



Hall County Regional Planning Commission

Wednesday, April 4, 2018

Regular Meeting

Item F2

**Rezoning 33.57 Acres south of One R Road east of Webb Road
from AG-1 Primary Agriculture to PUD Planned Unit
Development C-17-2018HC)**

Staff Contact:

Agenda Item #5

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING

COMMISSION:

March 23, 2017

SUBJECT: *Zoning Change (C-17-2018HC)*

PROPOSAL: This application includes approximately 33.57 acres at the east of Webb Road and south of One-R Road. The property is located to the east of One-R School in the Hall County zoning jurisdiction.

The applicant is asking that the zoning on this property be changed from A1-Agricultural Primary District to PUD Planned Unit Development for Single Family Residential. The stated purpose of this rezoning is to allow the applicant to subdivide the property for residential development. The Hall County Zoning Resolution permits Planned Unit Development on property zoned for agricultural uses.

OVERVIEW:

Site Analysis

Current zoning designation:

A1-Agricultural/Primary District

Proposed zoning designation

PUD- Single Family Homes on acreage lots

Permitted and conditional uses:

A1 - Agricultural uses, recreational uses and residential uses at a density of 1 unit per 20 acres
PUD- A variety of housing and commercial, recreational and cultural uses as approved with the development plan.

Comprehensive Plan Designation:

Designated for agricultural uses.

Existing land uses.

Alfalfa and Hay

Adjacent Properties Analysis

Current zoning designations:

North, East and West: A1-Agriculture/Primary District

Permitted and conditional uses:

South: A2-Agricultural/Secondary District
A1- Agricultural uses, recreational uses and residential uses at a density of 1 unit per 20 acres.
A2- Same as A1, but more restrictions on new feeding operations due to the proximity to municipal jurisdictions. PUD in September of 2017 Hall County approved 9 lots for residential development at this site.

Comprehensive Plan Designation:

South: Agricultural

Existing land uses:

East: Prairie Creek and farmstead

North: Agricultural and farmstead

West: Agricultural, elementary school, farmstead and residential acreages.

EVALUATION:

Positive Implications:

- *Soil types will support the development:* According to the Hall County Comprehensive Plan the following statements can be made about the soil types on this property:

Characteristic	Limitations	Majority of County
Septic Tanks	Severely Limited	Severely Limited
Dwellings w/ Basements	Not Limited	Not or Severely Limited
Local Roads and Streets	Somewhat Limited	Severely Limited
Paths and Trails	Not Limited	Not Limited

The proposed lot sizes will support both a well and septic systems without any additional approvals by the state of Nebraska. This site would not be appropriate for numerous septic systems on lots with less than 3 acres.

- *Will not remove irrigated prime agricultural ground from production:* The subject property is currently alfalfa and pasture. It is not irrigated prime agricultural ground.
- *Will provide for additional housing lots near Grand Island:* There are very few residential lots available in and around Grand Island. This development would provide for larger acreage lots in the northwest part of Hall County. This development could be compared to Amick Acres in southeast Hall County.
- *Direct Access to Webb Road:* This development will have direct access onto Webb Road. The County will have minimal increased cost for road maintenance as a result of this development.
- *Improved transportation routes:* The addition of the proposed 9 houses will not impact the traffic volumes and capacity of the surrounding road.
- *Close to U.S. Highway 281:* This site is within 1 mile of U.S. Highway 281.
- *Monetary benefit to the applicant:* The applicant will be able to develop the property as proposed if the rezoning is permitted.

Negative Implications:

- *Opens agricultural areas of Hall County to residential development:* As residential uses encroach into the agricultural areas of Hall County, we are likely to see increased conflict between these uses. This is the main reason to limit residential development on prime agricultural ground.
- *Drainage issues on this site:* The same characteristics that make this site a picturesque place for residential development may cause issues with drainage and flooding. The site does drain into the Prairie Creek and primary drainage from the property will be directed toward the creek.

- *Flood Plain:* This site is located within a regulatory flood plain. Structures will need to be elevated to meet flood plain regulations. Fill would be permitted on any of these lots. It would be appropriate to place limitation on the net fill on these lots similar to the provisions approved with the first subdivision.

Other Comments:

This development as presented would allow the development of 8 residential lots (one of the lots is part of the previously approved Prairie Creek Meadows Subdivision one has the existing farm stead) each of which is more than 3.0 acres in size. This property is not prime agricultural ground. It is an old farmstead. It is conducive to housing development for individuals who may want a small acreage in a picturesque setting. The location adjacent to One-R Road (paved) and its proximity to U.S. Highway 281 strengthens the proposal as it will not increase demand on county roads. All new lots will front onto Boxelder Drive a new private road. This private road will be owned and maintained by the property owners similar to the drives at Amick Acres or Equus Lane north of Cairo. Access to One-R Road will be restricted at the request of the Hall County highway superintendent. The larger lots will be able to accommodate development of septic systems with sufficient reserve space.

