



# Hall County Regional Planning Commission

Wednesday, August 02, 2006  
Regular Meeting

## Item M1

### **Pedcor Second Subdivision - Preliminary & Final Plat**

*Pedcor Second Subdivision located west of Highway 281 and north of Husker Highway. (2 lots)*

Staff Contact: Chad Nabity

# PEDCOR SECOND SUBDIVISION

AN ADDITION TO THE CITY OF GRAND ISLAND  
HALL COUNTY, NEBRASKA

## LEGAL DESCRIPTION

A tract of land located in part of the East half of the Southeast Quarter (E 1/2, SE 1/4) of Section 25, Township 11 North, Range 10 West, 6th P.M., Hall County, Nebraska, formerly platted as Lots 4 and 5, PEDCOR Subdivision, an Addition to the City of Grand Island, Hall County, Nebraska, more particularly described as follows:

Beginning at the Northwest Corner of Lot 3 of PEDCOR Subdivision, an Addition to the City of Grand Island, Hall County, Nebraska; thence S 89°29'43" W (an assumed bearing with all other bearings shown hereon relative thereto) along the North line of said Lot 3 a distance of 285.00 feet; thence S 05°31'49" E continuing along said North line a distance of 214.37 feet; thence S 89°29'43" W continuing along said North line a distance of 140.00 feet; thence N 09°29'43" E continuing along said North line a distance of 196.10 feet; thence S 89° 29'43" W continuing along said North line a distance of 172.11 feet; thence S 00°25'58" E along the East line of said Lot a distance of 630.21 feet; thence N 89°26'31" E a distance of 120.00 feet to the Northwest Corner of Lot 3, Desch 2nd Subdivision, as platted in the City of Grand Island, Hall County, Nebraska; thence N 89°26'1" E along said North line a distance of 417.75 feet to the Westerly Right-of-Way of U.S. Highway No. 281; thence N 00°06'46" E along said Right-of-Way a distance of 232.97 feet; thence S 89°58'25" E continuing along said Right-of-Way a distance of 29.42 feet; thence N 01°01'07" W continuing along said Right-of-Way a distance of 277.06 feet; thence N 13°35'55" W continuing along said Right-of-Way a distance of 125.92 feet; thence N 00°40'10" W continuing along said Right-of-Way a distance of 997.92 feet; thence N 01°41'38" E continuing along said Right-of-Way a distance of 157.55 feet to the North line of said Southwest Quarter; thence S 89°14'37" W along said North line a distance of 1189.69 feet to the West line of said East half of said Southwest Quarter; thence S 00°26'17" E along said East line a distance of 1132.37 feet to the Point of Beginning, said tract containing 40.07 acres, more or less.

## SURVEYOR'S CERTIFICATE

I, Ronald G. Ridgway, hereby certify that I have completed an accurate survey of 'PEDCOR SECOND SUBDIVISION', an addition to the City of Grand Island, Hall County, Nebraska, as shown on the accompanying plat thereof; that the lots, blocks, streets, avenue, alleys, parks, commons, and other ground as contained in said subdivision as shown on the accompanying plat thereof are well and accurately marked; that iron markers were placed at all lot corners, that the dimensions of each to 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.

\_\_\_\_\_  
Ronald G. Ridgway, L.S. 568

\_\_\_\_\_  
Date

## 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.

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Date

Approved and accepted by the City of Grand Island, Nebraska, this \_\_\_\_\_ day of \_\_\_\_\_, 2001.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

(Seal)

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that PEDCOR INVESTMENTS, L.L.C., being the owners of the land described hereon, have caused the same to be surveyed, subdivided, platted and designated as 'PEDCOR SECOND SUBDIVISION', an addition to 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 the public service utilities, together with 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 owners and proprietors.  
IN WITNESS WHEREOF, we have affixed our signatures hereto, at Grand Island, Nebraska, this \_\_\_\_\_ day of \_\_\_\_\_, 2001.

