



# Hall County Regional Planning Commission

**Wednesday, October 04, 2006**

## **Regular Meeting Packet**

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### **Commission Members:**

<b>John Amick</b>	<b>Hall County</b>	
<b>Tom Brown</b>	<b>Grand Island</b>	
<b>Scott Eriksen</b>	<b>Grand Island</b>	
<b>Mark Haskins</b>	<b>Hall County</b>	<b>Vice Chairperson</b>
<b>Bill Hayes</b>	<b>Doniphan</b>	
<b>Dianne Miller</b>	<b>Grand Island</b>	
<b>Jaye Montor</b>	<b>Cairo</b>	
<b>Robert (Bob) Niemann</b>	<b>Grand Island</b>	
<b>Pat O'Neill</b>	<b>Hall County</b>	<b>Chairperson</b>
<b>Deb Reynolds</b>	<b>Hall County</b>	
<b>Leslie Ruge</b>	<b>Alda</b>	<b>Secretary</b>
<b>Don Snodgrass</b>	<b>Wood River</b>	

**Regional Planning Director: Chad Nabity**

**Technician:**

**Edwin Maslonka**

**Secretary:**

**Barbara Quandt**

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**6:00:00 PM**

**Council Chambers - City Hall**

**100 East First Street**

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## **Call to Order**

## **Roll Call**

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### **A - SUBMITTAL OF REQUESTS FOR FUTURE ITEMS**

Individuals who have appropriate items for Commission consideration should complete the Request for Future Agenda Items form located at the Regional Planning Office on the second floor of City Hall. If the issue can be handled administratively without Commission action, notification will be provided. If the item is scheduled for a meeting, notification of the date will be given.

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### **B - RESERVE TIME TO SPEAK ON AGENDA ITEMS**

This is an opportunity for individuals wishing to provide input on any of tonight's agenda items to reserve time to speak. Please come forward, state your name and address, and the Agenda topic on which you will be speaking.

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### **DIRECTOR COMMUNICATION**

This is an opportunity for the Director to comment on current events, activities, and issues of interest to the commission.



# Hall County Regional Planning Commission

Wednesday, October 04, 2006  
Regular Meeting

## Item .A1

### Summary Page

Staff Contact: Chad Nabity

**Staff Recommendation Summary  
For Regional Planning Commission Meeting  
October 4, 2006**

- 4. Public Hearing** - Concerning a change of zoning for a tract of land proposed for platting as Francis Second Subdivision located east of Carleton Avenue and south of Curran Avenue in Lot 7, and the N1/2 of Lot 8, Bosselman Second Subdivision from RO Residential Office to and RD Residential Development. (C-1-2007G) (See full recommendation.)

**Preliminary Plat** – Francis Second Subdivision located east of Carleton Ave. and south of Curran Ave. (16 lots)

**Final Plat** – Francis Second Subdivision located east of Carleton Ave. And south of Curran Ave. (16 lots)

- 5. Public Hearing** – Concerning change of zoning for a replat of a tract of land proposed as Cedar Ridge Third Subdivision located west of Highway 281 and south of 13<sup>th</sup> Street in part of Lot 4, all of Lot 5, all of Lot 6, and part of outlot A in the City of Grand Island. (C-2-2007G) (See full recommendation.)

**Preliminary Plat** – Cedar Ridge Third Subdivision located west of Hwy. 281 and south of 13<sup>th</sup> St. (15 lots)

**Final Plat** – Cedar Ridge Third Subdivision located west of Hwy. 281 and south of 13<sup>th</sup> St. (15 lots)

- 6. Preliminary Plat** – Prairie Acres Subdivision located west of U.S. Hwy 281 between 13<sup>th</sup> Street and State Street, east of Summerfield Estates Subdivision. Shafer Properties L.L.C. is proposing to develop this property (70 acres) with 190 lots in two phases. The property is zoned R4 High Density Residential. Four lots along 13<sup>th</sup> and State Streets are large lots that would be appropriate for apartment development under the current zoning or possible office uses with a zoning change. Approximately 4 acres of park space is planned in the interior of the development on the east side. At this time it appears that this would be a private park supported by the development. There are 185 residential lots that range between 6000 and 7000 square feet per lot. These lots would be suitable for single family or duplex structures and both would be permitted in the R4 zone. Sewer, water and electric are available to the subdivision and can be extended to serve the development. Sewer, water, streets and storm sewer will all be public infrastructure built to city standards.

## CONSENT AGENDA

7. **Final Plat** – Erickson Subdivision located east of 80th Road between Abbott Rd. and White Cloud Rd., Hall County, Nebraska. This subdivision splits an existing farmstead from a tract of 200 acres or more. (1 lot)
8. **Final Plat** – Bellairs Estate Subdivision located north of Husker Hwy., between 110<sup>th</sup> Rd. and Schauppsville Rd., Hall County, Nebraska. This subdivision splits an existing farmstead from a tract of 200 acres or more. (1 lot)
9. **Final Plat** - CJL Subdivision located north of 13<sup>th</sup> St. between Burwick Rd. and 110<sup>th</sup> Rd., Hall County, Nebraska. This is a one time split from a tract of 80 acres or more. (1 lot)
10. **Final Plat** – Sterling Estates Subdivision, located east of North Road and north of West State St. This subdivision creates lots in the R1 Suburban Density Residential and R4 High Density Residential zoning districts consistent with the approved preliminary plat for Sterling Estates Subdivision.(54 lots)
11. **Final Plat** – Summerfield Estates Seventh Subdivision located east of North Rd. and north of 13<sup>th</sup> St. This subdivision creates lots in the R1 Suburban Density Residential zoning districts consistent with the approved preliminary plat for Summerfield Estates Subdivision. All streets shown on the plat will be improved to minimum city standards. The developer will be required to grade and gravel Summerfield Avenue as it extends for future development between the north end of this subdivision and State Street to provide emergency access to the property and mitigate the length of the street without access. A water line will also have to be extended from the north end of the subdivision to connect with the water line in State Street at this time to provide proper water pressure throughout the development.(35 lots)
12. **Final Plat** – Dale Roush Third Subdivision, located north of Navajo Drive and west of Cherokee Avenue. This subdivision proposes to create one lot and retain right-of-way at the north end of Cherokee Avenue for the eventual connection of Cherokee and Independence. This property is owned by the City of Grand Island and was acquired to facilitate the installation of sewer lines into the Indian Acres area. The property is zoned LLR. The minimum lot size in the LLR district is 20,000 square feet. The proposed lot is only 14,000 square feet so the planning commission and council are being asked to waive the minimum size regulations. This lot is served by both sewer and water so a well and septic system are not needed. (1 lot)

**It is recommended the Planning Commission Approve the consent agenda items as presented.**



# Hall County Regional Planning Commission

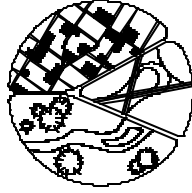
Wednesday, October 04, 2006  
Regular Meeting

## Item E1

**Minutes - September 6, 2006 Meeting**

*September 6, 2006 Minutes*

Staff Contact: Chad Nabity



THE REGIONAL PLANNING COMMISSION OF HALL COUNTY, GRAND ISLAND,  
WOOD RIVER AND THE VILLAGES OF ALDA, CAIRO, AND DONIPHAN, NEBRASKA

Minutes  
for  
September 6, 2006

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The meeting of the Regional Planning Commission was held Wednesday, September 6, 2006, in the Council Chamber - City Hall - Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" August 26, 2006.

Present:	Bill Hayes John Amick Scott Eriksen Mark Haskins Jaye Monter	Pat O'Neill Bob Niemann Leslie Ruge Don Snodgrass Deb Reynolds
Absent:	Dianne Miller, Tom Brown	
Other:	Steve Riehle, James Dutton, Karen Nagel Sharon Manning, Terry Brown	
Staff:	Chad Nabity, Barbara Quandt	
Press:	None	

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**1. Call to order.**

Chairman O'Neill called the meeting to order at 6:00 p.m. He stated that this was a public meeting subject to the open meetings laws of the State of Nebraska. He noted that the requirements for an open meeting were posted on the wall in the room and easily accessible to anyone who may be interested in reading them.

**2. Minutes of August 2, 2006**

A motion was made by Haskins and seconded by Ruge to approve the minutes of the August 2, 2006 meeting.

The motion carried with 6 members present voting in favor (O'Neill, Niemann, Ruge, Snodgrass, Haskins, Amick), and 4 members abstaining (Hayes, Reynolds, Monter, Eriksen).

### **3. Request time to speak**

James Dutton, Sharon Manning, Karen Nagel requested a time to speak concerning Agenda item #5. Terry Brown was present to answer questions regarding Agenda Item #5 representing the Niedfelt family.

### **4. Presentation of Community Beautification Awards**

Nabity recognized, and congratulated, each of the nominees for the Community Beautification Awards. He announced that the winner for the Hall County award was Barb's Western Grill in Doniphan. The winner for the Grand Island ward was Drs. Janda and Janda of Dental Health Care.

### **5. Public Hearings - Concerning a change in zoning for a tract of land proposed for platting as Sterling Estates Subdivision, located north of State St. and east of North Rd in the NW1/4 12-11-10, from R1 and R4 to R1, R4 and RO. (C-22-2006GI)**

Chairman O'Neill opened the above mentioned Public Hearing. Nabity stated that the zoning change requested for the property located between the Moore's Creek Drainway, North Road, State Street and Capital Avenue would be in general conformance with the City's Comprehensive Land Use Plan. The uses would be consistent with the level of service intended for Capital Avenue, State Street and North Road. Nabity also noted that this zoning change would make the zoning consistent with the approved preliminary plat for the property. Adjustments between the R1 and R4 zone are necessary to allow the townhomes on the west side of Autumn Park Apartments. The RO zoning in the northeast corner would be consistent with the comprehensive plan and would provide a buffer between the planned residential uses and the commercial uses on the east side of the Moore's Creek Drainway. Nabity's recommendation was that the Regional Planning Commission recommend that the Grand Island City Council change the zoning on the site from R1 Suburban Residential and R4 High Density Residential to R1 Suburban Residential, R4 High Density Residential and RO Residential Office Zone as requested. Several questions and comments regarding road access to the property and who would pay for the roads, from audience members James Dutton, Sharon Manning and Karen Nagel were addressed by Steve Riehle (Public Works Director), Terry Brown (representative for Niedfelt family) and Chad Nabity. No comments or questions were asked about the rezoning. Chairman O'Neill asked for any further questions or comments from Commissioners, or the audience, before closing the Public Hearing.



A motion was made by Haskins, and seconded by Monter, to recommend the change of zoning of the above mentioned property as presented.

A roll call vote was taken and the motion passed with 10 members present (O'Neill, Ruge, Haskins, Snodgrass, Amick, Reynolds, Niemann, Hayes, Eriksen, Monter) voting in favor.

**6. Public Hearing – Concerning an amendment to the Redevelopment Plan for CRA Area #2 in Grand Island. Wile E Investments is proposing to build a Veterinary Clinic on the north side of Stolley Park Road east of Locust Street. (C-23-2006GI)**

Chairman O'Neill opened the Public Hearing. Nabity explained that this application proposes to redevelop a lot, located in the Blight and Substandard Area #2 at 210 E. Stolley Park Road in Grand Island, for commercial purposes. The applicant will own and operate a Veterinary Medical Clinic at this location. The applicant is requesting to use Tax Increment Financing to offset part of the costs of development. Nabity went on to explain that the purpose of the CRA and the designated blight and substandard areas is to provide incentives for development in underdeveloped areas of the community. This project will provide commercial development in a location that is intended for these uses. Development of this property should prevent further decay of this neighborhood. This area has already been declared blighted and substandard by the CRA, the Hall County Regional Planning Commission and the Grand Island City Council. He stated that this project is consistent with the existing zoning and the future land use plan for the City of Grand Island. This is evidenced by the fact that the property is zoned B2-AC General Business with an Arterial Commercial Overlay and the proposed uses are allowed in this district. Nabity also stated that that the proposed use for a veterinary clinic and animal hospital at this location would be consistent with the Comprehensive Plan. Nabity recommended that the Regional Planning Commission recommend that City Council approve the redevelopment plan amendment as submitted. Chairman O'Neill opened the meeting for questions from Commissioners and the audience. Dr. Melissa Girard was available for any questions. Chairman O'Neill closed the Public Meeting.

A motion was made by Hayes and seconded by Haskins to recommend the Redevelopment Plan for CRA Area #2 as presented.

A roll call vote was taken and the motion passed with 10 members present (Amick, O'Neill, Ruge, Haskins, Hayes, Monter, Niemann, Snodgrass, Eriksen, Reynolds) voting in favor.

**7. Public Hearing – Concerning changes to the Grand Island Subdivision Regulations Chapter 33. (C-24-2006GI)**

Nabity explained that the proposed changes to the Grand Island subdivision regulations adopted in July of 2004 are suggestions from the planning department and other City staff. These changes are designed to standardize the plats received by the planning department from the various surveyors and engineers that work in the Grand Island area. The changes to the main part of the Chapter 33 are primarily typographic, grammar and numbering changes. Naming conventions and a requirement that the signed plat be present at the planning commission meeting have been added to the miscellaneous requirements. He stated that the major changes involve Addendum B. These are proposed drawing standards and a sample drawing showing what the plat should look like. The adoption of these changes would standardize plats received by the Planning Commission for the City of Grand Island. Nabity recommended that the Regional Planning Commission recommend that the Grand Island City Council approve the changes to the Grand Island Subdivision Ordinance as requested. Chairman O'Neill asked for questions or comments before closing the Public Meeting.

A motion was made by Amick and seconded by Ruge to recommend the changes to the Grand Island Subdivision Regulations Chapter 33 as presented.

A roll call vote was taken and the motion passed with 10 members present (Amick, O'Neill, Ruge, Haskins, Hayes, Monter, Niemann, Snodgrass, Eriksen, Reynolds) voting in favor.

## **CONSENT AGENDA**

### **8. Final Plat – D K Second Subdivision located east of St. Paul Road and north of 15<sup>th</sup> St. (2 lots)**

This final Plat proposes to create 2 lots on a tract of land comprising all of Lot One (1), D.K. Subdivision in the City of Grand Island, Hall County, Nebraska. This land consists of approximately 0.533 acres.

### **9. Final Plat – Knott Third Subdivision located south of Lake St. and west of Knott Ave. (2 lots)**

This final plat proposes to create 2 lots on a tract of land comprising all of Lot Nine (9), Knott Subdivision in the City of Grand Island, Hall County, Nebraska. This land consists of approximately 0.446 acres.

### **10. Final Plat – Menard Seventh Subdivision located south of Capital Ave. between Diers Ave. and Hwy. 281. (2 lots)**

This final plat proposes to replat all of Lot 7, and the north 185 feet of Lot 8, Menard Second Subdivision in the city of Grand Island, Hall County, Nebraska. This land consists of approximately 1.905 acres.

**11. Final Plat – K G Subdivision located east of Hwy. 11 between Burmood Rd. Cedarview Rd. (1 lot)**

This subdivision proposes to create 1 lot on a tract of land comprising a part of 1 lot on a tract of land comprising a part of Lot 1 Mainland in the NE1/4 of Section Five (5), Township Nine (9) North, Range Eleven (11). This subdivision consists of 4.933 acres, more or less.

A motion was made by Ruge and seconded by Reynolds, to approve the consent agenda items as presented.

A roll call vote was taken and the motion passed with 10 members present (Amick, O'Neill, Ruge, Haskins, Hayes, Monter, Niemann, Snodgrass, Eriksen, Reynolds) voting in favor.

**12. Planning Director's Report**

Nabity stated that he no additional information to report at this time.

**13. Next Meeting October 4, 2006 at 6:00 p.m.**

**14. Adjourn**

Chairman O'Neill adjourned the meeting at 7:00 p.m.

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Leslie Ruge, Secretary

by Barbara Quandt



# Hall County Regional Planning Commission

Wednesday, October 04, 2006  
Regular Meeting

## Item F1

### Public Hearing - C-1-2007GI

*Concerning a change of zoning for a tract of land proposed for platting as Francis Second Subdivision located in Lot 7, and the N1/2 of Lot 8, Bosselman Second Subdivision from RO Residential Office to RD Residential Development. This property is located east of Carleton Avenue and south of Curran Avenue. (C-1-2007GI) (Hearing, Discussion, Action)*

Staff Contact: Chad Nabity

## Agenda Item # 4

### PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

September 21, 2006

**SUBJECT:** *Zoning Change (C-1-2007G1)*

**PROPOSAL:** To rezone 1 and 1/2 Lots in Bosselman's 2<sup>nd</sup> Subdivision between south of Curran Ave east of Carleton from RO Residential Office Zones to RD- Residential Development Zone, in the City of Grand Island. This is an addition to Francis Subdivision Approved in July of 2006.

#### **OVERVIEW:**

##### **Site Analysis**

*Current zoning designation:*

**RO** Residential Office

*Permitted and conditional uses:*

**RO-** High density residential uses (no maximum density) and commercial office uses that are not primarily retail in nature, medical offices and facilities.

*Comprehensive Plan Designation:*

Commercial and Medium Density Residential to Office

*Existing land uses.*

Vacant Property

##### **Adjacent Properties Analysis**

*Current zoning designations:*

**North: RD** Residential Development

**East: B2** General Business

**South: RO** Residential Office

**West: - RO** Residential Office

*Permitted and conditional uses:*

**B2-**General Business including outdoor display and sales, Office, Residential at a density of up to 43 units per acre, Fabrication incidental to permitted uses. **RO-** High density residential uses (no maximum density) and commercial office uses that are not primarily retail in nature, medical offices and facilities. **RD-**Residential Development Zone approved for duplex units on a private street.

*Comprehensive Plan Designation:*

**North, East, South:** Commercial

**West:** Medium Density Residential to Office Uses

*Existing land uses:*

**North:** Property being developed as Francis Sub.,

**East:** U.S. Highway 281, Commercial,

**West:** Multifamily Residential

**South:** Office Uses, Commercial

## **EVALUATION:**

### **Positive Implications:**

- *In general conformance with the City's Comprehensive Land Use Plan:* This particular site is designated as commercial within the plan but adjacent properties are medium density residential to office uses. Residential uses are often found in and adjacent to most of the commercial zones in Grand Island. Higher density residential uses such as this are not uncommon.
- *Uses would be consistent with the level of service intended for Carleton and Curran Avenues:* Both streets meet the minimum standards for a commercial street.
- *Finishes the development in this area:* Including this 1 and ½ lots in the development will allow 4 additional buildings or 8 more units on the site. It will complete development of all of the property between Capital and Curran on the east side of Carleton.
- *Monetary Benefit to Applicant:* As always this change has the potential to benefit the applicant monetarily.

