



# **Hall County Regional Planning Commission**

**Wednesday, March 11, 2020  
Regular Meeting**

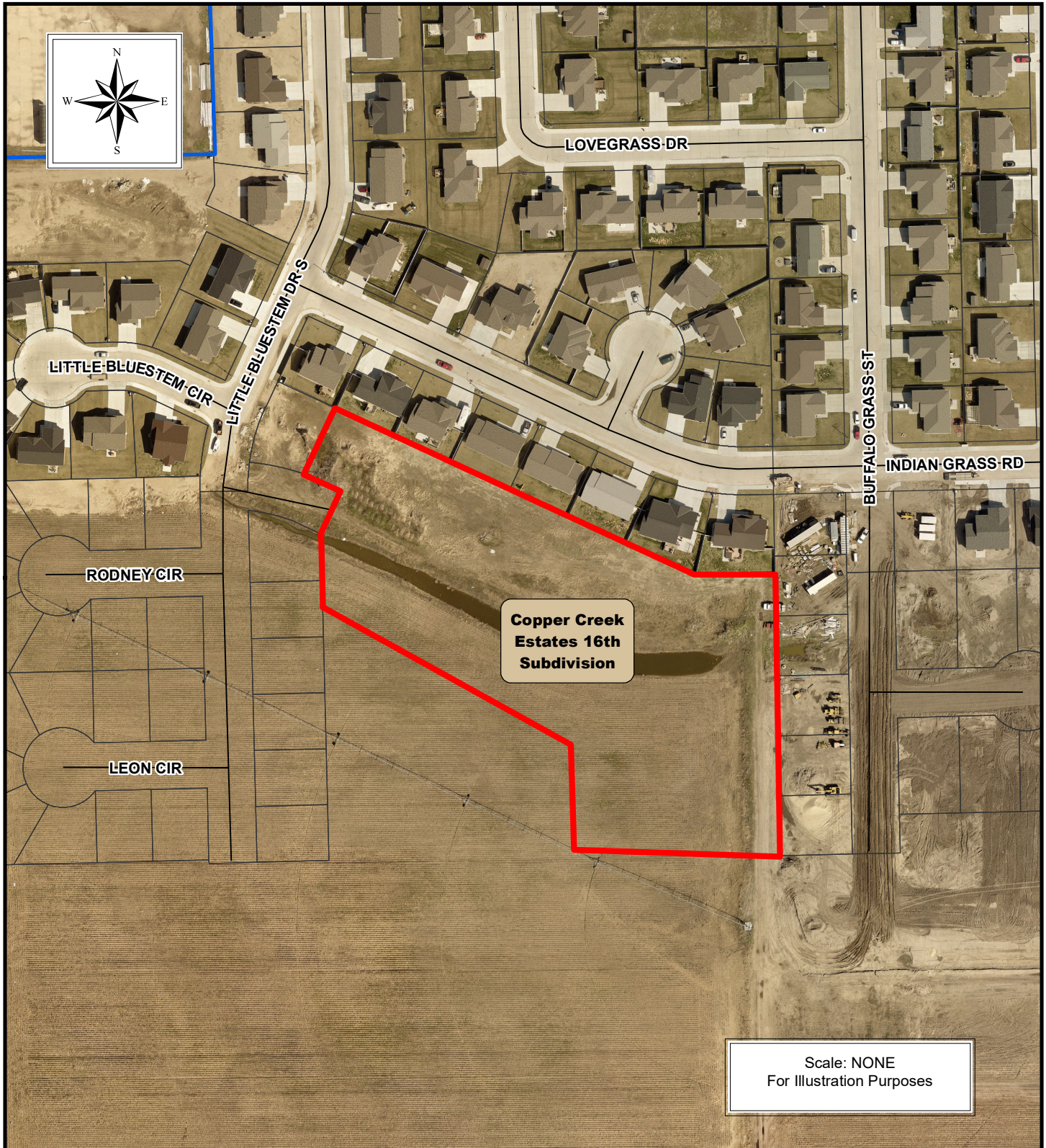
## **Item J2**

**Final Plat - Copper Creek Estates Sixteenth Subdivision - Grand  
Island**

