



Hall County Regional Planning Commission

Wednesday, September 02, 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

7:00:00 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

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Item .A

September 2, 2009 Summary Page

Insert a narrative here

Staff Contact:

**Staff Recommendation Summary
For Regional Planning Commission Meeting
September 2, 2009**

- 4. Presentation Community Beautification Award** – Presentation of nominations and winners announced for Community Beautification Award.
- 5. Public Hearing** – Text Change to the BG General Business District Section 5.12.03, to consider adding storage units as a conditional use in the BG Zoning District, the addition of storage and warehousing as a permitted conditional use in the BG Zoning District. (C-22-2009WR).
- 6. Final Plat – Country Club Third Subdivision**, located south of Stolley Park Rd and west of Riverview Dr., Grand Island Nebraska consisting of .813 acres (2 Lots). This subdivision is zoned R1 Suburban Residential. 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.



Hall County Regional Planning Commission

Wednesday, September 02, 2009
Regular Meeting

Item -2

Community Beautification Award Nominations

Insert a narrative here

Staff Contact:

2009 Community Beautification Awards Nominations:

GRAND ISLAND

LEE'S FAMILY RESTERAUNT

2920 Old Fair Road & W Hwy 30
Grand Island NE 68803

BARISTA'S

940 N Webb Rd
Grand Island NE 68803

SUNHEAT

3724 Arch Avenue
Grand Island NE 68803

SMV INC

3724 Arch Avenue
Grand Island NE 68803

SOUTHEAST CROSSINGS

929 – 939 S Locust
Grand Island NE 68801

DICK'S MOTOR COMPANY

716 W 5th
Grand Island NE 68801

CARDINAL TOOL & DYE

3018 W Wildwood Dr
Grand Island NE 68803

CREDIT MANAGEMENT

105 N Wheeler
Grand Island NE 68801

FIRE STATION ONE

409 E Fonner Park Rd
Grand Island NE 68801

GAS ISLAND

2012 N Webb Rd
Grand Island NE 68803

RODEWAY INN

3205 South Locust
Grand Island NE 68801

ISLAND VIEW

638 N Webb Rd
Grand Island NE 68803

SANCHEZ PLAZA

218 S Wheeler
Grand Island NE 68801

GRAND VENUES, INC.

217 N Locust
Grand Island NE 68801

MAIN STREET STATION

2207 – 2245 N Webb Road
Grand Island NE 68803

DONIPHAN

GIRL SCOUTS

Vet's Memorial Park
Doniphan NE 68832

ALDA

CORNER PET SHOP

100 W Front St
Alda NE 68810

VILLAGE OF ALDA OFFICE & COMMUNITY CENTER

6410 W Hwy 30
Alda NE 68810



Hall County Regional Planning Commission

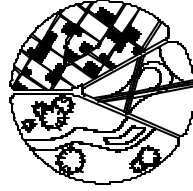
Wednesday, September 02, 2009
Regular Meeting

Item E

Minutes of August 5, 2009 Meeting

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
August 5, 2009

The meeting of the Regional Planning Commission was held Wednesday, August 5, 2009, in the Community Meeting Room - City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" July 25, 2009.

Present:	Pat O'Neill	Leslie Ruge
	Karen Bredthauer	Jaye Monter
	Deb Reynolds	Scott Eriksen
	Ray Aguilar	Mark Haskins
	Don Snodgrass	Lisa Heineman

Absent: Bill Hayes, John Amick

Other:

Staff: Chad Nability, Rose Woods

Press: Tracy Overstreet, Independent

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 July 1, 2009 meeting.

A motion was made by Eriksen, and seconded by Aguilar, to approve the Minutes of the July 1, 2009 meeting as presented.

The motion carried with 10 members present 8 voting in favor (Aguilar, O'Neill, Ruge, Reynolds, Eriksen, Snodgrass, Haskins, Bredthauer) and 2 members present abstaining (Heineman, Monter).

3. Request time to speak.

No one requested time to speak.

4. Public Hearing – Text Amendment to amend parking regulations. Amendment to be considered pertain to the §36-96 Off-Street Parking Requirements. (C-21-2009GI).

Nabity explained the changes proposed here were suggested by City of Grand Island Staff in response to the relocation of the Nebraska State Fair to Fonner Park. While these changes will address issues that will arise during the State Fair they also address issues for similar events at other locations in the city and its 2 mile ETJ. All areas with changes are highlighted. Additions are Italicized and underlined and deletions are in strike out.

