



Hall County Regional Planning Commission

Wednesday, October 07, 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

Wednesday, October 07, 2009
Regular Meeting

Item .A1

October Summary

Insert a narrative here

Staff Contact:

**Staff Recommendation Summary
For Regional Planning Commission Meeting
October 7, 2009**

- 4. Public Hearing** – Rezone request concerning Capital Avenue and Sky Park Road, in Grand Island, Hall County, Nebraska, rezone from M2 - Heavy Manufacturing Zone to R3 – Medium Density Residential Zone (C-01-2010GI).
- 5. Final Plat – Huxtable Subdivision**, located north of Holling Rd and west of 90th Rd., in Hall County, Nebraska, consisting of 10.231 acres. (1 Lot). Sewer and water are not available.
- 6. Final Plat – Hollister’s Hidden Acres Subdivision**, located west of U.S. Hwy 281 and north of Rosedale Rd., in Hall County Nebraska, consisting of 3.885 acres. (1 Lot). Sewer and water are not available.



Hall County Regional Planning Commission

Wednesday, October 07, 2009

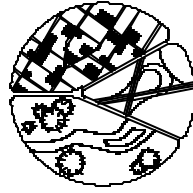
Regular Meeting

Item E2

September 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
September 2, 2009

The meeting of the Regional Planning Commission was held Wednesday, September 2, 2009, in the Community Meeting Room - City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" August 22, 2009.

Present:	Pat O'Neill	Leslie Ruge
	Karen Bredthauer	Jaye Monter
	Deb Reynolds	Scott Eriksen
	Ray Aguilar	Mark Haskins
	Don Snodgrass	John Amick
	Bill Hayes	

Absent: Lisa Heineman

Other:

Staff: Chad Nabity, Rose Woods

Press:

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 5, 2009 meeting.

A motion was made by Aguilar, and seconded by Ruge, to approve the Minutes of the August 5, 2009 meeting as presented.

The motion carried with 11 members present 9 voting in favor (Aguilar, O'Neill, Ruge, Reynolds, Monter, Eriksen, Snodgrass, Haskins, Bredthauer) and 2 members present abstaining (Amick, Hayes).

3. Request time to speak.

James Reiter, 1401 Marshall St., Wood River requested to speak on Agenda item #5.

4. Presentation Community Beautification Award.

This is an award that has been given out by the Planning Commission for well over 30 years; there is a plaque that is given to the winner in recognition of their community beautification efforts. There were seventeen nominations this year with Southeast Crossings, 929 S Locust, winning the award for Community Beautification in Grand Island and the Corner Pet Stop, 100 W Front Street, winning the Community Beautification award in Alda.

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. (C-22-2009WR)

Nabity explained this was 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.

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.

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*
Accessory Buildings	-	-	*	*	*	-

* 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.

O'Neill asked for any questions or comments from the audience, James Reiter, 1401 Marshall St., Wood River, spoke in favor of the Text Change. Snodgrass noted there is a sewer line that runs underneath the property. Reiter commented the potential buyer knows of sewer line. Reiter stated the storage units will run north and south and will start on the west end of the property and move east. The potential buyer is also going to landscape similar to the property on the east side of the lot.

O'Neill closed the Public Hearing and asked for motions regarding the proposed change the Text to the BG Zoning District. A motion was made by Ruge and seconded by Hayes, to recommend approval to the text §5.12.03 in the BG Zoning District.

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.

A roll call vote was taken and the motion passed with 11 members present (Aguilar, Amick, O'Neill, Ruge, Haskins, Reynolds, Monter, Eriksen, Bredthauer, Hayes, Snodgrass) voting in favor and no member present abstaining.

6. Final Plat - Country Club Third Subdivision, located south of Stolley Park Road and west of Riverview Dr. in the City of Grand Island, Nebraska, consisting of 2 lots.

A motion was made by Reynolds and seconded by Aguilar to approve the plat of Country Club Third Subdivision as presented.

A roll call vote was taken and the motion passed with 11 members present (Aguilar, Amick, O'Neill, Ruge, Haskins, Reynolds, Monter, Eriksen, Bredthauer, Hayes, Snodgrass) voting in favor and no member present abstaining.

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).

A motion was made by Hayes and seconded by Aguilar to approve the plat of J. H. Harder as presented.

