

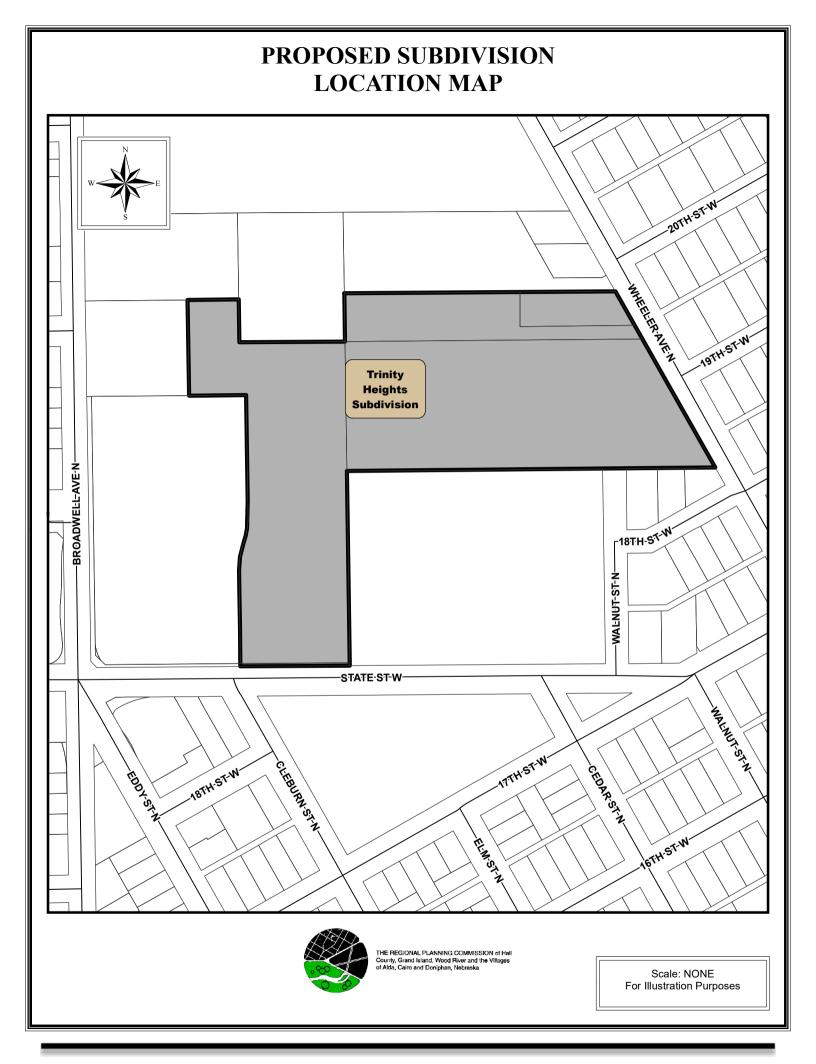
Hall County Regional Planning Commission

