



Hall County Regional Planning Commission

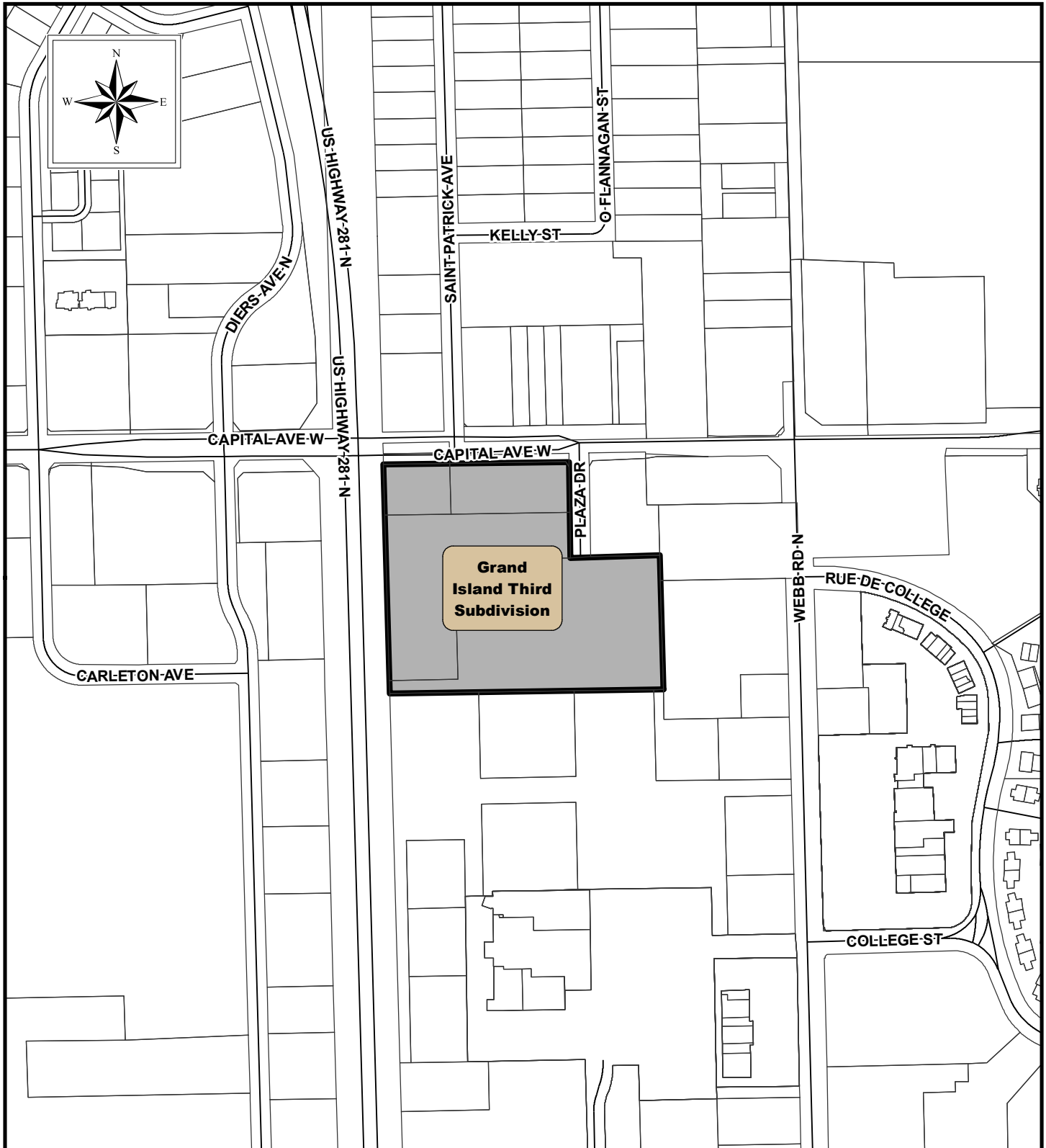
**Wednesday, August 3, 2022
Regular Meeting**

Item J2

**Final Plat - Grand Island Plaza Third Subdivision - Located South
of Capital Avenue east of U.S. Highway 281.**

Staff Contact:

PROPOSED SUBDIVISION LOCATION MAP



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

Scale: NONE
For Illustration Purposes

CAPTIAL AVENUE

LOT 2
1.694 Acres +/-

LOT 1
8.386 Acres +/-



● - Corner Found 1/2" Pipe Unless Otherwise Noted
 ○ - 1/2 Rebar Placed W/Survey Cap Unless Otherwise Noted
 ● - Temporary Point
 All Distances on Curves are
 Chord Distance
 R - Recorded Distance
 A- Actual Distance
 P- Prorated Distance

