



# Hall County Regional Planning Commission

Wednesday, September 07, 2011

Regular Session

## Item M5

### Final Plats

*Insert a narrative here*

Staff Contact:

August 24, 2011

Dear Members of the Board:

**RE: Final Plat – Olson Subdivision**

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Olson Subdivision, located in the City of Grand Island, in Hall County Nebraska.

This final plat proposes to create 1 lot on a tract of land comprising a part of the Northeast Quarter (NE1/4) of Section One (1), Township Eleven (11) North Range Ten (10) West of the 6<sup>th</sup> P.M., in the two mile extraterritorial jurisdiction of Grand Island, in Hall County, Nebraska.

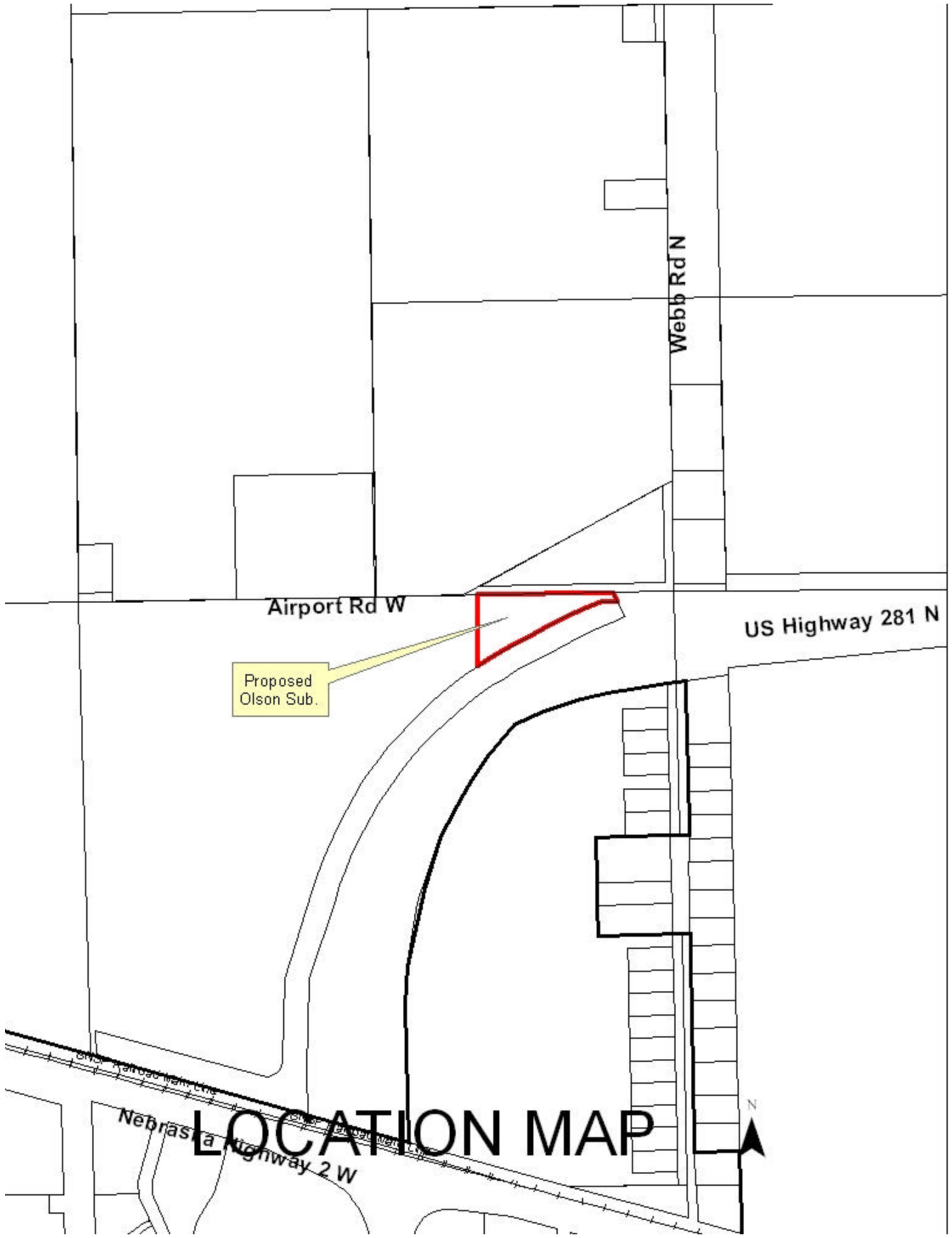
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on September 7, 2011 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP  
Planning Director