§36-96. Off-Street Parking Requirements

(A) Purposes:

(1) It is the intent of this section that all buildings and uses shall provide off-street parking and loading facilities in a minimum amount as required herein to meet the needs of such buildings and uses on private property and under the same ownership as such buildings or uses. The accommodations may consist of lots, garages, or other buildings, and accessories; they may be surface facilities or facilities above or under the ground.

(2) It is the further intent of this section that all off-street parking and loading spaces and facilities shall be sited and built according to the requirements contained in this section, and shall require an application for and issuance of a building permit pursuant to §8-22.

(B) Application. Each building or use hereafter constructed, and each addition to or altered building or use shall be provided with off-street parking and loading spaces as required herein. Each off-street parking space or loading facility and space hereafter constructed, upon proper application and permit being granted shall be sited and constructed pursuant to the requirements of this section. No application for a building permit for such building, addition, alteration, or use shall be approved unless accompanied by a plot plan showing the location and amount of off-street parking and loading spaces as required herein for the existing or proposed building or use and including all such additions or alterations. No occupancy or use permit shall be issued unless the required parking and loading facilities shall have been provided in accordance with the approved plot plan. Requirements shall be applicable to all zones and districts but not to include the following business districts or tracts of land as identified below.

(1) *Central Business District* as identified and described in Chapter 13 of this code as the Downtown Improvement and Parking District No. 1.

(2) *Fourth Street Business District.* Beginning at the intersection of Eddy Street and the alley in the block between Fourth and Fifth Streets; thence easterly on the alley to the intersection of the alley with Sycamore Street; thence southerly on Sycamore Street to 100 feet south of the south right-of-way line of North Front Street; thence westerly on the aforesaid line to its intersection with Eddy Street; thence northerly on Eddy Street to the point of beginning.

(3) tracts of land ten acres or more used for seasonal events(1 event every 3 months) of not more than 14 consecutive days in duration and a minimum of 14 days between events..

Nabity further stated Fonner Park appears to have sufficient hard surface parking to accommodate the existing buildings and the new buildings to be placed on site for the State Fair. Areas that have improved parking will be used for the Midway, food vendors and possibly display areas during the State Fair. These areas will not be available for parking during the fair. The current regulations do not make any provisions for parking on unimproved surfaces. These proposed changes would allow Fonner Park and others such as the Heartland Shooting Park, Grand Island Airport and even Stuhr Museum to use unimproved parking for seasonal events lasting not longer than 14 days.

As long as these events are temporary in nature and seasonal they are unlikely to create regular and significant issues with dust. It is not the intent of this change to permit the development of parking areas with gravel, crushed rock, asphalt millings or other non-dust free surfaces.

If the parking were required to be improved it would increase the likelihood of drainage problems in the area as paved surfaces shed more water and shed water faster than unpaved surfaces. For events that are held regularly it is appropriate to find some other means of handling the drainage; for events that are sporadic or seasonal it is more appropriate to allow grassed areas that will not shed water quickly.

O'Neill asked for any questions or comments from the audience, David Plautz, 4063 Manchester, Grand Island, spoke about the need for some type of surfacing other than grass. He stated grass doesn't give the right impression. Snodgrass stated gravel eventually works into the soil, recycled asphalt or crushed rock may be an option. Aguilar stated people from out of town don't expect hard paving; it will not come as a shock, many events across the state have their parking needs met with parking on grass. Aguilar mentioned the State Fair in Lincoln and College World Series as examples. Nabity stated gravel is not a dust free surface, and with the water park nearby grass would be the better choice. Heineman noted she would like to see a strategic plan for the parking layout.

O'Neill closed the Public Hearing and asked for motions regarding the proposed change to the Text Amendment. A motion was made by Eriksen and seconded by Haskins, to recommend approval to amend the parking regulations pertaining to the §36-96 Off-Street Parking Requirements as presented. With the concurrence of Eriksen and Haskins, O'Neill added the following findings of fact: a parcel of more than 10 acres would house large events a smaller parcel less would pose special problems for parking and the event; these provisions will minimize issues with runoff and storm water on the site; these provision will reduce infrastructure costs. Haskins added the 14 day restriction would help prevent further problems.

A motion was made by Eriksen and seconded by Haskins, to recommend approval to amend the parking regulations pertaining to the §36-96 Off-Street Parking Requirements as presented.

A roll call vote was taken and the motion passed with 10 members present (Aguilar, O'Neill, Ruge, Haskins, Reynolds, Monter, Eriksen, Bredthauer, Heineman, Snodgrass) voting in favor and no member present abstaining.