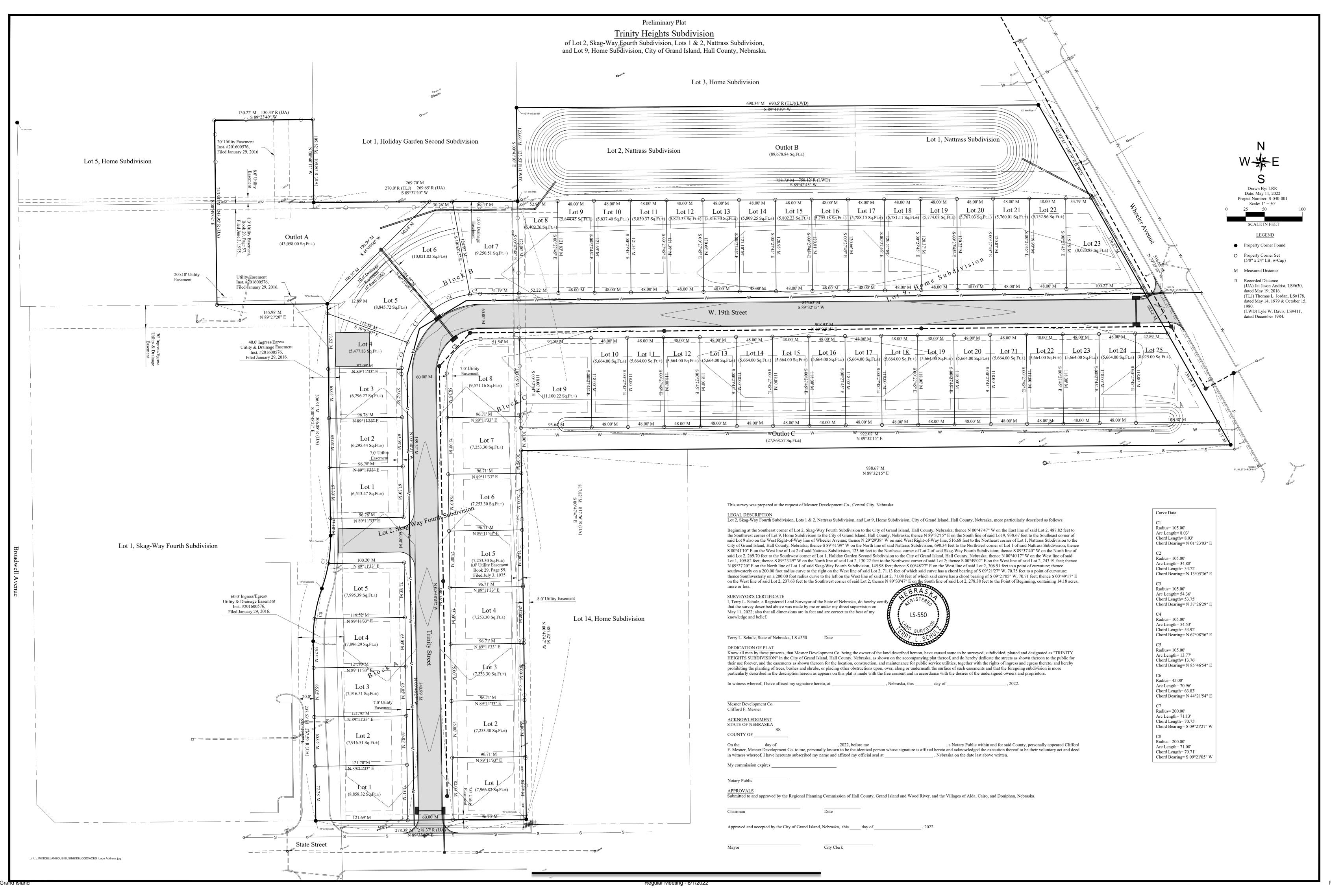
Wednesday, June 1, 2022 Regular Meeting

Item J4

Preliminary and Final Plat - Trinity Heights Subdivision - Grand Island - Generally located north of State Street and 18th Street and west of Wheeler Avenue

Staff Contact:





