



Hall County Regional Planning Commission

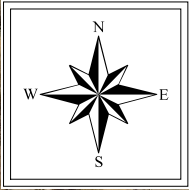
**Wednesday, October 5, 2022
Regular Meeting**

Item J3

**Final Plat - Woodland Park 19th Subdivision - Grand Island:
Located east Independence Avenue and south of Pennsylvania
Avenue.**

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

1 inch = 200 feet

WOODLAND PARK NINETEENTH SUBDIVISION
GRAND ISLAND, HALL COUNTY, NEBRASKA
FINAL PLAT

NORTHWEST CORNER
SOUTHEAST 1/4
SECTION 2-T11N-R10W

PENNSYLVANIA AVENUE
60' R.O.W.

75.15'(M,P)
S88°51'36"E

PENNSYLVANIA
AVE.

LOT 11-BLK 1
CAPITAL HEIGHTS
SUBDIVISION

LOT 10-BLK 1
CAPITAL HEIGHTS
SUBDIVISION

INDEPENDENCE AVENUE

WEST LINE, W1/2, SE1/4
SECTION 2-T11N-R10W

N00°44'16"W
113.25'(M)

1'(M,R)

EXISTING 9'
UTILITY EASEMENT
DOC NO 85006254
FILED DEC 18 1985

R=287.86'(M,D)
Δ=024°49'55"
L=124.76'(M)
CB=N13°51'06"W
CH=123.72'(M)

EAST R.O.W. LINE
PER INST NO 200010611
FILED DEC 7 2000

R=330.00'(M,D)
Δ=025°23'05"
L=146.21'(M)
CB=N13°26'47"W
CH=145.01'(M)

60.00'(M,D)
S89°31'15"E

EXISTING 15'
SIDEWALK EASEMENT
INST NO 200605843
FILED JUN 30 2006

LOT 2
263830.88 S.F.
6.057 AC.

40' RIGHT-OF-WAY
TO BE DEDICATED
WITH THIS PLAT

LOT 1
BEREAN BIBLE
CHURCH
SUBDIVISION
(NOT A PART)

S00°25'30"W 171.26'(M)
171.22'(P1) 172.0'(R)

1/2 IRON PIPE

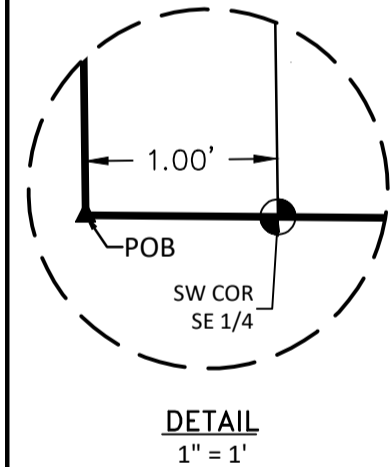
164.91'(M)
S00°17'45"W 204.91'(M)

PART OF
W1/2 SE1/4
SEC 2-T11N-R10W
(NOT A PART)

33' COUNTY
ROAD R.O.W.

N89°31'15"W 2616.16'(M) 2613.60'(G)

SOUTHEAST CORNER
SOUTHEAST 1/4
SECTION 2-T11N-R10W



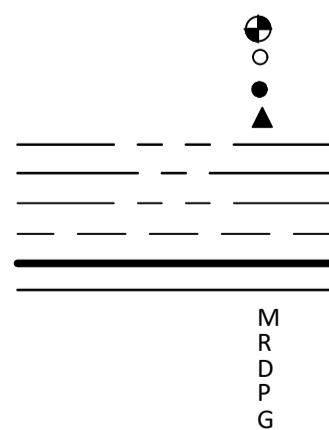
SECTION TIES

NORTHWEST CORNER, SOUTHEAST 1/4, SEC. 2-T11N-R10W
FOUND 1/2" IRON PIPE SOUTHWEST CORNER OF ROSS
HEIGHTS SUBDIVISION
E 2.15' TO CENTERLINE OF SANITARY SEWER MANHOLE
SSW 21.19' TO CHISELED "X" IN NORTHWEST CORNER
CONCRETE PAD OF JUNCTION BOX
W 61.43' TO RED HEAD NAIL IN POWER POLE

SOUTHWEST CORNER, SOUTHEAST 1/4, SEC. 2-T11N-R10W
FOUND SURVEY SPIKE WITH ID WASHER AT GRADE IN
CENTERLINE OF CAPITAL AVENUE
NE 32.04' TO CENTER TELECOMMUNICATION MANHOLE
ESE 31.90' TO CENTER OF SANITARY SEWER MANHOLE
WSW 30.07' TO CENTER OF SANITARY SEWER MANHOLE
NE 65.53' TO RED HEAD NAIL IN POWER POLE