Cc: City Clerk  
City Attorney  
City Public Works  
City Building Department  
City Utilities  
Hall County Clerk  
Hall County Attorney  
Hall County Public Works  
Hall County Zoning Department  
Manager of Postal Operations  
Rockwell and Associates, L.L.C.

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



Airport Rd W

Webb Rd N

US Highway 281 N

Proposed Olson Sub.

LOCATION MAP

Nebraska Highway 2 W

N

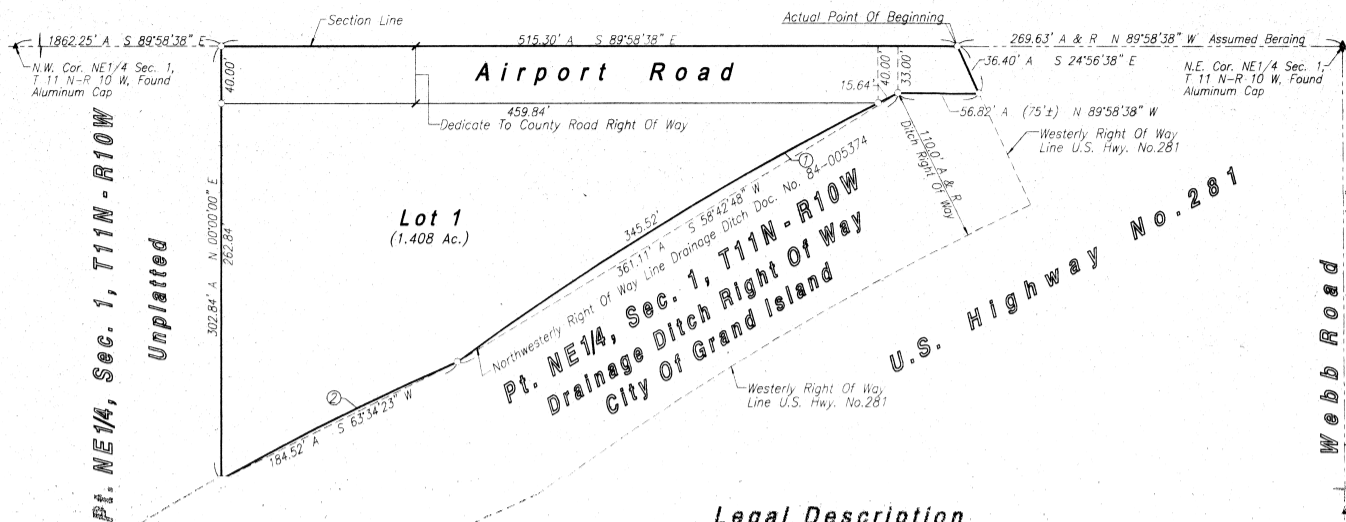
# LEGEND

• 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

## Wegner Subdivision

Lot 1

CURVE DATA	
Curve No. 1	Curve No. 2
Curve Data	Curve Data
R = 2094.86'	R = 1837.02'
Δ = 09°53'20"	Δ = 05°45'27"
T = 181.23'	T = 92.38'
L = 361.56'	L = 184.52'
C = 361.11'	C = 184.52'



Scale: 1" = 60'

## Acknowledgement

State of Nebraska ss:  
 County of Hall

On the \_\_\_\_\_ day of \_\_\_\_\_, 2011, before me, \_\_\_\_\_  
 Notary Public within and for said County, personally appeared PHIL A. MADER and LINDA MADER, 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 of Grand Island, Nebraska, on the date last above written.