A roll call vote was taken and the motion passed with 11 members present (Aguilar, Amick, O'Neill, Ruge, Haskins, Reynolds, Monter, Eriksen, Bredthauer, Hayes, Snodgrass) voting in favor and no member present abstaining.

8. Planning Director's Report

Amick asked about the Planning Budget, Nabity briefly commented on the changes made for the upcoming 2009-2010 budget.

9. Next Meeting October 7, 2009

10. Adjourn

Chairman O'Neill adjourned the meeting at 6:38 p.m.

Leslie Ruge, Secretary

by Rose Woods



Hall County Regional Planning Commission

Wednesday, October 07, 2009
Regular Meeting

Item F3

**Public Hearing - Rezone request concerning Capital Ave and Sky
Park Road**

Insert a narrative here

Staff Contact:

September 18, 2009

Dear Members of the Board:

RE: Rezoning – Change of Zoning. Rezone request changing property from M2 Heavy Manufacturing Zone to R3 Medium Density Residential Zone in the City of Grand Island (C-01-2010GI).

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 M2 to R3, located west of Sky Park Rd and south of Capital Ave., 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 October 7, 2009 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
Rhodes Enterprises, Inc.

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

TA

A - Airport Zone

M2

Capital Ave E

M3 to R3 Zone

Sky Park Rd

R4

M2


Requested Zoning



Scale : NONE

C-20-2009GI



-  From M2 : Heavy Manufacturing Zone
-  to R3 : Medium Density Residential Zone



Fort Lauderdale Planning Department
County, State, Federal, and the City of Fort Lauderdale
2020 City and County, Florida

Agenda Item # 4

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

October 7, 2009

SUBJECT: *Zoning Change (C-01-2010GI)*

PROPOSAL: To rezone approximately 3.9 acres of land south of Capital and west of Sky Park Road, in Grand Island, Hall County, Nebraska, rezone from M2 - Heavy Manufacturing Zone to R3 – Medium Density Residential Zone. The applicant intends to build apartment units similar to those immediately to the west of this property at this location. The adjacent property is zoned R4 High Density Residential

OVERVIEW:

Site Analysis

Current zoning designation:

M2 – Heavy Manufacturing

Permitted and conditional uses:

M2 –Heavy Manufacturing - A wide variety of warehousing, storage, manufacturing and industrial uses and no residential uses. Storage wholesale and retail sale of grain/seed and agricultural chemicals permitted. Minimum lot size of 6000 square feet with 65% coverage.

Comprehensive Plan Designation:

Designated for future development as a low to medium density residential.

Existing land uses.

1 Single Family Residence, vacant property

Proposed Zoning Designation

R3 — Non-profit uses, recreational uses and residential uses at a density of 14 to 15 dwelling units per acre with 50% coverage.

Adjacent Properties Analysis

Current zoning designations:

North: TA- Transitional Agriculture and **M2-** Heavy Manufacturing

East and South: M2- Heavy Manufacturing

West: R4- High Density Residential

Permitted and conditional uses:

TA - Agricultural uses including: raising of livestock, but not confined feeding, raising crops, greenhouses and nurseries and residential uses up to a density of 1 unit per 20 acres. Minimum lot size 20 acres. **R4** — Non-profit uses, recreational uses and residential uses at a density of 42 dwelling units per acre with 60% coverage. **M2** –Heavy Manufacturing - A wide variety of warehousing, storage, manufacturing and industrial uses and no residential uses. Storage wholesale and retail sale of grain/seed and agricultural chemicals permitted.

Minimum lot size of 6000 square feet with 65% coverage.

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

Existing land uses: **North:** Farm and farm based residential and the Central Nebraska Regional Airport
South: drainage way, Humane Society
East: Farm ground
West: Apartments similar to those proposed for this development

EVALUATION:

Positive Implications:

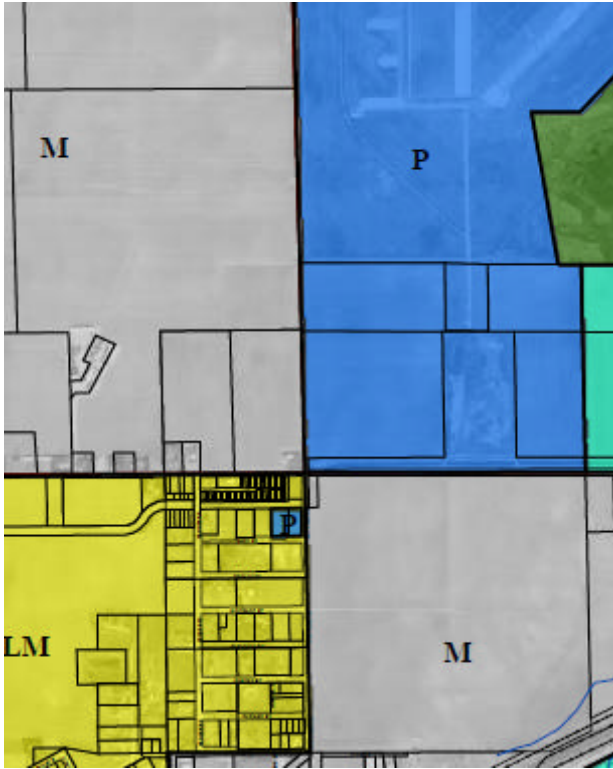
- *Consistent with the City's Comprehensive Land Use Plan:* The subject property is designated for low to medium density residential (typically LLR to R3 zoning).
- *Consistent with existing uses:* This change is consistent with the existing uses in the area. The proposed development is very similar to the new development to the west.
- *Infrastructure is available to support the development:* Water is available to the site and sewer can be extended to serve these lots.
- *Potential reduction in the number of driveways:* There are 25 lots in this area that front onto Capital Avenue each of these lots could access Capital Avenue with a drive way. The project as proposed would reduce this number to 10 lots sharing 5 driveways.

Negative Implications:

- *Proximity to the Airport:* The airport is located just to the north and east of this property. Airports and residences do not make good neighbors as airports are noisy and occasionally planes crash during takeoffs or landings. The airport does have plans to extend the runway by as much as 1300 feet toward Capital Avenue. This will move the end of the runway closer to the proposed development.
- *May inhibit development of manufacturing uses adjacent to this property:* The property to the east of this is planned for manufacturing uses as is most of the property surrounding the airport. The airport is most consistent manufacturing uses. Airports do not mix well with residential uses.

Other Considerations

The this property is already intended for possible low to medium density residential uses as shown below on the Future Land Use Map for the City of Grand Island.



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

This property has been in the City Limits of Grand Island for well over 100 years. Sewer and has not been extended to serve the property but will be with this project. The M2 zoning has been in place since at least the mid 1960's. No commercial or manufacturing development has occurred here.

The majority of the development between Sky Park Road and the Burlington Railroad Overpass is residential on both the north and south sides of Capital Avenue. Residential development is anticipated on the south side of Capital Avenue by the Comprehensive Plan.

RECOMMENDATION:

That the Regional Planning Commission recommend that the Grand Island City Council change the zoning on this site from M2-Heavy Manufacturing to R3-Medium Density Residential as requested and shown on the attached map.

_____ Chad Nabity AICP, Planning Director



Hall County Regional Planning Commission

Wednesday, October 07, 2009

Regular Meeting

Item M4

Final Plat

Insert a narrative here

Staff Contact:

September 18, 2009

Dear Members of the Board:

RE: Final Plat – Huxtable Subdivision

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

This final plat proposes to create 1 lot on a tract of land comprising a part of the Southeast Quarter of the Northeast Quarter (SE1/4NE1/4) and a part of the Northeast Quarter of the Southeast Quarter (NE1/4SE1/4) all in Section Twenty Six (26), Township (10) North, Range Eleven (11) West of the 6th P.M. in Hall County, Nebraska, said tract containing 10.231 acres.