SOUTHEAST CORNER, SOUTHEAST 1/4, SEC. 2-T11N-R10W
FOUND 2" ALUMINUM CAP AT GRADE INSIDE QUADRANT
OF LANDSCAPE AREA FOR ROUND-A-BOUT
NW 62.53' TO MAG NAIL WITH WASHER IN POWER POLE
NE 48.23' TO SPIKE IN POWER POLE
SE 114.96' TO RED HEAD NAIL IN POWER POLE
SW 46.09' TO TOP OPERATION NUT OF FIRE HYDRANT

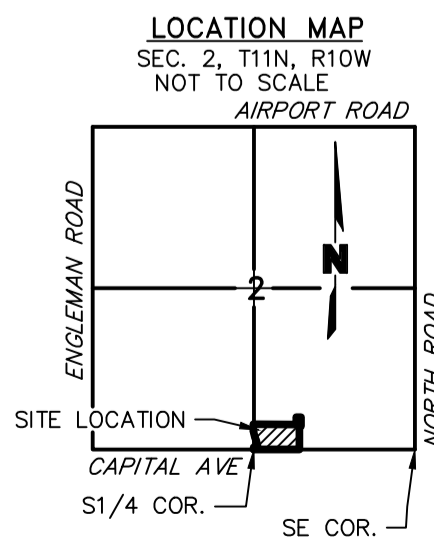
LEGEND



SECTION CORNER
FOUND CORNER (5/8" REBAR OR AS NOTED)
SET CORNER (5/8"x24" REBAR W/CAP)
CALCULATED CORNER
ROW LINE
SECTION LINE
PROPERTY LINE
EXISTING EASEMENT
NEW SUBDIVISION LINE
NEW PROPERTY LINE
MEASURED DISTANCE
RECORDED DISTANCE
DEEDED DISTANCE
PLATTED DISTANCE
GLO DISTANCE



0' 25' 50' 100'
SCALE IN FEET



OWNERS: MCKAYLA NELSON
FIRST UNITED METHODIST CHURCH
SUBDIVIDER: MCKAYLA NELSON
SURVEYOR: OLSSON
ENGINEER: OLSSON
NUMBER OF LOTS: 2

SHEET 1 OF 2

olsson	201 East 2nd Street Grand Island, NE 68801 TEL 308.384.8750 FAX 308.384.8752	PROJECT NO. 2022-03876
		MCKAYLA NELSON SURVEY FB

WOODLAND PARK NINETEENTH SUBDIVISION
GRAND ISLAND, HALL COUNTY, NEBRASKA
FINAL PLAT

LEGAL DESCRIPTION

A TRACT OF LAND CONSISTING OF PART LOT 15, BLOCK 2, WOODLAND PARK TWELFTH SUBDIVISION AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW1/4, SE1/4), ALL IN SECTION TWO (2), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 1.00 FOOT WEST OF THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW1/4, SE1/4) OF SECTION 2-T11N-R10W, SAID POINT BEING THE POINT OF BEGINNING; THENCE N00°44'16"W, ALONG THE EAST RIGHT-OF-WAY LINE OF INDEPENDENCE AVENUE AND BEING PARALLEL WITH THE WEST LINE OF THE SOUTHEAST 1/4, A DISTANCE 33.01 FEET TO A POINT BEING THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF INDEPENDENCE AVENUE AND THE NORTH RIGHT-OF-WAY LINE OF CAPITAL AVENUE; THENCE S89°31'15"E, ALONG SAID NORTH RIGHT-OF-WAY LINE OF CAPITAL AVENUE, A DISTANCE OF 60.00 FEET TO A POINT OF CURVATURE; THENCE AROUND A CURVE, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID INDEPENDENCE AVENUE AND IN A COUNTER CLOCK-WISE DIRECTION, HAVING A DELTA ANGLE OF 25°23'05", A RADIUS OF 330.00 FEET, A CHORD BEARING N13°26'47"W AND A CHORD DISTANCE OF 145.01 FEET TO A POINT OF REVERSE CURVATURE; THENCE AROUND A CURVE, ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF INDEPENDENCE AVENUE AND IN A CLOCK-WISE DIRECTION, HAVING A DELTA ANGLE OF 24°49'55", A RADIUS OF 287.86 FEET, A CHORD BEARING N13°51'06"W AND A CHORD DISTANCE OF 123.78 FEET; THENCE N00°44'16"W, ALONG SAID EAST RIGHT-OF-WAY LINE OF INDEPENDENCE AVENUE, A DISTANCE OF 113.25 FEET; THENCE S89°25'19"E, ALONG THE SOUTH LINE OF BLOCK 3, WOODLAND PARK FIFTH SUBDIVISION AND THE SOUTH LINE OF BLOCK 3, WOODLAND PARK EIGHTH SUBDIVISION, A DISTANCE OF 700.94 FEET TO A POINT BEING THE SOUTHEAST CORNER OF LOT 4, BLOCK 3, WOODLAND PARK EIGHTH SUBDIVISION; THENCE N00°44'46"W, ALONG THE EAST LINE OF SAID LOT 4, BLOCK 3, A DISTANCE OF 120.19 FEET TO THE NORTHEAST CORNER OF SAID LOT 4, BLOCK 3 AND ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF PENNSYLVANIA AVENUE; THENCE S88°51'36"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 75.15 FEET TO THE NORTHWEST CORNER OF LOT 14, BLOCK 2, WOODLAND PARK TWELFTH SUBDIVISION; THENCE S00°41'22"W, ALONG THE WEST LINE OF SAID LOT 14, BLOCK 2, A DISTANCE OF 148.87 FEET TO THE SOUTHWEST CORNER OF SAID LOT 14, BLOCK 2; THENCE N89°25'23"W, ALONG THE NORTH LINE OF LOT 1, BEREAN BIBLE CHURCH SUBDIVISION, A DISTANCE OF 24.14 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE S00°25'30"W, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 171.26 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE S00°17'45"W A DISTANCE OF 204.91 TO A POINT ON THE SOUTH LINE OF SAID SW1/4, SE1/4; THENCE N89°31'15"W, ALONG SAID SOUTH LINE, A DISTANCE OF 740.00 FEET TO THE SOUTHWEST CORNER, SW1/4, SE1/4; THENCE CONTINUING N89°31'15"W A DISTANCE OF 1.00 FOOT TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 304000.25 SQUARE FEET OR 6.979 ACRES MORE OR LESS OF WHICH 0.671 ACRES IS NEW DEDICATED ROAD RIGHT-OF-WAY.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON [DATE], 2022, I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION, OF A TRACT OF LAND CONSISTING OF PART LOT 15, BLOCK 2, WOODLAND PARK TWELFTH SUBDIVISION AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW1/4, SE1/4), ALL IN SECTION TWO (2), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., 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