**Staff Contact:**



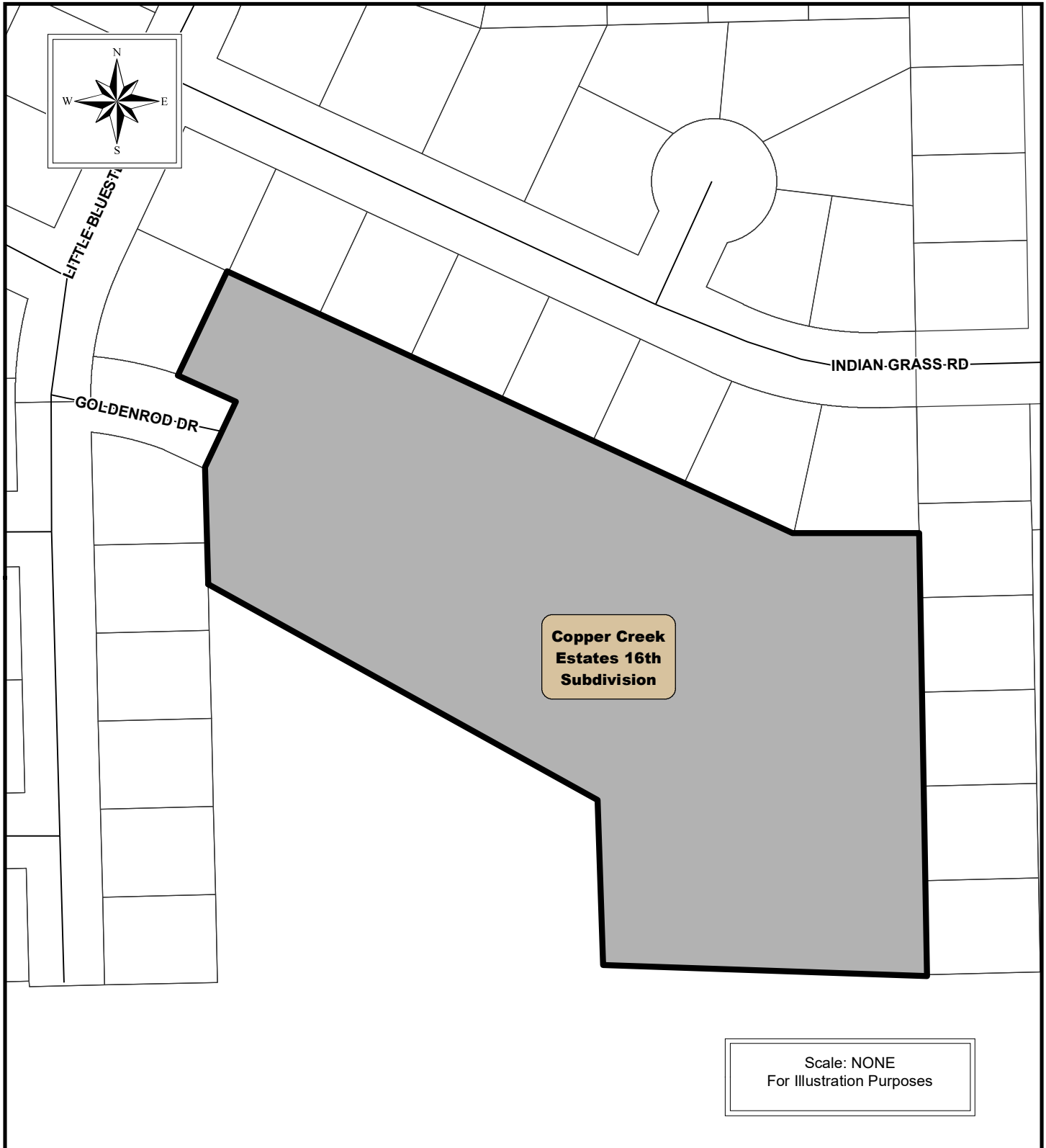
# PROPOSED SUBDIVISION AERIAL MAP



THE REGIONAL PLANNING COMMISSION of Hall  
County, Grand Island, Wood River and the Villages  
of Alda, Cairo and Doniphan, Nebraska