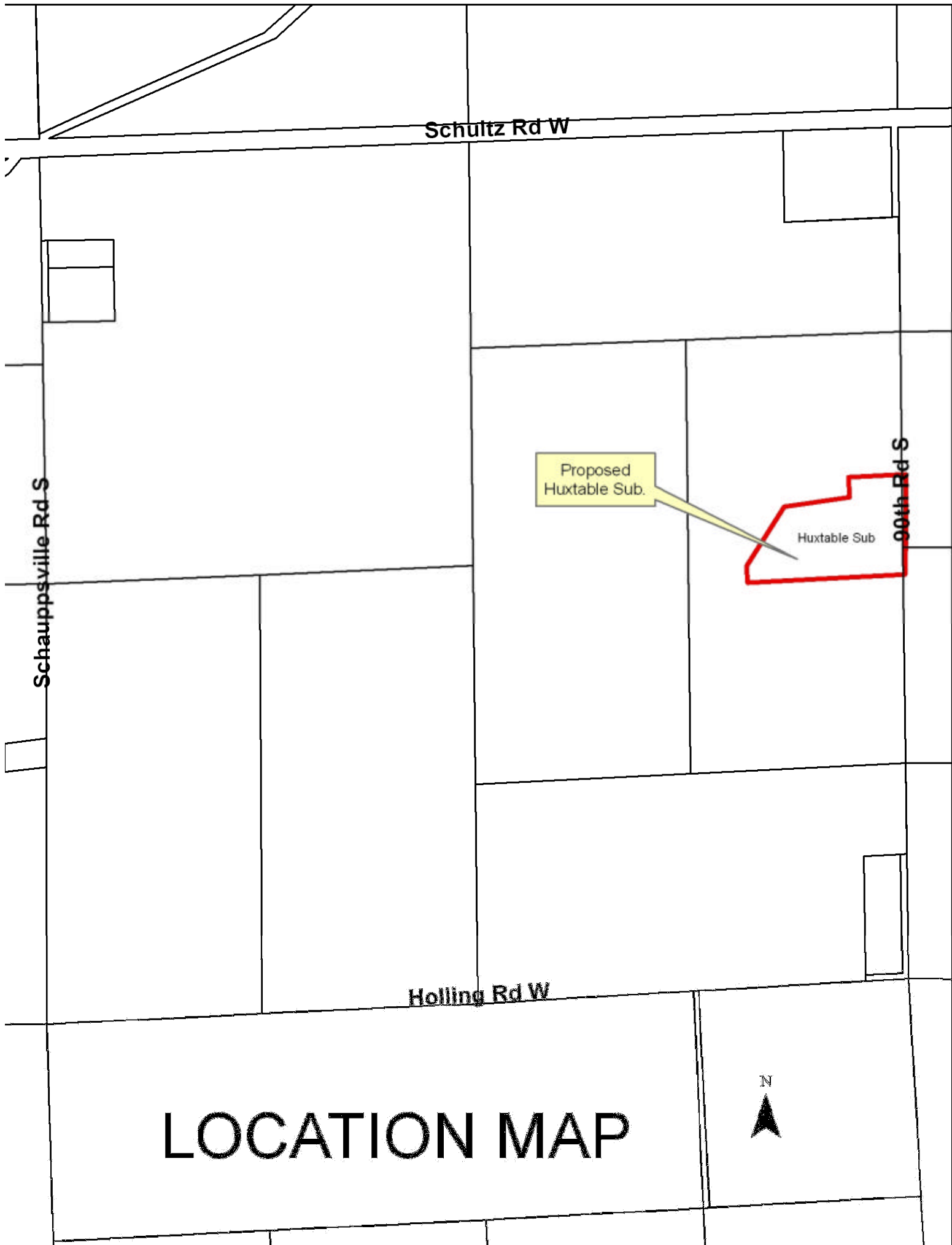
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on October 7, 2009 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, 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.