Final Plat Trinity Heights Subdivision of Lot 2, Skag-Way Fourth Subdivision, Lots 1 & 2, Nattrass Subdivision, and Lot 9, Home Subdivision, City of Grand Island, Hall County, Nebraska. Lot 3, Home Subdivision 690.34' M 690.5' R (TLJ)(LWD) 130.22' M 130.33' R (JJA) S 89°23'49" W Lot 1, Nattrass Subdivision 20' Utility Easement Inst. #201600576, Lot 1, Holiday Garden Second Subdivision Outlot B Lot 2, Nattrass Subdivision Filed January 29, 2016 (89,678.84 Sq.Ft.±) Lot 5, Home Subdivision 758.73' M 758.12' R (LWD) 269.70' M S 89°42'45" W 270.0' R (TLJ) 269.65' R (JJA) Drawn By: LRR Date: May 11, 2022 Project Number: S-040-001 Scale: 1'' = 50'Lot 21 Lot 20 Lot 17 Lot 15 Lot 16 Lot 13 Lot 14 Lot 10 Lot 11 ,844.45 Sq.Ft.#) (5,837.40 Sq.Ft.±) (5,830.37 Sq.Ft.#) (5,823.33 Sq.Ft.±) (5,816.30 Sq.Ft.#) (5,795.18 Sq.Ft.± 5,809.25 Sq.Ft.± Lot 8 6,409.76 Sq.Ft.: **LEGEND** Outlot A Lot 23 (43,058.00 Sq.Ft.±) Property Corner Found Lot 6 ₹ (8,020.85 Sq.Ft.±) \ (9,250.51 Sq.Ft.±) O Property Corner Set (10,021.82 Sq.Ft.±) (5/8" x 24" I.B. w/Cap) M Measured Distance 20'x10' Utility Utility Easement Inst. #201600576, R Recorded Distance 48.00' M 48.00' M (JJA) Jai Jason Andrist, LS#630, 48.00' M 48.00' M - 48.00' M 48.00' M Filed January 29, 2016. 48.00' M 48.00' M 48.00' M 48.00' M 48.00' M dated May 19, 2016. (TLJ) Thomas L. Jordan, LS#178, Lot 5 dated May 14, 1979 & October 15, 875.63' M S 89°32'15" W (8,845.72 Sq.Ft.±) W. 19th Street (LWD) Lyle W. Davis, LS#411, 145.98' M dated December 1984. N 89°27'20" E 908.93' M N 89°32'15" E _4<u>8.00' M</u>_ _48.<u>00' M</u>_ _48<u>.00' M</u> _4<u>8.00' M</u>_ 40.0' Ingress/Egress Utility & Drainage Easement <u>Lot 24</u> Lo<u>t 22</u> <u>Lot 23</u> (5,477.83 Sq.Ft.±) Lo<u>t 20</u> <u>Lot 21</u> Lot 19_ Inst. #201600576, <u>Lot 18</u> <u>Lot 16</u> <u>Lot</u> 1<u>7</u> <u>Lot</u> 12 _Lot 13_ <u>Lot 10</u> $(5,664.00 \text{ Sq.Ft.\pm}) \ (5,664.00 \text{ Sq.Ft.$ Filed January 29, 2016. 97.09' M N 89°11'33"E — (9,571.16 Sq.Ft.±) Lot 9 Lot 3 (6,296.27 Sq.Ft.±) 1 (11,100.22 Sq.Ft.±) 96.78' M 48.00' M 48.00' M N<u>89°1</u>1'3<u>3" E</u> N 89°11'33"E -48.00' M 48.00' M 48.00' M 48.00' M 48.00' M 48.00' M Outlot C Lot 2 N 89°32'15" E Lot 7 (27,868.57 Sq.Ft.±) (6,295.44 Sq.Ft.±) (7,253.30 Sq.Ft.±) Easement 96.71' M N 89°11'33" E – N 89°32'15" E N<u>89°1</u>1'3<u>3" E</u> Lot 1 (6,513.47 Sq.Ft.±) Lot 6 (7,253.30 Sq.Ft.±) This survey was prepared at the request of Mesner Development Co., Central City, Nebraska. Curve Data 96.78' M Lot 2, Skag-Way Fourth Lot 2, Skag-Way Fourth Subdivision, Lots 1 & 2, Nattrass Subdivision, and Lot 9, Home Subdivision, City of Grand Island, Hall County, Nebraska, more particularly described as follows: N 89°11'33" E Radius= 105.00' Beginning at the Southeast corner of Lot 2, Skag-Way Fourth Subdivision to the City of Grand Island, Hall County, Nebraska; thence N 00°47'47" W on the East line of said Lot 2, 487.82 feet to Arc Length= 8.03' _ N<u>89°1</u>1'3<u>3" E</u> the Southwest corner of Lot 9, Home Subdivision to the City of Grand Island, Hall County, Nebraska; thence N 89°32'15" E on the South line of said Lot 9, 938.67 feet to the Southeast corner of said Lot 9 also on the West Right-of-Way line of Wheeler Avenue; thence N 29°29'38" W on said West Right-of-Way line, 516.68 feet to the Northeast corner of Lot 1, Nattrass Subdivision to the Chord Length= 8.03' Chord Bearing= N 01°23'03" E Lot 1, Skag-Way Fourth Subdivision City of Grand Island, Hall County, Nebraska; thence S 89°41'39" W on the North line of said Nattrass Subdivision, 690.34 feet to the Northwest corner of Lot 1 of said Nattrass Subdivision; thence S 00°41'10" E on the West line of Lot 2 of said Nattrass Subdivision, 123.66 feet to the Northeast corner of Lot 2 of said Skag-Way Fourth Subdivision; thence S 89°37'40" W on the North line of Lot 5 said Lot 2, 269.70 feet to the Southwest corner of Lot 1, Holiday Garden Second Subdivision to the City of Grand Island, Hall County, Nebraska; thence N 00°40'17" W on the West line of said Radius= 105.00' (7,253.30 Sq.Ft.