Consent Agenda

5. **Final Plat – R Quandt Subdivision**, located north of White Cloud Rd. and west of Quandt Rd., in the 2-mile extraterritorial jurisdiction of Grand Island in Hall County, Nebraska consisting of 4.184 acres (1Lot).
6. **Final Plat – Pilkington Subdivision**, located north Abbott Rd., and east of 80th Rd., in Hall County, Nebraska, consisting of 4.617 acres (1 Lot).
7. **Preliminary Plat – Woodland Park Revised Subdivision**, Revised Preliminary Plat, located west of Independence Ave and north of Capital Ave., in the City of Grand Island, Nebraska, consisting of (17 Lots).

Final Plat – Woodland Park 10th Subdivision, located east of Independence and north of Capital Ave., in Grand Island in Hall County Nebraska, consisting of (17 Lots).

A motion was made by Aguilar and seconded by Eriksen to approve the plats as presented.

A roll call vote was taken and the motion passed with 10 members present (Aguilar, O'Neill, Ruge, Reynolds, Monter, Haskins, Eriksen, Bredthauer, Heineman, Snodgrass) voting in favor and no member present abstaining.

9. Planning Director's Report

Nabity stated the nominations are in for the Community Beautification Awards. There were a lot of nominations even some from the area communities. Karen Bredthauer, Les Ruge and John Amick are on the Committee for the Community Beautification Awards. Nabity will be getting pictures taken and scheduling a meeting to decide on the award winner within the next few weeks.

10. Next Meeting September 2, 2009

11. Adjourn

Chairman O'Neill adjourned the meeting at 6:28 p.m.

Leslie Ruge, Secretary

by Rose Woods



Hall County Regional Planning Commission

Wednesday, September 02, 2009
Regular Meeting

Item F

Text Change to the BG General Business District C-22-2009WR)

Insert a narrative here

Staff Contact:

Agenda Item #5

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

September 2, 2009

SUBJECT:

Concerning amendments to the Zoning Ordinance for the City of Wood River and its 1 mile extra-territorial jurisdiction. Amendments to be considered pertain to §5.12.03 Permitted Conditional Use; the addition of storage and warehousing as a permitted conditional use in the BG Zoning District. (C-22-2009WR)

PROPOSAL:

The changes proposed here were requested by Mavis and James Reiter of Wood River. All areas with changes are **highlighted**. Additions are ***Italicized and underlined*** and deletions are in **~~strike-out~~**.

Section 5.12 ***BG General Business District***

5.12.01 *Intent:* The (BG) General Business District is intended to establish standards that will foster and maintain an area within the district boundaries that will benefit the retail trade, business, cultural, and social activities of the entire community.

5.12.02 *Permitted Uses:*

- 1 Business and professional services including: attorneys, banks, insurance, real estate, offices, postal stations, printing, credit services, security brokers, dealers and exchange, title abstracting, savings and loans, finance services and investment services; but not including uses defined in Adult Establishment.
- 2 Child care/day care.
- 3 Dance studio, not including uses defined in Adult Establishment.
- 4 Meeting hall, not including uses defined in Adult Establishment.
- 5 Retail business or service establishment supplying commodities or performing services, such as, or in compatibility with and including the following:
 - a Agricultural implement sales and service centers.
 - b Apparel shop.
 - c Appliance store.
 - d Antique store.
 - e Automobile displays, sales, service, and repair.
 - f Automobile parking lot.
 - g Automobile parts and supplies store.
 - h Bakery shop.
 - i Bar and tavern.
 - j Barber and Beauty shop.

k	Bookstore, not including uses defined in Adult Establishment.
l	Business or professional school.
m	Building materials retail sales.
n	Clothing and tailoring shops.
o	Commercial greenhouses.
p	Communication services.
q	Computer store.
r	Department store.
s	Drug stores and prescription shops.
t	Dry cleaners and establishments (not over two-thousand (2,000) square feet in floor area) with one dry cleaning unit having a capacity not to exceed 35 pounds per cycle using nonflammable or non-explosive solvents.
u	Exercise, fitness and tanning spa, not including uses defined in Adult Establishment.
v	Floral shop.
w	Furniture store or showroom.
x	Gift and curio shop.
y	Grocery store.
z	Hardware store.
aa	Hobby, craft, toy store.
bb	Indoor amusement and entertainment establishment, including bowling alleys and movie theaters, not including uses defined in Adult Establishment.
cc	Laundry and dry cleaning pick-up and delivery stations.
dd	Liquor store.
ee	Medical and dental clinics.
ff	Mortuaries and funeral chapels.
gg	Newsstands, not including uses defined in Adult Establishment.
hh	Outdoor amusement and entertainment establishment, including miniature golf, but not including outdoor movie theaters.
ii	Photography studio.
jj	Picture framing shop.
kk	Restaurants, cafes, and fast food establishment.
ll	Second hand stores.
mm	Shoe store.
nn	Tanning salon.
oo	Variety store, not including uses defined in Adult Establishment.
pp	Video store, not including uses defined in Adult Establishment.
qq	Social club and fraternal organizations, not including uses defined in Adult Establishment.
rr	Telephone exchange.
ss	Telephone answering service.
tt	Public overhead and underground local distribution utilities.