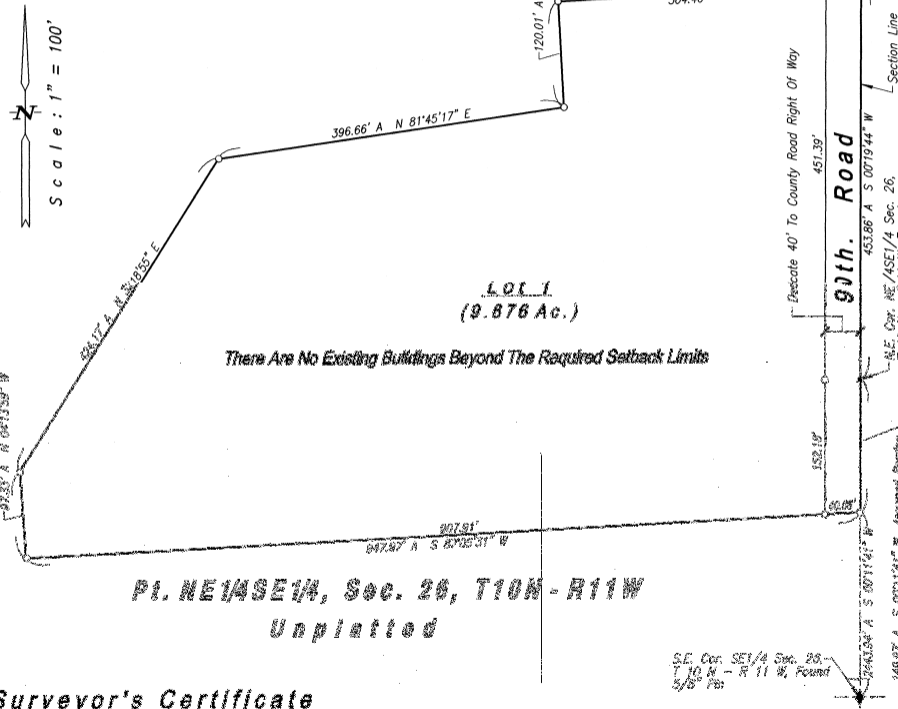


LEGEND

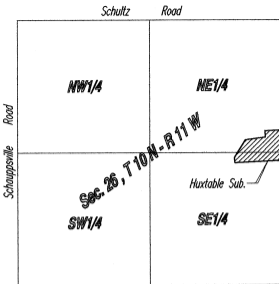
- Indicates 1/2" Iron Pipe Found Unless Otherwise Noted
- Indicates 1/2" Iron Pipe w/Survey Cap Placed Unless Otherwise Noted
- A-Indicates ACTUAL Distance
- R-Indicates RECORDED Distance

Pt. SE1/4NE1/4, Sec. 26, T10N - R11W

Unplatted



N.E. Cor. NE1/4 Sec. 26,
T 10 N - R 11 W, Found
Aluminum Cap



Location Sketch

Legal Description

A tract of land comprising a part of the Southeast Quarter of the Northeast Quarter (SE1/4NE1/4) and a part of the Northeast Quarter of the Southeast Quarter (NE1/4SE1/4) all in 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 northeast corner of said Northeast Quarter of the Southeast Quarter (NE1/4SE1/4); thence running southerly on the east line of said Northeast Quarter of the Southeast Quarter (NE1/4SE1/4), on an Assumed Bearing of S00°11'41"W, a distance of One Hundred Forty Nine and Ninety Seven Hundredths (149.97) feet; thence running S87°05'31"W, a distance of Nine Hundred Forty Seven and Ninety Seven Hundredths (947.97) feet; thence running N04°13'53"W, a distance of Ninety Seven and Thirty Three Hundredths (97.33) feet; thence running N32°18'55"E, a distance of Four Hundred Twenty Four and Seventeen Hundredths (424.17) feet; thence running N81°45'17"E, a distance of Three Hundred Ninety Six and Sixty Six Hundredths (396.66) feet; thence running N02°58'52"W, a distance of One Hundred Twenty and One Hundredth (120.01) feet; thence running N86°43'53"E, a distance of Three Hundred Forty Four and Fifty Four Hundredths (344.54) feet, to a point on the east line of said Southeast Quarter of the Northeast Quarter (SE1/4NE1/4); thence running S00°19'44"W, on the east line of said Southeast Quarter of the Northeast Quarter (SE1/4NE1/4), a distance of Four Hundred Fifty Three and Eighty Six Hundredths (453.86) feet, to the point of beginning and containing 10.231 acres more or less.

Surveyor's Certificate

I hereby certify that on September 11, 2009, I completed an accurate survey of 'HUXTABLE 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) Daryl 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 Alda, 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)

Dedication

KNOW ALL MEN BY THESE PRESENTS, that DENNIS L. HUXTABLE and BARBARA HUXTABLE, husband and wife, being the owners of the land described hereon, have caused same to be surveyed, subdivided, platted and designated as 'HUXTABLE 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.

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

Dennis L. Huxtable

Barbara Huxtable

Acknowledgement

State Of Nebraska ss
County Of Hall ss

On the _____ day of _____, 2009, before me _____ a Notary Public within and for said County, personally appeared DENNIS L. HUXTABLE and BARBARA HUXTABLE, husband and wife, 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 _____

(Seal)

Notary Public

HUXTABLE SUBDIVISION
HALL COUNTY, NEBRASKA

September 18, 2009

Dear Members of the Board:

RE: Final Plat – Hollister's Hidden Acres Sub

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Hollister's Hidden Acres Subdivision, located west of U.S. Hwy 281 and north of Rosedale Rd., in Hall County Nebraska.

