



Hall County Regional Planning Commission

**Wednesday, October 11, 2017
Regular Meeting**

Item M1

Staab Estates

Staff Contact: Chad Nabity

September 29, 2017

Dear Members of the Board:

RE: Final Plat – Staab Estates Subdivision.

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

This final plat proposes to create 2 lots, in a subdivision being part of Block 16, Pleasant Home Subdivision and part of the Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of Section Twenty-One (21), Township Eleven (11) North, Range Nine (9) West of the 6th P.M., all in the City of Grand Island, Hall County, Nebraska, in a tract containing 2.756 acres.

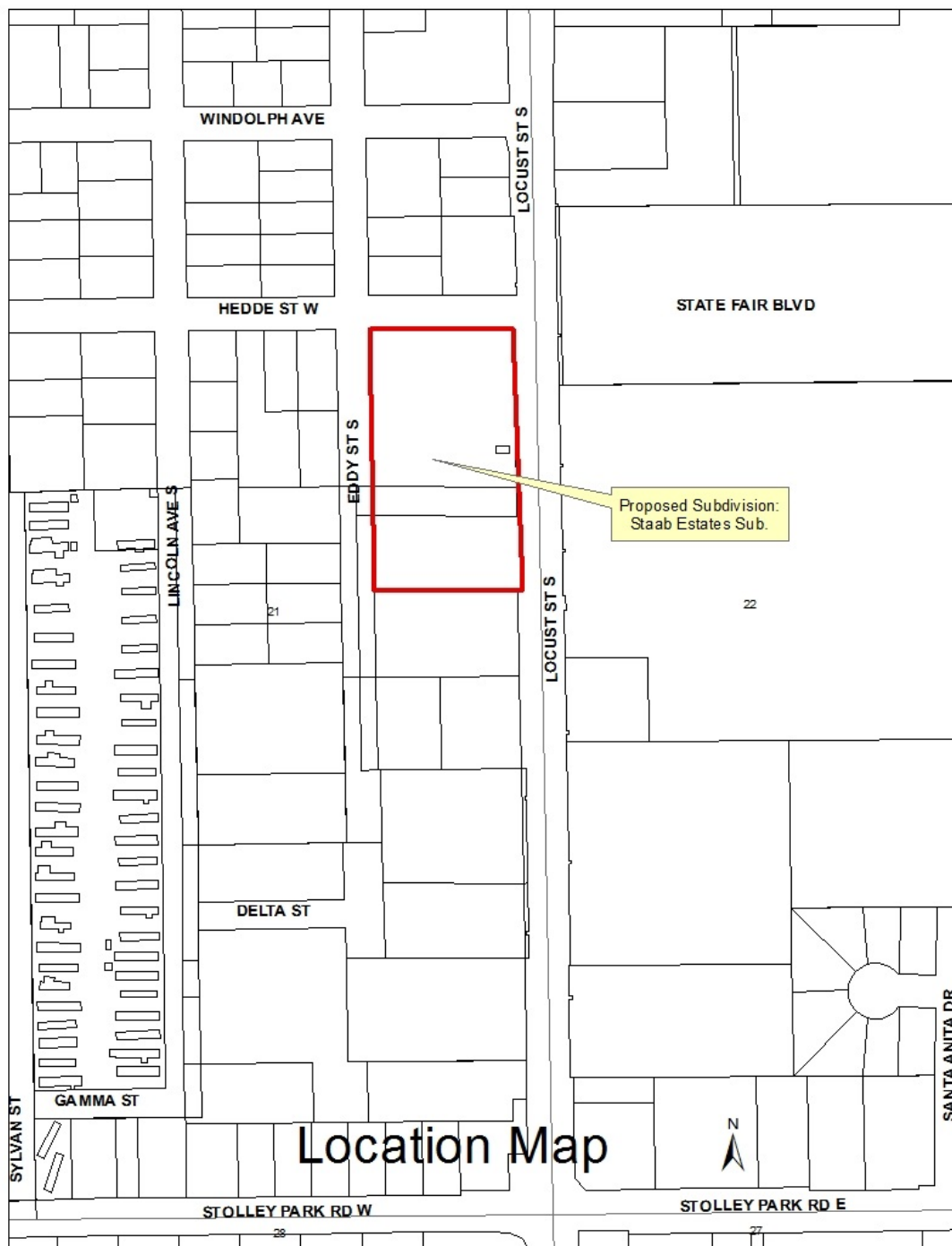
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on October 11, 2017, in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

Cc: City Clerk
City Attorney
City Public Works
City Utilities
City Building Director
County Assessor/Register of Deeds
Manager of Postal Operations
Olsson and Associates

This letter was sent to the following School Districts 2, 19, 82, 83, 100, 126.





