



Hall County Regional Planning Commission

**Wednesday, June 6, 2018
Regular Meeting Packet**

Commission Members:

Judd Allan	Hall County	
Tony Randone	Grand Island	
Derek Apfel	Grand Island	
Hector Rubio	Grand Island	
Leonard Rainforth	Hall County	
Carla Maurer	Doniphan	
Dean Kjar	Wood River	
Robin Hendricksen	Grand Island	
Jaye Monter	Cairo	Vice Chairperson
Pat O'Neill	Hall County	Chairperson
Greg Robb	Hall County	
Leslie Ruge	Alda	Secretary

Regional Planning Director: Chad Nabity

Planning Technician:
Rashad Moxey

Administrative Assistant:
Norma Hernandez

**6:00 PM
City Hall**

Call to Order

Roll Call

A - SUBMITTAL OF REQUESTS FOR FUTURE ITEMS

Individuals who have appropriate items for City Council consideration should complete the Request for Future Agenda Items form located at the Information Booth. If the issue can be handled administratively without Council action, notification will be provided. If the item is scheduled for a meeting or study session, 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, June 6, 2018
Regular Meeting

Item A1

Agenda

Staff Contact:

AGENDA AND NOTICE OF MEETING
Wednesday, June 6, 2018
6:00 p.m.
City Hall Council Chambers — Grand Island

1. **Call to Order** - This is a public meeting subject to the open meetings laws of the State of Nebraska. The requirements for an open meeting are posted on the wall in this room and anyone who would like to find out what those are is welcome to read through them.
The Planning Commission may vote to go into Closed Session on any Agenda Item as allowed by State Law.

The Commission will discuss and may take action on any item listed on this agenda.

The order of items on the agenda may be reorganized by the Chair to facilitate the flow of the meeting to better accommodate the public.

2. **Minutes of the May 2, 2018.**

3. **Request Time to Speak.**

4. **Public Hearing- Hall County One & Six year Road Plan** - concerning adoption of the 1 & 6 year street improvement plan, for Hall County, Nebraska for 2019-2024 (C-21-2018HC).

5. **Public Hearing - Text Amendment of Hall County Zoning Resolution.** Concerning proposed amendments to various parts of Article 2 Section 2.03 Definition of Terms, and Article 4 Section 4.02 Agricultural – Primary District and Section 4.03 A-2 Secondary Agricultural District relative to livestock production. (C-06-2017HC)

Consent Agenda:

6. **Subdivision – Carey Subdivision Grand Island Final Plat-** Located north of Bismark Road E. and west of Stuhr Road S in the jurisdiction of Grand Island, Nebraska. (2 lots, 4.695 acres). This property is zoned B2 General Business Zone.
7. **Subdivision – Copper Creek 11th Estates Subdivision Grand Island Final Plat -** Located south of Indian Grass Road and west of Brome Grass Road in the jurisdiction of Grand Island, Nebraska (8 lots, 1.71 acres). This property is zoned R2 Low Density Residential.
8. **Subdivision – Copper Creek 12th Estates Subdivision Grand Island Final Plat -** Located south of Indian Grass Road, east of Switch Grass Street and west of Brome Grass Road in the jurisdiction of Grand Island, Nebraska (8 lots, 1.88 acres). This property is zoned R2 Low Density Residential.
9. **Subdivision – Copper Creek 13th Estates Subdivision Grand Island Final Plat-** Located south of Indian Grass Road and to the west and east of Buffalo Grass Road in the jurisdiction of Grand Island, Nebraska. (13 lots, 3.37 acres). This property is zoned R2

Low Density Residential.

- 10. Subdivision – Fonner Subdivision Grand Island Final Plat-** Located south of Stolley Park Road and west of Stuhr Road in the jurisdiction of Grand Island, Nebraska. (6 lots, 34.848 acres). This property is zoned LLR Large Lot Residential.
- 11. Subdivision – Knuth Acres Subdivision Grand Island Final Plat-** Located south of Wildwood Drive W and west of Elk Drive in the jurisdiction of Grand Island, Nebraska. (1 lot, 1.19 acres). This property is zoned TA Transitional Agricultural Zone.
- 12. Subdivision – MCK Estates Subdivision Grand Island Final Plat-** Located South of Platte River Drive and west of US Highway 281 S and east of Hilltop Road in the jurisdiction of Doniphan, Nebraska. (1 lot, 4.157 acres). This property is zoned TA Transitional Agriculture Zone.
- 13. Subdivision – Nelson Subdivision Hall County Final Plat-** Located north of Lowry Road E, East of Stuhr Road S and west of Shady Bend Road S in the jurisdiction of Hall County, Nebraska. (2 lots, 6.69 acres). This property is zoned A-1 Agricultural Zone – Primary District.
- 14. Subdivision- Prairie Creek Meadows 2nd Subdivision Hall County Final Plat –** Located south of One-R Road and east of Webb Road in Hall County, Nebraska. (4 lots, 6.359 acres). This property is zoned PUD Planned Unit Development.
- 15. Subdivision- Prairieview Plaza Subdivision Grand Island Final Plat —** Located north of Husker Highway, west of James Road and east of Prairieview Street in the jurisdiction of Grand Island, Nebraska, Nebraska. (4 lots, 33.57 acres). This property is zoned B2 General Business Zone.
- 16. Subdivision- RCI Subdivision Grand Island Final Plat –** Located west of Midaro Drive and east of Locust Street S. in the jurisdiction of Grand Island, Nebraska, Nebraska. (2 lots, 4.599 acres). This property is zoned B2 General Business Zone.
- 17. Subdivision- Rief Acres Subdivision Grand Island Final Plat –** Located north of Wildwood Drive W. and west of Locust Street S. the jurisdiction of Grand Island, Nebraska, Nebraska. (1 lot, 3.592 acres). This property is zoned GWC Gateway Corridor Zone.
- 18. Subdivision- Schup Subdivision Hall County Final Plat –** Located south of Lowry Road W., west of Locust Street S. and east of Blaine Street S. in the jurisdiction of Hall County, Nebraska, (1 lots, 4.84 acres). This property is zoned A-3 Agricultural - Transitional District Zone.

19. Directors Report

20. Next Meeting July 11, 2018.

21. Adjourn.

PLEASE NOTE: This meeting is open to the public, and a current agenda is on file at the office of the Regional Planning Commission, located on the second floor of City Hall in Grand Island, Nebraska.

**Staff Recommendation Summary
For Regional Planning Commission Meeting
June 6, 2018**

- 4. Public Hearing – One and Six Year Road Plan – Hall County** – Public hearing and action on Hall County’s 2019 to 2024 road improvement plan. Hall County Engineer Steve Riehle will present the plan. A motion is in order. (C-21-2018HC) (Hearing, Discussion, Action)
- 5. Public Hearing -- Text Amendment of Hall County Zoning Resolution.** Concerning proposed amendments to various parts of Article 2 Section 2.03 Definition of Terms, and Article 4 Section 4.02 Agricultural – Primary District and Section 4.03 A-2 Secondary Agricultural District relative to livestock production. This is a continuation of the discussion of potential changes to the Hall County zoning regulations regarding livestock. See full memo. (C-06-2017HC) (Hearing, Discussion Action)
- 5. Subdivision – Carey Subdivision Grand Island Final Plat-** Located north of Bismark Road E. and west of Stuhr Road in the jurisdiction of Grand Island, Nebraska. (2 lots, 4.695 acres). This property is zoned B2 General Business Zone.
- 6. Subdivision – Copper Creek 11th Estates Subdivision Grand Island Final Plat -** Located south of Indian Grass Road and west of Brome Grass Road in the jurisdiction of Grand Island, Nebraska (8 lots, 1.71 acres). This property is zoned R2 Low Density Residential. Sewer and water are available to the subdivision the developer is proposing 37’ streets.
- 7. Subdivision – Copper Creek 12th Estates Subdivision Grand Island Final Plat -** Located south of Indian Grass Road, east of Switch Grass Street and west of Brome Grass Road in the jurisdiction of Grand Island, Nebraska (8 lots, 1.88 acres). This property is zoned R2 Low Density Residential. Sewer and water are available to the subdivision the developer is proposing 37’ streets.
- 8. Subdivision – Copper Creek 13th Estates Subdivision Grand Island Final Plat-** Located south of Indian Grass Road and to the west and east of Buffalo Grass Road in the jurisdiction of Grand Island, Nebraska. (13 lots, 3.37 acres). This property is zoned R2 Low Density Residential. Sewer and water are available to the subdivision the developer is proposing 37’ streets.
- 9. Subdivision – Fonner View Estates Subdivision Grand Island Final Plat-** Located south of Stolley Park Road and west of Stuhr Road in the jurisdiction of Grand Island, Nebraska. (6 lots, 34.848 acres). This property is zoned LLR Large Lot Residential. This is along an existing County road and has been submitted as an addition to the City of Grand Island. Sewer and

water are not available.

10. Subdivision – Knuth Acres Subdivision Grand Island Final Plat-

Located south of Wildwood Drive W and west of Elk Drive in the jurisdiction of Grand Island, Nebraska. (1 lot, 1.19 acres). This property is zoned TA Transitional Agricultural Zone. This is along an existing County road and has been submitted as an addition to the City of Grand Island. Sewer and water are not available.

11. Subdivision – MCK Estates Subdivision Grand Island Final Plat-

Located South of Platte River Drive and west of US Highway 281 S and east of Hilltop Road in the jurisdiction of Doniphan, Nebraska. (1 lot, 4.157 acres). This property is zoned TA Transitional Agriculture Zone. This is along an existing County road and not adjacent to the Doniphan Village limits. Sewer and water are not available.

12. Subdivision – Nelson Subdivision Hall County Final Plat- Located north of Lowry Road E, East of Stuhr Road S and west of Shady Bend Road S in the jurisdiction of Hall County, Nebraska. (2 lots, 6.69 acres). This property is zoned A-1 Agricultural Zone – Primary District. This is a one time split from a tract of 80 acres and splitting an existing farmstead from a tract of more than 20 acres.

13. Subdivision- Prairie Creek Meadows 2nd Subdivision Hall County Final Plat – Located south of One-R Road and east of Webb Road in Hall County, Nebraska. (9 lots, 33.57 acres). This property is zoned PUD Planned Unit Development.

14. Subdivision- Prairieview Plaza Subdivision Grand Island Final Plat — Located north of Husker Highway, west of James Road and east of Prairieview Street in the jurisdiction of Grand Island, Nebraska. (4 lots, 6.359 acres). This property is zoned B2 General Business Zone. Sewer and water are available to the subdivision. No new streets are planned with this development.

15. Subdivision- RCI Subdivision Grand Island Final Plat – Located west of Midaro Drive and east of Locust Street S. in the jurisdiction of Grand Island, Nebraska. (2 lots, 4.599 acres). This property is zoned B2 General Business Zone. Sewer and water are available to the lot fronting onto Locust and could be extended to the east.

16. Subdivision- Rief Acres Subdivision Grand Island Final Plat – Located north of Wildwood Drive W. and west of Locust Street S. the jurisdiction of Grand Island, Nebraska. (1 lot, 3.592 acres). This property is zoned TA Transitional Agriculture. This is along an existing County road and has been submitted as an addition to the City of Grand Island. Sewer and

water are not available.

- 17. Subdivision- Schup Subdivision Hall County Final Plat** – Located south of Lowry Road W., west of Locust Street S. and east of Blaine Street S. in the jurisdiction of Hall County, Nebraska, (1 lots, 4.84 acres). This property is zoned A-3 Agricultural - Transitional District Zone. This subdivision was originally approved in 2014 but was not filed in a timely manner so has been resubmitted.



Hall County Regional Planning Commission

**Wednesday, June 6, 2018
Regular Meeting**

Item E1

Minutes of the May 2, 2018 Meeting

Staff Contact:



THE REGIONAL PLANNING COMMISSION OF HALL COUNTY, GRAND ISLAND,
WOOD RIVER AND THE VILLAGES OF ALDA, CAIRO, AND DONIPHAN,
NEBRASKA

Minutes
for
May 2nd, 2018

The meeting of the Regional Planning Commission was held Wednesday, April 4th, 2018, at City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" on **March 23rd, 2018.**

Present: Pat O'Neill,	Leonard Rainforth	Hector Rubio
Les Ruge	Dean Kjar	Tony Randone
Jaye Monter	Greg Robb	
Derek Apfel	Robin Hendricksen	

Absent: Judd Allan, Carla Maurer

Other:

Staff: Chad Nabity, Rashad Moxey.

Press: Julie Blum, Grand Island Independent.

1. Call to order.

Chairman O'Neill called the meeting to order at 6:00 p.m.

O'Neill 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 are posted on the wall in the room and easily accessible to anyone who may be interested in reading them.

O'Neill also noted the Planning Commission may vote to go into Closed Session on any agenda item as allowed by State Law.

The Commission will discuss and may take action on any item listed on this agenda.

The order of items on the agenda may be reorganized by the Chair to facilitate the flow

of the meeting to better accommodate the public.

2. Minutes of the April 4th, 2018 meeting.

A motion was made Kjar and seconded by Rubio to approve the minutes of the April 4th, 2018 meeting.

The motion carried with eight members in favor (O'Neill, Ruge, Robb, Monter, Rainforth, Rubio, Randone and Kjar) and one member voting no or abstaining (Hendricksen).

3. Request Time to Speak.

The following requested time to speak during discussion: *Keith Marvin*, David City, NE, Item 4; *Virgil Harden*, 123 S. Webb Rd., Item 4; *Fred Hoppe*, Lincoln, NE, Item 4; *E.W. Skala*, Grand Island, NE Item 5.; *Ray O'Connor*, 611 Fleetwood Rd., Item 5/9; *Arend Baack*, 104 N Wheeler Ave, Item 14;

4. Public Hearing Blight and Substandard Study – Grand Island – Concerning a blight and substandard study for Area 26 comprising 28.42 acres on located west of the Central Nebraska Railroad tracks between Capital Avenue and 12th Street (extended) in the City of Grand Island, Nebraska. (C-19-2018GI)

O'Neill opened the public hearing.

Nabity explained this area included property from Capital Ave to 12th street (extended). He stated that the intended property for development is located south of the public drainage ditch and a portion of the ditch if filled in, which can lead to a possible access to Capital Ave. Nabity stated that the study being brought forward indicated that the area in questioned can be considered Blight and Substandard. Nabity noted this area was the first area to be considered Blight and Substandard, however this property was not located within the City Limits until it was annexed in 2002. The Blight and Substandard study for this particular area was started by Habitat of Humanity, whom decided to go another direction and was finished by Mr. Hoppe.

Keith Marvin from Marvin Planning Consultants the firm that completed the study explained that the area meets 9 of the statutory requirements needed to be considered Blight and Substandard.

Virgil Harden, the Chief Financial Officer for the Grand Island Public Schools explained that Grand Island Public Schools is not opposing the Blight and Substandard study but is opposing the likely outcome of the study which may include the potential use of Tax Increment Financing.

Fred Hoppe the developer of the Land asked the commission to consider moving forward with recommending the blight study as it would allow for the development to produce affordable housing. He mentioned that in the past this particular tract of land is difficult to develop due to its width and length and limited access points. He noted that development to the north has helped created access to Capital making the development

more possible.

O'Neill closed the public hearing.

A motion was made by Monter and seconded by Randone to recommend approval of the blight and substandard study Area 26 comprising 28.42 acres on located west of the Central Nebraska Railroad tracks between Capital Avenue and 12th Street (extended).

The motion carried with nine members in favor (O'Neill, Ruge, Robb, Monter, Rainforth, Rubio, Hendricksen, Randone and Kjar) and no members voting no or abstaining.

5. **Public Hearing - Redevelopment Plan Grand Island Area 12** - Concerning a redevelopment plan amendment for Phase 2 of Copper Creek in CRA Area 12 south of Old Potash Highway and east of Engleman Road for the construction of streets, sewer, water and storm sewer and 80 additional houses and Substandard Study and Generalized Redevelopment Plan for the City of Grand Island including various areas of the community as shown in the study and plan. (C-20-2018GI)

O'Neill opened the public hearing.

Nabity noted that the Redevelopment plan is for the second phase of Copper creek and that the original plan had approved plans for constructing 620 homes and is expected to have an estimated 211 homes built, by end of summer. The current proposal is expected to create 80 additional lots for construction to the south of the existing subdivision and is bringing forth a request to use TIF. Nabity explained that the future land-use for the area is R2 Low density residential and they are proposing to keep it the same.

Ray O'Conner a representative of Guarantee group spoke about the success of the Phase 1 and explained that the development has created homes for individuals as well as brought in persons from different educational backgrounds, nationalities, and ages into the city of Grand Island. He noted that he expected the trend to continue with the development of phase 2 and the goal of the project is to create affordable housing. O'Conner noted that the proposed project will have homes on sale for \$185,000.

E.W. Skala spoke in favor for the development, noting that he has help many individuals closed on homes in the Copper Creek area.

O'Neill closed the Public Hearing.

A motion was made by Ruge and seconded by Rainforth to recommend approval of redevelopment plan amendment for Phase 2 of Copper Creek in CRA Area 12.

The motion carried with nine members in favor (O'Neill, Ruge, Robb, Monter, Rainforth, Rubio, Hendricksen, Randone and Kjar) and no members voting no or abstaining.

Consent Agenda:

- 6. Subdivision – New Northwest Subdivision Hall County Final Plat-** Located north of One-R Road and west of North Road in the jurisdiction of Hall County, Nebraska. (1 lots, .81 acres). This property is zoned A1 Primary Agricultural Zone.
- 7. Subdivision – JTW Subdivision Hall County Final Plat-** Located north of Platte River Drive and west of Alda Road in the jurisdiction of Hall County, Nebraska. (1 lots, 2.979 acres). This property is zoned A1 Primary Agricultural Zone.
- 8. Subdivision – Bosselville Subdivision Grand Island ETJ Final Plat-** Located south of Wood River Road and west of U.S. Highway 281 in the jurisdiction of Grand Island, Nebraska. (2 lots, 25.591 acres). This property is zoned B2 General Business Zone.
- 9. Subdivision – Copper Creek 10th Estates Subdivision Grand Island Final Plat-** Located south of Indian Grass Road and west of Brome Grass Road in the jurisdiction of Grand Island, Nebraska. (9 lots, 2.08 acres). This property is zoned R2 Low Density Residential.
- 10. Subdivision – Fonner View Estates Subdivision Grand Island Preliminary Plat-** Located south of Stolley Park Road and west of Stuhr Road in the jurisdiction of Grand Island, Nebraska. (6 lots, 34.848 acres). This property is zoned LLR Large Lot Residential.
- 11. Subdivision – Critel Subdivision Wood River Final Plat-** Located north of Eleventh Street and west of Elm Street in the jurisdiction of Wood River, Nebraska. (2 lots, 1.378 acres). This property is zoned TA Transitional Agriculture Zone.
- 12. Subdivision – Fugate Subdivision Grand Island Final Plat-** Located north of State Road, west of U.S. Highway 281 and east of Diers Ave. in the jurisdiction of Grand Island, Nebraska. (2 lots, 1.44 acres). This property is zoned B2 General Business Zone.
- 13. Subdivision- Hanover Subdivision Grand Island Final Plat –** Located south of 13th Street and west of North Road in the jurisdiction of Grand Island, Nebraska. (4 lots, 20.063 acres). This property is zoned R1 Suburban Residential.

A motion was made by Rainforth and seconded by Hendricksen to recommend approval of all Consent Agenda Items.

The motion carried with nine members in favor (O'Neill, Ruge, Robb, Monter, Rainforth, Rubio, Hendricksen, Randone and Kjar) and no members voting no or abstaining.

14. Discussion- Text Amendment of Hall County Zoning Resolution. Concerning proposed amendments to various parts of Article 2 Section 2.03 Definition of Terms, and Article 4 Section 4.02 Agricultural – Primary District and Section 4.03 A-2 Secondary Agricultural District relative to livestock production. (C-06-2017HC)

Nabity noted that item 14 was not a public hearing but was in fact just brought forth for a discussion to review changes made to Article 4. He explained that the changes made were that of grammatical errors and some numbering inaccuracies. Nabity stated changes were made to 2.03.242 to help clarify when 2 separate operations under the same ownership sharing a waste facility can be considered 1 big operation.

Andy Baack, raised his concern about having up to 4,999 animal units operations right next to each other. His concern was that a string of small operations can be right next to each other once they meet the requirements based on the matrix. Baack noted that if an operation exceed more than 10,000 animal units a conditional use is required allowing a public hearing for citizens to voice their concerns. However, if there is a string of small operations of 4,999 concentrated in one area there would not be a need to apply for a conditional use permit even though they can raise the same issues as 1 large operation.

15. Directors Report

Nabity noted that the Prairie Moore Silver flood control project conditional letter of map revision has been submitted to FEMA for a conditional approval based of the design standards used to complete the project. This would allow for a new map to be generated based on the improvements. Nabity noted that addresses affected by an increase in floodplain on their property were notified with a letter and map showing both areas that were increase and areas that were removed from the floodplain.

16. Next Meeting June 6, 2018.

17. Adjourn

O'Neill adjourned the meeting at 6:57 p.m.

Leslie Ruge, Secretary
By Rashad Moxey



Hall County Regional Planning Commission

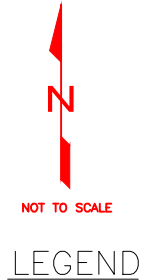
**Wednesday, June 6, 2018
Regular Meeting**

Item F1

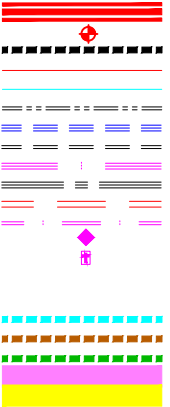
Hall County One & Six Year Road Plan

Staff Contact:

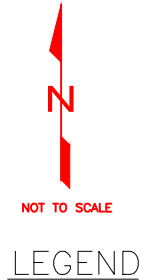
HALL COUNTY NEBRASKA 1-YEAR ROAD PROGRAM FISCAL YEAR 2018-2019



- ROAD PROJECT
BRIDGE PROJECT
COUNTY ROAD - PAVED
COUNTY ROAD - PAVED SUBDIVISION
COUNTY ROAD - GRAVEL
COUNTY ROAD - DIRT
COUNTY ROAD - MIN. MAINT. GRAVEL
COUNTY ROAD - MIN. MAINT. PRIMITIVE
TOWNSHIP ROAD - GRAVEL
TOWNSHIP ROAD - DIRT
TOWNSHIP ROAD - NON MAINTAINED
TOWNSHIP ROAD - PRIMITIVE
COUNTY SHOP
CEMETERY
- STATE FUNCTIONAL CLASSIFICATIONS
INTERSTATE
EXPRESSWAY
MAJOR ARTERIAL
OTHER ARTERIAL
COLLECTOR



HALL COUNTY NEBRASKA 6-YEAR ROAD PROGRAM FISCAL YEAR 2018-2025

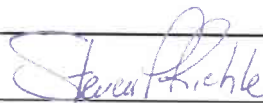


- ROAD PROJECT
BRIDGE PROJECT
COUNTY ROAD - PAVED
COUNTY ROAD - PAVED SUBDIVISION
COUNTY ROAD - GRAVEL
COUNTY ROAD - DIRT
COUNTY ROAD - MIN. MAINT. GRAVEL
COUNTY ROAD - MIN. MAINT. PRIMITIVE
TOWNSHIP ROAD - GRAVEL
TOWNSHIP ROAD - DIRT
TOWNSHIP ROAD - NON MAINTAINED
TOWNSHIP ROAD - PRIMITIVE
COUNTY SHOP
CEMETERY
- STATE FUNCTIONAL CLASSIFICATIONS
INTERSTATE
EXPRESSWAY
MAJOR ARTERIAL
OTHER ARTERIAL
COLLECTOR

Board of Public Roads Classifications and Standards
Form 8 Summary of One-Year Plan

Year Ending: Fiscal year end June 30, 2019

Sheet 1 of 1

County: C40 - Hall County		City:		Village:	
PRIORITY NUMBER	PROJECT NUMBER	LENGTH (Nearest Tenth)	UNIT OF MEASURE	ESTIMATED COST (Thousands)	REMARKS
1	C40(340)	0.1	MILE	94	Bridge-CBMP
2	C40(372)	0.2	MILE	250	Bridge-Local
3	C40(373)	0.1	MILE	150	CBC-COLLECTOR
4	C40(432)	0.1	MILE	15	CBC-Local
5	C40(434)	0.2	MILE	115	CBC-LOCAL
6	C40(435)	0.1	MILE	105	CBC-LOCAL
7	C40(449)	0.1	MILE	50	GRADING-LOCAL
8	C40(462)	0.1	MILE	15	CMP-LOCAL
9	C40(463)	0.1	MILE	15	CMP-LOCAL
10	C40(464)	0.1	MILE	15	CMP-LOCAL
11	C40(465)	0.1	MILE	15	CMP-LOCAL
12	C40(466)	0.1	MILE	85	BRIDGE-LOCAL
			COUNTY	874	
			STATE		
			OTHER	50	
			TOTAL	924	
Signature: 		Title: Hall County Engineer		Date: June 26, 2018	


Year Ending: Fiscal Year End June 30, 2018

[illegible]


Board of Public Roads Classifications and Standards
Form 7 One- and Six-Year Plan
Highway or Street Improvement Project

County: C40 - Hall County		City:		Village:		
Location Description: On 70 th Road between Highway 2 and Airport Road; Between Section 31 & 32, T-12-N, R-10-W of the 6 th P.M., Hall County, NE						
70 th Road		24U3				
Existing Surface Type and Structures: (Such as dirt, gravel, asphalt, concrete, culvert, or bridge) Gravel and timber Bridge						
Average Daily Traffic: 2008 = 56, 2028 = 100			Classification Type: (As shown on Functional Classification Map) Local			
PROPOSED IMPROVEMENT						
Design Standard Number: Table 2-001.03J		Surfacing		Thickness: 3"	Width: 24'	
<input checked="" type="checkbox"/> Grading <input type="checkbox"/> Concrete <input type="checkbox"/> Right of Way <input type="checkbox"/> Lighting <input type="checkbox"/> Aggregate <input type="checkbox"/> Curb & Gutter <input type="checkbox"/> Utility Adjustments <input type="checkbox"/> <input type="checkbox"/> Armor Coat <input checked="" type="checkbox"/> Drainage Structures <input type="checkbox"/> Fencing <input type="checkbox"/> <input type="checkbox"/> Asphalt <input checked="" type="checkbox"/> Erosion Control <input type="checkbox"/> Sidewalks <input type="checkbox"/>						
Bridge to Remain in Place		Roadway Width:		Length:	Type:	
New Bridge		Roadway Width:		Length:	Type:	
Box Culvert		Span:	Rise:	Length:	Type:	
Culvert		Diameter: 84"	Length: 38'	Type: Triple CMP		
Bridges and Culverts Sized		<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Hydraulic Analysis Pending				
Other Construction Features: Replace existing 20' x 28' timber bridge with Triple 84" X 38' CMP's with Headwalls & wingwalls Bridge built in 1970 NDOR Structure Number C004022715						
ESTIMATED COST (in Thousands) ★ OPTIONAL	★ COUNTY	★ CITY	★ STATE	★ FEDERAL	★ OTHER	TOTAL
	47		47			94
Project Length: (Nearest Tenth, State Unit of Measure) 0.1 mile			Project No.: C40(340)			
Signature: [Signature]		Title:		Date:		

Board of Public Roads Classifications and Standards
Form 7 One- and Six-Year Plan
Highway or Street Improvement Project

County: C-40 Hall County	City:	Village:				
Location Description: Sky Park Road between Chapman Road and Prairie Road, between Section 10 and Section 11, T 12 N, R 9 W. County mile: 6Y 05						
Existing Surface Type and Structures: (Such as dirt, gravel, asphalt, concrete, culvert, or bridge) Gravel and Steel Pony Truss Bridge 20' x 52'						
Average Daily Traffic: 2008 = 95, 2038 = 115		Classification Type: (As shown on Functional Classification Map) Local				
PROPOSED IMPROVEMENT						
Design Standard Number: Triple 2-0001.03J	Surfacing	Thickness: 2" Width: 20'				
<input checked="" type="checkbox"/> Grading <input type="checkbox"/> Concrete <input checked="" type="checkbox"/> Right of Way <input type="checkbox"/> Lighting <input checked="" type="checkbox"/> Aggregate <input type="checkbox"/> Curb & Gutter <input type="checkbox"/> Utility Adjustments <input type="checkbox"/> <input type="checkbox"/> Armor Coat <input checked="" type="checkbox"/> Drainage Structures <input checked="" type="checkbox"/> Fencing <input type="checkbox"/> <input type="checkbox"/> Asphalt <input checked="" type="checkbox"/> Erosion Control <input type="checkbox"/> Sidewalks <input type="checkbox"/>						
Bridge to Remain in Place	Roadway Width:	Length: Type:				
New Bridge	Roadway Width: 30'	Length: 81' Type: Conc. Precast Panel				
Box Culvert	Span: Rise:	Length: Type:				
Culvert	Diameter:	Length: Type:				
Bridges and Culverts Sized	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Hydraulic Analysis Pending					
Other Construction Features: Replace 3 span concrete precast panel bridge. County to remove old bridge and perform channel work, backfill, roadway grading and Contractor to build new bridge. Built in 1935 C004024325 Posted 8 Ton						
ESTIMATED COST (in Thousands) ★ OPTIONAL	★ COUNTY	★ CITY	★ STATE	★ FEDERAL	★ OTHER	TOTAL
	250					250
Project Length: (Nearest Tenth, State Unit of Measure) 0.2 Mile			Project No.: C40(372)			
Signature: 		Title: Hall County Engineer		Date: June 20, 2018		


Board of Public Roads Classifications and Standards
Form 7 One- and Six-Year Plan
Highway or Street Improvement Project

County: C-40 Hall County	City:	Village:																
Location Description: Intersection of Engleman Road, Airport Road and Nebr. State Hwy. No. 2. NW 1/4 of Section 2, T 11 N, R 10 W County Bridge No. 18-T-9 County mile: 18T, 37J, & 37H																		
Existing Surface Type and Structures: (Such as dirt, gravel, asphalt, concrete, culvert, or bridge) Asphalt and Steel Girder Bridge																		
Average Daily Traffic: 2008 = 1000, 2028 = 1500		Classification Type: (As shown on Functional Classification Map) NFC: Rural Minor Collector, SFC: Collector																
PROPOSED IMPROVEMENT																		
Design Standard Number: Table 2-001.03i	Surfacing	Thickness: 6" Width: 24'																
<table style="width: 100%; border: none;"> <tr> <td><input checked="" type="checkbox"/> Grading</td> <td><input checked="" type="checkbox"/> Concrete</td> <td><input type="checkbox"/> Right of Way</td> <td><input type="checkbox"/> Lighting</td> </tr> <tr> <td><input type="checkbox"/> Aggregate</td> <td><input type="checkbox"/> Curb & Gutter</td> <td><input checked="" type="checkbox"/> Utility Adjustments</td> <td><input type="checkbox"/></td> </tr> <tr> <td><input type="checkbox"/> Armor Coat</td> <td><input checked="" type="checkbox"/> Drainage Structures</td> <td><input type="checkbox"/> Fencing</td> <td><input type="checkbox"/></td> </tr> <tr> <td><input checked="" type="checkbox"/> Asphalt</td> <td><input checked="" type="checkbox"/> Erosion Control</td> <td><input type="checkbox"/> Sidewalks</td> <td><input type="checkbox"/></td> </tr> </table>			<input checked="" type="checkbox"/> Grading	<input checked="" type="checkbox"/> Concrete	<input type="checkbox"/> Right of Way	<input type="checkbox"/> Lighting	<input type="checkbox"/> Aggregate	<input type="checkbox"/> Curb & Gutter	<input checked="" type="checkbox"/> Utility Adjustments	<input type="checkbox"/>	<input type="checkbox"/> Armor Coat	<input checked="" type="checkbox"/> Drainage Structures	<input type="checkbox"/> Fencing	<input type="checkbox"/>	<input checked="" type="checkbox"/> Asphalt	<input checked="" type="checkbox"/> Erosion Control	<input type="checkbox"/> Sidewalks	<input type="checkbox"/>
<input checked="" type="checkbox"/> Grading	<input checked="" type="checkbox"/> Concrete	<input type="checkbox"/> Right of Way	<input type="checkbox"/> Lighting															
<input type="checkbox"/> Aggregate	<input type="checkbox"/> Curb & Gutter	<input checked="" type="checkbox"/> Utility Adjustments	<input type="checkbox"/>															
<input type="checkbox"/> Armor Coat	<input checked="" type="checkbox"/> Drainage Structures	<input type="checkbox"/> Fencing	<input type="checkbox"/>															
<input checked="" type="checkbox"/> Asphalt	<input checked="" type="checkbox"/> Erosion Control	<input type="checkbox"/> Sidewalks	<input type="checkbox"/>															
Bridge to Remain in Place	Roadway Width:	Length: Type:																
New Bridge	Roadway Width:	Length: Type:																
Box Culvert	Span: 12' Rise: 10' Length: 48'	Type: Concrete Box																
Culvert	Diameter:	Length: Type:																
Bridges and Culverts Sized	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Hydraulic Analysis Pending																	
Other Construction Features: Replace 25.5' X 50' Steel Girder Bridge with concrete box culvert. Reconstruct south intersection of Engleman Road and Airport Road with Nebr. State Hwy. No. 2 to improve angle of the approach and raise Engleman Road grade to accommodate Central Platte NRD drainage project for Silver Creek. Bridge built in 1972. NDOR Structure Number C004013311																		
ESTIMATED COST (in Thousands) ★ OPTIONAL	★ COUNTY	★ CITY	★ STATE	★ FEDERAL	★ OTHER	TOTAL												
	100				50	150												
Project Length: (Nearest Tenth, State Unit of Measure) 0.1 Mile			Project No.: C40(373)															
Signature: 		Title:		Date:														


Board of Public Roads Classifications and Standards
Form 7 One- and Six-Year Plan
Highway or Street Improvement Project

County: C-40 Hall County	City:	Village:																
Location Description: Rosedale Road between Sections 26 and 35, T-9-N, R-11-W between 90 th Road and Schauppsville Road County Bridge No. 3P5																		
Existing Surface Type and Structures: (Such as dirt, gravel, asphalt, concrete, culvert, or bridge) Asphalt, 3' x 5' x 24' CBC																		
Average Daily Traffic: 2014 = 300, 2034 = 500		Classification Type: (As shown on Functional Classification Map) SFC: Other Arterial, NFC: Rural Major Collector																
PROPOSED IMPROVEMENT																		
Design Standard Number: Table 2-001.03H	Surfacing	Thickness: Width:																
<table style="width: 100%; border: none;"> <tr> <td><input type="checkbox"/> Grading</td> <td><input type="checkbox"/> Concrete</td> <td><input type="checkbox"/> Right of Way</td> <td><input type="checkbox"/> Lighting</td> </tr> <tr> <td><input type="checkbox"/> Aggregate</td> <td><input type="checkbox"/> Curb & Gutter</td> <td><input type="checkbox"/> Utility Adjustments</td> <td><input type="checkbox"/></td> </tr> <tr> <td><input type="checkbox"/> Armor Coat</td> <td><input checked="" type="checkbox"/> Drainage Structures</td> <td><input type="checkbox"/> Fencing</td> <td><input type="checkbox"/></td> </tr> <tr> <td><input type="checkbox"/> Asphalt</td> <td><input checked="" type="checkbox"/> Erosion Control</td> <td><input type="checkbox"/> Sidewalks</td> <td><input type="checkbox"/></td> </tr> </table>			<input type="checkbox"/> Grading	<input type="checkbox"/> Concrete	<input type="checkbox"/> Right of Way	<input type="checkbox"/> Lighting	<input type="checkbox"/> Aggregate	<input type="checkbox"/> Curb & Gutter	<input type="checkbox"/> Utility Adjustments	<input type="checkbox"/>	<input type="checkbox"/> Armor Coat	<input checked="" type="checkbox"/> Drainage Structures	<input type="checkbox"/> Fencing	<input type="checkbox"/>	<input type="checkbox"/> Asphalt	<input checked="" type="checkbox"/> Erosion Control	<input type="checkbox"/> Sidewalks	<input type="checkbox"/>
<input type="checkbox"/> Grading	<input type="checkbox"/> Concrete	<input type="checkbox"/> Right of Way	<input type="checkbox"/> Lighting															
<input type="checkbox"/> Aggregate	<input type="checkbox"/> Curb & Gutter	<input type="checkbox"/> Utility Adjustments	<input type="checkbox"/>															
<input type="checkbox"/> Armor Coat	<input checked="" type="checkbox"/> Drainage Structures	<input type="checkbox"/> Fencing	<input type="checkbox"/>															
<input type="checkbox"/> Asphalt	<input checked="" type="checkbox"/> Erosion Control	<input type="checkbox"/> Sidewalks	<input type="checkbox"/>															
Bridge to Remain in Place	Roadway Width:	Length: Type:																
New Bridge	Roadway Width:	Length: Type:																
Box Culvert	Span: 5' Rise: 3' Length: 40'	Type: CBC																
Culvert	Diameter:	Length: Type:																
Bridges and Culverts Sized	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Hydraulic Analysis Pending																	
Other Construction Features: Add on to 3' rise x 5' span x 24' long Concrete Box Culvert to meet Horizontal Clear Zone standards.																		
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 15%;">ESTIMATED COST (in Thousands) ★ OPTIONAL</th> <th style="width: 15%;">★ COUNTY</th> <th style="width: 15%;">★ CITY</th> <th style="width: 15%;">★ STATE</th> <th style="width: 15%;">★ FEDERAL</th> <th style="width: 15%;">★ OTHER</th> <th style="width: 15%;">TOTAL</th> </tr> <tr> <td></td> <td style="text-align: center;">15</td> <td></td> <td></td> <td></td> <td></td> <td style="text-align: center;">15</td> </tr> </table>			ESTIMATED COST (in Thousands) ★ OPTIONAL	★ COUNTY	★ CITY	★ STATE	★ FEDERAL	★ OTHER	TOTAL		15					15		
ESTIMATED COST (in Thousands) ★ OPTIONAL	★ COUNTY	★ CITY	★ STATE	★ FEDERAL	★ OTHER	TOTAL												
	15					15												
Project Length: (Nearest Tenth, State Unit of Measure) 0.1 Mile		Project No.: C40(432)																
Signature:		Title: _____ Date: _____																

Board of Public Roads Classifications and Standards
Form 7 One- and Six-Year Plan
Highway or Street Improvement Project

County: C-40 Hall County	City:	Village:				
Location Description: Burwick Road between Cedarview Road and Holling Road between Sections 32 & 33, T-10-N, R-11-W County Bridge No. 34-G-3						
Existing Surface Type and Structures: (Such as dirt, gravel, asphalt, concrete, culvert, or bridge) Gravel, steel beam, concrete deck bridge Built 1932 Existing bridge is a steel beam 40' x 15'						
Average Daily Traffic: 2018 = 85, 2038 = 105		Classification Type: (As shown on Functional Classification Map) Local				
PROPOSED IMPROVEMENT						
Design Standard Number: Table 2-001.03J	Surfacing	Thickness: 2" Width: 20'				
<input checked="" type="checkbox"/> Grading <input type="checkbox"/> Concrete <input type="checkbox"/> Right of Way <input type="checkbox"/> Lighting <input checked="" type="checkbox"/> Aggregate <input type="checkbox"/> Curb & Gutter <input type="checkbox"/> Utility Adjustments <input type="checkbox"/> <input type="checkbox"/> Armor Coat <input checked="" type="checkbox"/> Drainage Structures <input type="checkbox"/> Fencing <input type="checkbox"/> <input type="checkbox"/> Asphalt <input checked="" type="checkbox"/> Erosion Control <input type="checkbox"/> Sidewalks <input type="checkbox"/>						
Bridge to Remain in Place	Roadway Width:	Length: Type:				
New Bridge	Roadway Width:	Length: Type:				
Box Culvert	Span: TBD Rise: TBD Length: TBD	Type: CONCRETE				
Culvert	Diameter:	Length: Type:				
Bridges and Culverts Sized	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Hydraulic Analysis Pending					
Other Construction Features: Replace Fracture Critical steel girder bridge that is posted 9 ton with a cast in place CBC Built 1932 NDOR STRUCTURE NO. C004011710						
ESTIMATED COST (in Thousands) ★ OPTIONAL	★ COUNTY	★ CITY	★ STATE	★ FEDERAL	★ OTHER	TOTAL
	115					115
Project Length: (Nearest Tenth, State Unit of Measure) 0.2 Mile				Project No.: C40(434)		
Signature: 		Title:		Date:		