This final plat proposes to create 1 lot on a tract of land comprising a part of the Southeast Quarter (SE1/4) of Section Twenty Five (25), Township Nine (9) North, Range Ten (10) West of the 6th P.M. in Hall County, Nebraska, said tract containing 3.885 acres.

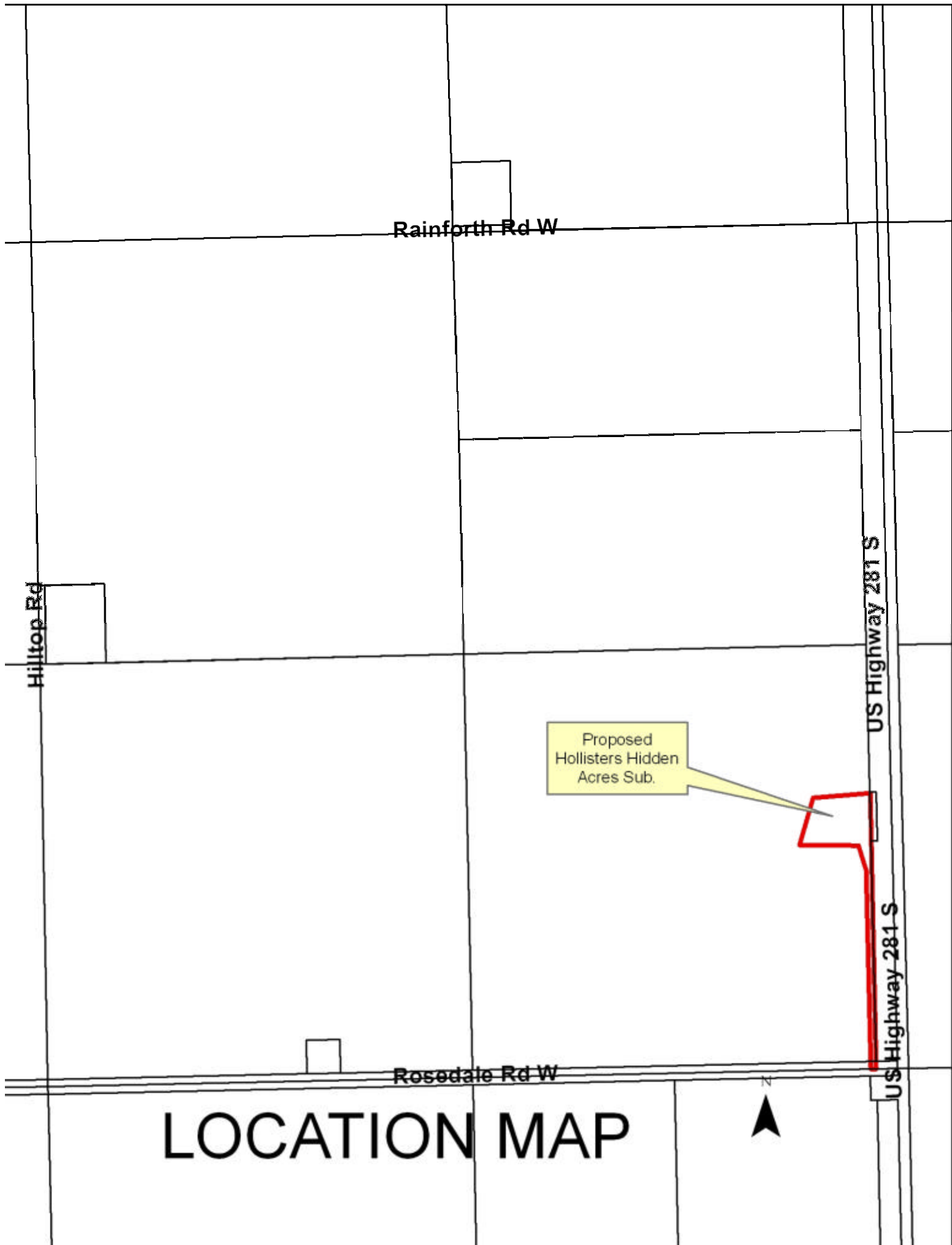
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on October 7, 2009 in the Council Chambers located in Grand Island's City Hall.

