



Hall County Regional Planning Commission

Wednesday, November 04, 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, November 04, 2009
Regular Meeting

Item .A1

Summary

Insert a narrative here

Staff Contact:

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

- 4. Vacation of Perkins Acres Second Subdivision**, vacation of Lot 1, located north of Airport Rd. and east of 150th Rd., in Hall County Nebraska consisting of 1.5135 acres.
- 5. Final Plat – Perkins Acres Third Subdivision**, located north of Airport Rd and east of 150th Rd, in Hall County Nebraska consisting of 1.044 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 Second Subdivision.
- 6. Final Plat – Turek Subdivision**, located south of Old Potash Hwy and west of 130th Rd., in Hall County, Nebraska, consisting of 3.332 acres. (1 Lot). This splits an existing farmstead from a parcel of 20 acres or more.
- 7. Final Plat – Springdale Third Subdivision**, located west of North Road and east of Centre Road, in Grand Island, Nebraska, consisting of 5.886 acres (17 Lots). There is city sewer and water available.
- 8. Final Plat – Hehnke Subdivision**, located south of Seedling Mile Road and east of Stuhr Rd., in Grand Island, Nebraska consisting of 13.967 acres (4 Lots). There is city sewer and water available.



Hall County Regional Planning Commission

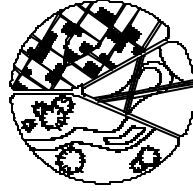
Wednesday, November 04, 2009
Regular Meeting

Item E2

October 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
October 7, 2009

The meeting of the Regional Planning Commission was held Wednesday, October 7, 2009, in the Community Meeting Room - City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" September 26, 2009.

Present:	Pat O'Neill	Leslie Ruge
	Jaye Monter	John Amick
	Deb Reynolds	Bill Hayes
	Mark Haskins	Don Snodgrass

Absent: Lisa Heineman, Ray Aguilar, Scott Ericksen, Karen Bredthauer

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 September 2, 2009 meeting.

A motion was made by Amick, and seconded by Hayes, to approve the Minutes of the September 2, 2009 meeting as presented.

The motion carried with 8 members present 8 voting in favor (Amick, O'Neill, Ruge, Reynolds, Monter, Snodgrass, Haskins, and Hayes) and no members present abstaining.

3. Request time to speak.

Michael Olson, 3741 Sky Park Road, Grand Island, K.C. Henke, 8406 N 10th Rd., Dannebrog NE 68831 and Josh Rhoades James Reiter, 1401 Marshall St., Wood River requested to speak on Agenda item #4.

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)

Nabity explained this was 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

Positive implications include: 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. 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 may include: 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.

This 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.

Mike Olson, Airport Executive Director from the Airport Authority spoke against the rezone making points about safety, stating most accidents happen within 3 miles of the airport. With the future expansion of the runway to the south this will put planes landing and taking off closer to the proposed housing units. The noise will also be a problem to residents living in the area and the FAA does not want housing within 3 miles of the airport.

K.C. Henke spoke in favor of the rezone. He commented about the units that are just to the west of the new proposed units, have never complained of noise. People who would be bothered by the planes would move. Henke is not sure how much aircraft is currently coming out of the airport but at this time there is not a substantial amount. Henke stated there is a huge need for apartments in Grand Island and those that are handicap accessible.

Josh Rhoades spoke in favor of the rezone. If the rezone occurs he would be able to build 32 units on eight lots.

Planning commission discussed some finding of facts, first the proposed runway is not in direct line of the proposed units; second finding of fact is the parcel is subdivided for lots, medium to low density residential and meets the Comprehensive Plan.

O'Neill closed the Public Hearing and asked for motions regarding the proposed rezone request. A motion was made by Ruge to recommend in favor of the rezone request be forwarded to City Council on October 27, 2009. This was seconded by Hayes.

That the Regional Planning Commission recommend that the City Council **approve** the 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

A roll call vote was taken and the motion passed with 8 members present 5 voting in favor (Amick, O'Neill, Ruge, Hayes, Haskins) and 3 members present (Monter, Reynolds, Snodgrass) voting against.

5. **Final Plat – Huxtable Subdivision**, located north of Holling Road and west of 90th Rd., in Hall County, Nebraska, consisting of 10.231 acres. (1 Lot).
6. **Final Plat - Hollister Hidden Acres Subdivision**, located west of U.S. Hwy 281 and north of Rosedale Rd., in Hall County Nebraska, consisting of 3.885 acres.

A motion was made by Haskins and seconded by Amick to approve the plats of

Huxtable Subdivision and Hollister Hidden Acres Subdivision as presented.

A roll call vote was taken and the motion passed with 8 members present (Amick, O'Neill, Ruge, Haskins, Reynolds, Monter, Hayes, Snodgrass) voting in favor and no member present abstaining.

7. Planning Director's Report

8. Next Meeting November 12, 2009

9. Adjourn

Chairman O'Neill adjourned the meeting at 6:45 p.m.

Leslie Ruge, Secretary

by Rose Woods



Hall County Regional Planning Commission

Wednesday, November 04, 2009
Regular Meeting

Item J3

Consent Agenda

Insert a narrative here

Staff Contact:



Hall County Regional Planning Commission

Wednesday, November 04, 2009
Regular Meeting

Item M4

Final Plats

Insert a narrative here

Staff Contact:

October 16, 2009

Dear Members of the Board:

RE: Final Plat – Perkins Acres Third Subdivision

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Perkins Acres Third 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 1.044 acres.

