



Hall County Regional Planning Commission

Wednesday, March 03, 2010

Regular Meeting

Item M7

Final Plats

Insert a narrative here

Staff Contact:

February 17, 2010

Dear Members of the Board:

RE: Final Plat – Shady Bend Subdivision

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Shady Bend Subdivision, located west Shady Bend Rd., and south of US Hwy 30, in the 2-mile extraterritorial jurisdiction of Grand Island, in Hall County, Nebraska.

This final plat proposes to create 2 lots on a tract of land comprising a part of the West Half of the Northwest Quarter (W1/2NW1/4), and a part of the Northwest Quarter of the Southwest Quarter (NW1/4SW1/4), all in Section Twelve (12), Township Eleven (11) North, Range Nine (9) West of the 6th P.M. in Hall County, Nebraska. This land consists of approximately 2.441 acres.

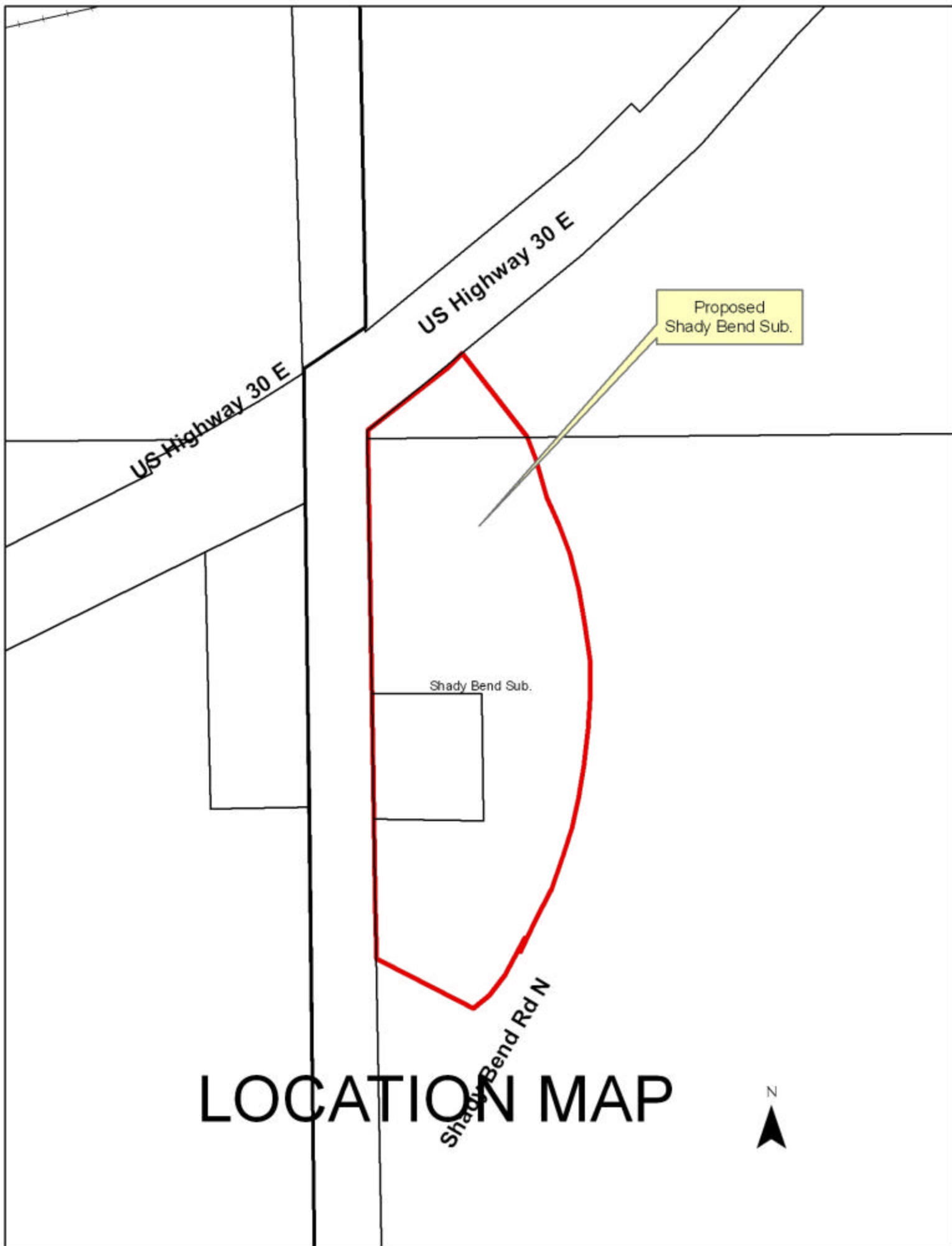
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on March 3, 2010 in the Council Chambers located in Grand Island's City Hall.

