



Hall County Regional Planning Commission

**Wednesday, February 3, 2021
Regular Meeting**

Item J5

**Final Plat - NuView Second Subdivision - Grand Island - Located
east of Saint Paul Rd and north of 9th Street in Grand Island**

Staff Contact:

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 Eliseo Calderon
Address 406 W 3rd Street
City Grand Island, State NE Zip 68801
Phone 308-379-6938

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: _____
(Applicant)

Surveyor/Engineers Information

Surveyor/Engineering Firm Miller & Associates
Address 1111 Central Ave.
City Kearney, State NE Zip 68847
Phone 308-234-6456
Surveyor/Engineer Name Chad Dixon License Number 672

SUBDIVISION NAME: NuVIEW SECOND SUBDIVISION

Please check the appropriate location

- ☐ Hall County
- ☒ The City of Grand Island or 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

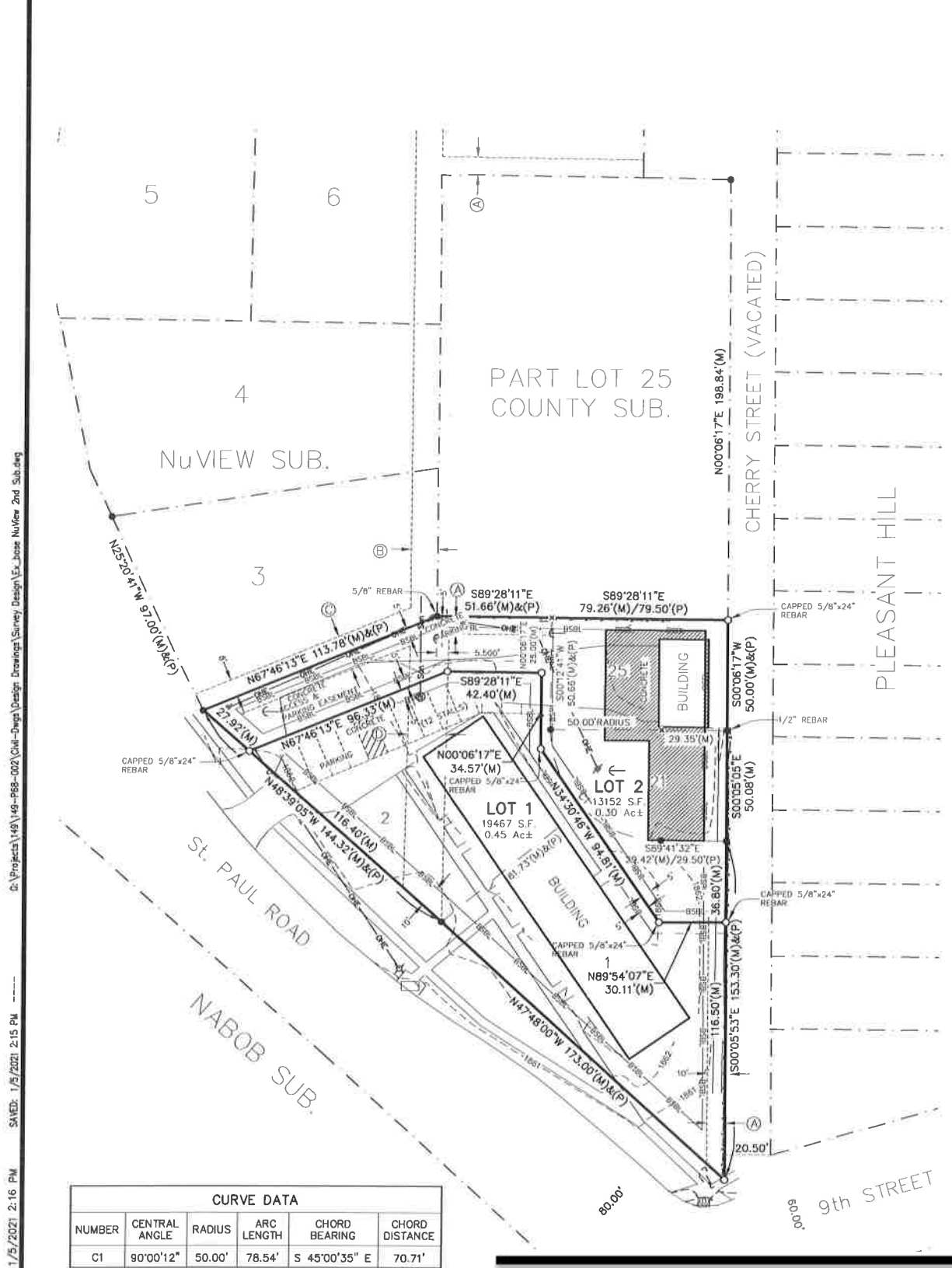
Number of Lots 2
Number of Acres 0.75

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 \$ _____

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

PROPERTY EXHIBIT
-NuVIEW SECOND SUBDIVISION-
A REPLAT OF LOT 1 AND LOT 2, NUVIEW SUBDIVISION AND PART LOT 21 AND LOT 25 OF COUNTY
SUBDIVISION OF THE WEST HALF OF THE SOUTHWEST QUARTER (W1/2SW1/4) OF SECTION TEN
(10), TOWNSHIP ELEVEN (11) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M., IN THE CITY OF
GRAND ISLAND, HALL COUNTY, NEBRASKA



0 40 80
SCALE IN FEET

LEGEND

- ▲ = SECTION CORNERS FOUND
- = CORNERS FOUND (1" IRON PIPE, UNLESS NOTED)
- = CORNERS ESTABLISHED (CHISELED "x" IN CONCRETE, UNLESS NOTED)
- x = TEMPORARY POINT
- (M) = MEASURED DISTANCES
- (R) = RECORDED DISTANCES
- (P) = PLATTED DISTANCES
- = BOUNDARY LINE
- - - = NEW EASEMENT LINE
- - - = EXISTING EASEMENT LINE
- - - = EXISTING LOT LINES
- - - = BUILDING SETBACK LINE
- = POWER POLE