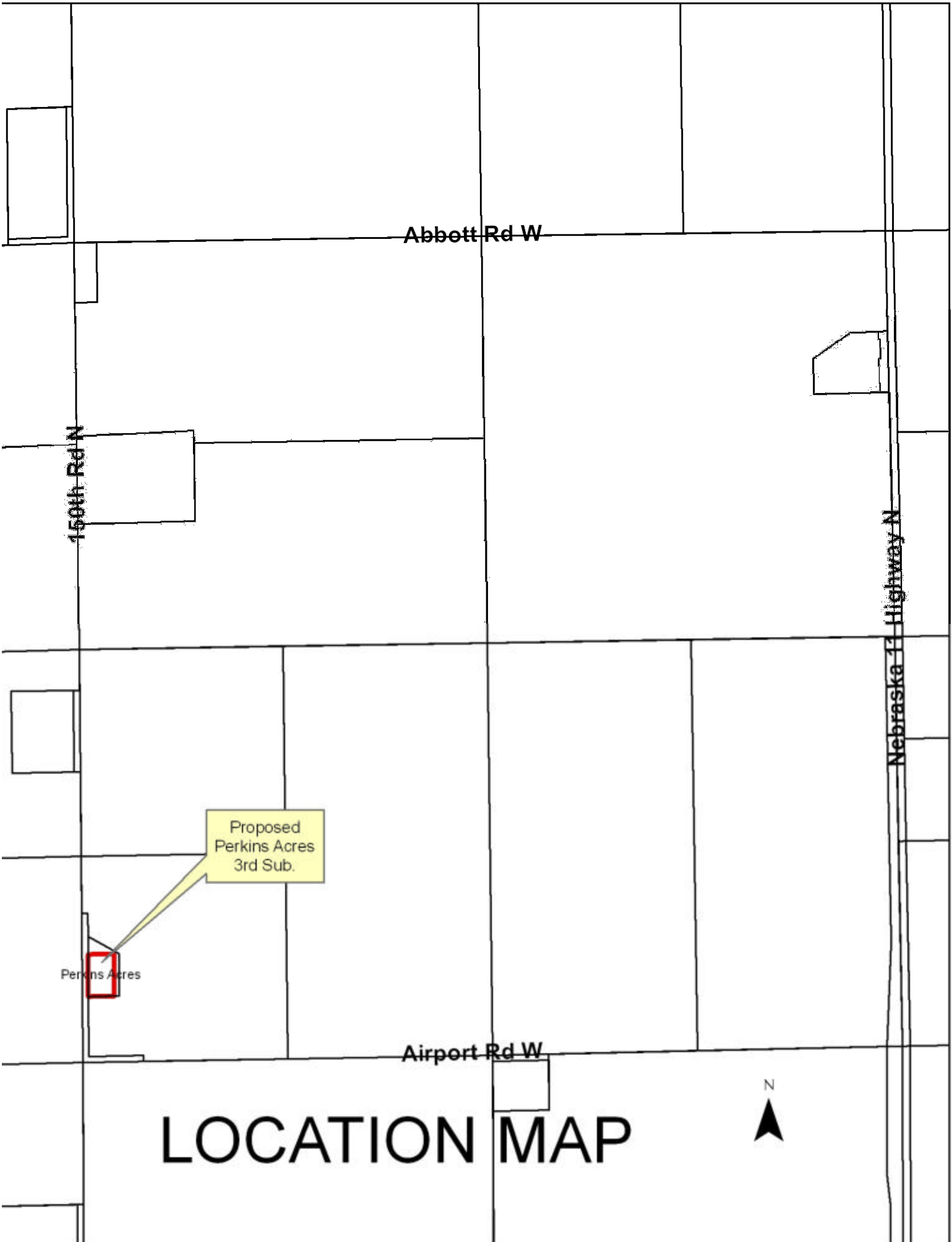
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on November 4, 2009 in the Council Chambers located in Grand Island's City Hall.

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
Olsson Associates

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



Abbott Rd W

1500th Rd N

Nebraska Highway N

Proposed Perkins Acres 3rd Sub.

Perkins Acres

Airport Rd W

LOCATION MAP



October 16, 2009

Dear Members of the Board:

RE: Final Plat – Turek Subdivision

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Turek Subdivision, located south of Old Potash Hwy and east of Ne Hwy 11, in Hall County Nebraska.

This final plat proposes to create 1 lot on a tract of land comprising a part of the Northwest Quarter (NW1/4) of Section Nineteen (19), Township Eleven (11) North, Range Eleven (11) West of the 6th P.M. in Hall County, Nebraska, said tract containing 3.332 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 November 4, 2009 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Naby, AICP
Planning Director