# PROPOSED SUBDIVISION LOCATION MAP



THE REGIONAL PLANNING COMMISSION of Hall  
County, Grand Island, Wood River and the Villages  
of Alda, Cairo and Doniphan, Nebraska

# COPPER CREEK ESTATES SIXTEENTH SUBDIVISION

## CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

### FINAL PLAT

#### LEGEND

- SET CORNER (5/8"x24" REBAR W/CAP)
- FOUND CORNER (5/8" REBAR)
- EXISTING PROPERTY LINE
- NEW PROPERTY LINE
- SUBDIVISION LINE
- EXIST. DRAINAGE EASEMENT LINE
- EXIST. UTILITY EASEMENT LINE
- PROPOSED DRAINAGE EASEMENT LINE
- PROPOSED UTILITY EASEMENT LINE
- M MEASURED DISTANCE
- P1 PLATTED DISTANCE COPPER CREEK RODNEY LEON SUB
- P2 PLATTED DISTANCE COPPER CREEK ESTATES EIGHTH SUB
- P3 PLATTED DISTANCE COPPER CREEK ESTATES 13TH SUB

#### LEGAL DESCRIPTION

A TRACT OF LAND CONSISTING OF PART OF THE NORTHWEST QUARTER (NW1/4) OF SECTION TWENTY-THREE (23), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERLY CORNER OF LOT 24, COPPER CREEK ESTATES EIGHTH SUBDIVISION, ALSO BEING THE POINT OF BEGINNING; THENCE ON AN ASSUMED S65°08'44"E ALONG THE SOUTHWESTERLY LINE OF SAID COPPER CREEK ESTATES EIGHTH SUBDIVISION, A DISTANCE OF 500.06 FEET TO THE SOUTHWEST CORNER LOT 17, SAID COPPER CREEK ESTATES EIGHTH SUBDIVISION; THENCE N88°14'16"E A DISTANCE OF 100.30 FEET TO THE SOUTHEAST CORNER OF SAID LOT 17; THENCE S00°54'44"E ALONG THE WEST LINE OF COPPER CREEK ESTATES 13TH SUBDIVISION, GRAND ISLAND, NEBRASKA, A DISTANCE OF 349.29 FEET TO THE SOUTHWEST CORNER OF LOT 5, COPPER CREEK ESTATES 13TH SUBDIVISION, GRAND ISLAND, NEBRASKA; THENCE S88°37'46"W A DISTANCE OF 253.27 FEET; THENCE N01°22'27"W 150.77 FEET; THENCE N64°58'48"W A DISTANCE OF 351.45 FEET TO A POINT BEING ON THE EAST LINE OF COPPER CREEK RODNEY LEON SUBDIVISION, GRAND ISLAND, NEBRASKA; THENCE N01°22'22"W A DISTANCE OF 101.41 FEET TO THE NORTHEAST CORNER LOT 24, SAID COPPER CREEK RODNEY LEON SUBDIVISION; THENCE N25°02'34"E A DISTANCE OF 60.00 FEET TO A POINT THE NORTH RIGHT-OF-WAY LINE OF GOLDENROD DRIVE; THENCE N65°08'42"W ALONG SAID NORTH RIGHT-OF-WAY A DISTANCE OF 37.86 FEET TO A POINT OF CURVATURE; THENCE AROUND A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A DELTA ANGLE OF 02°19'53", HAVING A RADIUS OF 300.00 FEET, AND CHORD BEARING N68°33'09"W A DISTANCE OF 12.21 FEET TO THE SOUTHEAST CORNER LOT 25, SAID COPPER CREEK RODNEY LEON SUBDIVISION, THENCE N25°02'34"E ALONG THE EAST LINE OF SAID LOT 25 A DISTANCE OF 91.05 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 177,998.25 SQUARE FEET OR 4.086 ACRES MORE OR LESS OF WHICH 0.931 ACRES IS NEW DEDICATED ROAD RIGHT-OF-WAY.

#### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON \_\_\_\_\_, 2020, I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION, OF A TRACT OF LAND CONSISTING OF PART OF THE NORTHWEST QUARTER (NW1/4) OF SECTION TWENTY-THREE (23), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., IN THE CITY OF 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 THE GUARANTEE GROUP, 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 "**COPPER CREEK ESTATES SIXTEENTH SUBDIVISION**" IN PART OF THE NORTHWEST QUARTER (NW1/4) OF SECTION TWENTY-THREE (23), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., IN THE CITY OF GRAND ISLAND, 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 SERVICE UTILITIES, TOGETHER WITH THE RIGHTS OF INGRESS AND EGRESS HERETO, 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 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 \_\_\_\_\_, 2020.

SEAN P. O'CONNOR, A MEMBER  
THE GUARANTEE GROUP, LLC, A NEBRASKA LIMITED LIABILITY COMPANY

#### ACKNOWLEDGMENT

STATE OF NEBRASKA SS  
COUNTY OF HALL

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020, BEFORE ME \_\_\_\_\_, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED SEAN P. O'CONNOR, A MEMBER, THE GUARANTEE GROUP, 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.

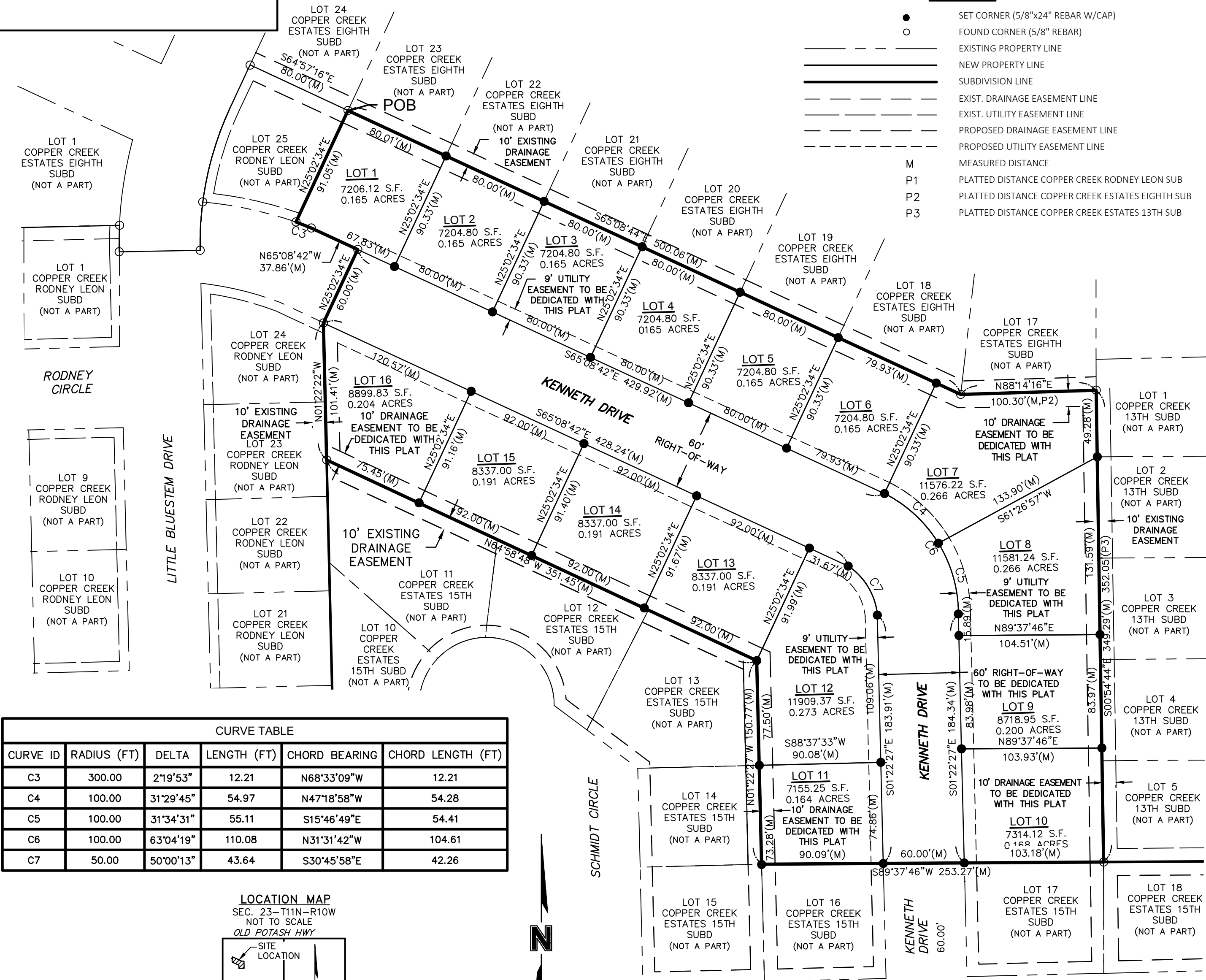
CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED AND ACCEPTED BY THE CITY OF GRAND ISLAND, NEBRASKA