Board of Public Roads Classifications and Standards
Form 7 One- and Six-Year Plan
Highway or Street Improvement Project

County: C-40 Hall County	City:	Village:				
Location Description: Cedarview Road between NE Hwy 11 and Burwick Road between Section 32, T-10-N, R-11-W and Section 5. T-9-N, R-11-W County Bridge No. 13-S-3						
Existing Surface Type and Structures: (Such as dirt, gravel, asphalt, concrete, culvert, or bridge) Gravel and transverse joist girder bridge						
Average Daily Traffic: 2014 = 35, 2034 = 50		Classification Type: (As shown on Functional Classification Map) Local				
PROPOSED IMPROVEMENT						
Design Standard Number: Table 2-001.03J	Surfacing	Thickness: 2" Width: 20'				
<input checked="" type="checkbox"/> Grading <input type="checkbox"/> Concrete <input type="checkbox"/> Right of Way <input type="checkbox"/> Lighting <input checked="" type="checkbox"/> Aggregate <input type="checkbox"/> Curb & Gutter <input type="checkbox"/> Utility Adjustments <input type="checkbox"/> <input type="checkbox"/> Armor Coat <input checked="" type="checkbox"/> Drainage Structures <input type="checkbox"/> Fencing <input type="checkbox"/> <input type="checkbox"/> Asphalt <input checked="" type="checkbox"/> Erosion Control <input type="checkbox"/> Sidewalks <input type="checkbox"/>						
Bridge to Remain in Place	Roadway Width:	Length: Type:				
New Bridge	Roadway Width:	Length: Type:				
Box Culvert	Span: TBD Rise: TBD Length: TBD	Type: CONCRETE				
Culvert	Diameter:	Length: Type:				
Bridges and Culverts Sized	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Hydraulic Analysis Pending					
Other Construction Features: Remove 18' x 45' steel girder bridge built in 1971 and replace with a cast in place CBC Posted 16 Ton NDOR STRUCTURE NO. C004003805						
ESTIMATED COST (in Thousands) ★ OPTIONAL	★ COUNTY	★ CITY	★ STATE	★ FEDERAL	★ OTHER	TOTAL
	105					105
Project Length: (Nearest Tenth, State Unit of Measure) 0.1 Mile			Project No.: C40(435)			
Signature: 		Title:		Date:		

Board of Public Roads Classifications and Standards
Form 7 One- and Six-Year Plan
Highway or Street Improvement Project

County: C-40 Hall County	City:	Village:																
Location Description: Monitor Road between Schimmer Drive and Stolley Park Road, between Section 33 and Section 34, T-11-N, R-10-W and between Section 27 and Section 28, T-11-N, R-10-W, Hall County, NE Mile 20N & 20P																		
Existing Surface Type and Structures: (Such as dirt, gravel, asphalt, concrete, culvert, or bridge) Gravel and culverts																		
Average Daily Traffic: 2016 = 150, 2036 = 250		Classification Type: (As shown on Functional Classification Map) Local																
PROPOSED IMPROVEMENT																		
Design Standard Number: Table 2-001.03J	Surfacing	Thickness: 3" Gravel																
		Width: 20'																
<table style="width: 100%; border: none;"> <tr> <td><input checked="" type="checkbox"/> Grading</td> <td><input type="checkbox"/> Concrete</td> <td><input type="checkbox"/> Right of Way</td> <td><input type="checkbox"/> Lighting</td> </tr> <tr> <td><input checked="" type="checkbox"/> Aggregate</td> <td><input type="checkbox"/> Curb & Gutter</td> <td><input type="checkbox"/> Utility Adjustments</td> <td><input type="checkbox"/></td> </tr> <tr> <td><input type="checkbox"/> Armor Coat</td> <td><input type="checkbox"/> Drainage Structures</td> <td><input type="checkbox"/> Fencing</td> <td><input type="checkbox"/></td> </tr> <tr> <td><input type="checkbox"/> Asphalt</td> <td><input type="checkbox"/> Erosion Control</td> <td><input type="checkbox"/> Sidewalks</td> <td><input type="checkbox"/></td> </tr> </table>			<input checked="" type="checkbox"/> Grading	<input type="checkbox"/> Concrete	<input type="checkbox"/> Right of Way	<input type="checkbox"/> Lighting	<input checked="" type="checkbox"/> Aggregate	<input type="checkbox"/> Curb & Gutter	<input type="checkbox"/> Utility Adjustments	<input type="checkbox"/>	<input type="checkbox"/> Armor Coat	<input type="checkbox"/> Drainage Structures	<input type="checkbox"/> Fencing	<input type="checkbox"/>	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Erosion Control	<input type="checkbox"/> Sidewalks	<input type="checkbox"/>
<input checked="" type="checkbox"/> Grading	<input type="checkbox"/> Concrete	<input type="checkbox"/> Right of Way	<input type="checkbox"/> Lighting															
<input checked="" type="checkbox"/> Aggregate	<input type="checkbox"/> Curb & Gutter	<input type="checkbox"/> Utility Adjustments	<input type="checkbox"/>															
<input type="checkbox"/> Armor Coat	<input type="checkbox"/> Drainage Structures	<input type="checkbox"/> Fencing	<input type="checkbox"/>															
<input type="checkbox"/> Asphalt	<input type="checkbox"/> Erosion Control	<input type="checkbox"/> Sidewalks	<input type="checkbox"/>															
Bridge to Remain in Place	Roadway Width:	Length: Type:																
New Bridge	Roadway Width:	Length: Type:																
Box Culvert	Span: Rise: Length: Type:																	
Culvert	Diameter: Length: Type:																	
Bridges and Culverts Sized		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Hydraulic Analysis Pending																
Other Construction Features: Roadway Grading																		
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 15%;">ESTIMATED COST (in Thousands) ★ OPTIONAL</th> <th style="width: 15%;">★ COUNTY</th> <th style="width: 15%;">★ CITY</th> <th style="width: 15%;">★ STATE</th> <th style="width: 15%;">★ FEDERAL</th> <th style="width: 15%;">★ OTHER</th> <th style="width: 15%;">TOTAL</th> </tr> <tr> <td></td> <td style="text-align: center;">50</td> <td></td> <td></td> <td></td> <td></td> <td style="text-align: center;">50</td> </tr> </table>			ESTIMATED COST (in Thousands) ★ OPTIONAL	★ COUNTY	★ CITY	★ STATE	★ FEDERAL	★ OTHER	TOTAL		50					50		
ESTIMATED COST (in Thousands) ★ OPTIONAL	★ COUNTY	★ CITY	★ STATE	★ FEDERAL	★ OTHER	TOTAL												
	50					50												
Project Length: (Nearest Tenth, State Unit of Measure) 1.0 mile																		
Project No.: C40(449)																		
Signature:		Title: _____ Date: _____																

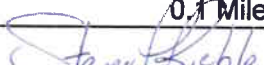
Board of Public Roads Classifications and Standards
Form 7 One- and Six-Year Plan
Highway or Street Improvement Project

County: C-40 Hall County	City:	Village:																
Location Description: North of Capital Avenue on Burwick Road, between Section 4 and Section 5, Township 11 North, Range 11 West. County Bridge No. 34 T 1																		
Existing Surface Type and Structures: (Such as dirt, gravel, asphalt, concrete, culvert, or bridge) Wood 12' x 20' Bridge																		
Average Daily Traffic: 2018 = 70, 2038 = 90		Classification Type: (As shown on Functional Classification Map) Local																
PROPOSED IMPROVEMENT																		
Design Standard Number: Table 2 001.03J	Surfacing	Thickness: 2" Width: 20'																
<table style="width: 100%; border: none;"> <tr> <td><input checked="" type="checkbox"/> Grading</td> <td><input type="checkbox"/> Concrete</td> <td><input type="checkbox"/> Right of Way</td> <td><input type="checkbox"/> Lighting</td> </tr> <tr> <td><input type="checkbox"/> Aggregate</td> <td><input type="checkbox"/> Curb & Gutter</td> <td><input type="checkbox"/> Utility Adjustments</td> <td><input type="checkbox"/></td> </tr> <tr> <td><input type="checkbox"/> Armor Coat</td> <td><input checked="" type="checkbox"/> Drainage Structures</td> <td><input type="checkbox"/> Fencing</td> <td><input type="checkbox"/></td> </tr> <tr> <td><input type="checkbox"/> Asphalt</td> <td><input checked="" type="checkbox"/> Erosion Control</td> <td><input type="checkbox"/> Sidewalks</td> <td><input type="checkbox"/></td> </tr> </table>			<input checked="" type="checkbox"/> Grading	<input type="checkbox"/> Concrete	<input type="checkbox"/> Right of Way	<input type="checkbox"/> Lighting	<input type="checkbox"/> Aggregate	<input type="checkbox"/> Curb & Gutter	<input type="checkbox"/> Utility Adjustments	<input type="checkbox"/>	<input type="checkbox"/> Armor Coat	<input checked="" type="checkbox"/> Drainage Structures	<input type="checkbox"/> Fencing	<input type="checkbox"/>	<input type="checkbox"/> Asphalt	<input checked="" type="checkbox"/> Erosion Control	<input type="checkbox"/> Sidewalks	<input type="checkbox"/>
<input checked="" type="checkbox"/> Grading	<input type="checkbox"/> Concrete	<input type="checkbox"/> Right of Way	<input type="checkbox"/> Lighting															
<input type="checkbox"/> Aggregate	<input type="checkbox"/> Curb & Gutter	<input type="checkbox"/> Utility Adjustments	<input type="checkbox"/>															
<input type="checkbox"/> Armor Coat	<input checked="" type="checkbox"/> Drainage Structures	<input type="checkbox"/> Fencing	<input type="checkbox"/>															
<input type="checkbox"/> Asphalt	<input checked="" type="checkbox"/> Erosion Control	<input type="checkbox"/> Sidewalks	<input type="checkbox"/>															
Bridge to Remain in Place	Roadway Width:	Length: Type:																
New Bridge	Roadway Width:	Length: Type:																
Box Culvert	Span: Rise: Length: Type:																	
Culvert	Diameter: TBD Length: TBD Type: CMP																	
Bridges and Culverts Sized	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Hydraulic Analysis Pending																	
Other Construction Features: Replace wood bridge built in 1936 w/ CMP's																		
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 15%;">ESTIMATED COST (in Thousands) ★ OPTIONAL</th> <th style="width: 15%;">★ COUNTY</th> <th style="width: 15%;">★ CITY</th> <th style="width: 15%;">★ STATE</th> <th style="width: 15%;">★ FEDERAL</th> <th style="width: 15%;">★ OTHER</th> <th style="width: 15%;">TOTAL</th> </tr> <tr> <td></td> <td>15</td> <td></td> <td></td> <td></td> <td></td> <td>15</td> </tr> </table>			ESTIMATED COST (in Thousands) ★ OPTIONAL	★ COUNTY	★ CITY	★ STATE	★ FEDERAL	★ OTHER	TOTAL		15					15		
ESTIMATED COST (in Thousands) ★ OPTIONAL	★ COUNTY	★ CITY	★ STATE	★ FEDERAL	★ OTHER	TOTAL												
	15					15												
Project Length: (Nearest Tenth, State Unit of Measure) 0.1 Mile		Project No.: C40(462)																
Signature:		Title: _____ Date: _____																


Board of Public Roads Classifications and Standards
Form 7 One- and Six-Year Plan
Highway or Street Improvement Project

County: C-40 Hall County	City:	Village:																
Location Description: North of Airport Road on Wiseman Road, on Hall-Buffalo County Line, Section 31, Township 12 North, Range 12 West. County Bridge No. 50 U 3																		
Existing Surface Type and Structures: (Such as dirt, gravel, asphalt, concrete, culvert, or bridge) Wood 12' x 20' Bridge																		
Average Daily Traffic: 2018 = 45, 2038 = 65		Classification Type: (As shown on Functional Classification Map) Local																
PROPOSED IMPROVEMENT																		
Design Standard Number: Table 2-001.03J	Surfacing	Thickness: 2" Width: 20'																
<table style="width: 100%; border: none;"> <tr> <td><input checked="" type="checkbox"/> Grading</td> <td><input type="checkbox"/> Concrete</td> <td><input type="checkbox"/> Right of Way</td> <td><input type="checkbox"/> Lighting</td> </tr> <tr> <td><input checked="" type="checkbox"/> Aggregate</td> <td><input type="checkbox"/> Curb & Gutter</td> <td><input type="checkbox"/> Utility Adjustments</td> <td><input type="checkbox"/></td> </tr> <tr> <td><input type="checkbox"/> Armor Coat</td> <td><input checked="" type="checkbox"/> Drainage Structures</td> <td><input type="checkbox"/> Fencing</td> <td><input type="checkbox"/></td> </tr> <tr> <td><input type="checkbox"/> Asphalt</td> <td><input checked="" type="checkbox"/> Erosion Control</td> <td><input type="checkbox"/> Sidewalks</td> <td><input type="checkbox"/></td> </tr> </table>			<input checked="" type="checkbox"/> Grading	<input type="checkbox"/> Concrete	<input type="checkbox"/> Right of Way	<input type="checkbox"/> Lighting	<input checked="" type="checkbox"/> Aggregate	<input type="checkbox"/> Curb & Gutter	<input type="checkbox"/> Utility Adjustments	<input type="checkbox"/>	<input type="checkbox"/> Armor Coat	<input checked="" type="checkbox"/> Drainage Structures	<input type="checkbox"/> Fencing	<input type="checkbox"/>	<input type="checkbox"/> Asphalt	<input checked="" type="checkbox"/> Erosion Control	<input type="checkbox"/> Sidewalks	<input type="checkbox"/>
<input checked="" type="checkbox"/> Grading	<input type="checkbox"/> Concrete	<input type="checkbox"/> Right of Way	<input type="checkbox"/> Lighting															
<input checked="" type="checkbox"/> Aggregate	<input type="checkbox"/> Curb & Gutter	<input type="checkbox"/> Utility Adjustments	<input type="checkbox"/>															
<input type="checkbox"/> Armor Coat	<input checked="" type="checkbox"/> Drainage Structures	<input type="checkbox"/> Fencing	<input type="checkbox"/>															
<input type="checkbox"/> Asphalt	<input checked="" type="checkbox"/> Erosion Control	<input type="checkbox"/> Sidewalks	<input type="checkbox"/>															
Bridge to Remain in Place	Roadway Width:	Length: Type:																
New Bridge	Roadway Width:	Length: Type:																
Box Culvert	Span: Rise: Length: Type:																	
Culvert	Diameter: 2-Twin 54" Length: TBD Type: CMP's																	
Bridges and Culverts Sized	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Hydraulic Analysis Pending																	
Other Construction Features: Replace existing wood bridge built in 1950 w/ 2-Twin 54" CMP's																		
ESTIMATED COST (in Thousands) ★ OPTIONAL	★ COUNTY 15	★ CITY 																
	★ STATE 	★ FEDERAL 																
	★ OTHER 	TOTAL 15																
Project Length: (Nearest Tenth, State Unit of Measure) 0.1 Mile		Project No.: C40(463)																
Signature:	Title:	Date:																

Board of Public Roads Classifications and Standards
Form 7 One- and Six-Year Plan
Highway or Street Improvement Project

County: C-40 Hall County	City:	Village:																
Location Description: East of St. Paul Road on Loup River Road, north side of Section 2, Township 12 North, Range 9 West, Hall-Howard County Line. County Bridge 49 B 6																		
Existing Surface Type and Structures: (Such as dirt, gravel, asphalt, concrete, culvert, or bridge) Wood 18' x 24' Bridge																		
Average Daily Traffic: 2018 = 45, 2038 = 65		Classification Type: (As shown on Functional Classification Map) Local																
PROPOSED IMPROVEMENT																		
Design Standard Number: Table 2-001.03J	Surfacing	Thickness: 2" Width: 20'																
<table style="width: 100%; border: none;"> <tr> <td><input checked="" type="checkbox"/> Grading</td> <td><input type="checkbox"/> Concrete</td> <td><input type="checkbox"/> Right of Way</td> <td><input type="checkbox"/> Lighting</td> </tr> <tr> <td><input checked="" type="checkbox"/> Aggregate</td> <td><input type="checkbox"/> Curb & Gutter</td> <td><input type="checkbox"/> Utility Adjustments</td> <td><input type="checkbox"/></td> </tr> <tr> <td><input type="checkbox"/> Armor Coat</td> <td><input checked="" type="checkbox"/> Drainage Structures</td> <td><input type="checkbox"/> Fencing</td> <td><input type="checkbox"/></td> </tr> <tr> <td><input type="checkbox"/> Asphalt</td> <td><input checked="" type="checkbox"/> Erosion Control</td> <td><input type="checkbox"/> Sidewalks</td> <td><input type="checkbox"/></td> </tr> </table>			<input checked="" type="checkbox"/> Grading	<input type="checkbox"/> Concrete	<input type="checkbox"/> Right of Way	<input type="checkbox"/> Lighting	<input checked="" type="checkbox"/> Aggregate	<input type="checkbox"/> Curb & Gutter	<input type="checkbox"/> Utility Adjustments	<input type="checkbox"/>	<input type="checkbox"/> Armor Coat	<input checked="" type="checkbox"/> Drainage Structures	<input type="checkbox"/> Fencing	<input type="checkbox"/>	<input type="checkbox"/> Asphalt	<input checked="" type="checkbox"/> Erosion Control	<input type="checkbox"/> Sidewalks	<input type="checkbox"/>
<input checked="" type="checkbox"/> Grading	<input type="checkbox"/> Concrete	<input type="checkbox"/> Right of Way	<input type="checkbox"/> Lighting															
<input checked="" type="checkbox"/> Aggregate	<input type="checkbox"/> Curb & Gutter	<input type="checkbox"/> Utility Adjustments	<input type="checkbox"/>															
<input type="checkbox"/> Armor Coat	<input checked="" type="checkbox"/> Drainage Structures	<input type="checkbox"/> Fencing	<input type="checkbox"/>															
<input type="checkbox"/> Asphalt	<input checked="" type="checkbox"/> Erosion Control	<input type="checkbox"/> Sidewalks	<input type="checkbox"/>															
Bridge to Remain in Place	Roadway Width:	Length: Type:																
New Bridge	Roadway Width:	Length: Type:																
Box Culvert	Span: Rise: Length: Type:																	
Culvert	Diameter: TBD Length: TBD Type: CMP																	
Bridges and Culverts Sized	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Hydraulic Analysis Pending																	
Other Construction Features: Replace 18' x 24' bridge w/CMP's Built 1949																		
ESTIMATED COST (in Thousands) ★ OPTIONAL	★ COUNTY 15	★ CITY																
	★ STATE	★ FEDERAL																
	★ OTHER	TOTAL 15																
Project Length: (Nearest Tenth, State Unit of Measure) 0.1 Miles		Project No.: C40(464)																
Signature: 	Title:	Date:																

Board of Public Roads Classifications and Standards
Form 7 One- and Six-Year Plan
Highway or Street Improvement Project


County: C-40 Hall County	City:	Village:				
Location Description: West of Gunbarrel Road on Binfield Road, between Section 12 and Section 13, Township 9 North, Range 9 West. Bridge No. 9 A 4						
Existing Surface Type and Structures: (Such as dirt, gravel, asphalt, concrete, culvert, or bridge) Wood 14' x 22' Bridge						
Average Daily Traffic: 2018 = 45, 2038 = 65		Classification Type: (As shown on Functional Classification Map) Local				
PROPOSED IMPROVEMENT						
Design Standard Number: Table 2-0001.03J	Surfacing	Thickness: 2" Width: 20'				
<input checked="" type="checkbox"/> Grading <input type="checkbox"/> Concrete <input type="checkbox"/> Right of Way <input type="checkbox"/> Lighting <input checked="" type="checkbox"/> Aggregate <input type="checkbox"/> Curb & Gutter <input type="checkbox"/> Utility Adjustments <input type="checkbox"/> <input type="checkbox"/> Armor Coat <input checked="" type="checkbox"/> Drainage Structures <input type="checkbox"/> Fencing <input type="checkbox"/> <input type="checkbox"/> Asphalt <input checked="" type="checkbox"/> Erosion Control <input type="checkbox"/> Sidewalks <input type="checkbox"/>						
Bridge to Remain in Place	Roadway Width:	Length: Type:				
New Bridge	Roadway Width:	Length: Type:				
Box Culvert	Span: Rise:	Length: Type:				
Culvert	Diameter: 60"	Length: TBD Type: CMP				
Bridges and Culverts Sized	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Hydraulic Analysis Pending					
Other Construction Features: Replace existing wood bridge with 3-Triple 60" CMP's Bridge built 1941						
ESTIMATED COST (in Thousands) ★ OPTIONAL	★ COUNTY	★ CITY	★ STATE	★ FEDERAL	★ OTHER	TOTAL
	15					15
Project Length: (Nearest Tenth, State Unit of Measure) 0.1 Mile				Project No.: C40(465)		
Signature: 		Title:		Date:		

Board of Public Roads Classifications and Standards
Form 7 One- and Six-Year Plan
Highway or Street Improvement Project

County: C-40 Hall County	City:	Village:																
Location Description: North of Chapman Road on Quandt Road, between Section 11 and Section 12, Township 12 North, Range 12 West. Bridge 4 Y 7																		
Existing Surface Type and Structures: (Such as dirt, gravel, asphalt, concrete, culvert, or bridge) 3 Span 30' x 70' Precast Concrete Deck Bridge																		
Average Daily Traffic: 2018 = 85, 2038 = 105		Classification Type: (As shown on Functional Classification Map) Local																
PROPOSED IMPROVEMENT																		
Design Standard Number: Table 2-001.03J	Surfacing	Thickness: NA Width: NA																
<table style="width: 100%; border: none;"> <tr> <td><input type="checkbox"/> Grading</td> <td><input checked="" type="checkbox"/> Concrete</td> <td><input type="checkbox"/> Right of Way</td> <td><input type="checkbox"/> Lighting</td> </tr> <tr> <td><input type="checkbox"/> Aggregate</td> <td><input type="checkbox"/> Curb & Gutter</td> <td><input type="checkbox"/> Utility Adjustments</td> <td><input type="checkbox"/></td> </tr> <tr> <td><input type="checkbox"/> Armor Coat</td> <td><input type="checkbox"/> Drainage Structures</td> <td><input type="checkbox"/> Fencing</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td><input type="checkbox"/> Asphalt</td> <td><input type="checkbox"/> Erosion Control</td> <td><input type="checkbox"/> Sidewalks</td> <td><input type="checkbox"/></td> </tr> </table>			<input type="checkbox"/> Grading	<input checked="" type="checkbox"/> Concrete	<input type="checkbox"/> Right of Way	<input type="checkbox"/> Lighting	<input type="checkbox"/> Aggregate	<input type="checkbox"/> Curb & Gutter	<input type="checkbox"/> Utility Adjustments	<input type="checkbox"/>	<input type="checkbox"/> Armor Coat	<input type="checkbox"/> Drainage Structures	<input type="checkbox"/> Fencing	<input checked="" type="checkbox"/>	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Erosion Control	<input type="checkbox"/> Sidewalks	<input type="checkbox"/>
<input type="checkbox"/> Grading	<input checked="" type="checkbox"/> Concrete	<input type="checkbox"/> Right of Way	<input type="checkbox"/> Lighting															
<input type="checkbox"/> Aggregate	<input type="checkbox"/> Curb & Gutter	<input type="checkbox"/> Utility Adjustments	<input type="checkbox"/>															
<input type="checkbox"/> Armor Coat	<input type="checkbox"/> Drainage Structures	<input type="checkbox"/> Fencing	<input checked="" type="checkbox"/>															
<input type="checkbox"/> Asphalt	<input type="checkbox"/> Erosion Control	<input type="checkbox"/> Sidewalks	<input type="checkbox"/>															
Bridge to Remain in Place	Roadway Width: 30	Length: 70 Type: Replace Panels																
New Bridge	Roadway Width:	Length: Type:																
Box Culvert	Span: Rise:	Length: Type:																
Culvert	Diameter:	Length: Type:																
Bridges and Culverts Sized	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Hydraulic Analysis Pending																	
Other Construction Features: Replace existing concrete precast panels on bridge. Built 1983 Structure No. C004024520																		
ESTIMATED COST (in Thousands) ★ OPTIONAL	★ COUNTY 85	★ CITY 																
	★ STATE 	★ FEDERAL 																
	★ OTHER 	TOTAL 85																
Project Length: (Nearest Tenth, State Unit of Measure) 0.1 Mile		Project No.: C40(466)																
Signature:		Title: _____ Date: _____																

Board of Public Roads Classifications and Standards
Form 9 Summary of Six-Year Plan
 Six-Year Period Ending: June 30, 2024

Sheet 1 of 1

County: C40 - Hall County		City:		Village:	
PRIORITY NUMBER	PROJECT NUMBER	LENGTH (Nearest Tenth)	UNIT OF MEASURE	ESTIMATED COST (Thousands)	REMARKS
1	C40(121)-2	4.0	MILE	1,100	PAVING-LOCAL
2	C40(135)	0.25	MILE	150	BRIDGE-LOCAL
3	C40(171)-1	0.1	MILE	276	BRIDGE-FED AID
4	C40(300)-2	2.0	MILE	550	PAVING-LOCAL
5	C40(367)	0.1	MILE	150	BRIDGE - LOCAL
6	C40(371)	0.1	MILE	200	BRIDGE - LOCAL
7	c40(376)	0.1	MILE	100	BRIDGE-LOCAL
8	C40(379)	0.1	MILE	85	BRIDGE - LOCAL
9	C40(389)	0.1	MILE	85	BRIDGE - LOCAL
10	C40(391)	0.1	MILE	200	BRIDGE - LOCAL
11	C40(392)	0.1	MILE	300	BRIDGE - LOCAL
12	C40(422)	0.1	MILE	50	CONC BOX-LOCAL
13	C40(424)	0.1	MILE	30	CONC BOX-LOCAL
14	C40(425)	0.1	MILE	30	CONC BOX-LOCAL
15	C40(426)	1.0	MILE	225	PAVING-LOCAL
16	C40(427)	1.0	MILE	225	PAVING-LOCAL
17	C40(461)	0.1	MILE	20	BRIDGE-LOCAL
18	C40(467)	0.1	MILE	50	CMP-LOCAL
19					
20					
21					
22					
23					
			TOTAL	3826	
Signature: 		Title: Hall County Engineer		Date: June 26, 2018	

NBCS Form 9, Jul 96

Board of Public Roads Classifications and Standards
Form 7 One- and Six-Year Plan
Highway or Street Improvement Project

County: C40 - Hall County	City:	Village:																
Location Description: On an east and west road beginning at the southwest corner of Section 13, T-12-N, R-11-W; thence easterly 4.0 miles to the southwest corner of Section 15, T-12-N, R-10-W One-R Road 43K, L, M & N																		
Existing Surface Type and Structures: (Such as dirt, gravel, asphalt, concrete, culvert, or bridge) Gravel and Culverts																		
Average Daily Traffic: 2013 = 175, 2033 = 350		Classification Type: (As shown on Functional Classification Map) Other Arterial																
PROPOSED IMPROVEMENT																		
Design Standard Number: ROA-3	Surfacing	Thickness: 6" Width: 24.0																
<table style="width: 100%; border: none;"> <tr> <td><input type="checkbox"/> Grading</td> <td><input checked="" type="checkbox"/> Concrete</td> <td><input type="checkbox"/> Right of Way</td> <td><input type="checkbox"/> Lighting</td> </tr> <tr> <td><input type="checkbox"/> Aggregate</td> <td><input type="checkbox"/> Curb & Gutter</td> <td><input type="checkbox"/> Utility Adjustments</td> <td><input type="checkbox"/></td> </tr> <tr> <td><input type="checkbox"/> Armor Coat</td> <td><input type="checkbox"/> Drainage Structures</td> <td><input type="checkbox"/> Fencing</td> <td><input type="checkbox"/></td> </tr> <tr> <td><input checked="" type="checkbox"/> Asphalt</td> <td><input checked="" type="checkbox"/> Erosion Control</td> <td><input type="checkbox"/> Sidewalks</td> <td><input type="checkbox"/></td> </tr> </table>			<input type="checkbox"/> Grading	<input checked="" type="checkbox"/> Concrete	<input type="checkbox"/> Right of Way	<input type="checkbox"/> Lighting	<input type="checkbox"/> Aggregate	<input type="checkbox"/> Curb & Gutter	<input type="checkbox"/> Utility Adjustments	<input type="checkbox"/>	<input type="checkbox"/> Armor Coat	<input type="checkbox"/> Drainage Structures	<input type="checkbox"/> Fencing	<input type="checkbox"/>	<input checked="" type="checkbox"/> Asphalt	<input checked="" type="checkbox"/> Erosion Control	<input type="checkbox"/> Sidewalks	<input type="checkbox"/>
<input type="checkbox"/> Grading	<input checked="" type="checkbox"/> Concrete	<input type="checkbox"/> Right of Way	<input type="checkbox"/> Lighting															
<input type="checkbox"/> Aggregate	<input type="checkbox"/> Curb & Gutter	<input type="checkbox"/> Utility Adjustments	<input type="checkbox"/>															
<input type="checkbox"/> Armor Coat	<input type="checkbox"/> Drainage Structures	<input type="checkbox"/> Fencing	<input type="checkbox"/>															
<input checked="" type="checkbox"/> Asphalt	<input checked="" type="checkbox"/> Erosion Control	<input type="checkbox"/> Sidewalks	<input type="checkbox"/>															
Bridge to Remain in Place	Roadway Width:	Length: Type:																
New Bridge	Roadway Width:	Length: Type:																
Box Culvert	Span: Rise: Length: Type:																	
Culvert	Diameter: Length: Type:																	
Bridges and Culverts Sized	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Hydraulic Analysis Pending																	
Other Construction Features: 5" x 24' Asphalt or 6" X 24' Concretet																		
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 15%;">ESTIMATED COST (in Thousands)</th> <th style="width: 15%;">★ COUNTY</th> <th style="width: 15%;">★ CITY</th> <th style="width: 15%;">★ STATE</th> <th style="width: 15%;">★ FEDERAL</th> <th style="width: 15%;">★ OTHER</th> <th style="width: 15%;">TOTAL</th> </tr> <tr> <td>★ OPTIONAL</td> <td>1,100</td> <td></td> <td></td> <td></td> <td></td> <td>1,100</td> </tr> </table>			ESTIMATED COST (in Thousands)	★ COUNTY	★ CITY	★ STATE	★ FEDERAL	★ OTHER	TOTAL	★ OPTIONAL	1,100					1,100		
ESTIMATED COST (in Thousands)	★ COUNTY	★ CITY	★ STATE	★ FEDERAL	★ OTHER	TOTAL												
★ OPTIONAL	1,100					1,100												
Project Length: (Nearest Tenth, State Unit of Measure) 4.0 miles																		
Project No.: C40(121)-2																		
Signature:		Date:																

Board of Public Roads Classifications and Standards
Form 7 One- and Six-Year Plan
Highway or Street Improvement Project

County: C40 - Hall County	City:	Village:				
Location Description: On an east and west road between Section 7 & 18, T-11-N, R-11-W of the 6 th P.M., Hall County, NE 13 th Street 33 T 6						
Existing Surface Type and Structures: (Such as dirt, gravel, asphalt, concrete, culvert, or bridge) Gravel and Bridge						
Average Daily Traffic: 2008 = 45, 2028 = 90		Classification Type: (As shown on Functional Classification Map) Local				
PROPOSED IMPROVEMENT						
Design Standard Number: RL-3	Surfacing	Thickness: Width:				
<input checked="" type="checkbox"/> Grading <input checked="" type="checkbox"/> Aggregate <input type="checkbox"/> Armor Coat <input type="checkbox"/> Asphalt	<input type="checkbox"/> Concrete <input type="checkbox"/> Curb & Gutter <input checked="" type="checkbox"/> Drainage Structures <input checked="" type="checkbox"/> Erosion Control	<input checked="" type="checkbox"/> Right of Way <input checked="" type="checkbox"/> Utility Adjustments <input checked="" type="checkbox"/> Fencing <input type="checkbox"/> Sidewalks <input type="checkbox"/> Lighting <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>				
Bridge to Remain in Place	Roadway Width:	Length: Type:				
New Bridge	Roadway Width: 30'	Length: 60' Type: Conc Slab				
Box Culvert	Span: Rise:	Length: Type:				
Culvert	Diameter:	Length: Type:				
Bridges and Culverts Sized	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Hydraulic Analysis Pending					
Other Construction Features: Replace existing 16' x 40' truss bridge, channel change and straighten road						
ESTIMATED COST (in Thousands) ★ OPTIONAL	★ COUNTY	★ CITY	★ STATE	★ FEDERAL	★ OTHER	TOTAL
	150					150
Project Length: (Nearest Tenth, State Unit of Measure) 0.25 mile				Project No.: C40(135)		
Signature:		Title:		Date:		

Board of Public Roads Classifications and Standards
Form 7 One- and Six-Year Plan
Highway or Street Improvement Project

County: C40 - Hall County	City:	Village:
Location Description: On a north and south road between Section 27 & 28, T-12-N, R-10-W of the 6 th P.M., Hall County, NE Monitor Road 20 V 9		
Existing Surface Type and Structures: (Such as dirt, gravel, asphalt, concrete, culvert, or bridge) Gravel and Bridge		
Average Daily Traffic: 2008 = 25, 2028 = 45		Classification Type: (As shown on Functional Classification Map) Local
PROPOSED IMPROVEMENT		
Design Standard Number: RL-3	Surfacing	Thickness: 0 Width: 0
<div style="display: flex; flex-wrap: wrap;"> <div style="width: 50%;"><input type="checkbox"/> Grading</div> <div style="width: 50%;"><input type="checkbox"/> Concrete</div> <div style="width: 50%;"><input type="checkbox"/> Right of Way</div> <div style="width: 50%;"><input type="checkbox"/> Lighting</div> <div style="width: 50%;"><input type="checkbox"/> Aggregate</div> <div style="width: 50%;"><input type="checkbox"/> Curb & Gutter</div> <div style="width: 50%;"><input type="checkbox"/> Utility Adjustments</div> <div style="width: 50%;"><input type="checkbox"/> Fencing</div> <div style="width: 50%;"><input type="checkbox"/> Armor Coat</div> <div style="width: 50%;"><input checked="" type="checkbox"/> Drainage Structures</div> <div style="width: 50%;"><input type="checkbox"/> Sidewalks</div> <div style="width: 50%;"><input type="checkbox"/> Asphalt</div> <div style="width: 50%;"><input type="checkbox"/> Erosion Control</div> </div>		
Bridge to Remain in Place	Roadway Width:	Length: Type:
New Bridge	Roadway Width: 30.0	Length: 100.0 ft. Type: Conc Slab
Box Culvert	Span: Rise:	Length: Type:
Culvert	Diameter:	Length: Type:
Bridges and Culverts Sized	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Hydraulic Analysis Pending	
Other Construction Features: Replace existing 16' x 46' truss bridge		
ESTIMATED COST (in Thousands) ★ OPTIONAL	★ COUNTY 28	★ CITY
	★ STATE 28	★ FEDERAL 220
	★ OTHER	TOTAL 276
Project Length: (Nearest Tenth, State Unit of Measure) 0.1 mile		Project No.: C40(171)-1
Signature:	Title:	Date:


Board of Public Roads Classifications and Standards
Form 7 One- and Six-Year Plan
Highway or Street Improvement Project

County: C40 - Hall County		City:		Village:			
Location Description: On a north and south road beginning at the intersection of Engleman Road and Abbott Road; thence 2 miles north.							
Engleman Road		18 V & 18 W					
Existing Surface Type and Structures: (Such as dirt, gravel, asphalt, concrete, culvert, or bridge) Gravel and bridge							
Average Daily Traffic: 2013 = 200, 2033 = 400			Classification Type: (As shown on Functional Classification Map) Local				
PROPOSED IMPROVEMENT							
Design Standard Number: RL-1		Surfacing		Thickness: 6"	Width: 24.0		
<input type="checkbox"/> Grading <input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Right of Way <input type="checkbox"/> Lighting <input type="checkbox"/> Aggregate <input type="checkbox"/> Curb & Gutter <input type="checkbox"/> Utility Adjustments <input type="checkbox"/> <input type="checkbox"/> Armor Coat <input type="checkbox"/> Drainage Structures <input type="checkbox"/> Fencing <input type="checkbox"/> <input checked="" type="checkbox"/> Asphalt <input checked="" type="checkbox"/> Erosion Control <input type="checkbox"/> Sidewalks <input type="checkbox"/>							
Bridge to Remain in Place		Roadway Width:		Length:	Type:		
New Bridge		Roadway Width:		Length:	Type:		
Box Culvert		Span:	Rise:	Length:	Type:		
Culvert		Diameter:		Length:	Type:		
Bridges and Culverts Sized		<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Hydraulic Analysis Pending					
Other Construction Features: 5" x 24' Asphalt or 6" X 24' Concrete							
ESTIMATED COST (in Thousands) ★ OPTIONAL		★ COUNTY 550	★ CITY	★ STATE	★ FEDERAL	★ OTHER	TOTAL 550
Project Length: (Nearest Tenth, State Unit of Measure) 2.0 miles				Project No.: C40(300)-2			
Signature:		Title:			Date:		


Board of Public Roads Classifications and Standards
Form 7 One- and Six-Year Plan
Highway or Street Improvement Project

County: C-40 Hall County	City:	Village:																
Location Description: 190 th Road between Old Military Road and Holling Road. Section 32, T 10 N, R 12 W. County mile: 48G 08																		
Existing Surface Type and Structures: (Such as dirt, gravel, asphalt, concrete, culvert, or bridge) Gravel and Thru Truss Bridge																		
Average Daily Traffic: 2008 = 75, 2028 = 175		Classification Type: (As shown on Functional Classification Map) Local																
PROPOSED IMPROVEMENT																		
Design Standard Number: RL-2	Surfacing	Thickness: Width:																
<table style="width: 100%; border: none;"> <tr> <td><input checked="" type="checkbox"/> Grading</td> <td><input type="checkbox"/> Concrete</td> <td><input type="checkbox"/> Right of Way</td> <td><input type="checkbox"/> Lighting</td> </tr> <tr> <td><input checked="" type="checkbox"/> Aggregate</td> <td><input type="checkbox"/> Curb & Gutter</td> <td><input type="checkbox"/> Utility Adjustments</td> <td><input type="checkbox"/></td> </tr> <tr> <td><input type="checkbox"/> Armor Coat</td> <td><input checked="" type="checkbox"/> Drainage Structures</td> <td><input type="checkbox"/> Fencing</td> <td><input type="checkbox"/></td> </tr> <tr> <td><input type="checkbox"/> Asphalt</td> <td><input checked="" type="checkbox"/> Erosion Control</td> <td><input type="checkbox"/> Sidewalks</td> <td><input type="checkbox"/></td> </tr> </table>			<input checked="" type="checkbox"/> Grading	<input type="checkbox"/> Concrete	<input type="checkbox"/> Right of Way	<input type="checkbox"/> Lighting	<input checked="" type="checkbox"/> Aggregate	<input type="checkbox"/> Curb & Gutter	<input type="checkbox"/> Utility Adjustments	<input type="checkbox"/>	<input type="checkbox"/> Armor Coat	<input checked="" type="checkbox"/> Drainage Structures	<input type="checkbox"/> Fencing	<input type="checkbox"/>	<input type="checkbox"/> Asphalt	<input checked="" type="checkbox"/> Erosion Control	<input type="checkbox"/> Sidewalks	<input type="checkbox"/>
<input checked="" type="checkbox"/> Grading	<input type="checkbox"/> Concrete	<input type="checkbox"/> Right of Way	<input type="checkbox"/> Lighting															
<input checked="" type="checkbox"/> Aggregate	<input type="checkbox"/> Curb & Gutter	<input type="checkbox"/> Utility Adjustments	<input type="checkbox"/>															
<input type="checkbox"/> Armor Coat	<input checked="" type="checkbox"/> Drainage Structures	<input type="checkbox"/> Fencing	<input type="checkbox"/>															
<input type="checkbox"/> Asphalt	<input checked="" type="checkbox"/> Erosion Control	<input type="checkbox"/> Sidewalks	<input type="checkbox"/>															
Bridge to Remain in Place	Roadway Width:	Length: Type:																
New Bridge	Roadway Width: 30'	Length: 60' Type: Conc. Slab																
Box Culvert	Span: Rise:	Length: Type:																
Culvert	Diameter:	Length: Type:																
Bridges and Culverts Sized	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Hydraulic Analysis Pending																	
Other Construction Features: Replace 61' thru truss bridge with 60' X 30' prestressed concrete slab bridge. C004000310																		
ESTIMATED COST (in Thousands) ★ OPTIONAL	★ COUNTY	★ CITY																
	150																	
		★ STATE																
		★ FEDERAL																
		★ OTHER																
		TOTAL																
		150																
Project Length: (Nearest Tenth, State Unit of Measure) 0.1 Mile		Project No.: C40(367)																
Signature:	Title:	Date:																