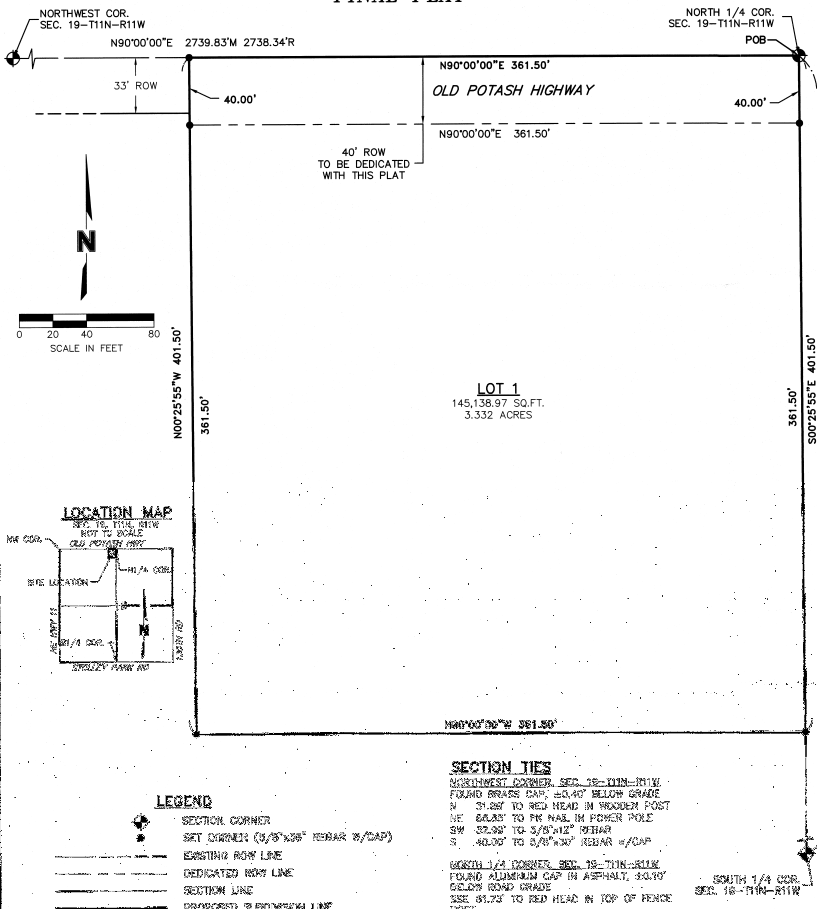
Cc: Hall County Clerk
Hall County Attorney
Hall County Public Works
Hall County Building Department
Manager of Postal Operations
Olsson Associates

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

TUREK SUBDIVISION

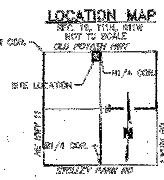
HALL COUNTY, NEBRASKA

FINAL PLAT



OLD POTASH HIGHWAY

LOT 1
145,138.97 SQ. FT.
3.332 ACRES



- LEGEND**
- SECTION CORNER
 - SET CORNER (3/8" x 3/8" REBAR w/ CAP)
 - EXISTING ROW LINE
 - - - DEDICATED ROW LINE
 - SECTION LINE
 - - - PROPOSED SUBDIVISION LINE
 - M MEASURED DISTANCE
 - R RECORDED SLM DISTANCE

SECTION TIES

NORTHWEST CORNER, SEC. 19-T11N-R11W
 FOUND BRASS CAP, 20.40" BELOW GRADE
 N 79.28° TO RED HEAD IN WOODEN POST
 W 62.85° TO PK NAIL IN POWER POLE
 SW 52.92° TO 3/8" x 3/8" REBAR w/ CAP
 S 40.20° TO 3/8" x 3/8" REBAR w/ CAP

SOUTH 1/4 CORNER, SEC. 19-T11N-R11W
 FOUND ALUMINUM CAP IN ASPHALT, 30.40"
 BELOW ROAD GRADE
 USE 91.20° TO RED HEAD IN TOP OF FENCE
 POST
 SE 63.38° TO RED HEAD IN TOP OF FENCE
 POST
 NE 56.43° TO RED HEAD IN POWER POLE
 NW 72.25° TO PK NAIL IN 34" CMP

SOUTH 1/4 CORNER, SEC. 19-T11N-R11W
 FOUND BRASS CAP, 46.10" BELOW GRADE
 N 25.00° TO 3/8" x 3/8" REBAR
 SW 54.32° TO PK NAIL IN GATE POST
 ESE 45.15° TO PK NAIL IN FENCE POST
 SE 31.25° TO NAIL IN FENCE POST

LEGAL DESCRIPTION
 A TRACT OF LAND LOCATED IN PART OF THE NORTHWEST QUARTER (NW1/4) OF SECTION NINETEEN (19), TOWNSHIP ELEVEN (11) NORTH, RANGE ELEVEN (11) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING THE NORTH 1/4 CORNER OF SEC. 19-T11N-R11W, SAID POINT BEING THE POINT OF BEGINNING; THENCE ON AN ASSUMED BEARING OF S00°25'55"E UPON AND ALONG THE EAST LINE OF THE NORTHWEST QUARTER (NW1/4) A DISTANCE OF 40.00 FEET TO A POINT ON THE NEW SOUTH DEDICATED RIGHT-OF-WAY (ROW) LINE OF OLD POTASH HIGHWAY; THENCE CONTINUING S00°25'55"E UPON AND ALONG SAID EAST LINE A DISTANCE OF 361.50 FEET; THENCE N90°00'00"W A DISTANCE OF 361.50 FEET; THENCE N00°25'55"W PARALLEL WITH SAID EAST LINE A DISTANCE OF 361.50 FEET TO A POINT ON SAID NEW SOUTH DEDICATED ROW LINE OF OLD POTASH HIGHWAY; THENCE CONTINUING N00°25'55"W PARALLEL TO SAID EAST LINE A DISTANCE OF 40.00 FEET TO A POINT ON THE NORTH LINE OF SAID NW1/4; THENCE N90°00'00"E UPON AND ALONG SAID NORTH LINE A DISTANCE OF 361.50 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 145,138.97 SQUARE FEET OR 3.332 ACRES MORE OR LESS OF WHICH 0.332 ACRES ARE NEW DEDICATED ROAD ROW.

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT ON _____ I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION, OF LOT 1, "TUREK SUBDIVISION" IN PART OF THE NORTHWEST QUARTER (NW1/4) OF SECTION NINETEEN (19), TOWNSHIP ELEVEN (11) NORTH, RANGE ELEVEN (11) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF; THAT IRON MARKERS, EXCEPT WHERE INDICATED, WERE FOUND AT ALL CORNERS; THAT THE DIMENSIONS ARE AS SHOWN ON THE PLAT; AND THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS.