### **Negative Implications:**

- *None Foreseen*

### **Other**

The developer is proposing to build 16 buildings with two dwelling units in each building on this site (32 units total). At the proposed density, this development would be 6.36 units per acre or 1 unit for every 6849 square feet. This is significantly less development than could be allowed in an RO or even the R4 or R3 districts. This development provides for public utilities within the development.

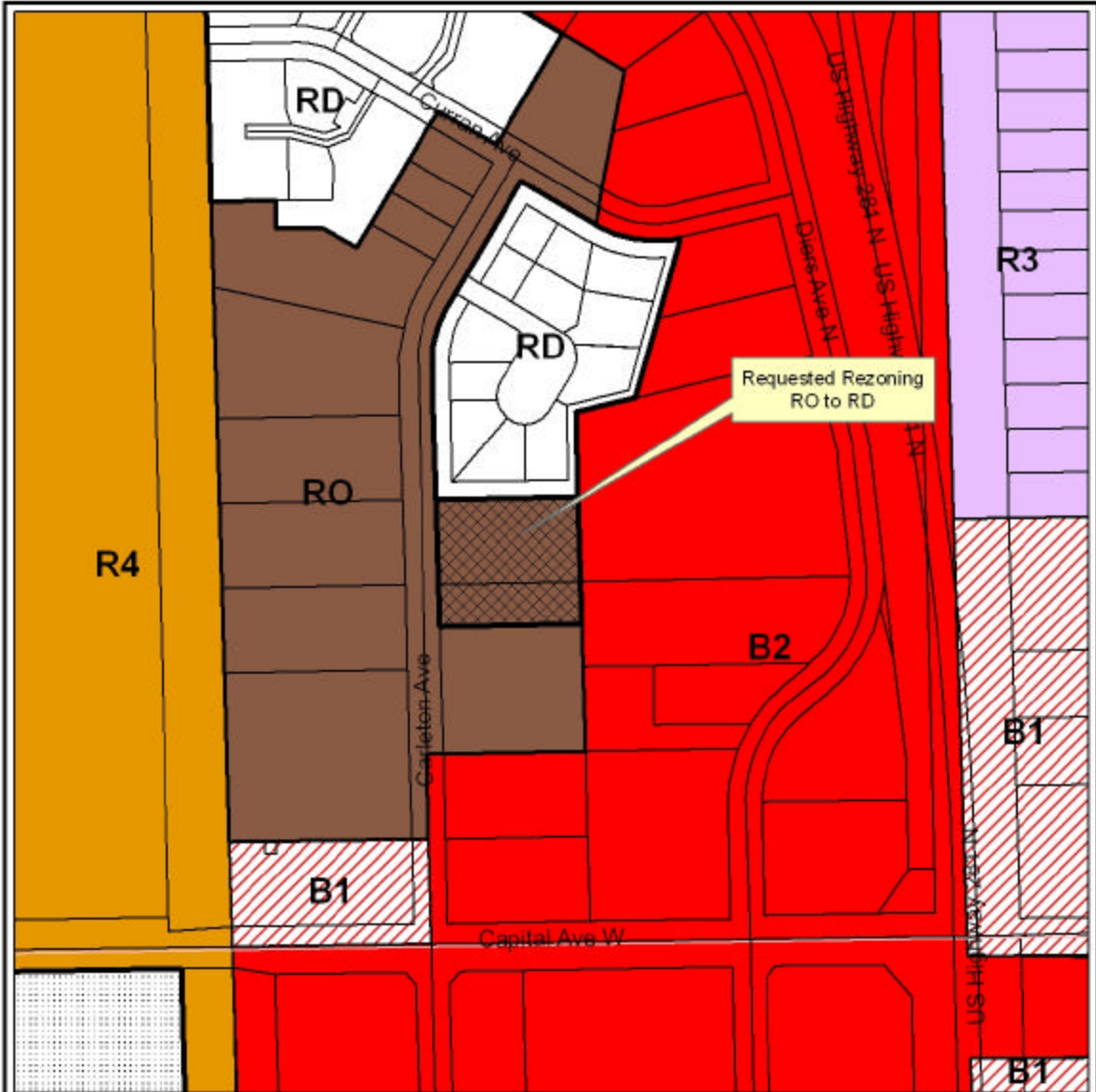
## **RECOMMENDATION:**

That the Regional Planning Commission recommend that the Grand Island City Council change the zoning on this site from RO Residential Office Zone to RD-Residential Development Zone.

\_\_\_\_\_ Chad Naby AICP, Planning Director



LOCATION MAP



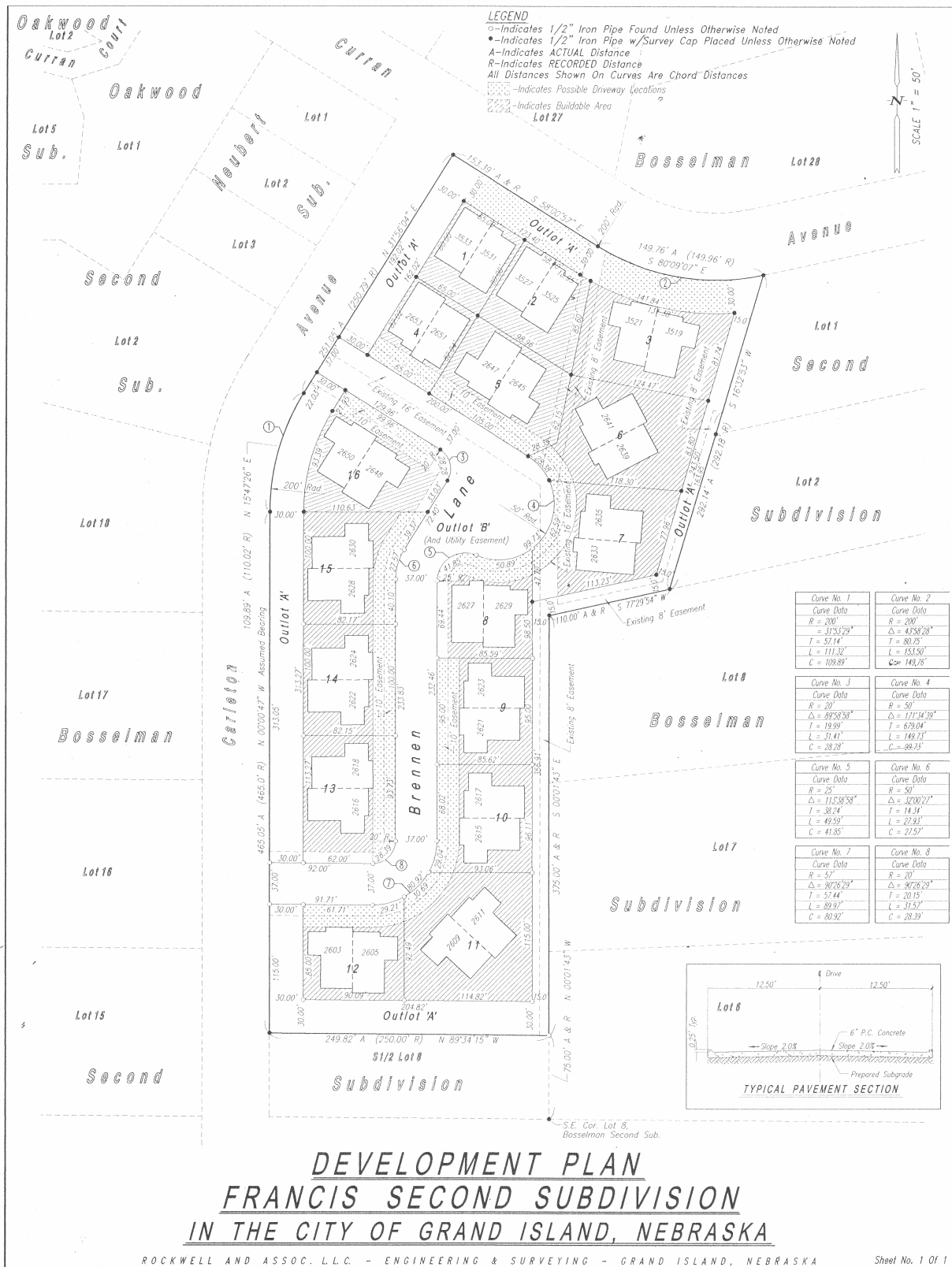
# Requested Zoning

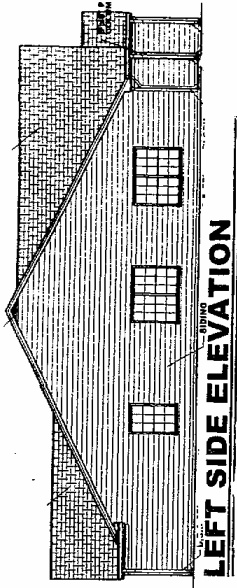
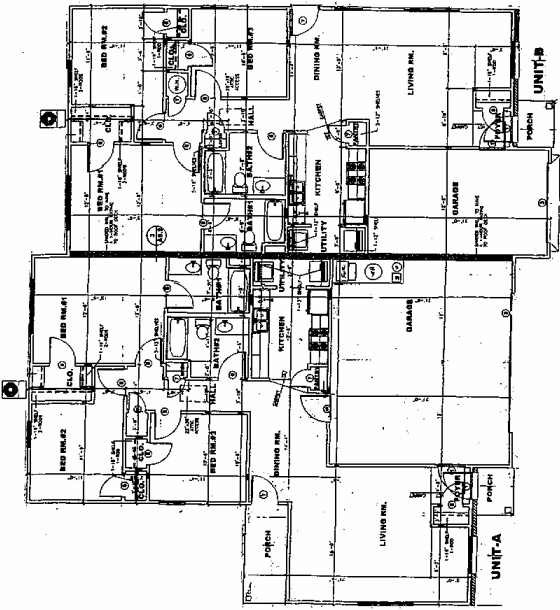
Scale : NONE  
C-1-2007GI

- From RO : Residential Office Zone
- To RD : Residential Development Zone

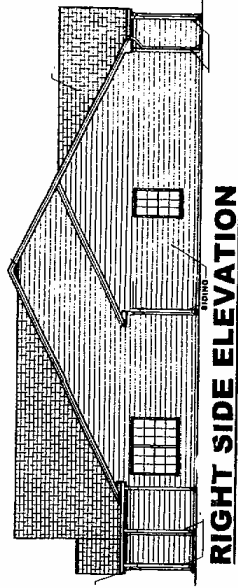




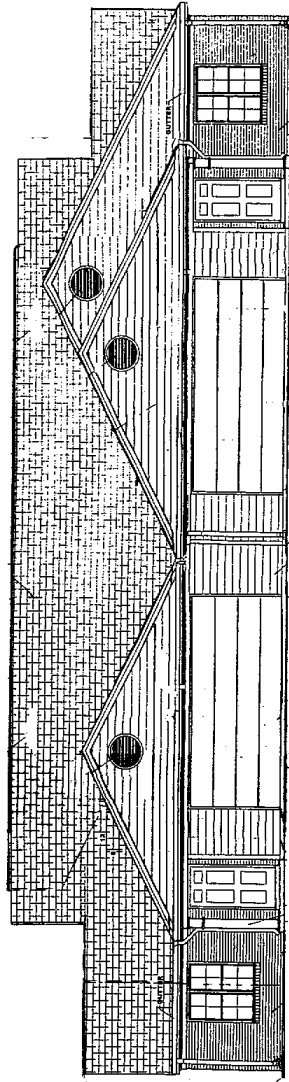




**LEFT SIDE ELEVATION**



**RIGHT SIDE ELEVATION**



**FRONT ELEVATION**

September , 2006

Dear Members of the Board:

**RE: Change of Zone – Change of Zoning for land located East of Carleton Avenue and South of Curran Avenue (C-1-2007GI)**

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a request for an amendment to the Grand Island Zoning Map from RO Residential Office to RD Residential Development for a tract of land comprising all of Lot 7 and the North Half of Lot 8, Bosselman Second Subdivision, in the City of Grand Island, Hall County, Nebraska. This property is located East of Carleton Avenue and South of Curran Avenue, as shown on the enclosed map.

You are hereby notified that the Regional Planning Commission will consider this Change of Zone at the next meeting that will be held at 600 p.m. on October 4, 2006 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP  
Planning Director

cc: City Clerk  
City Attorney  
City Building Inspector Director  
City Public Works Director  
City Utilities Director  
Manager of Postal Operations  
Rockwell & Associates

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



September 21, 2006  
C-1-2006GI

Dear Property Owner:

You are hereby notified that a public hearing will be held at a meeting before the Regional Planning Commission, in the Council Chambers, located in Grand Island's City Hall, 100 E First Street, beginning at 6:00 p.m., Wednesday October 4, 2006 concerning the following changes:

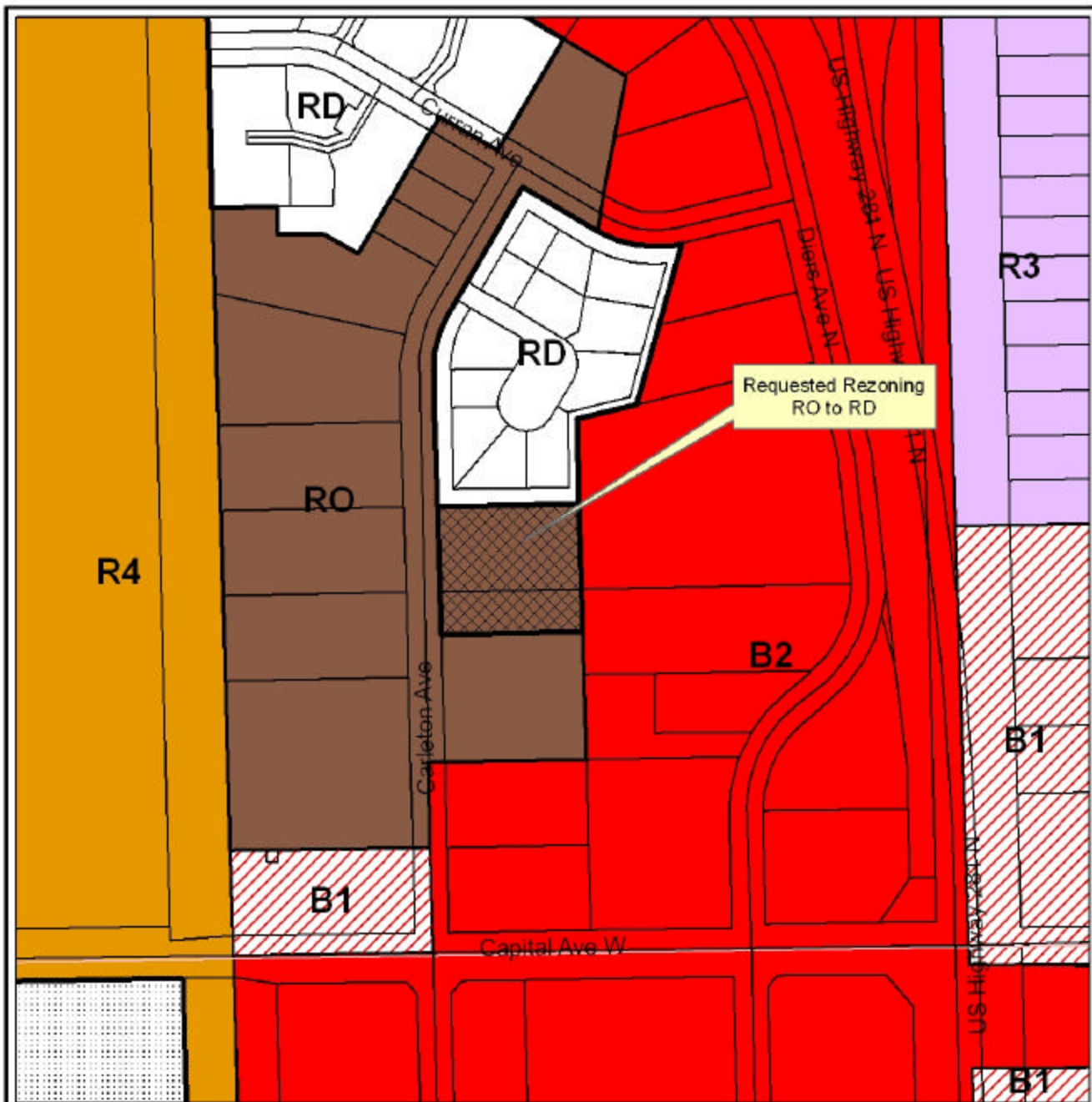
An amendment to the Grand Island Zoning Map from RO to RD, for a tract of land located in Lot 7 and the N1/2 of Lot 8, Bosselman Second Subdivision. This property is located east of Carleton Ave. and south of Curran Ave., as shown on the enclosed map.

You, as an owner of property adjacent to or within 300 feet of the proposed zone changes, are invited to attend this hearing and give testimony before the Planning Commission relative to the request. This notice is not a requirement of law, but is being sent to you in the interest of public involvement so that you will be aware of such possible land use changes adjacent to or near your property and have the opportunity to express your views.

If you have any questions concerning this proposal, please call the office of the Regional Planning Commission.

Sincerely,

Chad Nabity, AICP  
Planning Director



# Requested Zoning

Scale : NONE

C-1-2007GI



- From RO : Residential Office Zone
- To RD : Residential Development Zone





# Hall County Regional Planning Commission

Wednesday, October 04, 2006  
Regular Meeting

## Item L1

### **Preliminary Plat - Francis Second Subdivision**

*Francis Second Subdivision located east of Carleton Ave. and south of Curran Ave. (16 lots)*

Staff Contact: Chad Nabity

September 20, 2006

Dear Members of the Board:

**RE: Preliminary & Final Plats – Francis Second Subdivision.**

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a preliminary plat and a final plat of Francis Second Subdivision, located east of Carleton Avenue and south of Curran Avenue.