My commission expires \_\_\_\_\_

(Seal)

Notary Public

## Surveyor's Certificate

I hereby certify that on August 10, 2011, I completed an accurate survey of 'OLSON SUBDIVISION', in Hall County, Nebraska, as shown on the accompanying plot thereof; that the lots, blocks, streets, avenues, alleys, parks, commons and other grounds as contained in said subdivision as shown on the accompanying plot thereof are well and accurately taken off and marked; that iron markers were placed at all lot corners; that the dimensions of each lot are as shown on the plot; that each lot bears its own number; and that said survey was made with reference to known and recorded monuments.

(Seal)

Deryl D. Sorgenfrei, Reg. Land Surveyor No. 578

## Approvals

Submitted to and approved by the Regional Planning Commission of Hall County, Grand Island, Wood River and the Villages of Aldo, Cairo and Doniphan, Nebraska.

Chairman

Date

Approved and accepted by the City of Grand Island, Nebraska, this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

Mayor

City Clerk

(Seal)

Approved and accepted by the Hall County Board of Supervisors, this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

Chairman Of The Board

County Clerk

(Seal)

## OLSON SUBDIVISION HALL COUNTY, NEBRASKA

## Legal Description

A tract of land comprising a part of the Northeast Quarter (NE1/4) of Section One (1), Township Eleven (11) North, Range Ten (10) West of the 6th. P.M., in Hall County, Nebraska, more particularly described as follows:

Beginning at the northeast corner of said Northeast Quarter (NE1/4); thence running westerly on the north line of said Northeast Quarter (NE1/4), on an Assumed Bearing of N89°58'38"W, a distance of Two Hundred Sixty Nine and Sixty Three Hundredths (269.63) feet, to a point on the westerly right of way line of U.S. Highway No. 281, and to the ACTUAL point of beginning; thence running S24°56'38"E, on the westerly right of way line of U.S. Highway No. 281, a distance of Thirty Six and Forty Hundredths (36.40) feet, to a point on the north right of way line of the City of Grand Island Drainage Ditch; thence running N89°58'38"W on the north right of way line of the City of Grand Island Drainage Ditch, a distance of Fifty Six and Eighty Two Hundredths (56.82) feet, to a point on a curve; thence running southwesterly on the northwesterly right of way line of the City of Grand Island Drainage Ditch and on the arc of a curve to the left whose radius is Two Thousand Ninety Four and Eighty Six Hundredths (2094.86) feet, the long chord of which bears S58°42'48"W, a long chord distance of Three Hundred Sixty One and Eleven Hundredths (361.11) feet, to a point on a curve; thence continuing southwesterly on northwesterly right of way line of the City of Grand Island Drainage Ditch and on the arc of a curve to the left whose radius is One Thousand Eight Hundred Thirty Seven and Two Hundredths (1837.02) feet, the long chord of which bears S63°34'23"W, a long chord distance of One Hundred Eighty Four and Fifty Two Hundredths (184.52) feet; thence running N00°00'00"E, a distance of Three Hundred Two and Eighty Four Hundredths (302.84) feet, to a point on the north line of said Northeast Quarter (NE1/4); thence running S89°58'38"E, on the north line of said Northeast Quarter (NE1/4), a distance of Five Hundred Fifteen and Thirty Hundredths (515.30) feet, to the ACTUAL point of beginning and containing 1.879 acres more or less.

## Dedication

KNOW ALL MEN BY THESE PRESENTS, that PHIL A. MADER and LINDA MADER, husband and wife, being the owners of the land described hereon, have caused same to be surveyed, subdivided, platted and designated as 'OLSON SUBDIVISION' in Hall County, Nebraska, as shown on the accompanying plot 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 \_\_\_\_\_, 2011.