JAI JASON ANDRIST, REGISTERED LAND SURVEYOR NUMBER, LS-630

DEDICATION OF PLAT
 KNOW ALL MEN BY THESE PRESENTS, THAT ALFRED F. TUREK AND MARY CAROL TUREK, HUSBAND AND WIFE, BEING THE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "TUREK SUBDIVISION" IN PART OF THE NORTHWEST QUARTER (NW1/4) OF SECTION NINETEEN (19), TOWNSHIP ELEVEN (11) NORTH, RANGE ELEVEN (11) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF AND DO HEREBY DEDICATE THE RIGHT-OF-WAY, AS SHOWN THEREON TO THE PUBLIC FOR THEIR USE FOREVER FOR THE LOCATION, CONSTRUCTION AND MAINTENANCE FOR PUBLIC SERVICE UTILITIES, TOGETHER WITH THE RIGHTS OF INGRESS AND EGRESS HERETO, AND HEREBY PROHIBITING THE PLANTING OF TREES, BUSHES AND SHRUBS, OR PLACING OTHER OBSTRUCTIONS UPON, OVER, ALONG OR UNDERNEATH THE SURFACE OF SUCH RIGHT-OF-WAYS; AND THAT THE FOREGOING SUBDIVISION AS MORE PARTICULARLY DESCRIBED IN THE DESCRIPTION HEREON AS APPLICABLE ON THIS PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

IN WITNESS WHEREOF, I HAVE AFFIXED MY SIGNATURE HERETO, AT _____ NEBRASKA, THIS ____ DAY OF _____, 2009.

ALFRED F. TUREK MARY CAROL TUREK

ACKNOWLEDGMENT
 ON THIS ____ DAY OF _____, 2009, BEFORE ME _____ A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED ALFRED F. TUREK AND MARY CAROL TUREK, HUSBAND AND WIFE TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSONS WHOSE SIGNATURES ARE AFFIXED HERETO AND ACKNOWLEDGED THE DEDICATION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED IN WITNESS WHEREOF, I HAVE HERETO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT _____ NEBRASKA, ON THE DATE LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES _____
 NOTARY PUBLIC

APPROVALS
 SUBMITTED TO AND APPROVED BY THE REGIONAL PLANNING COMMISSION OF HALL COUNTY, CITIES OF GRAND ISLAND, WOOD RIVER, AND THE VILLAGES OF ALFA, CARO, AND OXFORD, NEBRASKA.

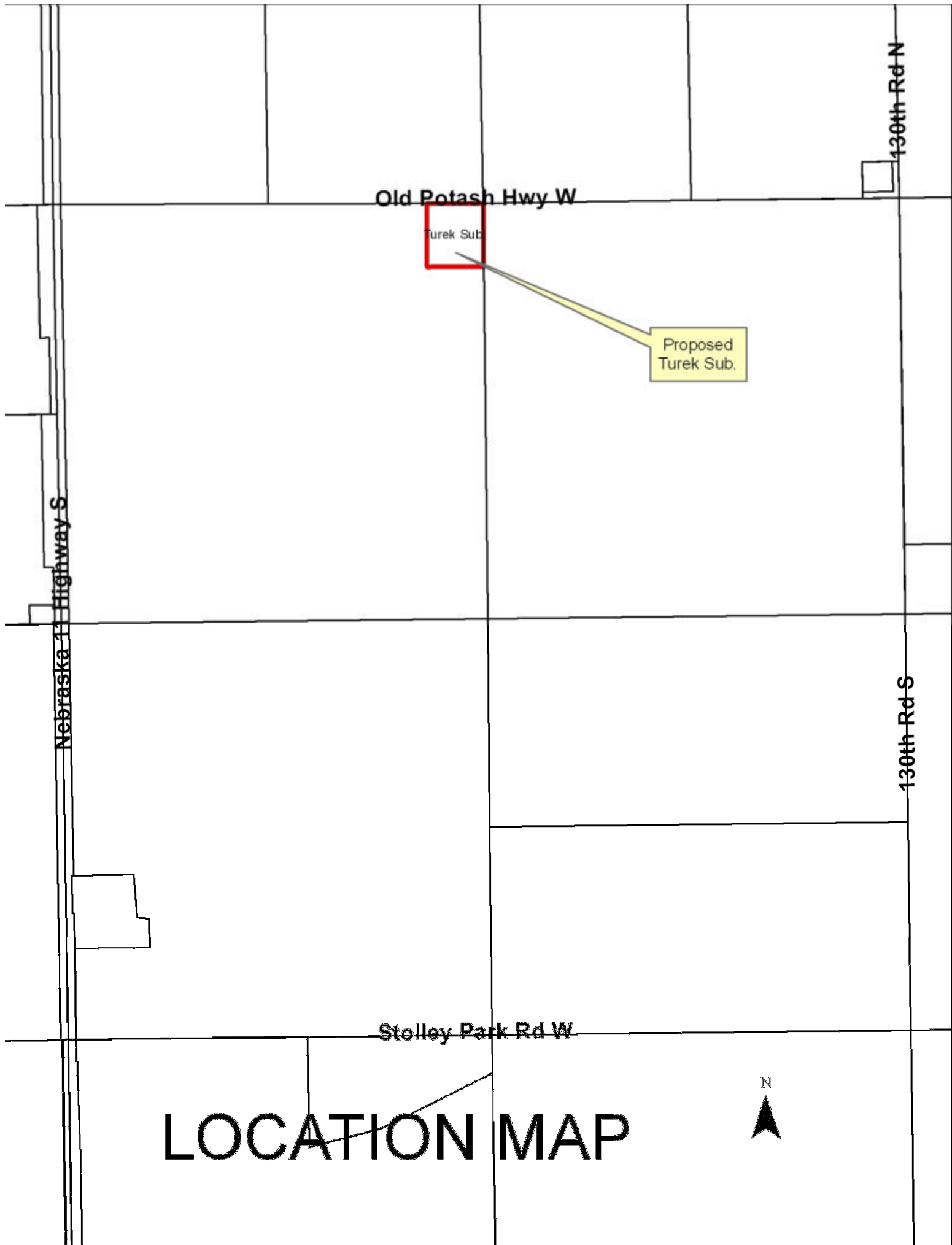
CHAIRMAN _____ DATE _____
 APPROVED AND ACCEPTED BY THE HALL COUNTY BOARD OF SUPERVISORS THIS ____ DAY OF _____, 2009.
 CHAIRMAN _____ COUNTY CLERK _____