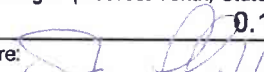
Board of Public Roads Classifications and Standards
Form 7 One- and Six-Year Plan
Highway or Street Improvement Project

County: C-40 Hall County	City:	Village:
Location Description: 60 th Road between Wildwood Drive and Guenther Road. Section 9, T 10 N, R 10 W County mile: 22L 06		
Existing Surface Type and Structures: (Such as dirt, gravel, asphalt, concrete, culvert, or bridge) Gravel and Thru Truss Bridge		
Average Daily Traffic: 2008 = 55, 2028 = 75		Classification Type: (As shown on Functional Classification Map) Local
PROPOSED IMPROVEMENT		
Design Standard Number: RL-2	Surfacing	Thickness: 2" Width: 20'
<input checked="" type="checkbox"/> Grading <input type="checkbox"/> Concrete <input type="checkbox"/> Right of Way <input type="checkbox"/> Lighting <input checked="" type="checkbox"/> Aggregate <input type="checkbox"/> Curb & Gutter <input type="checkbox"/> Utility Adjustments <input type="checkbox"/> <input type="checkbox"/> Armor Coat <input checked="" type="checkbox"/> Drainage Structures <input type="checkbox"/> Fencing <input type="checkbox"/> <input type="checkbox"/> Asphalt <input type="checkbox"/> Erosion Control <input type="checkbox"/> Sidewalks <input type="checkbox"/>		
Bridge to Remain in Place	Roadway Width:	Length: Type:
New Bridge	Roadway Width: 30'	Length: 70' Type: Conc. Slab
Box Culvert	Span: Rise:	Length: Type:
Culvert	Diameter:	Length: Type:
Bridges and Culverts Sized	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Hydraulic Analysis Pending	
Other Construction Features: Replace 71' thru truss bridge with 70' X 30' prestressed concrete slab bridge. C004012910		
ESTIMATED COST (in Thousands) ★ OPTIONAL	★ COUNTY 200	★ CITY
	★ STATE	★ FEDERAL
	★ OTHER	TOTAL 200
Project Length: (Nearest Tenth, State Unit of Measure) 0.1 Mile		Project No.: C40(371)
Signature: 	Title:	Date:

Board of Public Roads Classifications and Standards
Form 7 One- and Six-Year Plan
Highway or Street Improvement Project

County: C-40 Hall County	City:	Village:																
Location Description: Schauppsville Road between Capital Avenue and 13 th Street. Section 11, T 11 N, R 11 W. County mile: 30S 04																		
Existing Surface Type and Structures: (Such as dirt, gravel, asphalt, concrete, culvert, or bridge) Gravel and I-beam bridge																		
Average Daily Traffic: 2013 = 175, 2033 = 225		Classification Type: (As shown on Functional Classification Map) Collector																
PROPOSED IMPROVEMENT																		
Design Standard Number: RC-2	Surfacing	Thickness: 2" Width: 20'																
<table style="width: 100%; border: none;"> <tr> <td><input checked="" type="checkbox"/> Grading</td> <td><input type="checkbox"/> Concrete</td> <td><input type="checkbox"/> Right of Way</td> <td><input type="checkbox"/> Lighting</td> </tr> <tr> <td><input checked="" type="checkbox"/> Aggregate</td> <td><input type="checkbox"/> Curb & Gutter</td> <td><input type="checkbox"/> Utility Adjustments</td> <td><input type="checkbox"/></td> </tr> <tr> <td><input type="checkbox"/> Armor Coat</td> <td><input checked="" type="checkbox"/> Drainage Structures</td> <td><input type="checkbox"/> Fencing</td> <td><input type="checkbox"/></td> </tr> <tr> <td><input type="checkbox"/> Asphalt</td> <td><input type="checkbox"/> Erosion Control</td> <td><input type="checkbox"/> Sidewalks</td> <td><input type="checkbox"/></td> </tr> </table>			<input checked="" type="checkbox"/> Grading	<input type="checkbox"/> Concrete	<input type="checkbox"/> Right of Way	<input type="checkbox"/> Lighting	<input checked="" type="checkbox"/> Aggregate	<input type="checkbox"/> Curb & Gutter	<input type="checkbox"/> Utility Adjustments	<input type="checkbox"/>	<input type="checkbox"/> Armor Coat	<input checked="" type="checkbox"/> Drainage Structures	<input type="checkbox"/> Fencing	<input type="checkbox"/>	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Erosion Control	<input type="checkbox"/> Sidewalks	<input type="checkbox"/>
<input checked="" type="checkbox"/> Grading	<input type="checkbox"/> Concrete	<input type="checkbox"/> Right of Way	<input type="checkbox"/> Lighting															
<input checked="" type="checkbox"/> Aggregate	<input type="checkbox"/> Curb & Gutter	<input type="checkbox"/> Utility Adjustments	<input type="checkbox"/>															
<input type="checkbox"/> Armor Coat	<input checked="" type="checkbox"/> Drainage Structures	<input type="checkbox"/> Fencing	<input type="checkbox"/>															
<input type="checkbox"/> Asphalt	<input type="checkbox"/> Erosion Control	<input type="checkbox"/> Sidewalks	<input type="checkbox"/>															
Bridge to Remain in Place	Roadway Width:	Length: Type:																
New Bridge	Roadway Width: 30'	Length: 30' Type: Conc. Slab																
Box Culvert	Span: Rise:	Length: Type:																
Culvert	Diameter:	Length: Type:																
Bridges and Culverts Sized	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Hydraulic Analysis Pending																	
Other Construction Features: Replace 33' X 18.5' - 15" I-beam bridge with 30' X 30' prestressed concrete slab bridge. C004012115																		
ESTIMATED COST (in Thousands) ★ OPTIONAL	★ COUNTY	★ CITY	★ STATE	★ FEDERAL	★ OTHER	TOTAL												
	100					100												
Project Length: (Nearest Tenth, State Unit of Measure) 0.1 Mile			Project No.: C40(376)															
Signature: 		Title:		Date:														

Board of Public Roads Classifications and Standards
Form 7 One- and Six-Year Plan
Highway or Street Improvement Project

County: C-40 Hall County	City:	Village:
Location Description: 70 th Road between Barrows Road and Rosedale Road. 0.3 miles North of SE Corner of Section 31, T-9-N, R-10-W. County Mile: 24A 03		
Existing Surface Type and Structures: (Such as dirt, gravel, asphalt, concrete, culvert, or bridge) Gravel, steel bridge		
Average Daily Traffic: 2008 = 35, 2008 = 55		Classification Type: (As shown on Functional Classification Map) Local
PROPOSED IMPROVEMENT		
Design Standard Number: RL-3	Surfacing	Thickness: Width:
<input checked="" type="checkbox"/> Grading <input type="checkbox"/> Concrete <input type="checkbox"/> Right of Way <input type="checkbox"/> Lighting <input checked="" type="checkbox"/> Aggregate <input type="checkbox"/> Curb & Gutter <input type="checkbox"/> Utility Adjustments <input type="checkbox"/> <input type="checkbox"/> Armor Coat <input checked="" type="checkbox"/> Drainage Structures <input type="checkbox"/> Fencing <input type="checkbox"/> <input type="checkbox"/> Asphalt <input type="checkbox"/> Erosion Control <input type="checkbox"/> Sidewalks <input type="checkbox"/>		
Bridge to Remain in Place	Roadway Width:	Length: Type:
New Bridge	Roadway Width: 30'	Length: Type: 30' Precast Conc. Slab
Box Culvert	Span: Rise: Length:	Type:
Culvert	Diameter:	Length: Type:
Bridges and Culverts Sized	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Hydraulic Analysis Pending	
Other Construction Features: Replace steel bridge with 30' X 30' precast concrete slab bridge. Bridge built in 1968. C004002703		
ESTIMATED COST (in Thousands) ★ OPTIONAL	★ COUNTY 85	★ CITY
	★ STATE	★ FEDERAL
	★ OTHER	TOTAL 85
Project Length: (Nearest Tenth, State Unit of Measure) 0.1		Project No.: C40(379)
Signature: 	Title:	Date:

Board of Public Roads Classifications and Standards
Form 7 One- and Six-Year Plan
Highway or Street Improvement Project

County: C-40 Hall County	City:	Village:
Location Description: 13 th street between Schauppsville Road and 110 th Road 0.1 mile west of NE corner, Section 15, T-11-N, R-11-W. County Mile: 33Q1		
Existing Surface Type and Structures: (Such as dirt, gravel, asphalt, concrete, culvert, or bridge) Gravel and a 15" I Beam Bridge		
Average Daily Traffic: 2012 = 60, 2032 = 80		Classification Type: (As shown on Functional Classification Map) Local
PROPOSED IMPROVEMENT		
Design Standard Number: RL-2	Surfacing	Thickness: Width:
<div style="display: flex; flex-wrap: wrap;"> <div style="width: 50%;"><input checked="" type="checkbox"/> Grading</div> <div style="width: 50%;"><input type="checkbox"/> Concrete</div> <div style="width: 50%;"><input type="checkbox"/> Right of Way</div> <div style="width: 50%;"><input type="checkbox"/> Lighting</div> <div style="width: 50%;"><input checked="" type="checkbox"/> Aggregate</div> <div style="width: 50%;"><input type="checkbox"/> Curb & Gutter</div> <div style="width: 50%;"><input type="checkbox"/> Utility Adjustments</div> <div style="width: 50%;"><input type="checkbox"/> Fencing</div> <div style="width: 50%;"><input type="checkbox"/> Armor Coat</div> <div style="width: 50%;"><input checked="" type="checkbox"/> Drainage Structures</div> <div style="width: 50%;"><input type="checkbox"/> Sidewalks</div> <div style="width: 50%;"><input type="checkbox"/> Asphalt</div> <div style="width: 50%;"><input checked="" type="checkbox"/> Erosion Control</div> </div>		
Bridge to Remain in Place	Roadway Width:	Length: Type:
New Bridge	Roadway Width: 30'	Length: 30' Type: Precast Conc. Slab
Box Culvert	Span: Rise:	Length: Type:
Culvert	Diameter:	Length: Type:
Bridges and Culverts Sized	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Hydraulic Analysis Pending	
Other Construction Features: Replace 15" I beam bridge with 30' X 30' precast concrete slab bridge. C004001815 Bridge built in 1931		
ESTIMATED COST (in Thousands) ★ OPTIONAL	★ COUNTY 85	★ CITY
	★ STATE	★ FEDERAL
	★ OTHER	TOTAL 85
Project Length: (Nearest Tenth, State Unit of Measure) 0.1		Project No.: C40(389)
Signature:		Title: Date:

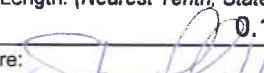
Board of Public Roads Classifications and Standards
Form 7 One- and Six-Year Plan
Highway or Street Improvement Project

County: C-40 Hall County	City:	Village:																
Location Description: Old Potash Highway between Cameron Road and McGuire Road. 0.9 mile west of the NE corner. Section 22. T-11-N. R-12-W. County Mile: 31W09																		
Existing Surface Type and Structures: (Such as dirt, gravel, asphalt, concrete, culvert, or bridge) Gravel, concrete box I and beam bridge combination.																		
Average Daily Traffic: 2008 = 100, 2008 = 125		Classification Type: (As shown on Functional Classification Map) Local																
PROPOSED IMPROVEMENT																		
Design Standard Number: RL2	Surfacing	Thickness: 2" Width: 24'																
<table style="width: 100%; border: none;"> <tr> <td><input checked="" type="checkbox"/> Grading</td> <td><input type="checkbox"/> Concrete</td> <td><input checked="" type="checkbox"/> Right of Way</td> <td><input type="checkbox"/> Lighting</td> </tr> <tr> <td><input checked="" type="checkbox"/> Aggregate</td> <td><input type="checkbox"/> Curb & Gutter</td> <td><input type="checkbox"/> Utility Adjustments</td> <td><input type="checkbox"/></td> </tr> <tr> <td><input type="checkbox"/> Armor Coat</td> <td><input checked="" type="checkbox"/> Drainage Structures</td> <td><input checked="" type="checkbox"/> Fencing</td> <td><input type="checkbox"/></td> </tr> <tr> <td><input type="checkbox"/> Asphalt</td> <td><input checked="" type="checkbox"/> Erosion Control</td> <td><input type="checkbox"/> Sidewalks</td> <td><input type="checkbox"/></td> </tr> </table>			<input checked="" type="checkbox"/> Grading	<input type="checkbox"/> Concrete	<input checked="" type="checkbox"/> Right of Way	<input type="checkbox"/> Lighting	<input checked="" type="checkbox"/> Aggregate	<input type="checkbox"/> Curb & Gutter	<input type="checkbox"/> Utility Adjustments	<input type="checkbox"/>	<input type="checkbox"/> Armor Coat	<input checked="" type="checkbox"/> Drainage Structures	<input checked="" type="checkbox"/> Fencing	<input type="checkbox"/>	<input type="checkbox"/> Asphalt	<input checked="" type="checkbox"/> Erosion Control	<input type="checkbox"/> Sidewalks	<input type="checkbox"/>
<input checked="" type="checkbox"/> Grading	<input type="checkbox"/> Concrete	<input checked="" type="checkbox"/> Right of Way	<input type="checkbox"/> Lighting															
<input checked="" type="checkbox"/> Aggregate	<input type="checkbox"/> Curb & Gutter	<input type="checkbox"/> Utility Adjustments	<input type="checkbox"/>															
<input type="checkbox"/> Armor Coat	<input checked="" type="checkbox"/> Drainage Structures	<input checked="" type="checkbox"/> Fencing	<input type="checkbox"/>															
<input type="checkbox"/> Asphalt	<input checked="" type="checkbox"/> Erosion Control	<input type="checkbox"/> Sidewalks	<input type="checkbox"/>															
Bridge to Remain in Place	Roadway Width:	Length: Type:																
New Bridge	Roadway Width: 30'	Length: 42' Type: concrete steel																
Box Culvert	Span: Rise:	Length: Type:																
Culvert	Diameter:	Length: Type:																
Bridges and Culverts Sized	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Hydraulic Analysis Pending																	
Other Construction Features: Replace 41' concrete box and steel I beam combination bridge C004002005 Bridge built in 1928 and 1942																		
ESTIMATED COST (in Thousands) ★ OPTIONAL	★ COUNTY 200	★ CITY 																
	★ STATE 	★ FEDERAL 																
	★ OTHER 	TOTAL 200																
Project Length: (Nearest Tenth, State Unit of Measure) 0.1 mile		Project No.: C40(391)																
Signature:	Title:	Date:																

Board of Public Roads Classifications and Standards
Form 7 One- and Six-Year Plan
Highway or Street Improvement Project

County: C-40 Hall County	City:	Village:																
Location Description: Schimmer Drive between Bluff Center Road and 190 th Road. 0.7 mile west of NE corner section 5. T-10-N. R-12-W County Mile: 25Y07																		
Existing Surface Type and Structures: (Such as dirt, gravel, asphalt, concrete, culvert, or bridge) Gravel, I Beam and timber combination bridge.																		
Average Daily Traffic: 2008 = 35, 2008 = 55		Classification Type: (As shown on Functional Classification Map) Local																
PROPOSED IMPROVEMENT																		
Design Standard Number: RL-3	Surfacing	Thickness: Width:																
<table style="width: 100%; border: none;"> <tr> <td><input checked="" type="checkbox"/> Grading</td> <td><input type="checkbox"/> Concrete</td> <td><input checked="" type="checkbox"/> Right of Way</td> <td><input type="checkbox"/> Lighting</td> </tr> <tr> <td><input checked="" type="checkbox"/> Aggregate</td> <td><input type="checkbox"/> Curb & Gutter</td> <td><input type="checkbox"/> Utility Adjustments</td> <td><input type="checkbox"/></td> </tr> <tr> <td><input type="checkbox"/> Armor Coat</td> <td><input checked="" type="checkbox"/> Drainage Structures</td> <td><input checked="" type="checkbox"/> Fencing</td> <td><input type="checkbox"/></td> </tr> <tr> <td><input type="checkbox"/> Asphalt</td> <td><input checked="" type="checkbox"/> Erosion Control</td> <td><input type="checkbox"/> Sidewalks</td> <td><input type="checkbox"/></td> </tr> </table>			<input checked="" type="checkbox"/> Grading	<input type="checkbox"/> Concrete	<input checked="" type="checkbox"/> Right of Way	<input type="checkbox"/> Lighting	<input checked="" type="checkbox"/> Aggregate	<input type="checkbox"/> Curb & Gutter	<input type="checkbox"/> Utility Adjustments	<input type="checkbox"/>	<input type="checkbox"/> Armor Coat	<input checked="" type="checkbox"/> Drainage Structures	<input checked="" type="checkbox"/> Fencing	<input type="checkbox"/>	<input type="checkbox"/> Asphalt	<input checked="" type="checkbox"/> Erosion Control	<input type="checkbox"/> Sidewalks	<input type="checkbox"/>
<input checked="" type="checkbox"/> Grading	<input type="checkbox"/> Concrete	<input checked="" type="checkbox"/> Right of Way	<input type="checkbox"/> Lighting															
<input checked="" type="checkbox"/> Aggregate	<input type="checkbox"/> Curb & Gutter	<input type="checkbox"/> Utility Adjustments	<input type="checkbox"/>															
<input type="checkbox"/> Armor Coat	<input checked="" type="checkbox"/> Drainage Structures	<input checked="" type="checkbox"/> Fencing	<input type="checkbox"/>															
<input type="checkbox"/> Asphalt	<input checked="" type="checkbox"/> Erosion Control	<input type="checkbox"/> Sidewalks	<input type="checkbox"/>															
Bridge to Remain in Place	Roadway Width:	Length: Type:																
New Bridge	Roadway Width: 30'	Length: 64' Type: concrete steel																
Box Culvert	Span: Rise:	Length: Type:																
Culvert	Diameter:	Length: Type:																
Bridges and Culverts Sized	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Hydraulic Analysis Pending																	
Other Construction Features: Replace 64' steel I beam and timber combination bridge. C004002605 Bridge built in 1941																		
ESTIMATED COST (in Thousands) ★ OPTIONAL	★ COUNTY 300	★ CITY																
	★ STATE	★ FEDERAL																
	★ OTHER	TOTAL 300																
Project Length: (Nearest Tenth, State Unit of Measure) 0.1 mile		Project No.: C40(392)																
Signature:		Title: Date: 6-26-2018																

Board of Public Roads Classifications and Standards
Form 7 One- and Six-Year Plan
Highway or Street Improvement Project

County: C-40 Hall County	City:	Village:
Location Description: On an east and west road between Sections 14 and 23, T-12-N, R-9-W of the 6 th P.M., Hall County, Nebraska on One-R Road between Quandt Road and Sky Park Road. County Road 43B 03		
Existing Surface Type and Structures: (Such as dirt, gravel, asphalt, concrete, culvert, or bridge) Existing 12' span by 6' rise concrete box culvert built in 1930 on a gravel road.		
Average Daily Traffic: 2013 = 45, 2033 = 55		Classification Type: (As shown on Functional Classification Map) Local
PROPOSED IMPROVEMENT		
Design Standard Number: RL-3	Surfacing	Thickness: Gravel Width: 22'
<input checked="" type="checkbox"/> Grading <input type="checkbox"/> Concrete <input type="checkbox"/> Right of Way <input type="checkbox"/> Lighting <input checked="" type="checkbox"/> Aggregate <input type="checkbox"/> Curb & Gutter <input type="checkbox"/> Utility Adjustments <input type="checkbox"/> <input type="checkbox"/> Armor Coat <input checked="" type="checkbox"/> Drainage Structures <input type="checkbox"/> Fencing <input type="checkbox"/> <input type="checkbox"/> Asphalt <input type="checkbox"/> Erosion Control <input type="checkbox"/> Sidewalks <input type="checkbox"/>		
Bridge to Remain in Place	Roadway Width:	Length: Type:
New Bridge	Roadway Width:	Length: Type:
Box Culvert	Span: Triple 8' Rise: 5' Length: 36' Type: CBC	
Culvert	Diameter:	Length: Type:
Bridges and Culverts Sized	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Hydraulic Analysis Pending	
Other Construction Features: Replace existing narrow concrete box culvert with Triple 8' X 5' X 36' precast concrete box sections		
ESTIMATED COST (in Thousands) ★ OPTIONAL	★ COUNTY 50	★ CITY
		★ STATE
		★ FEDERAL
		★ OTHER
		TOTAL 50
Project Length: (Nearest Tenth, State Unit of Measure) 0.1		Project No.: C40(422)
Signature: 		Title: Date:


Board of Public Roads Classifications and Standards
Form 7 One- and Six-Year Plan
Highway or Street Improvement Project

County: C-40 Hall County	City:	Village:
Location Description: South Locust Street, between Cedarview Road and Giltner Road, between Sections 3 and 4, T-9-N, R-9-W, Hall County, Nebraska County Mile: 8F 09		
Existing Surface Type and Structures: (Such as dirt, gravel, asphalt, concrete, culvert, or bridge) Asphalt Road Surface Existing structure is 12' X 4' Concrete Box in good condition		
Average Daily Traffic: 2013 = 1000, 2033 = 1500		Classification Type: (As shown on Functional Classification Map) Other Arterial
PROPOSED IMPROVEMENT		
Design Standard Number: ROA-1	Surfacing	Thickness: Width:
<div style="display: flex; flex-wrap: wrap;"> <div style="width: 50%;"><input type="checkbox"/> Grading</div> <div style="width: 50%;"><input type="checkbox"/> Concrete</div> <div style="width: 50%;"><input type="checkbox"/> Right of Way</div> <div style="width: 50%;"><input type="checkbox"/> Lighting</div> <div style="width: 50%;"><input type="checkbox"/> Aggregate</div> <div style="width: 50%;"><input type="checkbox"/> Curb & Gutter</div> <div style="width: 50%;"><input checked="" type="checkbox"/> Utility Adjustments</div> <div style="width: 50%;"><input type="checkbox"/> Fencing</div> <div style="width: 50%;"><input type="checkbox"/> Armor Coat</div> <div style="width: 50%;"><input checked="" type="checkbox"/> Drainage Structures</div> <div style="width: 50%;"><input type="checkbox"/> Sidewalks</div> <div style="width: 50%;"><input type="checkbox"/> Asphalt</div> <div style="width: 50%;"><input type="checkbox"/> Erosion Control</div> </div>		
Bridge to Remain in Place	Roadway Width:	Length: Type:
New Bridge	Roadway Width:	Length: Type:
Box Culvert	Span: Twin 6'	Rise: 4' Length: 48' Type: Twin Conc. Box
Culvert	Diameter:	Length: Type:
Bridges and Culverts Sized	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Hydraulic Analysis Pending	
Other Construction Features: Addition of twin 6' X 4' X 48' precast concrete box culvert sections along side existing 12' X 4' Concrete Box Structure to increase drainage capacity.		
ESTIMATED COST (in Thousands) ★ OPTIONAL	★ COUNTY 30	★ CITY
		★ STATE
		★ FEDERAL
		★ OTHER
		TOTAL 30
Project Length: (Nearest Tenth, State Unit of Measure) 0.1		Project No.: C40(424)
Signature: <i>[Signature]</i>		Title: Date:


Board of Public Roads Classifications and Standards
Form 7 One- and Six-Year Plan
Highway or Street Improvement Project

County: C-40 Hall County	City:	Village:																
Location Description: Cedarview Road, between South Locust Street and Stuhr Road, on the north side of Section 3, T-9-N, R-9-W, Hall County, Nebraska County Mile: 13C 09																		
Existing Surface Type and Structures: <i>(Such as dirt, gravel, asphalt, concrete, culvert, or bridge)</i> Gravel Road Surface Existing structure is Twin 8' X 4' Concrete Box in good condition																		
Average Daily Traffic: 2013 = 100, 2033 = 150		Classification Type: <i>(As shown on Functional Classification Map)</i> Local																
PROPOSED IMPROVEMENT																		
Design Standard Number: RL-2	Surfacing	Thickness: Width:																
<table style="width: 100%; border: none;"> <tr> <td><input type="checkbox"/> Grading</td> <td><input type="checkbox"/> Concrete</td> <td><input type="checkbox"/> Right of Way</td> <td><input type="checkbox"/> Lighting</td> </tr> <tr> <td><input type="checkbox"/> Aggregate</td> <td><input type="checkbox"/> Curb & Gutter</td> <td><input checked="" type="checkbox"/> Utility Adjustments</td> <td><input type="checkbox"/></td> </tr> <tr> <td><input type="checkbox"/> Armor Coat</td> <td><input checked="" type="checkbox"/> Drainage Structures</td> <td><input type="checkbox"/> Fencing</td> <td><input type="checkbox"/></td> </tr> <tr> <td><input type="checkbox"/> Asphalt</td> <td><input type="checkbox"/> Erosion Control</td> <td><input type="checkbox"/> Sidewalks</td> <td><input type="checkbox"/></td> </tr> </table>			<input type="checkbox"/> Grading	<input type="checkbox"/> Concrete	<input type="checkbox"/> Right of Way	<input type="checkbox"/> Lighting	<input type="checkbox"/> Aggregate	<input type="checkbox"/> Curb & Gutter	<input checked="" type="checkbox"/> Utility Adjustments	<input type="checkbox"/>	<input type="checkbox"/> Armor Coat	<input checked="" type="checkbox"/> Drainage Structures	<input type="checkbox"/> Fencing	<input type="checkbox"/>	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Erosion Control	<input type="checkbox"/> Sidewalks	<input type="checkbox"/>
<input type="checkbox"/> Grading	<input type="checkbox"/> Concrete	<input type="checkbox"/> Right of Way	<input type="checkbox"/> Lighting															
<input type="checkbox"/> Aggregate	<input type="checkbox"/> Curb & Gutter	<input checked="" type="checkbox"/> Utility Adjustments	<input type="checkbox"/>															
<input type="checkbox"/> Armor Coat	<input checked="" type="checkbox"/> Drainage Structures	<input type="checkbox"/> Fencing	<input type="checkbox"/>															
<input type="checkbox"/> Asphalt	<input type="checkbox"/> Erosion Control	<input type="checkbox"/> Sidewalks	<input type="checkbox"/>															
Bridge to Remain in Place	Roadway Width:	Length: Type:																
New Bridge	Roadway Width:	Length: Type:																
Box Culvert	Span: Twin 6'	Rise: 4' Length: 40' Type: Twin Conc. Box																
Culvert	Diameter:	Length: Type:																
Bridges and Culverts Sized	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Hydraulic Analysis Pending																	
Other Construction Features: Addition of twin 6' X 4' X 48' precast concrete box culvert sections along side existing Twin 8' X 4' Concrete Box Structure to increase drainage capacity.																		
ESTIMATED COST <i>(in Thousands)</i> ★ OPTIONAL	★ COUNTY 30	★ CITY																
	★ STATE	★ FEDERAL																
	★ OTHER	TOTAL 30																
Project Length: <i>(Nearest Tenth, State Unit of Measure)</i> 0.1		Project No.: C40(425)																
Signature:	Title:	Date:																

Board of Public Roads Classifications and Standards
Form 7 One- and Six-Year Plan
Highway or Street Improvement Project

County: C-40 Hall County	City:	Village:																		
Location Description: 60 th Road between Wildwood Drive and U.S. Hwy. No. 30. Section 4, T 10 N, R 10 W. County mile: 22M																				
Existing Surface Type and Structures: (Such as dirt, gravel, asphalt, concrete, culvert, or bridge) Gravel and culverts																				
Average Daily Traffic: 2013 = 387, 2033 = 550		Classification Type: (As shown on Functional Classification Map) Local																		
PROPOSED IMPROVEMENT																				
Design Standard Number: RL-1	Surfacing	Thickness: 6" Width: 24'																		
<table style="width: 100%; border: none;"> <tr> <td><input type="checkbox"/> Grading</td> <td><input checked="" type="checkbox"/> Concrete</td> <td><input type="checkbox"/> Right of Way</td> <td><input type="checkbox"/> Lighting</td> </tr> <tr> <td><input type="checkbox"/> Aggregate</td> <td><input type="checkbox"/> Curb & Gutter</td> <td><input type="checkbox"/> Utility Adjustments</td> <td><input type="checkbox"/></td> </tr> <tr> <td><input type="checkbox"/> Armor Coat</td> <td><input type="checkbox"/> Drainage Structures</td> <td><input type="checkbox"/> Fencing</td> <td><input type="checkbox"/></td> </tr> <tr> <td><input checked="" type="checkbox"/> Asphalt</td> <td><input checked="" type="checkbox"/> Erosion Control</td> <td><input type="checkbox"/> Sidewalks</td> <td><input type="checkbox"/></td> </tr> </table>			<input type="checkbox"/> Grading	<input checked="" type="checkbox"/> Concrete	<input type="checkbox"/> Right of Way	<input type="checkbox"/> Lighting	<input type="checkbox"/> Aggregate	<input type="checkbox"/> Curb & Gutter	<input type="checkbox"/> Utility Adjustments	<input type="checkbox"/>	<input type="checkbox"/> Armor Coat	<input type="checkbox"/> Drainage Structures	<input type="checkbox"/> Fencing	<input type="checkbox"/>	<input checked="" type="checkbox"/> Asphalt	<input checked="" type="checkbox"/> Erosion Control	<input type="checkbox"/> Sidewalks	<input type="checkbox"/>		
<input type="checkbox"/> Grading	<input checked="" type="checkbox"/> Concrete	<input type="checkbox"/> Right of Way	<input type="checkbox"/> Lighting																	
<input type="checkbox"/> Aggregate	<input type="checkbox"/> Curb & Gutter	<input type="checkbox"/> Utility Adjustments	<input type="checkbox"/>																	
<input type="checkbox"/> Armor Coat	<input type="checkbox"/> Drainage Structures	<input type="checkbox"/> Fencing	<input type="checkbox"/>																	
<input checked="" type="checkbox"/> Asphalt	<input checked="" type="checkbox"/> Erosion Control	<input type="checkbox"/> Sidewalks	<input type="checkbox"/>																	
Bridge to Remain in Place	Roadway Width:	Length: Type:																		
New Bridge	Roadway Width:	Length: Type:																		
Box Culvert	Span: Rise: Length: Type:																			
Culvert	Diameter: Length: Type:																			
Bridges and Culverts Sized	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Hydraulic Analysis Pending																			
Other Construction Features: 5" x 24' Asphalt or 6" X 24' Concrete.																				
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 15%;">ESTIMATED COST (in Thousands) ★ OPTIONAL</th> <th style="width: 10%;">★ COUNTY</th> <th style="width: 10%;">★ CITY</th> <th style="width: 10%;">★ STATE</th> <th style="width: 10%;">★ FEDERAL</th> <th style="width: 10%;">★ OTHER</th> <th style="width: 15%;">TOTAL</th> </tr> <tr> <td></td> <td>225</td> <td></td> <td></td> <td></td> <td></td> <td>225</td> </tr> </table>							ESTIMATED COST (in Thousands) ★ OPTIONAL	★ COUNTY	★ CITY	★ STATE	★ FEDERAL	★ OTHER	TOTAL		225					225
ESTIMATED COST (in Thousands) ★ OPTIONAL	★ COUNTY	★ CITY	★ STATE	★ FEDERAL	★ OTHER	TOTAL														
	225					225														
Project Length: (Nearest Tenth, State Unit of Measure) 1.25 Miles				Project No.: C40(426)																
Signature: 		Title:		Date:																

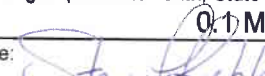
Board of Public Roads Classifications and Standards
Form 7 One- and Six-Year Plan
Highway or Street Improvement Project

County: C40 - Hall County	City:	Village:																		
Location Description: On Stolley Park Road between Shady Bend Road and Gunbarrel Road and along the north line of Section 25, T11-N-, R-9-W of the 6 th P.M., Hall County, NE Stolley Park Road 29A																				
Existing Surface Type and Structures: (Such as dirt, gravel, asphalt, concrete, culvert, or bridge) Gravel, culverts and bridge																				
Average Daily Traffic: 2013 = 146, 2033 = 175		Classification Type: (As shown on Functional Classification Map) Other Arterial																		
PROPOSED IMPROVEMENT																				
Design Standard Number: ROA-3	Surfacing	Thickness: 6" Width: 24.0																		
<table style="width: 100%; border: none;"> <tr> <td><input checked="" type="checkbox"/> Grading</td> <td><input checked="" type="checkbox"/> Concrete</td> <td><input type="checkbox"/> Right of Way</td> <td><input type="checkbox"/> Lighting</td> </tr> <tr> <td><input type="checkbox"/> Aggregate</td> <td><input type="checkbox"/> Curb & Gutter</td> <td><input type="checkbox"/> Utility Adjustments</td> <td><input type="checkbox"/></td> </tr> <tr> <td><input type="checkbox"/> Armor Coat</td> <td><input type="checkbox"/> Drainage Structures</td> <td><input type="checkbox"/> Fencing</td> <td><input type="checkbox"/></td> </tr> <tr> <td><input checked="" type="checkbox"/> Asphalt</td> <td><input type="checkbox"/> Erosion Control</td> <td><input type="checkbox"/> Sidewalks</td> <td><input type="checkbox"/></td> </tr> </table>			<input checked="" type="checkbox"/> Grading	<input checked="" type="checkbox"/> Concrete	<input type="checkbox"/> Right of Way	<input type="checkbox"/> Lighting	<input type="checkbox"/> Aggregate	<input type="checkbox"/> Curb & Gutter	<input type="checkbox"/> Utility Adjustments	<input type="checkbox"/>	<input type="checkbox"/> Armor Coat	<input type="checkbox"/> Drainage Structures	<input type="checkbox"/> Fencing	<input type="checkbox"/>	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Erosion Control	<input type="checkbox"/> Sidewalks	<input type="checkbox"/>		
<input checked="" type="checkbox"/> Grading	<input checked="" type="checkbox"/> Concrete	<input type="checkbox"/> Right of Way	<input type="checkbox"/> Lighting																	
<input type="checkbox"/> Aggregate	<input type="checkbox"/> Curb & Gutter	<input type="checkbox"/> Utility Adjustments	<input type="checkbox"/>																	
<input type="checkbox"/> Armor Coat	<input type="checkbox"/> Drainage Structures	<input type="checkbox"/> Fencing	<input type="checkbox"/>																	
<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Erosion Control	<input type="checkbox"/> Sidewalks	<input type="checkbox"/>																	
Bridge to Remain in Place	Roadway Width:	Length: Type:																		
New Bridge	Roadway Width:	Length: Type:																		
Box Culvert	Span: Rise: Length: Type:																			
Culvert	Diameter: Length: Type:																			
Bridges and Culverts Sized	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> Hydraulic Analysis Pending																			
Other Construction Features: 5" x 24' Asphalt or 6" X 24' Concrete																				
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 15%;">ESTIMATED COST (in Thousands) ★ OPTIONAL</th> <th style="width: 10%;">★ COUNTY</th> <th style="width: 10%;">★ CITY</th> <th style="width: 10%;">★ STATE</th> <th style="width: 10%;">★ FEDERAL</th> <th style="width: 10%;">★ OTHER</th> <th style="width: 15%;">TOTAL</th> </tr> <tr> <td></td> <td>225</td> <td></td> <td></td> <td></td> <td></td> <td>225</td> </tr> </table>							ESTIMATED COST (in Thousands) ★ OPTIONAL	★ COUNTY	★ CITY	★ STATE	★ FEDERAL	★ OTHER	TOTAL		225					225
ESTIMATED COST (in Thousands) ★ OPTIONAL	★ COUNTY	★ CITY	★ STATE	★ FEDERAL	★ OTHER	TOTAL														
	225					225														
Project Length: (Nearest Tenth, State Unit of Measure) 1.0 Miles				Project No.: C40(427)																
Signature: 		Title:		Date:																

Board of Public Roads Classifications and Standards
Form 7 One- and Six-Year Plan
Highway or Street Improvement Project

County: C-40 Hall County	City:	Village:																
Location Description: Rehabilitate timber bridge on Nine Bridge Road just north of Elm Island Road. In the northeast 1/4 of Section 29, T-10-N, R-9-W in Hall County, Nebraska. County Bridge Number 10 1/2 H 9																		
Existing Surface Type and Structures: (Such as dirt, gravel, asphalt, concrete, culvert, or bridge) Timber bridge on gravel county road.																		
Average Daily Traffic: 2017 = 15, 2037 = 20		Classification Type: (As shown on Functional Classification Map) Local																
PROPOSED IMPROVEMENT																		
Design Standard Number: RL-1	Surfacing	Thickness: 2" Width: 20'																
<table style="width: 100%; border: none;"> <tr> <td><input type="checkbox"/> Grading</td> <td><input type="checkbox"/> Concrete</td> <td><input type="checkbox"/> Right of Way</td> <td><input type="checkbox"/> Lighting</td> </tr> <tr> <td><input type="checkbox"/> Aggregate</td> <td><input type="checkbox"/> Curb & Gutter</td> <td><input type="checkbox"/> Utility Adjustments</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td><input checked="" type="checkbox"/> Armor Coat</td> <td><input type="checkbox"/> Drainage Structures</td> <td><input type="checkbox"/> Fencing</td> <td><input type="checkbox"/></td> </tr> <tr> <td><input type="checkbox"/> Asphalt</td> <td><input type="checkbox"/> Erosion Control</td> <td><input type="checkbox"/> Sidewalks</td> <td><input type="checkbox"/></td> </tr> </table>			<input type="checkbox"/> Grading	<input type="checkbox"/> Concrete	<input type="checkbox"/> Right of Way	<input type="checkbox"/> Lighting	<input type="checkbox"/> Aggregate	<input type="checkbox"/> Curb & Gutter	<input type="checkbox"/> Utility Adjustments	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> Armor Coat	<input type="checkbox"/> Drainage Structures	<input type="checkbox"/> Fencing	<input type="checkbox"/>	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Erosion Control	<input type="checkbox"/> Sidewalks	<input type="checkbox"/>
<input type="checkbox"/> Grading	<input type="checkbox"/> Concrete	<input type="checkbox"/> Right of Way	<input type="checkbox"/> Lighting															
<input type="checkbox"/> Aggregate	<input type="checkbox"/> Curb & Gutter	<input type="checkbox"/> Utility Adjustments	<input checked="" type="checkbox"/>															
<input checked="" type="checkbox"/> Armor Coat	<input type="checkbox"/> Drainage Structures	<input type="checkbox"/> Fencing	<input type="checkbox"/>															
<input type="checkbox"/> Asphalt	<input type="checkbox"/> Erosion Control	<input type="checkbox"/> Sidewalks	<input type="checkbox"/>															
Bridge to Remain in Place	Roadway Width: 22.1	Length: 32 Type: Rehab Timber Bridge																
New Bridge	Roadway Width:	Length: Type:																
Box Culvert	Span: Rise:	Length: Type:																
Culvert	Diameter:	Length: Type:																
Bridges and Culverts Sized	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Hydraulic Analysis Pending																	
Other Construction Features: Rehabilitate existng 32' long by 22.1' clear roadway width timber bridge with new backwall for abutment number 2. Replace stringers as needed and re-deck as needed. Bridge built in 1940. NDOR Structure Number C004023710P																		
ESTIMATED COST (in Thousands) ★ OPTIONAL	★ COUNTY 20	★ CITY																
	★ STATE	★ FEDERAL																
	★ OTHER	TOTAL 20																
Project Length: (Nearest Tenth, State Unit of Measure) 0.1		Project No.: C40(461)																
Signature:		Title: Date:																

Board of Public Roads Classifications and Standards
Form 7 One- and Six-Year Plan
Highway or Street Improvement Project

County: C-40 Hall County	City:	Village:																
Location Description: 1/4 Mile South of Binfield Road on Wiseman Road on the Hall - Buffalo County Line, Section 18, Township 9 North, Range 12 West, Hall County, NE Hall County Bridge No. 50 D 8																		
Existing Surface Type and Structures: (Such as dirt, gravel, asphalt, concrete, culvert, or bridge) 4' x 12' x 20' Concrete Box Culvert																		
Average Daily Traffic: 2018 = 60, 2038 = 75		Classification Type: (As shown on Functional Classification Map) Local																
PROPOSED IMPROVEMENT																		
Design Standard Number: Table 2-001.03J	Surfacing	Thickness: 2" Width: 20'																
<table style="width: 100%; border: none;"> <tr> <td><input checked="" type="checkbox"/> Grading</td> <td><input type="checkbox"/> Concrete</td> <td><input type="checkbox"/> Right of Way</td> <td><input type="checkbox"/> Lighting</td> </tr> <tr> <td><input checked="" type="checkbox"/> Aggregate</td> <td><input type="checkbox"/> Curb & Gutter</td> <td><input type="checkbox"/> Utility Adjustments</td> <td><input type="checkbox"/></td> </tr> <tr> <td><input type="checkbox"/> Armor Coat</td> <td><input checked="" type="checkbox"/> Drainage Structures</td> <td><input type="checkbox"/> Fencing</td> <td><input type="checkbox"/></td> </tr> <tr> <td><input type="checkbox"/> Asphalt</td> <td><input checked="" type="checkbox"/> Erosion Control</td> <td><input type="checkbox"/> Sidewalks</td> <td><input type="checkbox"/></td> </tr> </table>			<input checked="" type="checkbox"/> Grading	<input type="checkbox"/> Concrete	<input type="checkbox"/> Right of Way	<input type="checkbox"/> Lighting	<input checked="" type="checkbox"/> Aggregate	<input type="checkbox"/> Curb & Gutter	<input type="checkbox"/> Utility Adjustments	<input type="checkbox"/>	<input type="checkbox"/> Armor Coat	<input checked="" type="checkbox"/> Drainage Structures	<input type="checkbox"/> Fencing	<input type="checkbox"/>	<input type="checkbox"/> Asphalt	<input checked="" type="checkbox"/> Erosion Control	<input type="checkbox"/> Sidewalks	<input type="checkbox"/>
<input checked="" type="checkbox"/> Grading	<input type="checkbox"/> Concrete	<input type="checkbox"/> Right of Way	<input type="checkbox"/> Lighting															
<input checked="" type="checkbox"/> Aggregate	<input type="checkbox"/> Curb & Gutter	<input type="checkbox"/> Utility Adjustments	<input type="checkbox"/>															
<input type="checkbox"/> Armor Coat	<input checked="" type="checkbox"/> Drainage Structures	<input type="checkbox"/> Fencing	<input type="checkbox"/>															
<input type="checkbox"/> Asphalt	<input checked="" type="checkbox"/> Erosion Control	<input type="checkbox"/> Sidewalks	<input type="checkbox"/>															
Bridge to Remain in Place	Roadway Width:	Length: Type:																
New Bridge	Roadway Width:	Length: Type:																
Box Culvert	Span: Rise: Length: Type:																	
Culvert	Diameter: TBD Length: TBD Type: CMP																	
Bridges and Culverts Sized	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Hydraulic Analysis Pending																	
Other Construction Features: Replace 4' x 12' x 20' CBC w/CMP's Built in 1934. 1/2 Hall Structure No. C004024325 1/2 Buffalo																		
ESTIMATED COST (in Thousands) ★ OPTIONAL	★ COUNTY 25	★ CITY 0	★ STATE 0	★ FEDERAL 0	★ OTHER 25	TOTAL 50												
Project Length: (Nearest Tenth, State Unit of Measure) 0.1 Mile			Project No.: C40(467)															
Signature: 		Title:		Date:														



Hall County Regional Planning Commission

Wednesday, June 6, 2018

Regular Meeting

Item F2

**Text Amendment of Hall County Zoning Resolution. Livestock
Regulations**

Staff Contact:

Agenda Item #

PLANNING DIRECTOR MEMO TO REGIONAL PLANNING May 20, 2018

SUBJECT: Proposed changes regarding livestock operations in Hall County.