This preliminary plat and final plat proposes to create 16 lots on a tract of land comprising all of Lot Seven (7) and the North Half (N1/2) of Lot Eight (8), Bosselman Second Subdivision. This land consists of approximately 1.291 acres.

You are hereby notified that the Regional Planning Commission will consider this preliminary plat and final plat at the next meeting that will be held at 6:00 p.m. on October 4, 2006 in the Council Chambers located in Grand Island's City Hall.

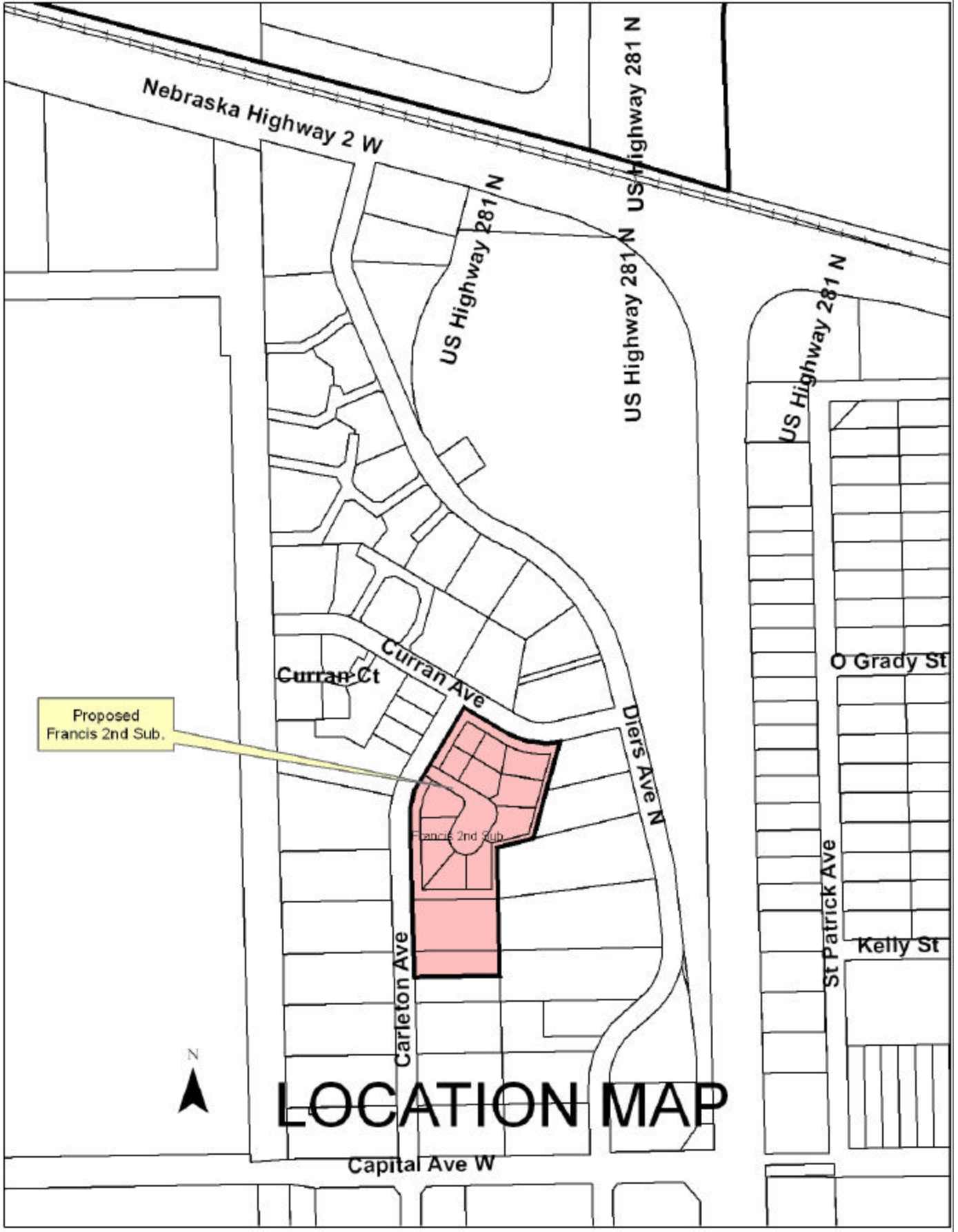
Sincerely,

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  
Rockwell & Associates

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





Proposed  
Francis 2nd Sub.

Francis 2nd Sub.

# LOCATION MAP



# Hall County Regional Planning Commission

Wednesday, October 04, 2006  
Regular Meeting

## Item M1

### Francis Second Subdivision

*Francis Second Subdivision located east of Carleton Avenue and south of Curran Avenue.  
(16 lots)*

Staff Contact: Chad Nabity

September 20, 2006

Dear Members of the Board:

**RE: Preliminary & Final Plats – Francis Second Subdivision.**

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a preliminary plat and a final plat of Francis Second Subdivision, located east of Carleton Avenue and south of Curran Avenue.

This preliminary plat and final plat proposes to create 16 lots on a tract of land comprising all of Lot Seven (7) and the North Half (N1/2) of Lot Eight (8), Bosselman Second Subdivision. This land consists of approximately 1.291 acres.

You are hereby notified that the Regional Planning Commission will consider this preliminary plat and final plat at the next meeting that will be held at 6:00 p.m. on October 4, 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  
Rockwell & Associates

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

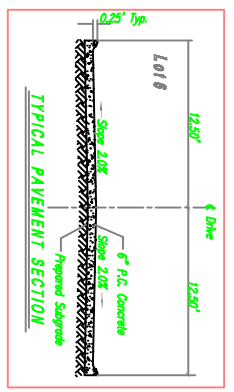
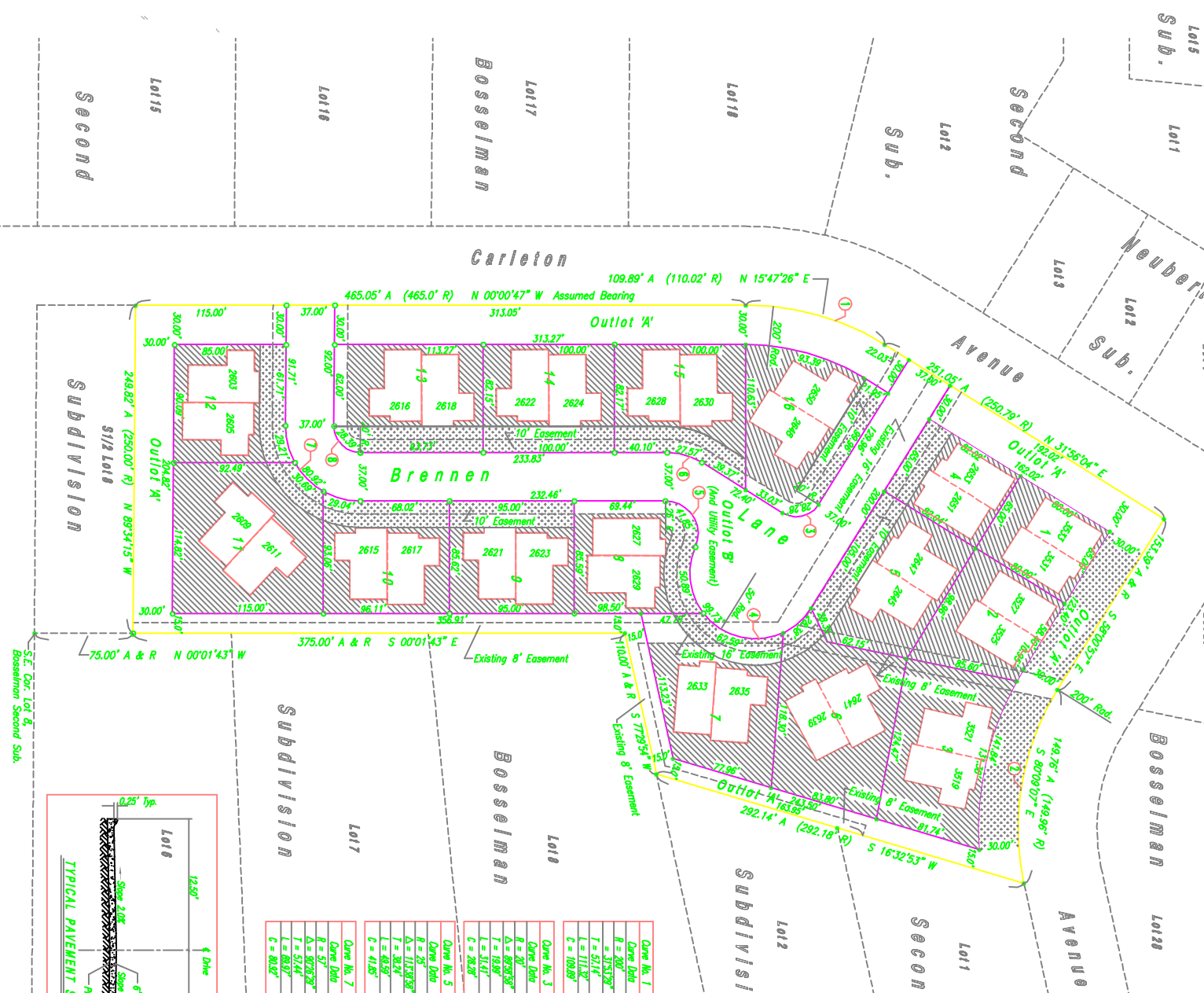
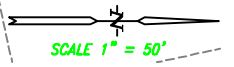


# LOCATION MAP

Capital Ave W

Oakwood  
Curran  
Sub.  
Lots 1015, 1011, 1012, 1013, 1014, 1018, 1019

**LEGEND**  
 ○ - Indicates 1/2" Iron Pipe Found Unless Otherwise Noted  
 ○ - Indicates 1/2" Iron Pipe w/Survey Cap Placed Unless Otherwise Noted  
 A - Indicates ACTUAL Distances  
 R - Indicates RECORDED Distances  
 All Distances Shown On Curves Are Chord Distances  
 [Hatched Area] - Indicates Possible Driveway Locations  
 [Hatched Area] - Indicates Building Area  
 Lot 27



Curve No. 1 Curve Data R = 200' Δ = 375.72° T = 57.14' L = 111.32' C = 109.89'	Curve No. 2 Curve Data R = 200' Δ = 459.29° T = 81.75' L = 164.75' C = 164.75'	Curve No. 3 Curve Data R = 90' Δ = 69.35° T = 19.94' L = 31.61' C = 28.28'	Curve No. 4 Curve Data R = 90' Δ = 77.34° T = 67.914' L = 169.13' C = 169.13'	Curve No. 5 Curve Data R = 90' Δ = 81.478° T = 14.1627' L = 27.63' C = 41.85'	Curve No. 6 Curve Data R = 90' Δ = 90.227° T = 14.1627' L = 27.63' C = 41.85'	Curve No. 7 Curve Data R = 307.92° Δ = 807.92° T = 57.44' L = 80.97' C = 80.97'	Curve No. 8 Curve Data R = 307.92° Δ = 807.92° T = 57.44' L = 80.97' C = 80.97'
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**DEVELOPMENT PLAN**  
**FRANCIS SECOND SUBDIVISION**  
**IN THE CITY OF GRAND ISLAND, NEBRASKA**

ROCKWELL AND ASSOC. LLC - ENGINEERING & SURVEYING - GRAND ISLAND, NEBRASKA      Sheet No. 1011



# Hall County Regional Planning Commission

Wednesday, October 04, 2006  
Regular Meeting

## Item F2

### Public Hearing - C-2-2007GI

*Concerning a change of zoning for a replat of a tract of land proposed as Cedar Ridge Third Subdivision located on a tract of land being part of Lot Four (4), all of Lot Five (5), all of Lot Six (6), and part of outlot A, Cedar Ridge Second Subdivision, in the City of Grand Island, Hall County, Nebraska. This property is located west of Highway 281 and south of 13th St. (C-2-2007GI) (Hearing, Discussion, Action)*

Staff Contact: Chad Nability

## Agenda Items # 5

### PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

September 21, 2006

**SUBJECT:** *Zoning Change (C-2-2006GI)*

**PROPOSAL:** To rezone 6.88 acres in the NW ¼ of 13-10-10 in Grand Island from RD-Residential Development Zone to R4 High Density Residential. This property is located at the west of 281 and the Moore's Creek Drainage project on the south side 13<sup>th</sup> Street south of the Cedar Ridge Apartments in the City of Grand Island.

#### **OVERVIEW:**

##### **Site Analysis**

*Current zoning designation:* RD- Residential Development Zone  
*Permitted and conditional uses:* RD – Residential uses as per the approved development plan.  
*Comprehensive Plan Designation:* Medium Residential to Office  
*Existing land uses:* Agriculture

##### **Adjacent Properties Analysis**

*Current zoning designations:* **North:** RO-Residential Office  
**East:** B2- General Business  
**South and West:** - R4 High Density Residential

*Permitted and conditional uses:* RO- High density residential uses (no maximum density) and commercial office uses that are not primarily retail in nature, medical offices and facilities. R4 – High Density Residential some non profit uses and residential uses at a density of 42 dwelling units per acre. B2- General commercial uses, office uses, residential uses at maximum density of 42 units per acre.

*Comprehensive Plan Designation:* **North, and West:** Designated for future Medium Density Residential to Office Development  
**East:** Designated for Public/Semi-Public and Commercial Development  
**South:** Designated for Medium Density Residential to Office Development

*Existing land uses:* **North:** Agriculture and Child Care  
**West:** Agriculture  
**South:** Agriculture  
**East:** Vacant property and Big Box Commercial

## **EVALUATION:**

### **Positive Implications:**

- *Accessible to Existing Municipal Infrastructure:* City water and sewer services are available to service the rezoning area.
- *Monetary Benefit to Applicant:* Would allow the applicant to sell this property for development into office uses. Given the size of the property it has limited potential for residential development.
- *Consistent with the comprehensive plan:* This change is consistent with the existing comprehensive plan and future land use map for Grand Island.
- *Complementary to the planned development to the south and west:* The proposed use with duplex lots would be similar to the townhouse lots platted to the south.

### **Negative Implications:**

- *None foreseen.*

### **Other Considerations:**

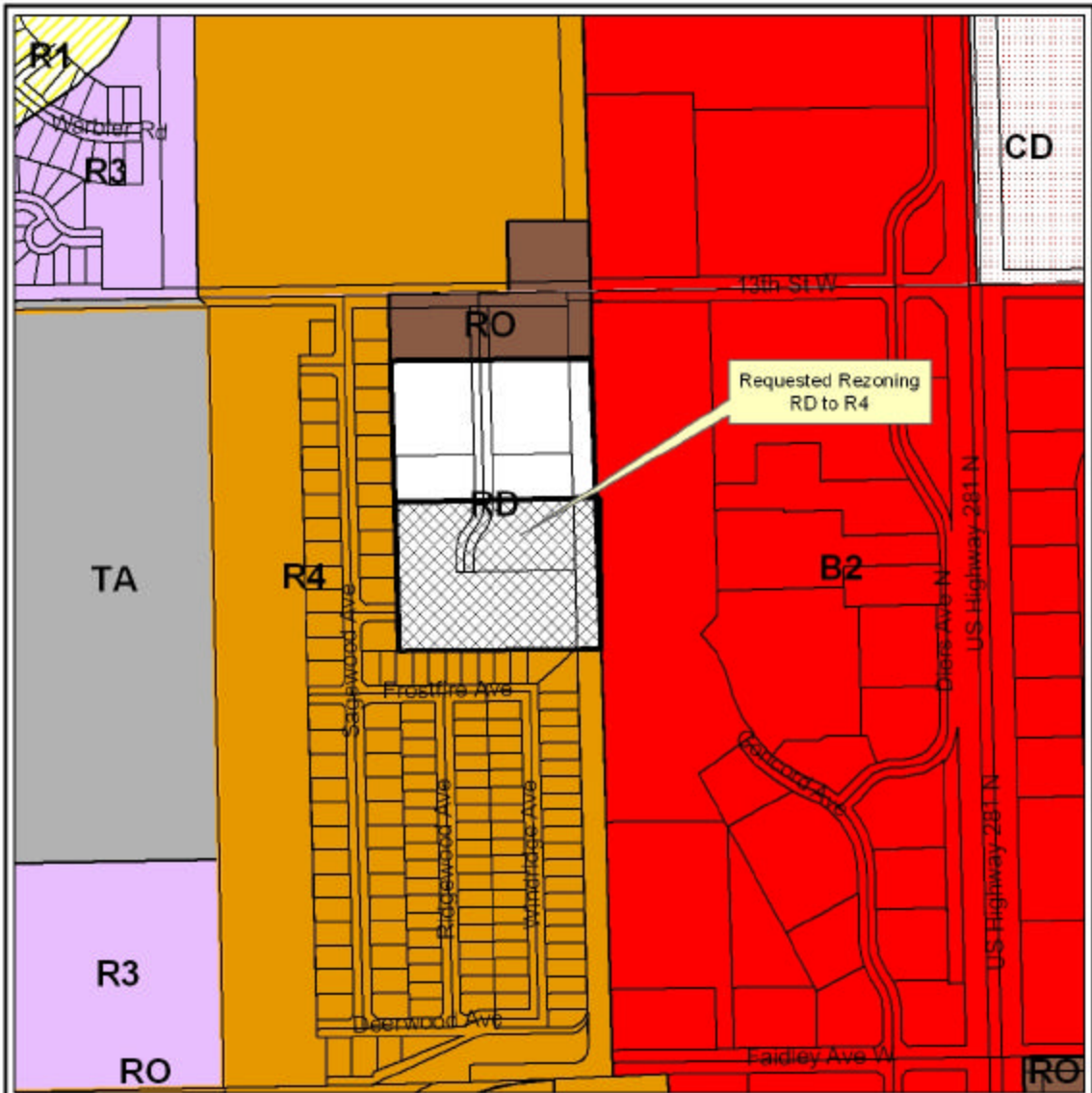
The approved plan for this property would have developed duplex or single family homes south of the apartment buildings. This development will result in 1 less apartment building and 12 additional single family or duplex lots. The original plan also called for the extension of a bridge across the Moore's creek drainway to the east. This development does not allow for that possibility. Access is provided from Starwood Avenue to the west side of the property and from 13<sup>th</sup> Street along Cedar Ridge Court. All of the streets and infrastructure in this proposed development will be public and built to city standards.