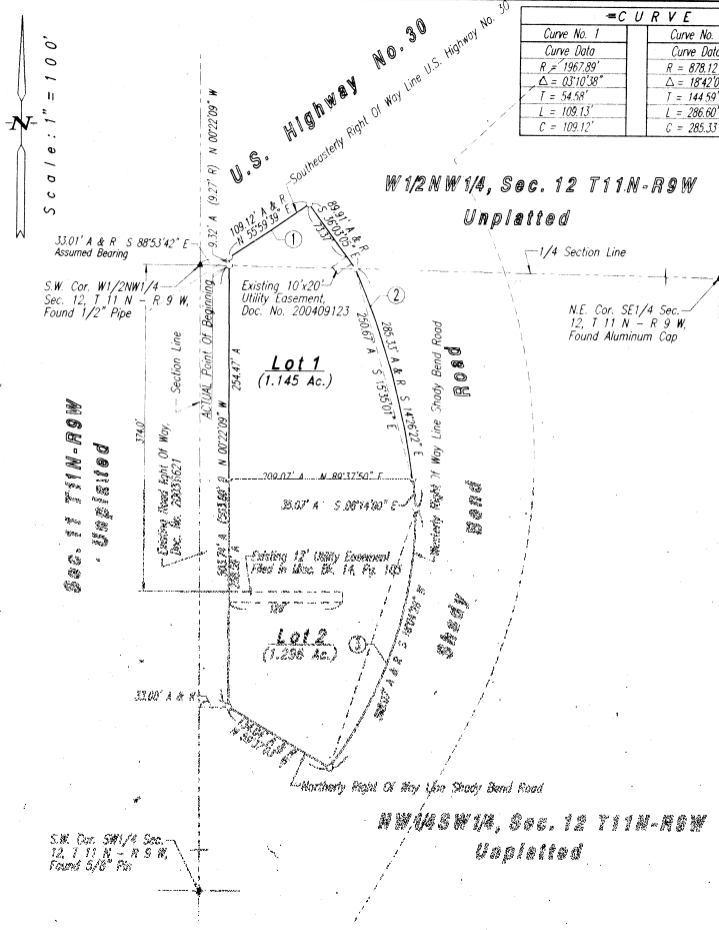
Sincerely,

Chad Nabity, AICP
Planning Director

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

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





= CURVE DATA =		
Curve No. 1	Curve No. 2	Curve No. 3
Curve Data	Curve Data	Curve Data
R = 1967.89'	R = 878.12'	R = 489.74'
Δ = 03°10'38"	Δ = 1842'01"	Δ = 36°39'51"
T = 54.58'	T = 144.59'	T = 162.27'
L = 109.13'	L = 286.60'	L = 313.39'
C = 109.12'	C = 285.33'	C = 308.07'

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 Curves Are CHORD Distances

Legal Description

A tract of land comprising a part of the West Half of the Northwest Quarter (W1/2NW1/4), and a part of the Northwest Quarter of the Southwest Quarter (NW1/4SW1/4), all in Section Twelve (12), 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 southwest corner of said West Half of the Northwest Quarter (W1/2NW1/4); thence running easterly along the south line of said West Half of the Northwest Quarter (W1/2NW1/4), on an Assumed Bearing of S88°53'42"E, a distance of Thirty Three and One Hundredth (33.01) feet, to the ACTUAL point of beginning; thence running N00°22'09"W, a distance of Nine and Thirty Two Hundredths (9.32) feet, to a point on the southeasterly right of way line of U.S. Highway No. 30 and to a point on a curve; thence running northeasterly along the southeasterly right of way line of U.S. Highway No. 30, and the arc of a curve to the left whose radius is One Thousand Nine Hundred Sixty Seven and Eighty Nine Hundredths (1967.89) feet, the long chord of which bears N53°09'38"E, a long chord distance of One Hundred Nine and Twelve Hundredths (109.12) feet, to a point on the westerly right of way line of Shady Bend Road; thence running S36°03'03"E, along the westerly right of way line of Shady Bend Road, a distance of Eighty Nine and Ninety One Hundredths (89.91) feet, to a point on a curve; thence running southeasterly along the westerly right of way line of Shady Bend Road and the arc of a curve to the right whose radius is Eight Hundred Seventy Eight and Twelve Hundredths (878.12) feet, the long chord of which bears S14°26'22"E, a long chord distance of Two Hundred Eighty Five and Thirty Three Hundredths (285.33) feet, to a point on a curve; thence running southwesterly along the westerly right of way line of Shady Bend Road and along the arc of a curve to the right whose radius is Four Hundred Eighty Nine and Seventy Four Hundredths (489.74) feet, the long chord of which bears S18°04'28"W, a long chord distance of Three Hundred Eight and Seven Hundredths (308.07) feet; thence running N59°17'03"W, along the northerly right of way line of Shady Bend Road, a distance of One Hundred Thirty Four and Four Hundredths (134.04) feet, to a point Thirty Three (33.00) feet east of the west line of said Northwest Quarter of the Southwest Quarter (NW1/4SW1/4); thence running N00°22'09"W, a distance of Five Hundred Three and Seventy Four Hundredths (503.74) feet, to the ACTUAL point of beginning and containing 2.44± acres more or less.