In January of 2017 the Hall County Regional Planning Commission appointed a committee to review livestock zoning regulations within Hall County. The committee was composed of five planning commissioners - all four of those appointed by Hall County, Pat O'Neill, Len Rainforth, Judd Allan, and Greg Robb, and Les Ruge of Alda, who was appointed in 1990 and is the longest-serving planning commissioner. The Planning Commission requested that the Hall County Board assign one or two members of the board to the committee as well and Steve Schuppan and Karen Bredthauer were appointed. The committee began meeting in the latter part of January and has met several times since then to review the A-1 zoning regulations, livestock definitions, livestock operation siting matrix as developed for the Nebraska Department of Agriculture (NDA) and the Livestock Friendly County designation through the Nebraska Department of Agriculture.

The committee began with a review of the current Hall County agriculture regulations and a comparison of those regulations with regulations from the surrounding counties. It was concluded that Hall County's regulations, allowing 1,000 animal units as a permitted use on a farming operation were less strict than Adams, Buffalo and Howard Counties. Hamilton County regulations do not provide any guidance regarding the size of operation and Merrick County regulations would permit 2,500 animal units without a conditional use permit. Hamilton, Merrick, Howard and Adams counties have all been designated as Livestock Friendly by the Nebraska Department of Agriculture.

The ag zoning regulation changes as proposed add a localized version of the Livestock Siting Matrix into the decision-making process. They do not propose to change size categories within the livestock operation mix although earlier versions did contemplate adding a size between 1001 and 5000. They do address newer confinement technologies, such as hoop buildings. The committee did review the Nebraska Department of Agriculture definitions of types of feeding operations based on the manure management and the setbacks proposed by the NDA. The committee is recommending that Hall County continue to divide Livestock Feeding Operations (LFOs) by open lots and environmentally-controlled housing. It is recommended that the separation distances between LFOs and other uses remain as they are in the current regulations. The required separation for environmentally-controlled housing would remain the same for all classes.

The Livestock Siting Matrix is a major change to the regulations. As proposed, the LFO Class II and above (1,001 animal units or more) would need to score at least 75 points to be considered as a permitted use. The first 25 point would come from approval and compliance with Nebraska Department of Environmental Quality (NDEQ) permits and regulations that apply to all LFOs with more than 1,000 animal units. The second 25 points would come from meeting the county separation distances or having impact easements that waive the separation distance. Those 50 points would be required. The other 25 points would be based on management practices including, but not limited to, environmental compliance, water quality protection, odor and dust control, manure application practices, traffic, economic impact and aesthetics.

Another significant change that has been suggested is that the county would recognize impact easements that could be agreed upon by all property owners that would allow feeding operations to locate closer to a neighboring use than the regulations would allow or allow a house to locate closer to a feeding operation than would otherwise be allowed. The Nebraska courts have validated these mutually agreed upon impact easements for livestock operations.

The Planning department did receive a number of comments on the proposed regulations after the meeting in April of 2017 many of the comments referenced both the Livestock Friendly County Designation and the proposed

changes. Copies of those comments were included in the March 14 Regional Planning Commission packet and are available online or from the office.

In May of 2017, the Hall County Board authorized the Planning Department to make an application to the State of Nebraska Department of Agriculture for Hall County to be designated as Livestock Friendly. The Livestock Friendly County Designation was officially awarded to the Hall County during the Governor's Breakfast the first Sunday of the 2017 Nebraska State Fair.

At the March 2018 Regional Planning Commission meeting a hearing was held on the proposed changes. The commission chose to take no action on the proposed changes and referred them back to the committee for further discussion. The commission specifically directed the committee to consider expanding the number of classifications to allow a classification between the type I and type II operations as had been previously considered and to eliminate the need for conditional use permit for at least some of the operations with more than 1000 animal units. The commission also wanted to clarify the ability of people living in the primary agricultural zone to house animals for 4-H projects and similar activities.

The committee decided to recommend no changes to the minimum size for the type I operation. Their suggestion is that operations with between 301 and 1000 animal units continue to be classified as a type I LFO. The previous version would have classified any operation with less than 1001 animal units as a type I LFO. This should also help address 4-H projects and other activities.

At the meeting on April 4, 2018, the planning commission discussed the proposed changes. Some areas were identified that needed slight rewording. Andy Baack spoke and identified some areas that appear to create conflicts, changes have been made to address those conflicts.

At the May 2, 2018 meeting the Planning Commission review and discuss the proposed changes. The commission recommended bringing the regulations as proposed forward for a public hearing and possible recommendation to the Hall County Board regarding approval at the June 6, 2018 meeting.

At the June 6, 2018 Regional Planning Commission meeting the Commission will hold a public hearing on the proposed changes and may choose to make a recommendation regarding the proposed changes to the Hall County Board. No changes will be approved until after a public hearing and passage of a resolution amending the Hall County Zoning Regulations by the Hall County Board of Supervisors.

_____ Chad Nabity AICP, Planning Director

HALL COUNTY, NEBRASKA

ZONING RESOLUTION

A resolution, consistent with the Comprehensive Development Plan, Adopted for the purpose of promoting health, safety, morals, convenience, order, prosperity, and welfare of the present and future inhabitants of Hall County, Nebraska, to regulate and restrict the location, height, bulk, number of stories, size of buildings and other structures, including tents, cabins, house trailers, and automobile trailers; the percentage of lot areas which may be occupied, building setback lines; size of yards, courts, and other open spaces; the density of population; the uses of buildings; and the uses of the land for agriculture, forestry, recreation, residence, industry, and trade, after considering factors relating to soil conservation, water supply conservation, surface water drainage and removal, or other uses; to divide the County into districts of such number, shape, and area as may be best suited to carry out the purposes of this resolution to regulate, restrict, or prohibit the erection, construction, reconstruction, alteration or use of non-farm buildings or structures, and the use, conditions of use or occupancy of land in the unincorporated areas of the County; to provide for the adoption of a zoning map; to provide for a board of adjustment, its members, powers, and duties; to provide for off-street parking and loading area requirements; to provide for conditional uses by conditional use permit; to provide for the proper subdivision and development of land, as provided in the Subdivision Regulations; to provide for non-conforming uses, to provide for the administration and the enforcement of these provisions, and for the violations of its provisions and the prescribed penalties, and including among others such specific purposes as:

- (1) Developing both urban and non-urban areas;
- (2) Lessening congestion in the streets or roads;
- (3) Reducing the waste of excessive amounts of roads;
- (4) Securing safety from fire and other dangers;
- (5) Lessening or avoiding the hazards to persons and damage to property resulting from the accumulation or run-off of storm or flood waters;
- (6) Providing adequate light and air;
- (7) Preventing excessive concentration of population and excessive and wasteful scattering of population or settlement;
- (8) Promoting such distribution of population, such classification of land uses, and such distribution of land development as will assure adequate provisions for transportation, water flowage, water supply, drainage, sanitation, recreation, soil fertility, food supply, and other public requirements;
- (9) Protecting the tax base;
- (10) Protecting property against blight and depreciation;
- (11) Securing economy in governmental expenditures;
- (12) Fostering the County's agriculture, recreation, and other industries;
- (13) Encouraging the most appropriate use of land in the County; and
- (14) Preserving, protecting, and enhancing historic buildings, places, and districts, all in accordance with the comprehensive plan.

WHEREAS Nebraska Revised Reissued Statutes, 1943, Sections 23-114 through 23-114.05 and 23-164 through 23-174.06 as amended, empowers the County to adopt a zoning and subdivision resolution and to provide for its administration, enforcement, and amendment; and

WHEREAS, the Hall County Board of Supervisors deem it in the interest of the public health, safety, morals, convenience, order, prosperity, and welfare of said County and its present and future residents; and WHEREAS, the Hall County Board of Supervisors has adopted a Comprehensive Development Plan pursuant to Neb. R. R. S. 1943, Sections 23-114 through 23-114.03, as amended, and known as Hall County Comprehensive Development Plan, 2003, as amended; and

WHEREAS, the Hall County Planning Commission has recommended the division of the unincorporated areas of the County into districts and recommended regulations pertaining to such districts consistent with the adopted Comprehensive Development Plan based on a future land use plan designed to lessen congestion on roads and highways, to secure safety from fire, panic and other dangers, to provide adequate light and air, to prevent the

overcrowding of land, to avoid undue concentration of population, to conserve agricultural land and values, to facilitate sewerage, schools, parks, and other public needs; and

WHEREAS, the County Planning Commission has given reasonable consideration, among other things, to the prevailing agricultural and rural characteristics now predominant in the County, to the character of the districts and their peculiar suitability for the particular permitted uses, with a reasonable understanding of the objective to conserve the value of lands and improvements while encouraging the development of the most appropriate uses of land throughout the County; and

WHEREAS, the County Planning Commission has made a preliminary report, held public hearings, submitted its recommended final report to the County Board of Supervisors; and the County Board of Supervisors have given due public notice of hearings relating to the Comprehensive Development Plan, to the zoning districts, regulations, subdivision regulations, and restrictions, and has held such public hearing; and

WHEREAS, The County Board of Supervisors have deemed it necessary to adopt the Comprehensive Development Plan, the zoning districts, regulations, subdivision regulations, and restrictions for the purpose of the conservation of the existing rural agricultural developments and land uses, of providing for the harmonious development and orderly expansion of urban areas radiating outwardly from existing rural communities, for the orderly extension and planned arrangements of county roads, utilities, for adequate sanitary facilities, for safe and health drinking water, and for reducing flood damage potentials; and

WHEREAS, the requirements of Neb. R.R.S. 1943, Section s 23-114 through 23-124.05, Sections 23-164 through 23-174, and Section 23-174.02, as amended, with regard to the recommendations of the Planning Commission, the Comprehensive Development Plan, the zoning districts, regulations, subdivision regulations and restrictions and the subsequent action of the County Board of Supervisors have been met;

NOW THEREFORE BE IT RESOLVED BY THE COUNTY BOARD OF SUPERVISORS OF HALL COUNTY, NEBRASKA.

Definitions

- 2.03.09 **ACREAGE** shall mean any tract or parcel of land that does not qualify as a farm or development.
- 2.03.23 **AGRICULTURAL AND FARM BUILDINGS AND STRUCTURES** shall mean any building or structure which is necessary or incidental to the normal conduct of a farm including but not limited to residence of the operator, residence of hired men, barns, buildings and sheds for housing livestock, poultry and farm machinery, buildings for the storage or shelter of grain, hay and other crops, silos, windmills and water storage tanks.
- 2.03.24 **AGRICULTURAL OPERATIONS** (see "Farming")
- 2.03.25 **AGRICULTURE** shall mean the use of land for agricultural purposes, of obtaining a profit by raising, harvesting, and selling crops or by the feeding, breeding, management, and sale of, or the produce of, livestock, poultry, fur-bearing animals, or honeybees, or for dairying and the sale of dairy products, or any other agricultural or horticultural use. Agricultural use shall not be construed to include any parcel of land of less than twenty acres or any non-agricultural commercial or industrial development.
- 2.03.79 **BUFFER ZONE** shall mean an area of land that separates two zoning districts and/or land uses that acts to soften or mitigate the effects of one use on the other.
- 2.03.92 **CEMETERY** shall mean land used or intended to be used for the burial of the dead and dedicated for such purposes, including columbariums, crematoriums, and mausoleums.
- 2.03.104 **COMMERCIAL FEEDING OPERATION** (See Livestock Feeding Operation)
- 2.03.112 **COMPATIBLE USES** shall mean a land use that is congruous with, tolerant of, and has no adverse effects on existing neighboring uses. Incompatibility may be affected by pedestrian or vehicular traffic generation, volume of goods handled and environmental elements such as noise, dust, odor, air pollution, glare, lighting, debris generated, contamination of surface or ground water, aesthetics, vibration, electrical interference, and radiation.
- 2.03.114 **CONDITIONAL USE** shall mean a use allowed by the district regulations that would not be appropriate generally throughout the entire zoning district without special restrictions. However, said use if controlled as to number, size, area, location, relation to the neighborhood or other minimal protective characteristics would not be detrimental to the public health, safety, and general welfare.
- 2.03.115 **CONDITIONAL USE PERMIT** shall mean a permit issued by the **Planning Commission and** County Board that authorizes the recipient to make conditional use of property in accordance with the provisions of Article 5 and any additional conditions placed upon, or required by said permit.

2.03.117 CONFINED ANIMAL FEEDING OPERATION, LARGE shall mean an farming operation which meets the following minimum numbers:

700 mature dairy cows

1,000 beef cattle or heifers

2,500 swine (each 55lbs or more)

10,000 swine (each under 55 lbs.)

30,000 ducks (other than liquid manure handling system)

5,000 ducks (liquid manure systems)

30,000 chickens (liquid manure systems)

125,000 chickens except laying hens (other than liquid manure handling system)

82,000 laying hens (other than liquid manure handling system)

1,000 veal calves

500 horses

10,000 sheep

55,000 turkeys

Any combination of animals shall follow the definition of Animal Units in order to establish the intensity of Confined Animal Feeding Operation

2.03.122 CONFINED ANIMAL FEEDING OPERATION, MEDIUM shall mean an farming operation which meets the following minimum numbers:

200 mature dairy cows

300 beef cattle or heifers

750 swine (each 55lbs or more)

3,000 swine (each under 55 lbs.)

10,000 ducks (other than liquid manure handling system)

1,500 ducks (liquid manure systems)

9,000 chickens (liquid manure systems)

37,500 chickens except laying hens (other than liquid manure handling system)

25,000 laying hens (other than liquid manure handling system)

300 veal calves

150 horses

3,000 sheep or lambs

16,500 turkeys

Any combination of animals shall follow the definition of Animal Units in order to establish the intensity of Confined Animal Feeding Operation

2.03.123 CONFINEMENT shall mean totally roofed buildings, which may be open-sided (for ventilation purposes only) or completely enclosed on the sides, wherein animals or poultry are housed over solid concrete or dirt floors, or slatted (partially open) floors over pits or manure collection areas in pens, stalls, cages, or alleys, with or without bedding materials and mechanical ventilation. The word "confinement" shall not mean the temporary confined feeding of livestock during seasonal adverse weather.

2.03.124 CONFLICTING LAND USE shall mean the use of property that transfers over neighboring property lines, negative economic or environmental effects. Including, but not limited to, noise, vibration, odor, dust, glare, smoke, pollution, water vapor, mismatched land uses and/or density, height, mass, mismatched layout of adjacent uses, loss of privacy, and unsightly views.

2.03.135 DAIRY FARM shall mean any place or premises upon which milk is produced for sale or other distribution.

2.03.170 ENVIRONMENTALLY CONTROLLED HOUSING shall mean any livestock operation meeting the definition of a Livestock Feeding Operation (LFO) and is contained within a building which is roofed, and may or may not have open sides and contains floors which are hard surfaced, earthen, slatted or other type of floor. The facility is capable of maintaining and regulating the environment in which the livestock are kept. Does not include Hoop Houses with dry bedding.

2.03.179 FARM shall mean an area containing at least 20 acres or more which is used for growing of the usual farm products such as vegetables, fruit, and grain, and the storage on the area, as well as for the raising thereon of the usual farm poultry and farm animals. The term farming includes the operating of such area for one or more of the above uses with the necessary accessory uses for treating or storing the produce and the feeding of livestock as hereinafter prescribed; provided such accessory uses do not include the feeding of garbage or offal to swine or other animals.

2.03.180 FARMING shall mean the planting, cultivating, harvesting and storage of grains, hay or plants commonly grown in Nebraska with the necessary accessory uses for treating or storing the produce and the feeding of livestock as prescribed hereunder, provided such accessory uses do not include the feeding of garbage or offal to swine or other animals.

2.03.181 FARMSTEAD, In contrast to a farmstead dwelling, a tract of land of not less than one (1) acre and not more than 20 acres, upon which a farm dwelling and other outbuildings and barns existed at the time of the adoption of this resolution and was used for single-family resident purposes.

2.03.182 FEED LOT shall mean the confinement of horses, sheep, pigs, and other food animals in buildings, lots, pens, pools or ponds which normally are not used for raising crops or for grazing animals.

HOOP HOUSE shall mean a temporary or permanent structure typically constructed with, but not limited to, piping or other material covered with translucent material. Hoop houses are typically used for the purpose of growing food, ornamental crops and livestock, but not for storage of inorganic materials. A hoop house for raising livestock that uses a dry bedding systems shall be treated as an open feed lot. A hoop house for raising livestock with a slatted floor, deep pit or other liquid manure management system shall be treated as environmentally controlled housing."

IMPACT EASEMENT shall mean an easement or deed restriction recorded in the office of the County Register of Deeds. Impact easements shall run with the land. Impact easements are an agreement between property owners where the grantor shall hold the grantee harmless for odor, smoke, dust, or other legal impacts associated with such use on the grantor's property when such use is operated in accordance with the terms of such easement or deed restriction. Eg. The owner of a home may grant an impact easement to a Livestock Feeding Operation allowing the operation to expand or locate closer to the home than permitted by the County regulations. Conversely, the owner of a Livestock Feeding Operation may grant an impact easement to allow the construction of a house within the separation distance required between the feeding operation and a new residential structure under different ownership than the feeding operation.

2.03.233 **LAGOON** shall mean a wastewater treatment facility that is a shallow, artificial pond where sunlight, bacterial action, and oxygen interact to restore wastewater to a reasonable state of purity. This includes both human and livestock wastes. All lagoons shall meet the minimum design criteria established by the Nebraska Department of Environmental Quality and the Nebraska Department of Health and Human Services. All lagoons shall have the proper permits approved prior to starting construction.

2.03.239 **LIQUID MANURE** shall mean that type of livestock waste that is in liquid form, collected in liquid manure pits or lagoons and which can be sprayed or injected beneath the surface.

2.03.240 **LIQUID MANURE STORAGE PITS** shall mean earthen or lined pits wholly or partially beneath a semi or totally housed (ECH) livestock operation or at some removed location used to collect waste production.

2.03.241 **LIVESTOCK** (See Animals, Farm)

2.03.242 **LIVESTOCK FEEDING OPERATION (LFO)** shall mean any farming operation exceeding the per acre Animal Unit (A.U.) ratio as defined under "farming" or the feeding, farrowing, or raising cattle, swine, sheep, poultry, or other livestock, in a confined area where grazing is not possible, and where the confined area is for more than six (6) months in any one calendar year, and where the number of animals so maintained exceeds ~~three~~ 300 Animal Units as defined below. The confined area of the LFO shall include the pens, corrals, sheds, buildings, feed storage areas, waste disposal ponds, and related facilities. Such facilities shall be constructed and operated in conformance with applicable county, state, and federal regulations. Two (2) or more LFO's under common ownership are deemed to be a single LFO if they are adjacent to each other, or if they utilize a common area ~~of or~~ system for the disposal of livestock wastes and are located within the required setback distance based on class size as further defined within these regulations regardless of ownership.

Animal Units (A.U.) are defined as follows:

- One (1) A.U.= One (1) Cow/Calf combination;
- One (1) A.U.= One (1) Slaughter, Feeder Cattle;
- One (1) A.U.= One-half (1/2) Horse;
- One (1) A.U.= Seven Tenths (.7) Mature Dairy Cattle;
- One (1) A.U.= Two and One Half (2.5) Swine (55 lbs or more);
- One (1) A.U.= Twenty Five (25) Weaned Pigs (less than 55 lbs);
- One (1) A.U.= Two (2) Sows with Litters;
- One (1) A.U.= Ten (10) Sheep;
- One (1) A.U.= One Hundred (100) Chickens;
- One (1) A.U.= Fifty (50) Turkeys;
- One (1) A.U.= Five (5) Ducks.

2.03.242a **LIVESTOCK SITING MATRIX** shall mean the matrix attached to this zoning resolution as **APPENDIX B** as adopted by the Hall County Board of Supervisors for the purpose of determining if a new

livestock operation in classes II, III, and IV should be allowed or if an existing operation should be allowed to expand into classes II, III or IV.

2.03.243 **LIVESTOCK WASTES** shall mean animal and poultry excreta and associated feed losses, bedding, spillage, or overflow from watering systems, wash and flushing waters, sprinkling waters from livestock cooling, precipitation polluted by falling on or flowing onto a livestock operation, and other materials polluted by livestock or their direct product.

2.03.282 **NON-FARM BUILDINGS** are all buildings except those buildings utilized for agricultural purposes on a farmstead of twenty acres or more which produces one thousand dollars or more of farm products each year.

NON-FARM RESIDENCE any residential dwelling not located on a farm.

2.03.289 **OPEN LOTS** shall mean pens or similar concentrated areas, including small shed-type areas or open-front buildings, with dirt, or concrete (or paved or hard) surfaces, wherein animals or poultry are substantially or entirely exposed to the outside environment except for possible small portions affording some protection by windbreaks or small shed-type areas.

2.03.309 **POULTRY, COMMERCIAL FEEDING** shall mean a poultry commercial feed lot, whether the confined feeding operations are enclosed or outdoors.

2.03.438 **WASTE HANDLING SYSTEM** shall mean any and all systems, public or private, or combination of said structures intended to treat human or livestock excrement and shall include the following types of systems

1. **Holding pond** shall mean an impoundment made by constructing an excavated pit, dam, embankment or combination of these for temporary storage of liquid livestock wastes, generally receiving runoff from open lots and contributing drainage area.
2. **Lagoon** shall mean an impoundment made by constructing an excavated pit, dam, embankment or combination of these for treatment of liquid livestock waste by anaerobic, aerobic or facultative digestion. Such impoundment predominantly receives waste from a confined livestock operation.
3. **Liquid manure storage pits** shall mean earthen or lined pits located wholly or partially beneath a semi or totally housed livestock operation or at some removed location used to collect waste production.
4. **Sediment** shall mean a pond constructed for the sole purpose of collecting and containing sediment.

2.03.439 **WASTEWATER LAGOON** (See Lagoon)

2.03.440 **WATERS OF THE STATE** shall mean all waters within the jurisdiction of this state, including all streams, lakes, ponds, impounding reservoirs, marshes, wetlands, watercourses, waterways, wells, springs, irrigation systems, drainage systems, and all other bodies or accumulations of water surface or underground, material or artificial, public or private, situated wholly within or bordering upon the state.

Article 3: General Regulations

Section 3.23 Building Setback

1. The building setback lines shall be determined by measuring the horizontal distance from the property line to the furthest architectural projection of the existing or proposed structure.
2. All new non-farm residences shall locate no less than at the corresponding distances provided in Section 4.02.08 from an Existing *permitted* LFO with more than *100,300* animal units. *located in any affected adjacent Zoning District*

Section 4.02: A-1 Agricultural – Primary District

4.02.01 Intent

The A-1 Agricultural District regulations are intended to provide for the preservation of lands best suited for agricultural uses of all types including feed lots and the commercial feeding of livestock and accessory uses; to prevent encroachment of uses of land that could be mutually incompatible and continue to provide for agricultural uses as a major uses to the economy of the area for the use and conservation of agricultural land, to protect the value of such land, and to protect it from indiscriminate residential and urban development and other incompatible and conflicting land uses. The A-1 Agricultural District is also intended to conserve and protect the value of open space, wooded areas, streams, mineral deposits and other natural resources and to protect them from incompatible land uses and to provide for their timely utilization. The district intends to provide for the location and to govern the establishment and operation of land uses that are compatible with agriculture and are of such nature that their location away from residential, commercial and industrial areas is most desirable. In addition, to provide for the location and to govern the establishment of residential uses which are accessory to and necessary for the conduct of agriculture and to provide for the location and to govern the establishment and use of limited non-agricultural residential uses. Such non-agricultural residential uses shall not be so located as to be detrimental to or conflict with other uses that are named as permitted or conditional uses in this district and are appropriate to other property in the area.

The nature of the A-1 Agricultural District and the uses allowed outright or by conditional use permit precludes the provision of services, amenities and protection from other land uses which are afforded to residential uses by the regulations of other districts, and it is not intended that the A-1 Agricultural District regulations afford such services, amenities and protection to residential uses located therein.

4.02.02 Permitted Principal Uses

The following principal uses are permitted in the Agriculture A-1 District.

- A Agricultural operations, and the usual agricultural and farm buildings and structures, including the residences of the owners and their families and any tenants and employees who are engaged in agricultural operations on the premises.
 - 1. State Agencies shall govern all use of farm chemicals, including application of pesticides and herbicides, and applicants using restricted-use pesticides shall be required to be certified as required by law.
 - 2. The spreading of manure by a “Farming” Operation. (as defined in Article 2 of this Resolution)
 - 3. Agricultural operations having up to 1,000 A.U.’s are considered a farm and are permitted by right, provided other requirements in this district are met and submission of a no-fee livestock registration permit to the Hall County Regional Planning Director is done.
 - 4. Operations having up to 1,000 animal units shall locate at least 1,320 feet from a platted residential area, Public Park, recreational area, church, cemetery, religious area, school, historical site, and Residential District.
 - 5. Mobile homes are permitted only when the land is used or intended to be used only for agricultural operations. ~~All mobile homes require a special one (1) year permit which must be renewed annually and which shall be subject to the conditions of the permit.~~
- B Ranch and farm dwellings, subject to Section 4.02.08.
- C Recreational camps, parks, playgrounds, golf courses, country clubs, tennis courts, riding academies and other similar recreational uses.
- D Single family dwelling subject to Section 4.02.08
- E Utility substation, pumping station, water reservoir and telephone exchange
- F Fire Stations.
- G Churches, seminary and convent.
- H Public and parochial school; college.
- I Publicly owned and operated buildings and facilities such as community centers, auditoriums, libraries, museums.
- J Private kennels and facilities, provided that all buildings and facilities be at least 100 feet from the property line and 300 feet from any neighboring residence.
- K Roadside stands offering agricultural products for sale on the premises.

- L Seed and feed sales, machine repair shop, livestock equipment construction and sales, as a primary occupation in conjunction with an agricultural operation and be operated on the premises.
- M Farm and industrial equipment sales.
- ~~N~~ Public and private riding academies provided that no stable, building or structure in which horses or other animals are kept is no closer than 100 feet from the property line
- ~~O~~ *Keeping of livestock on properties of less than 20 acres at a density not to exceed 2 animal units per acre regardless of other setback requirements*
- ~~NP~~ *Class II Livestock Feeding Operations provided they meet the minimum setback/separation requirements with 25 points (or have impact easements) and NDEQ requirements with 25 points (NDEQ requirements must be met prior to operation) and score at least 25 additional points for a minimum score of 75 points on the Livestock Siting Matrix found in Appendix B*
- OO All other Permitted Uses as indicated as Permitted within the Zoning Matrix.

4.02.03 Conditional Uses

The following uses are subject to any conditions listed in this Resolution and are subject to conditions relating to the placement of said use on a specific tract of ground in the A-1 Agricultural District.

- A Bed and breakfast residence subject to the following conditions in addition to those imposed by the County Board:
 - A. The bed and breakfast residence shall be within a conforming single-family dwelling.
 - B. Guest rooms shall be within the principal residential building only and not within an accessory building.
 - C. Each room that is designated for guest occupancy must be provided with a smoke detector which is kept in good working order.
 - D. Two (2) off-street parking spaces shall be provided for each dwelling unit plus one (1) off-street parking space for each sleeping room designated for guests. Such parking areas shall not be within the required front or side yards.
 - E. One (1) identification sign on not more than four (4) square feet of sign area shall be permitted.
- B Publicly and privately owned dude ranches, forest and conservation areas, and golf driving ranges, motorized cart tracks, or other outdoor recreational areas such as gun clubs, and archery, trap and skeet ranges.
- C Industrial uses as provided in the Zoning Matrix and the following minimum conditions are met:
 - A. Meets minimum lot requirements as established by this Resolution.
 - B. Meets minimum off-street parking requirements as established by this Resolution.
 - C. Meets minimum sanitary sewer requirements for the proposed use.
 - D. The lot(s) takes access from an improved county road or highway or are along a developed public or private road that accesses an improved county road or highway.
- D Commercial uses as provided in the Zoning Matrix and the following minimum conditions are met:
 - A. Meets minimum lot requirements as established by this Resolution.
 - B. Meets minimum off-street parking requirements as established by this Resolution.
 - C. Meets minimum sanitary sewer requirements for the proposed use.
 - D. The lot(s) takes access from an improved county road or highway or are along a developed public or private road that accesses an improved county road or highway.
- E All other Conditional Uses as indicated within the Zoning Matrix, provided the following minimum conditions are met:
 - A. Meets minimum lot requirements as established by this Resolution.
 - B. Meets minimum off-street parking requirements as established by this Resolution.
 - C. Meets minimum sanitary sewer requirements for the proposed use.
 - D. The lot(s) takes access from an improved county road or highway or are along a developed public or private road that accesses an improved county road or highway.
- F Development of natural resources and the extraction of raw materials such as rock, gravel, sand, etc., including gas and oil extraction and exploration, and subject to the requirements of the Supplementary Regulations.
- G Radio, cellular and television towers and transmitters and are subject to the requirements of Section 6.01 of the Supplementary Regulations.
- H Airports.

- I Manufacture of light sheet metal products including heating and ventilation equipment.
- J Manufacture and/or processing of agricultural products including but not limited to ethanol plants and mills.
- K Truck and freight terminals.
- L Commercial mining, quarries, sand and gravel pits and accessory uses.
- M Storage of trucks, tractors, and trailers engaged in the transportation of explosives.
- N Race tracks, drag strips and similar uses and associated accessory uses.
- O Wind Energy devices.
- P Community sewage disposal facilities.
- Q Sanitary landfill siting or expansion conducted in a manner and method approved by the County Board of Supervisors, provided said landfill is not closer than 1,000 feet to a municipal well and/or one mile to any village or city limits or any subdivision, addition or residence platted as of the effective date of this resolution, see Section 6.04 of the Supplemental Regulations.
- R Lawn and Garden Nurseries.
- S Commercial Kennels and facilities for the raising, breeding and boarding of dogs and other small animals, including exotic, non-farm and non-domestic animals, provided that all buildings and facilities be at least 100 feet from the property line and 300 feet from any neighboring residence.
- T The spreading, stockpiling, or composting of dead livestock, sludge, by-products from manufacturing or any processing plant, and/or paunch manure on agricultural land by municipalities or operations inside or outside of the County.
- U The application of livestock manure in Hall County by operations located outside the County.
- V **Class III, and IV** Livestock Feeding Operations, subject to the license requirements, waste disposal requirements and recommendations of the State of Nebraska and the Land Use specifications in the Hall County Comprehensive Plan.

4.02.04 Standards for Livestock Feeding Operations

1. The following setbacks and design standards are the minimum sanitation and odor practices for Hall County. In addition, the Hall County Board of Supervisors, when considering the health, safety, and general welfare of the public, may impose more restrictive requirements. These requirements should consider such things as:
 - property values,
 - dust,
 - lighting,
 - waste disposal and
 - Dead livestock.
3. A Conditional Use Permit may be approved after public notice has been given and public hearing is conducted as required by law.
4. Agricultural Operations of 1,000 A.U. and under are considered a farm as defined in these Regulations and do not require a Conditional Use Permit
5. All existing LFO's that have been granted a conditional use permit may expand within their designated level; except for the 20,000 and above which requires a new Conditional Use Permit for each expansion beyond 20,000 A.U.'s, as outlined in Table 1, without applying for another conditional use permit. All new LFO's and those expanding to the next level shall require a Conditional Use Permit and shall be located no less than at a distance from non-farm residences or other residences not on an owner's property in any affected Zoning District as hereafter described:
 - A. Livestock Feeding Operations (LFO) will be categorized either as Environmentally Controlled Housing (ECH) Operations or Open Lot Operations. LFOs having more than one type of feeding operation at one location shall be categorized according to the operation which constitutes the majority of the total operation. Each operation type shall be classified in one of four levels according to total number of animal units (A.U.) in the operation at any one time. Levels will include:
 - Class I Facility = ~~3019~~ 1,000 animal units;
 - Class II Facility = 1,001-5,000 animal units;
 - Class III Facility = 5,001-20,000 animal units; and
 - Class IV Facility = 20,001 or more animal units.

LFOs having more than one type feeding operation at one location shall be categorized according to the total number of animal units.

6.

TABLE 1: LFO SPACING AND DISTANCE (Distances given in **feet/miles**)

Size of Proposed LFO in Animal Units.		Non-farm or Other Residence and Other LFOs (feet)
Class I 301-1000	ECH	1,320
	OPEN	1,320
Class II 1001-5000	ECH	5,280
	OPEN	2,640
Class III 5001-20,000	ECH	5,280
	OPEN	2,640
Class IV 20,000+	ECH	7,920
	OPEN	3,960

ECH = Environmentally Controlled Housing

OPEN = Open Lot Operations

- B. LFOs having more than a ~~1,000-300~~ animal units shall also locate at a distance as specified under the ECH or Open Lots, in Table 1 from ~~a house under different ownership than the owner/operator of the LFO~~ a platted, a residential area, public park, recreational area, church, cemetery ~~(excluding abandoned and personal historic cemeteries)~~, religious area, school, ~~state or nationally designated~~ historical site, and ~~Residential District~~. LFO's may locate closer than the specified distance if the owner of said property has granted an impact easement (distance waiver) and filed said documents against the property granting the easement.

- C. All LFO's over 20,000 Animal Units shall be required to obtain a new Conditional Use Permit prior to any expansion, unless it meets the standards of the exceptions in the Exceptions Section.

- D. The producer shall have a Pre-submission meeting with the Hall County Regional Planning Director and Hall County Building Inspector to discuss tentative plans and layouts prior to formal submission of the Conditional Use Permit for Livestock Feeding Operations.
 1. A proposed site plan and conditions or requirements of this regulation pending approval of application for a proposed operation and waste disposal plan from the Nebraska Department of Environmental Quality (NDEQ) or any other applicable State Agency.
 2. The applicant shall submit all pertinent materials and designs, as per the Conditional Use Permit Application for Livestock Feeding Operations.
 3. The applicant shall file a copy of the proposed Operation and Maintenance Plan and proposed Manure Management Plan. The approved plans shall be submitted after NDEQ approval if different from the proposed. Said plans shall be filed with the Hall County Regional Planning Director.
 4. Shall also file a copy of all approved NDEQ plans and permits with the Hall County Regional Planning Director within 30 days after they are issued by the NDEQ.
 5. An annual manure management plan shall be submitted to the Hall County Regional Planning Director which shall follow "best possible management practices" as specified by NDEQ in order to protect the environment, as well as the health, safety and general welfare of the public and their property values.
 6. If stockpiling of animal waste and/or composting of dead carcasses, as per State Statutes, are part of the manure management plan, the waste shall be maintained in an area as outlined in Table 1 of this Section. Said area shall also located on the proposed site plan indicated in number (A) above.
 7. All ground surfaces within outside livestock pens shall be maintained to insure proper drainage of animal waste and storm or surface runoff in such a manner as to minimize

- manure from being carried into any roadway ditch, drainage area or onto a neighbor's property.
8. In no event shall any manure storage unit or system be constructed where the bottom of the unit or system is either in contact with or below the existing water table where the unit or system is to be constructed. Application of manure in flooded areas of standing water shall be prohibited.
 9. All runoff or waste generated by an LFO facility shall be contained within the associated farming operation, or, on the premises upon which the confined feeding facility or feedlot is located. The applicant must verify that all runoff control ponds, lagoons, methods of manure disposal and dust control measures are designed to minimize offer and air pollution, and avoid surface or groundwater contamination as regulated by the State of Nebraska.
 10. The setbacks from an LFO to any non-farm dwelling, other residence or other LFO are as follows in Table 2:
5. Exceptions:
- A. Any Class I Livestock Feeding Operation use in existence as of the effective date of this Resolution, and which is located within the minimum spacing distance in Table 1 to any church, school, public use, other LFO or single-family dwelling within the current class or to the next class, may expand in animal units and/or land area under a Conditional Use Permit, provided the proposed expansion complies with all of the following limitations:
1. Such expansion will not decrease the distance from the LFO use to any church, school, public use, other LFO or single-family dwelling not of the same ownership and not on the same premises with said LFO which is less than the minimum prescribed spacing distance.
 2. Any physical expansion of the existing LFO shall be immediately contiguous with the facilities of the existing LFO.
 3. Such expansion may occur in phases over time, but in no event shall such expansion(s) result in a LFO that is more than 50% larger in animal units than the one-time capacity of the use which existed as of the effective date of this Resolution. Any expansion beyond this limitation is prohibited unless a Conditional Use Permit for expansion that meets all requirements is heard by the Planning Commission and authorized by the County Board of Supervisors.
 4. If such expansion results in such LFO being required to obtain a new construction permit from NDEQ, introduction of additional animals shall be prohibited until said permit is issued by NDEQ or other applicable or successor agency has been issued and such LFO shall be operated at all times in a manner consistent with the requirements of said permit and applicable regulations of this Resolution.