- = OVERHEAD ELECTRIC LINE
- = ELECTRIC BOX
- = LIGHT POLE
- = WATER LINE
- = FIRE HYDRANT
- = VALVE
- = SANITARY SEWER MANHOLE
- = SANITARY SEWER LINE
- = STORM SEWER LINE
- = TELEPHONE BOX
- = MAILBOX
- = PROPOSED BUILDING

NOTE: UTILITY EASEMENTS
A 8' WIDE UTILITIES EASEMENT
B 12' WIDE UTILITIES EASEMENT
C 16' WIDE UTILITIES EASEMENT
D 17.5' WIDE UTILITIES EASEMENT

LEGAL DESCRIPTION AS RECORDED ON INSTRUMENT NO. 201903221

Lot One (1) and Two (2), NuView Subdivision, in the City of Grand Island, Hall County, Nebraska.

And

A tract of land in Lots Twenty-One (21) and Twenty-Five (25) of County Subdivision of the West Half of the Southwest Quarter (W1/2SW1/4) of Section Ten (10), Township Eleven (11) North, Range Nine (9) West of the 6th P.M., in the City of Grand Island, Hall County, Nebraska, more particularly described as follows: Beginning at the Northeast corner of the south fifty (50) feet of said Lot Twenty-Five (25); thence running westerly on the North line of the south fifty (50) feet of said Lot Twenty-Five (25) a distance of seventy-nine and five-tenths (79.50) feet; thence running southerly parallel to the east line of said Lot Twenty-Five (25); thence deflecting left and running on a curve having a radius of fifty (50) feet, the center, or radius point, of which is on the South line of said Lot Twenty-Five (25), and twenty-nine and five-tenths (29.50) feet West of the East line and fifty (50) feet South of the North line of said Lot Twenty-one (21); thence running easterly parallel to the North line of said Lot Twenty-one (21) a distance of twenty-nine and five-tenths (29.50) feet to the East line of said Lot Twenty-one (21); thence running northerly of the East line of said Lot Twenty-one (21) and on the East line of said Lot Twenty-Five (25) a distance of one hundred (100) feet to the Point of beginning.