\_\_\_\_\_  
Edith M. Chapman

## ACKNOWLEDGEMENT

State of Nebraska)  
SS)  
County of Hall)

On the \_\_\_\_\_ day of \_\_\_\_\_, 2001, before me \_\_\_\_\_, a Notary Public within and for said County personally appeared \_\_\_\_\_, PEDCOR Investments, L.L.C., to me personally known to be the identical persons whose signatures are affixed hereto, and that each did acknowledge the execution thereof to be their voluntary act and deed.  
IN WITNESS THEREOF, I have hereunto subscribed my name and affixed my official seal at Grand Island, Nebraska, on the date last above written.  
My commission expires \_\_\_\_\_.

\_\_\_\_\_  
Notary Public

(Seal)

SURVEY PREPARED BY:

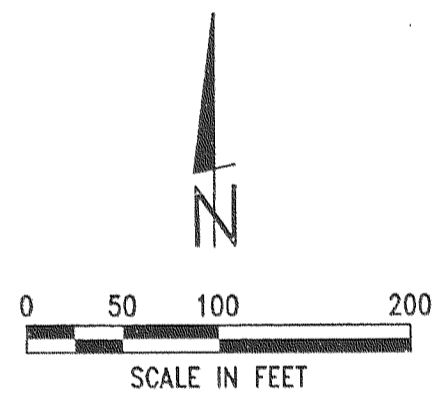
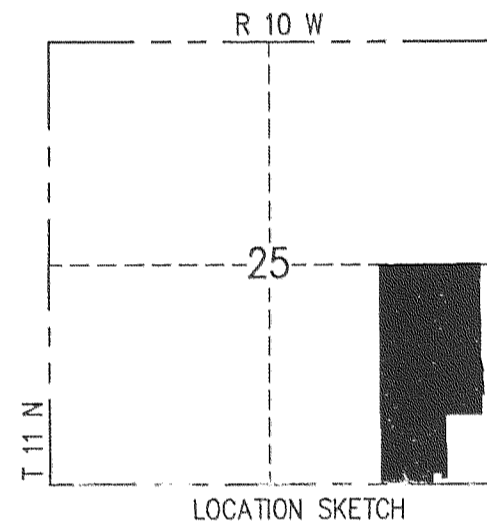
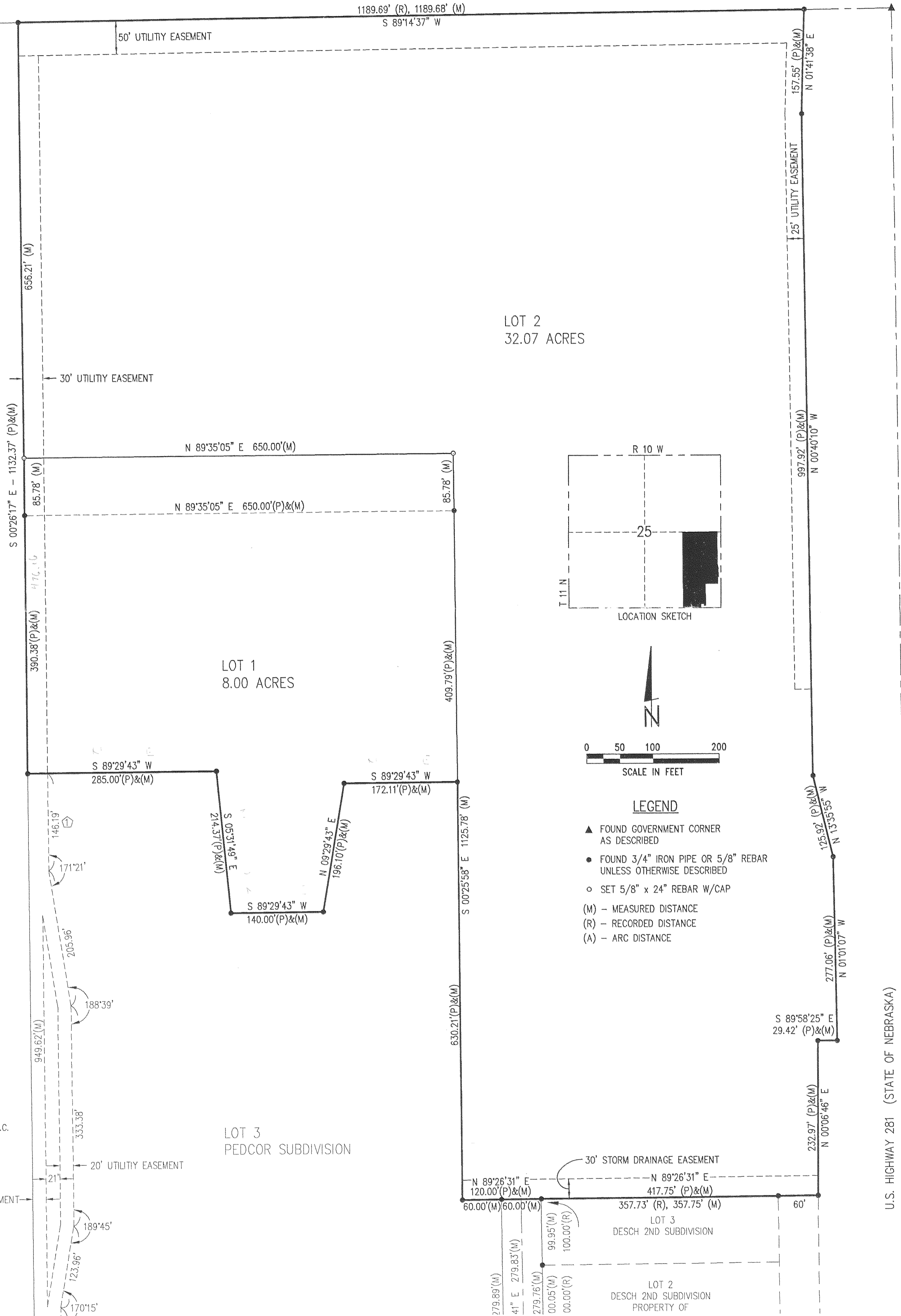