## **RECOMMENDATION:**



That the Regional Planning Commission recommend that the Grand Island City Council change the zoning on this site from RD-Residential Development Zone to R4-High Density Residential.

\_\_\_\_\_ Chad Naby AICP, Planning Director





# Requested Zoning

-  From RD : Residential Development Zone
-  To R4 : High Density Residential Zone



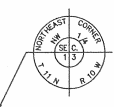
Scale : NONE  
C-2-2007GI





# CEDAR RIDGE THIRD SUBDIVISION

A REPLAT OF LOT 3, LOT 4, LOT 5, LOT 6, AND PART OF OUTLOT A  
OF CEDAR RIDGE SECOND SUBDIVISION IN THE CITY OF GRAND ISLAND,  
HALL COUNTY, NEBRASKA



**LEGAL DESCRIPTION**

A tract of land being Lot Three (3), Lot Four (4), Lot Five (5), Lot Six (6), and part of Outlot A of Cedar Ridge Second Subdivision in the City of Grand Island, Hall County, Nebraska, more particularly described as follows: Referring to the Northwest Corner of Lot 2 of Cedar Ridge First Subdivision in the City of Grand Island, Hall County, Nebraska and assuming the North line of said Lot 2 of Cedar Ridge First Subdivision as bearing N 89°16'50" W and all bearings contained herein are relative thereto; thence S 00°00'15" E and on the West line of said Lot 2, Cedar Ridge First Subdivision and the West line of Lot 2 of Cedar Ridge Second Subdivision a replat of Lot 3, Cedar Ridge First Subdivision in the City of Grand Island, Hall County, Nebraska, a distance of 495.02 feet to THE ACTUAL PLACE OF BEGINNING, said place of beginning being the Southwest Corner of said Lot 2 of Cedar Ridge Second Subdivision; thence continuing S 00°00'15" E and on the West line of said Cedar Ridge Second Subdivision a distance of 654.88 feet to the Southwest Corner of said Cedar Ridge Second Subdivision; thence S 89°17'10" E and on the South line of said Cedar Ridge Second Subdivision a distance of 599.93 feet to the Southeast Corner of said Cedar Ridge Second Subdivision; thence N 00°01'19" W and on the East line of said Cedar Ridge Second Subdivision and the West line of an existing 80 foot drainage easement a distance of 654.83 feet to the Southeast Corner of Lot 1 of said Cedar Ridge Second Subdivision; thence N 89°16'50" W and on the South line of said Lot 2 of Cedar Ridge Second Subdivision a distance of 268.73 feet to the Southwest Corner of said Lot 1 of Cedar Ridge Second Subdivision; thence continuing N 89°16'50" W a distance of 60.0 feet to the Southeast Corner of said Lot 2 of Cedar Ridge Second Subdivision; thence continuing N 89°16'50" W and on the South line of said Lot 2 of Cedar Ridge Second Subdivision a distance of 269.99 feet to the place of beginning. Containing 9.02 acres, more or less.

**SURVEYOR'S CERTIFICATE**

I, Mitchell W. Humphrey, President of Buffalo Surveying Corporation, do hereby certify that, Buffalo Surveying Corporation surveyed "CEDAR RIDGE THIRD SUBDIVISION", an addition to the City of Grand Island, Hall County, Nebraska, as shown on the above plat, William R. Murray, Party Chief, that the lots are well and accurately staked out and marked, the dimensions of the lots are as shown on the above plat, the lots bear their own number, and that said survey was made with reference to known and recorded monuments.

(S E A L) **BUFFALO SURVEYING CORPORATION**

Mitchell W. Humphrey, President  
Nebr. Reg. L.S. No. 492

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS, that 4Evergreen II, LLC., by and through Michael D. Roasch, Managing Member, and Geneva State Bank, Trustee & Beneficiary under Deed of Trust being the owners of the land described herein, has caused same to be surveyed, subdivided, platted and designated as "CEDAR RIDGE THIRD SUBDIVISION", in the City of Grand Island, 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 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 this \_\_\_\_\_ day of \_\_\_\_\_, 2006.

GENEVA STATE BANK, Trustee & Beneficiary under Deed of Trust

By: \_\_\_\_\_  
4EVERGREEN II, LLC.,  
Michael D. Roasch, Managing Member  
(Print Name & Title)

**ACKNOWLEDGEMENT**

STATE OF NEBRASKA )  
COUNTY OF HALL ) ss

On the \_\_\_\_\_ day of \_\_\_\_\_, 2006, before me a Notary Public within and for said County, personally appeared Michael D. Roasch, Managing Member of 4Evergreen II, LLC., 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.

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 \_\_\_\_\_.

(Seal) Notary Public

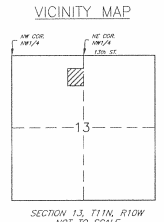
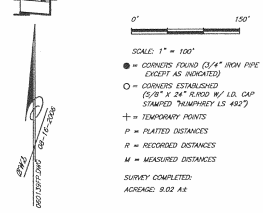
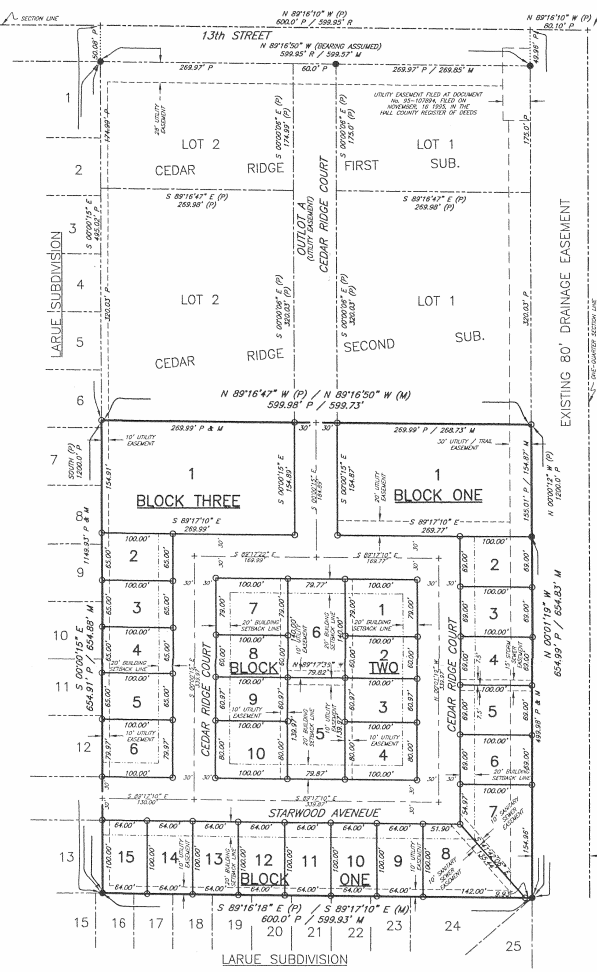
STATE OF NEBRASKA )  
COUNTY OF HALL ) ss

On the \_\_\_\_\_ day of \_\_\_\_\_, 2006, before me a Notary Public within and for said County, personally appeared \_\_\_\_\_ for Geneva State Bank, Trustee & Beneficiary under Deed of Trust, 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.

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 \_\_\_\_\_.

(Seal) Notary Public



**APPROVALS**

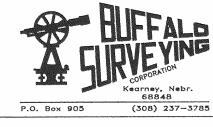
Submitted to and approved by the Regional Planning Commission of Hall County, Grand Island, Wood River and the Villages of Alda, Cairo and Doniphan, Nebraska.

Chairman \_\_\_\_\_ Date \_\_\_\_\_

Approved and accepted by the Hall County Board of Supervisors, this day of \_\_\_\_\_, 2006.

Chairman Of The Board \_\_\_\_\_ County Clerk \_\_\_\_\_

(Seal)



September 20, 2006  
C-2-2007GI

Dear Property Owner:

You are hereby notified that a public hearing will be held at a meeting before the Regional Planning Commission, in the Council Chambers, located in Grand Island's City Hall, 100 E First Street, beginning at 6:00 p.m., Wednesday October 4, 2006 concerning the following changes:

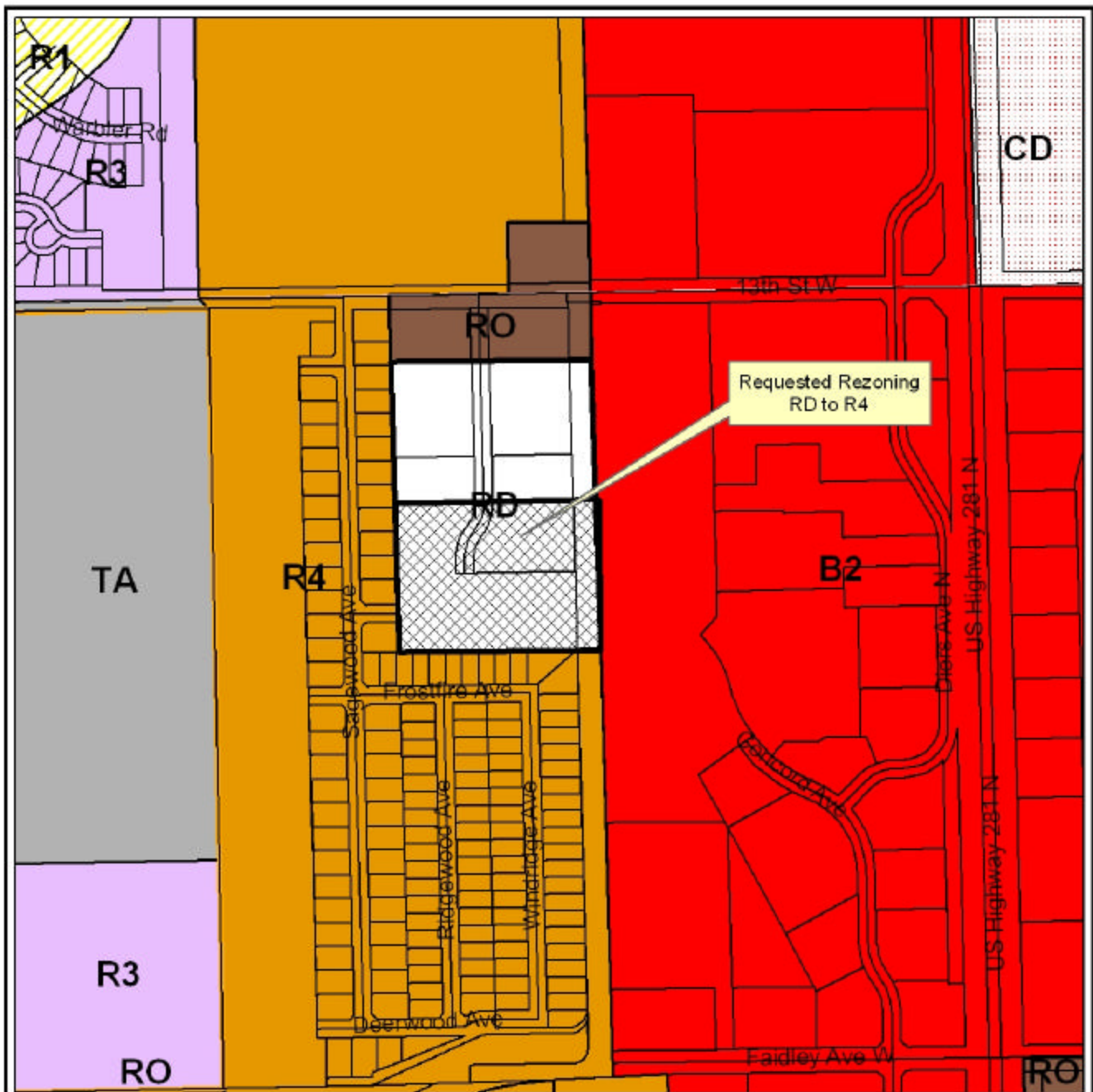
An amendment to the Grand Island Zoning Map from RD to R4, for a tract of land being part of Lot Four (4), all of Lot Five (5), all of Lot Six (6), and part of Outlot A, Cedar Ridge Second Subdivision. This property is located west of Highway 281 and south of 13<sup>th</sup> Street, as shown on the enclosed map.

You, as an owner of property adjacent to or within 300 feet of the proposed zone changes, are invited to attend this hearing and give testimony before the Planning Commission relative to the request. This notice is not a requirement of law, but is being sent to you in the interest of public involvement so that you will be aware of such possible land use changes adjacent to or near your property and have the opportunity to express your views.



If you have any questions concerning this proposal, please call the office of the Regional Planning Commission.

Sincerely,

Chad Naby, AICP  
Planning Director



# Requested Zoning

-  From RD : Residential Development Zone
-  To R4 : High Density Residential Zone



Scale : NONE  
C-2-2007GI



PLANNING DEPARTMENT  
2007/05/14 10:00 AM  
C:\PLANNING\2007\GI

September 21, 2006

Dear Members of the Board:

**RE: Change of Zone – Change of Zoning for land located west of Highway 281 and south of 13<sup>th</sup> St. (C-2-2007GI)**

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a request for an amendment to the Grand Island Zoning Map from RD Residential Development to R4 High Density Residential for a tract of land being part of Lot Four (4), all of Lot Five (5), all of Lot Six (6), and part of Outlot A, of Cedar Ridge Second Subdivision, in the City of Grand Island, Hall County, Nebraska. This property is located west of Hwy. 281 and south of 13<sup>th</sup> St., as shown on the enclosed map.

You are hereby notified that the Regional Planning Commission will consider this Change of Zone at the next meeting that will be held at 6:00 p.m. on October 4, 2006 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP  
Planning Director

cc: City Clerk  
City Attorney  
City Building Inspector Director  
City Public Works Director  
City Utilities Director  
Manager of Postal Operations  
Rockwell & Associates

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



# Hall County Regional Planning Commission

Wednesday, October 04, 2006  
Regular Meeting

## Item L2

### **Preliminary Plat - Cedar Ridge Third Subdivision**

*Cedar Ridge Third Subdivision located west of Highway 281 and south of 13th St. (15 lots)*

Staff Contact: Chad Nabity

September 20, 2006

Dear Members of the Board:

**RE: Preliminary & Final Plats – Cedar Ridge Third Subdivision.**

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a preliminary plat and a final plat of Cedar Ridge Third Subdivision, located west of Highway 281 and south of 13<sup>th</sup> Street.

This preliminary plat and final plat proposes to create 15 lots on a tract of land Lot Three (3), Lot Four (4), Lot Five (5), Lot Six (6), and part of Outlot A of Cedar Ridge Second Subdivision in the City of Grand Island, Hall County, Nebraska. This land consists of approximately 9.02 acres more or less.

You are hereby notified that the Regional Planning Commission will consider this preliminary plat and final plat at the next meeting that will be held at 6:00 p.m. on October 4, 2006 in the Council Chambers located in Grand Island's City Hall.

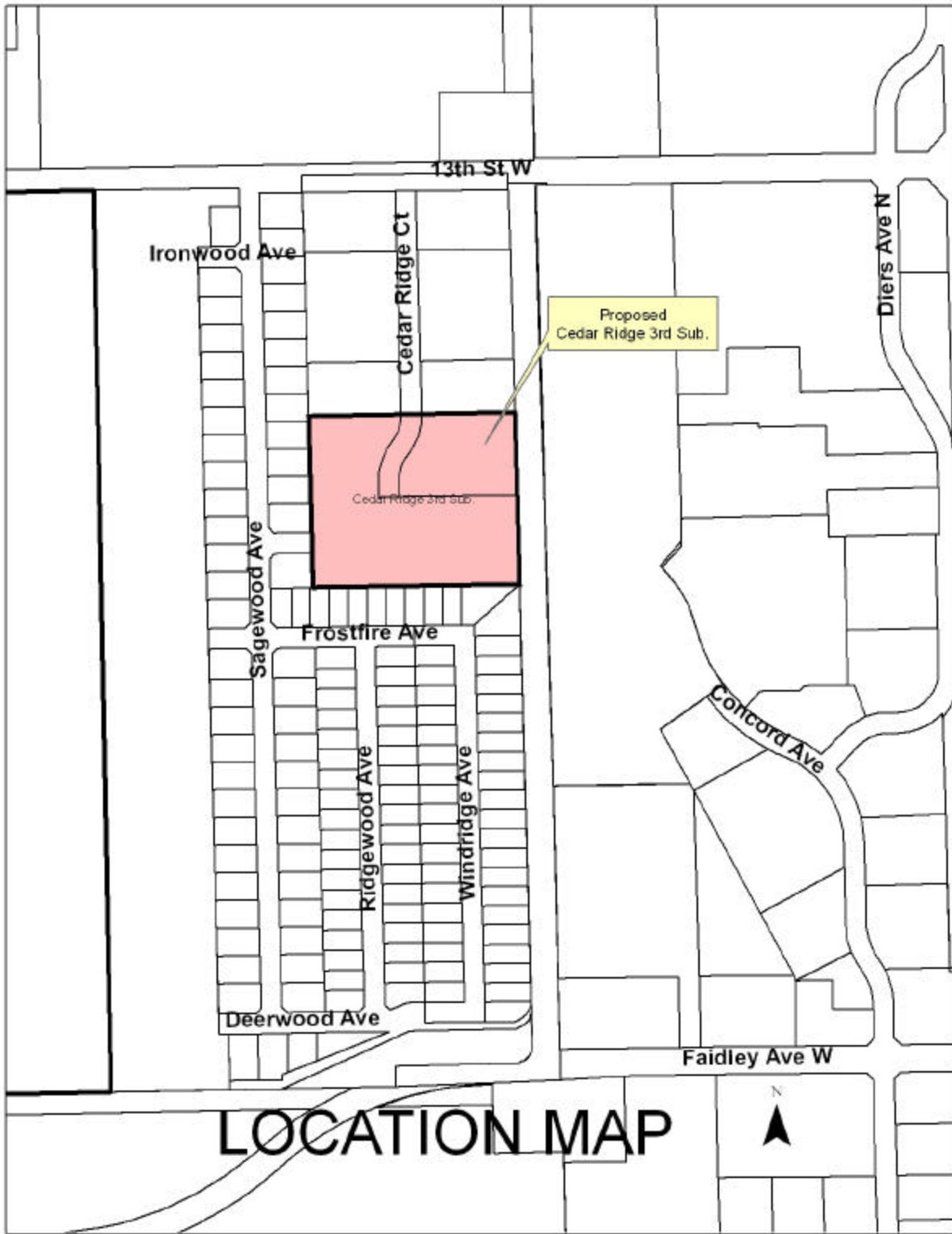
Sincerely,

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  
Rockwell & Associates

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







# Hall County Regional Planning Commission

Wednesday, October 04, 2006  
Regular Meeting

## Item M2

### Cedar Ridge Third Subdivision

*Cedar Ridge Third Subdivision located west of Highway 281 and south of 13th St. (15 lots)*

Staff Contact: Chad Nabity

September 20, 2006

Dear Members of the Board:

**RE: Preliminary & Final Plats – Cedar Ridge Third Subdivision.**

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a preliminary plat and a final plat of Cedar Ridge Third Subdivision, located west of Highway 281 and south of 13<sup>th</sup> Street.