OWNERS: ALFRED F. TUREK & MARY CAROL TUREK
 SURVEYOR: ALFRED F. TUREK & MARY CAROL TUREK
 ENGINEER: OLSSON ASSOCIATES
 ENGINEER: OLSSON ASSOCIATES
 NUMBER OF LOTS: 1

OLSSON ASSOCIATES
 531 10th Street
 Platteville, MO 64651
 Phone: (660) 866-2222
 Fax: (660) 866-2222
 www.olssonassoc.com

PROJECT NO. 090-0029
 TUREK COUNTY
 NO. 0901.01.1

DATE OF PREPARATION: BY: JAI JASON ANDRIST, REGISTERED LAND SURVEYOR, LICENSE NO. LS-630
 DATE: 08/11/09



Nebraska Highway S

Old Potash Hwy W

130th Rd N

Turek Sub

Proposed Turek Sub.

130th Rd S

Stolley Park Rd W



LOCATION MAP

October 19, 2009

Dear Members of the Board:

RE: Final Plat – Springdale Third Subdivision

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Springdale Third Subdivision, located west of North Road and east of Centre Street, in the City of Grand Island, in Hall County Nebraska.

This final plat proposes to create 17 lots on a tract of land comprising a part of the Southeast Quarter of the Northeast Quarter (SE1/4NE1/4), and a part of Lot One (1), Jeanette Subdivision, all in Section Twenty Three (23), Township Eleven (11) North, Range Ten (10), in the City of Grand Island, Nebraska, said tract containing 5.886 acres.

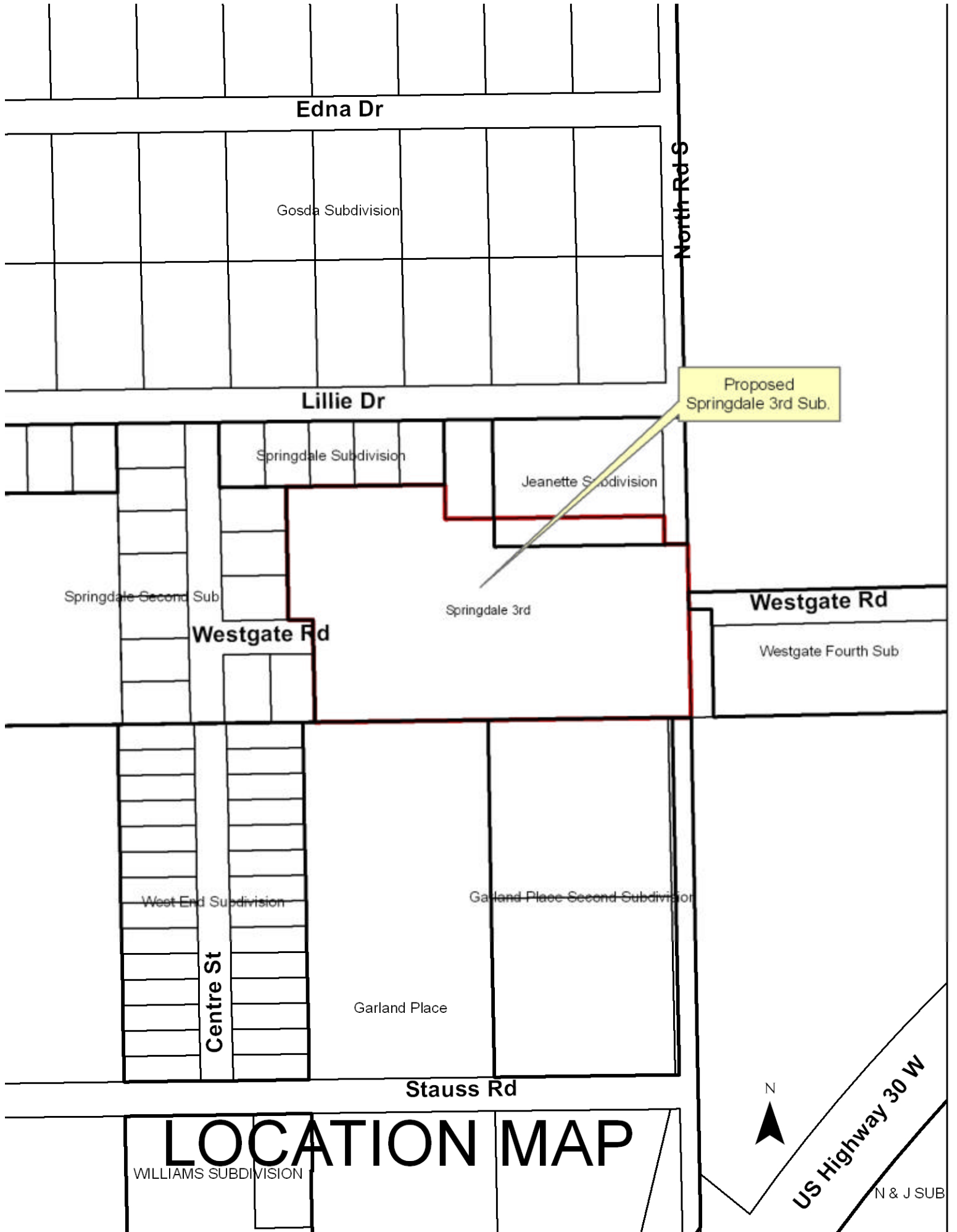
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on November 4, 2009 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Naby, AICP
Planning Director

