



Hall County Regional Planning Commission

Wednesday, June 03, 2009
Regular Meeting Packet

Commission Members:

Ray Aguilar	Grand Island	
John Amick	Hall County	
Karen Bredthauer	Grand Island	Vice Chairperson
Scott Eriksen	Grand Island	
Mark Haskins	Hall County	
Bill Hayes	Doniphan	
Lisa Heineman	Grand Island	
Jaye Monter	Cairo	
Pat O'Neill	Hall County	Chairperson
Deb Reynolds	Hall County	
Leslie Ruge	Alda	Secretary
Don Snodgrass	Wood River	

Regional Planning Director: Chad Nabity

Technician:

Edwin Maslonka

Secretary:

Rose Woods

6:00:00 PM
Council Chambers - City Hall
100 East First Street

Call to Order

Roll Call

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.

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.

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, June 03, 2009
Regular Meeting

Item .A1

June 3, 2009 Summary

Insert a narrative here

Staff Contact:

**Staff Recommendation Summary
For Regional Planning Commission Meeting
June 3, 2009**

4. **Public Hearing** - Rezone request concerning 3204 W 14th St, Island Acres E 152' Lot 9 in Grand Island, in Hall County, from R2 Low Density Residential to R4 High Density Residential. **See full Recommendation** (C-19-2009GI) (Hearing, Discussion, Action)

Consent Agenda

5. **Final Plat – OPP Homestead Subdivision**, located east Schauppsville Rd., and south of Schultz Rd., in Hall County Nebraska, consisting of 8.604 acres (1 Lot). This splits an existing farmstead from a parcel of 20 acres or more.
6. **Final Plat – Voltaire Villas Subdivision**, located north of 14th Street and east of Webb Rd., in Grand Island Nebraska consisting of .773 acres (2 Lots). This subdivision is zoned R2 Low Density Zone with a request to rezone R4 High Density Residential Zone. Sewer and water are available.
7. **Final Plat – J.H. Harder Third Subdivision**, located north of Capital Avenue and west of St. Paul Rd., in the 2-mile extraterritorial jurisdiction of Grand Island, in Hall County Nebraska, consisting of 10.5148 acres. (2 Lots). This subdivision is zoned LLR Large Lot Residential. Sewer and water are not available.
8. **Final Plat –Schweitzer Second Subdivision HC**, located east of State Hwy 11, and north of Chapman Road, in Hall County Nebraska consisting of 5.014 acres (1 Lot). This will add property to Schweitzer subdivision. It does not create any additional lots.
9. **Final Plat – Centura Hills East Second Subdivision**, located east of Hwy 11 and south of Centura Hills Dr. in the Village of Cairo, in Hall County Nebraska consisting of 22.794 acres (3 Lots). Creation of 3 new lots, sewer and water are available.
10. **Final Plat – Centura Hills East Third Subdivision**, located east of Hwy 11 and south of Centura Hills Dr., in the Village of Cairo, in Hall County Nebraska consisting of 1.262 acres (1 Lot). Creation of 1 new lot, sewer and water are available.
11. **Final Plat – Perkins Acres Second Subdivision**, located north of Airport Rd and east of 150th Rd, in Hall County Nebraska consisting of 1.5135 acres and (1 Lot). This splits an existing farmstead from a parcel of 20 acres or more and will result in reducing the size of Perkins Acres Subdivision.



Hall County Regional Planning Commission

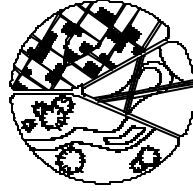
Wednesday, June 03, 2009
Regular Meeting

Item E2

May Meeting Minutes

Insert a narrative here

Staff Contact:



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

Minutes
for
May 6, 2009

The meeting of the Regional Planning Commission was held Wednesday, May 6, 2009, in the Community Meeting Room - City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" April 25, 2009.

Present: Pat O'Neill Leslie Ruge
Karen Bredthauer Bill Hayes
Ray Aguilar Deb Reynolds
Lisa Heineman

Absent: Jaye Monter, Don Snodgrass, Mark Haskins, Scott Eriksen

Other:

Staff: Chad Nabity, Rose Woods

Press: Tracy Overstreet, Independent

1. Call to order.

Chairman O'Neill called the meeting to order at 6:10 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 April 1, 2009 meeting.

A motion was made by Hayes, and seconded by Bredthauer, to approve the Minutes of the April 1, 2009 meeting as presented.

The motion carried with 7 members present 5 voting in favor (Aguilar, O'Neill, Ruge, Bredthauer, Hayes) and 2 members present abstaining (Heineman and Reynolds).

3. Request time to speak.

Trish Akerly, 3059 St Paul Rd, Grand Island, item # 4.

4. Public Hearing - Rezone request concerning 3059 St Paul Rd., Garden Place Sub., Washington Township, S1/2, Lot 4 in the 2-mile extraterritorial jurisdiction of Grand Island, in Hall County, from M2 Heavy Manufacturing to LLR Large Lot Residential. (C-14-2009GI)

O'Neill opened the Public Hearing.

Nabity explained this is to rezone approximately 5.84 acres of land that is located south of Airport Road and east of St Paul Road from M2 Heavy Manufacturing to LLR Large Lot Residential. The property is being used for residential purposes and has been since at least 1920. The owners would like to ensure that they can rebuild if the house is destroyed for any reason.

Akerly spoke, commenting they have just finished some remodeling projects and would like to make future plans for a garage to be built.

O'Neill closed the Public Hearing.

A motion was made by Heineman and seconded by Bredthauer, to recommend the approval of the Zoning Change as presented with the finding of facts by Bredthauer, that the by changing the zoning from M2 to LLR follows the City's Comprehensive Plan and she is in favor of the change.

A roll call vote was taken and the motion passed with 7 members present all voting in favor (Aguilar, O'Neill, Ruge, Hayes, Bredthauer, Heineman and Reynolds).

5. Public Hearing - Rezone request concerning 1403 Adams St., a part SE ¼ of Section 21 Township 11, Range 9, West of the 6th P.M. in Grand Island, in Hall County. Rezone from a M2 Heavy Manufacturing to R3 Medium Density Residential. (C-15-2009GI)

O'Neill opened the Public Hearing.

Nabity explained this is to rezone approximately 3.135 acres of land south of Fonner Park Road and east of Adams Street from M2 Heavy Manufacturing to R3 Medium Density Residential. This property is currently vacant. The applicant has an option to purchase this property contingent on rezoning. He intends to build apartments at this location.

O'Neill closed the Public Hearing.

A motion was made by Ruge and seconded by Hayes, to recommend the

approval of the Zoning Change as presented with the finding of facts by Ruge, that the by changing the zoning from M2 to R3 follows the City's Comprehensive Plan and he is in favor of the change.

A roll call vote was taken and the motion passed with 6 members present all voting in favor (Aguilar, Ruge, Hayes, Bredthauer, Heineman and Reynolds) and 1 member voting no (O'Neill).

6. Public Hearing - Text Amendment of Zoning Ordinance. Concerning proposed amendments to section 36.173 the Setbacks and Separation or Buffer Requirements in the Grand Island City Code. (C-16-2009GI)

O'Neill opened the Public Hearing.

The following proposed amendment to section 36.70 Section B of the Grand Island City Code, was considered by the Regional Planning Commission at the May 6, 2009 meeting following a public hearing.

Nabity explained Mr. Buettner was requesting a change in code for the tower he would be locating near the detention cell that the city owns. Conditional use permit would still be needed; this would allow City Council to make the final decision.

§36-173. Setbacks and Separation or Buffer Requirements

(A) All towers up to fifty (50) feet in height shall be set back on all sides a distance equal to the underlying setback requirement in the applicable zoning district. Towers in excess of fifty (50) feet in height shall be set back one additional foot for each foot of tower height in excess of fifty (50) feet except where such setback is from property owned, controlled and/or maintained the City and the City Council finds in granting the permit that reducing such additional setback will not cause harm to the intended use of the public property. The height of a tower shall be measured from the grade at the foot of the base pad to the top of any telecommunications facilities or antennas attached thereto. Setback requirements shall be measured from the base of the tower to the property line of the tract of land on which it is located.

(B) Towers exceeding one hundred (100) feet in height may not be located in any residential zoned district and must be separated from all residential zoned land and occupied structures other than those utilized by the tower owner, by a minimum of two hundred (200) feet or one hundred percent (100%) of the height of the proposed tower, whichever is greater.

(C) Towers of one hundred (100) feet or less in height may be located in residential zoned districts provided said tower is separated from any residential structure, school, church, and/or occupied structures other than those utilized by the tower owner, by a minimum of one hundred percent (100%) of the height of proposed tower.

(D) Towers must meet the following minimum separation requirements from other towers:

(1) Monopole tower structures shall be separated from all other towers, whether monopole, self-supporting lattice, or guyed, by a minimum of seven hundred fifty (750) feet.

(2) Self-supporting lattice or guyed towers shall be separated from all other self-supporting or guyed towers by a minimum of one thousand five hundred (1,500) feet.

O'Neill closed the Public Hearing.

A motion was made by Reynolds and seconded by Ruge, to recommend the approval of the above Text Amendment as presented.

A roll call vote was taken and the motion passed with 7 members present all voting in favor (Aguilar, O'Neill, Ruge, Hayes, Bredthauer, Heineman and Reynolds).

O'Neill suggested agenda items 7 and 8 be considered on Consent Agenda.

7. Request for Conservation Easement – Concerning a Conservation Easement comprising a part of the West Half (W1/2) of Section Four (4), Township Twelve (12) North, Range Twelve (12) West of the 6th P.M. (C-17-2009HC)

8. Request for Conservation Easement - Concerning a Conservation Easement – comprising a part of the Northeast Quarter of the Northeast Quarter (NE1/4NE1/4) and Lot One (1) in Section Three (3), Township Nine (9) North, Range Eleven (11) West of the 6th P.M. (C-13-2009HC)

A motion was made by Bredthauer and seconded by Hayes, to recommend the approval of the Conservation Easements

A roll call vote was taken and the motion passed with 7 members present all voting in favor (Aguilar, O'Neill, Ruge, Hayes, Bredthauer, Heineman and Reynolds).

Consent Agenda

9. Final Plat – South Place Subdivision, located east of Adams Street, in Grand Island, in Hall County Nebraska, consisting of 3.135 acres (4 Lots).

10. Final Plat – Miracle Valley Second Subdivision, located east of Engleman in Grand Island Nebraska consisting of 4.375 acres (2 Lots).

11. Final Plat – DSK Subdivision, located north of Bismark Rd., in the 2-mile extraterritorial jurisdiction of Grand Island, in Hall County Nebraska, consisting of 10 acres (6 Lots).