STAAB ESTATES SUBDIVISION

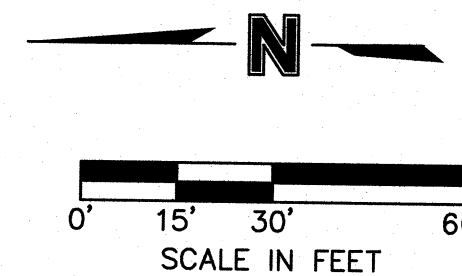
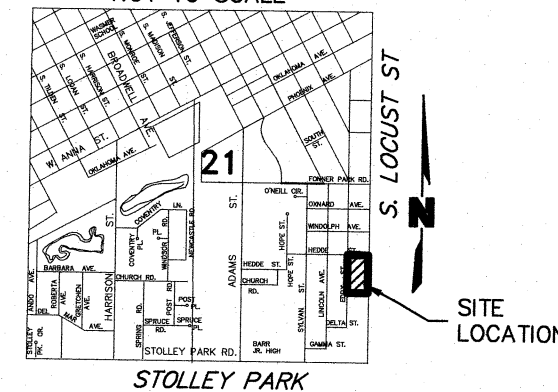
CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA
FINAL PLAT

LEGEND

- SET CORNER (5/8"x24" REBAR W/CAP)
- FOUND CORNER (AS NOTED)
- PROPERTY LINE
- PROPOSED SUBDIVISION LINE
- EXISTING LANDSCAPE EASEMENT LINE
- EXISTING INGRESS/EGRESS EASEMENT LINE
- EXISTING EASEMENT LINE
- M MEASURED DISTANCE
- P PLATTED DISTANCE PLEASANT HOME SUBD
- P1 PLATTED DISTANCE J N W SUBD
- R1 INST. NO. 200316261
- R2 INST. NO. 200316261
- R3 INST. NO. 200502630
- D1 DEED BK 153 PG 486
- D2 DEED BK 153 PG 678

LOCATION MAP

NOT TO SCALE



W. HEDDE STREET
60' R.O.W.

S. LOCUST STREET
R.O.W. VARIES

S. EDDY STREET
60' R.O.W.

LOT 1
59187 S.F.
1.359 ACRES

LOT 2
60858 S.F.
1.397 ACRES

LOT 1
J N W SUB
(NOT A PART)

EXIST. 8'
UTILITY EASE.

EXIST. UTILITY
EASEMENT
INST. NO. 200316262
FILED DEC. 22, 2003

EXIST. LANDSCAPING
EASEMENT
INST. NO. 200316263
FILED DEC. 22, 2003

N88°53'51"E
44.23'(M)

N01°06'09"W
37.91'(M)

N89°04'31"E 180.96'(M)

N01°06'09"W
10.00'(M)

N89°04'31"E
9.19'(M)

N88°53'51"E
22.72'(M)

N01°06'09"W
11.99'(M)

N01°08'16"W
40.73'(M)

N00°56'04"W
52.06'(M) 52'(D1,R2)

N01°08'08"W 134.99'(M) 135'(R3)

N01°04'47"W 289.04'(M) 289'(D2)

154'(R)
154.05'(M)
N01°01'52"W

51.98'(M) 51.97'(R2)
S01°07'59"E

135.06'(M) 135.05'(R3)
S01°05'51"E

EXIST. 11' LANDSCAPING
EASEMENT
INST. NO. 200316259
FILED DEC. 22, 2003

EXIST. INGRESS/EGRESS
EASEMENT
INST. NO. 200316260
FILED DEC. 22, 2003
EXIST. INGRESS/EGRESS
EASEMENT
INST. NO. 200502631
FILED MAR. 28, 2005

EXIST. LANDSCAPING
EASEMENT
INST. NO. 200502633
FILED MAR. 28, 2005

EXIST. UTILITY
EASEMENT
INST. NO. 200502632
FILED MAR. 28, 2005

EXIST. INGRESS/EGRESS EASE.
DEED BK 174, PAGE 114
FILED MAR. 1, 1974

EXIST. INGRESS/EGRESS
EASEMENT
INST. NO. 200502631
FILED MAR. 28, 2005

TRAFFIC CONTROL
EASEMENT
BOOK 28, PAGE 661

EXIST. 16'
ELECTRIC EASE.
DOC. NO. 81-000537
FILED FEB. 5, 1981

STAAB ESTATES SUBDIVISION
CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA
FINAL PLAT