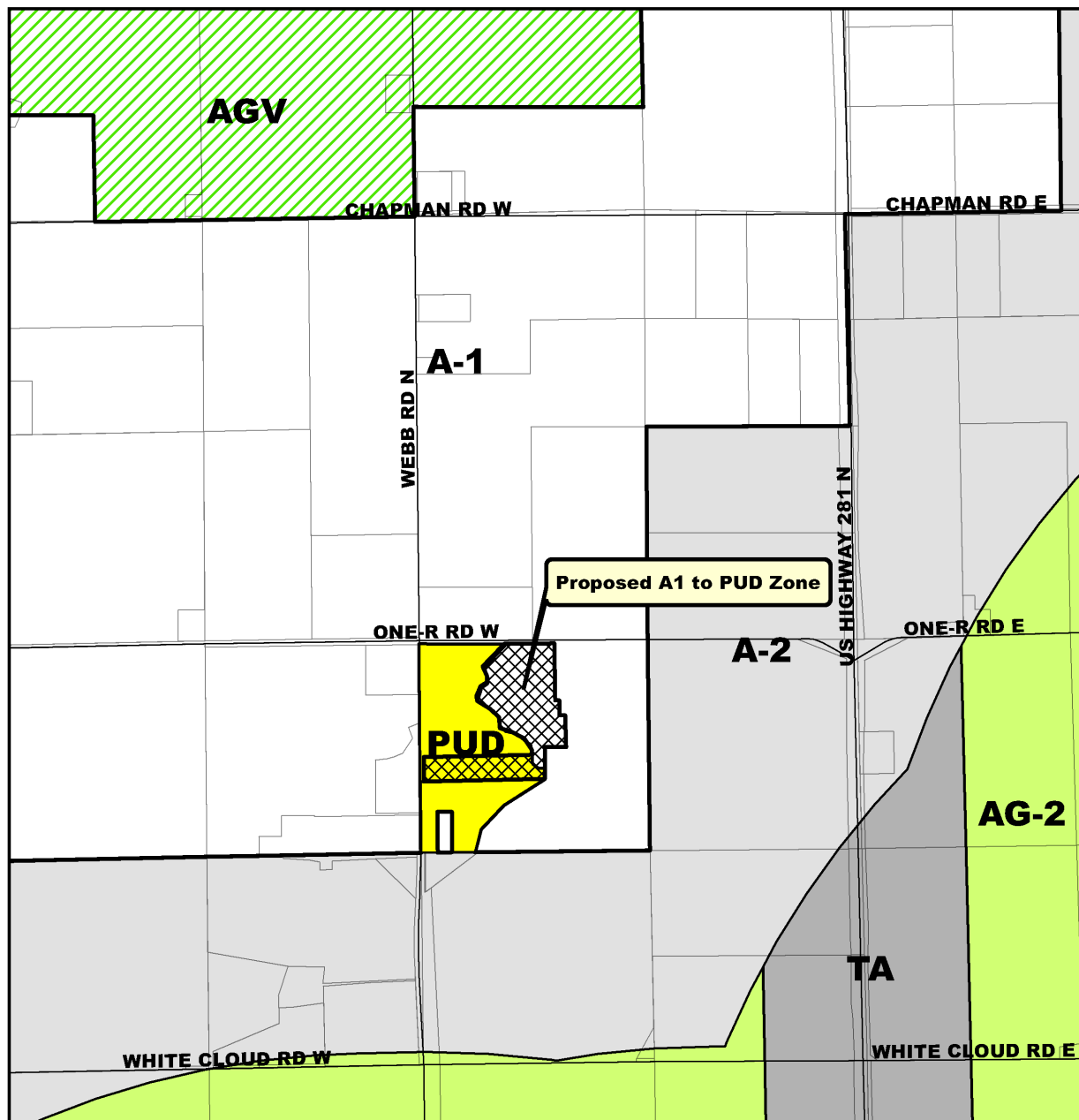
This property is zoned A1 and livestock operations are permitted in the A1 zone but the density of residential development near this site and the proximity of the school would severely limit the potential of this property for livestock production.

Since this property is zoned A1 currently and the properties to the north and east are also A1, it would be appropriate given the size of these lots to follow the A1 setbacks within this subdivision. This should be included in the resolution approving the subdivision and the subdivision agreement.



RECOMMENDATION:

That the Regional Planning Commission recommends that the Hall County Board rezone this site from A1-Agricultural/Primary District to PUD-Planned Unit Development and approve the preliminary plat for this district as presented.