This preliminary plat and final plat proposes to create 15 lots on a tract of land Lot Three (3), Lot Four (4), Lot Five (5), Lot Six (6), and part of Outlot A of Cedar Ridge Second Subdivision in the City of Grand Island, Hall County, Nebraska. This land consists of approximately 9.02 acres more or less.

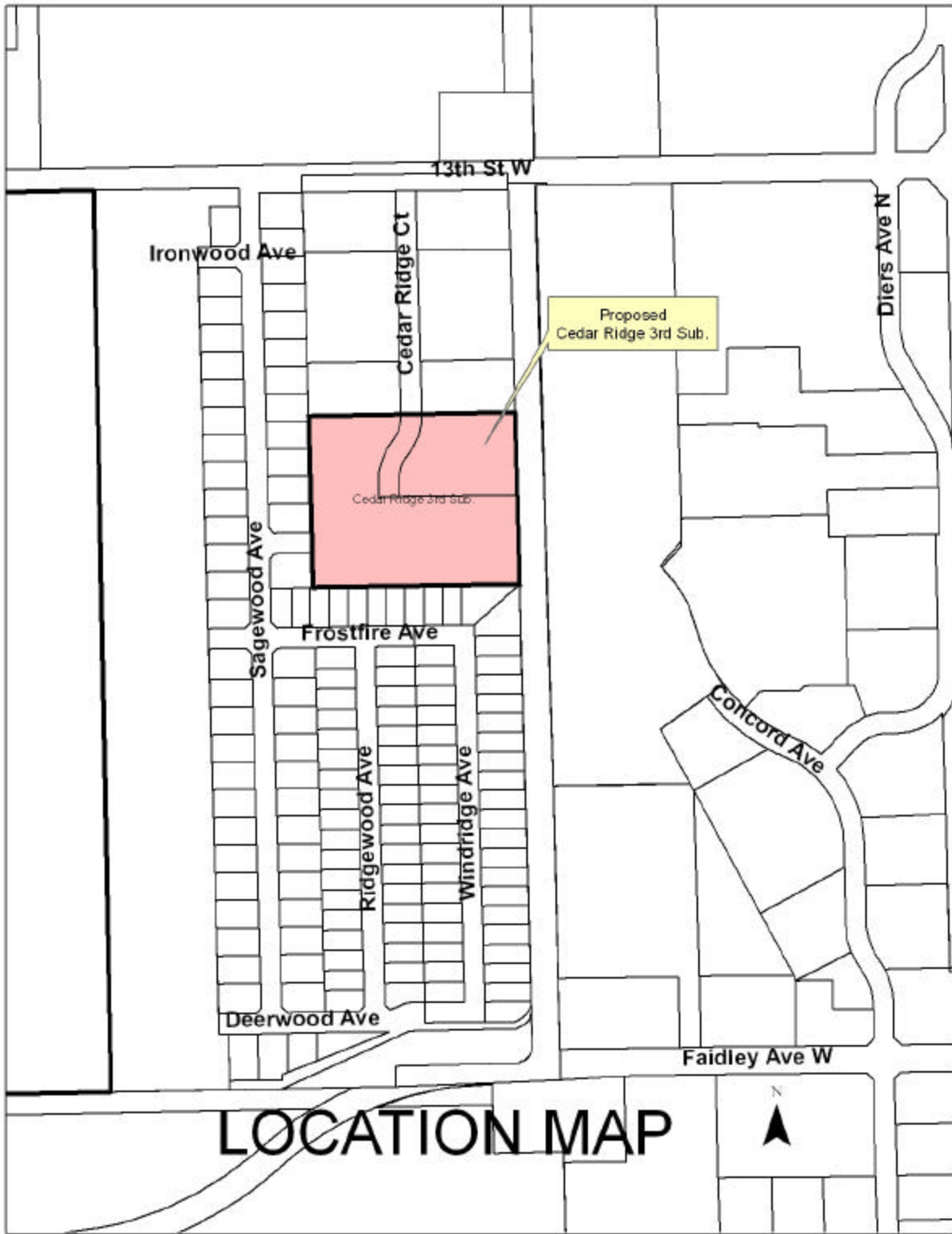
You are hereby notified that the Regional Planning Commission will consider this preliminary plat and final plat at the next meeting that will be held at 6:00 p.m. on October 4, 2006 in the Council Chambers located in Grand Island's City Hall.

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  
Rockwell & Associates

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



# LOCATION MAP

# CEDAR RIDGE THIRD SUBDIVISION

## A REPLAT OF LOT 3, LOT 4, LOT 5, LOT 6, AND PART OF OUTLOT A OF CEDAR RIDGE SECOND SUBDIVISION IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA



**LEGAL DESCRIPTION**

A tract of land being Lot Three (3), Lot Four (4), Lot Five (5), Lot Six (6), and part of Outlot A of Cedar Ridge Second Subdivision in the City of Grand Island, Hall County, Nebraska, more particularly described as follows: Belonging to the Northeast Corner of Lot 2 of Cedar Ridge First Subdivision in the City of Grand Island, Hall County, Nebraska and assuming the North line of said Lot 2 of Cedar Ridge First Subdivision as bearing N 89°16'50" W and all bearings contained herein are relative thereto; thence S 00°00'15" E and on the West line of said Lot 2 of Cedar Ridge First Subdivision and the West line of Lot 2 of Cedar Ridge Second Subdivision a replat of Lot 3, Cedar Ridge First Subdivision in the City of Grand Island, Hall County, Nebraska, a distance of 493.02 feet to THIS ACTUAL PLACE OF BEGINNING, said place of beginning being the Southwest Corner of said Lot 2 of Cedar Ridge Second Subdivision; thence continuing S 00°00'15" E and on the West line of said Cedar Ridge Second Subdivision a distance of 654.85 feet to the Southwest Corner of said Cedar Ridge Second Subdivision; thence S 89°17'10" E and on the South line of said Cedar Ridge Second Subdivision a distance of 599.93 feet to the Southeast Corner of said Cedar Ridge Second Subdivision; thence N 00°00'19" W and on the East line of said Cedar Ridge Second Subdivision and the West line of an existing 80 foot drainage easement a distance of 654.83 feet to the Southeast Corner of Lot 1 of said Cedar Ridge Second Subdivision; thence N 89°16'50" W and on the South line of said Lot 1 of Cedar Ridge Second Subdivision a distance of 269.73 feet to the Southwest Corner of said Lot 1 of Cedar Ridge Second Subdivision; thence continuing N 89°16'50" W a distance of 60.0 feet to the Southeast Corner of said Lot 2 of Cedar Ridge Second Subdivision; thence continuing S 89°16'50" W and on the South line of said Lot 2 of Cedar Ridge Second Subdivision a distance of 269.99 feet to the place of beginning. Containing 9.02 acres, more or less.

**SUBDIVISION CERTIFICATE**

I, Mitchell W. Humphrey, President of Buffalo Surveying Corporation, do hereby certify that, Buffalo Surveying Corporation surveyed "CEDAR RIDGE THIRD SUBDIVISION", an addition to the City of Grand Island, Hall County, Nebraska as shown on the above plat, William H. Murray, Party Chief, that the lots are well and accurately marked off and marked, the dimensions of the lots are as shown on the above plat, the lots bear their true number, and that said survey was made with reference to known and recorded monuments.

(S E A I) **BUFFALO SURVEYING CORPORATION**

Mitchell W. Humphrey, President  
Nebr. Reg. L.S. No. 492

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS, that 4Evergreen II, LLC, by and through Michael D. Roach, Managing Member, and Geneva State Bank, Trustee & Beneficiary under Deed of Trust being the owners of the land described herein, has caused same to be surveyed, subdivided, platted and designated as "CEDAR RIDGE THIRD SUBDIVISION", in the City of Grand Island, 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 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 known as appears on this plat in 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 this \_\_\_\_\_ day of \_\_\_\_\_, 2006.

GENEVA STATE BANK, Trustee & Beneficiary under Deed of Trust

By \_\_\_\_\_

4EVERGREEN II, LLC,  
Michael D. Roach, Managing Member  
(Print Name & Title)

**ACKNOWLEDGEMENT**

STATE OF NEBRASKA )  
COUNTY OF HALL ) ss

On the \_\_\_\_\_ day of \_\_\_\_\_, 2006, before me a Notary Public within and for said County, personally appeared Michael D. Roach, Managing Member of 4Evergreen II, LLC., 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.

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 \_\_\_\_\_

Notary Public

(Seal)

STATE OF NEBRASKA )  
COUNTY OF HALL ) ss

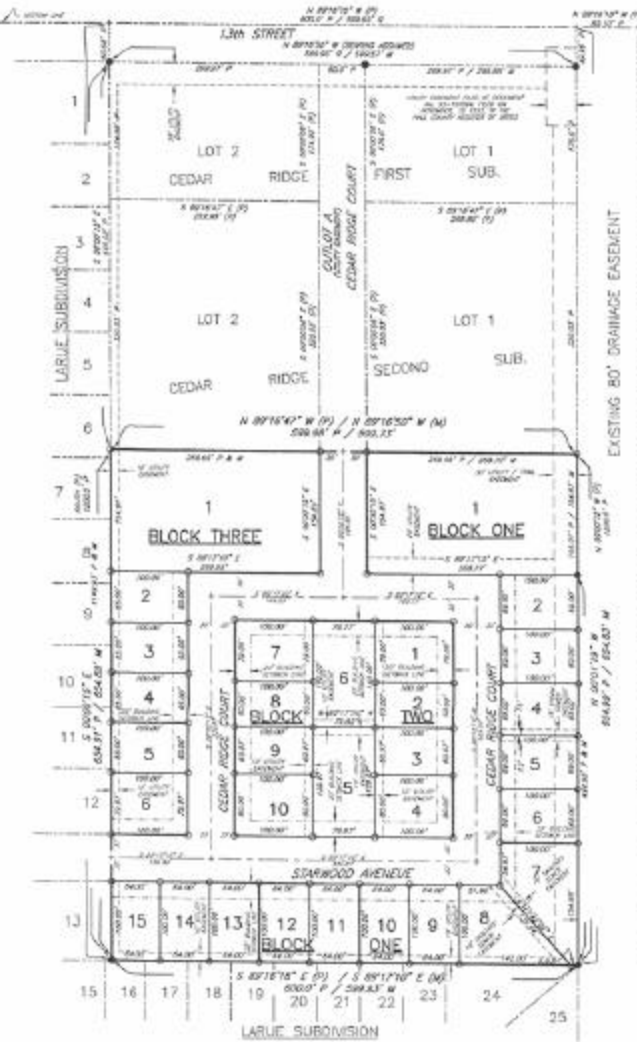
On the \_\_\_\_\_ day of \_\_\_\_\_, 2006, before me a Notary Public within and for said County, personally appeared \_\_\_\_\_ for Geneva State Bank, Trustee & Beneficiary under Deed of Trust, to me personally known to be the identical person whose signature is affixed hereto, and that he did acknowledge the execution thereof to be his voluntary act and deed.

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 \_\_\_\_\_

Notary Public

(Seal)



EXISTING 80' DRAINAGE EASEMENT



- SCALE: 1" = 80'
- = CORNER BOUNDS (2 1/2" DIA. PIN OR SURVEY MARK)
  - = BOUNDARY CORNER (1/2" x 1/2" x 1/2" OR 1/2" x 1/2" x 1/2" OR 1/2" x 1/2" x 1/2")
  - = DRAINAGE POINT
  - = PLATTED BOUNDARY
  - - - = UNPLATTED BOUNDARY
  - = UNPLATTED BOUNDARY
- SURVEY COMPLETED  
AREA: 9.02 AC.

**VICINITY MAP**



**APPROVALS**

Submitted to and approved by the Regional Planning Commission of Hall County, Grand Island, Wood River and the Villages of Ada, Cary and Danpahan, Nebraska.

Chairman \_\_\_\_\_ Date \_\_\_\_\_  
Approved and accepted by the Hall County Board of Supervisors, this day of \_\_\_\_\_, 2006.

Chairman Of The Board \_\_\_\_\_ County Clerk \_\_\_\_\_  
(Seal)



P.O. Box 005 (308) 337-5785



# Hall County Regional Planning Commission

Wednesday, October 04, 2006  
Regular Meeting

## Item L4

### **Prairie Acres Subdivision**

*Prairie Acres Subdivision located south of State Street and west of Highway 281. (190 lots)*

Staff Contact: Chad Nabity

September 20, 2006

Dear Members of the Board:

**RE: Preliminary Plat – Prairie Acres Subdivision.**

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a preliminary plat of Prairie Acres Subdivision, located west of Hwy. 281 between 13<sup>th</sup> Street and State Street, Grand Island Nebraska.

This preliminary plat proposes to create 190 lots on a tract of land comprising a part of the E1/2 SW1/4 12-T11N-R10W, Grand Island, Hall County, Nebraska. This land consists of approximately 69.4 acres.

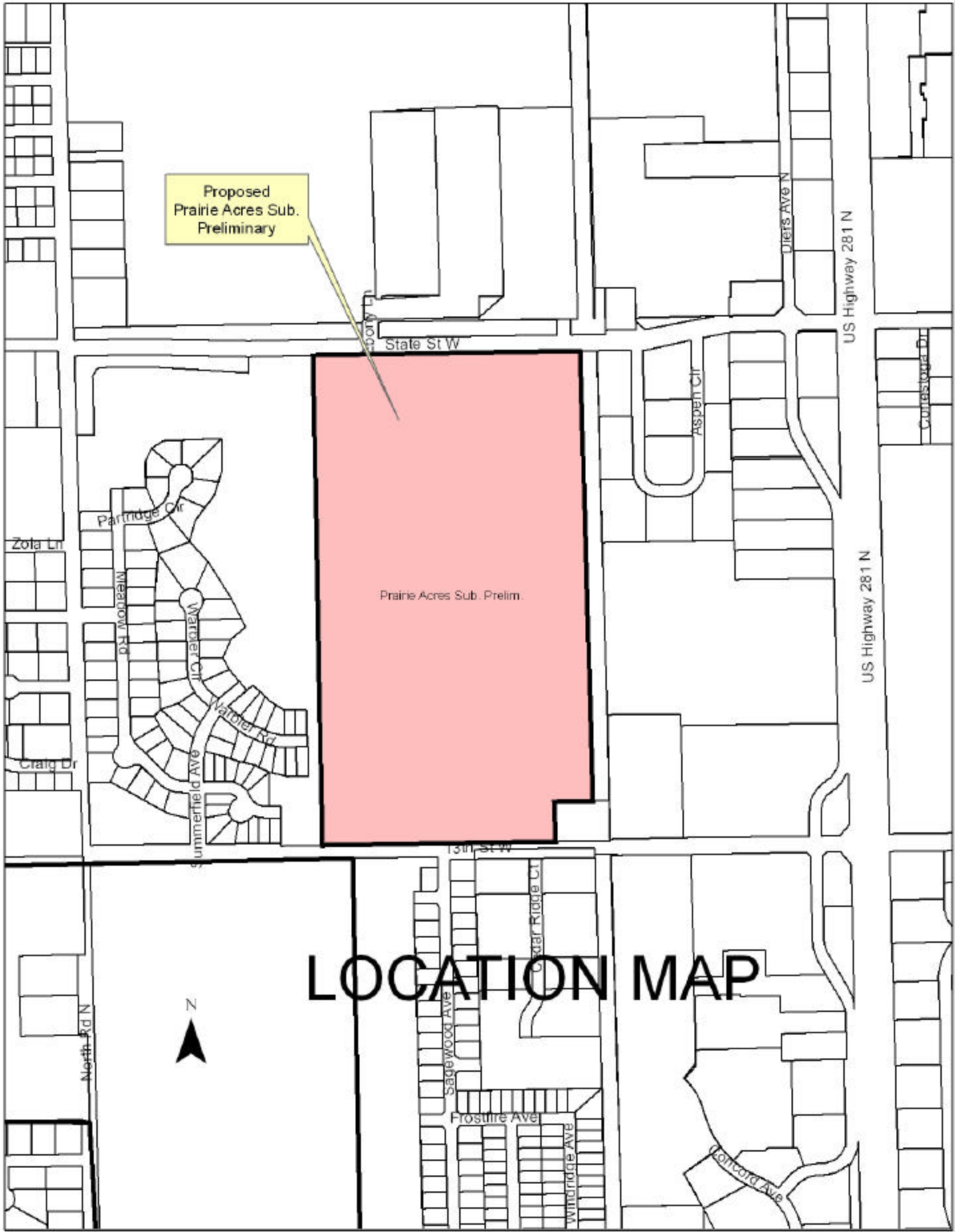
You are hereby notified that the Regional Planning Commission will consider this preliminary plat at the next meeting that will be held at 6:00 p.m. on October 4, 2006 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