Dedication

KNOW ALL MEN BY THESE PRESENTS, that CRAIG O. WOODWARD and KAREN WOODWARD, husband and wife, being the owners of the land described hereon, have caused same to be surveyed, subdivided, plotted and designated as 'SHADY BEND SUBDIVISION' an Addition to 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 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 _____, 2010.

 Craig O. Woodward Karen Woodward

Surveyor's Certificate

I hereby certify that on January 15, 2010, I completed an accurate survey of 'SHADY BEND SUBDIVISION', an Addition to the City of Grand Island, Nebraska, as shown on the accompanying plat thereof; that the lots, blocks, streets, avenues, alleys, parks, commons and other grounds as contained in said subdivision as shown on the accompanying plat thereof are well and accurately staked off and marked; that iron markers were placed at all lot corners; that the dimensions of each lot are as shown on the plat; that each lot bears its own number; and that said survey was made with reference to known and recorded monuments.

(Seal)
 Daryl D. Sargentfret, 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 City of Grand Island, Nebraska, this _____ day of _____, 2010.

 Mayor City Clerk

Acknowledgement

State Of Nebraska ss
 County Of Hall
 On the _____ day of _____, 2010, before me, _____ a Notary Public within and for said County, personally appeared CRAIG O. WOODWARD and KAREN WOODWARD, 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 _____

 Notary Public (Seal)

SHADY BEND SUBDIVISION

AN ADDITION TO THE CITY OF GRAND ISLAND, NEBRASKA

February 17, 2010

Dear Members of the Board:

RE: Final Plat – JBS Subdivision

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of JBS Subdivision, located east of Stuhr Rd. and north of Swift Rd., in the City of Grand Island, in Hall County, Nebraska.

This final plat proposes to create lot on a tract of land comprising a tract of land in part of the West Half (W1/2) of Northwest Quarter (NW1/4) of Section Fourteen (14), Township Eleven (11) North, Range Nine (9) in the City of Grand Island, Hall County, Nebraska. This land consists of approximately 73 acres more or less.

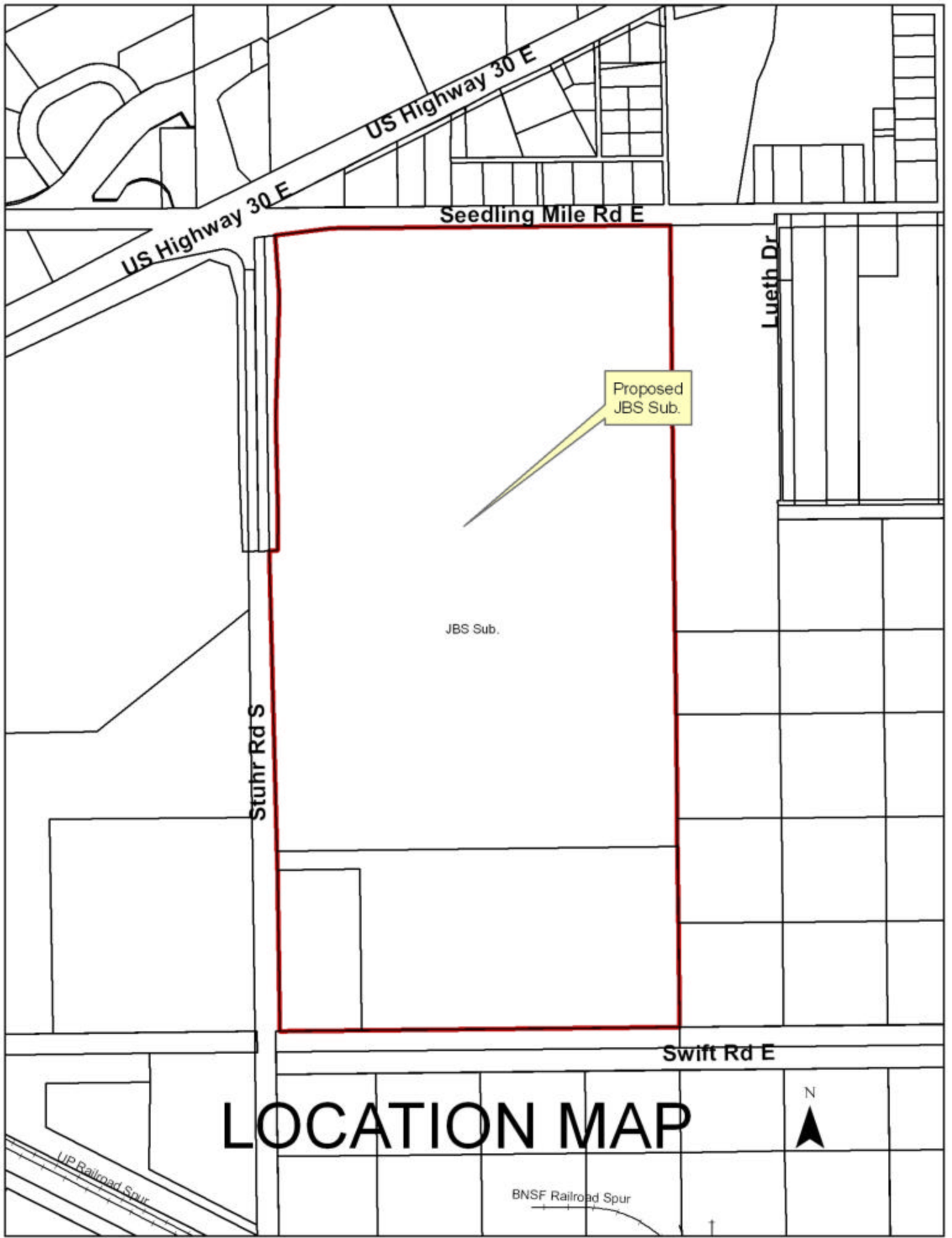
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on March 3, 2010 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