±) 8.0' Utility Easement Lot 1, 109.82 feet; thence S 89°23'49" W on the North line of said Lot 2, 130.22 feet to the Northwest corner of said Lot 2; thence S 00°49'02" E on the West line of said Lot 2, 243.91 feet; thence Arc Length= 34.88' N 89°27'20" E on the North line of Lot 1 of said Skag-Way Fourth Subdivision, 145.98 feet; thence S 00°48'27" E on the West line of said Lot 2, 306.91 feet to a point of curvature; thence <u>N 89°11'33" E</u> Chord Length= 34.72' Book 29, Page 59, southwesterly on a 200.00 foot radius curve to the right on the West line of said Lot 2, 71.13 feet of which said curve has a chord bearing of S 09°21'27" W, 70.75 feet to a point of curvature; Chord Bearing= N 13°05'36" E Filed July 3, 1975. thence Southwesterly on a 200.00 foot radius curve to the left on the West line of said Lot 2, 71.08 feet of which said curve has a chord bearing of S 09°21'05" W, 70.71 feet; thence S 00°49'17" E on the West line of said Lot 2, 237.63 feet to the Southwest corner of said Lot 2; thence N 89°33'47" E on the South line of said Lot 2, 278.38 feet to the Point of Beginning, containing 14.18 acres, 96.71' M Lot 5 Radius= 105.00' N<u>89°1</u>1'3<u>3" E</u> Arc Length= 54.36' (7,995.39 Sq.Ft.±) SURVEYOR'S CERTIFICATE
I, Terry L. Schulz, a Registered Land Surveyor of the State of Nebraska, do hereby certify 60.0' Ingress/Egress 8.0' Utility Easement Chord Length= 53.75' Utility & Drainage Easement Chord Bearing= N 37°26'29" E Inst. #201600576, that the survey described above was made by me or under my direct supervision on Lot 4 Filed January 29, 2016. May 11, 2022; also that all dimensions are in feet and are correct to the best of my — 119 52' M (7,253.30 Sq.Ft.±) knowledge and belief. Lot 14, Home Subdivision Radius= 105.00' N 89°11'33"-E Arc Length= 54.53' Chord Length= 53.92' Chord Bearing= N 67°08'56" E Terry L. Schulz, State of Nebraska, LS #550 Lot 4 (7,896.29 Sq.Ft.±) _ N<u>89°1</u>1'3<u>3" E</u> DEDICATION OF PLAT Radius= 105.00' Know all men by these presents, that Mesner Development Co. being the owner of the land described hereon, have caused same to be surveyed, subdivided, platted and designated as "TRINITY Arc Length= 13.77' HEIGHTS SUBDIVISION" 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 Chord Length= 13.76' --121.70' M ----their use forever, and the easements as shown thereon for the location, construction, and maintenance for public service utilities, together with the rights of ingress and egress thereto, and hereby Chord Bearing= N 85°46'54" E Lot 3 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 is more N-89°11'33" E (7,253.30 Sq.Ft.±) 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. Radius= 45.00' __, Nebraska, this ______ day of ________, 2022. In witness whereof, I have affixed my signature hereto, at _____ Arc Length= 70.96' Lot 3 Chord Length= 63.83' (7,916.51 Sq.Ft.±) Chord Bearing= N 44°21'54" E Mesner Development Co. _ N<u>89°1</u>1'3<u>3" E</u> Clifford F. Mesner Radius= 200.00' −121.70 M − Arc Length= 71.13' <u>N</u>89°11'33" E Chord Length= 70.75' Lot 2 STATE OF NEBRASKA Chord Bearing= S 09°21'27" W (7,253.30 Sq.Ft.±) COUNTY OF Lot 2 Radius= 200.00' (7,916.51 Sq.Ft.±) On the _____ day of _____ , 2022, before me _____ , a Notary Public within and for said County, personally appeared Clifford F. Mesner, Mesner Development Co. to me, personally known to be the identical person whose signature is affixed hereto and acknowledged the execution thereof to be their voluntary act and deed , a Notary Public within and for said County, personally appeared Clifford Arc Length= 71.08' Chord Length= 70.71' 96.71' M in witness whereof, I have hereunto subscribed my name and affixed my official seal at Chord Bearing= S 09°21'05" W N<u>89°1</u>1'3<u>3" E</u> └──121.70' M ── My commission expires _ N 89°11'33" E Lot 1 Lot 1 (7,966.82 Sq.Ft.±) (8,858.32 Sq.Ft.±) Submitted to and approved by the Regional Planning Commission of Hall County, Grand Island and Wood River, and the Villages of Alda, Cairo, and Doniphan, Nebraska. $\overline{121.69}$ ' \overline{M} Approved and accepted by the City of Grand Island, Nebraska, this day of 278.38' M 278.37' R (JJA) N 89°33'47" E ADVANCED CONSULTING State Street City Clerk **ENGINEERING SERVICES** 133 W. Washington St. • P.O. Box 218 West Point, NE 68788 Phone: (402) 372-1923