MILLER & ASSOCIATES  
CONSULTING ENGINEERS, P.C.  
1111 CENTRAL AVE.  
KEARNEY, NE 68847  
PHONE: 308-234-6456  
FAX: 308-234-1146

# PEDCOR SECOND SUBDIVISION

AN ADDITION TO THE CITY OF GRAND ISLAND  
HALL COUNTY, NEBRASKA

UNPLATTED  
PT. W 1/2 OF SE 1/4  
SEC. 25, T11N, R10W



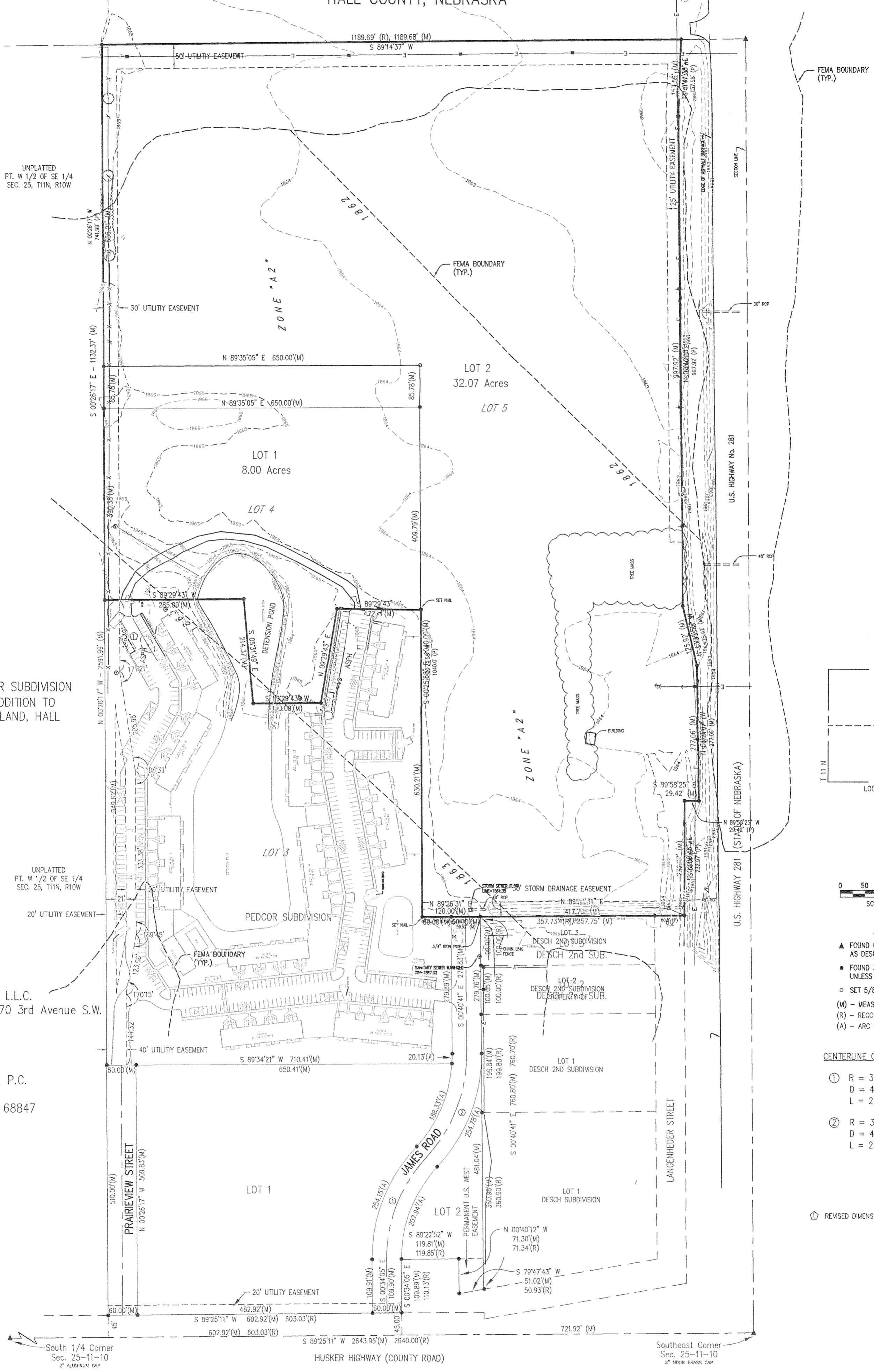
- LEGEND**
- ▲ FOUND GOVERNMENT CORNER AS DESCRIBED
  - FOUND 3/4" IRON PIPE OR 5/8" REBAR UNLESS OTHERWISE DESCRIBED
  - SET 5/8" x 24" REBAR W/CAP
  - (M) - MEASURED DISTANCE
  - (R) - RECORDED DISTANCE
  - (A) - ARC DISTANCE

SURVEY PREPARED BY:  
**M&A**  
MILLER & ASSOCIATES  
CONSULTING ENGINEERS, P.C.  
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U.S. HIGHWAY 281 (STATE OF NEBRASKA)