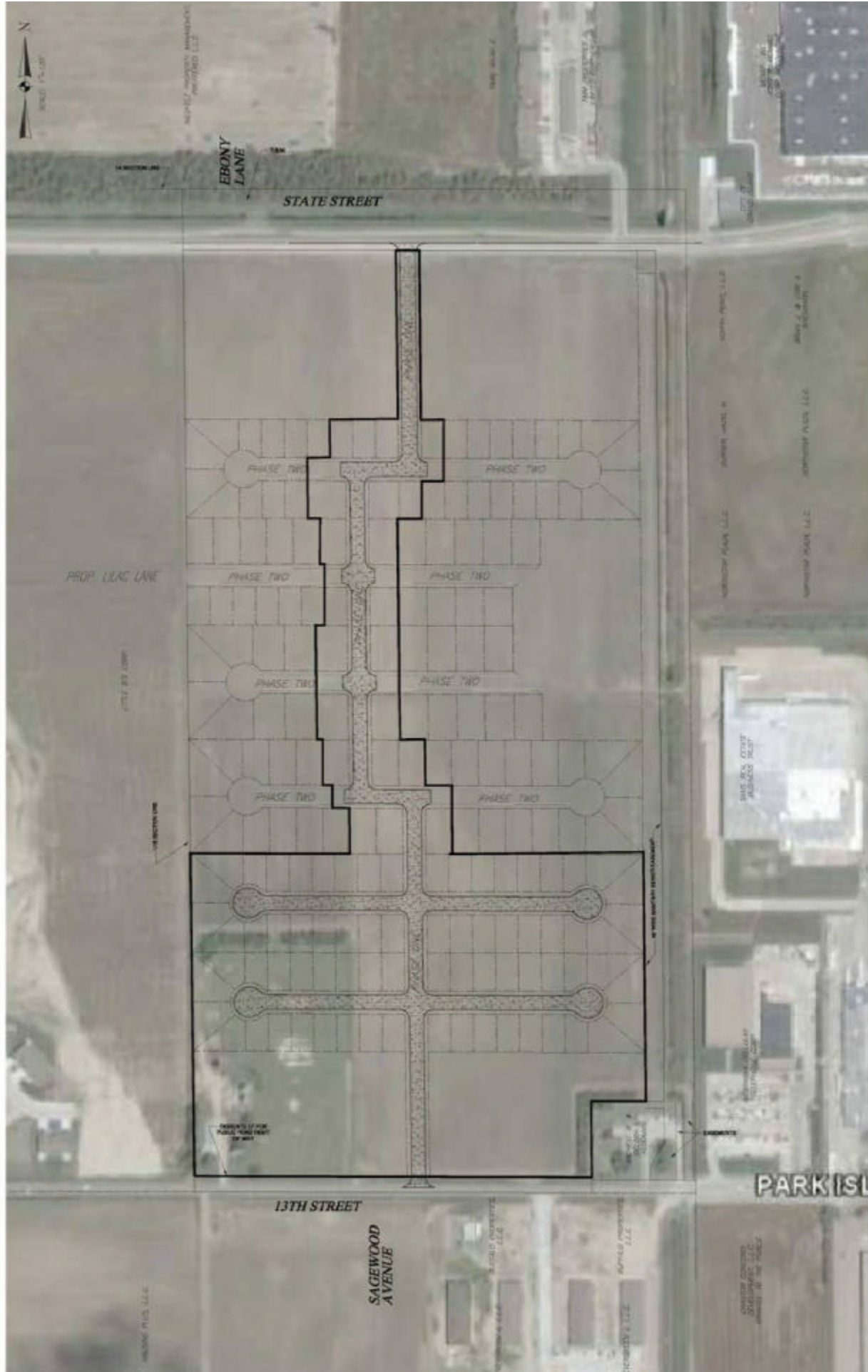
Chad Nabity, AICP  
Planning Director

cc: City Clerk  
City Attorney  
Director of Public Works  
Director of Utilities  
Director of Building Inspections  
Manager of Postal Operations  
Benjamin & Associates

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







"300' RADIUS MAP"  
PROPOSED  
PRAIRIE ACRES SUBDIVISION

**ALL INFORMATION**  
set of local improvements a part of the final plan of the Improvement Quarter 2017/18/19/20 of the City of Edmonton, Alberta, and containing approximately 65.4 acres, more or less.



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# Hall County Regional Planning Commission

Wednesday, October 04, 2006  
Regular Meeting

## Item J1

### **Erickson Subdivision**

*Erickson Subdivision is located east of 80th Rd. between Abbott Rd. and White Cloud Rd.,  
Hall County, Nebraska. (1 lot)*

Staff Contact: Chad Nabity

September 20, 2006

Dear Members of the Board:

**RE: Final Plat – Erickson Subdivision**

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Erickson Subdivision, located north of Abbott Road, south of White Cloud Rd. between 70<sup>th</sup> Road and 80<sup>th</sup> Road, Hall County Nebraska.

This subdivision proposes to create 1 lot on a tract of land comprising a part of the North Half of the Northwest Quarter (N1/2/2NW1/4) of Section Thirty (30), Township Twelve (12) North, Range Ten (10) West of the 6<sup>th</sup> P.M., Hall County, Nebraska. This subdivision consists of 4.517 acres, more or less.

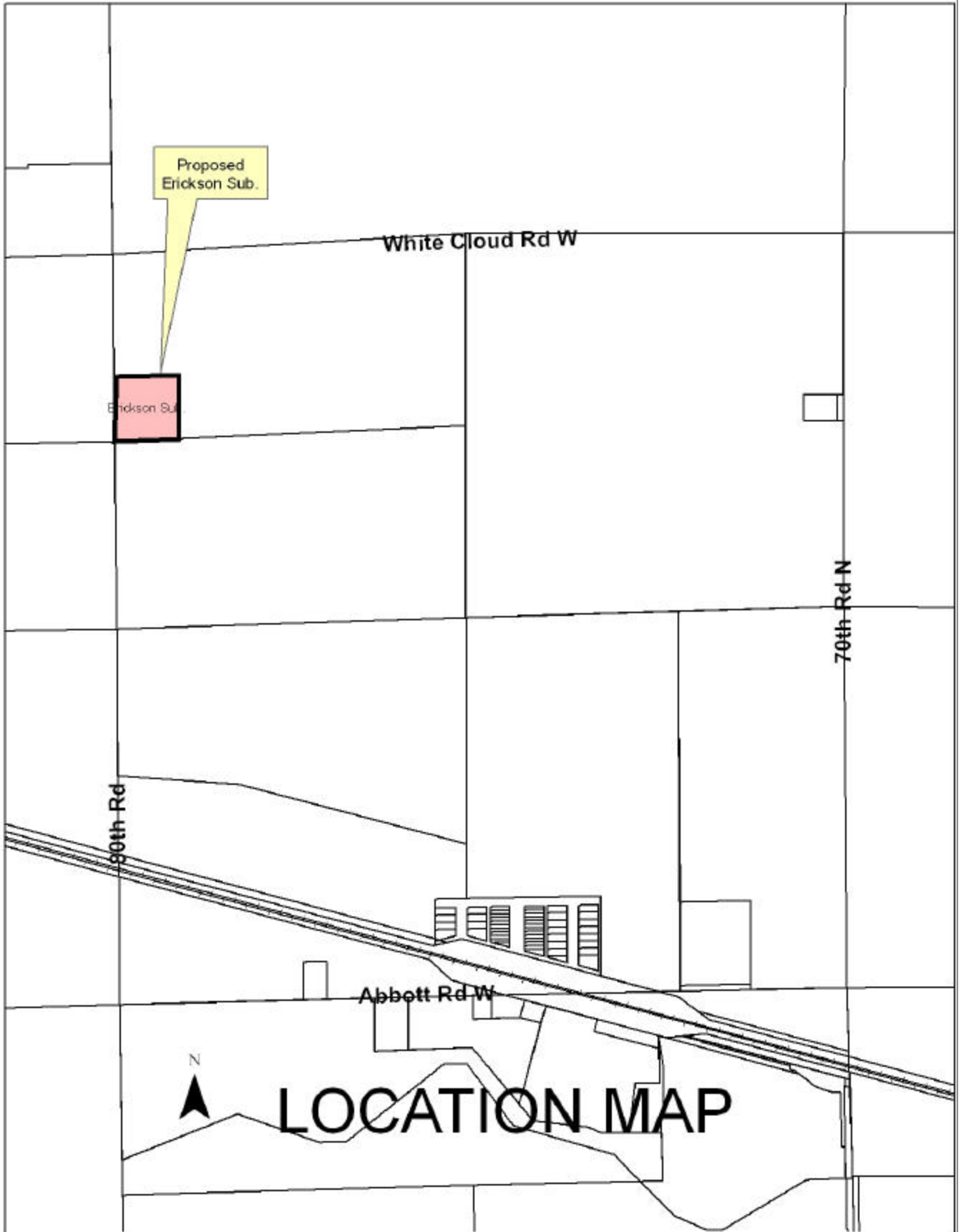
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 on October 4, 2006, in the Council Chambers located in Grand Island's City Hall.

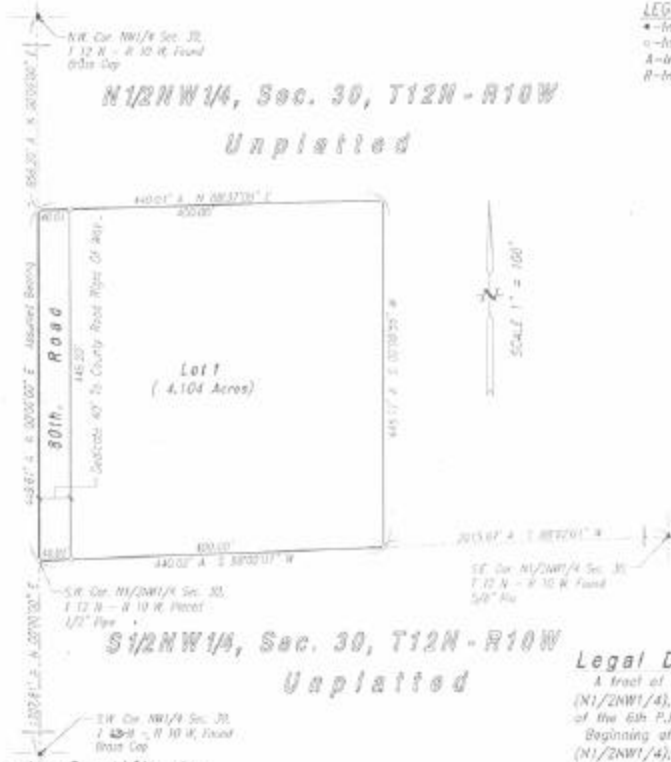
Sincerely,

Chad Nabity, AICP  
Planning Director

cc: County Clerk  
County Attorney  
County Public Works Director  
County Building Director  
Manager of Postal Operations  
Benjamin & Associates

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





**LEGEND**  
 \* - Indicates 1/2" Iron Pipe Found Unless Otherwise Noted  
 o - Indicates 1/2" Iron Pipe w/ Survey Cap Placed Unless Otherwise Noted  
 A - Indicates ACTUAL Distance  
 R - Indicates RECORDED Distance



**Surveyor's Certificate**

I hereby certify that on September 5, 2006, I completed an accurate survey of 'ERICKSON SUBDIVISION', 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.

(Seal) Deryl D. Sargentini, Reg. Land Surveyor No. 578

**Approvals**

Submitted to and approved by the Regional Planning Commission of Hall County, Grand Island, Wood River and the Villages of Aida, Cairo and Denigah, Nebraska.

Chairman \_\_\_\_\_ Date \_\_\_\_\_

Approved and accepted by the Hall County Board of Supervisors, this \_\_\_\_\_ day of \_\_\_\_\_, 2006.

Chairman Of The Board \_\_\_\_\_ County Clerk \_\_\_\_\_

(Seal)

**Legal Description**

A tract of land comprising a part of the North Half of the Northwest Quarter (N1/2NW1/4), of Section Thirty (30), Township Twelve (12) North, Range Ten (10) West of the 6th P.M., in Hall County, Nebraska, more particularly described as follows: Beginning at the southwest corner of said North Half of the Northwest Quarter (N1/2NW1/4), thence running northerly along the west line of said North Half of the Northwest Quarter (N1/2NW1/4), an on assumed Bearing of N89°00'00"E, a distance of Four Hundred Forty Nine and Sixty One Hundredths (449.61) feet; thence running N89°17'00"E, a distance of Four Hundred Forty and One Hundredths (440.01) feet; thence running S00°00'35"W, a distance of Four Hundred Forty Five and Eleven Hundredths (445.11) feet, to a point on the south line of said North Half of the Northwest Quarter (N1/2NW1/4); thence running S85°02'01"W, along the south line of said North Half of the Northwest Quarter (N1/2NW1/4), a distance of Four Hundred Forty and Two Hundredths (440.02) feet, to the point of beginning and containing 4.517 acres more or less.

**Dedication**

KNOW ALL MEN BY THESE PRESENTS, that RANDY D. ERICKSON, a Single Person being the owner of the land described herein, has caused same to be surveyed, subdivided, platted and designated as 'ERICKSON SUBDIVISION', 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 the easements, if any, as shown thereon for the location, construction and maintenance of public service utilities forever, 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, this \_\_\_\_\_ day of \_\_\_\_\_, 2006.

Randy D. Erickson

**Acknowledgement**

State of Nebraska ss  
 County of Hall  
 On the \_\_\_\_\_ day of \_\_\_\_\_, 2006, before me \_\_\_\_\_ a Notary Public within and for said County, personally appeared RANDY D. ERICKSON, a Single Person, 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. 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 \_\_\_\_\_.

(Seal)

Notary Public

**ERICKSON SUBDIVISION  
 HALL COUNTY, NEBRASKA**



# Hall County Regional Planning Commission

Wednesday, October 04, 2006  
Regular Meeting

## Item J2

### **Bellairs Estate Subdivision**

*Bellairs Estate Subdivision is located north of Husker Hwy., between 110th Rd. and  
Schauppsville Rd., Hall County, Nebraska. (1 lot)*

Staff Contact: Chad Nabity

September 20, 2006

Dear Members of the Board:

**RE: Final Plat – Bellairs Estate Subdivision**

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Bellairs Estate Subdivision, located north of Husker Hwy., between 110th Road and Schauppsville Road, Hall County Nebraska.

This subdivision proposes to create 1 lot on a tract of land comprising a part of the Southeast Quarter (SE1/4) of Section Twenty Seven (27), Township Eleven (11) North, Range Eleven (11) West of the 6<sup>th</sup> P.M., Hall County, Nebraska. This subdivision consists of 1.524 acres, more or less.

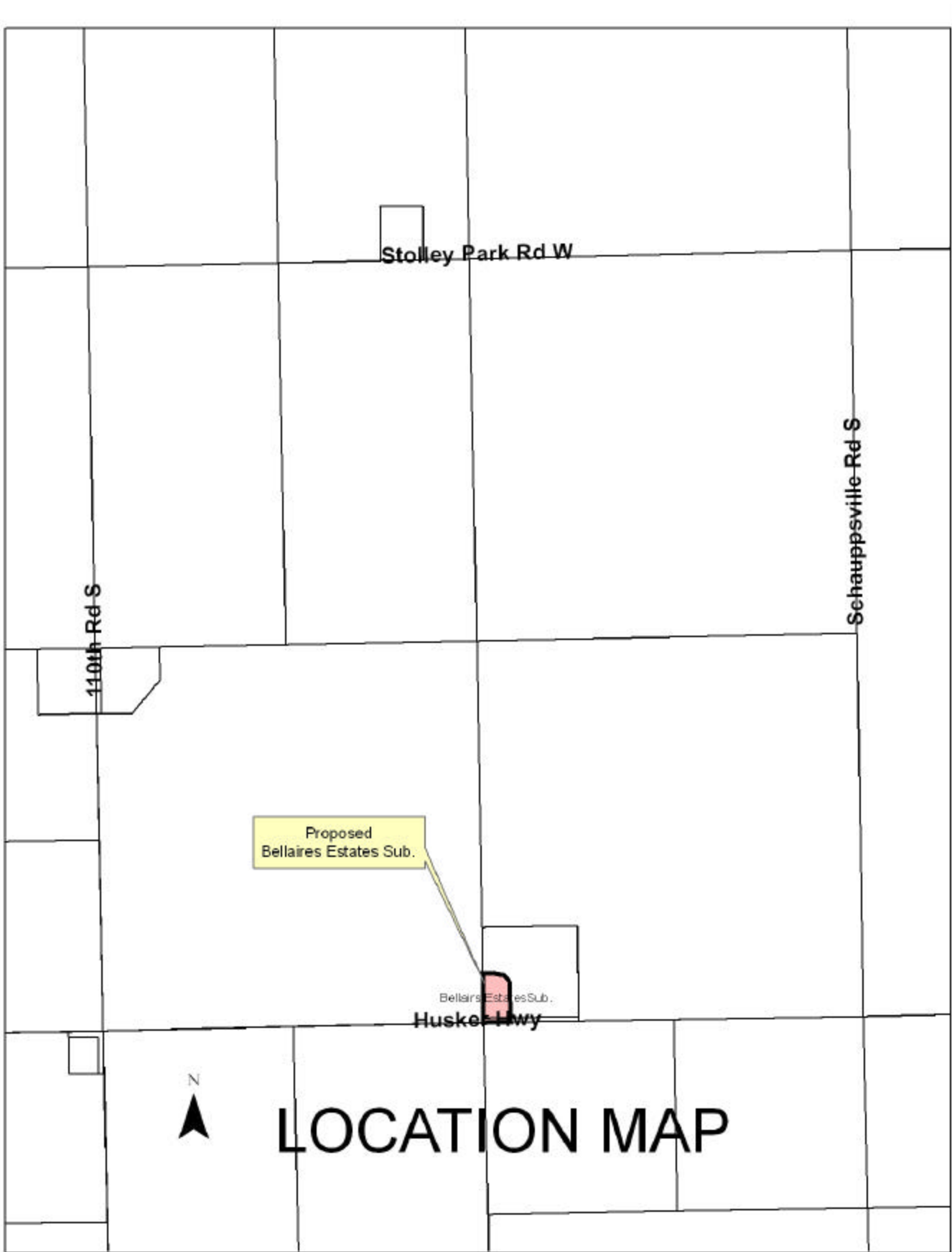
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 on October 4, 2006, in the Council Chambers located in Grand Island's City Hall.