12. Final Plat – Yoder Subdivision HC, located south of Loup River Rd., and east

of Bluff Center Rd., in Hall County Nebraska, consisting of 3.050 acres (1 Lot).

13. Final Plat – SA Scholz Subdivision HC, located south of Prairie Rd., and west of Webb Rd., in Hall County Nebraska, consisting of 3.115 acres (1 Lot).

14. Final Plat – Allan Acres Subdivision HC, located north of Stolley Park Rd and east of 150th Road, in Hall County Nebraska, consisting of 3.00 acres (1 Lot).

A motion was made by Ruge and seconded by Hayes, to recommend the approval of the Consent Agenda for the above mentioned plats, as presented.

A roll call vote was taken and the motion passed with 7 members present all voting in favor (Aguilar, O'Neill, Ruge, Hayes, Bredthauer, Heineman and Reynolds).

15. Final Plat – Schweitzer Second Subdivision HC, located east of State Hwy 11, and north of Chapman Road, in Hall County Nebraska consisting of 5.014 acres (1 Lot).

A motion was made by Ruge and seconded by Reynolds, to table the Schweitzer Second Subdivision decision until the June 3, 2009 meeting.

A roll call vote was taken and the motion passed with 7 members present all voting in favor (Aguilar, O'Neill, Ruge, Hayes, Bredthauer, Heineman and Reynolds).

16. Planning Director's Report

The Right Thing to Do – Newspaper Opinion
NPZA Award Presentation – John Amick and Dianne Miller

17. Next Meeting June 3, 2009

18. Adjourn

Chairman O'Neill adjourned the meeting at 6:50 p.m.

Leslie Ruge, Secretary

by Rose Woods



Hall County Regional Planning Commission

Wednesday, June 03, 2009
Regular Meeting

Item F3

Public Hearing - Rezone 3204 W 14th St, C-19-2009GI

Insert a narrative here

Staff Contact:

May 20, 2009

Dear Members of the Board:

RE: Rezoning – Change of Zoning. Rezone request changing property from R2 Low Density Residential Zone to R4 High Density Residential Zone in the City of Grand Island (C-19-2009GI).

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a rezone request to the Grand Island Zoning Map from R2 to R4, located east of Webb Rd and north of 14th St., in the City of Grand Island, Hall County, Nebraska. As shown on the enclosed map.

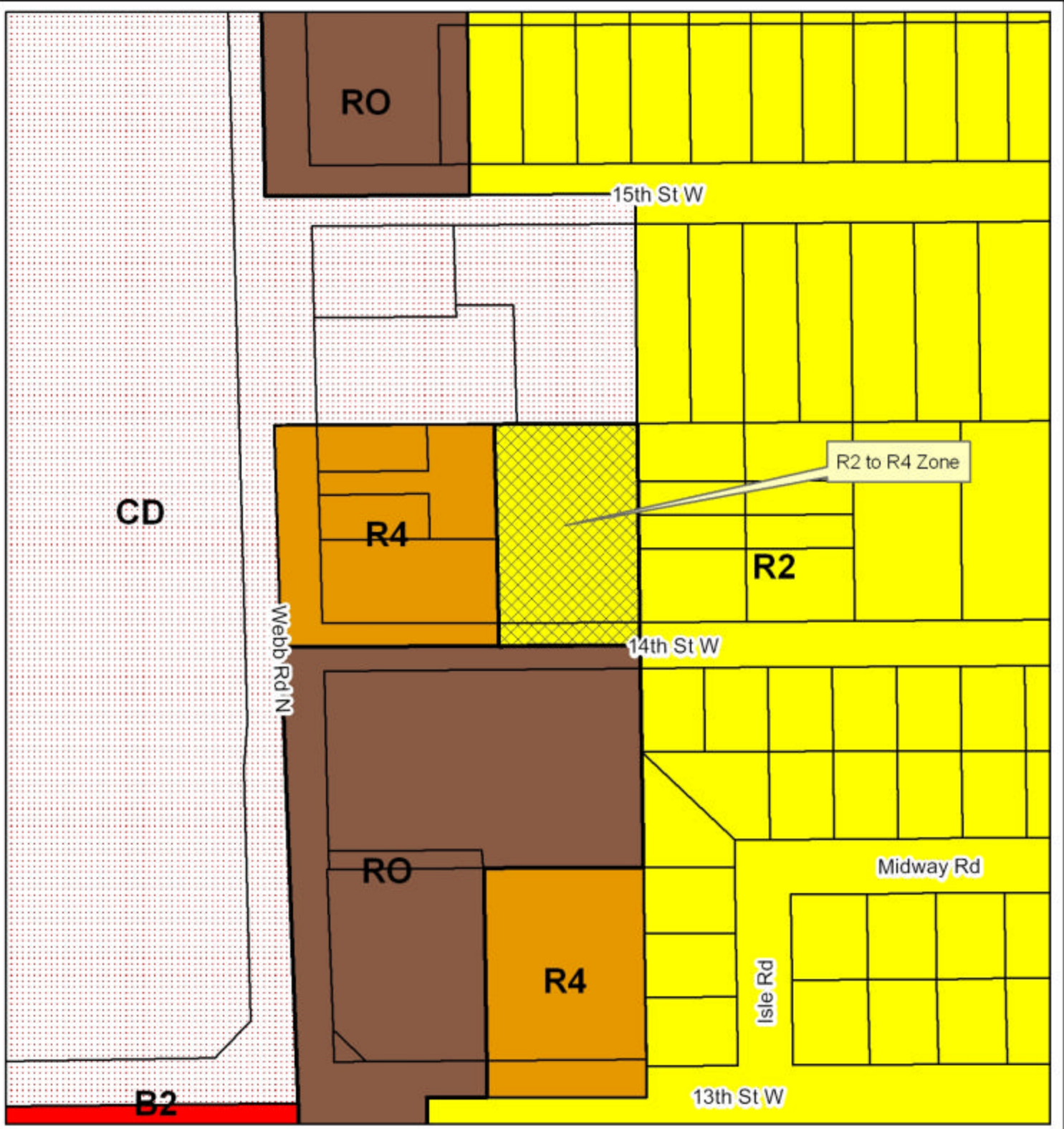
You are hereby notified that the Regional Planning Commission will consider this zoning change at the next meeting that will be held at 6:00 p.m. on June 3, 2009 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Naby, AICP
Planning Director

cc: City Clerk
City Attorney
Director of Public Works
Director of Utilities
Director of Building Inspections
Manager of Postal Operations
Dan Thayer

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



Requested Zoning



-  From R2 : Low Density Residential Zone
-  to R4 : High Density Residential Zone

Scale : NONE
C-19-2009GI



THE PLANNING COMMISSION OF THE
COUNTY OF HAWAII, HONOLULU, HAWAII
1000 Kalia Road, Honolulu, HI 96813
Phone: 808-535-3100

Agenda Item # 4

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

May 22, 2009

SUBJECT: *Zoning Change (C-19-2009G1)*

PROPOSAL: To rezone approximately 0.773 acres of land north of 14th Street east of Webb Road from R2 Low Density Residential to R4 High Density Residential. This property is currently vacant or being cleared. The applicant intends to build 8 condominium units similar to those immediately to the east of this property at this location. The adjacent property is large enough to accommodate 8 units without the zoning change.

OVERVIEW:

Site Analysis

Current zoning designation:

R2 – Low Density Residential

Permitted and conditional uses:

R2- Low Density Residential, Residential uses at a density of 6 dwelling units per acre with 35% coverage, non-profit uses, recreational uses and agricultural uses. Minimum lot size of 6000 square feet.

Comprehensive Plan Designation:

Designated for future development as a medium density residential to office uses.

Existing land uses.

Vacant

Proposed Zoning Designation

R4 — High Density Residential, Residential uses at a density of 42 dwelling units per acre with 60% coverage, non-profit uses, recreational uses and agricultural uses.

Adjacent Properties Analysis

Current zoning designations:

North: CD- Commercial Development

South RO- Residential Office

East: R2- Low Density Residential,

West: R4-High Density Residential

Permitted and conditional uses:

CD –Commercial Development Zone - A planned unit development for commercial purposes. This was permitted by Council with a limitation that commercial uses would be limited to those allowed in the RO zoning district. Lot sizes and set backs approved with the development plan. **RO-** Residential Office Residential uses with no density limitation, professional offices, retail limited to prescription services, personal services, medical

services, churches, non-profits, recreation and agricultural uses, **R2-** Low Density Residential, Residential uses at a density of 6 dwelling units per acre with 35% coverage, non-profit uses, recreational uses and agricultural uses. **R4** — High Density Residential, Residential uses at a density of 42 dwelling units per acre with 60% coverage, non-profit uses, recreational uses and agricultural uses.

Comprehensive Plan Designation: **North South and West:** Designated for Medium Density Residential to Office uses.
East: Designated for Low to Medium Density Residential.

Existing land uses: **North:** Commercial Development with offices and personal services establishments
South: Bank
East: Condominium Dwelling Units
West: Apartments and Daycare Center

EVALUATION:

Positive Implications:

- *Consistent with the City's Comprehensive Land Use Plan:* The area around the subject property is designated for medium density residential to office uses (typically R3 to RO zoning).
- *Would allow for expansion residential development:* This would allow apartments to be built at this location similar to those between this property and the single family residential further to the east.
- *Is infill development:* This site has all of the required municipal infrastructure. It has been in the city limits and is being redeveloped.
- *Allows for efficient development of a small site:* This zoning change would allow development of the site in a manner consistent with the surrounding properties and would maximize the benefits to both the developer and the city.

Negative Implications:

- *None Foreseen*

Other Considerations

The stated intent for this rezoning would allow the owner to develop housing similar to that located immediately east of this site. This type of housing would fill in with a nice transition between the uses fronting onto Webb Road and the single family detached residential east on 14th Street.

The Future Land Use Map for the City of Grand Island for this area is shown below.



Future Land Use Map of the Area as approved in the Grand Island Comprehensive Plan

RECOMMENDATION:

That the Regional Planning Commission recommend that the Grand Island City Council change the zoning on this site from R2-Low Density Residential to R4- High Density Residential as requested and shown on the attached map.

_____ Chad Naby AICP, Planning Director



Hall County Regional Planning Commission

Wednesday, June 03, 2009
Regular Meeting

Item J4

Consent Agenda

Insert a narrative here

Staff Contact:



Hall County Regional Planning Commission

Wednesday, June 03, 2009
Regular Meeting

Item M5

Final Plats

Insert a narrative here

Staff Contact:

May 20, 2009

Dear Members of the Board:

RE: Final Plat – Opp Homestead Subdivision

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Opp Homestead Subdivision, located west of 90th Rd., and south of Schultz Rd., in Hall County, Nebraska.