LOCATION: REPLAT GRAND ISLAND PLAZA SECOND SUBDIVISION			
TITLE: GRAND ISLAND PLAZA THIRD SUBDIVISION FINAL PLAT			
SCALE: AS SHOWN 1" = 50'	DATE: 7/13/22	DRAWN BY: Brent C.	SHEET NO.: 1 OF 2
PROJECT NO.:		DRAWING NO.:	REVISION:

GRAND ISLAND PLAZA THIRD SUBDIVISION

Legal Description

Tract 1:

Lots 2 and 3 of Grand Island Plaza Subdivision, Except that parcel in Lot 3 conveyed to the City of Grand Island in Warranty Deed recorded as Instrument No. 200610513 and Except that parcel in that certain Report of Appraisers recorded as Instrument No. 201501848.

Tract 2:

A tract of land comprising a part of the East Half of the Northeast Quarter (E1/2NE1/4) of Section Twelve (12), Township Eleven (11) North, Range Ten (10) West of the 6th P.M., Hall County, Nebraska, more particularly described as follows: Commencing at a point Seventy Five (75) feet east of the Northwest corner of said E1/2NE1/4 on the North line of said E1/2NE1/4; thence continuing easterly along the north line of said E1/2NE1/4 a distance of Two Hundred (200) feet; thence southerly and parallel to the Westerly line of said E1/2NE1/4 a distance of Two Hundred Seventeen and Eight Tenths (218.8) feet; thence Westerly and parallel to the North line of said E1/2NE1/4 a distance of Two Hundred (200) feet to a point on the Easterly right of way of U.S. Highway No. 281; thence Northerly along and upon the East right of way line of U.S. Highway No. 281 a distance of Two Hundred Seventeen and Eight Tenths (217.8) feet to the point of beginning. Except that parcel conveyed to the City of Grand Island in Warranty Deed recorded as Instrument No. 200610513 and Except that parcel in that certain Report of Appraisers recorded as Instrument No. 201501848.

SURVEYORS CERTIFICATE

I hereby certify that on July 13, 2022, I completed an accurate survey of 'GRAND ISLAND PLAZA THIRD SUBDIVISION', 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.

Brent D Cyboron

Nebraska Professional Registered Land Surveyor No. 727

APPROVALS

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

Chairman

Date

Approved and accepted by the City of Grand Island, Hall County, Nebraska this _____

Day of _____, 2022

Mayor

City Clerk

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that GORDMAN GRAND ISLAND, L.L.C., a Nebraska Limited Liability Company, being the owner of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as GRAND ISLAND PLAZA THIRD SUBDIVISION' in the City of Grand Island, Hall County, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the easements, if any, 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 this plat is made with the free consent and in accordance with the desires of the undersigned owner and proprietor.

IN WITNESS WHEREOF, I have affixed my signature hereto, at Grand Island, Nebraska.

GORDMAN GRAND ISLAND L.L.C.

TITLE

Perseverance L.L.C.

Date _____

ACKNOWLEDEGEMENT

State of Nebraska

County of Hall

On the ____ day of _____, 2022, before me _____ a Notary Public within and for said County, personally appeared _____, (Title) _____, 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.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal at Grand Island, Nebraska, on the date last above written.

My commission expires _____, 20__

Notary Public

INITIAL POINT SURVEYING LLC
410 S. Webb Rd., Suite 4B
Grand Island, NE 68803
308-383-6754 Cell
308-675-4141 Office

LOCATION: REPLAY GRAND ISLAND PLAZA
SECOND SUBDIVISION

TITLE: GRAND ISLAND PLAZA THIRD
SUBDIVISION FINAL PLAT

SCALE: AS SHOWN
1" = 50'

DATE: 7/13/22
BY: Brent C. Cyboron
7 OF 2

**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 GORDMAN GRAND ISLAND, LLC
Address 444 Regency Parkway STE 202
City Omaha, State NE Zip 68114
Phone _____

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: 7/14/2022
(Applicant)

Surveyor/Engineers Information

Surveyor/Engineering Firm Initial Point Surveying LLC
Address 1811 W 2nd Street STE 280
City Grand Island, State NE Zip 68803
Phone 308-675-4141
Surveyor/Engineer Name Brent Cyboron License Number 727

SUBDIVISION NAME: Grand Island Plaza Third 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 3

Number of Acres 11.327

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 \$500.00

* 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.