# PRELIMINARY PLAT PEDCOR SECOND SUBDIVISION

AN ADDITION TO THE CITY OF GRAND ISLAND  
HALL COUNTY, NEBRASKA

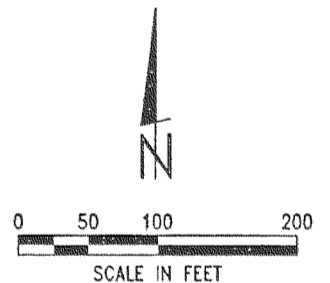
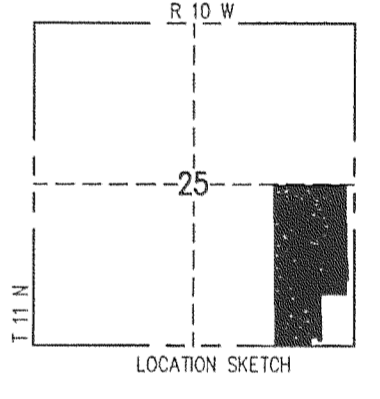


**LEGAL DESCRIPTION**  
LOTS 4 AND 5, PEDCOR SUBDIVISION  
(NOW VACATED), AN ADDITION TO  
THE CITY OF GRAND ISLAND, HALL  
COUNTY, NEBRASKA

**OWNER:**  
PEDCOR INVESTMENTS, L.L.C.  
One Pedcor Square, 770 3rd Avenue S.W.  
Carmel, IN 46032

**PREPARED BY:**  
MILLER & ASSOCIATES, P.C.  
1111 CENTRAL AVENUE  
KEARNEY, NEBRASKA 68847

**SURVEY PREPARED BY:**  
**M&A**  
MILLER & ASSOCIATES  
CONSULTING ENGINEERS, P.C.  
1111 CENTRAL AVE.  
KEARNEY, NE 68847  
PHONE: 308-234-6456  
FAX: 308-234-1146