Phil A. Mader

Linda Mader

August 24, 2011

Dear Members of the Board:

**RE: Final Plat – Bosselville Third Subdivision**

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Bosselville Third Subdivision, located in the two mile extraterritorial jurisdiction of Grand Island, in Hall County Nebraska.

This final plat proposes to create 3 lots, a tract of land consisting of Lots 1, 2 and 3, Block 1 of Bosselville Subdivision located in the Southeast Quarter (SE1/4) of Section 13 and the Northeast Quarter (NE1/4) of Section 24, and vacated Bosselman Avenue Right of Way located in the Northeast Quarter Of Section 24, All Located In Township Ten (10) North, Range Ten (10) West of the 6<sup>th</sup> P.M., in the two mile extraterritorial jurisdiction of Grand Island, in Hall County, Nebraska.

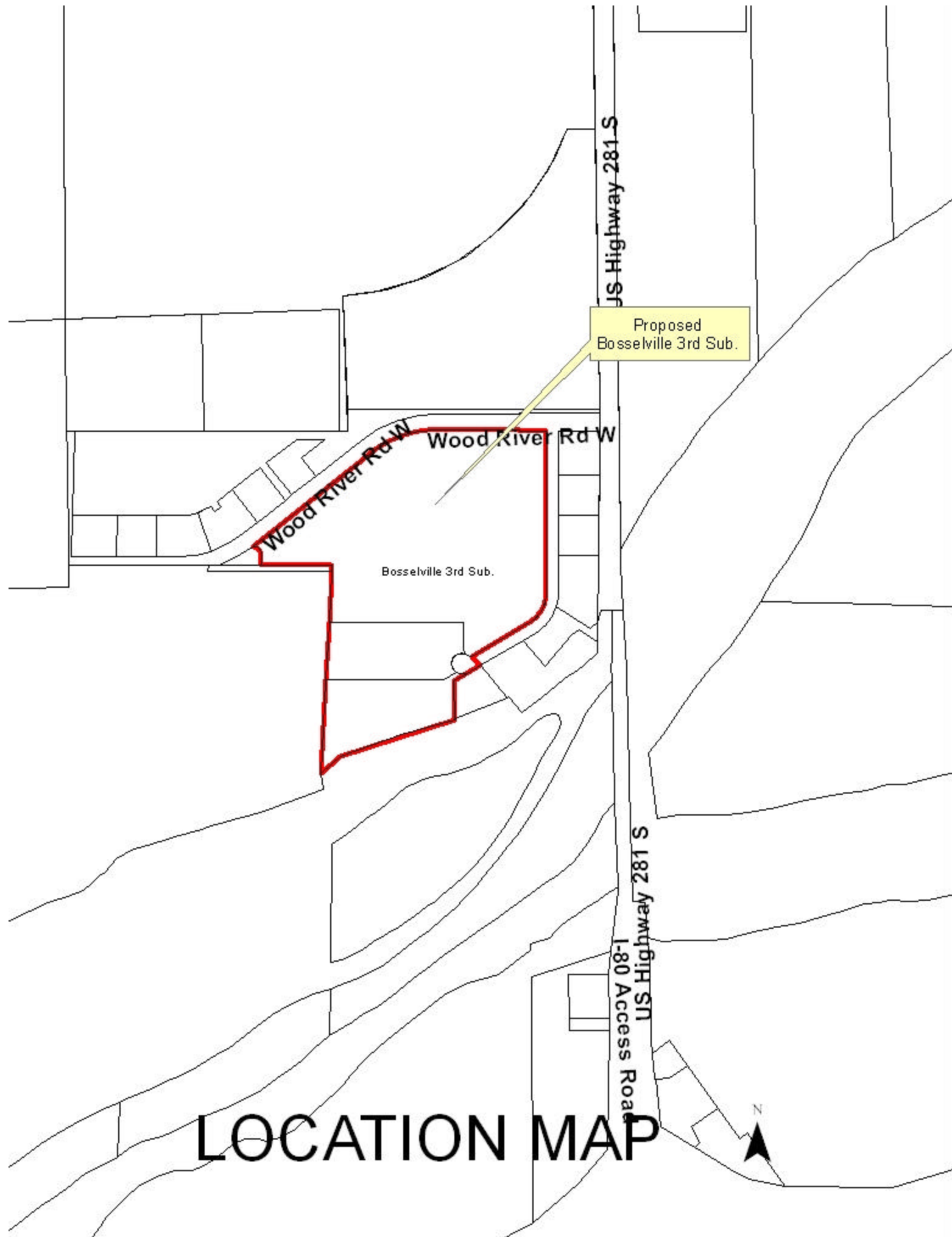
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on September 7, 2011 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP  
Planning Director