SURVEYOR'S CERTIFICATE

I, Chad Dixon, Nebraska Professional Registered Land Surveyor No. 762, do hereby certify that on _____, I completed an accurate survey of "NuView Second SUBDIVISION", a replat of Lot 1 and Lot 2, NuView Subdivision and part Lot 21 and Lot 25 of County Subdivision of the West Half of the Southwest Quarter (W1/2SW1/4) of Section Ten (10), Township Eleven (11) North, Range Nine (9) West of the 6th P.M., in the City of Grand Island, 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.

(S E A L)

Chad Dixon
Nebraska Professional Registered Land Surveyor No. 762

NOTES

This plat prepared December, 2020
for:

Eliseo Calderon
406 W 3rd Street
Grand Island, NE 68801

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

Current Zoning:
R4 High Density Residential Zone



BASIS OF BEARINGS:

All bearings are based on Hall County Low Distortion
Projection from Nebraska State Surveyor's Office.
Projection = Transverse Mercator
Scale Factor = 1.0000868
Central Meridian = 98°26'00" West
Standard Parallel = 40°52'00" North

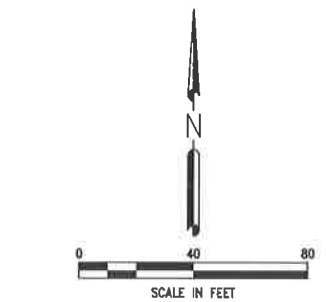
CURVE DATA					
NUMBER	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	90°00'12"	50.00'	78.54'	S 45°00'35" E	70.71'

MA
Miller & Associates
Consulting Engineers, P.C.
1111 CENTRAL AVENUE
KEARNEY, NE 68847-6833
Tel: 308-234-6456
Fax: 308-234-1146
www.miller-engineers.com

PARTY CHIEF: JARED TENDRA
DRAWN BY: SYLVIA MAXSON
JOB NUMBER: 149-P&B-002
REVISION-DATE & REASON

HALL CO-GRAND ISLAND-NUVIEW SECOND SUB.

FINAL PLAT
-NuVIEW SECOND SUBDIVISION-
A REPLAT OF LOT 1 AND LOT 2, NUVIEW SUBDIVISION AND PART LOT 21 AND LOT 25 OF COUNTY
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BY: Miller & Associates
1111 Central Avenue
Kearney, NE 68847

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LOCATION MAP



SHEET 1 OF 2

BASIS OF BEARINGS:

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DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that

Eliseo Calderon

being the owner of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as "NuView SECOND SUBDIVISION", a replat of Lot 1 and Lot 2, NuView Subdivision and part Lot 21 and Lot 25 of County Subdivision of the West Half of the Southwest Quarter (W1/2SW1/4) of Section Ten (10), Township Eleven (11) North, Range Nine (9) 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 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, We have affixed our signatures hereto, at Grand Island, Nebraska, this ____ day of _____, 20__.

(signature) _____
Eliseo Calderon

ACKNOWLEDGMENTS

STATE OF _____

S.S.

COUNTY OF _____

On the ____ day of _____, 20__, before me _____, a Notary Public within and for said County, personally appeared Eliseo Calderon, 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 and the voluntary act and deed of said Company and that he was empowered to make the above dedication for and in behalf of said Company.

(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.