- LEGEND**
- ▲ FOUND GOVERNMENT CORNER AS DESCRIBED
  - FOUND 3/4" IRON PIPE UNLESS OTHERWISE DESCRIBED
  - SET 5/8" x 24" REBAR
  - (M) - MEASURED DISTANCE
  - (R) - RECORDED DISTANCE
  - (A) - ARC DISTANCE

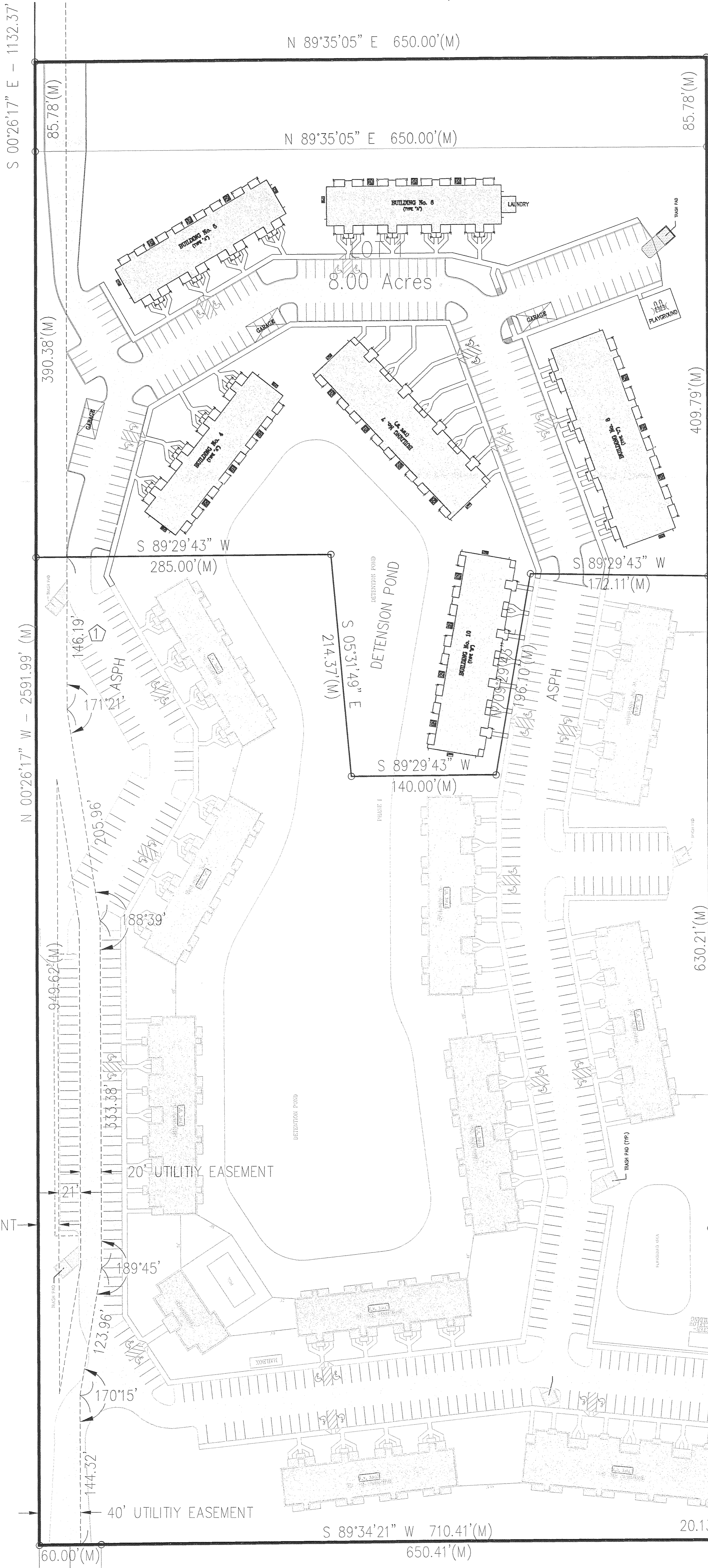
- CENTERLINE CURVE DATA**
- ① R = 300.00'  
D = 44°07'35"  
L = 231.05'
  - ② R = 300.00'  
D = 44°14'11"  
L = 231.63'