cc: City Clerk
City Attorney
Director of Public Works
Director of Building Inspections
Director of Utilities
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.



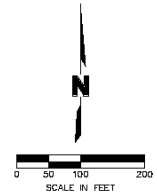
LOCATION MAP

JBS SUBDIVISION

HALL COUNTY, NEBRASKA

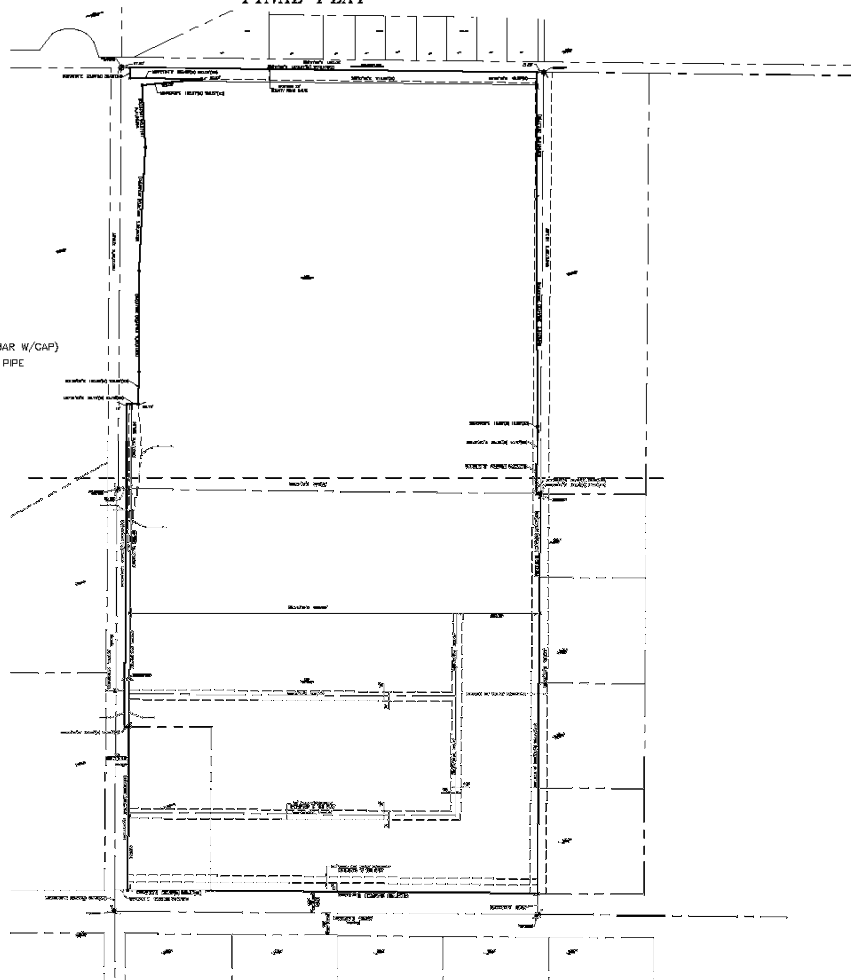
IN THE CITY OF GRAND ISLAND

FINAL PLAT



LEGEND

- ⊕ SECTION CORNER
- SET CORNER (5/8"x24" REBAR W/CAP)
- FOUND CORNER (1/2" IRON PIPE)
- UNLESS NOTED OTHERWISE
- × TEMPORARY POINT
- SECTION LINE
- PROPERTY LINE
- M MEASURED DISTANCE
- D1 REQUIRED DISTANCE
- D2 REQUIRED DISTANCE
- D3 REQUIRED DISTANCE
- D4 REQUIRED DISTANCE



SECTION TIES

NW COR. W 1/2 NW 1/4, SEC. 14-T11N-R9W
FOUND ALUM. CAP
41.42' ESE TO NW BOLT COVER
27.03' SE TO 1/2" PIPE
42.82' SSE TO 1/2" PIPE