5.12.03 *Permitted Conditional Uses:*

- 1 Temporary structure for festivals or commercial events.
- 2 Recreational establishments.
- 3 Amusement arcades.
- 4 Garden supply and retail garden center.
- 5 Pool hall.
- 6 Tavern and cocktail lounge, not including uses defined in Adult Establishment.
- 7 Temporary greenhouses.
- 8 Totally enclosed, automated and conveyor-style car washes.
- 9 Outdoor Entertainment.
- 10 Convenience store with limited fuel sales.
- 11 Residences in conjunction with the principle use when located above the ground floor.

- 12 Churches, temples, seminaries, and convents including residences for teachers and pastors.
- 13 Printing and publishing.
- 14 Retail motor vehicle sales and service.
- 15 Car wash.
- 16 Garden supply and retail garden center.
- 17 Retail building material sales.
- 18 Service station and minor automobile repair services.
- 19 Tire store and minor automobile repair service.
- 20 Warehousing and Storage.

5.12.04 *Accessory Uses*

- 1 Buildings and uses customarily incidental to the permitted uses.
- 2 Parking pursuant to Sections 7.02 through 7.05.
- 3 Signs pursuant to Sections 7.06 through 7.08.
- 4 Temporary buildings and uses incidental to construction work, which will be removed upon completion or abandonment of the construction, work.
- 5 Landscaping pursuant to Section 7.15.

5.12.05 *Height and Lot Requirements:* The height and minimum lot requirements shall be as follows:

Use	Lot Area	Lot Width	Front Yard	Side Yard	Rear Yard	Max. Height
Permitted Uses	5,000 sq.ft.	60 feet	30'	15'	25'	45 feet*
Permitted Conditional Uses	5,000 sq.ft.	60 feet	30'	15'	25'	45 feet*
<u>Accessory Buildings</u>	-	-	*	*	*	-

* The maximum height of any use shall be decreased to thirty-five feet (35') when located within one-hundred feet (100') of any residential district.

5.12.06 *Use Limitations:*

- 1 When adjacent to any residential district, no parking, drives or signs shall be allowed in the required front yard within fifteen feet (15') of such residential district.
- 2 When adjacent to any residential district, new construction shall provide a six foot (6') high permanent screen in order to minimize impacts on residentially zoned property, pursuant to Section 7.13.
- 3 No outdoor storage, except the display of merchandise for sale to the public, shall be permitted.
- 4 Exterior lighting fixtures shall be shaded so that no direct light is cast upon any residential property and so that no glare is visible to any traffic on any public street.
- 5 When adjacent to an alley, the width of the alley shall be included in computing the minimum rear yard setback.

OVERVIEW:

Warehousing and storage uses are not uncommon in most general business districts as they are necessary to support most business uses. The proposed changes would allow them as a principle use by conditional use permit they would already be allowed accessory to an allowed principle use.

In Wood River, the BG zones tend to be centered on the highway entrances to town. Warehousing and storage uses if allowed by conditional use permit could be tailored by the City Council to fit appropriate entrances into the City.

The BG zone does not permit outside storage of products except the display of merchandise so only enclosed storage would be permitted. If merchandise is displayed this would be a retail facility that is already permitted within the regulations.

RECOMMENDATION:

That the Regional Planning Commission recommend that the Wood River City Council **approve** the changes to the Wood River City Code §5.12.03 as requested.

_____ Chad Naby AICP, Planning Director



Hall County Regional Planning Commission

Wednesday, September 02, 2009
Regular Meeting

Item M5

Final Plats

Insert a narrative here

Staff Contact:

August 19, 2009

Dear Members of the Board:

RE: Final Plat – Country Club Third Subdivision

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Country Club Third Subdivision, located west Riverview Drive and south of Stolley Park Rd., 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 One (1), Country Club 2nd Subdivision in the City of Grand Island, Nebraska, said tract containing .813 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 September 2, 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
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.

Stolley Park Rd W

Hagge Ave

Grand Ave

Riverview Dr

Country Club 3rd

Proposed
Country Club 3rd Sub.

Parkview Dr

N

Rosemont Ave

LOCATION MAP

Judson Cir

William St



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.

