



Hall County Regional Planning Commission

Wednesday, April 5, 2023
Regular Meeting

Item J5

**Final Plat - Platte View Second Subdivision - Grand Island - ETJ:
Located south of U.S. Highway 34/Husker Highway east of
Farmstead Road in the ETJ of Grand Island NE (2 Lots, 5.046
acres)**

Staff Contact:

PROPOSED SUBDIVISION AERIAL MAP



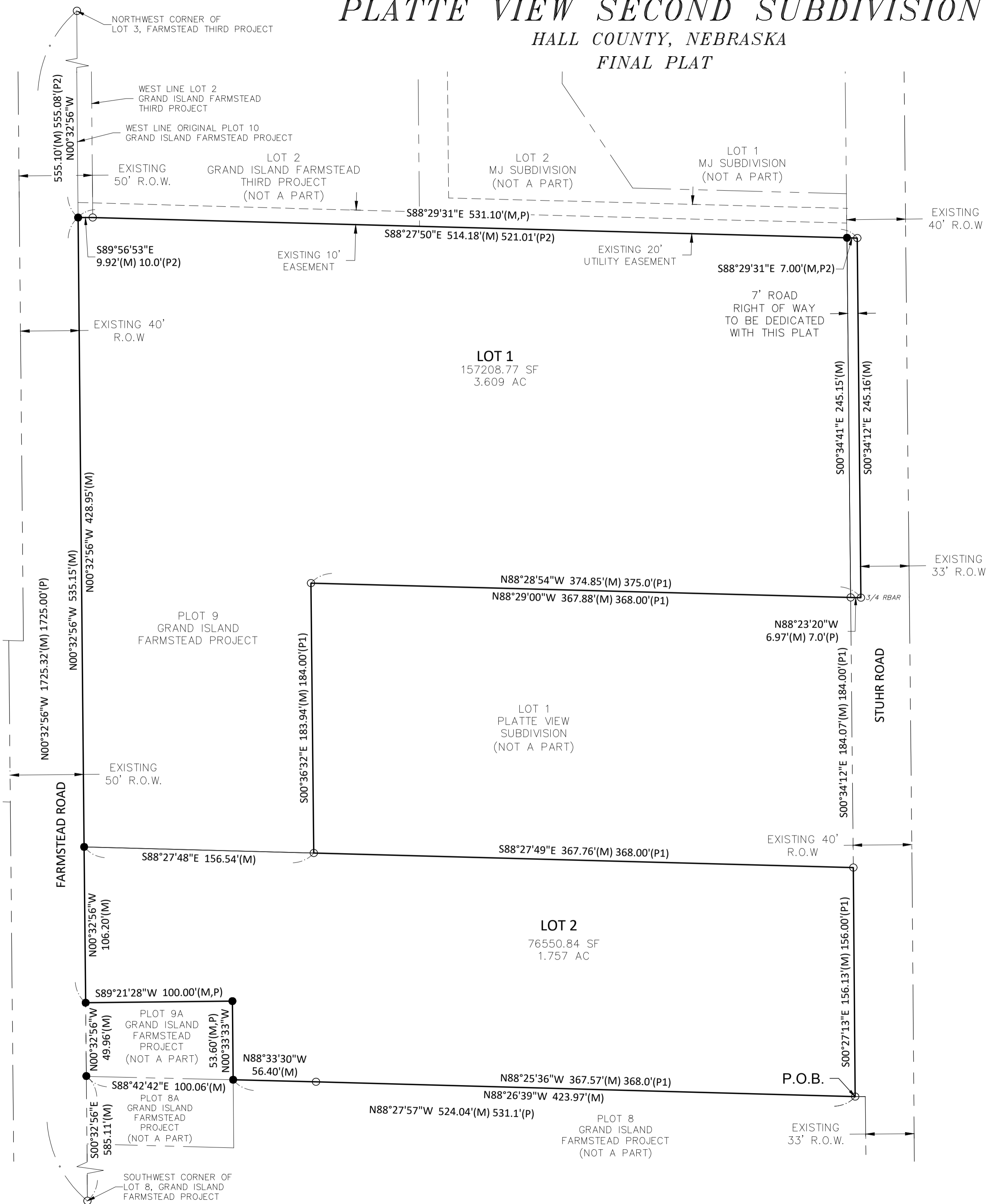
THE REGIONAL PLANNING COMMISSION of Hall
County, Grand Island, Wood River and the Villages
of Alda, Cairo and Doniphan, Nebraska