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			_
Address			_
City	, State	Zip	
Phone			
Attach additional informat other parties such as part		or all parties listed as an ow holders, etc	ner on the plat and any
applicant for this subdivisithe ownership of the prop	ion I do hereby certi erty included in this	ify that I have provided com application:	icate on the final plat. As the applete information regarding
By: Hathuyn Dream (Applicant)		Date <u>:</u>	
(Арріісані)	Surveyor/E	ngineers Information	
Surveyor/Engineering Fire	m		
Address			_
City	, State	Zip	
Phone			
Surveyor/Engineer Name		Licens	se Number
SUBDIVISION NAME:			
Please check the approp	priate location		
_ Hall County			
_ The City of Grand Islar	nd or 2-Mile Grand	Island Jurisdiction	
_ The City of Wood Rive	r or 1 Mile Jurisdict	ion	
Village of Alda or 1 Mil	e Jurisdiction		
Village of Cairo or 1 M	ile Jurisdiction		
Village of Doniphan or	1 Mile Jurisdiction		
Please check the app	ropriate Plat		
Preliminary PlatFinal Plat			
Number of Lots			
Number of Acres			
Checklist of things Plan	ning Commission	Needs	
 10 + 15* copies if in Ci 5 + 15* copies if in Hal Closure Sheet Utilities Sheet 	ty limits or the two r I County, City of Wo	ent to rashadm@grand-islan mile jurisdiction of Grand Isl bood River, Village of Cairo, in the amount of \$	and Doniphan or Alda.

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

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) 385-5240.

REGIONAL PLANNING COMMISSION FEES AND CHARGES Effective October 1, 2019

Service or Product Fee

Category 2. Subdivision:

a. Preliminary Plat \$ 450.00 + \$15.00/lot
b. Final Plat (Grand Island and 2 mile limit) \$ 470.00 + \$10.00/lot
(Elsewhere in region) \$ 470.00** + \$10.00/lot

c. Plat Vacation \$275.00 d. Administrative Subdivisions \$55.00

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) 385-5240.

^{**} An additional \$50.00 fee is charged in the Villages of Alda, and Doniphan payable to the pertaining clerk's office.