4.02.05. Accessory Uses

The following accessory buildings and uses are permitted in the A-1 District.

1. Buildings and uses customarily incidental to the permitted and conditional uses.
2. Home occupation.
3. Temporary buildings and uses incidental to construction work which shall be removed upon the completion or abandonment of the construction work.

4.02.06 Lot Requirements and Intensity of Use

1. The following table lists the minimum lot requirements and maximum building requirements in an A-1 District. These requirements shall be followed unless otherwise modified by this Resolution

Uses	Min Lot Area (acres)	Min. Lot Width (feet)	Setbacks			Max. Lot Coverage	Min Lot Area per dwelling unit (sq. ft.)	Max. Building Height (feet)
			Front Yard (feet)	Rear Yard (feet)	Side Yard (feet)			
Permitted Uses	20	100	35	35	20	10%	20,000	35¹
Conditional Uses	20	100	35	35	20	10%	20,000	35¹

ARTICLE 4: DISTRICTS AND INTERPRETATION OF DISTRICT BOUNDARIES

Agricultural uses	1	100	35	35	20	10%	20,000	35¹
--------------------------	----------	------------	-----------	-----------	-----------	------------	---------------	-----------------------

¹for structures intended for human occupancy, all others no restrictions.

2. The following requirements are allowed in specific situations within the jurisdiction of Hall County. These requirements are:

A. ANY PERSON OR PERSONS WHO:

- (1) owns a tract of 80 acres or more may sell one tract per 80 acres for a single family dwelling, providing such sale has not been previously exercised on the large tract; and/or
- (2) owns an existing ranch or farm dwelling that is 10 years old or more may sell a tract containing such dwelling;
- (3) providing the following space limitations are complied with:

Min Lot Area (sq. ft.)	Min. Lot Width (feet)	Setbacks			Max. Lot Coverage	Max. Building Height (feet)
		Front Yard (feet)	Rear Yard (feet)	Side Yard (feet)		
20,000	80	30	25	15	40%	35¹

¹for structures intended for human occupancy, all others no restrictions.

4.02.07 Prohibited Uses

1. Any use not specifically listed as a permitted principal use or permitted accessory use.

4.02.08. Supplementary Regulations

1. Residential dwelling units on non-agricultural land existing at the time of passage of these regulations, may construct accessory structures, make repairs, replace, remodel, rebuild or replace the residential structure in case of damage regardless of the percent of damage or extent of structural change provided the use does not change.

~~A.~~ All new and existing livestock feeding operations and farms with livestock of 300 animal units or ~~less-more~~ shall require a no-fee livestock registration permit. In addition, all new or expanded Livestock Feeding Operations of over ~~35000~~ animal units shall ~~meet the minimum setback/separation requirements with 25 points (or have impact easements) and NDEQ requirements with 25 points (NDEQ requirements can be met after issuance of the conditional use permit but prior to operation) and score at least 25 additional points for a minimum score of 75 points on the Livestock Siting Matrix found in Appendix B and~~ require a Conditional Use Permit ~~as subject to in Section 4.03, subsection B of this Article.~~

A. New ~~non-farm~~ residences shall be located no less than at the following distances and those shown in Table 2: ~~Non-farm~~ Residential~~tee~~ Spacing and Distance, from an existing ~~permitted~~ agricultural operation having ~~between more than 50 and 300~~ animal units and an LFO based upon the type of operation. ~~New residences may be located closer to an LFO if the owner of such residence has been granted an impact easement from the owner of the LFO and the owner of the residence has granted an impact easement to the LFO.. Both easements shall be filed with the Register of Deeds.~~

TABLE 2: ~~NON-FARM~~ RESIDENTIAL~~CE~~ SPACING AND DISTANCE (Distances given in feet)

	301-1,000	1001-5,000	5,001-20,000	20,000+
New Residence* near open lots	1,980	3,960	3,960	5,940
New Residence* near ECH	1,980	7,920	7,920	11,880

*This shall not prohibit building a residence within the specified distance as part of the farming/feeding operation.

Section 4.03: A-2 ~~Secondary~~ Agricultural ~~Secondary~~ District

4.03.01 Intent

The intent of this district is to recognize the agricultural uses of land and communities; to encourage the continued use of that land which is suitable for agriculture, but limit the land uses that may be a detriment to the efficient pursuit of agricultural production.

4.03.02 Permitted Principal Uses

The following principal uses are permitted in the A-2 ~~Secondary~~ Agricultural ~~Secondary~~ District:

1. Agriculture, farming, dairy farming, livestock and poultry raising, and all uses commonly classed as agricultural, with no restrictions as to operation of such vehicles or machinery as are customarily incidental to such uses, and with no restrictions as to the sale or marketing of products raised on the premises; provided that the operation is no more than 500 animal units and, that any building, structure or yard for the raising, confinement, housing, or sale of livestock or poultry shall be located at least 1,320 feet from a neighbor's dwelling, and further provided, that there shall be no feeding, spreading, accumulation or disposal of garbage, rubbish, or offal on any open surface of the land.
2. Churches and publicly owned and operated community buildings, public museums, public libraries.
3. Single-family dwellings, provided the intensity of use and all other requirements of this district are met. In no case are single-family dwellings permitted on tracts without legal access to an improved road.
4. Fish hatcheries, apiaries, aviaries.
5. Forests and wildlife reservations, or similar conservation projects.
6. Fur farming for the raising of fur bearing animals.
7. Golf courses and clubhouses customarily accessory thereto, except miniature golf, driving ranges and other similar activities operated as a business.
8. Hospitals, sanitariums, homes for the aged and feeble minded.
9. Private Kennels, provided the buildings and pens shall be located at least 100 feet from the property line and 300 feet from any neighboring residence.
10. Mushroom barns and caves.
11. Nurseries, greenhouses, and truck gardens.
12. Philanthropic or eleemosynary institutions.
13. Picnic groves.
14. Publicly owned parks and playgrounds, including public recreation or service building within such parks, public administrative building, police and fire stations and public utility buildings and structures.
15. Public schools, elementary and high, and private schools with curriculum equivalent to that of a public elementary or high school, and institutions of higher learning, including stadiums and dormitories in conjunction, if located on the campus.
16. Railroad rights-of-way not including railroad yards.
17. Riding stables and riding tracks.
18. Cemeteries and mortuaries.
- ~~18-19.~~ *Keeping of livestock on properties of less than 20 acres at a density not to exceed 2 animal units per acre regardless of other setback requirements*
- ~~19-20.~~ All Permitted Uses as indicated in the Zoning Matrix.

4.03.03 Conditional Uses

The following conditional uses may be allowed as per Article 5 of this Resolution. Approval shall depend upon the ability of the application to meet specific minimum conditions/requirements. The final consideration may require additional conditions to be met that are specific to the site in question.

1. Airports and heliports.
2. Bed and breakfast residence subject to the following conditions in addition to those imposed by the Governing Body:
 - A. The bed and breakfast residence shall be within a conforming single-family dwelling.
 - B. Guest rooms shall be within the principal residential building only and not within an accessory building.

- C. Each room that is designated for guest occupancy must be provided with a smoke detector which is kept in good working order.
 - D. Two (2) off-street parking spaces shall be provided for each dwelling unit plus one (1) off-street parking space for each sleeping room designated for guests. Such parking areas shall not be within the required front or side yards.
 - E. One (1) identification sign on not more than four (4) square feet of sign area shall be permitted.
3. Commercial kennels and facilities for the raising, breeding and boarding of dogs and other small animals, including exotic, non-farm and non-domestic animals, provided that all buildings and facilities be at least 100 feet from the property line and 300 feet from any neighboring residence.
4. Industrial uses as provided in the Zoning Matrix and the following minimum conditions are met:
- A. Meets minimum lot requirements as established by this Resolution.
 - B. Meets minimum off-street parking requirements as established by this Resolution.
 - C. Meets minimum sanitary sewer requirements for the proposed use.
 - D. The lot(s) takes access from an improved county road or highway or are along a developed public or private road that accesses an improved county road or highway.
5. Commercial uses as provided in the Zoning Matrix and the following minimum conditions are met:
- A. Meets minimum lot requirements as established by this Resolution.
 - B. Meets minimum off-street parking requirements as established by this Resolution.
 - C. Meets minimum sanitary sewer requirements for the proposed use.
 - D. The lot(s) takes access from an improved county road or highway or are along a developed public or private road that accesses an improved county road or highway.
6. All other Conditional Uses as indicated within the Zoning Matrix, provided the following minimum conditions are met:
- A. Meets minimum lot requirements as established by this Resolution.
 - B. Meets minimum off-street parking requirements as established by this Resolution.
 - C. Meets minimum sanitary sewer requirements for the proposed use.
 - D. The lot(s) takes access from an improved county road or highway or are along a developed public or private road that accesses an improved county road or highway.
7. Farm and industrial equipment sales
8. Development of natural resources and the extraction of raw materials, such as rock, gravel, sand and soil and conditions referred to in Section 6.02 of the Supplemental Regulations.
9. Wind Energy systems
10. The application of manure by any livestock feeding operation (LFO as defined in these Regulations) from inside or outside the County.
11. Utility installations such as electric substations, sewer lift stations, telephone exchanges, gas regulators and major transmission lines (not including utility office, repair, storage or production facilities).
12. Radio, Cellular and television towers and transmitters and subject to the requirements of Section 6.01 of the Supplemental Regulations.

4.03.04 Permitted Accessory Uses.

The following accessory buildings and uses are permitted in the A-2 District.

- 1. Buildings and uses customarily incidental to the permitted and conditional uses.
 - 2. Home occupation.
 - 3. Temporary buildings and uses incidental to construction work and shall be removed upon the completion or abandonment of the construction work.

4.03.05 Area and Intensity Regulations

In the A-2 - ~~Secondary~~
~~-Agricultural~~ Secondary District the height of buildings, the minimum dimensions of lots and yards, and the minimum lot area per family permitted on any lot shall be as follows:

The minimum lot requirements shall be as follows:

Uses	Min Lot Area (acres)	Min. Lot Width (feet)	Setbacks			Max. Lot Coverage	Min Lot Area per dwelling unit (sq. ft.)	Max. Building Height (feet)
			Front Yard (feet)	Rear Yard (feet)	Side Yard (feet)			
Permitted Uses	3	100	30	25	15	25%	20,000²	35¹
Conditional Uses	3	100	30	25	15	25%	20,000²	35¹

¹ for structures intended for human occupancy, all others no restrictions.

4.03.06 Prohibited Uses

Any use not specifically listed as a permitted principal use or permitted accessory use.

Hall County Nebraska Animal Feeding Operation Siting Matrix

Livestock Operation Name
 Address
 Legal Description
 Acreage of Property Owned with Operation

BASIC INFORMATION

A Livestock Operation Size		Number		Points	Score
1	Number of animals (for multiple species or production phases, record separately)				
2	Animal Units (see Animal Units tab for calculator)				
		Yes	No		
1	Class II or Larger+ livestock operation (1,001 animal units or more)				
2					
3					

NDEQ STATUS

B Environmental Protection Plans		Yes	No	Points	Score
1	NDEQ has issued letter that no construction and/or operating permit is required			25	
2	All NDEQ construction and operating permit(s) will be in place prior to operation, as required, including the following (if not applicable, write NA):			25	
3	Nutrient Management Plan				
4	Animal Mortality Management Plan				
5	Request for Inspection of Animal Feeding Operation (Title 130 - Form A)				
6	Permit Application (Title 130 - Form B)				
7	Applicant Disclosure (Title 130 - Form C)				
8	Livestock Feeding Operation Narrative				
9	Livestock Feeding Operation Site Plan, Construction Drawings, and Maps				
10	Construction Quality Assurance Plan				
11	Manure Production and Storage/Treatment Calculations				
12	Operation and Maintenance Plan				
13	Chemical Management Plan				
14	Emergency Response Plan				
15	Sludge Management Plan				
16	Livestock Operation Closure Plan				
17	Best Management Practices for Odor Control				
SUBTOTAL (subtotal not to exceed 25 points for this section)					0

SETBACKS/SEPARATION DISTANCES

C Siting relative to dwellings and public places (refer to Separation Distances tab)		Yes	No	Points	Score
1	Separation meets or exceeds county setbacks, or an impact easement / distance waiver is in place			25	
SUBTOTAL (total not to exceed 25 points for this section)					0

OTHER CONSIDERATIONS

D Environmental Compliance Record		Yes	No	Points	Score
1	Owner has operated an animal feeding operation (AFO) for at least 5 years AND is in good standing with all State and Federal enforcement agencies			5	
SUBTOTAL					0
E Water Quality Protection - Livestock Facilities		Yes	No	Points	Score
1	The majority of animals housed within a confinement building			2	
	For only the facility that contains the majority of manure or effluent, select any that describe the livestock waste control facility:	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
2	Open lot with stockpile			0	
3	Vegetative treatment system for runoff			1	
4	Runoff containment structures			2	
5	Roofed manure containment			2	
6	Concrete-equivalent containment structure			2	
7	Clay-lined or Geomembrane-lined containment structure			1	
10	Additional storage capacity (25% or more than NDEQ requirements)			2	
8	Select the smallest separation distance between any well used for domestic purposes and a Livestock Waste Control Facility:	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	100 to 150 feet			0	
	151 to 300 feet			1	
	301 feet to 1,000 feet			2	
SUBTOTAL (total not to exceed 15 points for this section)					0

F Odor and Dust Control for Facilities		Yes	No	Points	Score
	Check all that apply for the majority of animal confinement or manure storage:	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
1	Biofilter treatment of exhaust air from fans (primarily for odor control)			3	
2	Oil/water sprinkling for dust control in animal areas			2	
3	Electrostatic/Ionization system for dust control in animal areas			2	
4	Windbreaks placed to intercept air emissions			2	
5	Solids routinely separated from liquids and:			1	
	Stockpiled for later application to land			0	
	Composted, dried and used for bedding, or equivalently treated.			1	
6	Cover on manure storage or first (settling) cell of multi-cell system			1	
	Impermeable cover with flare or gas treatment			2	
7	Aerobic treatment			1	
8	Anaerobic digester			3	
9	Other supplemental odor reduction measures (supported by verifiable scientific data)			2	
SUBTOTAL					0

G Manure Application Practices		Yes	No	Points	Score
1	Select the <u>primary method of manure application under normal conditions for the majority of manure applied</u> and indicate any <u>control practices followed for application to 50% or more of the land receiving manure</u> :				
1a	Subsurface application (also referred to as "injection")			3	
1b	Surface-applied solids			-2	
	Incorporated within 2 days of application			3	
	Incorporated within 3 to 7 days of application			2	
	Incorporated prior to planting but more than 7 days after application			1	
1c	Surface-applied slurry or effluent (excl. sprinkler irrigation)			-5	
	Application equipment discourages drift and encourages entry into soil			2	
	Incorporated within 2 days of application			3	
	Incorporated within 3 to 7 days of application			1	
1d	Sprinkler irrigation			-3	
	Utilize drop nozzles or distribution hoses			1	
	Utilize a monitoring and alarm system			1	
	Irrigation distribution system has a complete disconnect from the water source or appropriate mechanical devices, as specified by NDEQ, during application			1	
	Irrigation distribution system does NOT have a complete disconnect from the water source during application or appropriate mechanical devices, as specified by NDEQ			-2	
2	Cover conditions for manure application (Indicate all that apply for the selected method and majority of land receiving manure)				
	Conservation tillage is implemented			1	
	No-till farming is implemented			2	
	Application is primarily to fields with a growing crop			1	
	Application is primarily to fields with an established crop canopy			2	
	Cover crops or additional approved erosion-control practices are used			2	
	SUBTOTAL (total not to exceed 6 points for this section)				0
H Manure Application Separation		Yes	No	Points	Score
1	Additional separation provided, above and beyond minimum requirements, from land application areas to closest dwelling or public place. Applies to all application areas.				
	Additional 50 to 100 feet			1	
	Additional 101 to 500 feet			2	
	Additional 501 to 1,320 feet			3	
	Additional 1,321 to 2,640 feet			4	
	Additional 2,641 feet and greater			5	
2	Vegetative buffer (minimum 50 feet width) will be maintained between land application areas and any dwellings or public places			2	
3	Vegetative buffer (minimum 50 feet width) will be maintained between land application areas and any surface waters			3	
4	Vegetative buffers present on 25 to 50% of natural surface drains on all application areas			1	
5	Vegetative buffers present on 51 to 100% of natural surface drains			3	
	SUBTOTAL				0

I Additional Assurance of Environmental Protection		Yes	No	Points	Score
1	Assurance that the following plans will be kept current, displayed and/or readily accessible on site, and included in training procedures during operation:				
	Operation and Maintenance Plan			1	
	Animal Mortality Composting Plan			1	
	Chemical Management Plan			1	
	Emergency Response Plan			1	
	BMP for Odor Control Plan			1	
	Nutrient Management Plan			1	
2	Assurance that earthen livestock waste control facilities having compacted-soil liners will be constructed to meet and be verified as having a permeability rate ≤ 0.125 inch/day			1	
3	Assurance that earthen livestock waste control facilities having geomembrane liners will be installed according to the construction quality assurance / quality control plan and documentation will be maintained			1	
SUBTOTAL					0
J Traffic		Yes	No	Points	Score
1	Main entrance to livestock operation located on minimum maintenance road			-3	
2	Livestock operation has a cost-share agreement with the county for road maintenance			5	
3	Vehicle entrance and turnaround is designed so that traffic will not be required to back into the livestock operation from the county road			3	
4	Heavy vehicle route established that avoids bridges or roads with weight restrictions			3	
5	For the primary application method under normal conditions, the livestock operation can avoid county roads to apply:				
	Up to 25% of manure nutrients generated			1	
	25 to 50% of manure nutrients generated			2	
	More than 50% manure nutrients generated			3	
SUBTOTAL					0

K Authorized Representative and Manager Residency		Yes	No	Points	Score
1	Authorized representative lives or will live within one year of beginning operation:	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
2	On the site or within the separation distance for odor	<input type="checkbox"/>	<input type="checkbox"/>	5	
3	Between separation distance for odor and 10 miles of the livestock operation	<input type="checkbox"/>	<input type="checkbox"/>	3	
4	Between 10 miles and 50 miles of the livestock operation	<input type="checkbox"/>	<input type="checkbox"/>	1	
5	Manager lives or will live within one year of beginning of operation:	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
6	On the site or within the separation distance for odor	<input type="checkbox"/>	<input type="checkbox"/>	5	
7	Between separation distance for odor and 10 miles of the livestock operation	<input type="checkbox"/>	<input type="checkbox"/>	3	
8	Between 10 miles 50 miles of the livestock operation	<input type="checkbox"/>	<input type="checkbox"/>	1	
SUBTOTAL					0
L Economic Impact Factors		Yes	No	Points	Score
1	Will add property value as of county permit issue date by:	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	\$50,000-\$250,000	<input type="checkbox"/>	<input type="checkbox"/>	1	
	\$250,000-500,000	<input type="checkbox"/>	<input type="checkbox"/>	2	
	\$500,000-\$1,000,000	<input type="checkbox"/>	<input type="checkbox"/>	3	
	More than \$1,000,000	<input type="checkbox"/>	<input type="checkbox"/>	4	
2	Will create the following number of new full-time or equivalent jobs:	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	1 to 3	<input type="checkbox"/>	<input type="checkbox"/>	1	
	4 to 9	<input type="checkbox"/>	<input type="checkbox"/>	2	
	10 or more	<input type="checkbox"/>	<input type="checkbox"/>	3	
SUBTOTAL					0
M Landscape and Aesthetic Appearance		Yes	No	Points	Score
	Check all that will apply:	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
1	Landscaping plan will be implemented	<input type="checkbox"/>	<input type="checkbox"/>	2	
2	Visual barriers (i.e. fences, gating, trees) will be put in place	<input type="checkbox"/>	<input type="checkbox"/>	2	
3	Animal mortality will be managed so as to not be viewable from a public road	<input type="checkbox"/>	<input type="checkbox"/>	1	
	Handling of animal mortalities will be viewable from public road	<input type="checkbox"/>	<input type="checkbox"/>	-3	
4	Site designed to facilitate clean surface water drainage away from livestock operation	<input type="checkbox"/>	<input type="checkbox"/>	2	
5	Separation distance of at least 1.5 times county required distance from centerline of frontage road to livestock facility	<input type="checkbox"/>	<input type="checkbox"/>	3	
SUBTOTAL					0
Cummulative Points					#REF!

Score (A project that reaches 75 points or above shall be granted a conditional/special use permit by the county) = **#REF!**



Hall County Regional Planning Commission

Wednesday, June 6, 2018

Regular Meeting

Item J1

Subdivision – Carey Subdivision Grand Island Final Plat

Staff Contact:



THE REGIONAL PLANNING COMMISSION of Hall
County, Grand Island, Wood River and the Villages
of Alda, Cairo and Doniphan, Nebraska

May 25th, 2018

Dear Members of the Board:

RE: Final Plat – Listed Subdivisions.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a list of Subdivision Plats, for properties located in Hall County, Nebraska as attached.

You are hereby notified that the Regional Planning Commission will consider these Subdivision Plats at the next meeting that will be held at 6:00 p.m. on June 6th, 2018, in the Community Meeting Room located in Grand Island's City Hall.

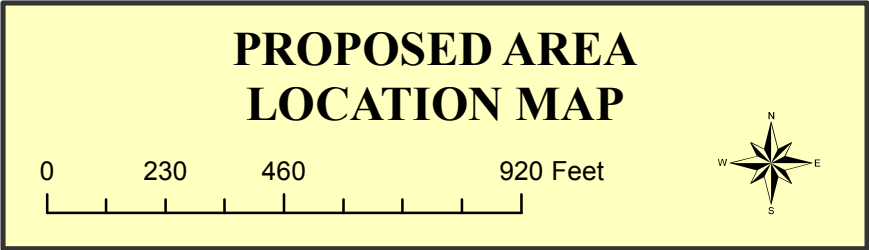
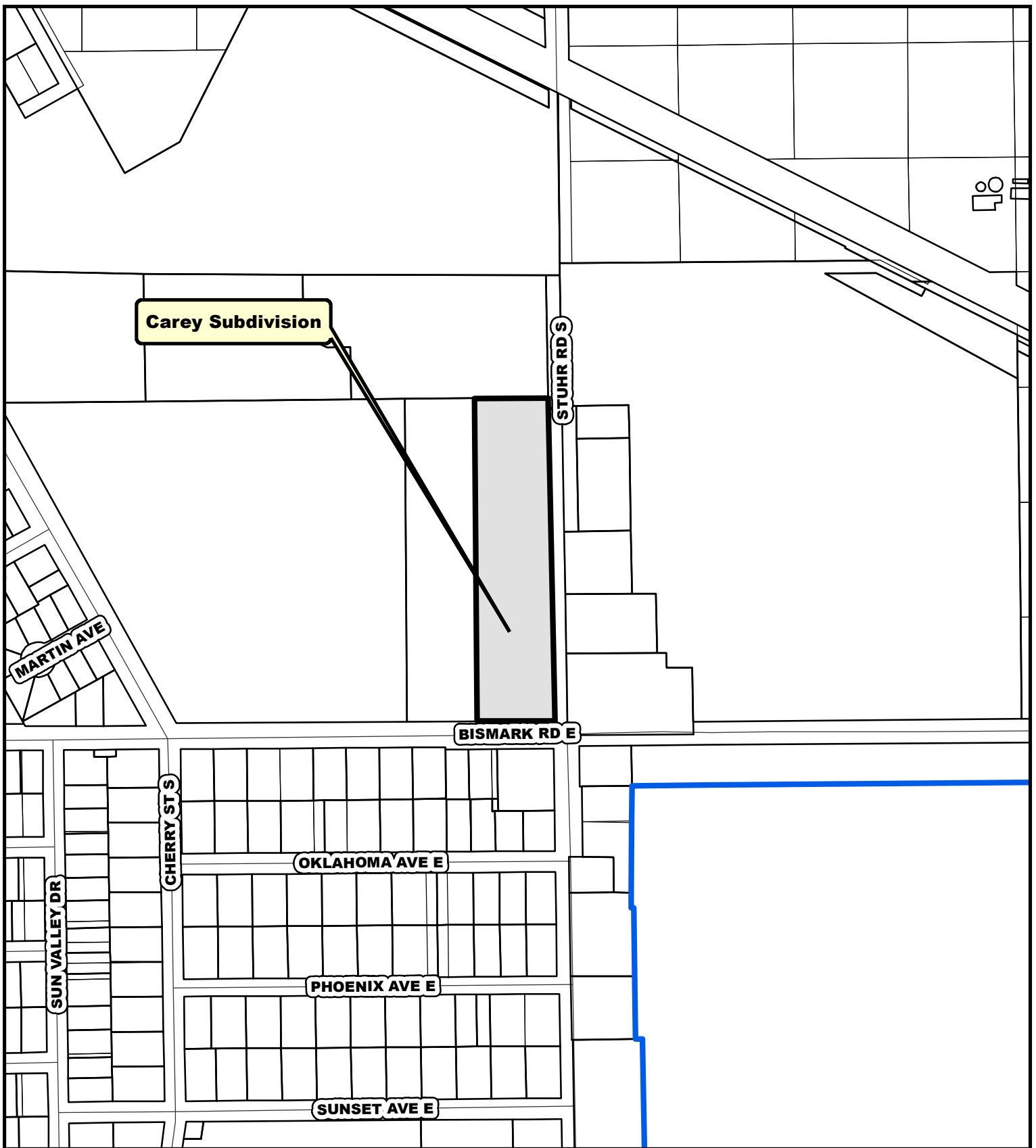
Sincerely,

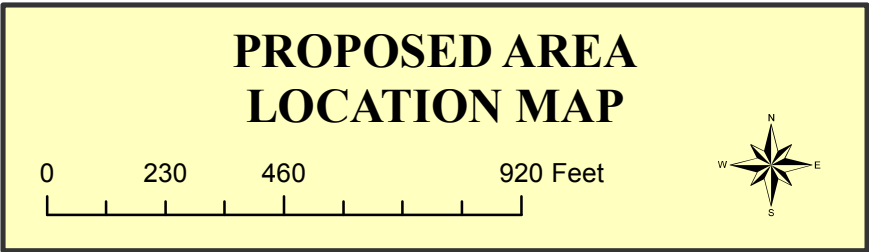
Chad Nabity, AICP
Planning Director

CC: City Clerk
City Attorney
City Public Works
City Utilities
City Building Director
County Assessor/Register of Deeds
Manager of Postal Operations
Stevens Land Surveying
Brian McMahon

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

Name	Acres	Lots	Legal Description
Carey Subdivision	4.695	2	A replat of all of lot 1, Bohmhart Subdivision, in the City of Grand Island, Hall County, Nebraska.
Copper Creek Estates 11 th Subdivision	1.71	8	A tract of land being part of the Northeast Quarter of the Northwest Quarter (NE1/4, NW1/4) and part of the Southeast Quarter of the Northwest Quarter (SE1/4, NW1/4) of Section Twenty-three (23), Township Eleven (11) North, Range Ten (10) West of the 6th P.M., in, Hall County, Nebraska.
Copper Creek Estates 12 th Subdivision	1.88	8	A tract of land being part of the Northeast Quarter of the Northwest Quarter (NE1/4, NW1/4) and part of the Southeast Quarter of the Northwest Quarter (SE1/4, NW1/4) of Section Twenty-three (23), Township Eleven (11) North, Range Ten (10) West of the 6th P.M., in, Grand Island, Hall County, Nebraska.
Copper Creek Estates 13 th Subdivision	3.37	13	A tract of land being part of the Northeast Quarter of the Northwest Quarter (NE1/4, NW1/4), part of the Northwest Quarter of the Northwest Quarter (NW1/4, NW1/4), part of the Southwest Quarter of the Northwest Quarter (SW1/4, NW1/4) and part of the Southeast Quarter of the Northwest Quarter (SE1/4, NW1/4) of Section Twenty-three (23), Township Eleven (11) North, Range Ten (10) West of the 6th P.M., in, Hall County, Nebraska.
Knuth 2 nd Subdivision	1.19	1	A tract of land being part of the Northwest Quarter of the Northeast Quarter (NW1/4, NE1/4) of Section Twelve (12), Township Ten (10) North, Range Ten (10) West of the 6th P.M., in, Hall County, Nebraska. This will be an addition to the City of Grand Island.
MCK Estates Subdivision	4.157	1	A tract of land consisting of part of the Northwest Quarter of (NW1/4) of Section Twelve (12), Township Nine (9) North, Range Ten (10) West of the 6th P.M., in, Hall County, Nebraska.
Nelson Subdivision	6.69	2	A tract of land being part of the Southwest Quarter of the Southeast Quarter (SW1/4, SE1/4) of Section Twenty-six (26), Township Ten (10) North, Range Nine (9) West of the 6th P.M., in, Hall County, Nebraska.
Prairie Creek Meadows 2 nd Subdivision	33.57	9	A tract of land comprising a part Northwest Quarter (NW 1/4) of Section Twenty (20), Township Twelve (12), Range Nine (9) West of the 6th P.M., in Hall County, Nebraska
Prairieview Plaza Subdivision	6.359	4	A replat of all of lot 1, Pedcor Subdivision, an addition to the City of Grand Island, Hall County, Nebraska.
RCI Subdivision	4.599	2	A tract of land comprising a part Northwest Quarter (NW 1/4) of the Southwest Quarter (NW 1/4, SW 1/4) Section Twenty-seven (27), Township Eleven (11), Range Nine (9) West of the 6th P.M., in the city of Grand Island, Hall County, Nebraska
Rief Acres Subdivision	3.592	1	A tract of land comprising a part Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4, SE 1/4) of Section Four (4), Township Ten (10), Range Nine (9) West of the 6th P.M., Hall County, Nebraska. This will be an addition to the City of Grand Island.
Schup Subdivision	4.84	1	A tract of land of Northeast Quarter (NE 1/4) of Section Thirty-three (33), Township Ten (10), Range Nine (9) West of the 6th P.M., Hall County, Nebraska





CAREY SUBDIVISION

IN THE CITY OF GRAND ISLAND

HALL COUNTY, NEBRASKA

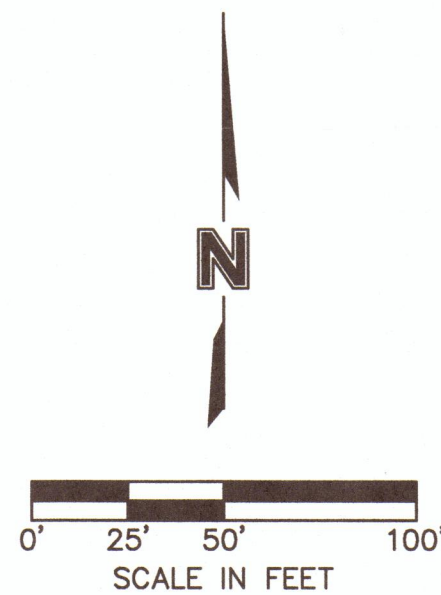
SITE PLAT

LEGAL DESCRIPTION

A REPLAT OF ALL OF LOT 1, BOHNART SUBDIVISION, IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA. SAID TRACT CONTAINS A CALCULATED AREA OF 204,533.38 SQUARE FEET OR 4.695 ACRES MORE OR LESS.

LEGEND

	SECTION CORNER
	SET CORNER (5/8"x24" REBAR W/CAP)
	FOUND CORNER (5/8" REBAR)
	CALCULATED CORNER
	PROPERTY LINE
	SECTION LINE
	SUBDIVISION LINE
	NEW PROPERTY LINE
	MEASURED DISTANCE
	PLATTED DISTANCE
	BUILDING LINE
	CONCRETE
	ASPHALT
	FIRE HYDRANT
	POWER POLE



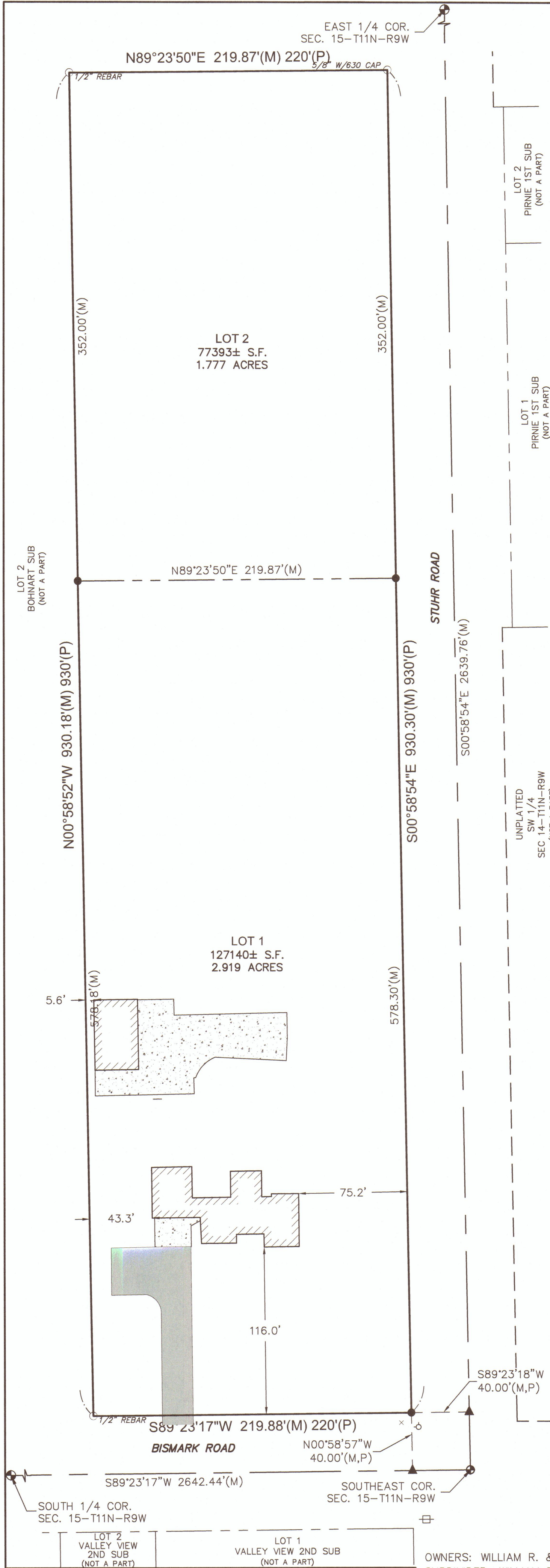
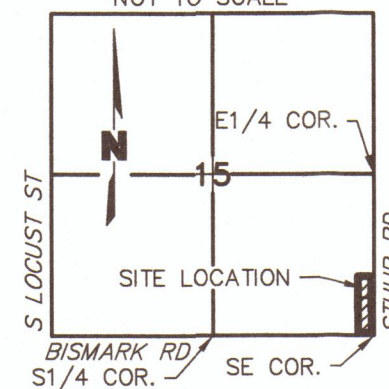
SECTION TIES

EAST 1/4 CORNER, SEC. 15-T11N-R9W
FOUND STEM SURVEY MARKER IN ASPHALT
E 1.00' TO CENTERLINE OF STUHR RD
S 35.10' TO CENTERLINE OF SWIFT RD
SSW 94.20' TO TOP CENTER OF FIRE HYDRANT
ENE 71.75' TO NAIL w/WASHER IN POWER POLE
SW 69.63' TO REDHEAD NAIL IN POWER POLE

SOUTHEAST CORNER, SEC. 15-T11N-R9W
FOUND 1/2" PIPE IN ASPHALT
NW 57.82' TO TOP CENTER OF CONCRETE WITNESS CORNER
NW 46.32' TO TO CENTER OF FIRE HYDRANT
NW 56.75' TO 5/8" REBAR w/PSC 674
SW 45.94' TO PC NAIL IN POWER POLE

SOUTH 1/4 CORNER, SEC. 15-T11N-R9W
FOUND ALUMINUM CAP IN CONCRETE
S 33.22' TO TOP CENTER OF CONCRETE WITNESS CORNER
N 27.43' TO REDHEAD NAIL IN POWER POLE
N 0.50' TO CENTERLINE OF BISMARK RD
WNW 154.24' TO TOP CENTER OF FIRE HYDRANT

LOCATION MAP



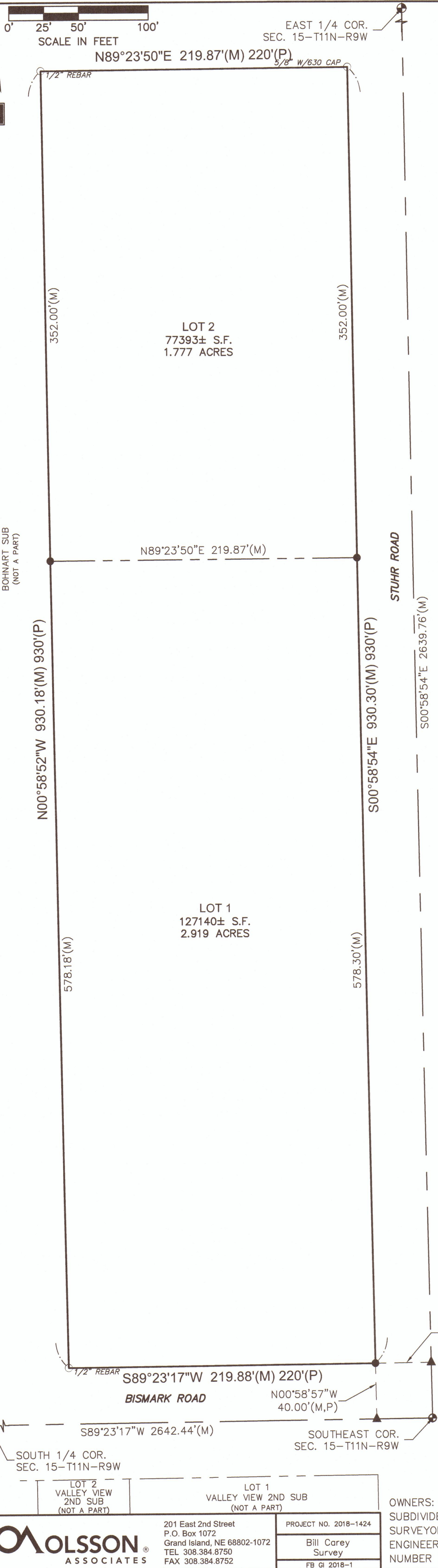
OWNERS: WILLIAM R. & KRISTINE L. CAREY
SUBDIVIDER: WILLIAM R. & KRISTINE L. CAREY
SURVEYOR: OLSSON ASSOCIATES
ENGINEER: OLSSON ASSOCIATES
NUMBER OF LOTS: 2

OLSSON ASSOCIATES

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

PROJECT NO. 2018-1424
Bill Carey
Survey
FB GI 2018-1

DWG: F:\2018\1001-1500\018-1424\40-Design\Survey\SRVY\Sheets\V_FPT_81424.dwg USER: jjimenez
DATE: May 17, 2018 2:29pm XREFS: V_XTPO_81424 V_RWAY_81424



CAREY SUBDIVISION

IN THE CITY OF GRAND ISLAND

HALL COUNTY, NEBRASKA

FINAL PLAT

LEGAL DESCRIPTION

A REPLAT OF ALL OF LOT 1, BOHNART SUBDIVISION, IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA. SAID TRACT CONTAINS A CALCULATED AREA OF 204,533.38 SQUARE FEET OR 4.695 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON _____, 2018, I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION, OF A TRACT OF LAND CONSISTING OF A REPLAT OF ALL OF LOT 1, BOHNART SUBDIVISION, 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.