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] DAY OF [MONTH], 2022.

MAYOR

CITY CLERK

DEDICATION OF PLAT

KNOW ALL MEN BY THESE PRESENTS, THAT MCKAYLA NELSON, A SINGLE PERSON AND FIRST UNITED METHODIST CHURCH, BEING THE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "WOODLAND PARK NINETEENTH SUBDIVISION" IN PART LOT 15, BLOCK 2, WOODLAND PARK TWELFTH SUBDIVISION AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW1/4, SE1/4), ALL IN SECTION TWO (2), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., 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 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 OWNERS AND PROPRIETORS.

IN WITNESS WHEREOF, I HAVE AFFIXED MY SIGNATURE HERE TO, AT [DATE], NEBRASKA, THIS [DAY] DAY OF [MONTH], 2022.

MCKAYLA NELSON

FLOYD SORENSEN, TRUSTEE CHAIRMAN
FIRST UNITED METHODIST CHURCH

ACKNOWLEDGMENT

STATE OF NEBRASKA
COUNTY OF HALL SS

ON THIS [DAY] DAY OF [MONTH], 2022, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED MCKAYLA NELSON, A SINGLE PERSON, TO BE PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED HERETO AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HER VOLUNTARY ACT AND DEED. IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT [DATE], NEBRASKA, ON THE DATE LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES [DATE]

NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF NEBRASKA
COUNTY OF HALL SS

ON THIS [DAY] DAY OF [MONTH], 2022, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED FLOYD SORENSEN, TRUSTEE CHAIRMAN, FIRST UNITED METHODIST CHURCH, TO BE PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURES ARE 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 [DATE], NEBRASKA, ON THE DATE LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES [DATE]

NOTARY PUBLIC

OWNERS: MCKAYLA NELSON
FIRST UNITED METHODIST CHURCH
SUBDIVIDER: MCKAYLA NELSON
SURVEYOR: OLSSON
ENGINEER: OLSSON
NUMBER OF LOTS: 2

SHEET 2 OF 2

olsson
201 East 2nd Street
Grand Island, NE 68801
TEL 308.384.8750
FAX 308.384.8752
PROJECT NO. 2022-03876
MCKAYLA NELSON SURVEY
FB

USER: jjimenez

DWG: F:\2022\03501-04000\022-03876\40-Design\Survey\SRVY\Sheets\V_FPLAT_02203876.dwg
DATE: Sep 29, 2022 3:31pm
XREFS: V_XTOPO_LDP_02203876 V_XRWAY_LDP_02203876

**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 McKayla Nelson
Address 4147 Pennsylvania Ave
City Grand Island, State NE Zip 68803
Phone 918-896-1366

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: Jai Jason Andrist (Applicant) Date: 9-15-2022

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 Jason Andrist License Number LS 630

SUBDIVISION NAME: WOODLAND PARK NINETEENTH 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 2
Number of Acres 6.979

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 \$ 490

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