This final plat proposes to create 1 lot on a tract of land comprising a part of the Northeast Quarter (NE 1/4) of Section Twenty Six (26), Township Ten (10) North, Range Eleven (11) West of the 6th P.M., in Hall County Nebraska, and said tract containing 8.604 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. June 3, 2009 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Naby, AICP
Planning Director

cc: Hall County Clerk
Hall County Attorney
Hall County Public Works
Hall County Building Department
Manager of Postal Operations
Rockwell & Associates

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

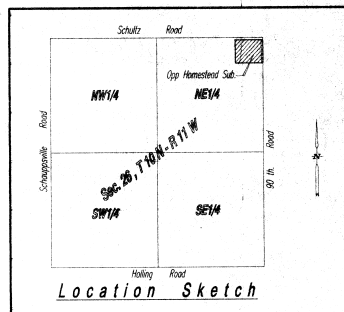
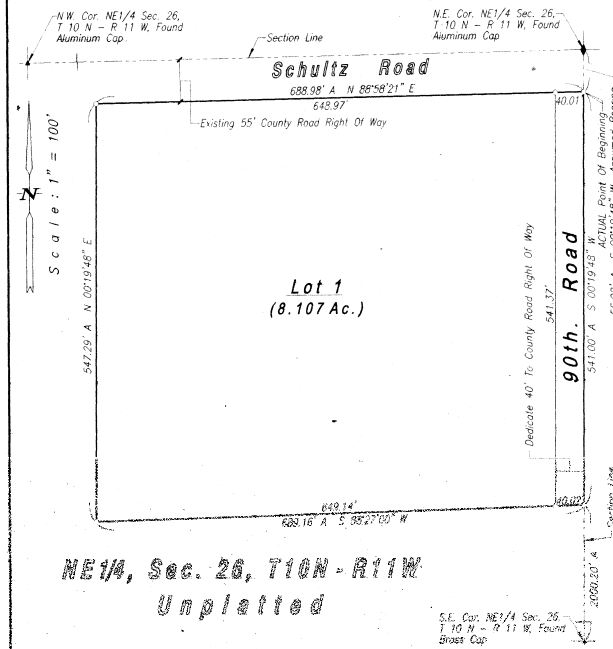


LOCATION MAP



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 Distance
- R - Indicates RECORDED Distance



Legal Description

A tract of land comprising a part of the Northeast Quarter (NE1/4) of Section Twenty Six (26), Township Ten (10) North, Range Eleven (11) West of the 6th. P.M., in Hall County, Nebraska, more particularly described as follows:
 Beginning at the northeast corner of said Northeast Quarter (NE1/4); thence running southerly on the east line of said Northeast Quarter (NE1/4), on an Assumed Bearing of S00°19'48\"/>

Dedication

KNOW ALL MEN BY THESE PRESENTS, that MARLENE A. MERSCH and SHIRLEY L. HOLST, Co-Trustees, being the owners of the land described herein, have caused same to be surveyed, subdivided, platted and designated as "OPP HOMESTEAD 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 owners and proprietors.

Surveyor's Certificate

I hereby certify that on May 11, 2009, I completed an accurate survey of "OPP HOMESTEAD 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. Sorgenfrei, 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 Doniphan, Nebraska.

Chairman _____ Date _____

Approved and accepted by the Hall County Board of Supervisors, this _____ day of _____, 2009.

Chairman Of The Board _____ County Clerk _____

(Seal)

Marlene A. Mersch, Co-Trustee Shirley L. Holst, Co-Trustee

Acknowledgement

State Of Nebraska ss
 County Of Hamilton
 On the _____ day of _____, 2009, before me
 a Notary Public within and for said County, personally appeared MARLENE A. MERSCH, Co-Trustee, to me personally known to be the identical person whose signature is affixed hereto, and that she did acknowledge the execution thereof to be her voluntary act and deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal at Aurora, Nebraska, on the date last above written.
 My commission expires _____

Notary Public (Seal)

Acknowledgement

State Of Colorado ss
 County Of _____
 On the _____ day of _____, 2009, before me
 a Notary Public within and for said County, personally appeared SHIRLEY L. HOLST, Co-Trustee, to me personally known to be the identical person whose signature is affixed hereto, and that she did acknowledge the execution thereof to be her voluntary act and deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal at _____, Colorado, on the date last above written.
 My commission expires _____

Notary Public (Seal)

**OPP HOMESTEAD SUBDIVISION
 HALL COUNTY, NEBRASKA**

May 20, 2009

Dear Members of the Board:

RE: Final Plat – Voltaire Villas Subdivision

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Voltaire Villas Subdivision, located east of Webb Rd., and north of 14th St., in the City of Grand Island in Hall County, Nebraska.

This final plat proposes to create 2 lots on a tract of land comprising all of Lot Nine (9), except the westerly Two Hundred (200.00) feet thereof, in Island Acres, a Subdivision in the City of Grand Island, Hall County, Nebraska and said tract containing .773 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 June 3, 2009 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

cc: City Clerk
City Attorney
City Public Works
City Building Inspections
City Utilities
Rockwell & Associates

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

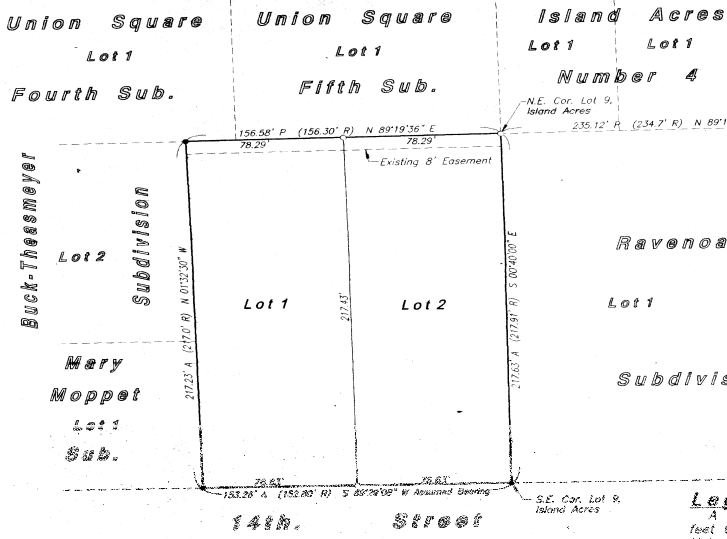
Proposed
Voltaire Villas Sub.



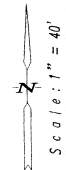
Voltaire Villas Sub.



LOCATION MAP



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 Distance
 R-Indicates RECORDED Distance



Legal Description

A tract of land comprising all of Lot Nine (9), except the westerly Two hundred (200.00) feet thereof, in Island Acres, a Subdivision in the City of Grand Island, Hall County, Nebraska, more particularly described as follows:
 Beginning at the southeast corner of said Lot Nine (9), said point also being on the northerly right of way line of 14th. Street; thence running westerly on the southerly line of said Lot Nine (9), and the northerly right of way line of 14th. Street, on an Assumed Bearing of S89°29'08"W, a distance of One Hundred Fifty Three and Ten Sixty Fourths (153.26) feet, to the southeast corner of Lot One (1), Mary Moppet Subdivision; thence running N01°32'30"W, on the easterly line of Lot One (1), Mary Moppet Subdivision and Lot Two (2), Buck-Thoesmeyer Subdivision, a distance of Two Hundred Seventeen and Twenty Three Hundredths (217.23) feet, to the northeast corner of Lot Two (2), Buck-Thoesmeyer Subdivision, and to a point on the southerly line of Lot One (1), Union Square Fourth Subdivision; thence running N89°19'36"E, on the southerly line of Lot One (1), Union Square Fourth Subdivision and Lot One (1), Union Square Fifth Subdivision, a distance of One Hundred Fifty Six and Fifty Eight Hundredths (156.56) feet, to the northwest corner of said Lot Nine (9); thence running S00°40'00"E, on the easterly line of said Lot Nine (9), a distance of Two Hundred Seventeen and Sixty Three Hundredths (217.63) feet, to the point of beginning and containing 0.773 acres more or less.

Dedication

KNOW ALL MEN BY THESE PRESENTS, that DANIEL J. THAYER and LISA R. THAYER, husband and wife, being the owners of the land described hereon, have caused same to be surveyed, subdivided, platted and designated as 'VOLTAIRE VILLAS SUBDIVISION' in the City of Grand Island, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the easements, if any, as shown thereon for the location, construction and maintenance of public service utilities, together with the right of ingress and egress 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 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 _____, 2008.

Acknowledgement

State of Nebraska ss.
 County of Hall
 On the _____ day of _____, 2008, before me, a Notary Public within and for said County, personally appeared DANIEL J. THAYER and LISA R. THAYER, husband and wife, 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.
 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 _____.

Surveyor's Certificate

I hereby certify that on May 12, 2008, I completed an accurate survey of 'VOLTAIRE VILLAS SUBDIVISION', in the City of Grand Island, Nebraska, as shown on the accompanying plat thereof; that the lots, blocks, streets, avenues, alleys, parks, easements 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. Sargentrol, 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, Care and Daniphan, Nebraska.

Chairman _____ Date _____

Approved and accepted by the City of Grand Island, Nebraska, this _____ day of _____, 2008.

Mayor _____ City Clerk _____

Daniel J. Thayer _____ Lisa R. Thayer _____

(Seal)

Notary Public

(Seal)

VOLTAIRE VILLAS SUBDIVISION
IN THE CITY OF GRAND ISLAND, NEBRASKA

April 20, 2009

Dear Members of the Board:

RE: Final Plat – J.H. Harder Third Subdivision

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of J.H. Harder Third Subdivision, located west of St. Paul Rd., and south of Airport Rd., in the 2-mile extraterritorial of Grand Island in Hall County, Nebraska.

This final plat proposes to create 2 lots on a tract of land comprising all of Lot One (1), J.H. Harder Subdivision, Hall County, Nebraska and comprising a part of the Southeast Quarter (SE1/4) of Section Four (4), Township Eleven (11) North, Range Nine (9) West of the 6th P.M. in the 2-mile extraterritorial of Grand Island in Hall County, Nebraska.

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 June 3, 2009 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Naby, AICP
Planning Director

cc: City Clerk
City Attorney
City Public Works
City Building Inspections
City Utilities
Hall County Clerk
Hall County Attorney
Hall County Public Works
Hall County Building Department
Manager of Postal Operations
Benjamin & Associates, INC.

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

Capital Trailer Ct

Proposed
J.H. Harders 3rd Sub.