LEGAL DESCRIPTION

A TRACT OF LAND CONSISTING OF PART OF BLOCK 16, PLEASANT HOME SUBDIVISION AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4 SE1/4) OF SECTION TWENTY-ONE (21), TOWNSHIP ELEVEN (11) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M., ALL IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF BLOCK 16, PLEASANT HOME SUBDIVISION, SAID POINT BEING THE POINT OF BEGINNING; THENCE ON AN ASSUMED BEARING OF N89°21'40"E ALONG THE NORTH LINE OF SAID BLOCK 16, PLEASANT HOME SUBDIVISION AND ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF WEST HEDDE STREET, A DISTANCE OF 254.11 FEET; THENCE S55°21'41"E, ALONG THE WEST RIGHT-OF-WAY LINE OF SOUTH LOCUST STREET, A DISTANCE OF 3.88 FEET; THENCE S01°06'09"E, ALONG SAID WEST RIGHT-OF-WAY LINE OF SOUTH LOCUST STREET, A DISTANCE OF 277.50 FEET; THENCE S01°07'59"E, ALONG SAID WEST RIGHT-OF-WAY LINE OF SOUTH LOCUST STREET, A DISTANCE OF 51.98 FEET; THENCE S01°05'51"E, ALONG THE WEST RIGHT-OF-WAY LINE OF SOUTH LOCUST STREET, A DISTANCE OF 135.06 FEET TO THE NORTHEAST OF LOT 1, J N W SUBDIVISION; THENCE S89°21'48"W, ALONG THE NORTH LINE OF SAID LOT 1, J N W SUBDIVISION, A DISTANCE OF 257.18 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, J N W SUBDIVISION; THENCE N01°08'08"W, ALONG THE EAST RIGHT-OF-WAY LINE OF SOUTH EDDY STREET, A DISTANCE OF 134.99 FEET; THENCE N00°56'04"W, ALONG SAID EAST RIGHT-OF-WAY LINE OF SOUTH EDDY STREET, A DISTANCE OF 52.06 FEET; THENCE N01°08'16"W, ALONG SAID EAST RIGHT-OF-WAY LINE OF SOUTH EDDY STREET, A DISTANCE OF 279.73 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS A CALCULATED AREA OF 120045.40 SQUARE FEET OR 2.756 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON _____, 2017, I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION, OF A TRACT OF LAND CONSISTING OF PART OF BLOCK 16, PLEASANT HOME SUBDIVISION AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4 SE1/4) OF SECTION TWENTY-ONE (21), TOWNSHIP ELEVEN (11) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M., ALL IN THE CITY OF GRAND ISLAND, 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

APPROVAL

SUBMITTED TO AND APPROVED BY THE REGIONAL PLANNING COMMISSION OF HALL COUNTY, CITIES OF GRAND ISLAND, WOOD RIVER, AND THE VILLAGES OF ALDA, CAIRO, AND DONIPHAN, NEBRASKA.

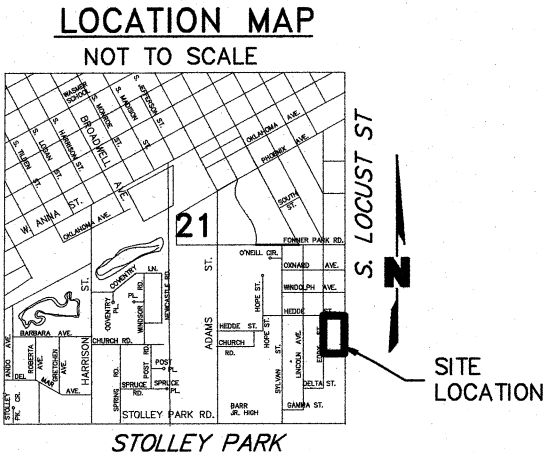
CHAIRPERSON _____ DATE _____

APPROVED AND ACCEPTED BY THE CITY OF GRAND ISLAND, NEBRASKA

THIS _____ DAY OF _____, 2017.

MAYOR _____

CITY CLERK _____



DEDICATION OF PLAT

KNOW ALL MEN BY THESE PRESENTS, THAT LOCUST STREET LLC, BEING THE OWNER OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "**STAAB ESTATES SUBDIVISION**" IN PART OF BLOCK 16, PLEASANT HOME SUBDIVISION AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4 SE1/4) OF SECTION TWENTY-ONE (21), TOWNSHIP ELEVEN (11) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M., ALL IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF: AND THAT THE FOREGOING ADDITION 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, I HAVE AFFIXED MY SIGNATURE HERETO, AT _____, NEBRASKA,
THIS _____ DAY OF _____, 2017.