_____ Chad Nabity AICP, Planning Director




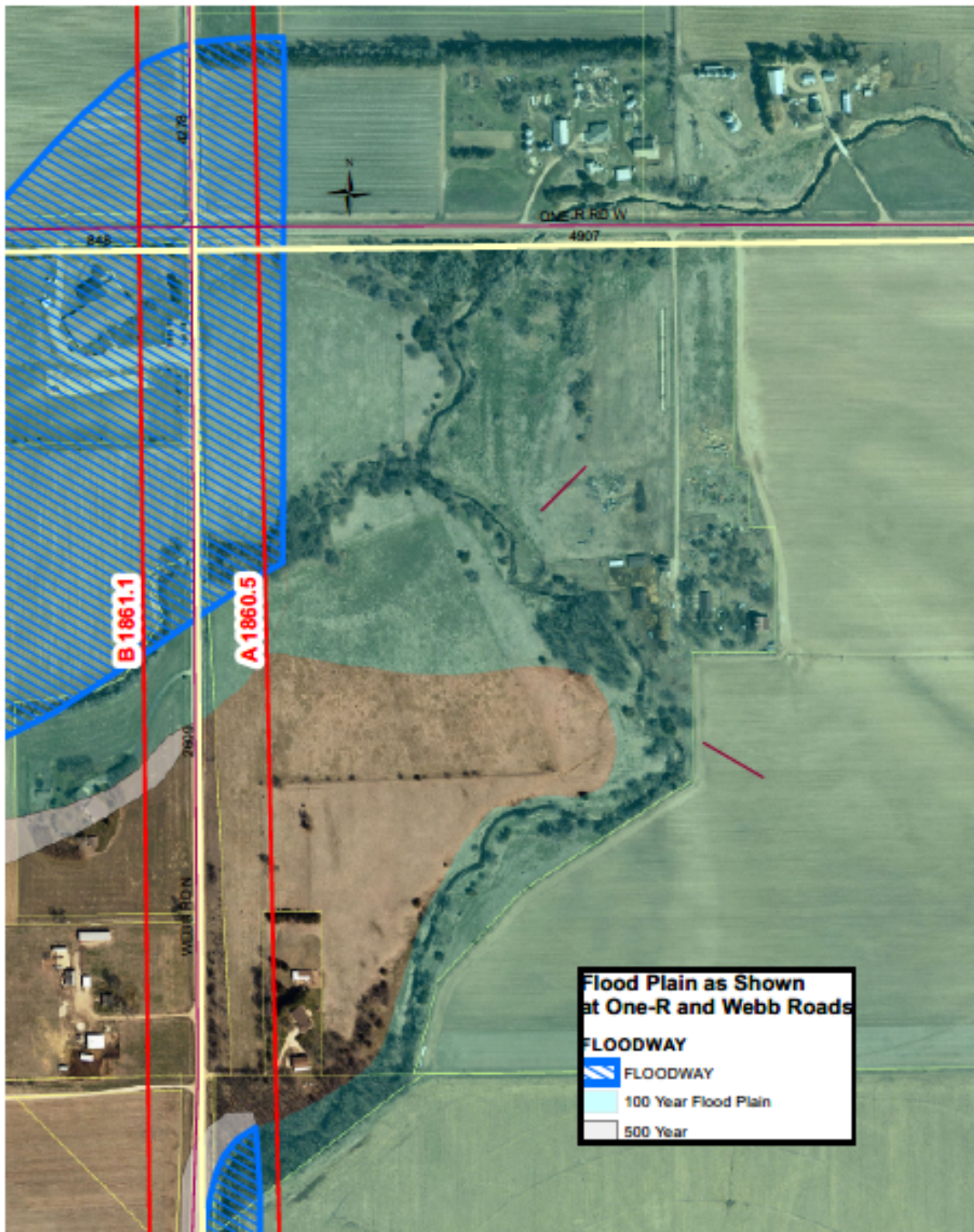
Proposed Zoning

-  Current Zoning (A-1 Agricultural Zone)
-  Proposed Change (PUD Planned Unit Development Zone)

Scale: None
C-17-2018HC



 Requested Zoning Amendment Area
(SEE MAP)



One-R and Webb Road
 100 and 500 Yr Flood Plain with Floodway
 Flood Insurance Study Cross Sections with 100 yr Base Flood

250 125 0 250 Feet

APPLICATION FOR REZONING OR ZONING ORDINANCE CHANGE

Regional Planning Commission

Check Appropriate Location:

- ☐ City of Grand Island and 2 mile zoning jurisdiction
☐ Alda, Cairo, Doniphan, Wood River and 1 mile zoning jurisdiction
☐ Hall County

RPC Filing Fee

(see reverse side)

plus Municipal Fee* \$50.00

*applicable only in Alda, Doniphan, Wood River

A. Applicant/Registered Owner Information (please print):

Applicant Name DMBG INVESTMENTS, LLC Phone (h) _____ (w) 308-380-6551

Applicant Address 2216 WEST LINCOLN HWY., GRAND ISLAND, NE 68803-4733

Registered Property Owner (if different from applicant) DMBG INVESTMENTS, LLC AND DUSTIN AND TAMI COLE

Address _____ Phone (h) _____ (w) _____

B. Description of Land Subject of a Requested Zoning Change:

Property Address _____

Legal Description: (provide copy of deed description of property)

Lot _____ Block _____ Subdivision Name PRAIRIE CREEK MEADOWS SECOND SUBDIVISION and/or
All/part PART 1/4 of Section 12 Twp 9 Rge 9 W6PM, HALL COUNTY, NE

C. Requested Zoning Change:

1. Property Rezoning (yes___) (no___)
(provide a properly scaled map of property to be rezoned)

From A1 to PUD (PLANNED UNIT DEVELOPMENT)

2. Amendment to Specific Section/Text of Zoning Ordinance (yes___) (no___)
(describe nature of requested change to text of Zoning Ordinance)

D. Reasons in Support of Requested Rezoning or Zoning Ordinance Change:

FULFILL NEED FOR DEVELOPMENT OF LARGER COUNTRY ESTATES AND INCREASE VALUATIONS

NOTE: This application shall not be deemed complete unless the following is provided:

1. Evidence that proper filing fee has been submitted.
2. A properly scaled map of the property to be rezoned (if applicable), and copy of deed description.
3. The names, addresses and locations of all property owners immediately adjacent to, or within, 300 feet of the perimeter of the property to be rezoned (if the property is bounded by a street, the 300 feet shall begin across the street from the property to be rezoned).
4. Acknowledgement that the undersigned is/are the owner(s), or person authorized by the owner(s) of record title of any property which is requested to be rezoned:

A public hearing will be held for this request

Signature of Owner or Authorized Person 

Date _____

Note: Please submit a copy of this application, all attachments plus any applicable municipal filing fee to the appropriate Municipal Clerk's Office. RPC filing fee must be submitted separately to the Hall County Treasurer's Office (unless application is in Grand Island or its 2 mile zoning jurisdiction, then the RPC filing fee must be submitted to the G.I. City Clerk's Office).

