P1,P2)
C3	25.00' (M,P1,P2)	S43°20'37"W	39.27' (M,P1,P2)	35.36' (M,P1,P2)
C4	25.00' (M,P1,P2)	S46°39'23"E	39.27' (M,P1,P2)	35.36' (M,P1,P2)
C5	1045.00' (M,P1,P2)	S4°33'21"E	105.77' (M,P1,P2)	105.72' (M,P1,P2)
C6	265.00' (M,P1,P2)	S80°25'15"W	73.29' (M,P1,P2)	73.06' (M,P1,P2)
C7	95.00' (M,P1,P2)	S43°20'37"W	149.23' (M,P1,P2)	134.35' (M,P1,P2)
C8	95.00' (M,P1,P2)	S46°39'23"E	149.23' (M,P1,P2)	134.35' (M,P1,P2)
C9	345.00' (M,P1,P2)	N42°06'52"W	259.47' (M,P1,P2)	253.40' (M,P1,P2)

olsson

201 East 2nd Street
Grand Island, NE 68802
TEL 308.384.8750
FAX 308.384.8752

PROJECT NO. 2016-1176
Prataria Ventures
Hwy 281/Husker Hwy
Survey
FB

DWG: F:\2016\1001-1500\016-1176\40-Design\Survey\SRVY\Sheets\V_PLAT-PC 3rd_61176.dwg
DATE: Jan 22, 2019 3:25pm XREFS: V_XTP0_60906 C_RWAY-PC 3RD_61176

USER: jjimenez

January 24, 2019

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 February 6th, 2019, in the City 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
Applicant's Surveying Company
Applicant

This letter was sent to the following School Districts 2, 19, 82, 83, 100, 126.

Name	Acres	Lots	Legal Description
Crossroads Subdivision	0.992	2	A tract of land comprising a portion of Block Five(5), Golden Age Subdivision and addition to the City of Grand Island, Hall County, Nebraska
Gloor Subdivision	0.37	1	A replat of all of lot 1, John & Marie's Subdivision and part of Lake Front Tract 1C as established by the City Of Grand Island on Brach's lake located in the northwest quarter of the southwest quarter (nw1/4 sw1/4) of section twenty-one (21), township eleven (11) north, range nine (9) west of the 6th p.m., all in Grand Island, Hall County, Nebraska
Kenmare 5 th Subdivision	7.167	3	A replat of all of lot 1, Kenmare Fourth Subdivision in the City Of Grand Island, Hall County, Nebraska.
Prairie Commons 3 rd Subdivision	26.71	6	A replat of all of lot 4 and all of lot 5, Prairie Commons Second Subdivision, Grand Island, Hall County, Nebraska.
Woodland Park 18 th Subdivision	2.61	10	A replat of all of lots 4 & 5, block 1 and all of lots 2 - 6, block 2, Woodland Park Fifteenth Subdivision, Grand Island, Hall County, Nebraska.