KENNETH W STAAB, PRESIDENT, LOCUST STREET LLC

ACKNOWLEDGMENT

STATE OF NEBRASKA
COUNTY OF HALL SS

ON THIS _____ DAY OF _____, 2017, BEFORE ME _____, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED KENNETH W STAAB, PRESIDENT, LOCUST STREET LLC, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED HERETO AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED. IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT _____, NEBRASKA, ON THE DATE LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

DEDICATION OF PLAT

KNOW ALL MEN BY THESE PRESENTS, THAT KENNETH W STAAB AND ROSE MARY STAAB, HUSBAND AND WIFE, BEING THE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "**STAAB ESTATES SUBDIVISION**" IN PART OF BLOCK 16, PLEASANT HOME SUBDIVISION AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4 SE1/4) OF SECTION TWENTY-ONE (21), TOWNSHIP ELEVEN (11) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M., ALL IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF: AND THAT THE FOREGOING ADDITION 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, I HAVE AFFIXED MY SIGNATURE HERETO, AT _____, NEBRASKA,
THIS _____ DAY OF _____, 2017.

KENNETH W STAAB

ROSE MARY STAAB

ACKNOWLEDGMENT

STATE OF NEBRASKA
COUNTY OF HALL SS

ON THIS _____ DAY OF _____, 2017, BEFORE ME _____, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED KENNETH W STAAB AND ROSE MARY STAAB, HUSBAND AND WIFE, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSONS WHOSE SIGNATURES ARE AFFIXED HERETO AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED. IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT _____, NEBRASKA, ON THE DATE LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

DEDICATION OF PLAT

KNOW ALL MEN BY THESE PRESENTS, THAT STAAB PH UNITS LLC, BEING THE OWNER OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "**STAAB ESTATES SUBDIVISION**" IN PART OF BLOCK 16, PLEASANT HOME SUBDIVISION AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4 SE1/4) OF SECTION TWENTY-ONE (21), TOWNSHIP ELEVEN (11) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M., ALL IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF: AND THAT THE FOREGOING ADDITION 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, I HAVE AFFIXED MY SIGNATURE HERETO, AT _____, NEBRASKA,
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KENNETH W STAAB, PRESIDENT, STAAB PH UNITS LLC

ACKNOWLEDGMENT

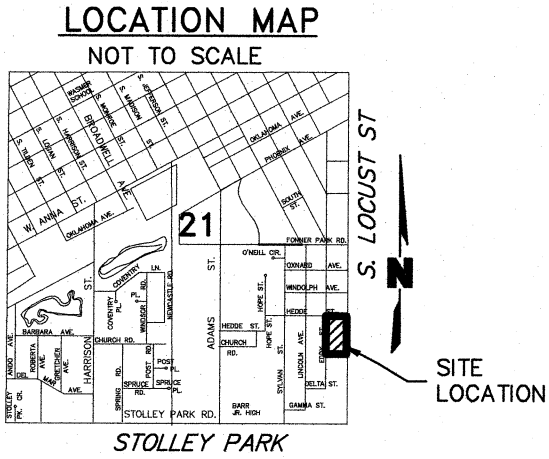
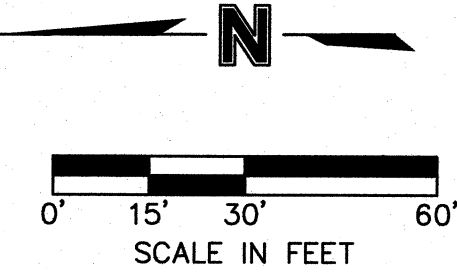
STATE OF NEBRASKA
COUNTY OF HALL SS

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MY COMMISSION EXPIRES _____

NOTARY PUBLIC

STAAB ESTATES SUBDIVISION
CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA
SITE SURVEY