NE COR. W 1/2 NW 1/4, SEC. 14-T11N-R9W
FOUND ALUM. CAP
32.88' S TO 1/2" PIPE
47.88' SW TO NE COR. CHANNEL IRON
12.09' W TO PK NAIL

NE COR. NW 1/4, SEC. 14-T11N-R9W
FOUND SURVEY MARKER
61.10' N TO S EDGE SIDEWALK
94.07' SE TO NAIL IN TREE
48.00' SSE TO NAIL IN P. POLE

SW COR. NW 1/4 NW 1/4, SEC. 14-T11N-R9W
FOUND PK NAIL
34.39' NW TO NAIL TOP F. POST
39.60' WSW TO NAIL TOP F. POST
68.29' SE TO NAIL IN P. POLE

SE COR. NW 1/4 NW 1/4, SEC. 14-T11N-R9W
FOUND 1/2" PIPE
CANT NAIL TO FACE OF 4" STEEL POST
59.22' E TO NAIL IN BR. N.E. POST
10.17' W TO COR. F. POST

SE COR. NW 1/4 NW 1/4, SEC. 14-T11N-R9W
FOUND 1/2" PIPE
45.85' ESE TO NAIL IN ASPHALT
38.08' E TO NAIL IN ASPHALT
87.62' SE TO WASTER CORNER POST

SW COR. NW 1/4 NW 1/4, SEC. 14-T11N-R9W
FOUND ALUM. CAP
47.28' NE TO NAIL IN P. POLE
55.47' NW TO NAIL IN P. POLE
68.29' WSW TO NAIL IN P. POLE

SE COR. W 1/2 NW 1/4, SEC. 14-T11N-R9W
FOUND 1/2" PIPE
80.02' NNE TO 6" IRON PIPE
62.80' SE TO NAIL IN P. POLE
78.54' SW TO NAIL IN P. POLE

SE COR. NW 1/4, SEC. 14-T11N-R9W
FOUND 1/2" PIPE
87.20' NNE TO CORNER X IN CONCR. BRIDGE RAIL
39.25' NW TO CORNER X IN CONCR. BRIDGE RAIL
87.62' SE TO NAIL IN P. POLE

SHEET 1 OF 1

MOLSSON
ASSOCIATES

315 West 2nd Street
P.O. Box 1002
Grand Island, NE 68801-1002
TEL: 304.646.1000
FAX: 304.646.1001

DATE: 10-18-2013 DRAWN BY: JAMES HARRIS CHECKED BY: JAMES HARRIS

February 17, 2010

Dear Members of the Board:

RE: Final Plat – Meadowlark West Eighth Subdivision

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Meadowlark West 8th Subdivision, located north of Faidley Ave and east of Allen Drive in the City of Grand Island, in Hall County, Nebraska.

This final plat proposes to create 2 lots on a tract of land comprising a part of Lot One (1), Meadowlark West, Fifth Subdivision, in the Qty of Grand Island, Hall County, Nebraska. This land consists of approximately 3.69 acres.