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020.

MAYOR \_\_\_\_\_

CITY CLERK \_\_\_\_\_



olsson

201 East 2nd Street  
Grand Island, NE 68801  
TEL 308.384.8750  
FAX 308.384.8752

PROJECT NO. 2018-0480  
GUARANTEE GROUP  
SURVEY  
FB

DWG: F:\2018\0001-0500\018-0480\40-Design\Survey\SRVY\Sheets\V\_FPT\_COPPER CREEK ESTATES 16TH\_0180480.dwg USER: jjimenez  
DATE: Feb 19, 2020 12:33pm XREFS: v\_xtpo\_gim\_80480 V\_FPT\_COPPER CREEK 15TH\_0180480 V\_FPT\_019-0415 PBASE\_70270

**HALL COUNTY REGIONAL PLANNING COMMISSION  
SUBDIVISION APPLICATION**

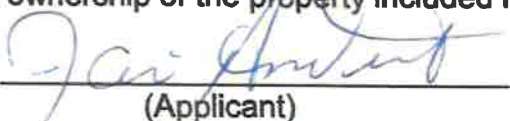
This application must be submitted a minimum of 20 calendar days prior to a planning commission meeting to be considered at that meeting.  
Planning Commission meetings are typically held on the first Wednesday of the month.

**Owners Information**

Name GUARANTEE GROUP LLC  
Address PO BOX 5916  
City GRAND ISLAND, State NE Zip 68802  
Phone (308) 379-1482

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

All owners, lien holders, 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:  Date: FEBRUARY 18TH, 2020  
(Applicant)

**Surveyor/Engineers Information**

Surveyor/Engineering Firm OLSSON  
Address 201 EAST 2ND STREET  
City GRAND ISLAND, State NE Zip 68801  
Phone (308) 384-8750  
Surveyor/Engineer Name JAI ANDRIST License Number 630

**SUBDIVISION NAME:** COPPER CREEK ESTATES SIXTEENTH SUBDIVISION

**Please check the appropriate location**

- ☒ Grand Island City Limits or ETJ
- ☐ The City of Grand Island 2-Mile Grand Island Jurisdiction
- ☐ The City of Wood River or 1 Mile Jurisdiction
- ☐ Village of Alda or 1 Mile Jurisdiction
- ☐ Village of Cairo or 1 Mile Jurisdiction
- ☐ Village of Doniphan or 1 Mile Jurisdiction

**Please check the appropriate Plat**

- ☐ Preliminary Plat
- ☒ Final Plat

Number of Lots 16  
Number of Acres 4.086

**Checklist of things Planning Commission Needs**

- ☒ AutoCAD file (Scaled 1:100) and a PDF sent to rashadm@grand-island.com
- ☒ 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.
- ☐ Closure Sheet
- ☐ Utilities Sheet
- ☒ Receipt for Subdivision Application Fees in the amount of \$ 630.00

\* 15 Pages are to be printed on 11X17, larger sizes maybe requested if needed