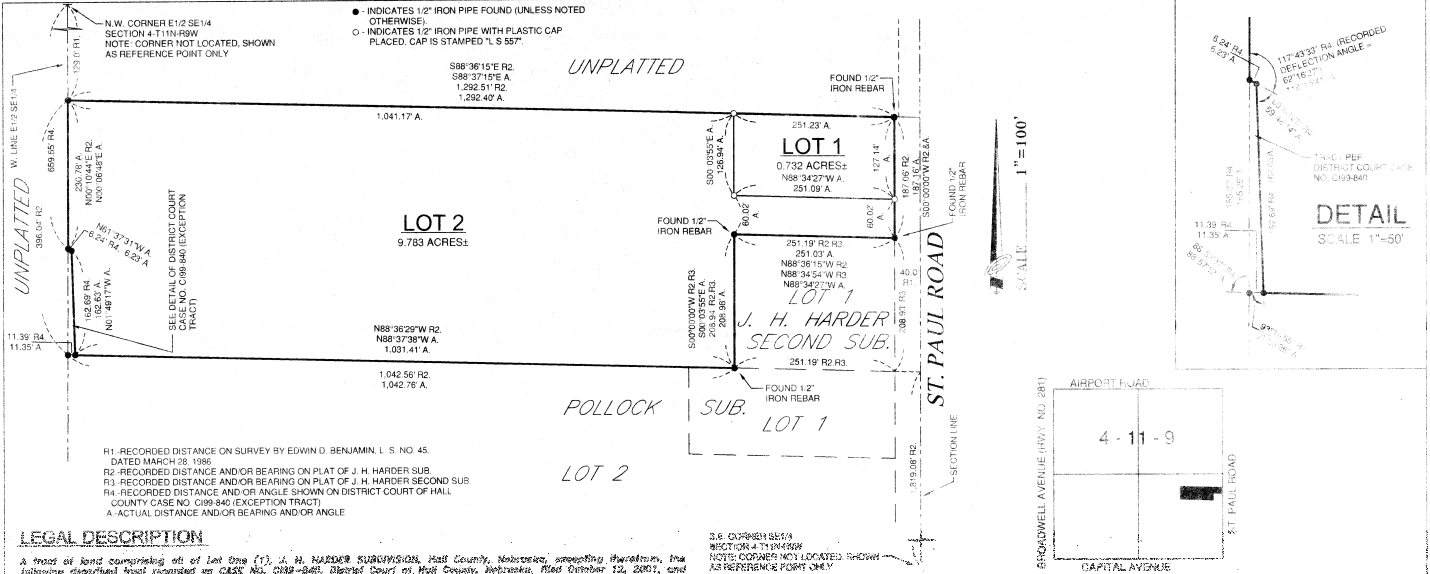
J.H. Harder 3rd Sub.

St Paul Rd

Dean St

LOCATION MAP





R1 - RECORDED DISTANCE ON SURVEY BY EDWIN D. BENJAMIN L. S. NO. 45, DATED MARCH 28, 1986
R2 - RECORDED DISTANCE AND/OR BEARING ON PLAT OF J. H. HARDER SUB.
R3 - RECORDED DISTANCE AND/OR BEARING ON PLAT OF J. H. HARDER SECOND SUB.
R4 - RECORDED DISTANCE AND/OR ANGLE SHOWN ON DISTRICT COURT OF HALL COUNTY CASE NO. C189-840 (EXCEPTION TRACT)
A - ACTUAL DISTANCE AND/OR BEARING AND/OR ANGLE

LEGAL DESCRIPTION

A tract of land comprising all of Lot One (1) J. H. HARDER SUBDIVISION, Hall County, Nebraska, comprising thereunto, the following described tract recorded as CASE NO. C189-840, District Court of Hall County, Nebraska, filed October 12, 2001, and being more particularly described as follows:

A tract of land comprising a part of the Southeast Quarter (SE 1/4) of Section Four (4), Township Eleven (11) North, Range Nine (9) West of the 2nd P.M. in Hall County, Nebraska, more particularly described as follows: Beginning at the northeast corner of the East half of the Southeast Quarter (E 1/2 SE 1/4) of Section Four (4) and running southerly along the west line of the East half of the Southeast Quarter (E 1/2 SE 1/4) a distance of Six Hundred Fifty-nine and Sixty-five (659.65) feet, to the SE 1/4 corner of said section, thence southerly to the center of the East half of the Southeast Quarter (E 1/2 SE 1/4) a distance of Six and Seven-eighths (6.875) feet, thence southerly to a distance of One Hundred Thirty-nine and Two-hundredths (139.02) feet to a point on the north line of Pollock Subdivision, thence southerly along the north line of Pollock Subdivision a distance of Eighty-eight and Five-hundredths (88.05) feet, thence southerly to the center of the East half of the Southeast Quarter (E 1/2 SE 1/4) a distance of One Hundred Thirty-nine and Two-hundredths (139.02) feet, to the ACTUAL point of beginning and containing 1.581 square feet (0.036 acre) more or less.

Said aforementioned tract less exception, containing 10.513 acres, more or less.

APPROVALS

Submitted to and approved by the Regional Planning Commission of Hall County, Grand Island and Wood River, and the Village of Ames, Cairo and Dunston, Nebraska.

Chairman _____ Date _____

Approved and accepted by the City of Grand Island, Nebraska, this _____ day of _____, 2002.

Mayor _____ City Clerk _____

SURVEYOR'S CERTIFICATE

I hereby certify that on _____ 2002, I completed an accurate survey (made under my supervision) of the J. H. HARDER THIRD SUBDIVISION, Hall County, Nebraska, as shown on the accompanying plat thereof and that the lots, blocks, streets, avenues, alleys, parks, easements and other grounds as contained in said subdivision as shown on the accompanying plat thereof, are well and lawfully located and that the boundaries were placed at all corners as shown on the plat that each lot bears its own number and that said survey was made with reference to known and related monuments.

Approved and accepted by the Hall County Board of Supervisors, this _____ day of _____, 2002.

Lee D. Wagner, Registered Land Surveyor No. 3127 (SEAL)

Chairman of the Board _____ County Clerk _____ (SEAL)

**J. H. HARDER THIRD SUBDIVISION
HALL COUNTY, NEBRASKA**

BENJAMIN & ASSOCIATES, INC. - ENGINEERS & SURVEYORS - GRAND ISLAND, NEBRASKA

May 20, 2009

Dear Members of the Board:

RE: Final Plat – Schweitzer Second Subdivision

Modified from April 1, 2009 RPC meeting.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Schweitzer Second Subdivision, located west of Nebraska Highway 11 and north of Chapman Rd., in Hall County, Nebraska.

This final plat proposes to create 1 lot on a tract of land comprising all of Lot 1, Schweitzer Subdivision and a part of the Southeast Quarter (SE1/4) of Section Twelve (12), Township Twelve (12) North, Range Twelve (12) West of the 6th P.M. in Hall County, Nebraska.

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 May 6, 2009 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Naby, AICP
Planning Director

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

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



LEGAL DESCRIPTION
 A tract of land comprising all of Lot One (1), Schweitzer Subdivision, and a part of the Southeast Quarter (SE1/4) of Section Twelve (12), Township Twelve (12) North Range Twelve (12) West of the 6th P.M., all being in Hall County, Nebraska, and more particularly described as follows:

Beginning at the northeast corner of said Lot One (1), said point also being on the north line of said Southeast Quarter (SE1/4) and on the westerly right of way line of State Highway No. 11; thence running westerly, along and upon the north line of said Lot One (1) and its westerly prolongation, and also being along and upon the north line of said Southeast Quarter (SE1/4), a distance of Four Hundred Fifty and Forty Five Hundredths (450.45) feet; thence deflecting left 87°33'38" and running along the north line of said Lot One (1), a distance of Three Hundred and Forty Five Hundredths (345.00) feet; thence running northwesterly, along and upon the right of way line of said Lot One (1), a distance of Three Hundred and Forty Five Hundredths (345.00) feet (long chord = 299.80' long chord deflecting left 44°00'08" from the previously described course) to a point; thence deflecting left 33°15'00" and running along the previously described curve and running easterly, a distance of 60.00 feet to the southeast corner of said Lot One (1), which is Sixty (60.0) feet west of (measured perpendicular to) and parallel with, the east line of said Southeast Quarter (SE1/4); thence deflecting left 87°25'28" and running northerly, along and upon said westerly highway right of way line, which is Sixty (60.0) feet west of (measured perpendicular to) and parallel with, the east line of said Lot One (1), a distance of 260.12 feet to the southeast corner of said Lot One (1); thence deflecting right 00°01'12" and running northerly, along and upon the east line of said Lot One (1), and also being along and upon said westerly highway right of way line, a distance of Two Hundred Sixty and Twelve Hundredths (260.12) feet to the point of beginning and containing 5.014 acres, more or less.

SURVEYOR'S CERTIFICATE

I hereby certify that on _____, 2009, I completed an accurate survey (made under my supervision) of "SCHWEITZER SECOND SUBDIVISION", Hall County, Nebraska, as shown on the accompanying plat thereof, that the lots, blocks, tracts, parcels, and other divisions of land shown thereon were correctly located and accurately shown on the accompanying plat thereof, and well and accurately staked off and marked thereon in accordance with the plat thereof, that each lot bears its own number; and that said survey was made with reference to known and recorded monuments.