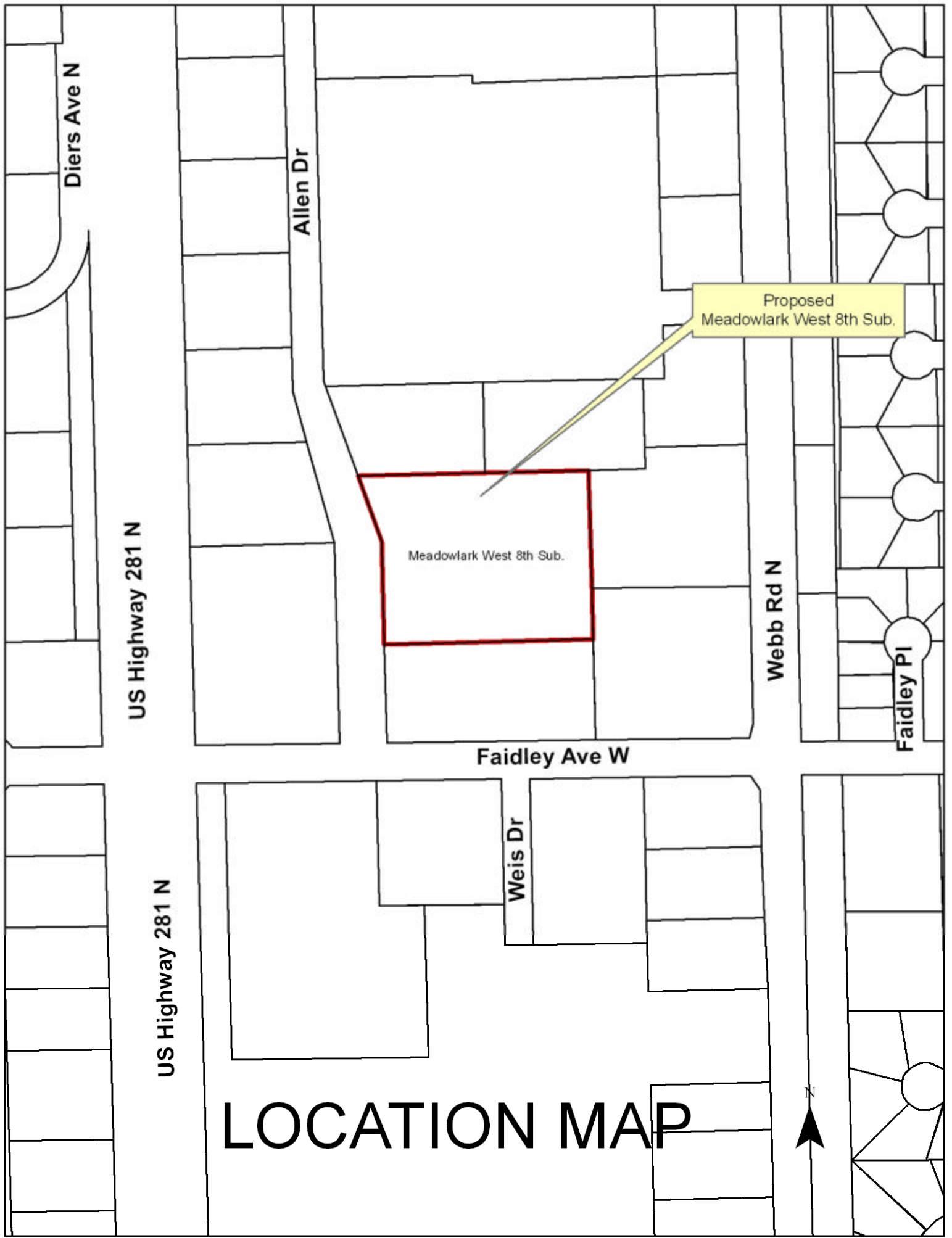
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on March 3, 2010 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

cc: City Clerk
City Attorney
Director of Public Works
Director of Building Inspections
Director of Utilities
Manager of Postal Operations
Buffalo Surveying

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



Diers Ave N

US Highway 281 N

Allen Dr

Meadowlark West 8th Sub.

Proposed
Meadowlark West 8th Sub.

Webb Rd N

Faidley Pl

Faidley Ave W

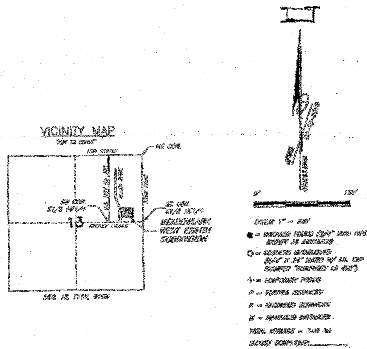
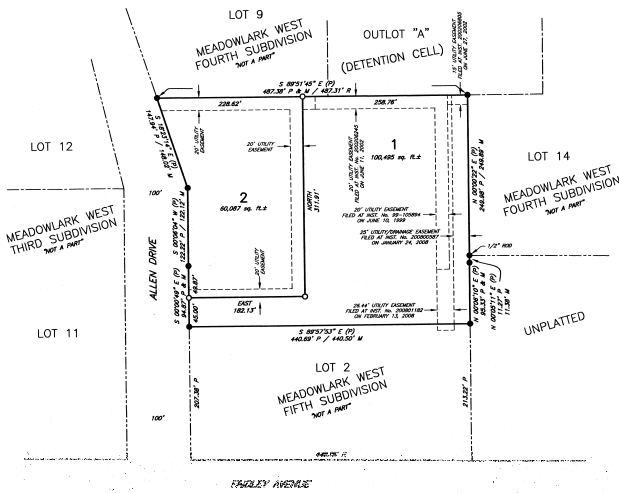
Weis Dr

US Highway 281 N

LOCATION MAP



MEADOWLARK WEST EIGHTH SUBDIVISION IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA



LEGAL DESCRIPTION

Lot One (1), Meadowlark West Fifth Subdivision, in the City of Grand Island, Hall County, Nebraska.

SURVEYOR'S CERTIFICATE

I hereby certify that I completed an accurate survey of "MEADOWLARK WEST EIGHTH SUBDIVISION" in the City of Grand Island, Nebraska as shown on the accompanying plat thereof; that the lots, block, 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 the each lot are as shown on the plat; that the lot bears its own number; and that said survey was made with reference to known and recorded monuments.

(S E A L)

BUFFALO SURVEYING CORPORATION

Mitchell W. Humphrey, President
Nebr. Registered Land Surveyor 492

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Paul J. Younes, being the owner of the land described herein, has caused same to be surveyed, subdivided, platted and designated as "MEADOWLARK WEST EIGHTH SUBDIVISION", in the City of Grand Island, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the streets as shown thereon to the public for their use forever and the easements as shown thereon for the location, construction and maintenance of public service utilities, together with the right of ingress and egress thereto, and hereby prohibiting the planting of trees, bushes and shrubs, or placing other obstructions upon, over, along or underneath the surface of such easements; and that the foregoing subdivision as more particularly described in the description herein as appears on this plat is made with the free consent and in accordance with the desires of the undersigned owner and proprietor.