JESSE E. HURT, REGISTERED LAND SURVEYOR NUMBER, LS-674

DEDICATION OF PLAT

KNOW ALL MEN BY THESE PRESENTS, THAT WILLIAM R. CAREY AND KRISTINE L. CAREY, HUSBAND AND WIFE, BEING THE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "**CAREY SUBDIVISION**" A REPLAT OF ALL OF LOT 1, BOHNART SUBDIVISION, IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF AND DO HEREBY DEDICATE THE ROAD RIGHT OF WAY, AS SHOWN THEREON TO THE PUBLIC FOR THEIR USE FOREVER; AND HEREBY DEDICATE THE EASEMENTS, 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 EASEMENTS; 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 _____, 2018.

WILLIAM R. CAREY

KRISTINE L. CAREY

ACKNOWLEDGMENT

STATE OF NEBRASKA SS
COUNTY OF HALL

ON THIS ____ DAY OF _____, 2018, BEFORE ME _____, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED WILLIAM R. CAREY, HUSBAND, 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

ACKNOWLEDGMENT

STATE OF NEBRASKA SS
COUNTY OF HALL

ON THIS ____ DAY OF _____, 2018, BEFORE ME _____, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED KRISTINE L. CAREY, WIFE, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED HERETO AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HER 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

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 _____, 2018.

MAYOR

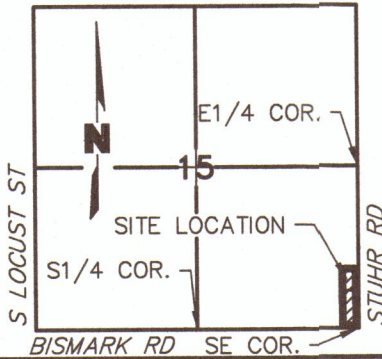
CITY CLERK

LEGEND

- SECTION CORNER
- SET CORNER (5/8"x24" REBAR W/CAP)
- FOUND CORNER (1/2" REBAR)
- CALCULATED CORNER
- PROPERTY LINE
- SECTION LINE
- SUBDIVISION LINE
- NEW PROPERTY LINE
- MEASURED DISTANCE
- PLATTED DISTANCE

LOCATION MAP

SEC. 15, T11N, R9W
NOT TO SCALE



SECTION TIES

EAST 1/4 CORNER, SEC. 15-T11N-R9W
FOUND STEM SURVEY MARKER IN ASPHALT
E 1.00' TO CENTERLINE OF STUHR RD
S 35.10' TO CENTERLINE OF SWIFT RD
SSW 94.20' TO TOP CENTER OF FIRE HYDRANT
ENE 71.75' TO NAIL w/WASHER IN POWER POLE
SW 69.63' TO REDHEAD NAIL IN POWER POLE

SOUTHEAST CORNER, SEC. 15-T11N-R9W
FOUND 1/2" PIPE IN ASPHALT
NW 57.82' TO TOP CENTER OF CONCRETE WITNESS CORNER
NW 46.32' TO TO CENTER OF FIRE HYDRANT
NW 56.75' TO 5/8" REBAR w/PSC 674
SW 45.94' TO PC NAIL IN POWER POLE

SOUTH 1/4 CORNER, SEC. 15-T11N-R9W
FOUND ALUMINUM CAP IN CONCRETE
S 33.22' TO TOP CENTER OF CONCRETE WITNESS CORNER
N 27.43' TO REDHEAD NAIL IN POWER POLE
N 0.50' TO CENTERLINE OF BISMARK RD
WNW 154.24' TO TOP CENTER OF FIRE HYDRANT

OWNERS: WILLIAM R. & KRISTINE L. CAREY
SUBDIVIDER: WILLIAM R. & KRISTINE L. CAREY
SURVEYOR: OLSSON ASSOCIATES
ENGINEER: OLSSON ASSOCIATES
NUMBER OF LOTS: 2

OLSSON ASSOCIATES

WG: F:\2018\1001-1500\018-1424\40-Design\Survey\SRVY\Sheets\V_FPT_81424.dwg
ATE: May 17, 2018 2:40pm XREFS: V_XTPO_81424 V_RWAY_81424

USER: jjimenez



Hall County Regional Planning Commission

Wednesday, June 6, 2018

Regular Meeting

Item J2

**Subdivision – Copper Creek 11th Estates Subdivision Grand
Island Final Plat**

Staff Contact:



THE REGIONAL PLANNING COMMISSION of Hall
County, Grand Island, Wood River and the Villages
of Alda, Cairo and Doniphan, Nebraska

May 25th, 2018

Dear Members of the Board:

RE: Final Plat – Listed Subdivisions.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a list of Subdivision Plats, for properties located in Hall County, Nebraska as attached.

You are hereby notified that the Regional Planning Commission will consider these Subdivision Plats at the next meeting that will be held at 6:00 p.m. on June 6th, 2018, in the Community Meeting Room located in Grand Island's City Hall.

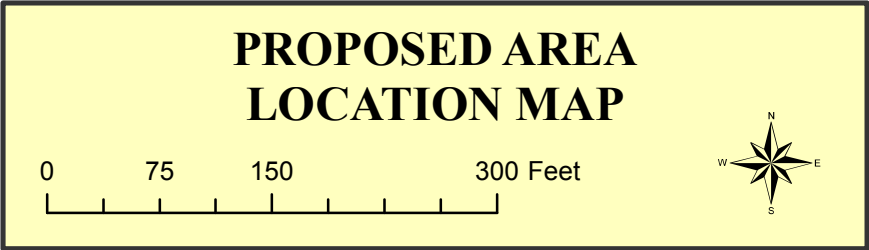
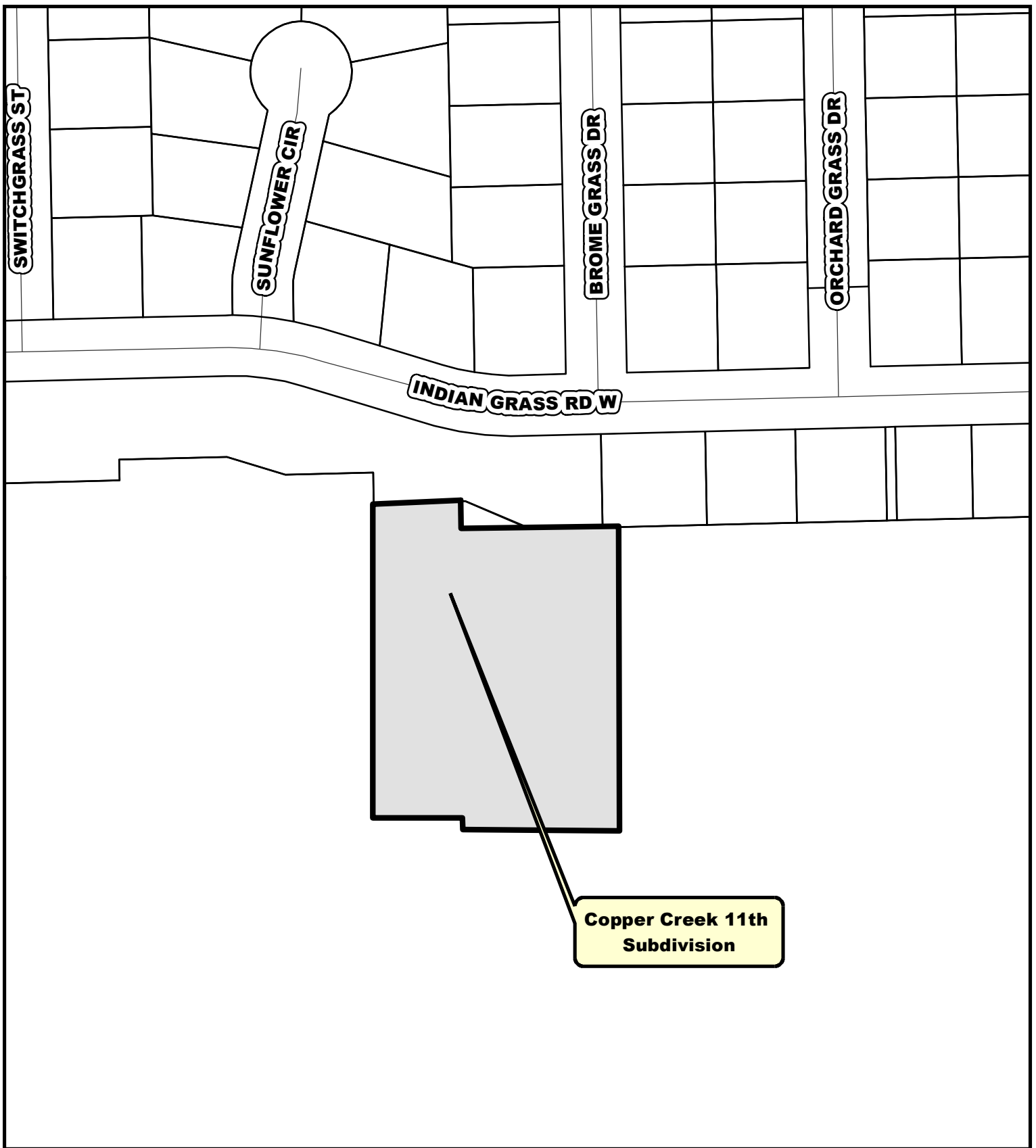
Sincerely,

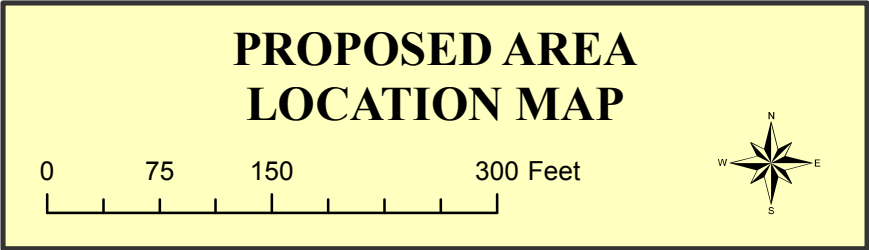
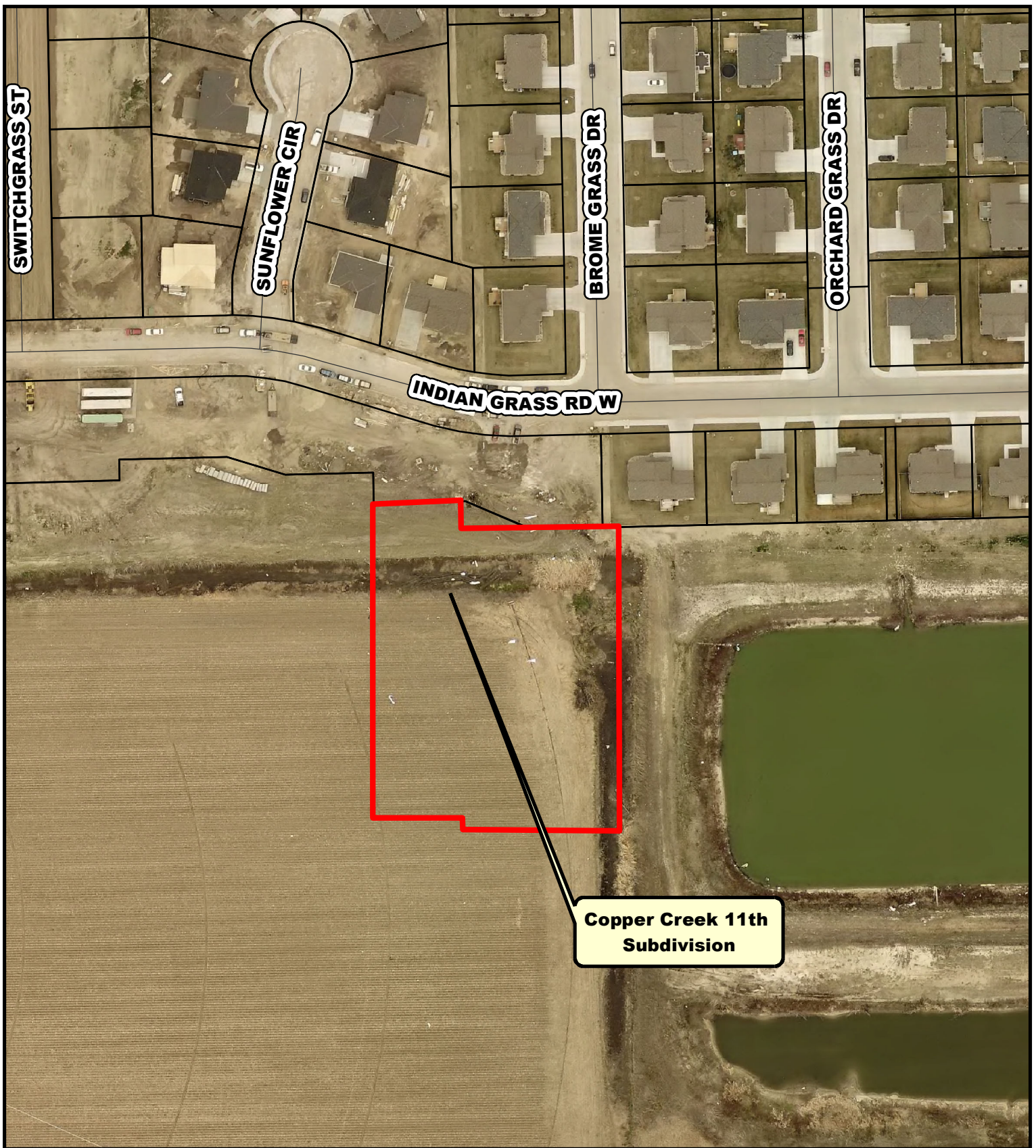
Chad Nabity, AICP
Planning Director

CC: City Clerk
City Attorney
City Public Works
City Utilities
City Building Director
County Assessor/Register of Deeds
Manager of Postal Operations
Stevens Land Surveying
Brian McMahon

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

Name	Acres	Lots	Legal Description
Carey Subdivision	4.695	2	A replat of all of lot 1, Bohmhart Subdivision, in the City of Grand Island, Hall County, Nebraska.
Copper Creek Estates 11 th Subdivision	1.71	8	A tract of land being part of the Northeast Quarter of the Northwest Quarter (NE1/4, NW1/4) and part of the Southeast Quarter of the Northwest Quarter (SE1/4, NW1/4) of Section Twenty-three (23), Township Eleven (11) North, Range Ten (10) West of the 6th P.M., in, Hall County, Nebraska.
Copper Creek Estates 12 th Subdivision	1.88	8	A tract of land being part of the Northeast Quarter of the Northwest Quarter (NE1/4, NW1/4) and part of the Southeast Quarter of the Northwest Quarter (SE1/4, NW1/4) of Section Twenty-three (23), Township Eleven (11) North, Range Ten (10) West of the 6th P.M., in, Grand Island, Hall County, Nebraska.
Copper Creek Estates 13 th Subdivision	3.37	13	A tract of land being part of the Northeast Quarter of the Northwest Quarter (NE1/4, NW1/4), part of the Northwest Quarter of the Northwest Quarter (NW1/4, NW1/4), part of the Southwest Quarter of the Northwest Quarter (SW1/4, NW1/4) and part of the Southeast Quarter of the Northwest Quarter (SE1/4, NW1/4) of Section Twenty-three (23), Township Eleven (11) North, Range Ten (10) West of the 6th P.M., in, Hall County, Nebraska.
Knuth 2 nd Subdivision	1.19	1	A tract of land being part of the Northwest Quarter of the Northeast Quarter (NW1/4, NE1/4) of Section Twelve (12), Township Ten (10) North, Range Ten (10) West of the 6th P.M., in, Hall County, Nebraska. This will be an addition to the City of Grand Island.
MCK Estates Subdivision	4.157	1	A tract of land consisting of part of the Northwest Quarter of (NW1/4) of Section Twelve (12), Township Nine (9) North, Range Ten (10) West of the 6th P.M., in, Hall County, Nebraska.
Nelson Subdivision	6.69	2	A tract of land being part of the Southwest Quarter of the Southeast Quarter (SW1/4, SE1/4) of Section Twenty-six (26), Township Ten (10) North, Range Nine (9) West of the 6th P.M., in, Hall County, Nebraska.
Prairie Creek Meadows 2 nd Subdivision	33.57	9	A tract of land comprising a part Northwest Quarter (NW 1/4) of Section Twenty (20), Township Twelve (12), Range Nine (9) West of the 6th P.M., in Hall County, Nebraska
Prairieview Plaza Subdivision	6.359	4	A replat of all of lot 1, Pedcor Subdivision, an addition to the City of Grand Island, Hall County, Nebraska.
RCI Subdivision	4.599	2	A tract of land comprising a part Northwest Quarter (NW 1/4) of the Southwest Quarter (NW 1/4, SW 1/4) Section Twenty-seven (27), Township Eleven (11), Range Nine (9) West of the 6th P.M., in the city of Grand Island, Hall County, Nebraska
Rief Acres Subdivision	3.592	1	A tract of land comprising a part Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4, SE 1/4) of Section Four (4), Township Ten (10), Range Nine (9) West of the 6th P.M., Hall County, Nebraska. This will be an addition to the City of Grand Island.
Schup Subdivision	4.84	1	A tract of land of Northeast Quarter (NE 1/4) of Section Thirty-three (33), Township Ten (10), Range Nine (9) West of the 6th P.M., Hall County, Nebraska

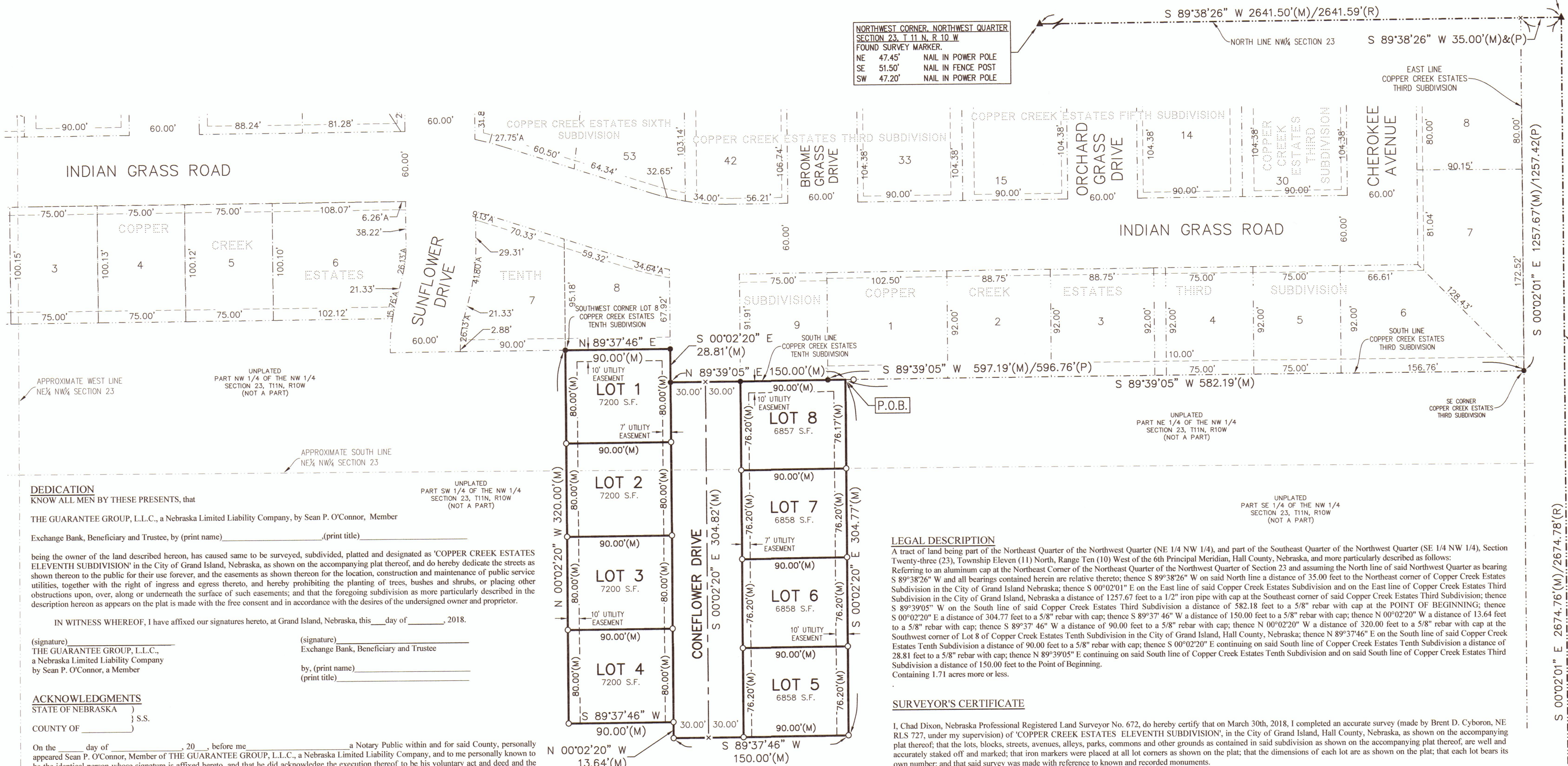




FINAL PLAT
-COPPER CREEK ESTATES ELEVENTH SUBDIVISION-
IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

NORTHEAST CORNER, NORTHWEST QUARTER
SECTION 23, T 11 N, R 10 W
FOUND ALUMINUM CAP.
NE 75.25' NAIL IN POWER POLE
S 31.19' NAIL IN GUY POLE
SW 48.23' 1/2" IRON PIPE

NORTHWEST CORNER, NORTHWEST QUARTER
SECTION 23, T 11 N, R 10 W
FOUND SURVEY MARKER
NE 47.45' NAIL IN POWER POLE
SE 51.50' NAIL IN FENCE POST
SW 47.20' NAIL IN POWER POLE



DEDICATION
KNOW ALL MEN BY THESE PRESENTS, that

THE GUARANTEE GROUP, L.L.C., a Nebraska Limited Liability Company, by Sean P. O'Connor, Member

Exchange Bank, Beneficiary and Trustee, by (print name) _____, (print title)

being the owner of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as 'COPPER CREEK ESTATES ELEVENTH 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 hereon as appears on the 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 our signatures hereto, at Grand Island, Nebraska, this ____ day of _____, 2018.

(signature)
THE GUARANTEE GROUP, L.L.C.,
a Nebraska Limited Liability Company
by Sean P. O'Connor, a Member

(signature)
Exchange Bank, Beneficiary and Trustee
by, (print name) _____
(print title)

ACKNOWLEDGMENTS
STATE OF NEBRASKA } S.S.
COUNTY OF _____ }

On the ____ day of _____, 20____, before me _____ a Notary Public within and for said County, personally appeared Sean P. O'Connor, Member of THE GUARANTEE GROUP, L.L.C., a Nebraska Limited Liability Company, and to me personally known to be the identical person whose signature is affixed hereto, and that he did acknowledge the execution thereof to be his voluntary act and deed of said Company and that he was empowered to make the above dedication for and in behalf of said Company.

(S E A L)

My commission expires _____ Notary Public

STATE OF _____ } S.S.
COUNTY OF _____ }

On the ____ day of _____, 20____, before me _____ a Notary Public within and for said County, personally appeared (print name) _____, (print title) _____ of Exchange Bank, Beneficiary and Trustee, and to me personally known to be the identical person whose signature is affixed hereto, and that he did acknowledge the execution thereof to be his voluntary act and deed of said Company and that he was empowered to make the above dedication for and in behalf of said Company.

(S E A L)

My commission expires _____ Notary Public

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

(SEAL)

CHAIRMAN (signature) _____ (date) _____

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

MAYOR _____ CITY CLERK _____

LEGAL DESCRIPTION

A tract of land being part of the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4), and part of the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4), Section Twenty-three (23), Township Eleven (11) North, Range Ten (10) West of the 6th Principal Meridian, Hall County, Nebraska, and more particularly described as follows: Referring to an aluminum cap at the Northeast Corner of the Northeast Quarter of Section 23 and assuming the North line of said Northwest Quarter as bearing S 89°38'26" W and all bearings contained herein are relative thereto; thence S 89°38'26" W on said North line a distance of 35.00 feet to the Northeast corner of Copper Creek Estates Third Subdivision in the City of Grand Island, Nebraska a distance of 1257.67 feet to a 1/2" iron pipe with cap at the Southeast corner of said Copper Creek Estates Third Subdivision; thence S 89°39'05" W on the South line of said Copper Creek Estates Third Subdivision a distance of 582.18 feet to a 5/8" rebar with cap at the POINT OF BEGINNING; thence S 00°02'20" E a distance of 304.77 feet to a 5/8" rebar with cap; thence S 89°37'46" W a distance of 150.00 feet to a 5/8" rebar with cap; thence N 00°02'20" W a distance of 13.64 feet to a 5/8" rebar with cap; thence S 89°37'46" W a distance of 90.00 feet to a 5/8" rebar with cap; thence N 00°02'20" W a distance of 320.00 feet to a 5/8" rebar with cap at the Southwest corner of Lot 8 of Copper Creek Estates Tenth Subdivision in the City of Grand Island, Hall County, Nebraska; thence N 89°37'46" E on the South line of said Copper Creek Estates Tenth Subdivision a distance of 90.00 feet to a 5/8" rebar with cap; thence S 00°02'20" E continuing on said South line of Copper Creek Estates Tenth Subdivision and on said South line of Copper Creek Estates Third Subdivision a distance of 150.00 feet to the Point of Beginning. Containing 1.71 acres more or less.

SURVEYOR'S CERTIFICATE

I, Chad Dixon, Nebraska Professional Registered Land Surveyor No. 672, do hereby certify that on March 30th, 2018, I completed an accurate survey (made by Brent D. Cyboron, NE RLS 727, under my supervision) of 'COPPER CREEK ESTATES ELEVENTH SUBDIVISION', in the City of Grand Island, 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 iron markers were placed at all lot corners as shown on the plat; 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)

Chad Dixon
Nebraska Professional Registered Land Surveyor No. 672

SOUTHEAST CORNER, NORTHWEST QUARTER
SECTION 23, T 11 N, R 10 W
FOUND 1/2" IRON PIPE.
W 34.76' 1/2" IRON PIPE
SE 18.30' NOTCH IN END OF IRON
PIPE CULVERT
SW 10.43' NOTCH IN END OF IRON
PIPE CULVERT

NOTES

This plat prepared May 2018 for:

The Guarantee Group LLC
PO Box 139
Grand Island, NE 68802

BY: Miller & Associates
1111 Central Avenue
Kearney, NE 68847

Current Zoning: R2
Proposed Zoning: R2
Minimum Setbacks:
25' Front Yard
20' Rear Yard
5' Side Yard

PARTY CHIEF: JARED YENDRA	SURVEY COMPLETED: MARCH 30, 2018
DRAWN BY: CHAD A. DIXON	REVISION
2510 N WEBB RD., GRAND ISLAND, NE 68803 Tel: 308-382-9229 Fax: 308-334-1146 www.miller-engineers.com	DATE & REASON
F.B. #	

HALL CO-GRAND ISLAND-COPPER CREEK ESTATES ELEVENTH SUBDIVISION



Hall County Regional Planning Commission

Wednesday, June 6, 2018

Regular Meeting

Item J3

**Subdivision – Copper Creek 12th Estates Subdivision Grand
Island Final Plat**

Staff Contact:



THE REGIONAL PLANNING COMMISSION of Hall
County, Grand Island, Wood River and the Villages
of Alda, Cairo and Doniphan, Nebraska

May 25th, 2018

Dear Members of the Board:

RE: Final Plat – Listed Subdivisions.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a list of Subdivision Plats, for properties located in Hall County, Nebraska as attached.

You are hereby notified that the Regional Planning Commission will consider these Subdivision Plats at the next meeting that will be held at 6:00 p.m. on June 6th, 2018, in the Community Meeting Room located in Grand Island's City Hall.

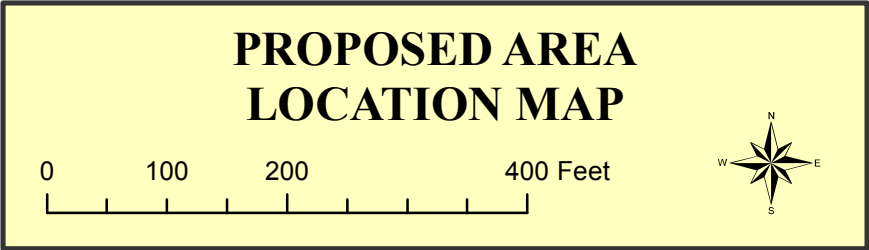
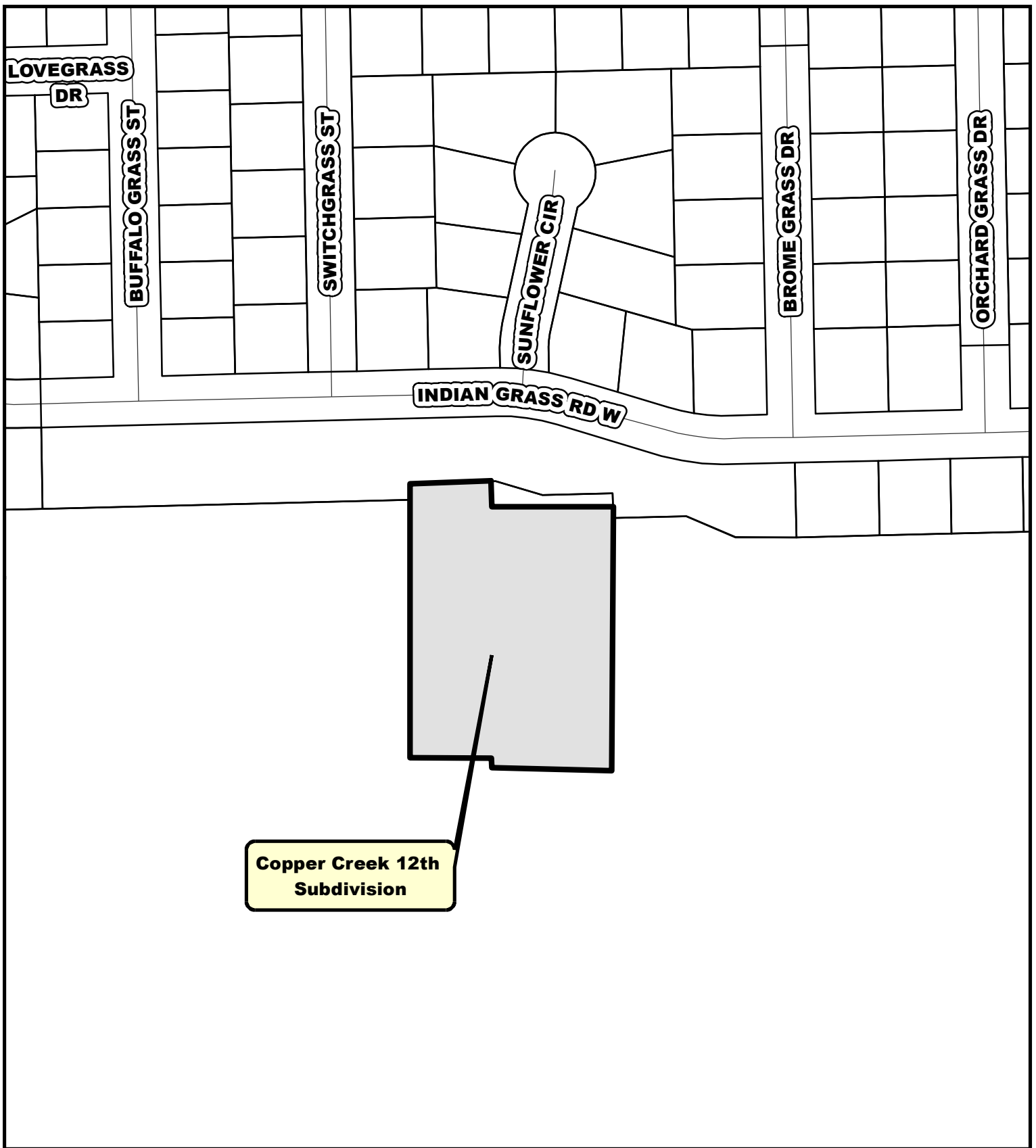
Sincerely,

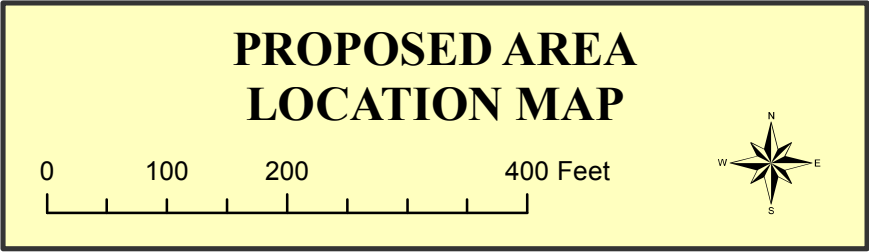
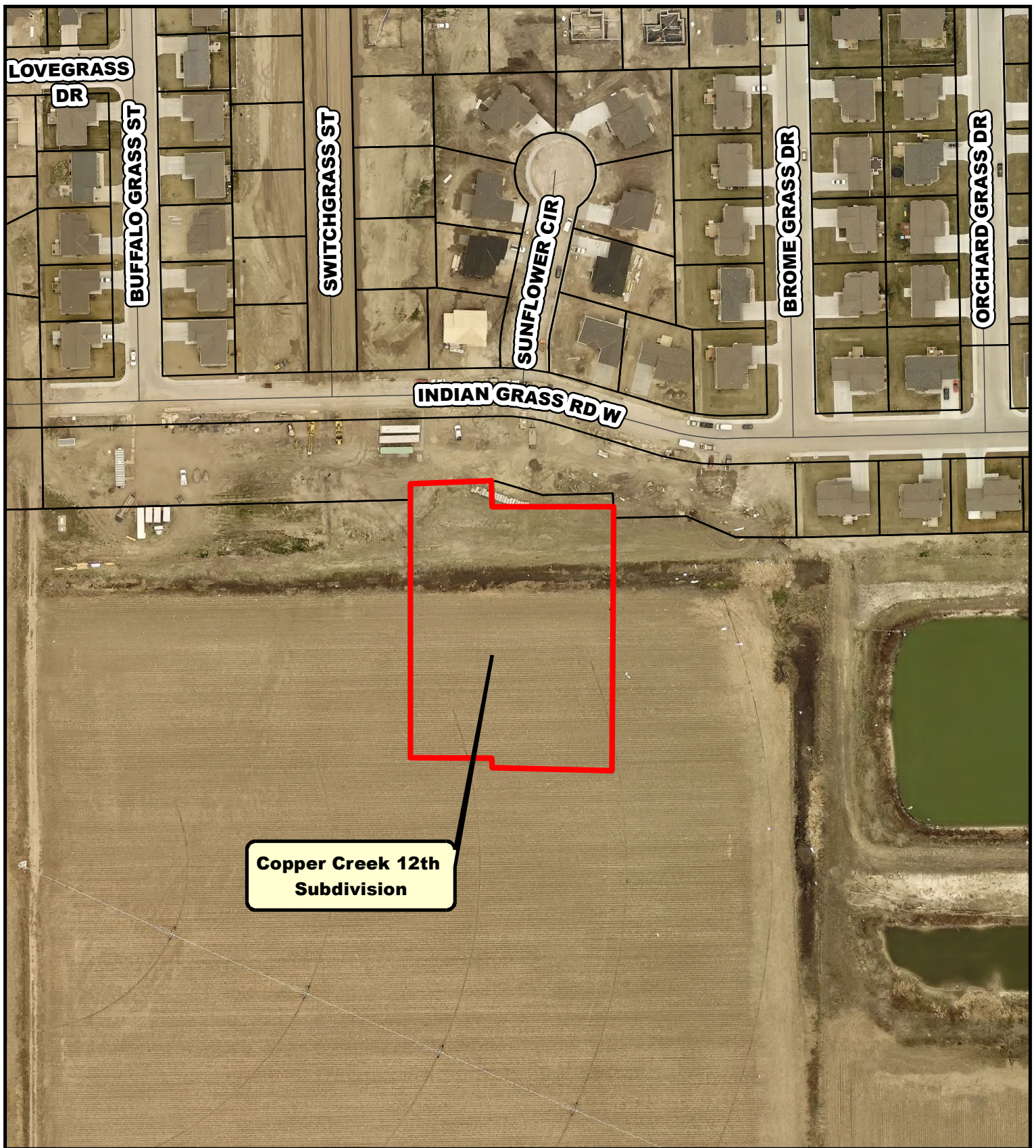
Chad Nabity, AICP
Planning Director

CC: City Clerk
City Attorney
City Public Works
City Utilities
City Building Director
County Assessor/Register of Deeds
Manager of Postal Operations
Stevens Land Surveying
Brian McMahon

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

Name	Acres	Lots	Legal Description
Carey Subdivision	4.695	2	A replat of all of lot 1, Bohmhart Subdivision, in the City of Grand Island, Hall County, Nebraska.
Copper Creek Estates 11 th Subdivision	1.71	8	A tract of land being part of the Northeast Quarter of the Northwest Quarter (NE1/4, NW1/4) and part of the Southeast Quarter of the Northwest Quarter (SE1/4, NW1/4) of Section Twenty-three (23), Township Eleven (11) North, Range Ten (10) West of the 6th P.M., in, Hall County, Nebraska.
Copper Creek Estates 12 th Subdivision	1.88	8	A tract of land being part of the Northeast Quarter of the Northwest Quarter (NE1/4, NW1/4) and part of the Southeast Quarter of the Northwest Quarter (SE1/4, NW1/4) of Section Twenty-three (23), Township Eleven (11) North, Range Ten (10) West of the 6th P.M., in, Grand Island, Hall County, Nebraska.
Copper Creek Estates 13 th Subdivision	3.37	13	A tract of land being part of the Northeast Quarter of the Northwest Quarter (NE1/4, NW1/4), part of the Northwest Quarter of the Northwest Quarter (NW1/4, NW1/4), part of the Southwest Quarter of the Northwest Quarter (SW1/4, NW1/4) and part of the Southeast Quarter of the Northwest Quarter (SE1/4, NW1/4) of Section Twenty-three (23), Township Eleven (11) North, Range Ten (10) West of the 6th P.M., in, Hall County, Nebraska.
Knuth 2 nd Subdivision	1.19	1	A tract of land being part of the Northwest Quarter of the Northeast Quarter (NW1/4, NE1/4) of Section Twelve (12), Township Ten (10) North, Range Ten (10) West of the 6th P.M., in, Hall County, Nebraska. This will be an addition to the City of Grand Island.
MCK Estates Subdivision	4.157	1	A tract of land consisting of part of the Northwest Quarter of (NW1/4) of Section Twelve (12), Township Nine (9) North, Range Ten (10) West of the 6th P.M., in, Hall County, Nebraska.
Nelson Subdivision	6.69	2	A tract of land being part of the Southwest Quarter of the Southeast Quarter (SW1/4, SE1/4) of Section Twenty-six (26), Township Ten (10) North, Range Nine (9) West of the 6th P.M., in, Hall County, Nebraska.
Prairie Creek Meadows 2 nd Subdivision	33.57	9	A tract of land comprising a part Northwest Quarter (NW 1/4) of Section Twenty (20), Township Twelve (12), Range Nine (9) West of the 6th P.M., in Hall County, Nebraska
Prairieview Plaza Subdivision	6.359	4	A replat of all of lot 1, Pedcor Subdivision, an addition to the City of Grand Island, Hall County, Nebraska.
RCI Subdivision	4.599	2	A tract of land comprising a part Northwest Quarter (NW 1/4) of the Southwest Quarter (NW 1/4, SW 1/4) Section Twenty-seven (27), Township Eleven (11), Range Nine (9) West of the 6th P.M., in the city of Grand Island, Hall County, Nebraska
Rief Acres Subdivision	3.592	1	A tract of land comprising a part Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4, SE 1/4) of Section Four (4), Township Ten (10), Range Nine (9) West of the 6th P.M., Hall County, Nebraska. This will be an addition to the City of Grand Island.
Schup Subdivision	4.84	1	A tract of land of Northeast Quarter (NE 1/4) of Section Thirty-three (33), Township Ten (10), Range Nine (9) West of the 6th P.M., Hall County, Nebraska



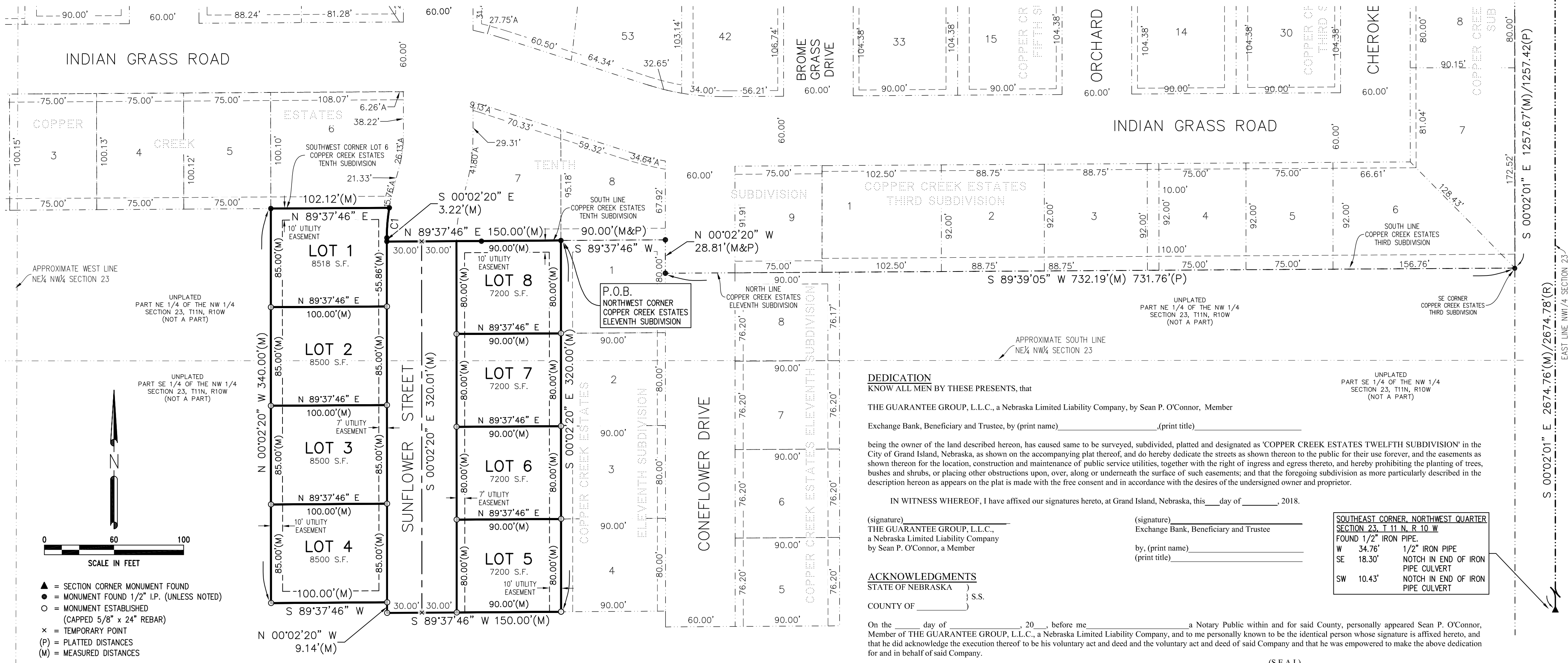


FINAL PLAT
-COPPER CREEK ESTATES TWELFTH SUBDIVISION-
IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

NORTHEAST CORNER, NORTHWEST QUARTER
SECTION 23, T 11 N, R 10 W
FOUND ALUMINUM CAP.
NE 75.25' NAIL IN POWER POLE
S 31.19' NAIL IN GUY POLE
SW 48.23' 1/2" IRON PIPE

CURVE DATA					
NUMBER	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	9°19'29"	160.00'	26.04'	S 04°37'25" W	26.01'

NORTHWEST CORNER, NORTHWEST QUARTER
SECTION 23, T 11 N, R 10 W
FOUND SURVEY MARKER.
NE 47.45' NAIL IN POWER POLE
SE 51.50' NAIL IN FENCE POST
SW 47.20' NAIL IN POWER POLE



DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that

THE GUARANTEE GROUP, L.L.C., a Nebraska Limited Liability Company, by Sean P. O'Connor, Member

Exchange Bank, Beneficiary and Trustee, by (print name) _____, (print title) _____

being the owner of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as 'COPPER CREEK ESTATES TWELFTH 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 hereon as appears on the 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 our signatures hereto, at Grand Island, Nebraska, this ____ day of _____, 2018.