 Lee O. Wagner, Registered Land Surveyor No. 357 (SEAL)

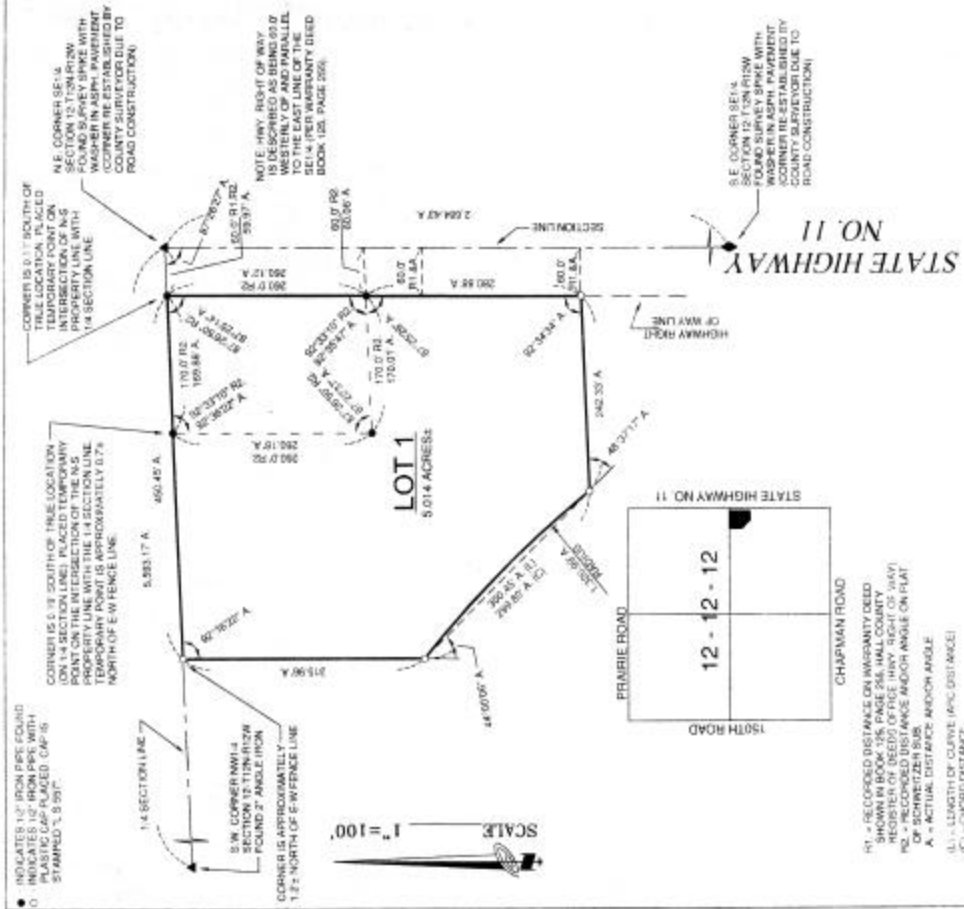
APPROVALS

Submitted to and approved by the Regional Planning Commission of Hall County, Grand Island and Wood River, and the Villages of Alliance, Castro and Danborton, Nebraska.

 Chairman
 Approved and accepted by the Hall County Board of Supervisors, this _____ day of _____, 2008.

 Chairman of the Board

 County Clerk (SEAL)



- H1 = RECORDED DISTANCE ON WARRANTY DEED
- H2 = RECORDED DISTANCE ON WARRANTY DEED
- M1 = RECORDED DISTANCE (INCH RIGHT OF WAY)
- M2 = RECORDED DISTANCE (ADJACENT ADJACENT)
- OF SCHWEITZER SUB
- A = ACTUAL DISTANCE (ADJACENT ADJACENT)
- (L) = LENGTH OF CURVE (ARC DISTANCE)
- (C) = CHORD DISTANCE

SCHWEITZER SECOND SUBDIVISION

HALL COUNTY, NEBRASKA
 BENJAMIN & ASSOCIATES, INC. - ENGINEERS & SURVEYORS - GRAND ISLAND, NEBRASKA

May 20, 2009

Dear Members of the Board:

RE: Final Plat – Centura Hills East Second Subdivision

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Centura Hills East Second Subdivision, located east of Hwy 11 and west of 130th Rd., in Cairo, in Hall County, Nebraska.

This final plat proposes to create 3 lots on a tract of land a replat of Lot 1 and Lot 18, Block 2 of the Centura Hills East Subdivision in the Village of Cairo, consisting of part of the South half of the Northeast Quarter (S1/2, NE1/4) and part of the North Half of the Southeast Quarter (N1/2, SE1/4) of Section 18, Township 12 North, Range 11, West of the 6th P.M., in Hall County Nebraska, and said tract containing 22.794 acres.

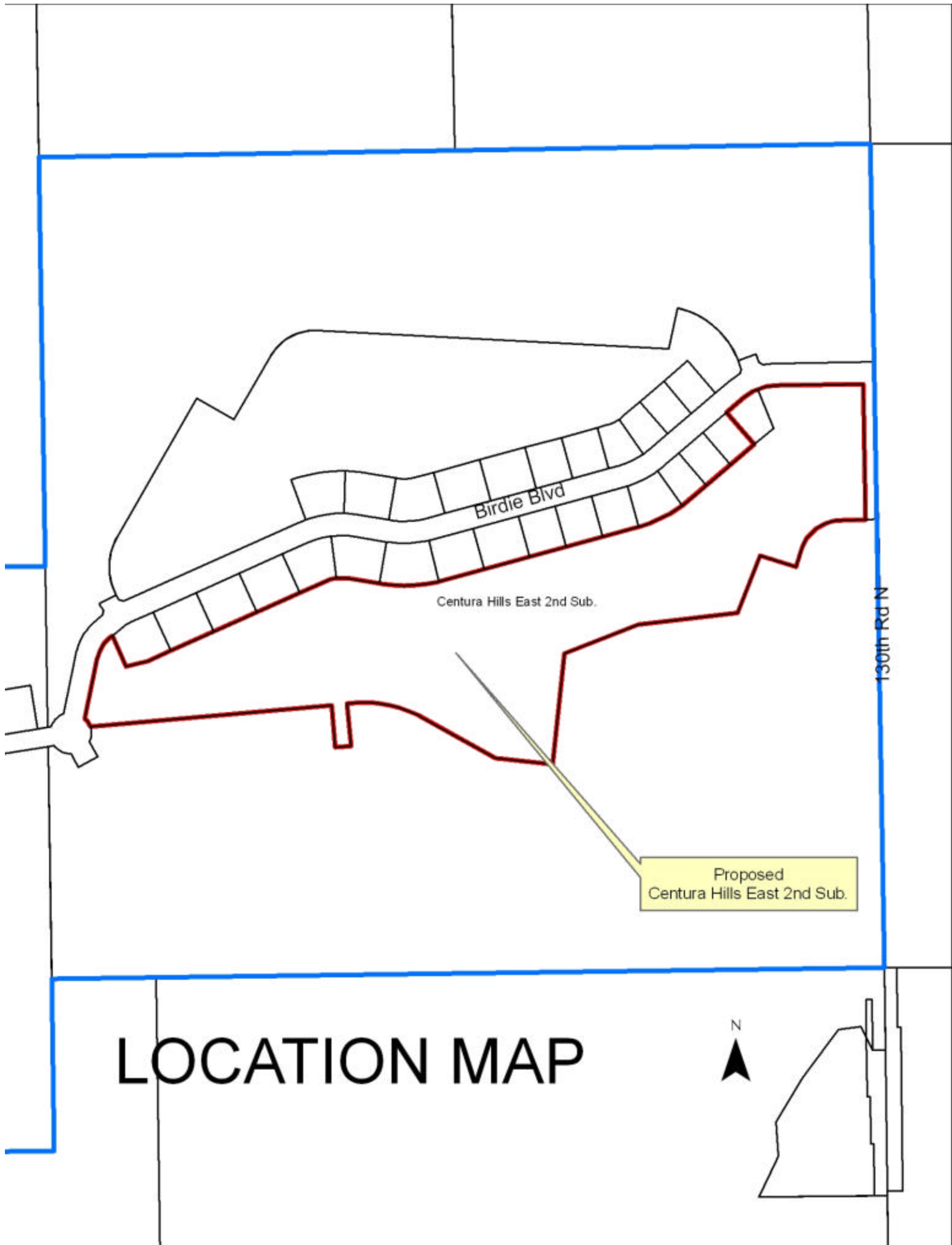
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. June 3, 2009 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

cc: Cairo City Clerk
Cairo City Attorney
Hall County Public Works
Hall County Building Department
Manager of Postal Operations
Olsson Associates

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



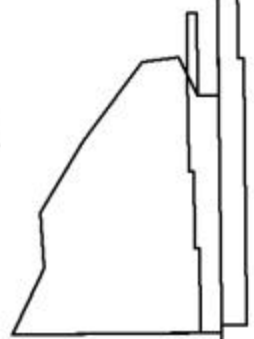
Birdie Blvd

Centura Hills East 2nd Sub.

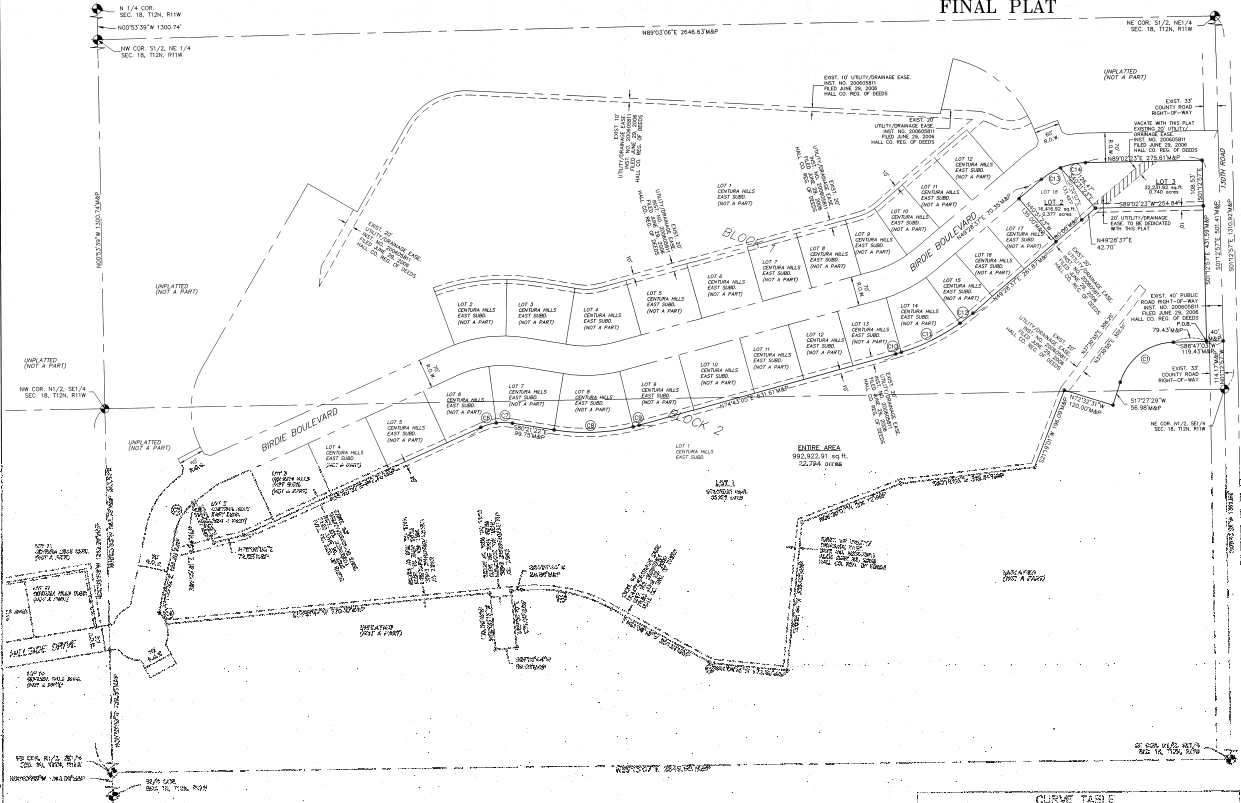
130th Rd N

Proposed
Centura Hills East 2nd Sub.