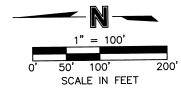
Cc: City Clerk  
City Attorney  
City Public Works  
City Building Department  
City Utilities  
Hall County Clerk  
Hall County Attorney  
Hall County Public Works  
Hall County Zoning Department  
Manager of Postal Operations  
Olsson Associates

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



# BOSSELVILLE THIRD SUBDIVISION

PART OF SE1/4 OF SEC. 13, T10N, R10W &  
PART OF NE1/4 OF SEC. 24, T10N, R10W  
HALL COUNTY, NEBRASKA  
FINAL PLAT



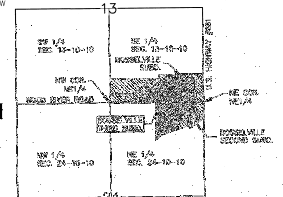
## LEGEND

- SET CORNER
- FOUND CORNER
- PROPERTY LINE
- M MEASURED DISTANCE
- R RECORDED DISTANCE

OWNERS: BOSSELMAN INC.  
SUBDIVIDER: BOSSELMAN INC.  
SURVEYOR: OLSSON ASSOCIATES  
ENGINEER: OLSSON ASSOCIATES  
NUMBER OF LOTS: 3

## LOCATION MAP

NOT TO SCALE



CURVE	DELTA	LENGTH	RADIUS	BEARING	CHORD
C1	54°27'17" (M&R)	38.02' (M&R)	40.00' (M&R)	N27°13'39"W	30.60' (M&R)
C2	40°20'34" (M&R)	38.78' (M&R)	40.80' (M&R)	N70°24'51"W	28.19' (M&R)
C3	38°25'29" (M&R)	587.15' (M&R)	532.86' (M&R)	N70°45'51"W	380.59' (M&R)
C4	59°42'34" (M&R)	177.16' (M&R)	170.00' (M&R)	S29°31'17"W	189.28' (M&R)
C5	58°13'04"	59.27'	40.00'	S87°50'08"W	37.71'
C6	40°20'38"	31.25'	30.00'	N6°11'41"W	34.83'
C7	128°28'03"	112.35'	50.00'	S10°34'28"W	90.42'
C8	06°23'18"	57.36'	50.00'	S87°34'47"E	54.77'
C9	24°24'41"	17.04'	40.00'	S12°12'20"E	18.61'

SHEET 1 OF 2

**OLSSON**  
A S P O L L A T I O N  
303 East 2nd Street  
P.O. Box 1072  
Grand Island, NE 68801-1072  
781.536.6390  
FAX: 781.536.6391

DATE: 10/10/2011 10:00:00 AM BY: J. J. OLSSON, P.E. PROJECT: BOSSELVILLE 3RD SUB. SHEET: 01 OF 02

August 24, 2011

Dear Members of the Board:

**RE: Final Plat – One Second Subdivision**

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of One Second Subdivision, located in Hall County Nebraska.