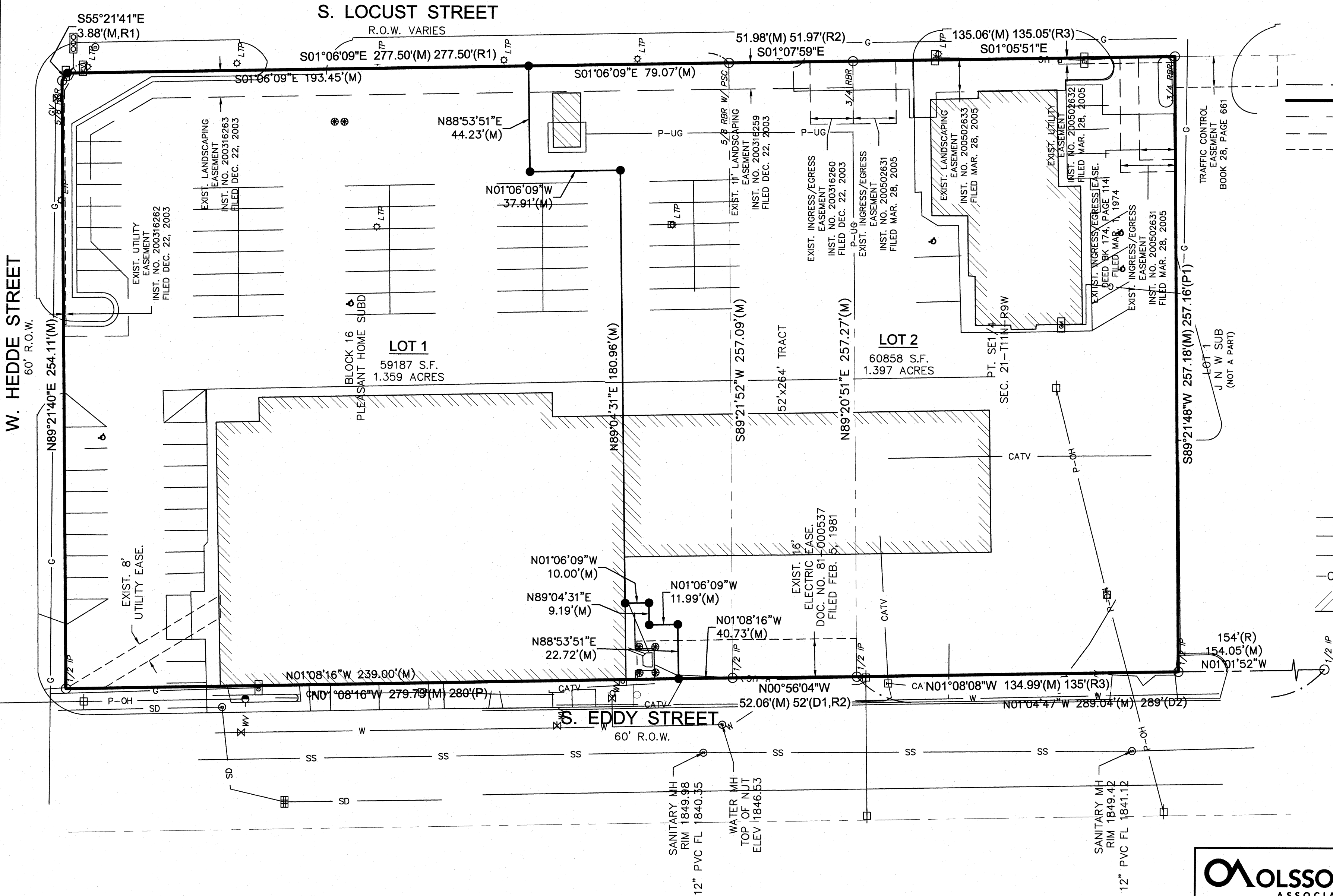


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- FOUND CORNER (AS NOTED)
- PROPERTY LINE
- PROPOSED SUBDIVISION LINE
- EXISTING LANDSCAPE EASEMENT LINE
- EXISTING INGRESS/EGRESS EASE LINE
- EXISTING EASEMENT LINE
- POWER POLE
- POWER POLE W/ LIGHT
- GUY WIRE
- LIGHT POLE
- RADIO TOWER
- AIR CONDITIONING UNIT
- TELEPHONE RISER
- GAS METER
- GAS REGULATOR
- WATER WELL
- YARD HYDRANT
- SANITARY SEWER CLEANOUT
- CABLE BOX
- FUEL PUMP
- SIGN
- BOLLARD
- DECIDUOUS TREE
- CONIFEROUS TREE
- GAS LINE
- OVERHEAD ELECTRIC
- UNDERGROUND CABLE
- OVERHEAD CABLE
- BUILDING LINE
- M MEASURED DISTANCE
- P PLATTED DISTANCE PLEASANT HOME SUBD
- R RECORDED DISTANCE
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- R2 INST. NO. 200316261
- R3 INST. NO. 200502630
- D1 DEED BK 153 PG 486
- D2 DEED BK 153 PG 678

MOLSSON
ASSOCIATES

201 East 2nd Street
P.O. Box 1072
Grand Island, NE 68802-1072
TEL 308.384.8750
FAX 308.384.8752

PROJECT NO. 2017-2716
CHIEF CONST STAAB
DEVELOPMENT SURVEY
FB GI 2017-2