(signature) _____
THE GUARANTEE GROUP, L.L.C.,
a Nebraska Limited Liability Company
by Sean P. O'Connor, a Member

(signature) _____
Exchange Bank, Beneficiary and Trustee
by, (print name) _____
(print title) _____

SOUTHEAST CORNER, NORTHWEST QUARTER
SECTION 23, T 11 N, R 10 W
FOUND 1/2" IRON PIPE.
W 34.76' 1/2" IRON PIPE
SE 18.30' NOTCH IN END OF IRON
PIPE CULVERT
SW 10.43' NOTCH IN END OF IRON
PIPE CULVERT

ACKNOWLEDGMENTS

STATE OF NEBRASKA } S.S.

COUNTY OF _____

On the ____ day of _____, 20____, before me _____ a Notary Public within and for said County, personally appeared Sean P. O'Connor, Member of THE GUARANTEE GROUP, L.L.C., a Nebraska Limited Liability Company, and to me personally known to be the identical person whose signature is affixed hereto, and that he did acknowledge the execution thereof to be his voluntary act and deed and the voluntary act and deed of said Company and that he was empowered to make the above dedication for and in behalf of said Company.

My commission expires _____ Notary Public _____ (S E A L)

STATE OF _____ } S.S.

COUNTY OF _____

On the ____ day of _____, 20____, before me _____ a Notary Public within and for said County, personally appeared

(print name) _____, (print title) _____ of Exchange Bank, Beneficiary and Trustee, and to me personally known to be the identical person whose signature is affixed hereto, and that he did acknowledge the execution thereof to be his voluntary act and deed and the voluntary act and deed of said Company and that he was empowered to make the above dedication for and in behalf of said Company. (S E A L)

My commission expires _____ Notary Public _____

APPROVALS

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

CHAIRMAN (signature) _____ (date) _____

Approved and accepted by the City of Grand Island, Nebraska, this ____ day of _____, _____. (SEAL)

MAYOR _____ CITY CLERK _____

LEGAL DESCRIPTION

A tract of land being part of the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4), and part of the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4), Section Twenty-three (23), Township Eleven (11) North, Range Ten (10) West of the 6th Principal Meridian, Hall County, Nebraska, and more particularly described as follows:
Referring to an aluminum cap at the Northeast Corner of the Northeast Quarter of the Northwest Quarter of Section 23 and assuming the North line of said Northwest Quarter as bearing S 89°38'26" W and all bearings contained herein are relative thereto; thence S 89°38'26" W on said North line a distance of 35.00 feet to the Northeast corner of Copper Creek Estates Subdivision in the City of Grand Island Nebraska; thence S 00°02'01" E on the East line of said Copper Creek Estates Subdivision and on the East line of Copper Creek Estates Third Subdivision in the City of Grand Island, Nebraska a distance of 1257.67 feet to a 1/2" iron pipe with cap at the Southeast corner of said Copper Creek Estates Third Subdivision; thence S 89°39'05" W on the South line of said Copper Creek Estates Third Subdivision and on the North line of Copper Creek Estates Eleventh Subdivision in the City of Grand Island, Hall County, Nebraska a distance of 732.19 feet to a 5/8" rebar with cap; thence N 00°02'20" W continuing on said North line of Copper Creek Estates Eleventh Subdivision a distance of 28.81 feet to a 5/8" rebar with cap; thence S 89°37'46" W continuing on said North line of Copper Creek Estates Eleventh Subdivision a distance of 90.00 feet to a 5/8" rebar with cap at the Northwest corner of said Copper Creek Estates Eleventh Subdivision and the POINT OF BEGINNING; thence S 00°02'20" E on the West line of said Copper Creek Estates Eleventh Subdivision a distance of 320.00 feet to a 5/8" rebar with cap at the Southwest corner of said Copper Creek Estates Eleventh Subdivision; thence S 89°37'46" W a distance of 150.00 feet to a 5/8" rebar with cap; thence N 00°02'20" W a distance of 9.14 feet to a 5/8" rebar with cap; thence S 89°37'46" W a distance of 100.00 feet to a 5/8" rebar with cap; thence N 00°02'20" W a distance of 340.00 feet to a 5/8" rebar with cap at the Southwest corner of Lot 6 of Copper Creek Estates Tenth Subdivision in the City of Grand Island, Hall County, Nebraska; thence N 89°37'46" E on the South line of said Copper Creek Estates Tenth Subdivision a distance of 102.12 feet to a 5/8" rebar with cap; thence Southerly on a non-tangent curve to the Left, having a central angle of 09°19'29", a radius of 160.00 feet, an arc length of 26.04 feet, and a chord bearing of S 04°37'25" W, a distance of 26.01 feet to a 5/8" rebar with cap; thence S 00°02'20" E continuing on said South line of Copper Creek Estates Tenth Subdivision a distance of 3.22 feet to a 5/8" rebar with cap; thence N 89°37'46" E continuing on said South line of Copper Creek Estates Tenth Subdivision a distance of 150.00 feet to the Point of Beginning.
Containing 1.88 acres more or less.

SURVEYOR'S CERTIFICATE

I, Chad Dixon, Nebraska Professional Registered Land Surveyor No. 672, do hereby certify that on March 30th, 2018, I completed an accurate survey (made by Brent D. Cyboron, NE RLS 727, under my supervision) of 'COPPER CREEK ESTATES TWELFTH SUBDIVISION', in the City of Grand Island, 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 iron markers were placed at all lot corners as shown on the plat; 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)

Chad Dixon
Nebraska Professional Registered Land Surveyor No. 672

NOTES

This plat prepared May 2018 for:

The Guarantee Group LLC
PO Box 139
Grand Island, NE 68802

BY: Miller & Associates
1111 Central Avenue
Kearney, NE 68847

Current Zoning: R2
Proposed Zoning: R2
Minimum Setbacks:
25' Front Yard
20' Rear Yard
5' Side Yard

MA Miller & Associates	PARTY CHIEF: BRENT D. CYBORON	SURVEY COMPLETED: MARCH 30, 2018
	DRAWN BY: CHAD A. DIXON	REVISION:
	2310 N WEBB RD., GRAND ISLAND, NE 68803 Tel: 308-362-9229 Fax: 308-362-1146 www.miller-engineers.com	DATE & REASON:
	F.B. #	

HALL CO-GRAND ISLAND-COPPER CREEK
ESTATES TWELFTH SUBDIVISION



Hall County Regional Planning Commission

Wednesday, June 6, 2018

Regular Meeting

Item J4

**Subdivision – Copper Creek 13th Estates Subdivision Grand
Island Final Plat**

Staff Contact:



THE REGIONAL PLANNING COMMISSION of Hall
County, Grand Island, Wood River and the Villages
of Alda, Cairo and Doniphan, Nebraska

May 25th, 2018

Dear Members of the Board:

RE: Final Plat – Listed Subdivisions.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a list of Subdivision Plats, for properties located in Hall County, Nebraska as attached.

You are hereby notified that the Regional Planning Commission will consider these Subdivision Plats at the next meeting that will be held at 6:00 p.m. on June 6th, 2018, in the Community Meeting Room located in Grand Island's City Hall.

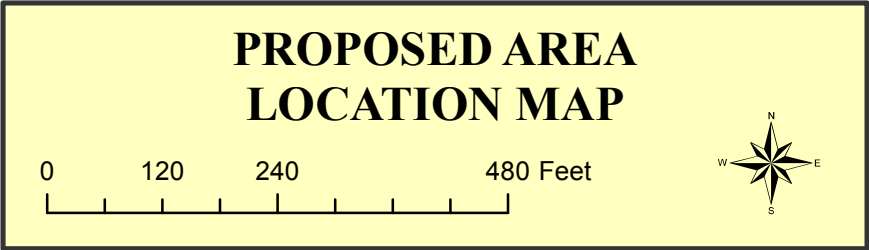
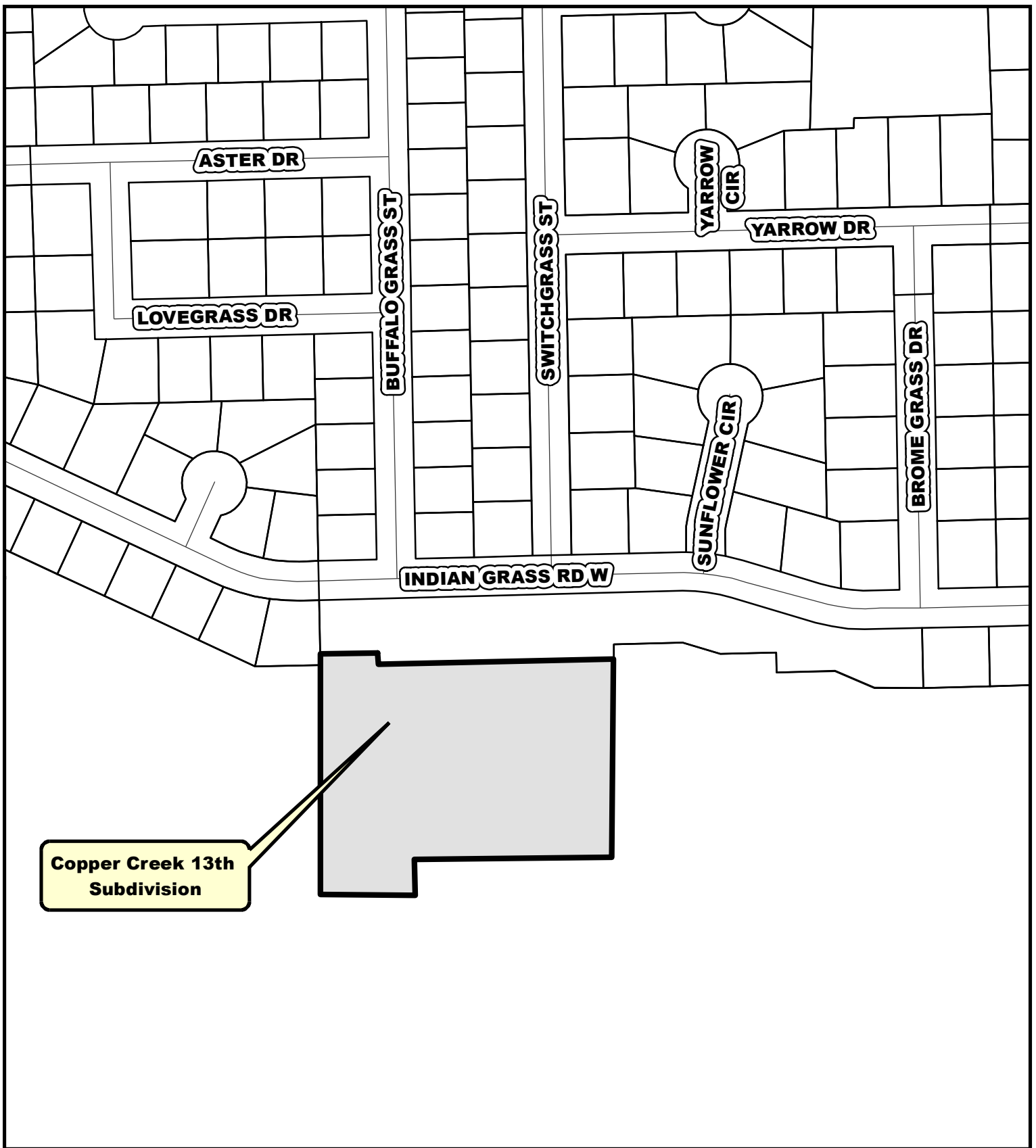
Sincerely,

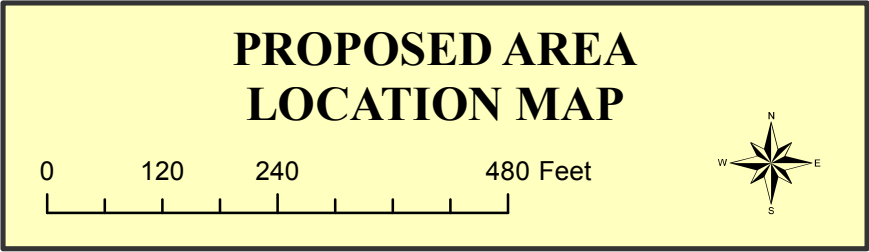
Chad Nabity, AICP
Planning Director

CC: City Clerk
City Attorney
City Public Works
City Utilities
City Building Director
County Assessor/Register of Deeds
Manager of Postal Operations
Stevens Land Surveying
Brian McMahon

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

Name	Acres	Lots	Legal Description
Carey Subdivision	4.695	2	A replat of all of lot 1, Bohmhart Subdivision, in the City of Grand Island, Hall County, Nebraska.
Copper Creek Estates 11 th Subdivision	1.71	8	A tract of land being part of the Northeast Quarter of the Northwest Quarter (NE1/4, NW1/4) and part of the Southeast Quarter of the Northwest Quarter (SE1/4, NW1/4) of Section Twenty-three (23), Township Eleven (11) North, Range Ten (10) West of the 6th P.M., in, Hall County, Nebraska.
Copper Creek Estates 12 th Subdivision	1.88	8	A tract of land being part of the Northeast Quarter of the Northwest Quarter (NE1/4, NW1/4) and part of the Southeast Quarter of the Northwest Quarter (SE1/4, NW1/4) of Section Twenty-three (23), Township Eleven (11) North, Range Ten (10) West of the 6th P.M., in, Grand Island, Hall County, Nebraska.
Copper Creek Estates 13 th Subdivision	3.37	13	A tract of land being part of the Northeast Quarter of the Northwest Quarter (NE1/4, NW1/4), part of the Northwest Quarter of the Northwest Quarter (NW1/4, NW1/4), part of the Southwest Quarter of the Northwest Quarter (SW1/4, NW1/4) and part of the Southeast Quarter of the Northwest Quarter (SE1/4, NW1/4) of Section Twenty-three (23), Township Eleven (11) North, Range Ten (10) West of the 6th P.M., in, Hall County, Nebraska.
Knuth 2 nd Subdivision	1.19	1	A tract of land being part of the Northwest Quarter of the Northeast Quarter (NW1/4, NE1/4) of Section Twelve (12), Township Ten (10) North, Range Ten (10) West of the 6th P.M., in, Hall County, Nebraska. This will be an addition to the City of Grand Island.
MCK Estates Subdivision	4.157	1	A tract of land consisting of part of the Northwest Quarter of (NW1/4) of Section Twelve (12), Township Nine (9) North, Range Ten (10) West of the 6th P.M., in, Hall County, Nebraska.
Nelson Subdivision	6.69	2	A tract of land being part of the Southwest Quarter of the Southeast Quarter (SW1/4, SE1/4) of Section Twenty-six (26), Township Ten (10) North, Range Nine (9) West of the 6th P.M., in, Hall County, Nebraska.
Prairie Creek Meadows 2 nd Subdivision	33.57	9	A tract of land comprising a part Northwest Quarter (NW 1/4) of Section Twenty (20), Township Twelve (12), Range Nine (9) West of the 6th P.M., in Hall County, Nebraska
Prairieview Plaza Subdivision	6.359	4	A replat of all of lot 1, Pedcor Subdivision, an addition to the City of Grand Island, Hall County, Nebraska.
RCI Subdivision	4.599	2	A tract of land comprising a part Northwest Quarter (NW 1/4) of the Southwest Quarter (NW 1/4, SW 1/4) Section Twenty-seven (27), Township Eleven (11), Range Nine (9) West of the 6th P.M., in the city of Grand Island, Hall County, Nebraska
Rief Acres Subdivision	3.592	1	A tract of land comprising a part Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4, SE 1/4) of Section Four (4), Township Ten (10), Range Nine (9) West of the 6th P.M., Hall County, Nebraska. This will be an addition to the City of Grand Island.
Schup Subdivision	4.84	1	A tract of land of Northeast Quarter (NE 1/4) of Section Thirty-three (33), Township Ten (10), Range Nine (9) West of the 6th P.M., Hall County, Nebraska





FINAL PLAT
-COPPER CREEK ESTATES THIRTEENTH SUBDIVISION-
IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

NORTHEAST CORNER, NORTHWEST QUARTER
SECTION 23, T 11 N, R 10 W
FOUND ALUMINUM CAP.
NE 75.25' NAIL IN POWER POLE
S 31.19' NAIL IN GUY POLE
SW 48.23' 1/2" IRON PIPE

NORTHWEST CORNER, NORTHWEST QUARTER
SECTION 23, T 11 N, R 10 W
FOUND SURVEY MARKER.
NE 47.45' NAIL IN POWER POLE
SE 51.50' NAIL IN FENCE POST
SW 47.20' NAIL IN POWER POLE

S 89°38'26" W 2641.50'(M)/2641.59'(R)

NORTH LINE NW¼ SECTION 23

S 89°38'26" W 35.00'(M)&(P)

EAST LINE
COPPER CREEK ESTATES
THIRD SUBDIVISION

S 00°02'01" E 1257.67'(M)/1257.42'(P)

EAST LINE NW¼ SECTION 23

S 00°02'01" E 2674.76'(M)/2674.78'(R)

SOUTHEAST CORNER, NORTHWEST QUARTER
SECTION 23, T 11 N, R 10 W
FOUND 1/2" IRON PIPE.
W 34.76' 1/2" IRON PIPE
SE 18.30' NOTCH IN END OF IRON
PIPE CULVERT
SW 10.43' NOTCH IN END OF IRON
PIPE CULVERT

NOTES


This plat prepared May 2018 for:

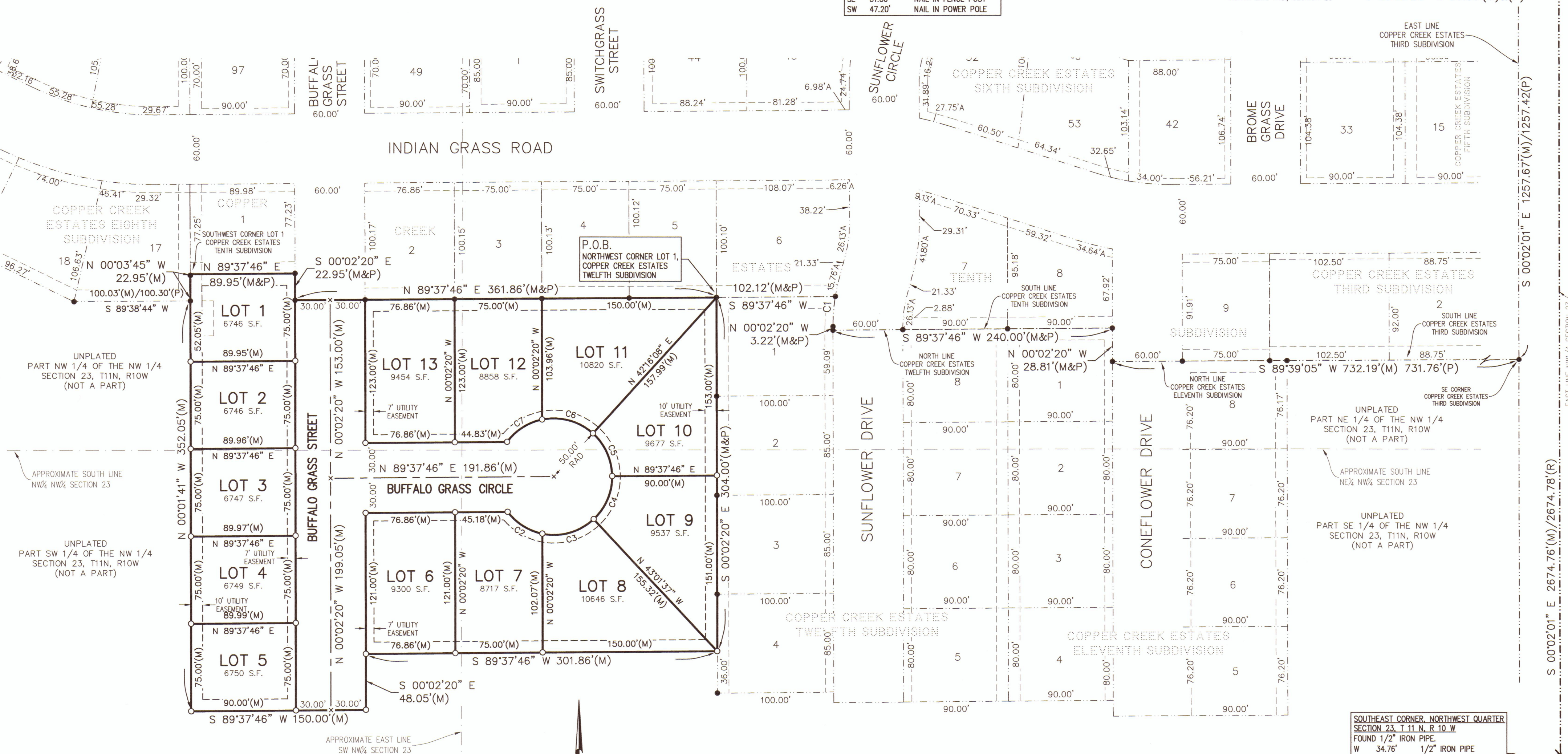
The Guarantee Group LLC
PO Box 139
Grand Island, NE 68802

BY: Miller & Associates
1111 Central Avenue
Kearney, NE 68847

Current Zoning: R2
Proposed Zoning: R2
Minimum Setbacks:
25' Front Yard
20' Rear Yard
5' Side Yard

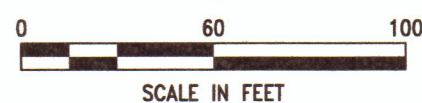
SHEET 1 OF 2 SHEETS

 Miller & Associates	PARTY CHIEF:	SURVEY COMPLETED:
	JARED YENDRA	MARCH 30, 2018
	DRAWN BY:	REVISION
	CHAD A. DIXON	DATE & REASON
	2510 N WEBB RD., GRAND ISLAND, NE 68802 Tel: 308-382-9229 Fax: 308-234-1146 www.miller-engineers.com	F.B. #
HALL CO-GRAND ISLAND-COPPER CREEK ESTATES THIRTEENTH SUBDIVISION		



CURVE DATA

NUMBER	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	9°19'29"	160.00'	26.04'	N 04°37'25" E	26.01'
C2	41°15'34"	50.00'	36.01'	S 57°52'13" E	35.23'
C3	54°31'37"	50.00'	47.58'	N 74°14'12" E	45.81'
C4	47°20'38"	50.00'	41.32'	N 23°18'05" E	40.15'
C5	47°21'37"	50.00'	41.33'	N 24°03'03" W	40.16'
C6	53°50'48"	50.00'	46.99'	N 74°39'16" W	45.28'
C7	41°55'23"	50.00'	36.58'	S 57°27'39" W	35.77'



- ▲ = SECTION CORNER MONUMENT FOUND
- = MONUMENT FOUND 1/2" I.P. (UNLESS NOTED)
- = MONUMENT ESTABLISHED (CAPPED 5/8" x 24" REBAR)
- x = TEMPORARY POINT
- (P) = PLATTED DISTANCES
- (M) = MEASURED DISTANCES

- SECTION LINE
- PROPOSED LOT LINES
- EXISTING LOT LINES
- EXISTING EASEMENTS
- NEWLY DEDICATED EASEMENTS

\\server07\cadd\Projects\149\149-P12-006\Civil-Dwg\Design\Survey Drawings\Survey Design\EX_Base Copper Creek 13.dwg
SAVED: 5/9/2018 12:21 PM
PLOTTED: 5/9/2018 2:58 PM



Hall County Regional Planning Commission

**Wednesday, June 6, 2018
Regular Meeting**

Item J5

**Subdivision – Fonner View Estates Subdivision Grand Island Final
Plat**

Staff Contact:

April 19th, 2018

Dear Members of the Board:

RE: Final Plat – Fonner View Estates Subdivision.

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

This final plat proposes to create 6 lots, in a tract of land being part of the East Half of the Southeast Quarter (E1/2, SE1/4) of Section Twenty-Seven (27), all in Township Eleven (11) North, Range Nine (9) West of the 6th P.M., in, in the jurisdiction of Grand Island, Hall County, Nebraska, containing 34.848 acres

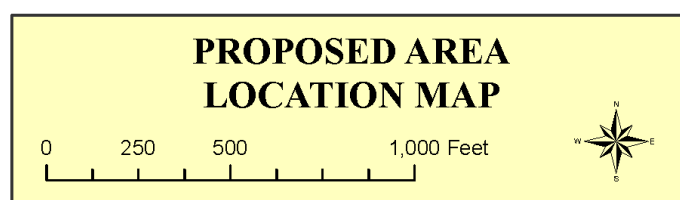
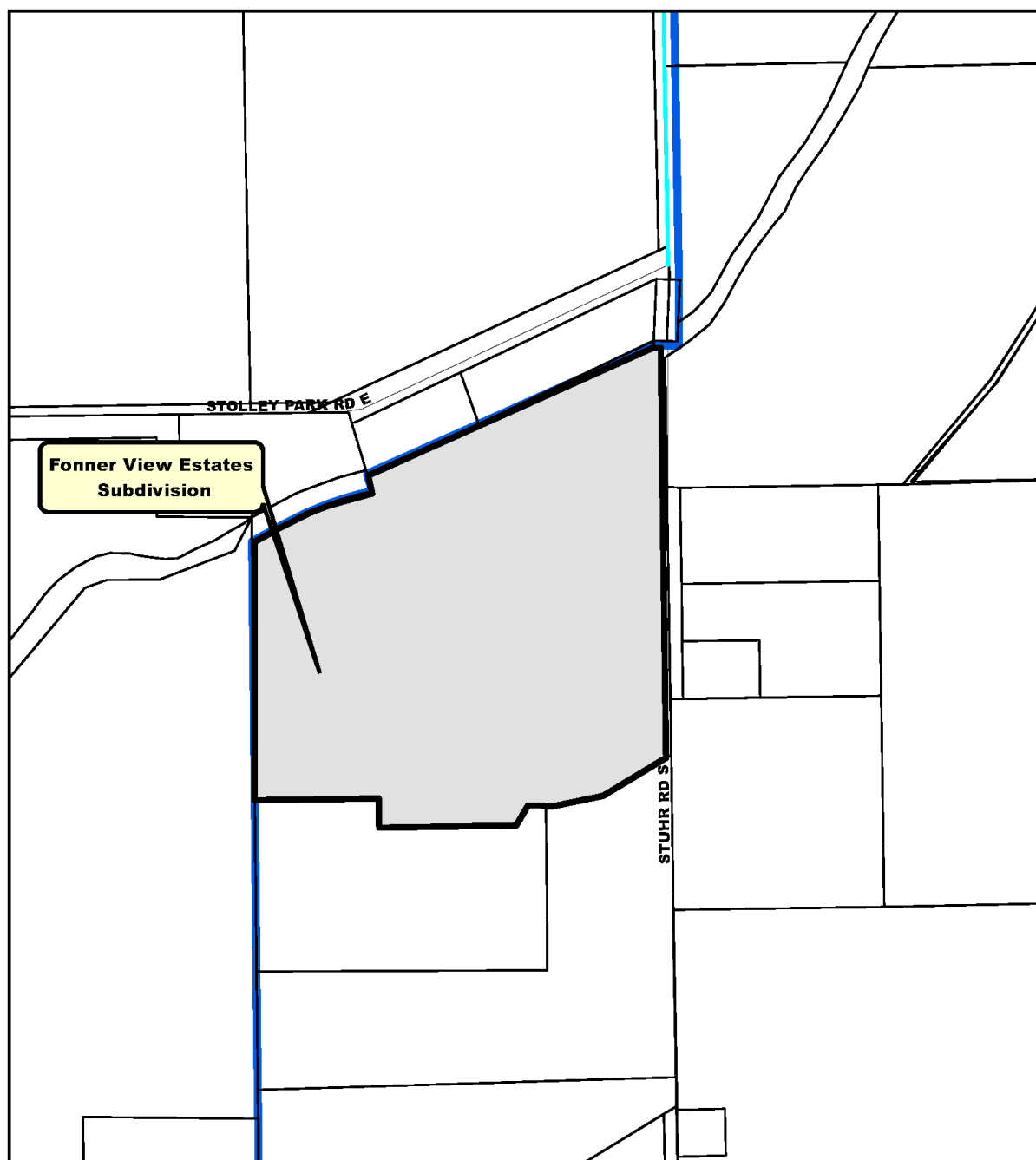
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on May 2nd, 2018, in the Council Chambers located in Grand Island's City Hall.

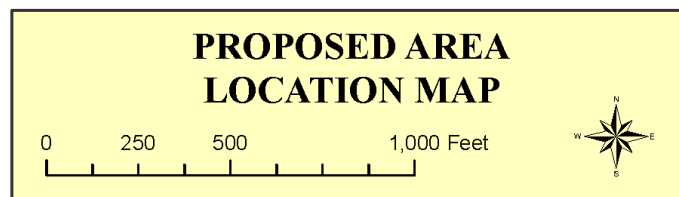
Sincerely,

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
Stevens Land Surveying
Brian McMahon

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

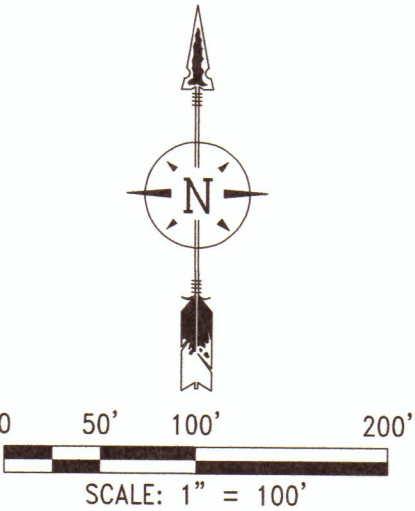




FINAL PLAT
-FONNER VIEW ESTATES SUBDIVISION-
AN ADDITION TO THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

CURVE DATA					
NUMBER	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	96°20'09"	60.00'	100.88'	N 47°56'47" W	89.41'
C2	89°41'49"	60.00'	93.93'	N 45°04'12" E	84.63'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S72°18'21"W	9.07'



- LEGEND
- ▲ = SECTION CORNERS FOUND
 - = CORNERS FOUND
 - = CORNERS ESTABLISHED
 - (CAPPED 5/8" x 24" REBAR)
 - x = TEMPORARY POINT
 - (M) = MEASURED DISTANCES
 - (P) = PLATTED DISTANCES
 - (R) = RECORD DISTANCES
 - (D) = DEEDED DISTANCES
 - = BOUNDARY LINE
 - - - = SECTION LINE
 - · - · - = EXISTING LOT LINES
 - · - · - = EXISTING EASEMENT LINES
 - · - · - = NEW EASEMENT LINES

LEGAL DESCRIPTION

A Tract of land being part of the East Half of the Southeast Quarter (E1/2 SE1/4) of Section Twenty-Two (22), and part of the East Half of the Northeast Quarter (E1/2 NE1/4) of Section Twenty-Seven (27), all in Township Eleven (11) North, Range Nine (9) West of the Sixth Principal Meridian, Hall County, Nebraska, and more particularly described as follows: BEGINNING at the Northeast corner of said East Half of the Northeast Quarter of Section 27 and assuming the East line of said East Half of the Northeast Quarter as bearing S00°13'18"W and all bearings contained herein are relative thereto; Thence S00°13'18"W on the East line of said East Half of the Northeast Quarter a distance of 843.44 feet; Thence S60°58'52"W a distance of 279.57 feet; Thence S83°53'08"W a distance of 156.66 feet; Thence S72°18'21"W a distance of 60.15 feet; Thence S55°43'05"W a distance of 75.02 feet; Thence S89°28'15"W a distance of 388.97 feet; Thence N02°13'13"E a distance of 71.46 feet; Thence S89°54'16"W a distance of 400.43 feet to the West line of said East Half of the Northeast Quarter; Thence N00°29'07"E on said West line of the East Half of the Northeast Quarter a distance of 849.80 feet, to the centerline of the Wood River (formerly known as the North Channel of the Platte River); Thence N16°01'19"E on said centerline of the Wood River a distance of 78.48 feet; Thence N49°43'28"E continuing on said centerline of the Wood River a distance of 91.65 feet; Thence S61°17'13"E continuing on said centerline of the Wood River a distance of 74.97 feet; Thence N70°29'06"E continuing on said centerline of the Wood River a distance of 234.37 feet to the North line of said East Half of the Northeast Quarter of Section 27 and the South line of said East Half of the Southeast Quarter of Section 22; Thence N16°17'07"W a distance of 33.87 feet to a 1/2" iron pipe at the Southwest corner of B & C Subdivision, an addition to the City of Grand Island, Nebraska; Thence N66°26'09"E on the Southerly line of said B & C Subdivision a distance of 982.34 feet to the West right-of-way line of Stuhr Road; Thence S03°31'47"W on said West right-of-way line of Stuhr Road a distance of 80.62 feet; Thence S00°15'16"W continuing on said West right-of-way line a distance of 380.69 feet to said North line of the East Half of the Northeast Quarter of Section 27 and said South line of the East Half of the Southeast Quarter of Section 22; Thence S87°40'25"E on said North line of the East Half of the Northeast Quarter of Section 27 and said South line of the East Half of the Southeast Quarter of Section 22 a distance of 40.03 feet to the Point of Beginning. Containing 35.15 acres, more or less, of which 0.79 acres, more or less, are being dedicated for road right-of-way on the East side.

SURVEYOR'S CERTIFICATE


I hereby certify that on March 30, 2018, I completed an accurate survey, performed under my direct supervision, of FONNER VIEW ESTATES SUBDIVISION, an addition to the City of Grand Island, Hall Count, 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 corners as shown on the plat; that each Lot bears its own number; and that said survey was made with reference to know and recorded monuments.



Chad Dixon
Chad Dixon, Nebraska Professional Registered Land Surveyor No. 672

Date: 5/30/2018

SHEET 1 OF 2

 Miller & Associates	PARTY CHIEF:	SURVEY COMPLETED:
	BRENT D. CYBORON	MARCH 14, 2018
	DRAWN BY:	REVISION
	A. D. SON	DATE & REASON
	1111 CENTRAL AVENUE	
	KEARNEY, NE 68847-6833	
	Tel: 308-234-6458	
	Fax: 308-234-1146	
	www.miller-engineers.com	
		F.B. #
GRAND ISLAND - FONNER VIEW ESTATES		



Hall County Regional Planning Commission

Wednesday, June 6, 2018

Regular Meeting

Item J6

Subdivision – Knuth Acres Subdivision Grand Island Final Plat

Staff Contact:



THE REGIONAL PLANNING COMMISSION of Hall
County, Grand Island, Wood River and the Villages
of Alda, Cairo and Doniphan, Nebraska

May 25th, 2018

Dear Members of the Board:

RE: Final Plat – Listed Subdivisions.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a list of Subdivision Plats, for properties located in Hall County, Nebraska as attached.

You are hereby notified that the Regional Planning Commission will consider these Subdivision Plats at the next meeting that will be held at 6:00 p.m. on June 6th, 2018, in the Community Meeting Room located in Grand Island's City Hall.