This final plat proposes to create two (2) lots on a tract of land being vacated Lot One (1), ONE Subdivision, a subdivision being part of Government Lot One (1) and part of the Southeast Quarter of the Northeast Quarter (SE1/4 NE1/4) of Section Six (6), Township Eleven (11) North, Range Twelve (12) West of the 6 P.M., in Hall County, Nebraska, said tract containing 1.68 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 7, 2011 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 Zoning Department  
Manager of Postal Operations  
Trenton L. Snow, LLC

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



Wiseman Rd N

Airport Rd W

190th Rd N

One 2nd Sub.

Proposed  
One 2nd Sub.

Capital Ave W

# LOCATION MAP



# ONE 2nd SUBDIVISION

A SUBDIVISION BEING PART OF GOVERNMENT LOT 1 AND PART OF THE SOUTHEAST 1/4 OF NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 11 NORTH, RANGE 12 WEST OF THE SIXTH PRINCIPAL MERIDIAN, HALL COUNTY, NEBRASKA

## LEGAL DESCRIPTION

A tract of land being vacated Lot One (1), ONE Subdivision, a subdivision being part of Government Lot One (1) and part of the Southeast Quarter of the Northeast Quarter (SE1/4 NE1/4) of Section Six (6), Township Eleven (11) North, Range Twelve (12) West of the Sixth Principal Meridian, Hall County, Nebraska, said tract being more particularly described as follows: Referring to the Northeast corner of Government Lot 1 in said Section 6 and assuming the East line of said Government Lot 1 and the Southeast Quarter of the Northeast Quarter of said Section 6 as bearing S 02°04'37" E and all bearings contained herein are relative thereto; thence S 87°55'23" W a distance of 40.0 feet to the ACTUAL PLACE OF BEGINNING, said place of beginning being the Northeast corner of said Lot 1 and on the West line of a public road; thence S 02°04'37" E on the aforesaid West line a distance of 426.62 feet to the Southeast corner of said Lot 1; thence S 87°55'23" W a distance of 61.24 feet to a point on a non-tangent curve, said point being the Southwest corner of said Lot 1; thence on a 665.0 foot radius non-tangent curve concave southwest an arc distance of 240.11 feet, said point being N 40°18'31" W a chord distance of 238.81 feet from the previously described point; thence leaving non-tangent curve N 02°04'37" W parallel with the aforesaid East line a distance of 239.03 feet to the Northwest corner of said Lot 1; thence N 87°55'23" E a distance of 209.03 feet to the place of beginning. Containing 1.69 acres, more or less.

## SURVEYOR'S CERTIFICATE

I, Trenton D. Snow, a Professional Land Surveyor licensed in the State of Nebraska, hereby certify that I completed an accurate survey of "ONE 2nd SUBDIVISION", Hall County, Nebraska, as shown on the accompanying plat thereof; that the lots, blocks, streets, avenues, 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 5/8" x 24" capped rebar 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.

(S E A L)

Trenton D. Snow  
Nebr. Reg. L.S. No. 628

Dated:

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Harlan G. Hughes (aka Harlan Hughes) and Doyle L. Hulme (aka Doyle Hulme) and Kay V. Hulme, husband and wife, being the sole owner(s) of the land described herein have caused the same to be surveyed, subdivided, platted and designated as "ONE 2nd SUBDIVISION", Hall County, Nebraska, as shown on the accompanying plat thereof, and have hereby dedicated 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, shrubs, or placing other obstruction 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(s).

IN WITNESS WHEREOF, I have affixed my signature hereto this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Harlan G. Hughes (aka Harlan Hughes) by Doyle L. Hulme, Attorney in fact

Doyle L. Hulme (aka Doyle Hulme)

Kay V. Hulme

## ACKNOWLEDGEMENTS

State of \_\_\_\_\_  
County of \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by Doyle L. Hulme as Attorney in fact on behalf of Harlan G. Hughes (aka Harlan Hughes).

Notary Public \_\_\_\_\_ Affix Seal Here

State of \_\_\_\_\_  
County of \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by Kay V. Hulme, wife of Doyle L. Hulme, husband of Kay V. Hulme.

Notary Public \_\_\_\_\_ Affix Seal Here

State of \_\_\_\_\_  
County of \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by Kay V. Hulme, wife of Doyle L. Hulme.