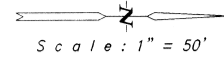
Cc: City Clerk
City Attorney
City Public Works
City Building Inspections
City Utilities
Manager of Postal Operations
Rockwell & Associates

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

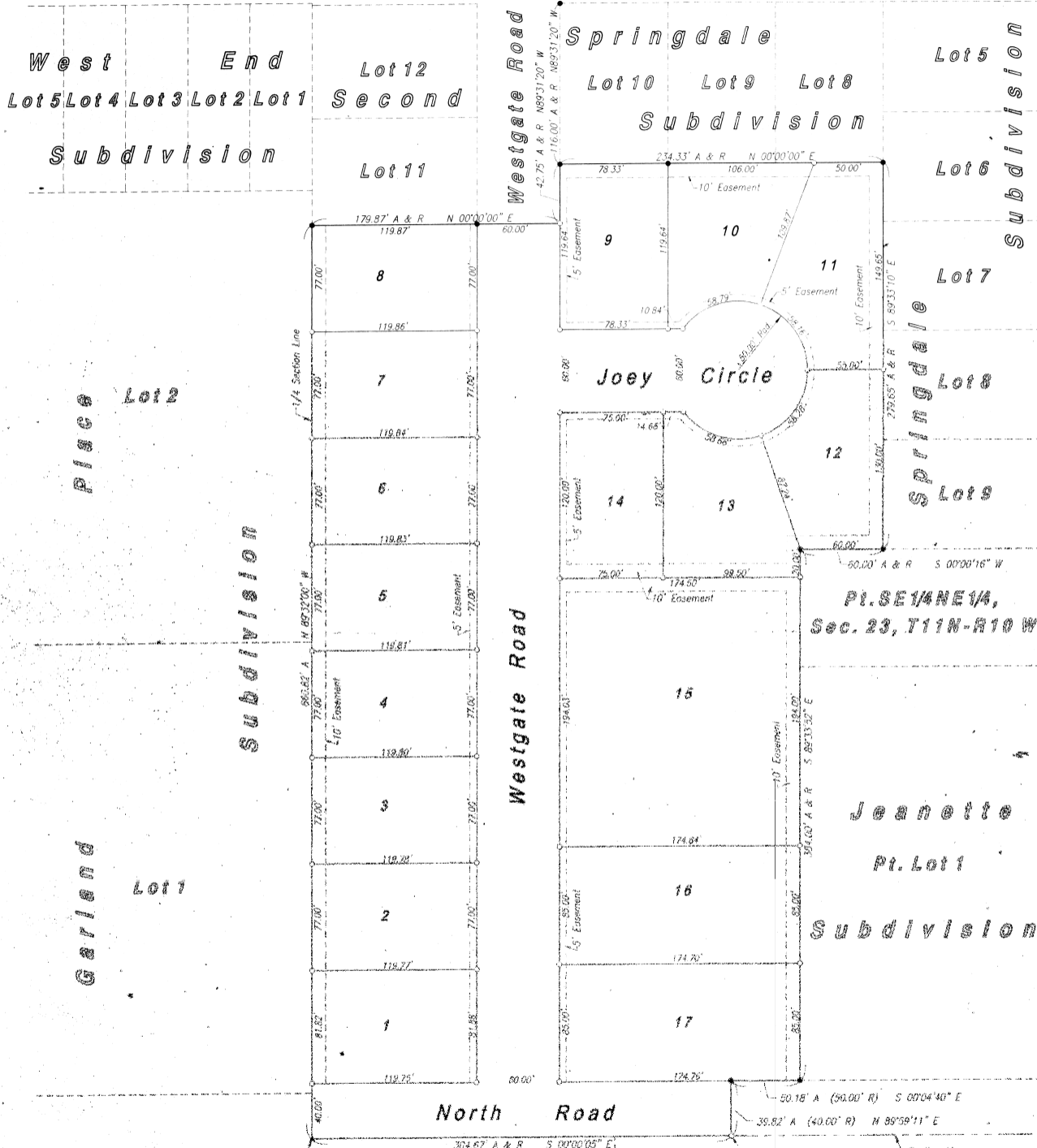


LEGEND

- 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
- All Distances Shown On Cul-de-sacs Are CHORD Distances



Centre Street



S.E. Cor. SE1/4NE1/4, Sec. 23, T 11 N-R 10 W Found Aluminum Cap

S.E. Cor. Jeanette Sub. Placed Nail w/Disk In Asphalt

Section Line N.E. Cor. NE1/4, Sec. 23, T 11 N-R 10 W Found Aluminum Cap

SPRINGDALE THIRD SUBDIVISION IN THE CITY OF GRAND ISLAND, NEBRASKA

October 19, 2009

Dear Members of the Board:

RE: Final Plat – Windolph’s Second Subdivision

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Windolph’s Second Subdivision, located south of Seedling Mile Road and east of Stuhr Road, in the City of Grand Island, in Hall County Nebraska.