1 inch = 200 feet

PLATTE VIEW SECOND SUBDIVISION

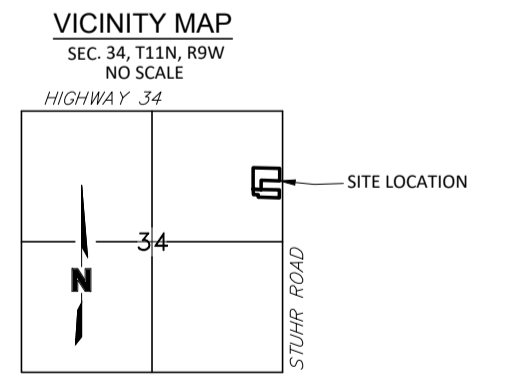
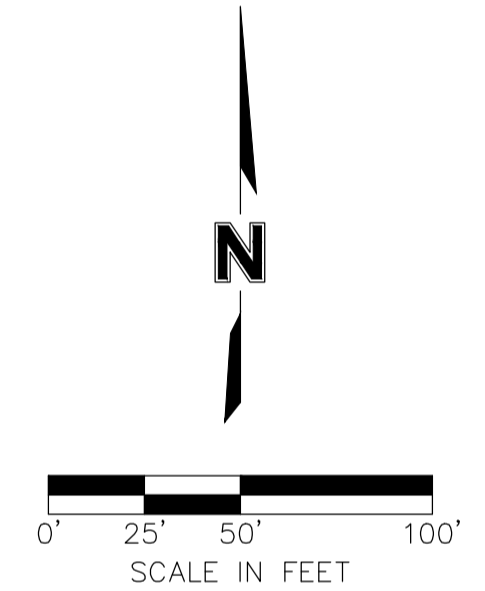
HALL COUNTY, NEBRASKA

FINAL PLAT



LEGEND

●	SET CORNER (5/8"x24" REBAR W/CAP)
○	FOUND CORNER 1/2" PIPE OR AS NOTED
---	RIGHT OF WAY LINE
---	EXISTING PROPERTY LINE
---	SUBDIVISION BOUNDARY LINE
---	EXISTING EASEMENTS
M	MEASURED DISTANCE
P	GRAND ISLAND FARMSTEAD PROJECT
P1	PLATTE VIEW SUBDIVISION
P2	GRAND ISLAND FARMSTEAD THIRD PROJECT



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 DATE: Mar 16, 2023 6:15pm XREFS:
 USER: jjimenez

SHEET 1 OF 2

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

PROJECT NO. 2023-00339
BEDNAR SURVEY
FB-GI 2022-2

PLATTE VIEW SECOND SUBDIVISION

HALL COUNTY, NEBRASKA

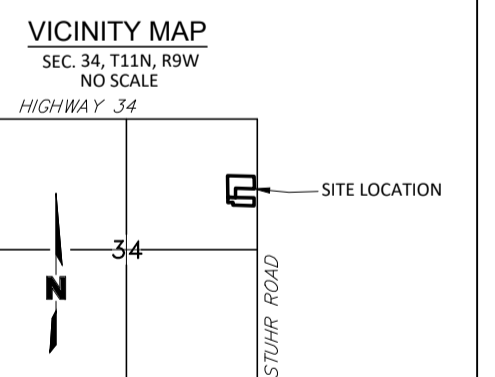
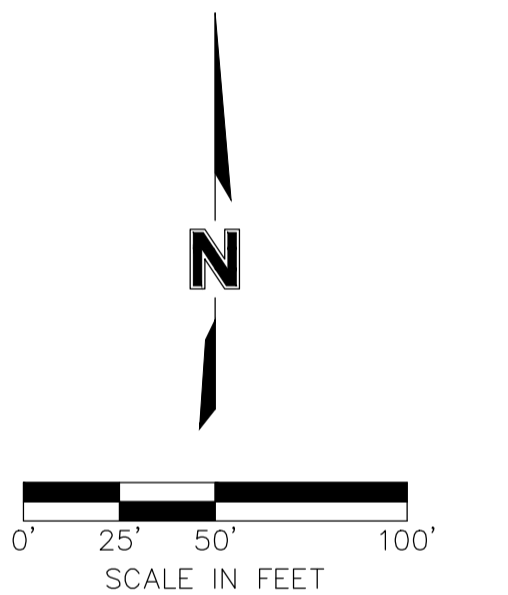
SITE PLAT