Application Deemed Complete by RPC: mo. _____ day. _____ yr. _____ Initial _____

RPC form revised 4/30/07

MISCELLANEOUS RECEIPT
COUNTY TREASURER'S OFFICE
HALL COUNTY NEBRASKA

No. 20180434

March 6, 2018

1,870.00

RECEIVED OF PRAIRIE CREEK PARTNERSHIP
the sum of One Thousand Eight Hundred Seventy Dollars And No Cents
collected by CHRISTINEP
for FILING FEES SUBDIVISION APPLICATION FEES FOR DMBG INVESTMENTS LLC/ CK

Credits To:		
100 COUNTY GENERAL	36501 MISC FEES AND	\$1,870.00

Peggy Pesek
County Treasurer

CHRISTINEP
Deputy

YES New structure for human habitation are prohibited. For any other Floodway development the developer must provide certification by a registered professional engineer that the development would result in no increase along the floodway water surface profile.

NO If a floodway has not been designated, the developer may be required to submit hydraulic data demonstrating that the proposed development will not increase flood heights more than one foot at any location.

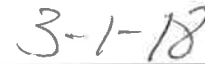
If the development is in a floodplain, the following shall apply:

This permit is issued with the condition that the lowest floor (including basement floor) of any new or substantially improved residential building will be elevated at least one foot above the base flood elevation. If the proposed development is a nonresidential building, this permit is issued with the condition that the lowest floor (including basement) of a new or substantially improved nonresidential building will be elevated or floodproofed at least one foot above the base flood elevation. The Developer/Owner will provide certification by a registered Engineer, Architect, or Land Surveyor of the "as-built" lowest floor elevation (including basement) or floodproofed elevation of any new or substantially improved building covered by this permit.

All provisions of the Grand Island/Hall County Floodplain Management Ordinance/Resolution shall be complied with.



Signature of Developer/Owner/Agent



Date

For Planning Commission Use Only



Authorizing official (Name & Title)



Date

Last Updated: 06/13/01

Hall County/Grand Island

Floodplain Development Permit/Application

Date March 1, 2018

This form is used for any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation, drilling operations, or storage of equipment or materials.

Developer must obtain all other necessary federal, state, or local permits (e.g. Corps of Engineers 404 permit, Local Levee District, etc.)

1. Name of Applicant: DMBG Investments, LLC

Address: 2216 W. Old Hwy 30, Grand Island, NE

2. Type and Use of Development: Moving dirt to build pad site

3. Specific Location of Development: Lot 1 Prairie Creek Meadows Subdivision

4. Complete this section if the proposed development involves the improvement of a structure (i.e. walled and roofed building, manufactured home, or gas and liquid storage tanks)

Pre-improvement Value of Structure \$ _____

Cost of Improvement \$ _____

The Following Section is to be Completed by the Community Official:

5. Is the development Substantial Improvement? (see #4) YES ☐ NO ☒

6. Is the development in an identified floodplain? YES ☒ NO ☐

If YES, complete the following:

a. Elevation of the Base (100-Year) Flood 1860 ft.

b. Elevation/Floodproofing Requirement (if applicable) 1861 ft.

Is elevation MSL/NGVD 29 OR NAVD 88? NAVD 29

c. Is the development in a designated Floodway?

Portions of the property are in the floodway but this activity is not in the floodway

Rezoning Pt NW1/4 of 20-12-9

- David W. & Kim A. Bockmann
5537 N. Webb Rd.
Grand Island, NE 68803
Pt NW1/4 of 20-12-9
93-107853
93-107854 & 93-107855
- David W. & Kim A. Bockmann
5537 N. Webb Rd.
Grand Island, NE 68803
Lot 1 WB Sub.
200600942
- Wenzl Farms Inc.
P.O. Box 329
Aurora, NE 68818
Pt S1/2 of 19-12-9
SW1/4 of 20-12-9
200600015 & 200600016
- Tamara K. Petersen
1414 E. Capital Ave.
Grand Island, NE 68801
Pt N1/2 of 20-12-9
94-103317
- Phil A. Mader Trustee
3326 W. Abbott Rd.
Grand Island, NE 68803
Lot 2 Shriner Acres Sub.
201604341
- Raymond Shriner
5450 N. Webb Rd.
Grand Island, NE 68803
Lot 1 Shriner Acres Sub.
91-101987
201604340
- Stephen L. Kathleen J. Adams
5530 N. Webb Rd.
Grand Island, NE 68803
Pt NE1/4 of 24-12-10
91-100269
- Michael J. & Julie A. Diessner
5688 N. Webb Rd.
Grand Island, NE 68803
Pt NE1/4 of 24-12-10
201505922
- Robert & Christy J. Horky
3405 W. One R Road
Grand Island, NE 68803
Pt NE1/4 of 24-12-10
94-100974
Pt SE1/4 of 13-12-10

- School Dist. 1R
3301 W. One R Road
Grand Island, NE 68803

Pt NE1/4 of 24-12-10
WD 165-226
- Daniel & Donna Kruse
2600 One R Road
Grand Island, NE 68803

Pt SW1/4 of 17-12-9
99-100550
99-100551
- Janet L. Hinrichs Trustee
599 E. 18th St.
Grand Island, NE 68801

Pt SW1/4 of 17-12-9
201700317
- DMBG Investments LLC
2216 W. Old Lincoln Hwy
Grand Island, NE 68803