This final plat proposes to create 4 lots on a tract of land comprising a part of Lot One (1), Windolph’s Subdivision in the City of Grand Island, Hall County, Nebraska and a part of the East Half of the Northwest Quarter (E1/2 NW1/4) and a part of the West Half of the Northeast Quarter (W1/2 NW1/4) of Section Fourteen (14), Township Eleven (11) Range Nine (9), in the City of Grand Island, Nebraska, said tract containing 13.967 acres.

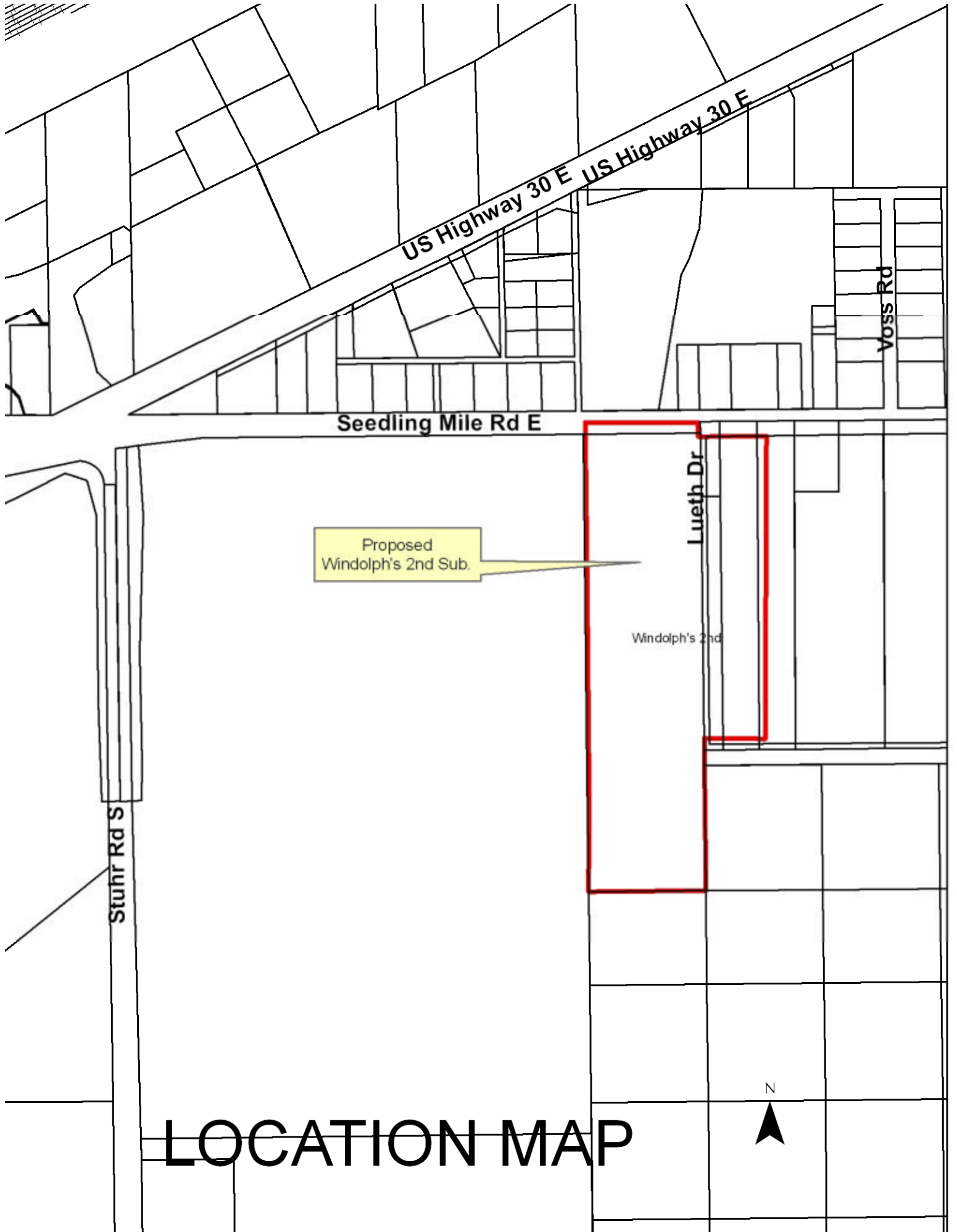
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on November 4, 2009 in the Council Chambers located in Grand Island's City Hall.

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.



US Highway 30 E

Seedling Mile Rd E

Voss Rd

Proposed
Windolph's 2nd Sub.