Sincerely,

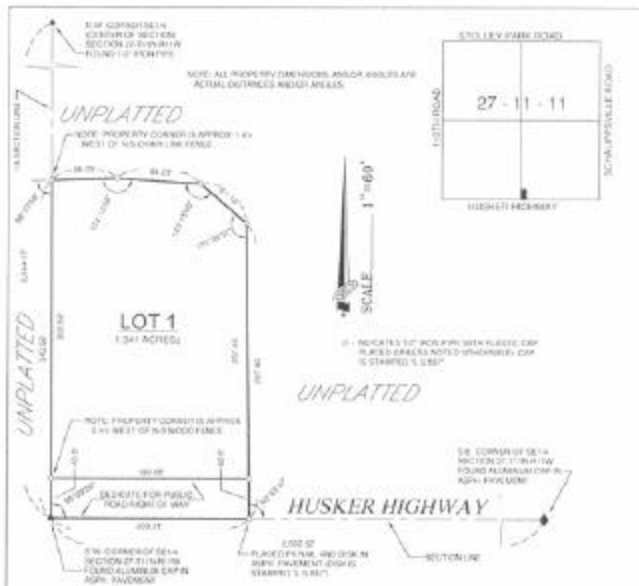
Chad Naby, AICP  
Planning Director

cc: County Clerk  
County Attorney  
County Public Works Director  
County Building Director  
Manager of Postal Operations  
Benjamin & Associates

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







**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS, that RONNER FAMILY LIMITED PARTNERSHIP, being the owner of the land described herein, have consented to be surveyed, subdivided, platted and designated as "BELLAIRS ESTATE SUBDIVISION", Hall County, Nebraska, as shown on the accompanying plat hereof, and do hereby dedicate the same to the public for their use forever, and the easements of way, for the location, construction and maintenance of public, sanitary utility lines, together with the right of ingress and egress thereto, and hereby authorizing the planting of trees, bushes and shrubs, or planting other improvements, upon, over, along or underneath the surface of such easements, and that the foregoing subdivision be more particularly described in the description hereon as appears on this plat, in whole with the lines shown and in accordance with the desires of the undersigned owners and proprietors.

IN WITNESS WHEREOF, we have caused our signatures hereto to be signed, at \_\_\_\_\_, Nebraska, this \_\_\_\_\_ day of \_\_\_\_\_, 2006.  
 \_\_\_\_\_  
 RONNER FAMILY LIMITED PARTNERSHIP  
 \_\_\_\_\_  
 JOE RONNER, Manager

**ACKNOWLEDGEMENT**

State of Nebraska \_\_\_\_\_  
 County of \_\_\_\_\_  
 On this \_\_\_\_\_ day of \_\_\_\_\_, 2006, before me, a Notary Public with and for said County, personally appeared \_\_\_\_\_, Manager of RONNER FAMILY LIMITED PARTNERSHIP, to me personally known to be the manager of said RONNER FAMILY LIMITED PARTNERSHIP, and the identical person whose signature is affixed hereto, and that he did acknowledge the execution thereof to be his voluntary act and deed as such manager, and that he was empowered to make the above declaration for and in behalf of said RONNER FAMILY LIMITED PARTNERSHIP.  
 IN WITNESS WHEREOF, I have hereunto subscribed my name and official seal of \_\_\_\_\_, Nebraska, on the date last above written.  
 My commission expires \_\_\_\_\_

Notary Public: \_\_\_\_\_ (SEAL)

**APPROVALS**

Submitted to and approved by the Regional Planning Commission of Hall County, Grand Island and Rose River, and the villages of Ames, Colro and Sorboth, Nebraska.  
 Chairman \_\_\_\_\_ Date \_\_\_\_\_  
 Approved and accepted by the Hall County Board of Supervisors, this \_\_\_\_\_ day of \_\_\_\_\_, 2006.  
 Chairman of the Board \_\_\_\_\_ County Clerk \_\_\_\_\_ (SEAL)

**LEGAL DESCRIPTION**

A tract of land comprising a part of the Southeast Quarter (SE 1/4) of Section Twenty Seven (27), Township Eleven (11) North, Range Eleven (11) West of the 6th P.M., Hall County, Nebraska, and more particularly described as follows:  
 Beginning at the southeast corner of said Southeast Quarter (SE 1/4), thence running westerly, along and upon the south line of said Southeast Quarter (SE 1/4), a distance of Two Hundred and Twenty One Hundredths (200.21) feet, thence departing left 92°52'47" and running westerly, a distance of Two Hundred Twenty Seven and Forty Six Hundredths (227.46) feet, thence departing left 18°12'23" and running northerly, a distance of Fifty Six and Fourteen Hundredths (56.14) feet, thence departing left 38°44'50" and running westerly, a distance of Eighty Four and Twenty Three Hundredths (84.23) feet, thence departing left 08°48'05" and running westerly, a distance of Fifty Six and Five Hundredths (56.05) feet to a point on the west line of said Southeast Quarter (SE 1/4), thence departing left 89°10'34" and running southerly, along and upon the west line of said Southeast Quarter (SE 1/4), a distance of Three Hundred Forty and Fifty Six Hundredths (340.56) feet to the point of beginning and containing 3.224 acres, more or less.

**SURVEYOR'S CERTIFICATE**

I hereby certify that on \_\_\_\_\_, 2006, I completed an accurate survey (made under my supervision) of "BELLAIRS ESTATE SUBDIVISION", Hall County, Nebraska, as shown on the accompanying plat hereof; that the lots, lines, areas, areas, area, parts, segments and other grounds or contents in said subdivision as shown on the accompanying plat hereof, are and are accurately stated on said plat; that the markers were placed at all corners of same on the plat; that each lot bears its own number; and that said survey was made with reference to known and recorded monuments.  
 \_\_\_\_\_  
 Lee D. Rogner, Registered Land Surveyor No. 557  
 (SEAL)

**BELLAIRS ESTATE SUBDIVISION**  
**HALL COUNTY, NEBRASKA**  
 BENJAMIN & ASSOCIATES, INC. - ENGINEERS & SURVEYORS - GRAND ISLAND, NEBRASKA



# Hall County Regional Planning Commission

Wednesday, October 04, 2006  
Regular Meeting

## Item J3

### **CJL Subdivision**

*CJL Subdivision is located north of 13th St. between Burwick Rd. and 110th Rd., Hall County, Nebraska. (1 lot)*

Staff Contact: Chad Nabity

September 20, 2006

Dear Members of the Board:

**RE: Final Plat – CJL Subdivision**

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of CJL Subdivision, located south of Capital Ave. W, between Burwick Road and 110th Road, Hall County Nebraska.

This subdivision proposes to create 1 lot on a tract of land comprising a part of the Northeast Quarter (NE1/4) of Section Nine (9), Township Eleven (11) North, Range Eleven (11) West of the 6<sup>th</sup> P.M., Hall County, Nebraska. This subdivision consists of 3.730 acres, more or less.

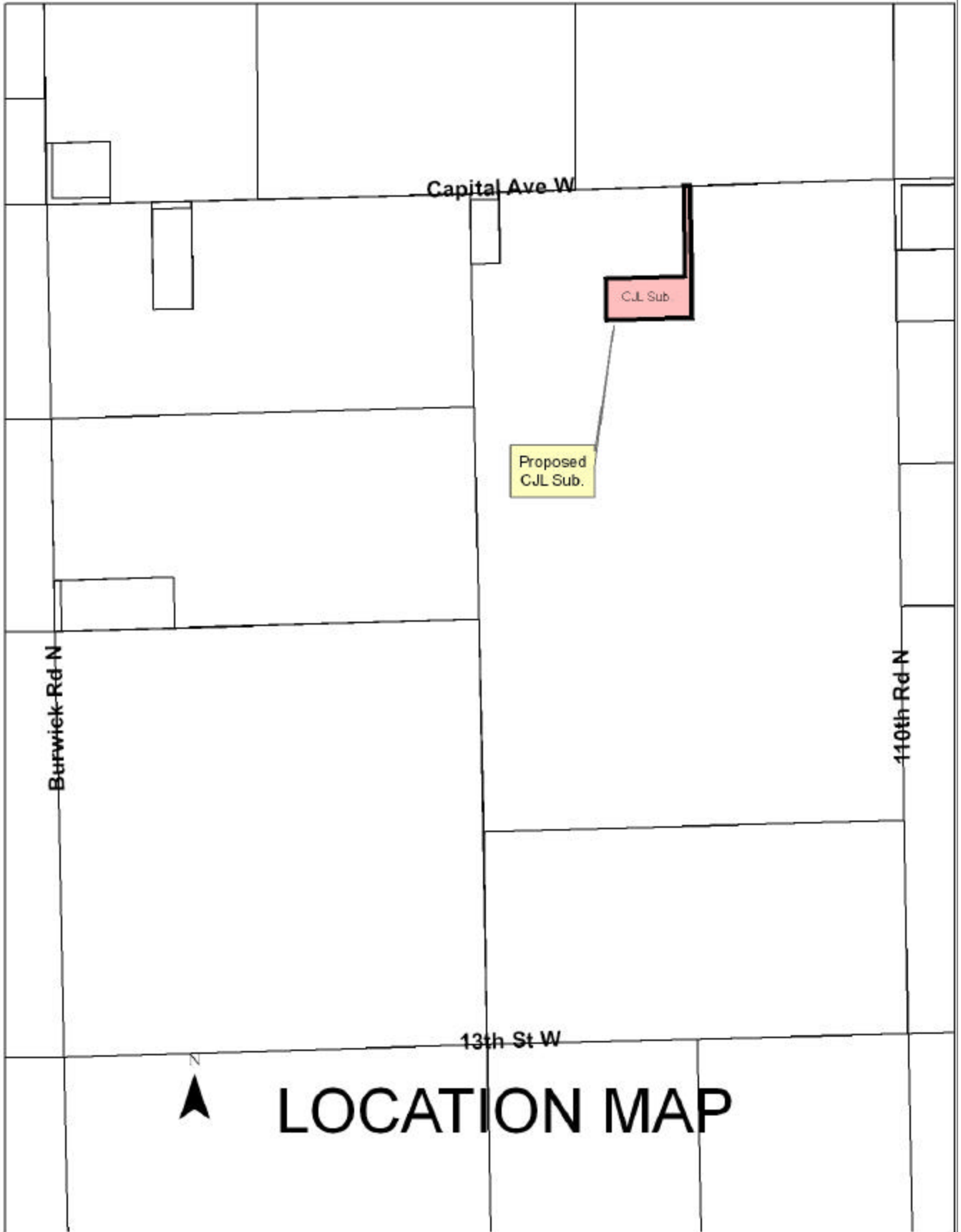
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 on October 4, 2006, in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP  
Planning Director

cc: County Clerk  
County Attorney  
County Public Works Director  
County Building Director  
Manager of Postal Operations  
Benjamin & Associates

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



Capital Ave W

C.J. Sub.

Proposed  
CJL Sub.



# LOCATION MAP





# Hall County Regional Planning Commission

Wednesday, October 04, 2006  
Regular Meeting

## Item J4

### **Sterling Estates Subdivision**

*Sterling Estates Subdivision is located east of North Rd., and north of West State St. (54 lots)*

Staff Contact: Chad Nabity

September 20, 2006

Dear Members of the Board:

**RE: Final Plat – Sterling Estates Subdivision.**

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Sterling Estates Subdivision, located east of North Road and north of West State Street.

This final plat proposes to create 54 lots on a tract of land consisting of part of the Northwest Quarter (NW1/4) of Section 12, Township 11 North, Range 10 West of the 6<sup>th</sup> P.m., City of Grand Island, Hall County, Nebraska. This land consists of approximately 25.13 acres more or less.

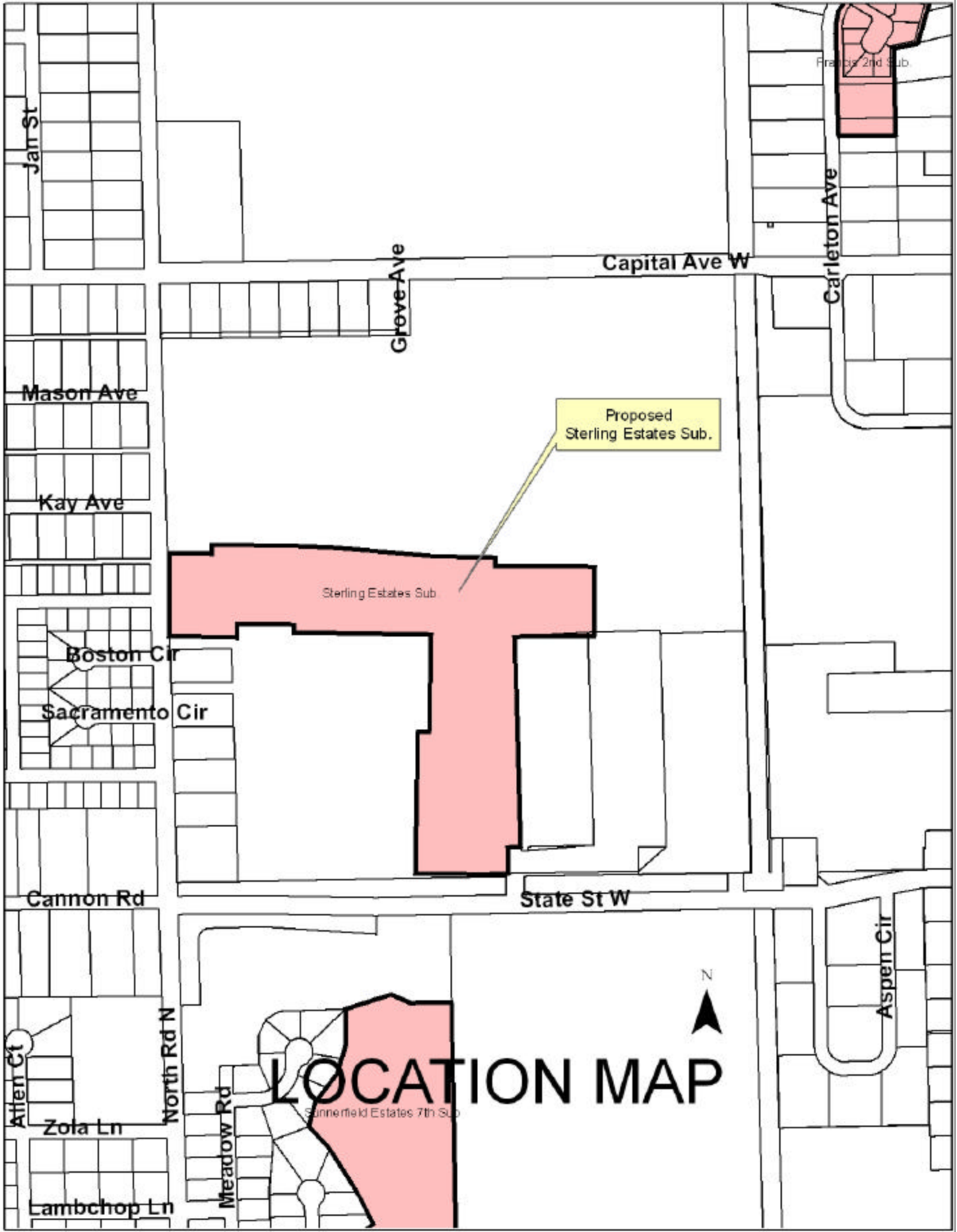
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on October 4, 2006 in the Council Chambers located in Grand Island's City Hall.

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  
Rockwell & Associates

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



Francis 2nd Sub.

Jan St

Grove Ave

Capital Ave W

Carleton Ave

Mason Ave

Kay Ave

Proposed Sterling Estates Sub.

Sterling Estates Sub.

Boston Cir

Sacramento Cir

Cannon Rd

State St W

Aspen Cir



# LOCATION MAP

Sunnerfield Estates 7th Sub.