LOCATION MAP



CENTURA HILLS EAST SECOND SUBDIVISION IN THE VILLAGE OF CAIRO, HALL COUNTY, NEBRASKA FINAL PLAT



SECTION CORNER TIES

NORTHWEST COR. N1/2, S1/4, SEC. 18, T2N, R1W
 FOUND BUMP
 N 25.45 TO PK NAIL IN FENCE POST
 SW 1.27 TO PK NAIL IN BLAZED 2" OXIDIOUS TREE
 SW 2.50 TO PK NAIL IN BLAZED 2" OXIDIOUS TREE

NORTHEAST COR. N1/2, S1/4, SEC. 18, T2N, R1W
 FOUND BRACK CAP
 SW 11.11 TO PK NAIL IN POWER POLE
 E 15.40 TO PK NAIL IN END FENCE POST
 NE 44.30 TO PK NAIL IN END FENCE POST
 ESE 25.50 TO PK NAIL IN FENCE POST

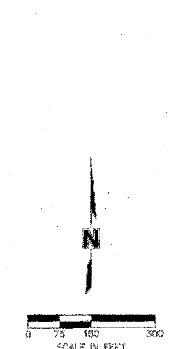
SOUTHWEST COR. N1/2, S1/4, SEC. 18, T2N, R1W
 FOUND 3/4" SPIRE
 NW 51.50 TO NAIL IN POWER POLE
 NE 52.50 TO NAIL IN TOP OF FENCE POST
 E 51.25 TO NAIL IN CORNER FENCE POST
 SE 45.10 TO PK NAIL IN TOP OF FENCE POST

SOUTHWEST COR. N1/2, S1/4, SEC. 18, T2N, R1W
 FOUND 3/4" SPIRE
 S 18.87 TO PK NAIL W/ASSAS WASHER IN FENCE POST
 W 18.87 TO 1/2" REBAR
 N 14.87 TO PK NAIL W/ASSAS WASHER IN FENCE POST
 W 2.40 TO PK NAIL W/ASSAS WASHER IN FENCE POST

NORTHEAST COR. S1/2, N1/4, SEC. 18, T2N, R1W
 FOUND 3/4" SPIRE
 W 32.42 TO PK NAIL IN POWER POLE
 NE 42.50 TO PK NAIL IN FENCE POST
 E 32.50 TO PK NAIL IN CORNER FENCE POST
 SE 1.56 TO 1/2" REBAR

SOUTHWEST COR. S1/2, N1/4, SEC. 18, T2N, R1W
 FOUND 3/4" SPIRE
 NE 75.52 TO NAIL IN POWER POLE
 NE 42.50 TO PK NAIL W/ASSAS WASHER IN GRAVE POST
 SW 21.87 TO PK NAIL IN POWER POLE
 NW 42.50 TO NAIL IN POWER POLE

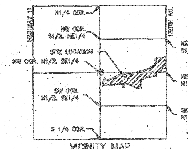
NORTHWEST COR. SEC. 18, T2N, R1W
 FOUND 3/4" SPIRE
 NE 75.52 TO NAIL IN POWER POLE
 E 32.50 TO PK NAIL IN CORNER FENCE POST
 N 35.37 TO PK NAIL IN CORNER FENCE POST
 NE 48.89 TO PK NAIL IN FENCE POST



GRADE	AREA	LENGTH	PERCENT	PERCENT	PERCENT	PERCENT	PERCENT
1	1719.24	180.00	10.47	10.47	10.47	10.47	10.47
2	1399.04	145.00	10.36	10.36	10.36	10.36	10.36
3	842.94	110.00	13.12	13.12	13.12	13.12	13.12
4	282.00	20.00	7.10	7.10	7.10	7.10	7.10
5	400.00	30.00	7.50	7.50	7.50	7.50	7.50
6	100.00	10.00	10.00	10.00	10.00	10.00	10.00
7	100.00	10.00	10.00	10.00	10.00	10.00	10.00
8	100.00	10.00	10.00	10.00	10.00	10.00	10.00
9	100.00	10.00	10.00	10.00	10.00	10.00	10.00
10	100.00	10.00	10.00	10.00	10.00	10.00	10.00
11	100.00	10.00	10.00	10.00	10.00	10.00	10.00
12	100.00	10.00	10.00	10.00	10.00	10.00	10.00
13	100.00	10.00	10.00	10.00	10.00	10.00	10.00
14	100.00	10.00	10.00	10.00	10.00	10.00	10.00
15	100.00	10.00	10.00	10.00	10.00	10.00	10.00
16	100.00	10.00	10.00	10.00	10.00	10.00	10.00
17	100.00	10.00	10.00	10.00	10.00	10.00	10.00
18	100.00	10.00	10.00	10.00	10.00	10.00	10.00
19	100.00	10.00	10.00	10.00	10.00	10.00	10.00
20	100.00	10.00	10.00	10.00	10.00	10.00	10.00
21	100.00	10.00	10.00	10.00	10.00	10.00	10.00
22	100.00	10.00	10.00	10.00	10.00	10.00	10.00
23	100.00	10.00	10.00	10.00	10.00	10.00	10.00
24	100.00	10.00	10.00	10.00	10.00	10.00	10.00
25	100.00	10.00	10.00	10.00	10.00	10.00	10.00
26	100.00	10.00	10.00	10.00	10.00	10.00	10.00
27	100.00	10.00	10.00	10.00	10.00	10.00	10.00
28	100.00	10.00	10.00	10.00	10.00	10.00	10.00
29	100.00	10.00	10.00	10.00	10.00	10.00	10.00
30	100.00	10.00	10.00	10.00	10.00	10.00	10.00
31	100.00	10.00	10.00	10.00	10.00	10.00	10.00
32	100.00	10.00	10.00	10.00	10.00	10.00	10.00
33	100.00	10.00	10.00	10.00	10.00	10.00	10.00
34	100.00	10.00	10.00	10.00	10.00	10.00	10.00
35	100.00	10.00	10.00	10.00	10.00	10.00	10.00
36	100.00	10.00	10.00	10.00	10.00	10.00	10.00
37	100.00	10.00	10.00	10.00	10.00	10.00	10.00
38	100.00	10.00	10.00	10.00	10.00	10.00	10.00
39	100.00	10.00	10.00	10.00	10.00	10.00	10.00
40	100.00	10.00	10.00	10.00	10.00	10.00	10.00
41	100.00	10.00	10.00	10.00	10.00	10.00	10.00
42	100.00	10.00	10.00	10.00	10.00	10.00	10.00
43	100.00	10.00	10.00	10.00	10.00	10.00	10.00
44	100.00	10.00	10.00	10.00	10.00	10.00	10.00
45	100.00	10.00	10.00	10.00	10.00	10.00	10.00
46	100.00	10.00	10.00	10.00	10.00	10.00	10.00
47	100.00	10.00	10.00	10.00	10.00	10.00	10.00
48	100.00	10.00	10.00	10.00	10.00	10.00	10.00
49	100.00	10.00	10.00	10.00	10.00	10.00	10.00
50	100.00	10.00	10.00	10.00	10.00	10.00	10.00

LEGEND

- FRONT PROPERTY CORNER
- SET 1/4" TIE PROPERTY CORNER
- SECTION CORNER
- SECTION LINE
- PROPERTY BOUNDARY IN DASH LINE
- EXISTING PROPERTY BOUNDARY
- PROPOSED DASH LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EASEMENT BOUNDARY
- EASEMENT BOUNDARY
- PLATTED DISTANCE CENTURA TRAIL EAST BAY



OWNER: CENTURA HILLS EAST LLC
 DESIGNER: OLSSON ARCHITECTS
 DATE: 10/15/2014
 SHEET: 1 OF 2

SHEET 1 OF 2

OLSSON
ARCHITECTS

May 20, 2009

Dear Members of the Board:

RE: Final Plat – Centura Hills East Third Subdivision

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Centura Hills East Third Subdivision, located east of Hwy 11 and west of 130th Rd., in Cairo, in Hall County, Nebraska.

This final plat proposes to create 1 lot on a tract of land consisting of part of the North Half of the Southeast Quarter (N1/2, SE1/4) of Section 18, Township 12 North, Range 11, West of the 6th P.M., in Hall County Nebraska, and said tract containing 1.262 acres.

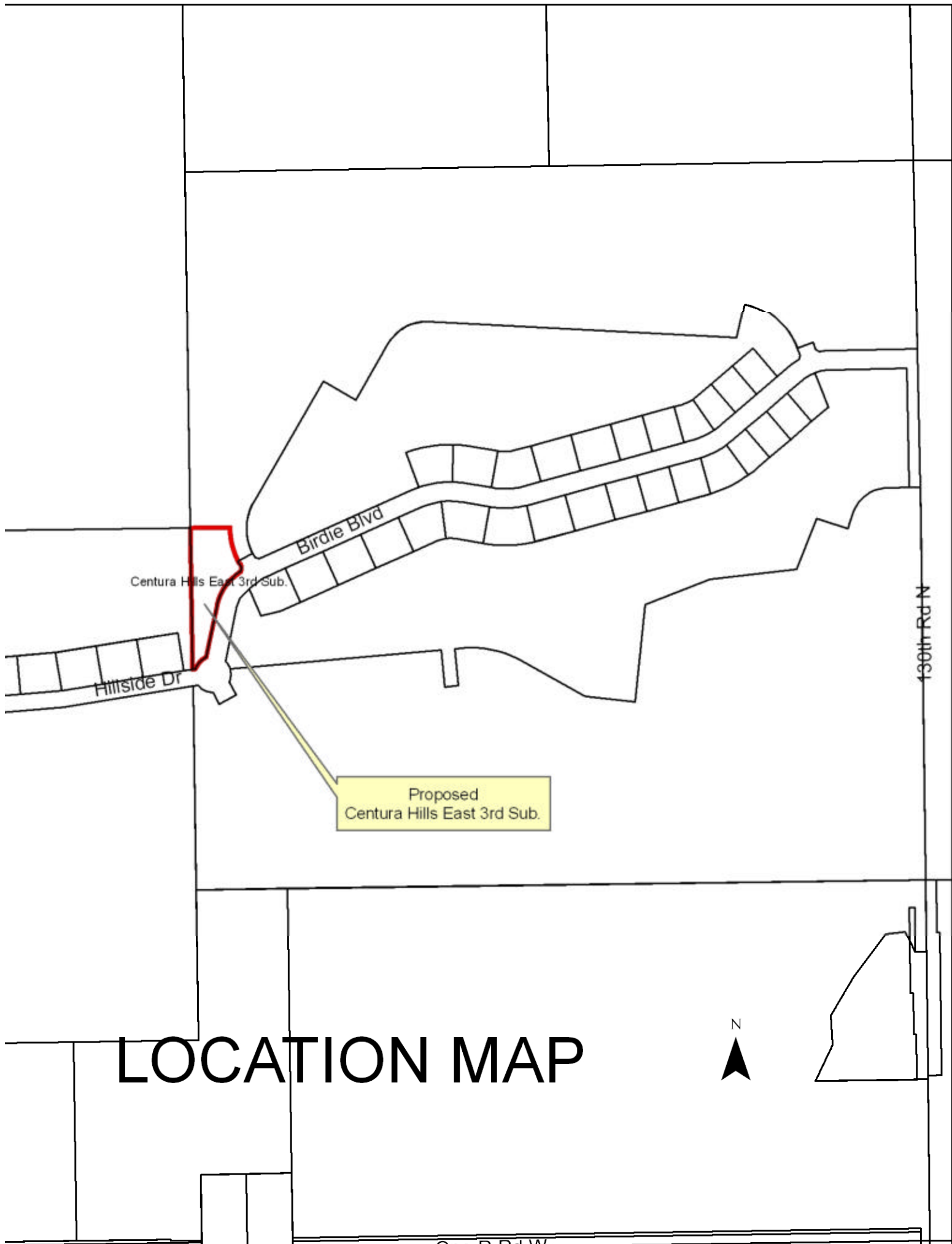
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. June 3, 2009 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Naby, AICP
Planning Director