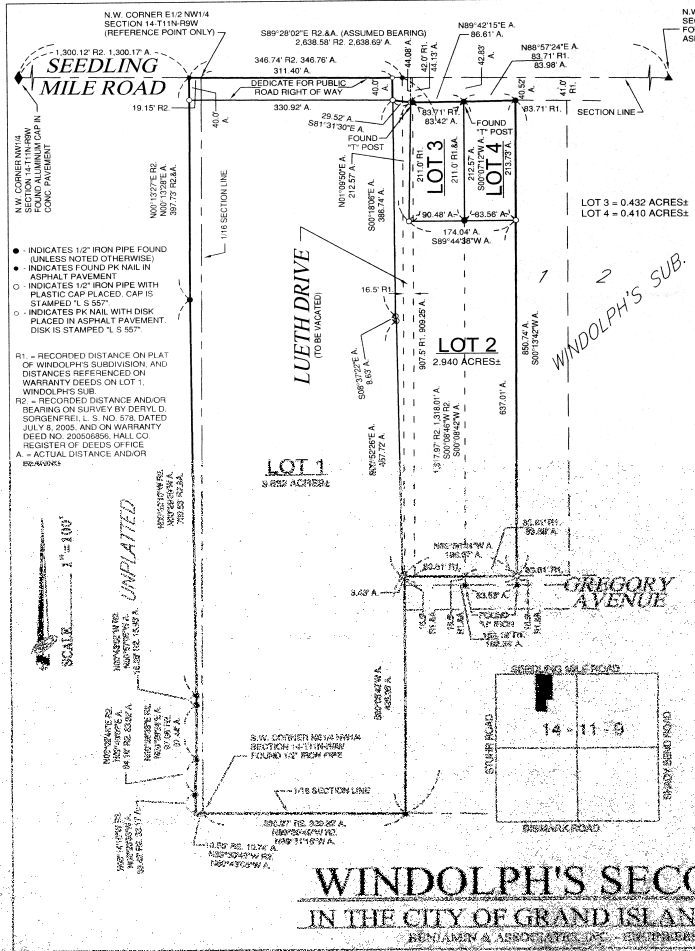
Lueth Dr

Windolph's 2nd

Stuhr Rd S



LOCATION MAP



LEGAL DESCRIPTION

A tract of land comprising a part of Lot One (1), Windolph's Subdivision in the City of Grand Island, Hall County, Nebraska, and a part of the East Half of the Northwest Quarter (E1/2 NW1/4) and a part of the West Half of the Northwest Quarter (W1/2 NW1/4) of Section Fourteen (14), Township Eleven (11) North, Range Nine (9) West of the 6th P.M., in the City of Grand Island, Hall County, Nebraska, and more particularly described as follows:

Beginning at the northwest corner of the East Half of the Northwest Quarter (E1/2 NW1/4); thence S89°28'02"E (ASSUMED BEARING), along and upon the north line of said East Half of the Northwest Quarter (E1/2 NW1/4), a distance of Three Hundred Eleven and Four Tenths (311.40) feet; thence S00°18'06"E, a distance of Forty (40.0) feet; thence S81°31'30"E, a distance of Twenty Nine and Fifty Two Hundredths (29.52) feet to a point on the westerly prolongation of the north line of said Lot One (1); thence N89°42'15"E, along and upon the westerly prolongation of the north line of said Lot One (1), and the north line of said Lot One (1), a distance of Eighty Six and Sixty One Hundredths (86.61) feet; thence N88°57'24"E, along and upon the north line of said Lot One (1), a distance of Eighty Three and Ninety Eight Hundredths (83.98) feet; thence S00°13'42"W, a distance of Eight Hundred Fifty and Seventy Four Hundredths (850.74) feet to a point on the south line of said Lot One (1); thence N89°56'24"W, along and upon the south line of said Lot One (1), a distance of One Hundred Eighty Two and Sixty Four Hundredths (182.64) feet to the southwest corner of said Windolph's Subdivision; thence S00°08'42"W, along and upon the southerly prolongation of the west line of said Windolph's Subdivision, a distance of Four Hundred Twenty Five and Twenty Six Hundredths (425.26) feet to a point on the south line of the Northeast Quarter of the Northwest Quarter (NE1/4 NW1/4); thence N02°23'56"W, a distance of Thirty Three and Seventeen Hundredths (33.17) feet to the southwest corner of said Northeast Quarter of the Northwest Quarter (NE1/4 NW1/4); thence N88°43'05"W, along and upon the south line of the Northwest Quarter of the Northwest Quarter (NW1/4 NW1/4), a distance of Ten and Seventy Four Hundredths (10.74) feet; thence N02°23'56"W, a distance of Thirty Three and Seventeen Hundredths (33.17) feet to the southwest corner of said Northeast Quarter of the Northwest Quarter (NE1/4 NW1/4); thence N88°43'05"W, along and upon the south line of the Northwest Quarter of the Northwest Quarter (NW1/4 NW1/4), a distance of Fifteen and Ninety Three Hundredths (15.93) feet; thence N00°29'29"W, a distance of Seven Hundred Nine and Eighty Three Hundredths (709.83) feet; thence N00°13'28"E, a distance of Three Hundred Ninety Seven and Seventy Three Hundredths (397.73) feet to a point on the north line of the West Half of the Northwest Quarter (W1/2 NW1/4); thence S89°28'02"E, along and upon the north line of said West Half of the Northwest Quarter (W1/2 NW1/4), a distance of Nineteen and Fifteen Hundredths (19.15) feet to the point of beginning and containing 26.74 acres, more or less.

15-4-17

SURVEYOR'S CERTIFICATE

I hereby certify that on _____, 2009, I completed an accurate survey (made under my supervision) of "WINDOLPH'S SECOND SUBDIVISION" in the City of Grand Island, Hall County, Nebraska, as shown on the accompanying plat herewith. That the said plat, bearing, distances, angles, courses, monuments and other grounds are indicated in said subdivision or plat on the accompanying plat herewith, and that said plat and plat thereon were prepared and plotted and approved as shown on this plat and each of the other plats made with reference to the same and recorded herewith.

Lee D. Stegner, Registered Land Surveyor No. 307 (SEAL)

APPROVALS

Submitted to and approved by the Planning Commission of Hall County, Grand Island and Wood River, and the Villages of Afton, Otero and Northplain, Nebraska.

Approved and accepted by the City of Grand Island, Nebraska, this _____ day of _____, 2009.

Mayor _____ City Clerk _____

WINDOLPH'S SECOND SUBDIVISION IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

REMI-LAMEN & ASSOCIATES, INC. - ENGINEERS & SURVEYORS - GRAND ISLAND, NEBRASKA