Lot 1, 3, 5 Prairie Creek Meadows
Pt NW1/4 of 20-12-9
201702904 & 201706968
- Zachary Z. Zoul Sr.
2723 Brentwood Blvd.
Grand Island, NE 68801

Lot 2 Prairie Creek Meadows
201707294
- Jonathan A. & Rebecca M. Rosenlund
820 Redwood Rd.
Grand Island, NE 68803

Lot 4 Prairie Creek Meadows
201800193
- Dustin L. & Tami D. Cole
P.O. Box 1283
Grand Island, NE 68802

Lot 6 Prairie Creek Meadows
201705538
- Mark & Kelsey Johnson
308 Orchard Grass Dr.
Grand Island, NE 68803

Lot 7 Prairie Creek Meadows
201707296
- Jonathan & Amanda Wilson
4170 Norwood Dr.
Grand Island, NE 68801

Lot 8 Prairie Creek Meadows
201800452

- Jacob & Brenda Burger
4056 Zola Lane
Grand Island, NE 68803

Lot 9 Prairie Creek Meadows
201707348

SUBDIVISION APPLICATION

Planning Commission meetings are typically held on the first Wednesday of the month.

Owners Information

Name DMBG Investments, LLC and Dustin and Tami Cole

Address 2216 W. Lincoln Hwy.

City Grand Island, State NE Zip 68803-4733

Phone 308-380-6551 (Cell)

Attach additional information as necessary for all parties listed as an owner on the plat and any other party such as: partners, Deed of Trust holders, etc...

All owners, lien holder's etc... will be required to sign the dedication certificate on the final plat.

As the applicant for this subdivision I do hereby certify that I have provided complete information regarding the ownership of the property included in this application:

By: [Signature] John Deady - Manager
(Applicant)

Surveyor/Engineers Information

Surveyor/Engineering Firm Grunmert Professional Services, LLC.

Address P.O. Box 37

City Kenesaw State NE Zip 68956

Phone 402-879-5701

Surveyor/Engineer Name Josh Grummert License Number Nebraska LS-78

SUBDIVISION NAME: Prairie Creek Meadows Second Subdivision

Please check the appropriate location

Grand Island City Limits

2 Mile Grand Island Jurisdiction

X Hall County

City of Wood River or 1 Mile Jurisdiction

Alda or 1 Mile Jurisdiction

Cairo or 1 Mile Jurisdiction

Doniphan or 1 Mile Jurisdiction

Please check the appropriate Plat

X Preliminary Plat

Final Plat

Administrative Plat (Grand Island, Alda, Doniphan, and Cairo)

Number of Lots Nine33.57
Number of Acres

Checklist of things Planning Commission Needs

10 + 15 copies if in City limits or the two mile jurisdiction of Grand Island

5 + 15 copies if in Hall County, City of Wood River, Village of Cairo, Doniphan or Alda.

5 copies if Adm

Closure Sheet

Utilities Sheet

Receipt for Subdivision Application Fees in the amount of \$ _____

Providing false information on this application will result in nullification of the application and forfeiture of all related fees. If you have any questions regarding this form or subdivision regulations administered by the Hall County Regional Planning Department call (308) 384-3341.

PROJECT: 003-2018.pro

CLOSURE REPORT

Coordinate values shown are computed based on the rounded bearing and distance, or chord bearing and chord lengths as indicated herein.

Boundary Name:

Bearing	Distance	Sta	Northing	Easting
0		0+00.00	4151.3830	3556.6422
S00°29'05"W	297.60 ft			
0		2+97.60	3853.7937	3554.1246
S90°00'00"E	1487.34 ft			
0		17+84.94	3853.7937	5041.4646
N00°14'41"E	391.24 ft			
0		21+76.18	4245.0301	5043.1356
S89°46'45"E	259.94 ft			
0		24+36.12	4244.0282	5303.0737
N00°14'11"E	285.00 ft			
0		27+21.12	4529.0258	5304.2495
N14°52'06"W	293.34 ft			
0		30+14.47	4812.5442	5228.9789
N86°20'58"W	42.05 ft			
0		30+56.51	4815.2216	5187.0142
N00°43'55"E	699.96 ft			
0		37+56.47	5515.1245	5195.9558
N89°15'41"W	616.99 ft			
0		43+73.46	5523.0780	4579.0171
S44°36'31"W	383.21 ft			
0		47+56.67	5250.2629	4309.9040
S20°12'46"E	124.46 ft			
0		48+81.13	5133.4677	4352.9059
S02°52'19"W	80.83 ft			
0		49+61.96	5052.7392	4348.8560
S55°01'11"W	92.67 ft			
0		50+54.63	4999.6120	4272.9269
S23°10'43"W	133.67 ft			
0		51+88.30	4876.7315	4220.3145
S07°57'54"E	48.81 ft			
0		52+37.12	4828.3924	4227.0780
S56°25'42"E	185.92 ft			
0		54+23.03	4725.5824	4381.9856
S48°11'35"E	150.29 ft			
0		55+73.33	4625.3957	4494.0111
S01°10'07"E	140.00 ft			
0		57+13.33	4485.4248	4496.8663
S71°06'15"E	166.89 ft			
0		58+80.21	4431.3777	4654.7624
S63°41'22"E	151.52 ft			
0		60+31.73	4364.2185	4790.5857
S32°33'27"E	183.25 ft			
0		62+14.98	4209.7659	4889.2009
S05°29'24"W	58.65 ft			
0		62+73.63	4151.3850	4883.5897
N90°00'00"W	1326.94 ft			
0		76+00.57	4151.3850	3556.6497

Closing latitude = 0.00196
Closing departure = 0.00751
Closing bearing = S75°23'33"W
Closing distance = 0.00776
Total traverse length = 7600.57 (7600.57)
Total error of closure = 1/979040
Error of closure in latitude = 1/3882068
Error of closure in departure = 1/1011743

Area = 1462208.23 Sq. Ft.
Area = 33.5677 Acres

SURVEYOR'S CERTIFICATE:

I, JOSHUA E. GRUMMERT, A LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA, DOES HEREBY STATE THIS CLOSURE REPORT WAS CREATED AND REVIEWED BY ME AND IS CORRECT TO MY BEST KNOWLEDGE AND BELIEF.