Notary Public \_\_\_\_\_ Affix Seal Here

## APPROVALS

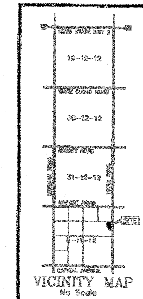
Submitted to and approved by the Regional Planning Commission, of Hall County, Grand Island, Wood River and the Villages of Aida, Ocho and Olanville, Nebraska.

Chairman \_\_\_\_\_ Date \_\_\_\_\_

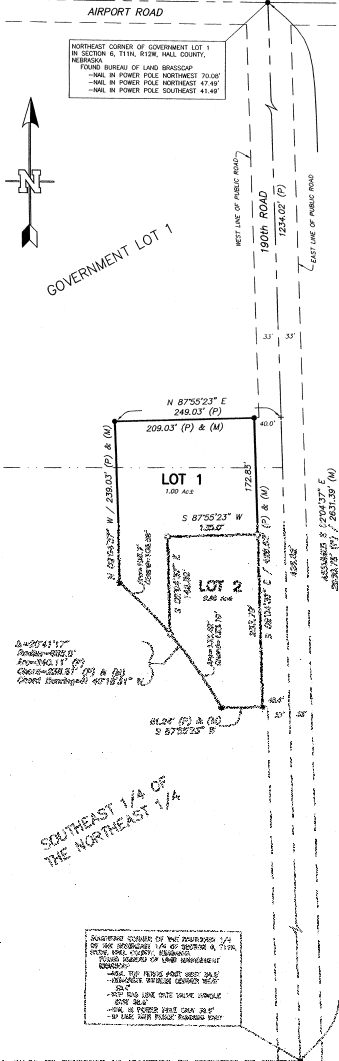
Approved and accepted by the Hall County Board of Supervisors, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Chairman of the Board \_\_\_\_\_

County Clerk \_\_\_\_\_



Scale: 1" = 100'  
(S) = Measured Distance  
(P) = Measured Distance  
(\*) = Temporary Point  
● = Corner Point (Capped 1/2" Steel)  
○ = Corner Stake (5/8" x 24")  
(Capped Rebar)  
NOTE: L&S REG. 1000, 1100, 1200, 1300, 1400, 1500, 1600, 1700, 1800, 1900, 2000, 2100, 2200, 2300, 2400, 2500, 2600, 2700, 2800, 2900, 3000, 3100, 3200, 3300, 3400, 3500, 3600, 3700, 3800, 3900, 4000, 4100, 4200, 4300, 4400, 4500, 4600, 4700, 4800, 4900, 5000, 5100, 5200, 5300, 5400, 5500, 5600, 5700, 5800, 5900, 6000, 6100, 6200, 6300, 6400, 6500, 6600, 6700, 6800, 6900, 7000, 7100, 7200, 7300, 7400, 7500, 7600, 7700, 7800, 7900, 8000, 8100, 8200, 8300, 8400, 8500, 8600, 8700, 8800, 8900, 9000, 9100, 9200, 9300, 9400, 9500, 9600, 9700, 9800, 9900, 10000.



August 24, 2011

Dear Members of the Board:

**RE: Final Plat – Koepp Third Subdivision**

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Koepp Third Subdivision, located in Hall County Nebraska.

This final plat proposes to create 1 lot on a tract of land comprising all of Lot One (1), Koepp Subdivision, Hall County, Nebraska, together with a part of the Southwest Quarter (SW1/4) of Section Ten (10) North, Range Twelve (12) West of the 6 P.M., in Hall County, Nebraska, said tract containing 4.1214 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 7, 2011 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 Zoning Department  
Manager of Postal Operations  
Benjamin & Associates, LLC

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

McGuire Rd S

Wildwood Dr W

Cameron Rd S

Proposed  
Koepp 3rd Sub.

Koepp 3rd Sub.

Guenther Rd W

LOCATION MAP