IN WITNESS WHEREOF, I have affixed my signature hereto at Kearney, Nebraska, this _____ day of _____, 2010.

Paul J. Younes

ACKNOWLEDGEMENT

STATE OF NEBRASKA } ss
COUNTY OF BUFFALO }

On the _____ day of _____, 2010, before me a Notary Public within and for said County, personally appeared Paul J. Younes to me personally known to be the identical person whose signature are affixed hereto, and he did acknowledge the execution thereof to be his voluntary act and deed.

(Paul)

Notary Public

My commission expires _____

APPROVALS

Submitted to and approved by the Regional Hearing Commission of Hall County, Grand Island, West 12th, The Village of 84th, Centre and Dunlap, Nebraska this _____ day of _____, 2010.

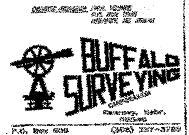
Chairman

Submitted to and approved by the City of Grand Island, Nebraska this _____ day of _____, 2010.

Mayor

City Clerk

(Sign)



February 17, 2010

Dear Members of the Board:

RE: Final Plat – A & E Subdivision

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of A & E Subdivision, located south of NE Hwy 2 and west of 70th Rd, in Hall County Nebraska.

This final plat proposes to create 1 lot on a tract of land comprising a part of the West Half of the Southeast Quarter (W1/2SE1/4) of Section Thirty One (31), Township Twelve (12) North, Range Ten (10) West of the 6th P.M. Hall County, Nebraska, said tract containing 1.925 acres, more or less.

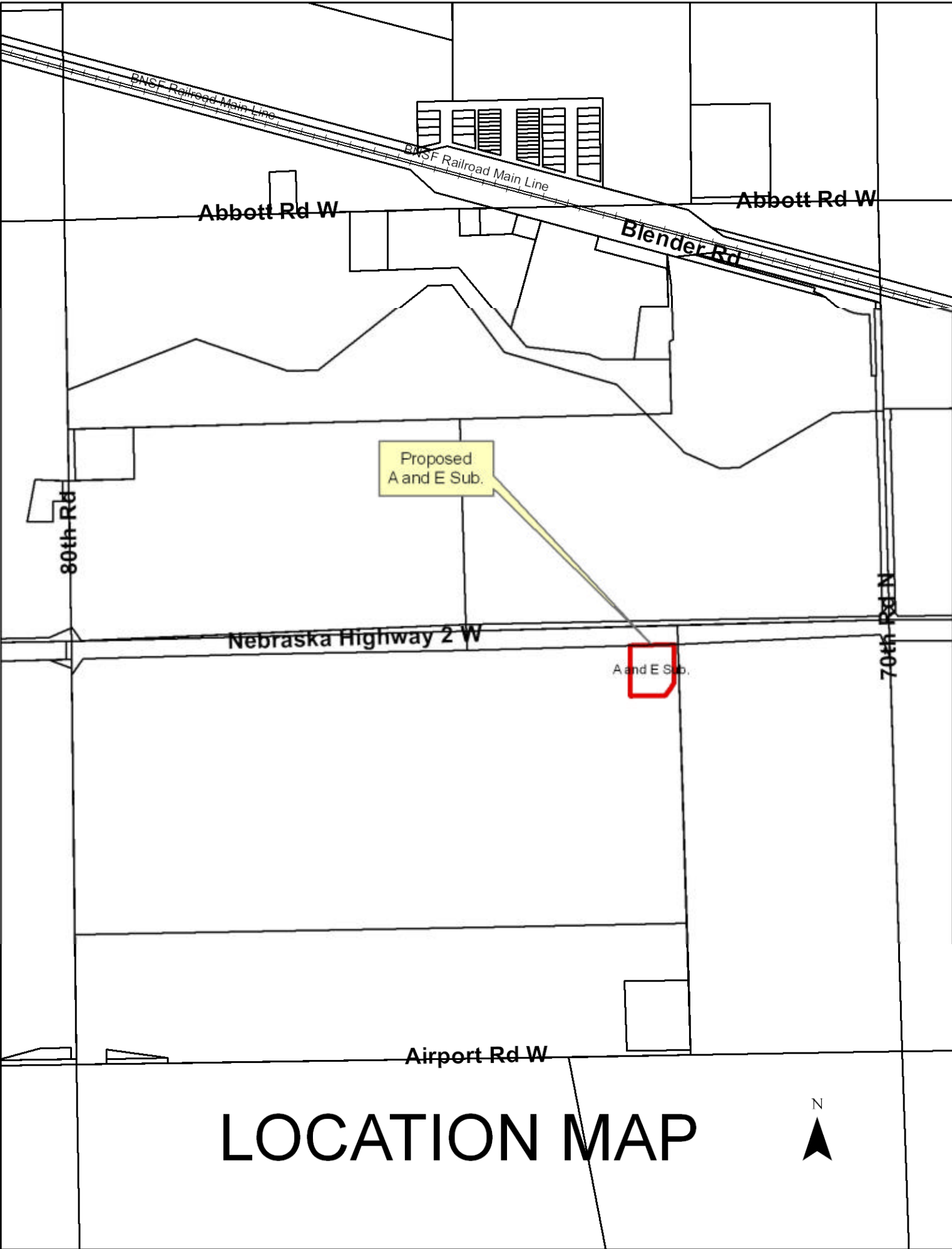
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on March 3, 2010 in the Council Chambers located in Grand Island's City Hall.