JOSHUA E. GRUMMERT | LS-783



PRAIRIE CREEK MEADOWS SECOND SUBDIVISION

LOCATED IN THE NW 1/4 OF SECTION 20, T12N, R9W, OF THE 6TH, P.M., HALL COUNTY, NEBRASKA,
AND ALSO RE-PLATTING LOT 6 OF PRAIRIE CREEK MEADOWS SUBDIVISION.

DEDICATION:

KNOWN ALL MEN BY THESE PRESENTS, THAT DMBG INVESTMENTS, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY AND DUSTIN L. AND TAMI D. COLE, A MARRIED COUPLE, BEING THE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED, AND DESIGNATED AS PRAIRIE CREEK MEADOWS SECOND SUBDIVISION, IN HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANING PLAT THEREOF, AND DO HEREBY DEDICATE ANY STREETS OR EASEMENTS AS SHOWN THEREON TO THE PUBLIC FOR THEIR USE FOREVER, AND ANY OTHER 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 PROHIBIT THE PLANTING OF TREES, BUSHES AND SHRUBS, OR PLACING ANY OTHER OBSTRUCTIONS UPON, OVER, ALONG OR UNDERNEATH THE SURFACE OF SUCH EASEMENTS, AND THE 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 AT GRAND ISLAND, NEBRASKA, THIS _____ DAY OF _____, 2018.

DMBG INVESTMENTS, L.L.C.
RICHARD BAASCH, JR. MANAGING MEMBER

DUSTIN L. COLE

TAMI D. COLE

ACKNOWLEDGEMENT:

STATE OF NEBRASKA }
COUNTY OF HALL } SS

ON THE _____ DAY OF _____, 20____, BEFORE ME, _____, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED RICHARD BAASCH, JR., MANAGING MEMBER OF DMBG INVESTMENTS, L.L.C., TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURES ARE AFFIXED HERETO, AND THEY DID ACKNOWLEDGE THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED.

IN WITNESS WHEREOF, I HAVE HEREUTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT _____, NEBRASKA, ON THE DATE LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES _____, 20____.

NOTARY PUBLIC (SEAL)

ACKNOWLEDGEMENT:

STATE OF NEBRASKA }
COUNTY OF HALL } SS

ON THE _____ DAY OF _____, 20____, BEFORE ME, _____, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED DUSTIN L. AND TAMI D. COLE, 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 VOLUNTARY ACT AND DEED.

IN WITNESS WHEREOF, I HAVE HEREUTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT _____, NEBRASKA, ON THE DATE LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES _____, 20____.

NOTARY PUBLIC (SEAL)

APPROVALS:

SUBMITTED TO AND APPROVED BY THE REGIONAL PLANNING COMMISSION OF HALL COUTNY, 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 _____, 2018.

CHAIRMAN OF THE BOARD COUNTY CLERK

LEGAL DESCRIPTION:

A TRACT OF LAND COMPRISING A PART OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION TWENTY (20), TOWNSHIP TWELVE (12) NORTH, RANGE NINE (9) WEST, AND ALL OF LOT 6, PRAIRIE CREEK MEADOWS SUBDIVISION, HEREAFTER KNOWN AS LOT 7, PRAIRIE CREEK MEADOWS SECOND SUBDIVISION, OF THE SIXTH (6TH) P.M., HALL COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 5, OF SAID PRAIRIE CREEK MEADOW SUBDIVISION, THENCE S00°29'05"W (ASSUMED BEARING) ON THE EAST RIGHT OF WAY OF WEBB ROAD, A DISTANCE OF 297.60 FEET TO THE NORTHWEST CORNER OF LOT 7 OF SAID PRAIRIE CREEK MEADOWS SUBDIVISION, THENCE N90°00'00"E ON THE NORTH LINE OF LOT 7 A DISTANCE OF 1487.34 FEET, THENCE N00°14'41"E A DISTANCE OF 391.24 FEET, THENCE S89°46'45"E A DISTANCE OF 259.94 FEET, THENCE N89°15'41"W, ON SAID SOUTH RIGHT OF WAY A DISTANCE OF 616.99 FEET, TO THE SOUTH DEEDED RIGHT OF WAY OF ONE-R ROAD WEST, THENCE N89°15'41"W, ON SAID SOUTH RIGHT OF WAY A DISTANCE OF 616.99 FEET TO THE EAST LINE OF PRAIRIE CREEK MEADOW SUBDIVISION AND ALSO BEING THE APPARENT CENTERLINE OF A CREEK, THENCE ALONG SAID EAST LINE AND CENTERLINE OF THE CREEK THE FOLLOWING: S44°36'31"W A DISTANCE OF 383.21 FEET, THENCE S20°12'46"E A DISTANCE OF 124.46 FEET, THENCE S02°52'19"W A DISTANCE OF 80.83 FEET, THENCE S55°01'11"W A DISTANCE OF 92.67 FEET, THENCE S23°10'43"W A DISTANCE OF 133.67 FEET, THENCE S07°57'54"E A DISTANCE OF 48.81 FEET, THENCE S56°25'42"E A DISTANCE OF 185.92 FEET, THENCE S48°11'35"E A DISTANCE OF 150.29 FEET, THENCE S01°10'07"E A DISTANCE OF 140.00 FEET, THENCE S71°06'15"E A DISTANCE OF 166.89 FEET, THENCE S05°29'24"W A DISTANCE OF 58.65 FEET TO THE SOUTH LINE OF SAID LOT 5, PRAIRIE CREEK MEADOWS SUBDIVISION, THENCE N90°00'00"W, ON SAID SOUTH LINE A DISTANCE OF 1426.94 FEET TO THE POINT OF BEGINNING, CONTAINING 33.57 ACRES MORE OR LESS, AND IS SUBJECT TO ANY EXISTING EASEMENTS OR RIGHT OF WAY BY RECORD.