cc: Cairo City Clerk
Cairo City Attorney
Hall County Public Works
Hall County Building Department
Manager of Postal Operations
Olsson Associates

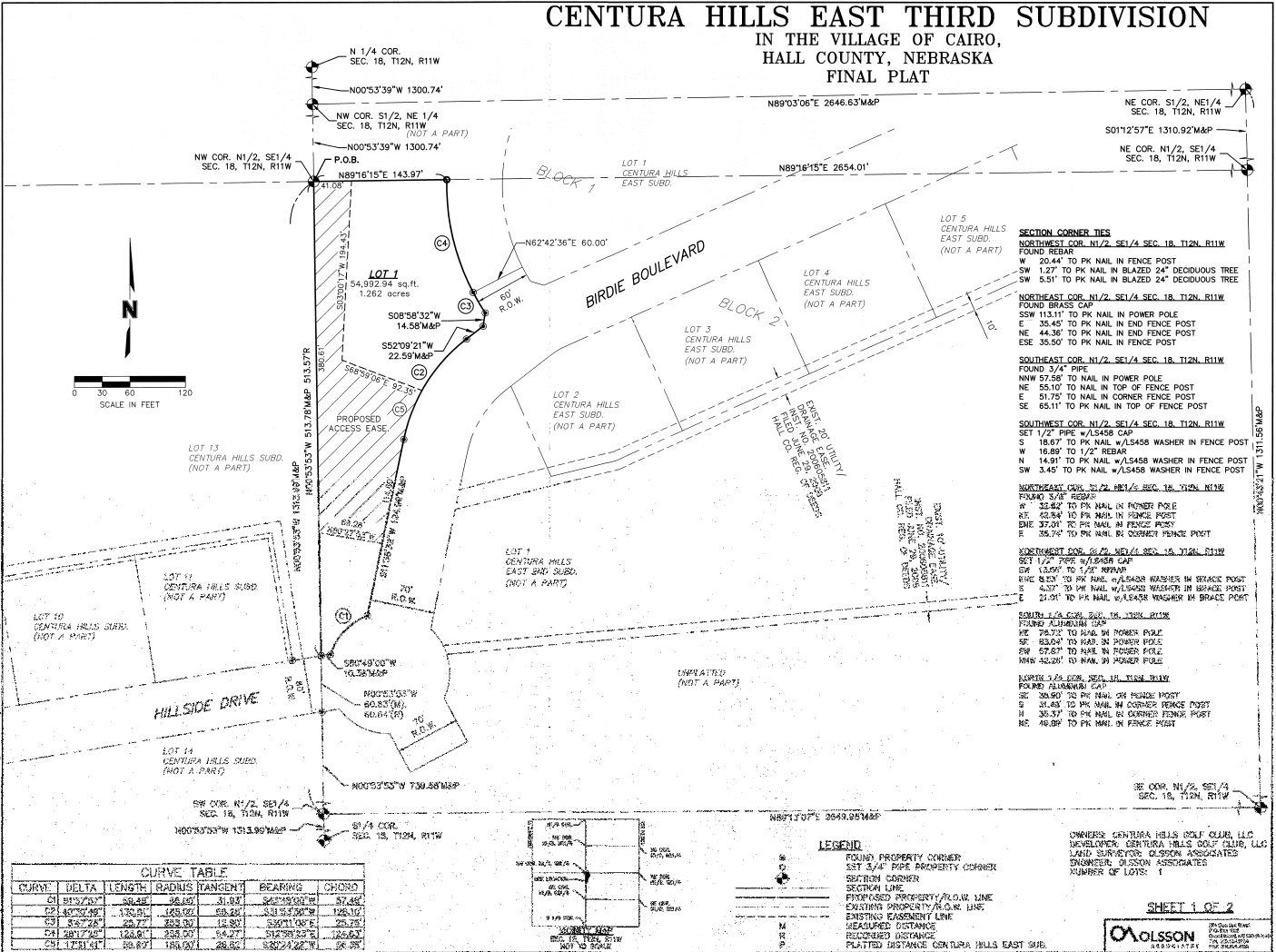
This letter was sent to the following School Districts 1R, 2, 3, 8, 12, 19, 82, 83, 100, 126.



LOCATION MAP



CENTURA HILLS EAST THIRD SUBDIVISION IN THE VILLAGE OF CAIRO, HALL COUNTY, NEBRASKA FINAL PLAT



SECTION CORNER TIES
NORTHWEST COR. N1/2, SE1/4 SEC. 18, T12N, R11W
 FOUND REBAR
 W 20.44' TO PK NAIL IN FENCE POST
 S 1.27' TO PK NAIL IN BLAZED 24" DECIDUOUS TREE
 SW 5.87' TO PK NAIL IN BLAZED 24" DECIDUOUS TREE
NORTHEAST COR. N1/2, SE1/4 SEC. 18, T12N, R11W
 FOUND BRASS CAP
 SSW 113.11' TO PK NAIL IN POWER POLE
 E 35.45' TO PK NAIL IN END FENCE POST
 NE 44.36' TO PK NAIL IN END FENCE POST
 ESE 35.50' TO PK NAIL IN FENCE POST
SOUTHWEST COR. N1/2, SE1/4 SEC. 18, T12N, R11W
 FOUND 3/4" PIPE
 NW 57.58' TO NAIL IN POWER POLE
 NE 55.10' TO NAIL IN TOP OF FENCE POST
 E 51.75' TO NAIL IN CORNER FENCE POST
 SE 65.11' TO PK NAIL IN TOP OF FENCE POST
SOUTHWEST COR. N1/2, SE1/4 SEC. 18, T12N, R11W
 SET 1/2" PIPE w/LS458 CAP
 S 18.67' TO PK NAIL w/LS458 WASHER IN FENCE POST
 W 18.89' TO 1/2" REBAR
 N 14.91' TO PK NAIL w/LS458 WASHER IN FENCE POST
 SW 3.45' TO PK NAIL w/LS458 WASHER IN FENCE POST
NORTHEAST COR. N1/2, SE1/4 SEC. 18, T12N, R11W
 FOUND 3/4" REBAR
 W 32.82' TO PK NAIL IN POWER POLE
 SE 32.84' TO PK NAIL IN FENCE POST
 ENE 37.04' TO PK NAIL IN FENCE POST
 E 35.76' TO PK NAIL IN CORNER FENCE POST
NORTHWEST COR. N1/2, SE1/4 SEC. 18, T12N, R11W
 SET 1/2" PIPE w/LS458 CAP
 SW 13.00' TO 1/2" REBAR
 ENE 8.52' TO PK NAIL w/LS458 WASHER IN BRACE POST
 E 4.37' TO PK NAIL w/LS458 WASHER IN BRACE POST
 E 21.91' TO PK NAIL w/LS458 WASHER IN BRACE POST
SOUTHWEST COR. N1/2, SE1/4 SEC. 18, T12N, R11W
 FOUND ALUMINUM CAP
 NE 78.72' TO NAIL IN POWER POLE
 SE 83.04' TO NAIL IN POWER POLE
 SW 57.82' TO NAIL IN POWER POLE
 NW 42.23' TO NAIL IN POWER POLE
NORTHWEST COR. N1/2, SE1/4 SEC. 18, T12N, R11W
 FOUND PLUMBING CAP
 SE 34.90' TO PK NAIL IN FENCE POST
 S 21.43' TO PK NAIL IN CORNER FENCE POST
 W 30.37' TO PK NAIL IN CORNER FENCE POST
 NE 48.89' TO PK NAIL IN FENCE POST

CURVE	DELTA	LENGTH	RADIUS	TANGENT	BEARING	CHORD
C1	81°37'53"	28.48'	36.15'	31.83'	S24°29'02"W	57.46'
C2	45°07'48"	120.81'	163.05'	68.28'	S31°53'26"W	126.10'
C3	52°27'28"	228.72'	333.00'	134.80'	S30°11'08"W	253.75'
C4	88°17'40"	168.81'	258.29'	104.27'	S17°09'33"W	183.62'
C5	17°51'41"	39.83'	184.70'	28.82'	S82°21'22"W	39.28'

LEGEND
 FOUND PROPERTY CORNER
 SET 3/4" PIPE PROPERTY CORNER
 SECTION CORNER
 PROPOSED PROPERTY BOUNDARY LINE
 EXISTING PROPERTY BOUNDARY LINE
 EXISTING EASEMENT BOUNDARY LINE
 MEASURED DISTANCE
 RECORDED DISTANCE
 PLATTED DISTANCE CENTURA HILLS EAST SUB.

SHEET 1 OF 2
MOLSON
 SURVEYORS
 1000 N. 10th St., Suite 100
 Lincoln, NE 68502
 TEL: 402.426.1111
 FAX: 402.426.1112

May 20, 2009

Dear Members of the Board:

RE: Final Plat – Perkins Acres Second Subdivision

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Perkins Acres Second Subdivision, located east of 150th Road and north of Airport Rd., in Hall County, Nebraska.