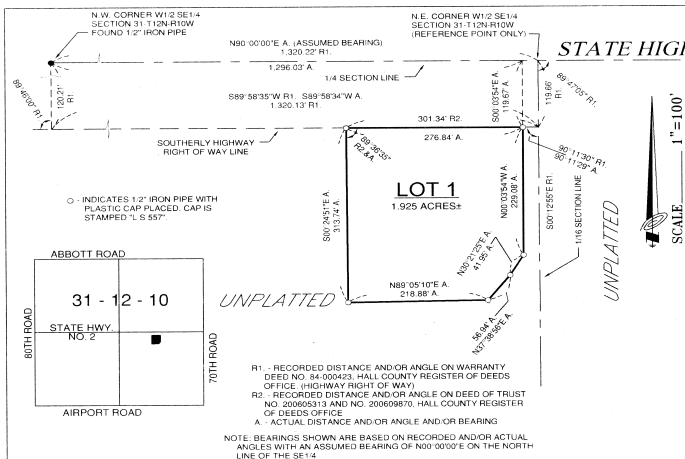
Sincerely,

Chad Nabity, AICP
Planning Director

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

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 a part of the West Half of the Southeast Quarter (W1/2 SE1/4) of Section Twenty One (21), Township Twelve (12) North, Range Ten (10) West of the 6th P.M., 56th County, Nebraska, and more particularly described as follows:

Time to ascertain the point of beginning, start at the northwest corner of said West Half of the Southeast Quarter (W1/2 SE1/4) thence S89°00'00"E (assumed bearing), along and upon the north line of said West Half of the Southeast Quarter (W1/2 SE1/4) a distance of One Thousand Two Hundred Thirty Six and Three Hundredths (1,236.03) feet; thence S00°00'00"E a distance of One Hundred Ninety and Sixty Seven Hundredths (192.67) feet to a point on the south line of said West Half of the Southeast Quarter (W1/2 SE1/4) being the actual point of beginning; thence S89°00'00"E, along and upon said south line of said West Half of the Southeast Quarter (W1/2 SE1/4) a distance of One Hundred Ninety and Sixty Seven Hundredths (192.67) feet; thence S00°00'00"E, a distance of One Hundred Ninety and Sixty Seven Hundredths (192.67) feet; thence S89°00'00"E, a distance of One Thousand Two Hundred Thirty Six and Three Hundredths (1,236.03) feet to the actual point of beginning and containing 1.925 acres, more or less.

SURVEYOR'S CERTIFICATE

I, the undersigned, do hereby certify that on _____, 2010, I completed an accurate survey (made under my supervision) of "A AND E SUBDIVISION" in 56th County, Nebraska, as shown on the accompanying plat thereof and the facts, books, records, surveys, maps, notes, and other grounds as contained in said subdivision as shown on the accompanying plat thereof, are and were accurately shown and that the survey was made with reference to known and recorded monuments.

Lee A. Wagner, Registered Land Surveyor No. 387

(SEAL)

STATE HIGHWAY NO. 2

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that we, Michael A. Panowicz, a.k.a. Mike Panowicz, and Patricia M. Panowicz, a.k.a. Patricia Panowicz, husband and wife, being the owners of the land described hereon, have caused same to be surveyed, subdivided, platted and designated as "A AND E 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 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 _____, Nebraska, this _____ day of _____, 2010.

Michael A. Panowicz, a.k.a. Mike Panowicz

Patricia M. Panowicz, a.k.a. Patricia Panowicz

ACKNOWLEDGEMENT

State of Nebraska

ss

County of Hall

On the _____ day of _____, 2010, before me, _____, a Notary Public within and for said County, personally appeared Michael A. Panowicz, a.k.a. Mike Panowicz, and Patricia M. Panowicz, a.k.a. Patricia Panowicz, 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 at Grand Island, 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 Addicks and Dunlap, Nebraska.

Chairman

Date

Approved and accepted by the Hall County Board of Supervisors, this _____ day of _____, 2010.

Chairman of the Board

County Clerk

(SEAL)

A AND E SUBDIVISION HALL COUNTY, NEBRASKA

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

SUBSET 1 OF 1