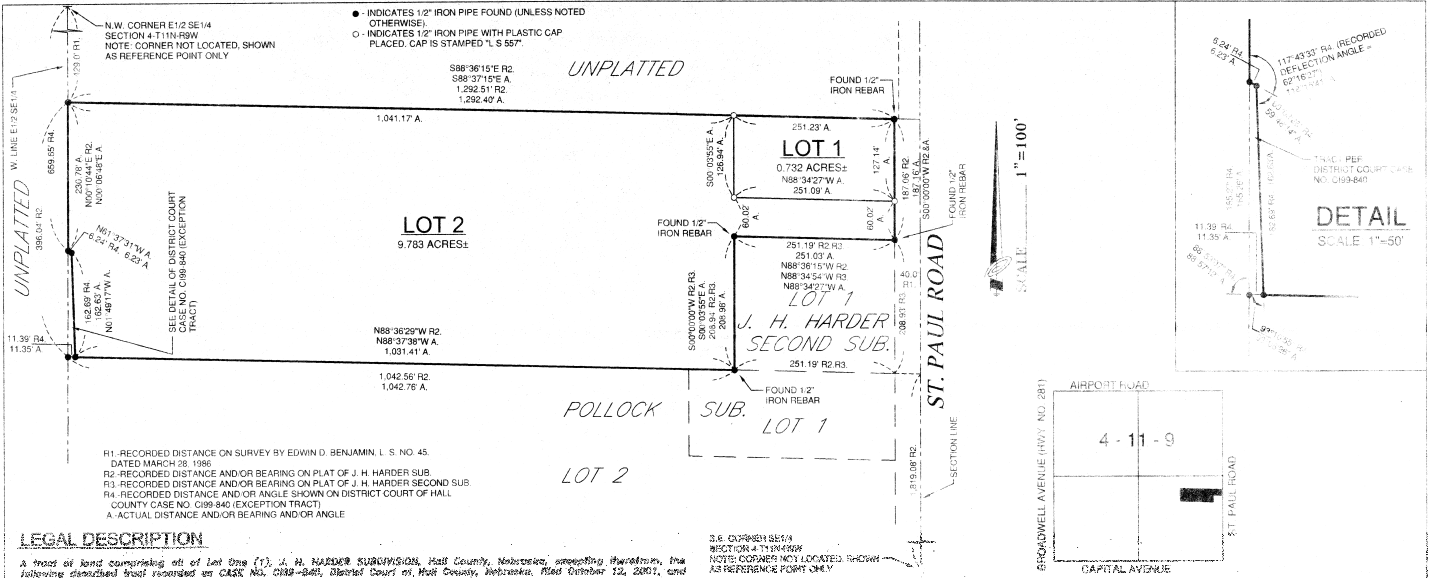
J.H. Harder 3rd Sub.

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 therein, 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 Southwest Quarter (SW 1/4) of Section Four (4), Township Eleven (11) North, Range Nine (9) West of the 6th P.M. in Hall County, Nebraska, more particularly described as follows: Beginning at the northeast corner of the East half of the Southwest Quarter (E 1/2 SW 1/4) thence running southerly along the west line of the East half of the Southwest Quarter (E 1/2 SW 1/4) a distance of Six Hundred Fifty-nine and Sixty-five hundredths (659.65) feet, to the actual point of beginning thence deflection right 82°12'00" and running southerly a distance of Six and Seven-hundred-four hundredths (6.24) feet, thence deflection right 82°08'28" and running southerly a distance of One Hundred Thirty-one and Two-hundred-thirty-two hundredths (131.232) feet to a point on the north line of Pollock Subdivision thence deflection right 83°10'55" and running southerly along the north line of Pollock Subdivision a distance of Six and Four-hundred-thirty-two hundredths (6.732) feet, to the northeast corner of Pollock Subdivision, thence deflection right 82°12'00" and running northerly, a distance of One Hundred Thirty-one and Twenty-seven hundredths (131.227) feet, to the ACTUAL point of beginning and containing 1.081 square feet (0.025 acre) more or less.

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

SURVEYOR'S CERTIFICATE

I hereby certify that on _____ 2006, 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 accurately shown and that the same were placed at all corners as shown on the plat that each lot bears its area number and that said survey was made with reference to known and related monuments.

Lee D. Wagner, Registered Land Surveyor No. 337

(SEAL)

Chairman of the Board

County Clerk

(SEAL)

J. H. HARDER THIRD SUBDIVISION
HALL COUNTY, NEBRASKA

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

SHEET 1 OF 2

APPROVALS

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

Approved and accepted by the City of Grand Island, Nebraska, this _____ day of _____, 2006.

Mayor City Clerk

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