SURVEYOR'S CERTIFICATE:

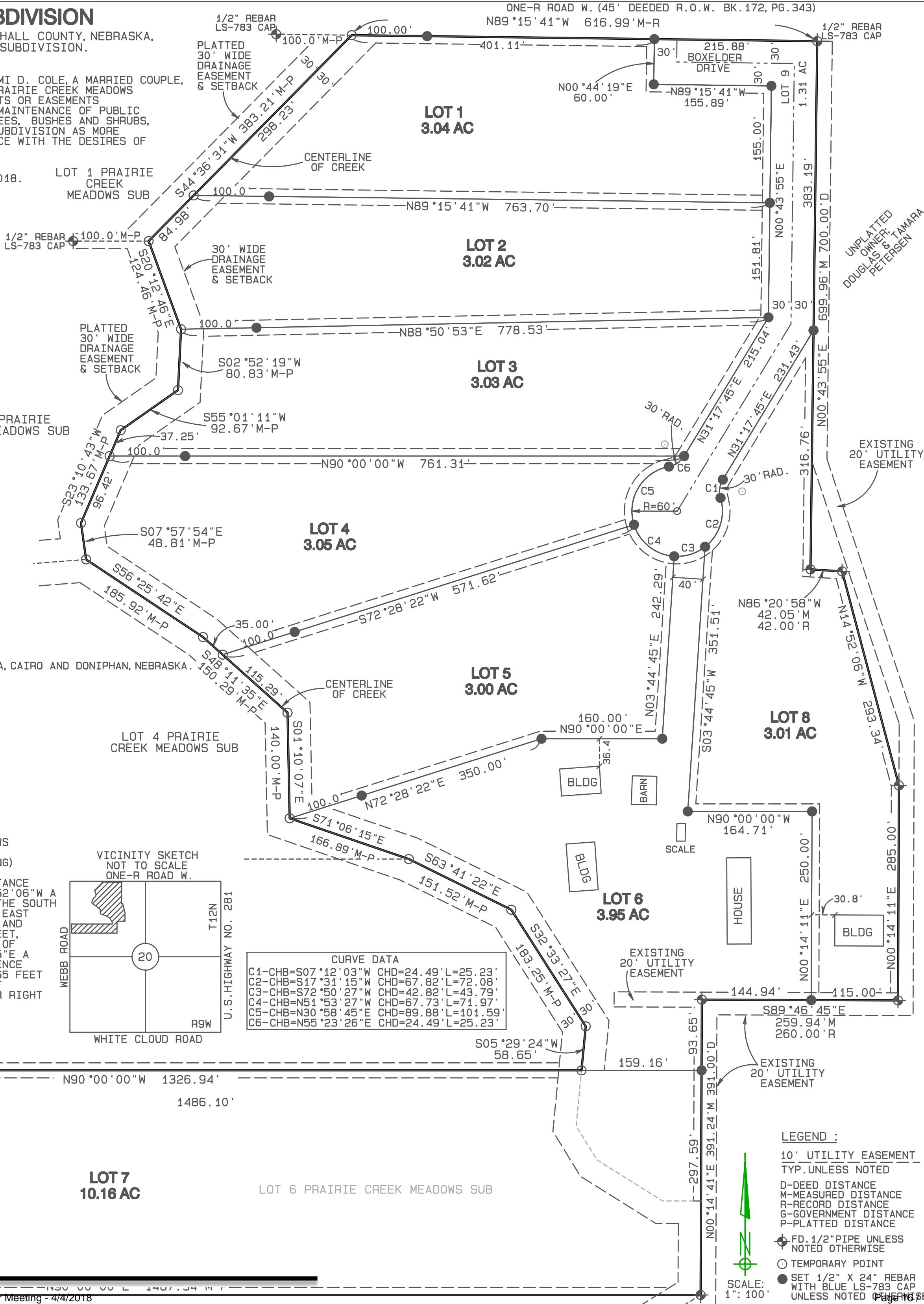
I CERTIFY THAT ON _____, 2018, I COMPLETED AN ACCURATE SURVEY (MADE BY ME OR UNDER MY SUPERVISION) OF "PRAIRIE CREEK MEADOWS SECOND SUBDIVISION", LOCATED IN HALL COUNTY, NEBRASKA AS SHOWN ON THE ACCOMPANING PLAT THEREOF; THAT THE LOTS, BLOCKS, STREETS, AVENUES, ALLEYS, PARKS, COMMONS AND OTHER GROUNDS AS CONTAINED IN SAID SUBDIVISION AS SHOWN ON THE ACCOMPANING PLAT THEREOF, ARE WELL AND ACCURATELY STAKED OFF AND MARKED; THAT A 1/2"x24" REBAR WITH AN AFFIXED BLUE CAP, STAMPED GRUMMERT, LS-783, WERE PLACED AT ALL CORNERS AS SHOWN ON THE PLAT; THAT EACH LOT BEARS ITS OWN NUMBER; AND THAT SAID SURVEY WAS MADE IN REFERENCE TO KNOWN AND RECORDED MONUMENTS.