Ⓜ REVISED DIMENSION 8/31/2001

# DEVELOPMENT PLAN

LOT 3 PEDCOR SUBDIVISION & LOT 1 PEDCOR SECOND SUBDIVISION  
AN ADDITION TO THE CITY OF GRAND ISLAND  
HALL COUNTY, NEBRASKA

LOT 2  
32.07 Acres



OWNER:

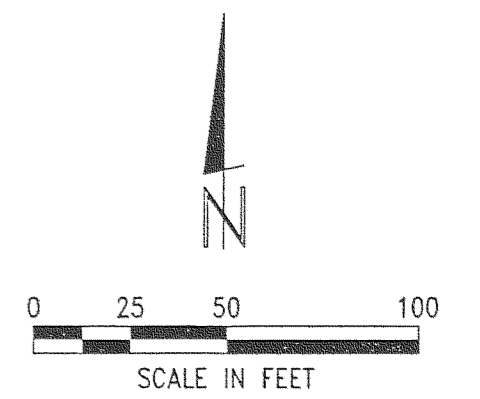
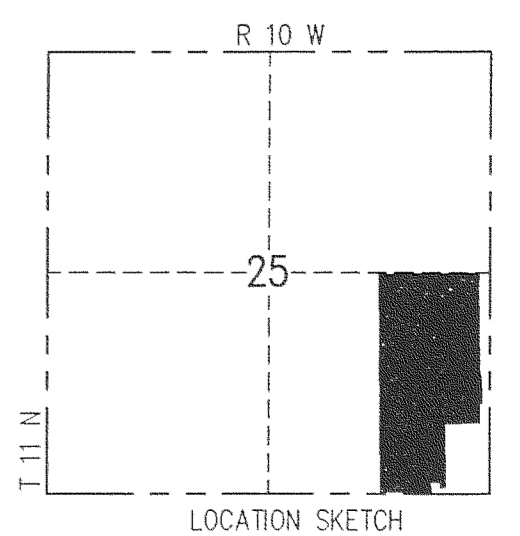
PEDCOR INVESTMENTS, L.L.C.  
One Pedcor Square, 770 3rd Avenue S.W.  
Carmel, IN 46032

PREPARED BY:

MILLER & ASSOCIATES, P.C.  
1111 CENTRAL AVENUE  
KEARNEY, NEBRASKA 68847

SURVEY PREPARED BY:

**M&A**  
MILLER & ASSOCIATES  
CONSULTING ENGINEERS, P.C.  
1111 CENTRAL AVE.  
KEARNEY, NE 68847  
PHONE: 308-234-6456  
FAX: 308-234-1146



ATTED  
OF SE 1/4  
T11N, R10W

UTILITY EASEMENT

30' STORI  
N 89°26'31" E  
120.00'(M)

60.00'(M) 60.00'(M)  
99.95'(M) 100.00'(R)  
100.05'(M) 100.00'(R)  
100.00'(R) 100.00'(R)  
199.84'(M) 199.80'(R) 760.70'(R)  
279.76'(M) 279.83'(M) 279.89'(M)  
S 00°40'41" E 279.83'(M)

S 89°34'21" W 710.41'(M)  
650.41'(M)

July , 2006

Dear Members of the Board:

**RE: Final Plat – Pedcor Second Subdivision.**

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Pedcor Second Subdivision, located west of Highway 281 and north of Husker Highway.

This final plat proposes to create 2 lots on Lot 3 Pedcor Subdivision & Lot 1 Pedcor Second Subdivision, and addition to the City of Grand Island Hall County, Nebraska. This land consists of approximately 32.07 acres.

You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on August 2, 2006 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP  
Planning Director

cc: City Clerk  
City Attorney  
Director of Public Works  
Director of Utilities  
Director of Building Inspections  
Manager of Postal Operations  
Miller & Associates, P.C.

This letter was sent to the following School Districts 1R, 2, 3, 8, 12, 16, 19, 82, 83, 100, 126.