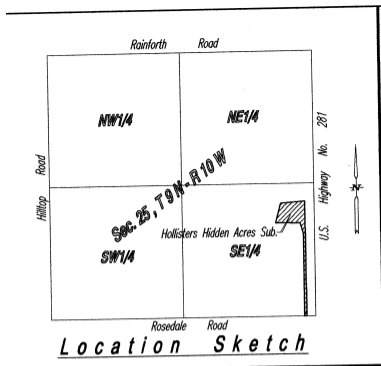
Sincerely,

Chad Nabity, 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.





LEGEND

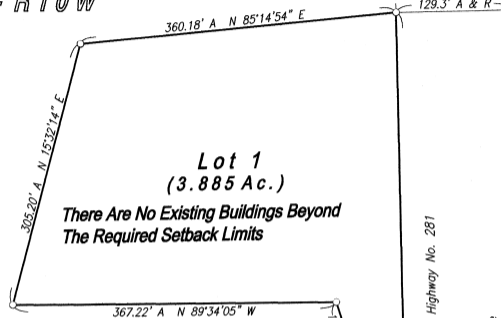
- Indicates 1/2" Iron Pipe Found Unless Otherwise Noted
- Indicates 1/2" Iron Pipe w/Survey Cap Placed Unless Otherwise Noted
- Indicates Nail w/Washer Placed In Asphalt
- A—Indicates ACTUAL Distance
- R—Indicates RECORDED Distance

N.E. Cor. SE 1/4 Sec. 25,
T 9 N - R 10 W Found
Survey Marker w/Washer

SE 1/4, Sec. 25, T9N - R10W

Unplatted

Scale: 1" = 100'



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 MARK A. HOLLISTER and ANNETTE J. HOLLISTER, husband and wife, 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 _____.

Legal Description

A tract of land comprising a part of the Southeast Quarter (SE 1/4) of Section Twenty Five (25), Township Nine (9) North, Range Ten (10) West of the 6th P.M., in Hall County, Nebraska, more particularly described as follows:

Beginning at the southeast corner of said Southeast Quarter (SE 1/4); thence running westerly on the south line of said Southeast Quarter (SE 1/4), on an Assumed Bearing of S89°46'26"W, a distance of One Hundred Thirty One and Ten Hundredths (131.10) feet, to the ACTUAL point of beginning; thence continuing S89°46'26"W on the south line of said Southeast Quarter (SE 1/4), a distance of Thirty Three and Sixty Hundredths (33.60) feet; thence running N00°06'07"W, a distance of One Thousand Two Hundred Thirty Three and Fifteen Hundredths (1233.15) feet; thence running N15°43'37"W, a distance of One Hundred Sixty Three and Sixty Four Hundredths (163.64) feet; thence running N89°34'05"W, a distance of Three Hundred Sixty Seven and Twenty Two Hundredths (367.22) feet; thence running N15°32'14"E, a distance of Three Hundred Five and Twenty Hundredths (305.20) feet; thence running N55°14'54"E, a distance of Three Hundred Sixty and Eighteen Hundredths (360.18) feet, to a point on the westerly right of way line of U.S. Highway No. 281; thence running S00°18'50"E, on the westerly right of way line of U.S. Highway No. 281, a distance of One Thousand Seven Hundred Sixteen and Forty Two Hundredths (1716.42) feet, to the ACTUAL point of beginning, EXCEPTING THEREFROM the northerly Twelve (12.0) feet of the southerly Forty Five (45.0) feet of the above described tract of land, leaving a net acreage of 3.910 acres more or less.

Dedication

KNOW ALL MEN BY THESE PRESENTS, that MARK A. HOLLISTER and ANNETTE J. HOLLISTER, husband and wife, being the owners of the land described hereon, have caused same to be surveyed, subdivided, platted and designated as 'HOLLISTER'S HIDDEN ACRES 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.

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

Surveyor Certificate

I hereby certify that on September 14, 2009, I completed an accurate survey of 'HOLLISTER'S HIDDEN ACRES 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.

Daryl 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 Alda, 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)

Mark A. Hollister

Annette J. Hollister

Rosedale Road

33.60' A S 89°46'26" W

131.10' A & R S 89°46'26" W Assumed Bearing

N.E. Cor. SE 1/4 Sec. 25,
T 9 N - R 10 W Found
Survey Marker w/Washer

HOLLISTER'S HIDDEN ACRES SUBDIVISION
HALL COUNTY, NEBRASKA

ROCKWELL AND ASSOC. LLC - ENGINEERING & SURVEYING - GRAND ISLAND, NEBRASKA

Sheet No. 1 Of 1