JOSHUA E. GRUMMERT, LS-783



GRUMMERT PROFESSIONAL SERVICES, LLC
PO BOX 37, 501 N. FORBES AVE, KENESAW, NE, 68956, PHONE-402-879-5701
EMAIL- jmgrummert@yahoo.com
WEBSITE- www.grummertsurveying.com
S.P.S.PROJECT # 003-2018

Regular Meeting - 4/4/2018



PRAIRIE CREEK MEADOWS SECOND SUBDIVISION

LOCATED IN THE NW 1/4 OF SECTION 20, T12N, R9W, OF THE 6TH, P.M., HALL COUNTY, NEBRASKA,
AND ALSO RE-PLATTING LOT 6 OF PRAIRIE CREEK MEADOWS SUBDIVISION.

DEDICATION:

KNOWN ALL MEN BY THESE PRESENTS, THAT DMBG INVESTMENTS, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY AND DUSTIN L. AND TAMI D. COLE, A MARRIED COUPLE, BEING THE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED, AND DESIGNATED AS PRAIRIE CREEK MEADOWS SECOND SUBDIVISION, IN HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF, AND DO HEREBY DEDICATE ANY STREETS OR EASEMENTS AS SHOWN THEREON TO THE PUBLIC FOR THEIR USE FOREVER, AND ANY OTHER 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 PROHIBIT THE PLANTING OF TREES, BUSHES AND SHRUBS, OR PLACING ANY OTHER OBSTRUCTIONS UPON, OVER, ALONG OR UNDERNEATH THE SURFACE OF SUCH EASEMENTS, AND THE 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 AT GRAND ISLAND, NEBRASKA, THIS _____ DAY OF _____, 2018.

DMBG INVESTMENTS, L.L.C.
RICHARD BAASCH, JR. MANAGING MEMBER

DUSTIN L. COLE

TAMI D. COLE

ACKNOWLEDGEMENT:

STATE OF NEBRASKA }
COUNTY OF HALL } SS

ON THE _____ DAY OF _____, 20____, BEFORE ME, _____, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED RICHARD BAASCH, JR., MANAGING MEMBER OF DMBG INVESTMENTS, L.L.C., TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURES ARE AFFIXED HERETO, AND THEY DID ACKNOWLEDGE THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED.

IN WITNESS WHEREOF, I HAVE HEREUTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT _____, NEBRASKA, ON THE DATE LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES _____, 20____.

NOTARY PUBLIC (SEAL)

ACKNOWLEDGEMENT:

STATE OF NEBRASKA }
COUNTY OF HALL } SS

ON THE _____ DAY OF _____, 20____, BEFORE ME, _____, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED DUSTIN L. AND TAMI D. COLE, 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 VOLUNTARY ACT AND DEED.

IN WITNESS WHEREOF, I HAVE HEREUTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT _____, NEBRASKA, ON THE DATE LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES _____, 20____.

NOTARY PUBLIC (SEAL)

APPROVALS:

SUBMITTED TO AND APPROVED BY THE REGIONAL PLANNING COMMISSION OF HALL COUTNY, 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 _____, 2018.

CHAIRMAN OF THE BOARD COUNTY CLERK

SURVEYOR'S CERTIFICATE:

I CERTIFY THAT ON _____, 2018, I COMPLETED AN ACCURATE SURVEY (MADE BY ME OR UNDER MY SUPERVISION) OF "PRAIRIE CREEK MEADOWS SECOND SUBDIVISION", LOCATED IN 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 A 1/2"x24" REBAR WITH AN AFFIXED BLUE CAP, STAMED GRUMMERT, LS-783, WERE PLACED AT ALL CORNERS, AS SHOWN ON THE PLAT; THAT EACH LOT BEARS ITS OWN NUMBER; AND THAT SAID SURVEY WAS MADE IN REFERENCE TO KNOWN AND RECORDED MONUMENTS.

JOSHUA E. GRUMMERT, LS-783



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LOT 1 PRAIRIE CREEK MEADOWS SUB

LOT 2 PRAIRIE CREEK MEADOWS SUB

LOT 4 PRAIRIE CREEK MEADOWS SUB

LOT 4 PRAIRIE CREEK MEADOWS SUB

LOT 5 PRAIRIE CREEK MEADOWS SUB

LOT 6 PRAIRIE CREEK MEADOWS SUB

LEGEND :

D-DEED DISTANCE
M-MEASURED DISTANCE
R-RECORD DISTANCE
G-GOVERNMENT DISTANCE
P-PLATTED DISTANCE

FD. 1/2" PIPE UNLESS NOTED OTHERWISE
TEMPORARY POINT
SET 1/2" X 24" REBAR WITH BLUE LS-783 CAP UNLESS NOTED OTHERWISE