Allen Ct

Zola Ln

North Rd N

Meadow Rd

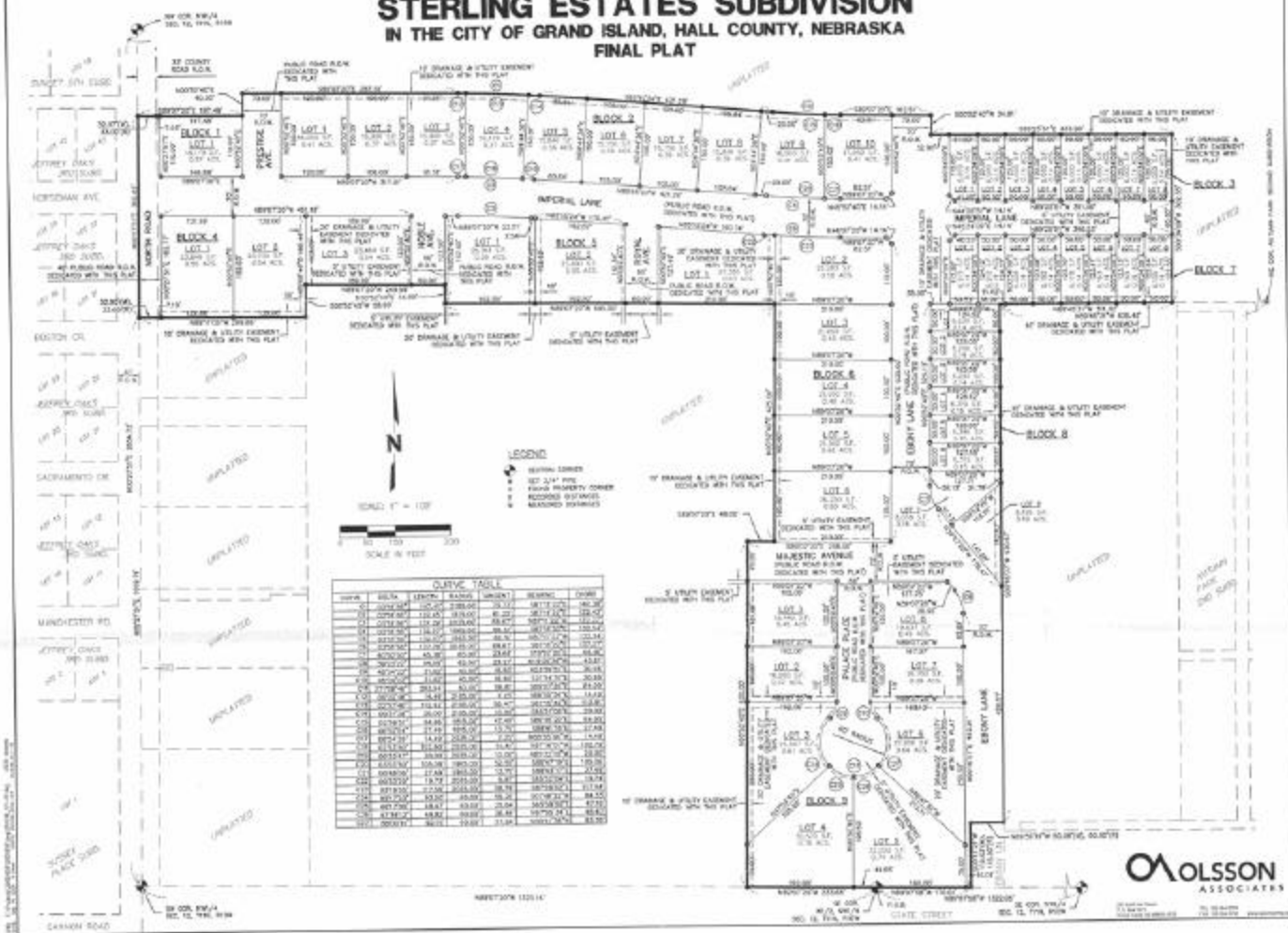
Lambchop Ln



# STERLING ESTATES SUBDIVISION

## IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

### FINAL PLAT



**LEGEND**

- BOUNDARIES
- SET 24" PIN
- FOUND PROPERTY OWNER
- RECORDED DEEDS
- RECORDED EASEMENTS

**SCALE 1" = 100'**

0 50 100 200

SCALE IN FEET

**CURVE TABLE**

CHORD	ARC	CHORD	ANGLE	CHORD	ANGLE
0.00	0.00	0.00	0.00	0.00	0.00
0.01	0.01	0.01	0.01	0.01	0.01
0.02	0.02	0.02	0.02	0.02	0.02
0.03	0.03	0.03	0.03	0.03	0.03
0.04	0.04	0.04	0.04	0.04	0.04
0.05	0.05	0.05	0.05	0.05	0.05
0.06	0.06	0.06	0.06	0.06	0.06
0.07	0.07	0.07	0.07	0.07	0.07
0.08	0.08	0.08	0.08	0.08	0.08
0.09	0.09	0.09	0.09	0.09	0.09
0.10	0.10	0.10	0.10	0.10	0.10
0.11	0.11	0.11	0.11	0.11	0.11
0.12	0.12	0.12	0.12	0.12	0.12
0.13	0.13	0.13	0.13	0.13	0.13
0.14	0.14	0.14	0.14	0.14	0.14
0.15	0.15	0.15	0.15	0.15	0.15
0.16	0.16	0.16	0.16	0.16	0.16
0.17	0.17	0.17	0.17	0.17	0.17
0.18	0.18	0.18	0.18	0.18	0.18
0.19	0.19	0.19	0.19	0.19	0.19
0.20	0.20	0.20	0.20	0.20	0.20
0.21	0.21	0.21	0.21	0.21	0.21
0.22	0.22	0.22	0.22	0.22	0.22
0.23	0.23	0.23	0.23	0.23	0.23
0.24	0.24	0.24	0.24	0.24	0.24
0.25	0.25	0.25	0.25	0.25	0.25
0.26	0.26	0.26	0.26	0.26	0.26
0.27	0.27	0.27	0.27	0.27	0.27
0.28	0.28	0.28	0.28	0.28	0.28
0.29	0.29	0.29	0.29	0.29	0.29
0.30	0.30	0.30	0.30	0.30	0.30

**MOLSSON**  
ASSOCIATES



# Hall County Regional Planning Commission

Wednesday, October 04, 2006  
Regular Meeting

## Item J5

### Summerfield Estates Seventh Subdivision

*Summerfield Estates Seventh Subdivision, located east of North Rd. and north of 13th St.  
(35 acres)*

Staff Contact: Chad Nabity

September 21, 2006

Dear Members of the Board:

**RE: Final Plat – Summerfield Estates Seventh Subdivision.**

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Summerfield Estates Seventh Subdivision, located east of North Road and north of 13<sup>th</sup> Street.

This final plat proposes to create 35 lots on a tract of land consisting of a part of the West Half of the Southwest Quarter (W1/2 SW1/4) of Section 12, Township 11 North, Range 10 West of the 6<sup>th</sup> P.m., City of Grand Island, Hall County, Nebraska. This land consists of approximately 15.50 acres more or less.

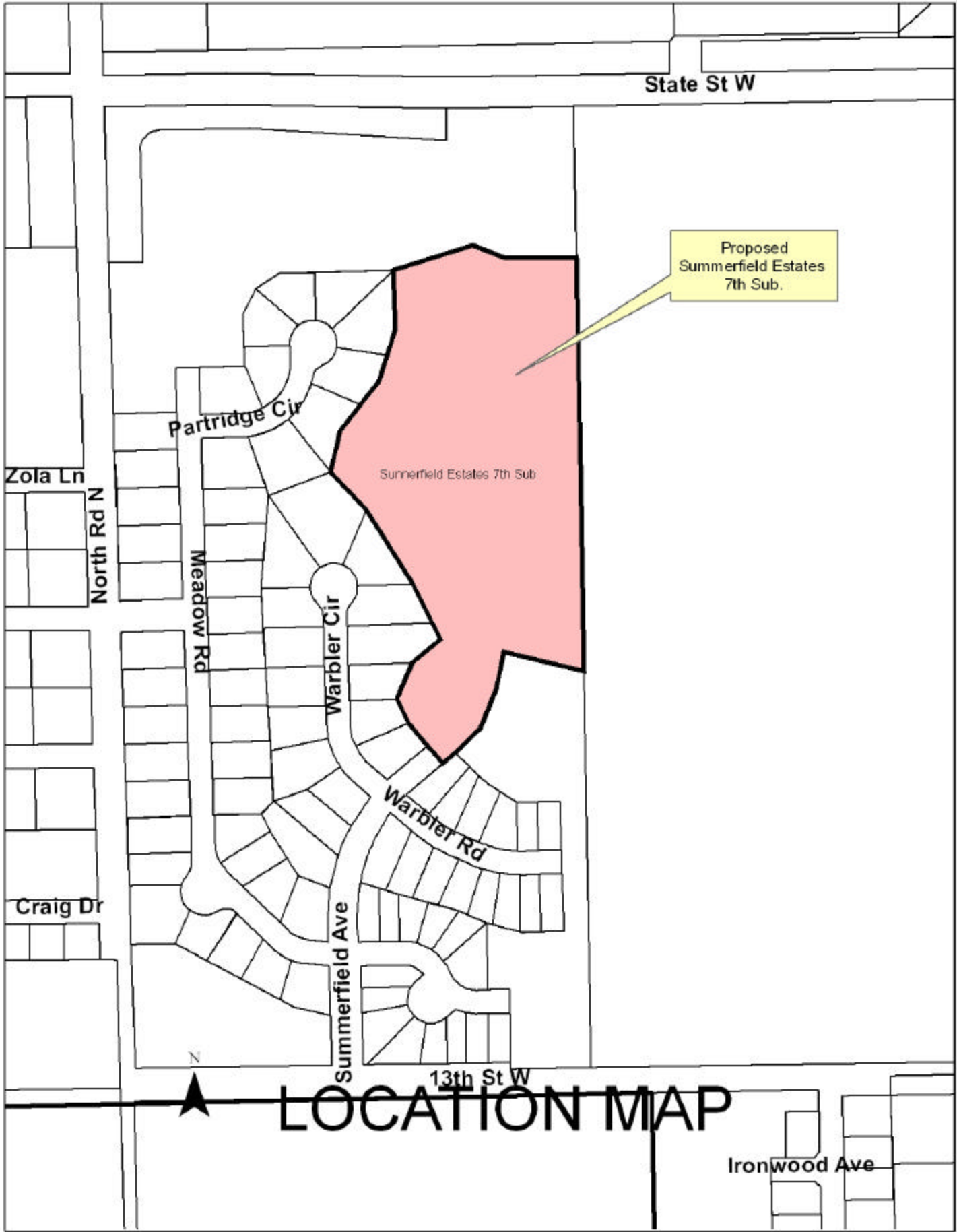
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on October 4, 2006 in the Council Chambers located in Grand Island's City Hall.

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  
Rockwell & Associates

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



State St W

Proposed  
Summerfield Estates  
7th Sub.

Summerfield Estates 7th Sub

Partridge Cir

Zola Ln

North Rd N

Meadow Rd

Warbler Cir

Warbler Rd

Craig Dr

Summerfield Ave

13th St W



LOCATION MAP

Ironwood Ave





# Hall County Regional Planning Commission

Wednesday, October 04, 2006  
Regular Meeting

## Item J6

### Dale Roush Third Subdivision

*Dale Roush Third Subdivision, located north of Navajo Drive and west of Cherokee Ave. (1 lot)*

Staff Contact: Chad Nabity

September 20, 2006

Dear Members of the Board:

**RE: Final Plat – Dale Roush Third Subdivision.**

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Dale Roush Third Subdivision located north of Navajo Drive and west of Cherokee Avenue.

This final plat proposes to resubdivide part of lot 23 and all of lot 24 block 1 Dale Roush Second Subdivision into 1 lot. This land consists of approximately .660 acres.

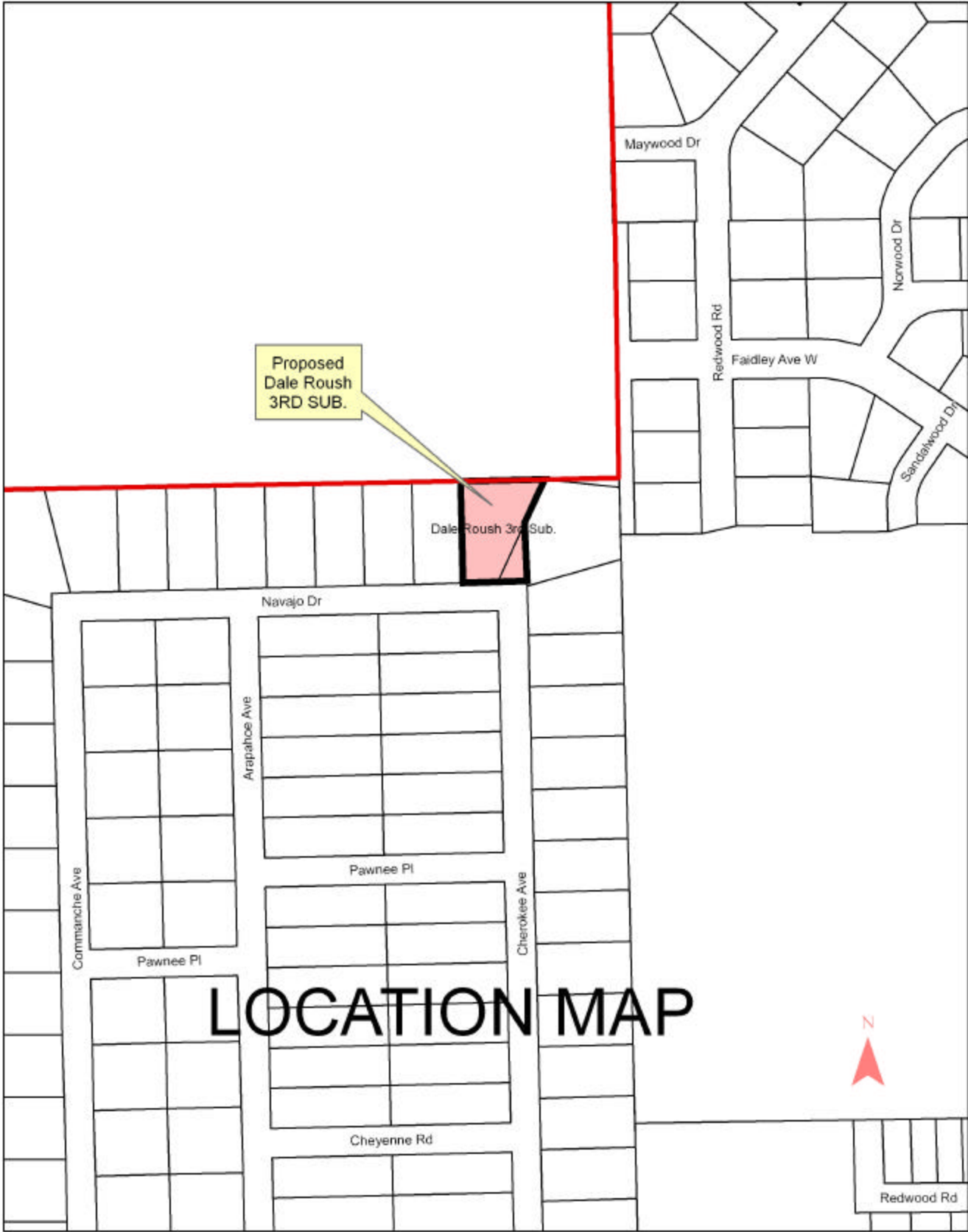
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on October 4, 2006 in the Council Chambers located in Grand Island's City Hall.

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  
Rockwell & Associates

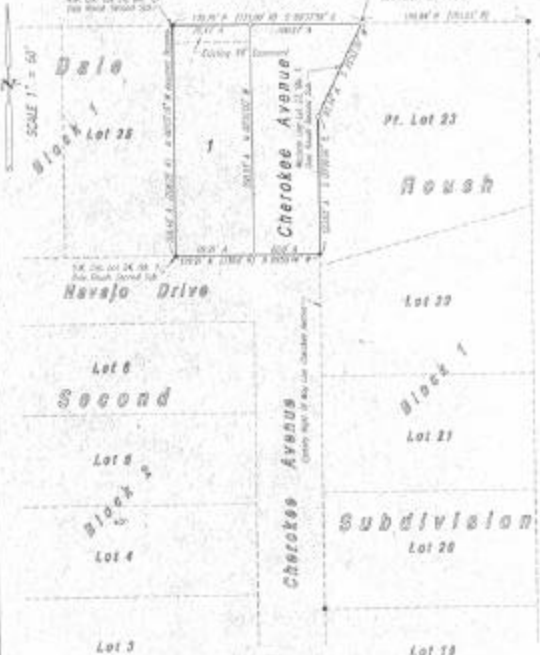
This letter was sent to the following School Districts 1R, 2, 3, 8, 12, 16, 19, 82, 83, 100, 126.





**LEGEND**

- Indicates 1/2" Iron Pipe Found Unless Otherwise Noted
- Indicates 1/2" Iron Pipe Found Unless Otherwise Noted
- A—Indicates ACTUAL Distance
- B—Indicates RECORDED Distance
- P—Indicates PROPOSED Distance



**Legal Description**

A tract of land comprising a part of Lot Twenty Three (23) and all of Lot Twenty Four (24), Block One (1), Dale Roush Second Subdivision in the City of Grand Island, Hall County, Nebraska, more particularly described as follows: Beginning at the southwest corner of said Lot Twenty Four (24); thence running northerly along the west line of said Lot Twenty Four (24), an an Assumed Bearing of  $N00^{\circ}03'18''W$ , a distance of Two Hundred Eight and Four Eight Hundredths (208.48) feet, to the northwest corner of said Lot Twenty Four (24); thence running  $S89^{\circ}37'58''E$ , a distance of One Hundred Seventy and Sixty Nine Hundredths (170.78) feet, to the northwest corner of said Lot Twenty Three (23); thence running  $S25^{\circ}53'56''W$ , along the westerly line of said Lot Twenty Three (23), a distance of Ninety Three and Fourteen Hundredths (93.14) feet, to the intersection of the westerly line of said Lot Twenty Three (23) and the easterly right of way line of Cherokee Avenue, if extended; thence running  $S00^{\circ}00'00''E$ , along the extension of the easterly right of way line of Cherokee Avenue, a distance of One Hundred Twenty Three and Sixty One Hundredths (123.61) feet; thence running  $N89^{\circ}50'44''W$ , a distance of One Hundred Twenty Nine and Ninety One Hundredths (129.91) feet, to the point of beginning and containing 0.660 acres more or less.

**Dedication**

KNOW ALL MEN BY THESE PRESENTS, that the CITY OF GRAND ISLAND, NEBRASKA, a Municipal Corporation, being the owner of the land described herein, has caused same to be surveyed, subdivided, platted and designated as "DALE ROUSH THIRD SUBDIVISION" in the City of Grand Island, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the streets as shown hereon to the public for their use forever, and the easements as shown thereon for the location, construction and maintenance of public service utilities, together with the right of ingress and egress thereon, 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 herein 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, we have affixed our signatures hereto, at Grand Island, Nebraska, this \_\_\_\_\_ day of \_\_\_\_\_, 2005.

CITY OF GRAND ISLAND, NEBRASKA, a Municipal Corporation

\_\_\_\_\_  
Mayor City Clerk (Seal)

**Surveyor's Certificate**

I hereby certify that on October 28, 2005, I completed an accurate survey of "DALE ROUSH THIRD SUBDIVISION" in the City of Grand Island, 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.

(Seal) Darryl D. Sorenstrom, Reg. Land Surveyor No. 578

**Approvals**

Submitted to and approved by the Regional Planning Commission of Hall County, Grand Island, Wood River and the Villages of Alga, Calvo and Denison, Nebraska.

\_\_\_\_\_  
Chairman Date

Approved and accepted by the City of Grand Island, Nebraska, this \_\_\_\_\_ day of \_\_\_\_\_, 2005.

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

(Seal)

**DALE ROUSH THIRD SUBDIVISION  
IN THE CITY OF GRAND ISLAND, NEBRASKA**

**Acknowledgement**

State Of Nebraska as  
County Of Hall  
On the \_\_\_\_\_ day of \_\_\_\_\_, 2005, before me, \_\_\_\_\_ a Notary Public within and for said County, personally appeared JAY VAURICEY and WA MAE EDWARDS, Mayor and City Clerk of the CITY OF GRAND ISLAND, NEBRASKA, a Municipal Corporation, and to me personally known to be the identical persons whose signatures are affixed hereto, and that each did acknowledge the execution thereof to be his or her voluntary act and deed and the voluntary act and deed of said Corporation, and that they were empowered to make the above dedication for and in behalf of said Corporation.  
IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal of Grand Island, Nebraska, on the date last above written.  
My commission expires \_\_\_\_\_

\_\_\_\_\_  
Notary Public (Seal)