LEGAL DESCRIPTION

A TRACT OF LAND CONSISTING OF PART OF PLOT 9, GRAND ISLAND FARMSTEAD PROJECT AND ALL OF LOT 2, PLATTE VIEW SUBDIVISION, ALL IN HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHEAST CORNER OF LOT 2, PLATTE VIEW SUBDIVISION; THENCE ON AN ASSUMED BEARING OF N88°26'39"W, ON THE NORTH LINE OF PLOT 3, GRAND ISLAND FARMSTEAD PROJECT, A DISTANCE OF 423.97 FEET TO THE SOUTHEAST CORNER OF PLOT 9A, SAID GRAND ISLAND FARMSTEAD PROJECT; THENCE N00°33'33"W, ON SAID EAST LINE OF SAID PLOT 9A, A DISTANCE OF 53.60 FEET TO THE NORTHEAST CORNER OF SAID PLOT 9A; THENCE S89°21'28"W, ON THE NORTH LINE OF SAID PLOT 9A, A DISTANCE OF 100.00 FEET TO THE NORTHWEST CORNER OF SAID PLOT 9A AND ALSO BEING A POINT ON THE EAST RIGHT OF WAY LINE OF FARMSTEAD ROAD; THENCE N00°32'56"W, ON SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 535.15 FEET TO THE NORTHWEST CORNER OF PLOT 9, SAID GRAND ISLAND FARMSTEAD PROJECT; THENCE N00°32'56"W A DISTANCE OF 428.95 FEET TO THE NORTHWEST CORNER OF LOT 9, GRAND ISLAND FARMSTEAD PROJECT; THENCE S88°29'31"E, ON THE NORTH LINE OF SAID PLOT 9, A DISTANCE OF 531.10 FEET TO THE NORTHEAST CORNER OF SAID PLOT 9; THENCE S00°34'12"E, ON THE EAST LINE OF SAID PLOT 9, A DISTANCE OF 245.16 FEET TO THE NORTHEAST CORNER OF PLATTE VIEW SUBDIVISION; THENCE N88°28'54"W, ON THE NORTH LINE OF SAID PLATTE VIEW SUBDIVISION, A DISTANCE OF 374.85 FEET TO THE NORTHWEST CORNER OF LOT 1, SAID PLATTE VIEW SUBDIVISION; THENCE S00°36'32"E, ON THE WEST LINE OF SAID LOT 1, A DISTANCE OF 183.94 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1 AND ALSO BEING THE NORTHWEST CORNER OF SAID LOT 2, PLATTE VIEW SUBDIVISION; THENCE S88°27'49"E, ON THE SOUTH LINE OF SAID LOT 1 AND ALSO BEING THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 367.76 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1 AND ALSO BEING THE NORTHEAST CORNER OF SAID LOT 2; THENCE S00°27'13"E, ON THE EAST LINE OF SAID LOT 2, A DISTANCE OF 156.13 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 235472.67 SQUARE FEET OR 5.406 ACRES MORE OR LESS OF WHICH 0.039 ACRES ARE NEW DEDICATED ROAD RIGHT OF WAY.