Chad Nabity (signature) _____ (date) _____

SURVEYOR'S CERTIFICATE

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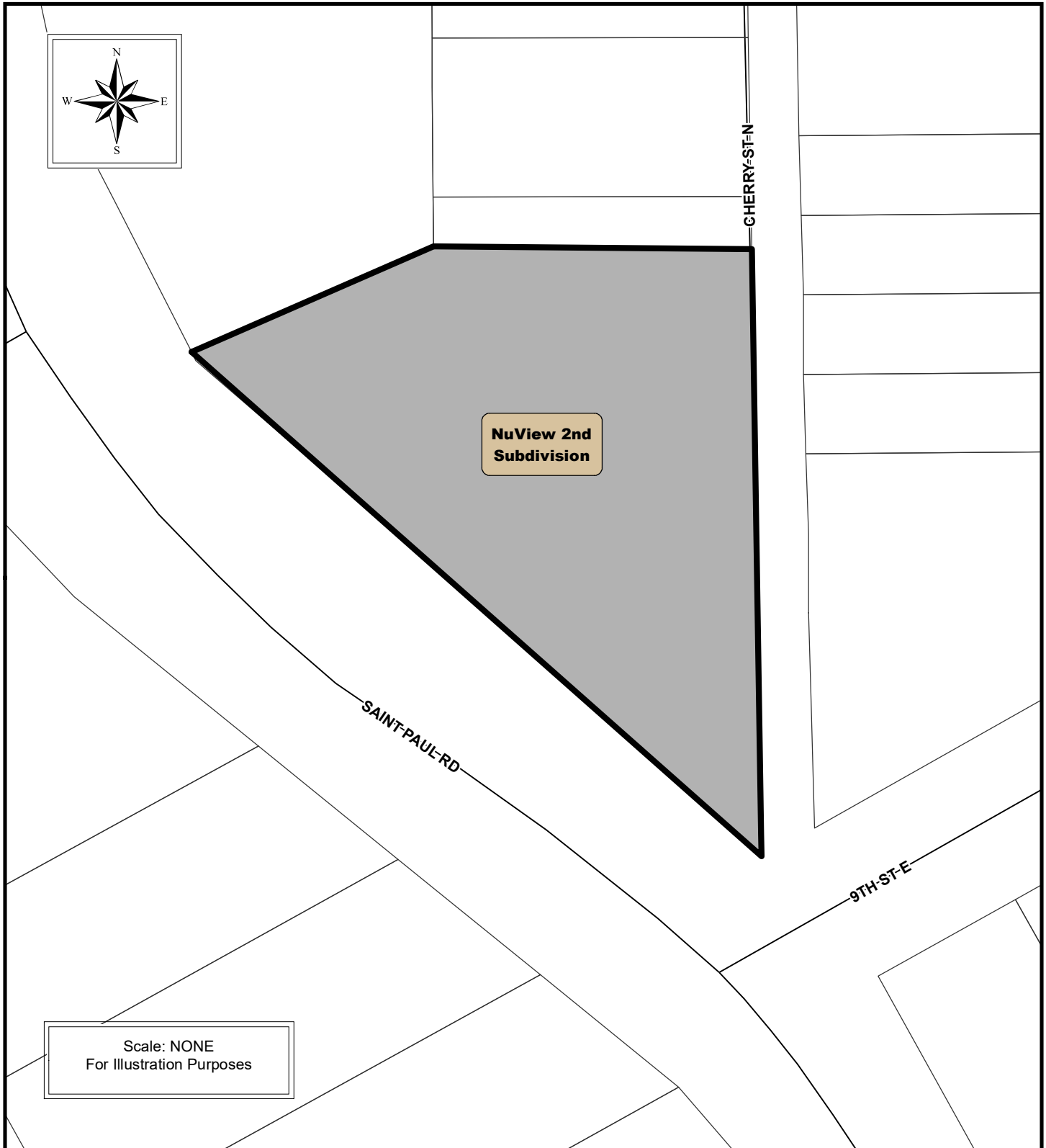
SHEET 2 OF 2



PLATTED: 1/25/2021 2:21 PM
DRAWN BY: BRISON MAXSON
JOB NUMBER: 149-P08-002
1111 CENTRAL AVENUE
KEARNEY, NE 68847-6833
Tel: 308-234-6456
Fax: 308-234-1146
www.miller-engineers.com
REVISION-DATE & REVISION

HALL CO-GRAND ISLAND-NUVIEW SECOND SUB

PROPOSED SUBDIVISION LOCATION MAP



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