This final plat proposes to create 1 lot on a tract of land comprising a part of Lot One (1), Perkins Acres Subdivision, located in the Southwest Quarter of the Southwest Quarter (SW1/4SW1/4) of Section Thirty Six (36), Township Twelve (12) North, Range Twelve (12), West of the 6th P.M. in Hall County, Nebraska and said tract containing 1.5135 acres.

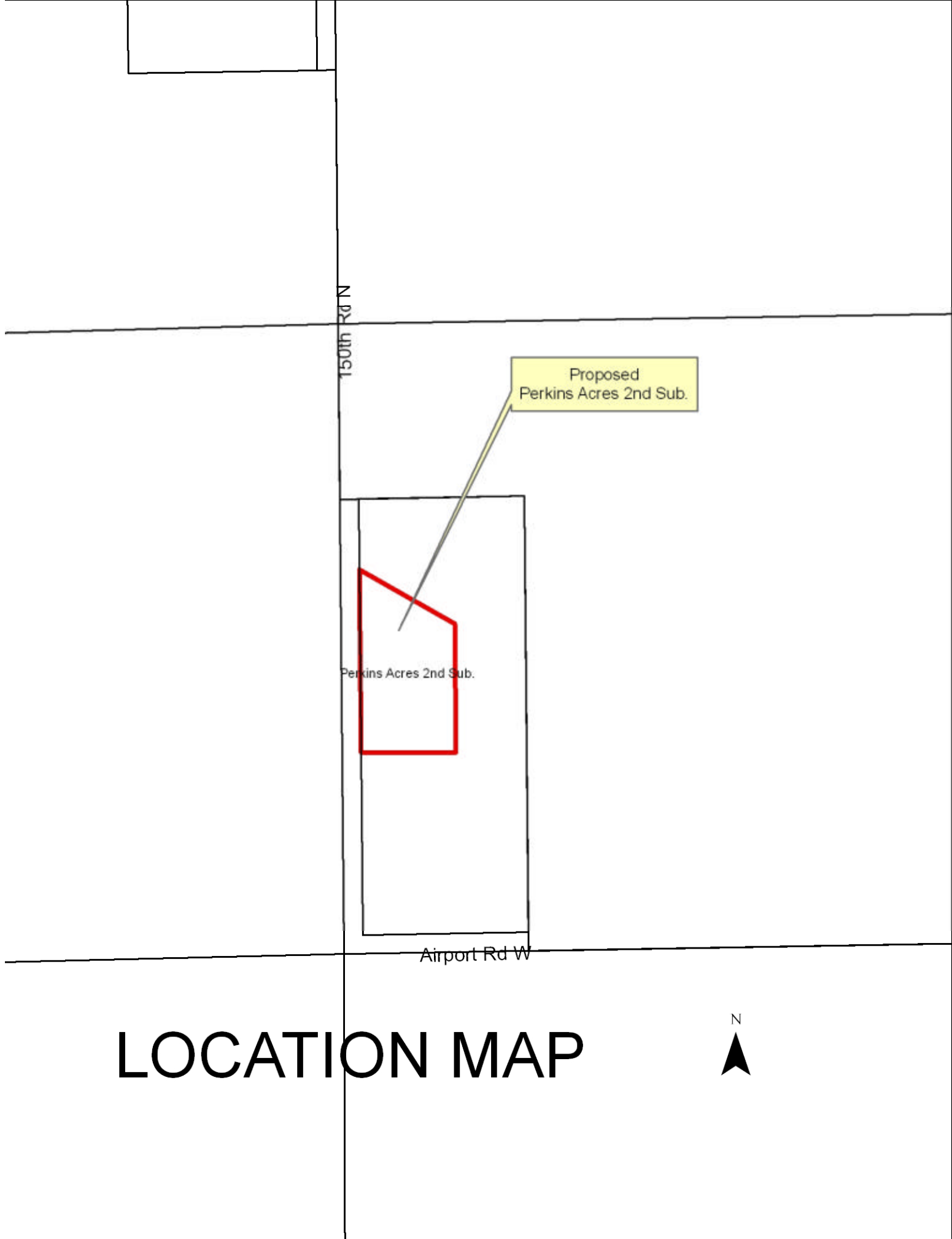
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on June 3, 2009 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Naby, AICP
Planning Director

cc: Hall County Clerk
Hall County Attorney
Hall County Public Works
Hall County Building Department
Manager of Postal Operations
Benjamin & Associates, INC.

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



N. Dr. 41051

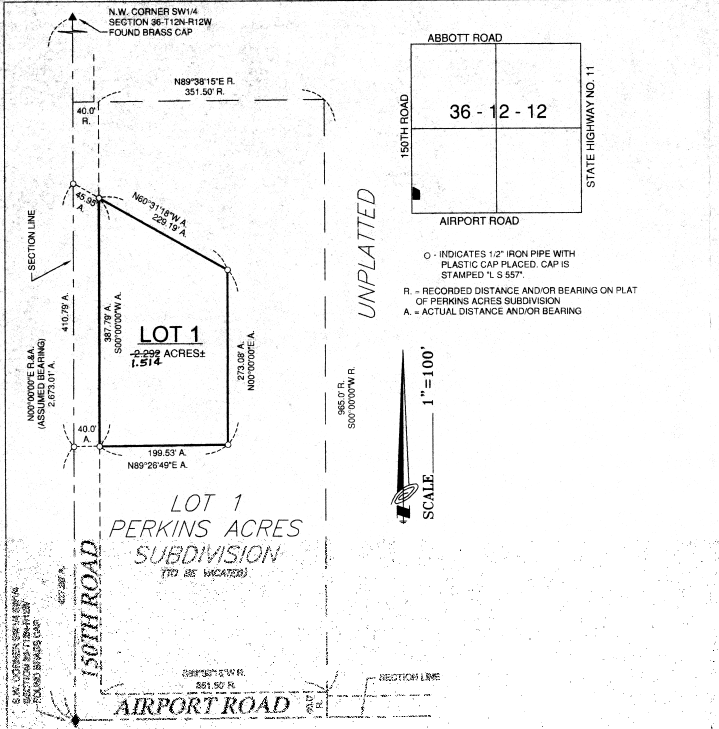
Proposed Perkins Acres 2nd Sub.

Perkins Acres 2nd Sub.

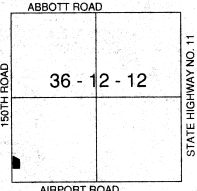
Airport Rd W

LOCATION MAP

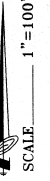




UNPLATTED



O - INDICATES 1/2" IRON PIPE WITH PLASTIC CAP PLACED. CAP IS STAMPED 'L S 557'.
 R - RECORDED DISTANCE AND/OR BEARING ON PLAT OF PERKINS ACRES SUBDIVISION
 A - ACTUAL DISTANCE AND/OR BEARING



LEGAL DESCRIPTION

A parcel of land comprising a part of Lot One (1), Perkins Acres Subdivision, located in the Southeast Quarter of the Southeast Quarter (SW1/4 SW1/4) of Section Thirty Six (36), Township Twelve (12) North, Range Twelve (12) East of the 10th P.M., Hall County, Nebraska, and more particularly described as follows:

That he commence the point of beginning, start of the southwest corner of said Southeast Quarter of the Southeast Quarter (SW1/4 SW1/4), and point also being the northeast corner of said Perkins Acres Subdivision, thence N89°38'15"E (assumed bearing) along and upon the west line of said Southeast Quarter of the Southeast Quarter (SW1/4 SW1/4), and also being along and upon the west line of said Perkins Acres Subdivision, a distance of Two Hundred Twenty Seven and Twenty Eight hundredths (227.28) feet thence N89°38'15"E, a distance of Forty (40.0) feet to the ACTUAL point of beginning, said point also being on the west line of said Lot One (1), Perkins Acres Subdivision, thence continuing easterly along and upon the previously described bearing, a distance of One Hundred Twenty Nine and Fifty Three hundredths (129.53) feet, thence S89°38'15"E, a distance of Two Hundred Twenty Nine and Ninety Three hundredths (229.93) feet to a point on the west line of said Lot One (1), Perkins Acres Subdivision, said point being Fifty (50.0) feet west of (measured perpendicular to) the west line of said Southeast Quarter of the Southeast Quarter (SW1/4 SW1/4) thence S89°38'15"E, along and upon the west line of said Lot One (1), Perkins Acres Subdivision, a distance of Three Hundred Eighty Seven and Seventy Nine hundredths (387.79) feet to the ACTUAL point of beginning and enclosing 1.514 acres, more or less.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that we, James R. Perkins and Terri L. Perkins, husband and wife, being the owners of the land described hereon, have caused same to be surveyed, subdivided, platted and designated as "PERKINS ACRES SECOND SUBDIVISION", Hall County, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the easements, if any, for the location, construction and maintenance of public 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 owners and proprietors.

IN WITNESS WHEREOF, we have affixed our signatures hereto at _____ Nebraska, this _____ day of _____, 2009.

James R. Perkins _____ Terri L. Perkins _____

ACKNOWLEDGEMENT

State of Nebraska ss
 County of Hall

On the _____ day of _____, 2009, before me, _____, a Notary Public within and for said County, personally appeared James R. Perkins and Terri L. Perkins, husband and wife, to me personally known to be the identical persons whose signatures are affixed hereto, and they did acknowledge the execution thereof to be his and her voluntary act and deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my 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 Wood River, and the Villages of Aldo, Cairo and Doniphan, Nebraska.

Chairman _____ Date _____
 Approved and accepted by the Hall County Board of Supervisors, this _____ day of _____, 2009.
 Chairman of the Board _____ County Clerk _____ (SEAL)

SURVEYOR'S CERTIFICATE

I hereby certify that on _____, 2009, I completed an accurate survey (made under my supervision) of "PERKINS ACRES SECOND SUBDIVISION", Hall County, as shown on the accompanying plat thereof, that the said blocks, streets, avenues, ways, paths, easements and other premises as contained in said subdivision, as shown on the accompanying plat thereof are well and accurately shown and marked from true markers were placed of all corners as shown on the plat, that each lot bears No. and number, and that said survey was made with reference to known and recorded monuments.

Law D. Wagner, Registered Land Surveyor No. 507 _____ (SEAL)

**PERKINS ACRES
 SECOND SUBDIVISION
 HALL COUNTY, NEBRASKA**

BENJAMIN & ASSOCIATES, INC. - ENGINEERS & SURVEYORS - GRAND ISLAND, NEBRASKA