LEGEND

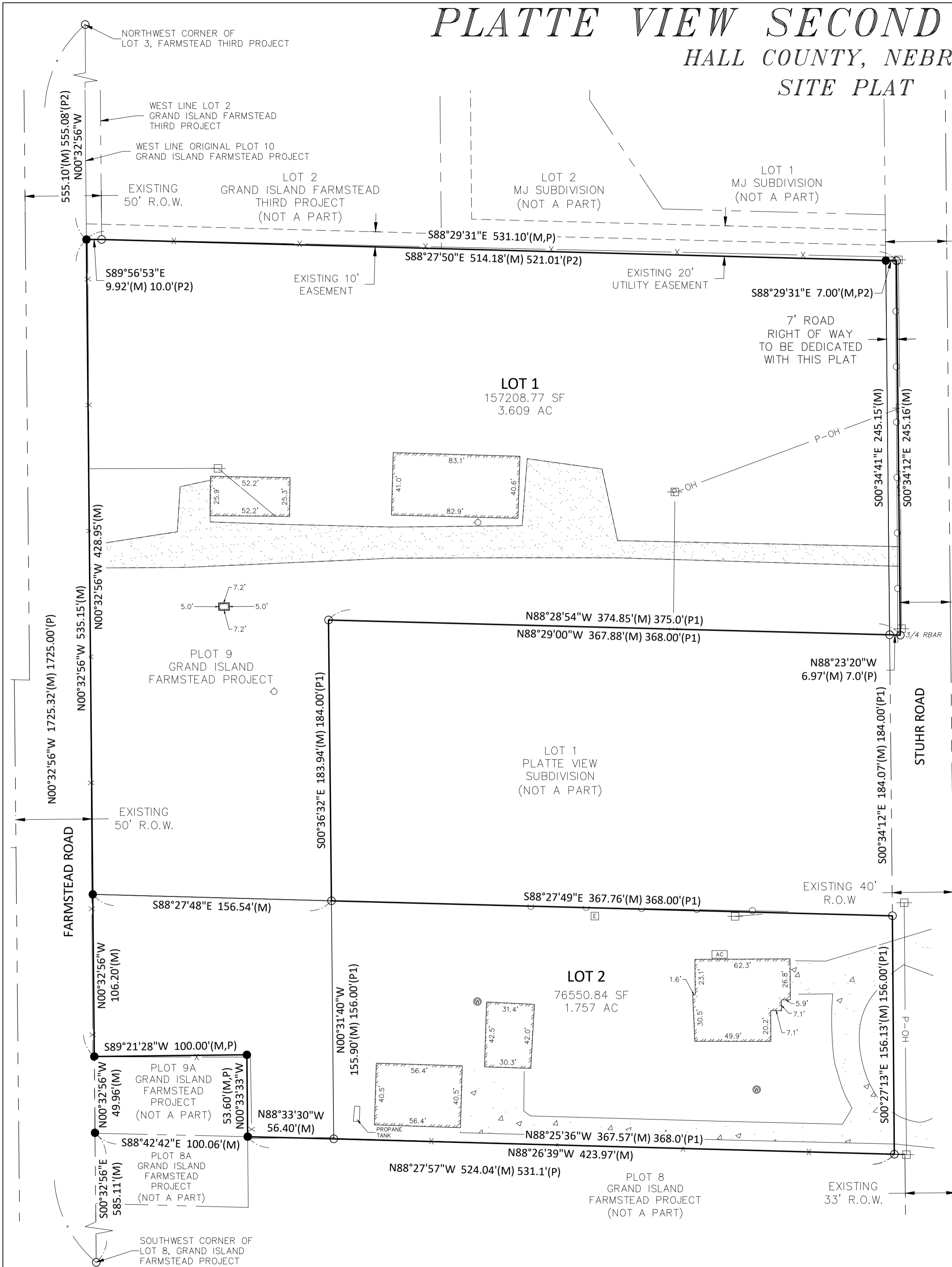
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- P GRAND ISLAND FARMSTEAD PROJECT
- P1 PLATTE VIEW SUBDIVISION
- P2 GRAND ISLAND FARMSTEAD THIRD PROJECT
- X WIRE FENCE
- ⊙ WATER WELL
- ⊞ ELECTRIC BOX
- ⊞ AC AIR CONDITIONER
- ▨ BUILDING LINE
- ⊞ POWER POLE
- P-OH— OVERHEAD ELECTRIC



NOTE:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

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olsson	201 East 2nd Street Grand Island, NE 68801 TEL 308.384.8750 FAX 308.384.8752	PROJECT NO. 2023-00339
		BEDNAR SURVEY
FB-GI 2022-2		

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 Tom Bednar
Address 3444 S Stuhr Rd
City Grand Island, State NE Zip 68803
Phone 308-390-2424

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 Andrist (Applicant) Date: 3-16-23

Surveyor/Engineers Information

Surveyor/Engineering Firm Olsson Inc.
Address 201 E 2nd St
City Grand Island, State NE Zip 68801
Phone 308-384-8750
Surveyor/Engineer Name Jai Andrist License Number _____

SUBDIVISION NAME: _____

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 5.41

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 \$ 510

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