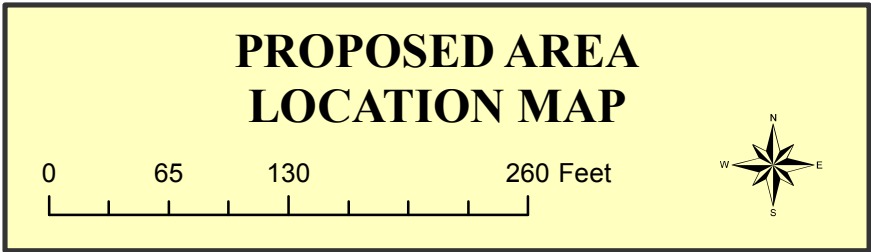
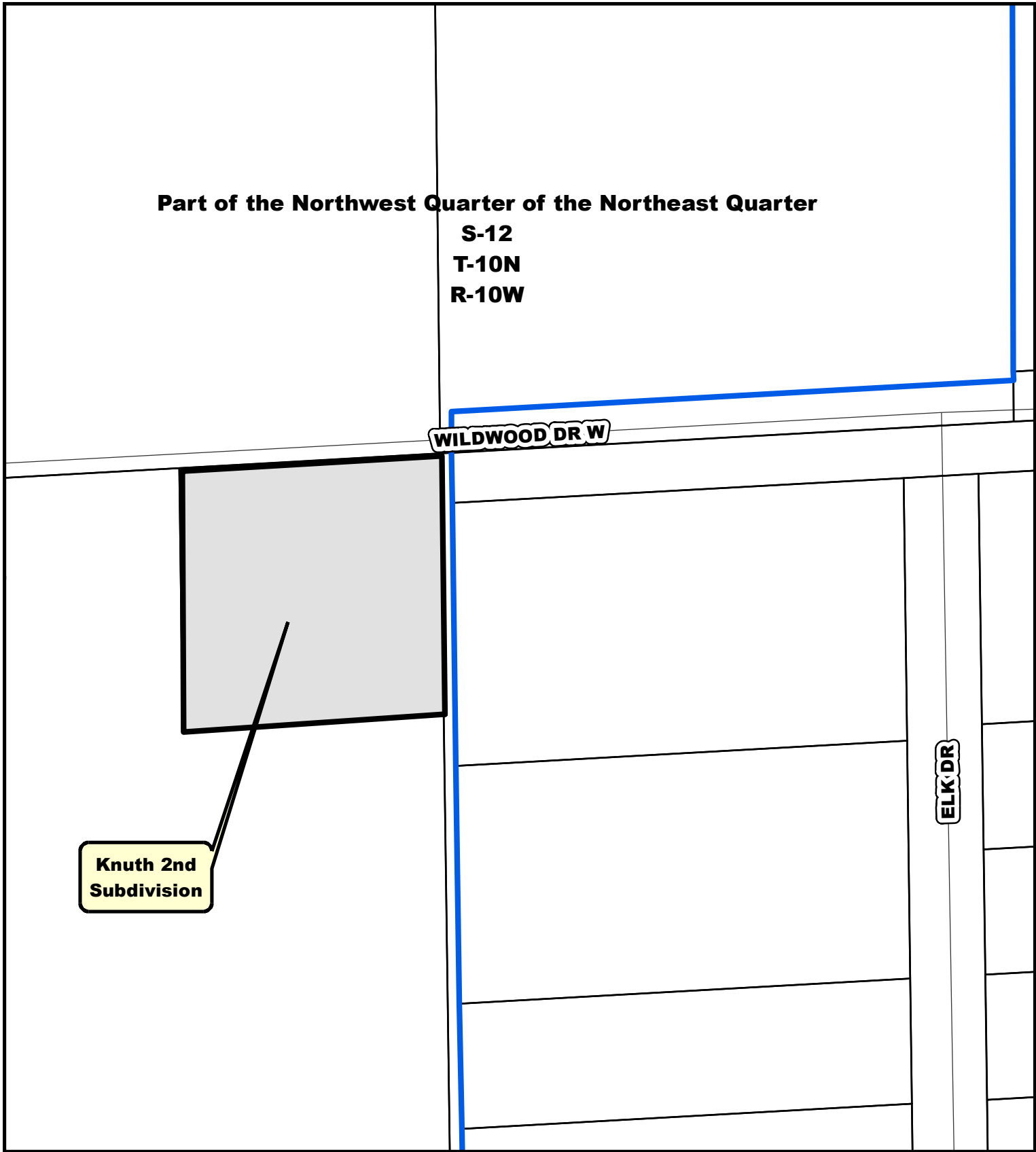
Sincerely,

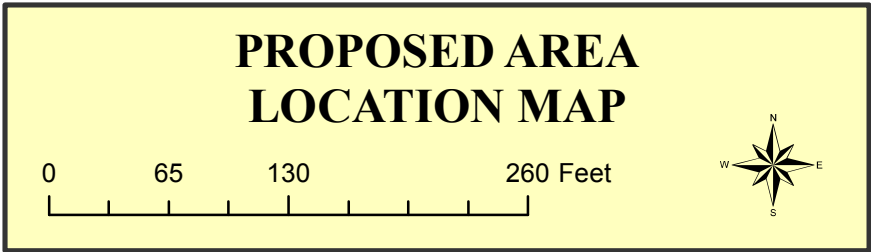
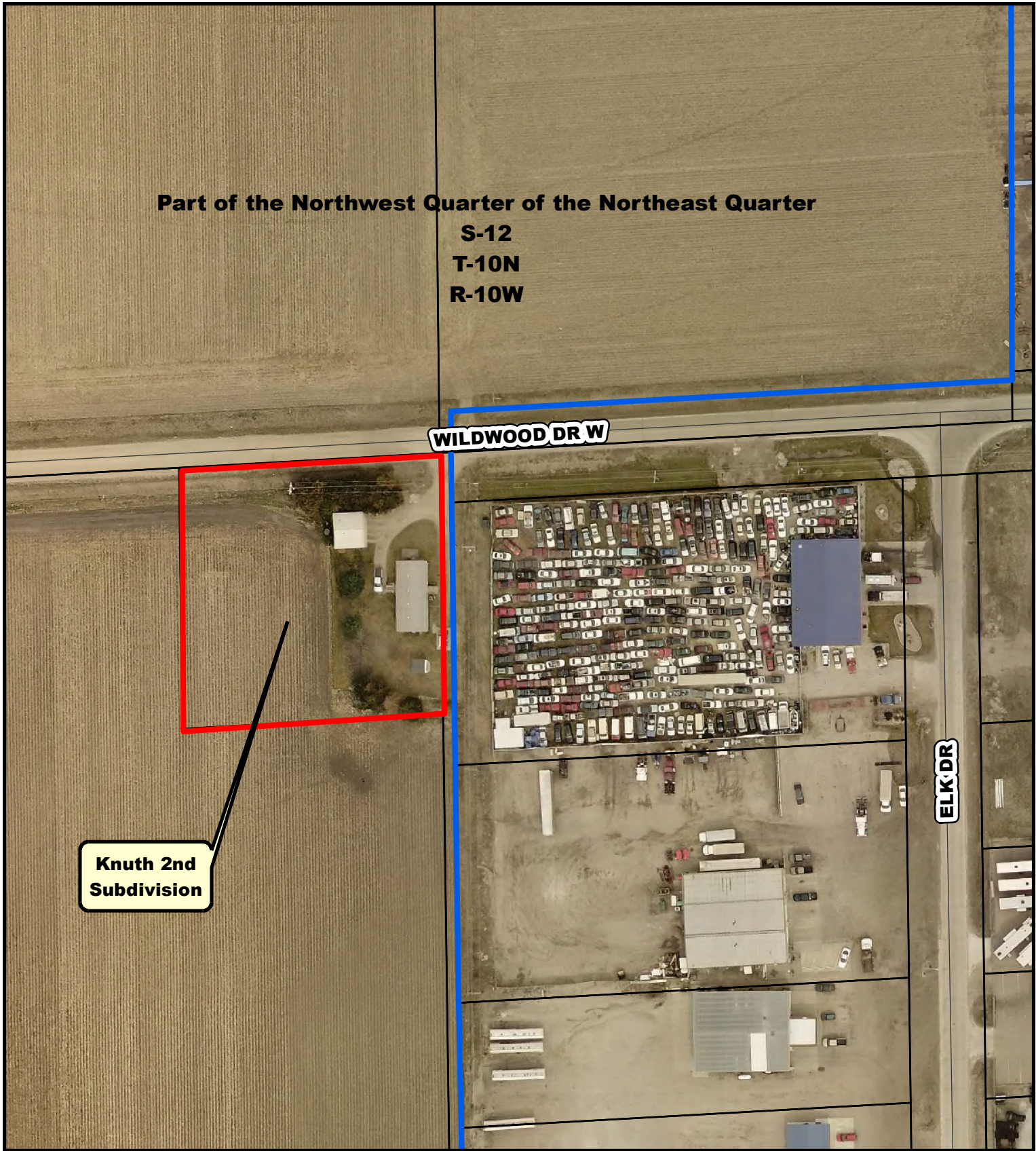
Chad Nabity, AICP
Planning Director

CC: City Clerk
City Attorney
City Public Works
City Utilities
City Building Director
County Assessor/Register of Deeds
Manager of Postal Operations
Stevens Land Surveying
Brian McMahon

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

Name	Acres	Lots	Legal Description
Carey Subdivision	4.695	2	A replat of all of lot 1, Bohmhart Subdivision, in the City of Grand Island, Hall County, Nebraska.
Copper Creek Estates 11 th Subdivision	1.71	8	A tract of land being part of the Northeast Quarter of the Northwest Quarter (NE1/4, NW1/4) and part of the Southeast Quarter of the Northwest Quarter (SE1/4, NW1/4) of Section Twenty-three (23), Township Eleven (11) North, Range Ten (10) West of the 6th P.M., in, Hall County, Nebraska.
Copper Creek Estates 12 th Subdivision	1.88	8	A tract of land being part of the Northeast Quarter of the Northwest Quarter (NE1/4, NW1/4) and part of the Southeast Quarter of the Northwest Quarter (SE1/4, NW1/4) of Section Twenty-three (23), Township Eleven (11) North, Range Ten (10) West of the 6th P.M., in, Grand Island, Hall County, Nebraska.
Copper Creek Estates 13 th Subdivision	3.37	13	A tract of land being part of the Northeast Quarter of the Northwest Quarter (NE1/4, NW1/4), part of the Northwest Quarter of the Northwest Quarter (NW1/4, NW1/4), part of the Southwest Quarter of the Northwest Quarter (SW1/4, NW1/4) and part of the Southeast Quarter of the Northwest Quarter (SE1/4, NW1/4) of Section Twenty-three (23), Township Eleven (11) North, Range Ten (10) West of the 6th P.M., in, Hall County, Nebraska.
Knuth 2 nd Subdivision	1.19	1	A tract of land being part of the Northwest Quarter of the Northeast Quarter (NW1/4, NE1/4) of Section Twelve (12), Township Ten (10) North, Range Ten (10) West of the 6th P.M., in, Hall County, Nebraska. This will be an addition to the City of Grand Island.
MCK Estates Subdivision	4.157	1	A tract of land consisting of part of the Northwest Quarter of (NW1/4) of Section Twelve (12), Township Nine (9) North, Range Ten (10) West of the 6th P.M., in, Hall County, Nebraska.
Nelson Subdivision	6.69	2	A tract of land being part of the Southwest Quarter of the Southeast Quarter (SW1/4, SE1/4) of Section Twenty-six (26), Township Ten (10) North, Range Nine (9) West of the 6th P.M., in, Hall County, Nebraska.
Prairie Creek Meadows 2 nd Subdivision	33.57	9	A tract of land comprising a part Northwest Quarter (NW 1/4) of Section Twenty (20), Township Twelve (12), Range Nine (9) West of the 6th P.M., in Hall County, Nebraska
Prairieview Plaza Subdivision	6.359	4	A replat of all of lot 1, Pedcor Subdivision, an addition to the City of Grand Island, Hall County, Nebraska.
RCI Subdivision	4.599	2	A tract of land comprising a part Northwest Quarter (NW 1/4) of the Southwest Quarter (NW 1/4, SW 1/4) Section Twenty-seven (27), Township Eleven (11), Range Nine (9) West of the 6th P.M., in the city of Grand Island, Hall County, Nebraska
Rief Acres Subdivision	3.592	1	A tract of land comprising a part Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4, SE 1/4) of Section Four (4), Township Ten (10), Range Nine (9) West of the 6th P.M., Hall County, Nebraska. This will be an addition to the City of Grand Island.
Schup Subdivision	4.84	1	A tract of land of Northeast Quarter (NE 1/4) of Section Thirty-three (33), Township Ten (10), Range Nine (9) West of the 6th P.M., Hall County, Nebraska





G:\Projects\149\149-LS\2018\149-LS-1533-18.Larry Knuth\Civil-Dwg\Design Drawings\Survey Design\EX_Base_Knuth.dwg
SAVED: 5/30/2018 2:31 PM
PLOTTED: 5/30/2018 2:31 PM

FINAL PLAT
—KNUTH ACRES ADDITION—
AN ADDITION TO THE CITY OF GRAND ISLAND,
HALL COUNTY, NEBRASKA

NORTHWEST CORNER, NORTHWEST QUARTER OF
THE NORTHEAST QUARTER
SECTION 12, T 10 N, R 10 W
FOUND 1" BAR IN "U" POST.
N 2.0' CENTER EAST-WEST ROAD
S 32.40' FACE OF W.C.
NE 41.50' NAIL IN PP
N 34.36' C.F.P.

NORTHEAST CORNER, NORTHWEST QUARTER OF THE
NORTHEAST QUARTER
SECTION 12, T 10 N, R 10 W
FOUND 1/2" IRON PIPE AT CENTER EAST-WEST ROAD.
E 9.20' 1/2" IRON PIPE
SSE 40.55' 1/2" IRON PIPE

LEGAL DESCRIPTION

A tract of land being part of the Northwest Quarter of the Northeast Quarter (NW 1/4 NE 1/4), Section Twelve (12), Township Ten (10) North, Range Ten (10) West of the 6th Principal Meridian, Hall County, Nebraska, and more particularly described as follows:
Referring to a 1" bar at the Northwest corner of the Northwest Quarter of the Northeast Quarter of Section 12 and assuming the North line of said Northwest Quarter of the Northeast Quarter as bearing N 87°50'55" E and all bearings contained herein are relative thereto;
thence N 87°50'55" E on said North line a distance of 1153.09 feet to the POINT OF BEGINNING;
thence continuing N 87°50'55" E on said North line a distance of 208.71 feet to a 1/2" iron pipe at the Northeast Corner of said Northwest Quarter of the Northeast Quarter;
thence S 00°15'41" W on the East line of said Northwest Quarter of the Northeast Quarter a distance of 248.71 feet to a 5/8" rebar w/cap;
thence S 87°50'55" W parallel with said North line a distance of 208.71 feet to a 5/8" rebar w/cap;
thence N 00°15'41" E parallel with said East line a distance of 248.71 feet to the to the Point of Beginning.
Containing 1.19 acres more or less.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that

LARRY J. KNUTH and KAREN L. KNUTH, husband and wife, and

FIVE POINTS BANK, trustee and beneficiary, by

(print name)_____, (print title)_____.

being the owners of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as "KNUTH ACRES ADDITION" an addition to the City of Grand Island, Hall County, 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 hereon as appears on the 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 our signatures hereto, at Grand Island, Nebraska,
this ___ day of _____, 2018.

(signature)_____
LARRY J. KNUTH, husband

(signature)_____
KAREN L. KNUTH, wife

(signature)_____

(print name)_____, (print title)_____
FIVE POINTS BANK, trustee and beneficiary

ACKNOWLEDGMENTS

STATE OF _____)
COUNTY OF _____) S.S.

On the _____ day of _____, 20____, before me _____ a Notary Public within and for said County, personally appeared LARRY J. KNUTH, husband, and to me personally known to be the identical person whose signature is affixed hereto, and that he did acknowledge the execution thereof to be his voluntary act and deed.

(S E A L)

My commission expires _____

Notary Public

ACKNOWLEDGMENTS

STATE OF _____)
COUNTY OF _____) S.S.

On the _____ day of _____, 20____, before me _____ a Notary Public within and for said County, personally appeared KAREN L. KNUTH, wife, and to me personally known to be the identical person whose signature is affixed hereto, and that he did acknowledge the execution thereof to be his voluntary act and deed.

(S E A L)

My commission expires _____

Notary Public

ACKNOWLEDGMENTS

STATE OF _____)
COUNTY OF _____) S.S.

On the _____ day of _____, 20____, before me _____ a Notary Public within and for said County, personally appeared

(print name)_____, (print title)_____, of FIVE POINTS BANK, trustee and beneficiary, and to me personally known to be the identical person whose signature is affixed hereto, and that he did acknowledge the execution thereof to be his voluntary act and deed.

(S E A L)

My commission expires _____

Notary Public

SURVEYOR'S CERTIFICATE

I, Chad Dixon, Nebraska Professional Registered Land Surveyor No. 672, do hereby certify that on May 2nd, 2018, I completed an accurate survey of "KNUTH ACRES ADDITION" an addition to the City of Grand Island, 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 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.

(S E A L)

Chad Dixon
Nebraska Professional Registered Land Surveyor No. 672

APPROVALS

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

CHAIRMAN (signature)_____

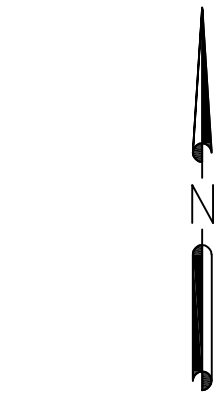
(date)_____

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

MAYOR

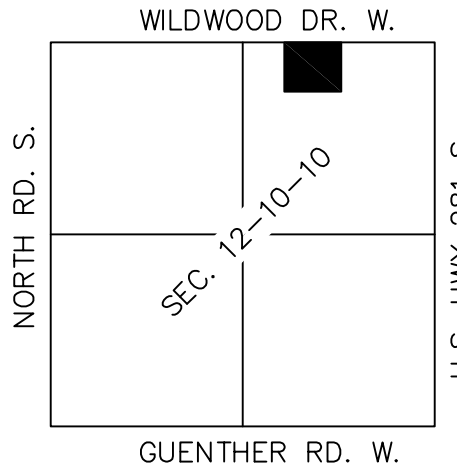
CITY CLERK

(SEAL)



0 60 120
SCALE IN FEET

- ▲ = SECTION CORNER MONUMENT FOUND
- = MONUMENT FOUND
- = MONUMENT ESTABLISHED (CAPPED 5/8" x 24" REBAR)
- x = TEMPORARY POINT
- (P) = PLATTED DISTANCES
- (M) = MEASURED DISTANCES
- SECTION LINE
- PROPOSED LOT LINES
- RIGHT-OF-WAY LINE
- EXISTING LOT LINES
- EXISTING EASEMENTS
- NEWLY DEDICATED EASEMENTS



MA Miller & Associates	PARTY CHIEF: JARED YENDRA	SURVEY COMPLETED: MAY 1, 2018
	DRAWN BY: CHAD A. DIXON	REVISION
	1111 CENTRAL AVENUE KEARNEY, NE 68847-6833 Tel: 308-234-6456 Fax: 308-234-1146 www.miller-engineers.com	DATE & REASON
		F.B. #

HALL CO-KNUTH SECOND SUB.



Hall County Regional Planning Commission

Wednesday, June 6, 2018

Regular Meeting

Item J7

Subdivision – MCK Estates Subdivision Grand Island Final Plat

Staff Contact:



THE REGIONAL PLANNING COMMISSION of Hall
County, Grand Island, Wood River and the Villages
of Alda, Cairo and Doniphan, Nebraska

May 25th, 2018

Dear Members of the Board:

RE: Final Plat – Listed Subdivisions.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a list of Subdivision Plats, for properties located in Hall County, Nebraska as attached.

You are hereby notified that the Regional Planning Commission will consider these Subdivision Plats at the next meeting that will be held at 6:00 p.m. on June 6th, 2018, in the Community Meeting Room located in Grand Island's City Hall.

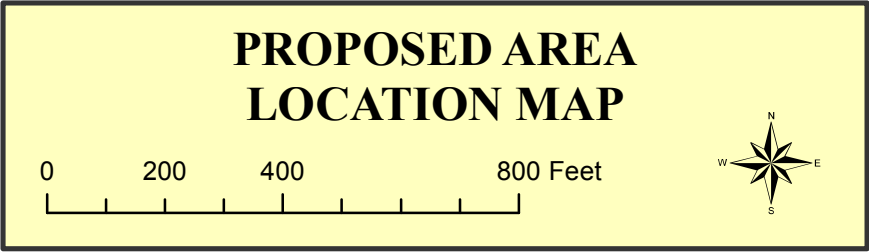
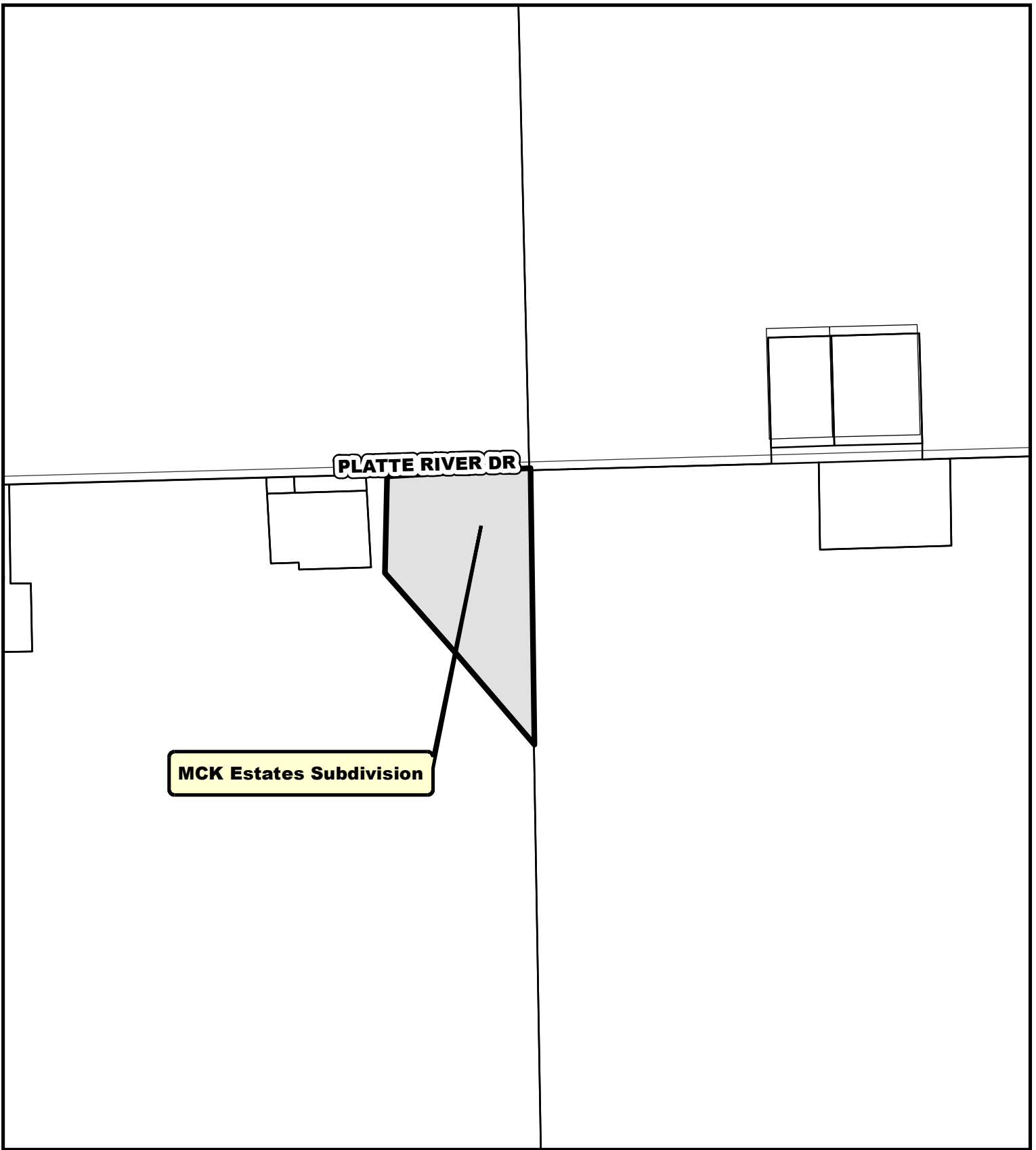
Sincerely,

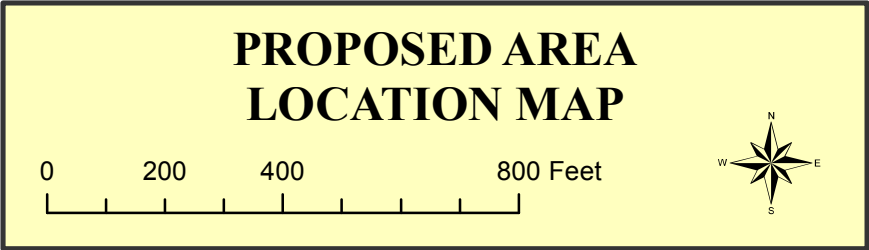
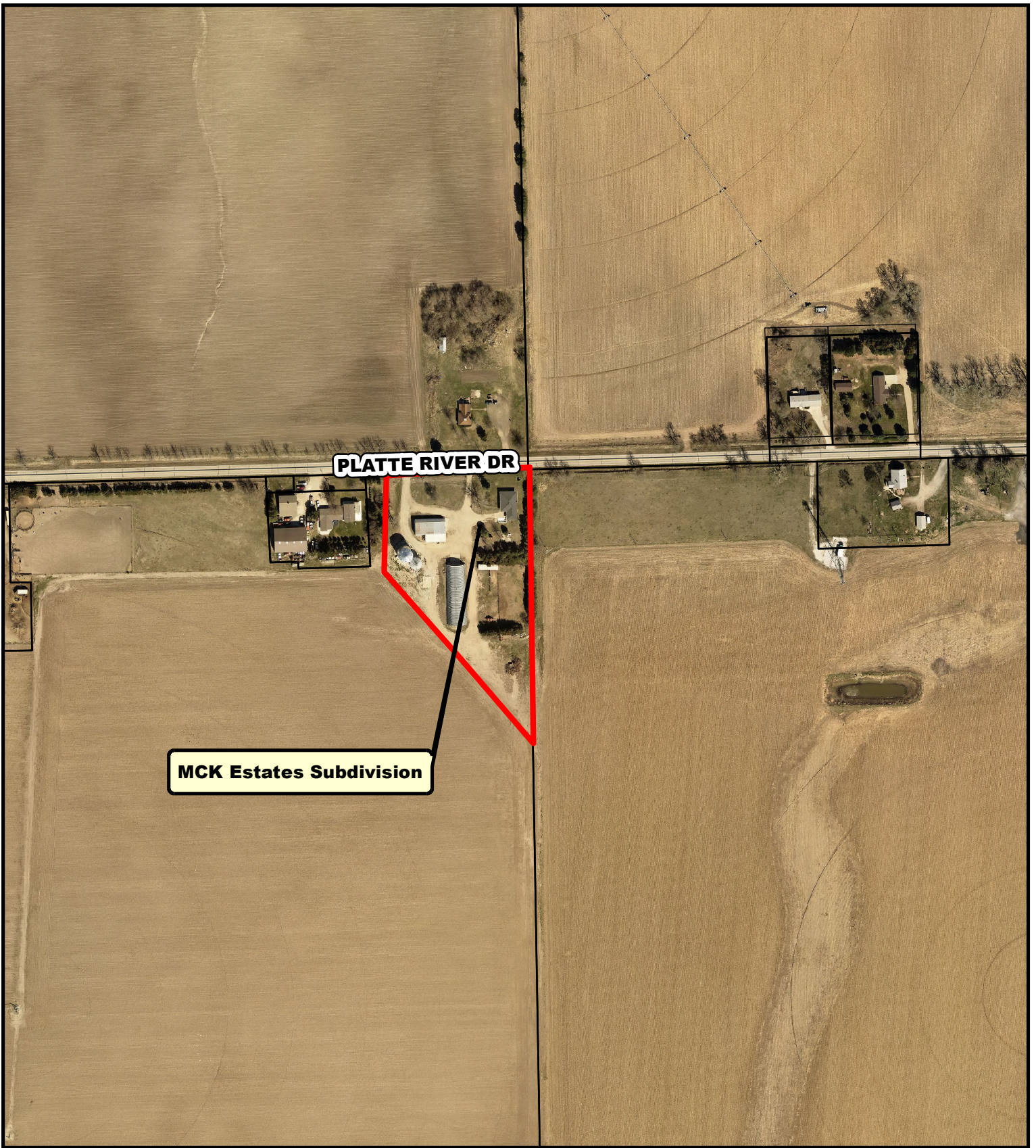
Chad Nabity, AICP
Planning Director

CC: City Clerk
City Attorney
City Public Works
City Utilities
City Building Director
County Assessor/Register of Deeds
Manager of Postal Operations
Stevens Land Surveying
Brian McMahon

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

Name	Acres	Lots	Legal Description
Carey Subdivision	4.695	2	A replat of all of lot 1, Bohmhart Subdivision, in the City of Grand Island, Hall County, Nebraska.
Copper Creek Estates 11 th Subdivision	1.71	8	A tract of land being part of the Northeast Quarter of the Northwest Quarter (NE1/4, NW1/4) and part of the Southeast Quarter of the Northwest Quarter (SE1/4, NW1/4) of Section Twenty-three (23), Township Eleven (11) North, Range Ten (10) West of the 6th P.M., in, Hall County, Nebraska.
Copper Creek Estates 12 th Subdivision	1.88	8	A tract of land being part of the Northeast Quarter of the Northwest Quarter (NE1/4, NW1/4) and part of the Southeast Quarter of the Northwest Quarter (SE1/4, NW1/4) of Section Twenty-three (23), Township Eleven (11) North, Range Ten (10) West of the 6th P.M., in, Grand Island, Hall County, Nebraska.
Copper Creek Estates 13 th Subdivision	3.37	13	A tract of land being part of the Northeast Quarter of the Northwest Quarter (NE1/4, NW1/4), part of the Northwest Quarter of the Northwest Quarter (NW1/4, NW1/4), part of the Southwest Quarter of the Northwest Quarter (SW1/4, NW1/4) and part of the Southeast Quarter of the Northwest Quarter (SE1/4, NW1/4) of Section Twenty-three (23), Township Eleven (11) North, Range Ten (10) West of the 6th P.M., in, Hall County, Nebraska.
Knuth 2 nd Subdivision	1.19	1	A tract of land being part of the Northwest Quarter of the Northeast Quarter (NW1/4, NE1/4) of Section Twelve (12), Township Ten (10) North, Range Ten (10) West of the 6th P.M., in, Hall County, Nebraska. This will be an addition to the City of Grand Island.
MCK Estates Subdivision	4.157	1	A tract of land consisting of part of the Northwest Quarter of (NW1/4) of Section Twelve (12), Township Nine (9) North, Range Ten (10) West of the 6th P.M., in, Hall County, Nebraska.
Nelson Subdivision	6.69	2	A tract of land being part of the Southwest Quarter of the Southeast Quarter (SW1/4, SE1/4) of Section Twenty-six (26), Township Ten (10) North, Range Nine (9) West of the 6th P.M., in, Hall County, Nebraska.
Prairie Creek Meadows 2 nd Subdivision	33.57	9	A tract of land comprising a part Northwest Quarter (NW 1/4) of Section Twenty (20), Township Twelve (12), Range Nine (9) West of the 6th P.M., in Hall County, Nebraska
Prairieview Plaza Subdivision	6.359	4	A replat of all of lot 1, Pedcor Subdivision, an addition to the City of Grand Island, Hall County, Nebraska.
RCI Subdivision	4.599	2	A tract of land comprising a part Northwest Quarter (NW 1/4) of the Southwest Quarter (NW 1/4, SW 1/4) Section Twenty-seven (27), Township Eleven (11), Range Nine (9) West of the 6th P.M., in the city of Grand Island, Hall County, Nebraska
Rief Acres Subdivision	3.592	1	A tract of land comprising a part Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4, SE 1/4) of Section Four (4), Township Ten (10), Range Nine (9) West of the 6th P.M., Hall County, Nebraska. This will be an addition to the City of Grand Island.
Schup Subdivision	4.84	1	A tract of land of Northeast Quarter (NE 1/4) of Section Thirty-three (33), Township Ten (10), Range Nine (9) West of the 6th P.M., Hall County, Nebraska





MCK ESTATES SUBDIVISION
HALL COUNTY, NEBRASKA
SITE PLAT

LEGAL DESCRIPTION

A TRACT OF LAND CONSISTING OF PART OF THE NORTHWEST QUARTER (NW1/4) OF SECTION TWELVE (12), TOWNSHIP NINE (9) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 12-T9N-R10W, SAID POINT BEING THE POINT OF BEGINNING; THENCE ON AN ASSUMED BEARING OF S00°57'34"E, ALONG THE EAST LINE OF THE NW1/4, A DISTANCE OF 665.00 FEET; THENCE N44°04'54"W A DISTANCE OF 586.69 FEET TO THE SOUTHEAST CORNER OF LOT 1, ACE IN THE HOLE SECOND SUBDIVISION; THENCE N03°12'44"W, ALONG PART OF THE EAST LINE OF SAID LOT 1, A DISTANCE OF 232.85 FEET TO THE NORTH LINE OF SAID NW1/4; THENCE N88°27'59"E, ALONG SAID NORTH LINE, A DISTANCE OF 410.21 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 181,082.79 SQUARE FEET OR 4.157 ACRES MORE OR LESS OF WHICH 0.376 ACRES IS NEW DEDICATED ROAD RIGHT-OF-WAY.

LEGEND

- SECTION CORNER
- SET CORNER (5/8"x24" REBAR W/CAP)
- FOUND CORNER (1/2" PIPE)
- PROPERTY LINE
- SECTION LINE
- SUBDIVISION LINE
- NEW ROW LINE
- M MEASURED DISTANCE
- R RECORDED DISTANCE
- P PLATTED DISTANCE
- P1 PLATTED DISTANCE ACE IN THE HOLE 2ND SUB
- BUILDING LINE
- ELECTRIC CABINET
- WATER WELL
- SANITARY SEWER CLEANOUT

SECTION TIES

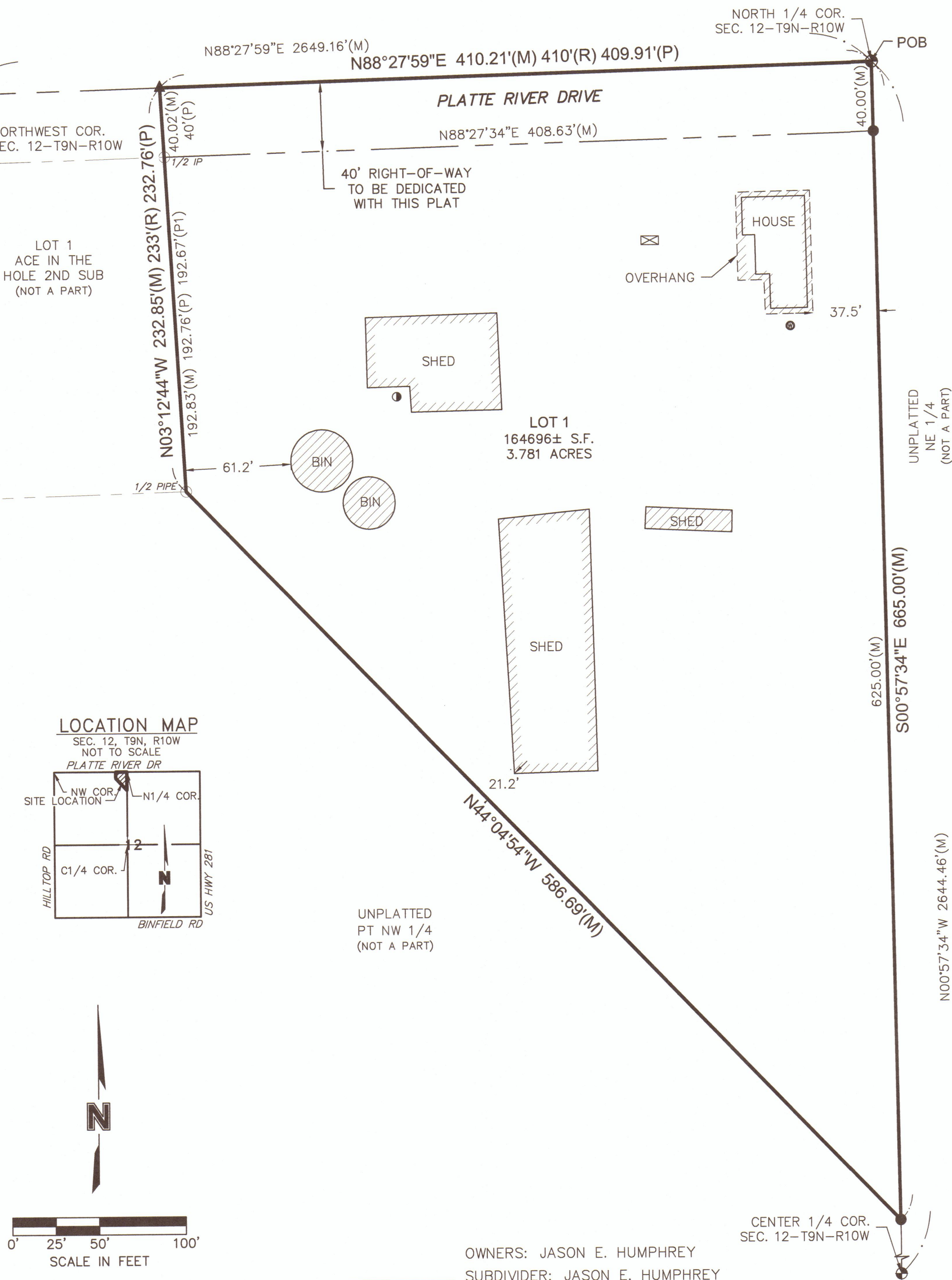
NORTHWEST CORNER, SEC. 12-T9N-R10W
FOUND SURVEY SPIKE w/WASHER HALL CO. SURVEYOR ID @ GRADE IN ASPHALT INTERSECTION

SE 34.79' TO MAG NAIL w/WASHER IN SOUTH END OF 36" CMP
SW 48.83' TO MAG NAIL w/WASHER IN POWER POLE
NE 57.48' TO TO MAG NAIL w/WASHER IN CORNER FENCE POST
NNE 77.64' TO MAG NAIL w/WASHER IN FENCE POST

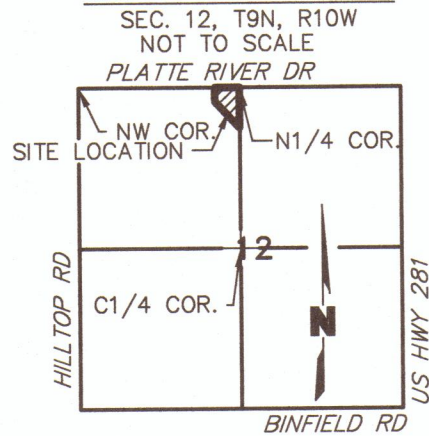
NORTH 1/4 CORNER, SEC. 12-T9N-R10W
FOUND SURVEY SPIKE w/WASHER HALL CO. SURVEYOR ID @ GRADE IN ASPHALT INTERSECTION

N 32.05' TO NEAR FACE WITNESS CORNER
N 49.25' TO MAG NAIL w/WASHER IN CORNER FENCE POST
SE 42.63' TO REDHEAD NAIL IN POWER POLE
S 33.30' TO MAG NAIL w/WASHER IN CORNER FENCE POST

CENTER 1/4 CORNER, SEC. 12-T9N-R10W
FOUND 1/2" IRON PIPE, 0.2' ABOVE GRADE ON SW CORNER OF TREE ROW(SORGENFRIE LS578 12/14)
WSW 164.03' TO WELL POINT (TOP CENTER)
W 33.00' TO 5/8" REBAR
S 33.00' TO 5/8" REBAR



LOCATION MAP



OWNERS: JASON E. HUMPHREY
SUBDIVIDER: JASON E. HUMPHREY
SURVEYOR: OLSSON ASSOCIATES
ENGINEER: OLSSON ASSOCIATES
NUMBER OF LOTS: 1

OLSSON ASSOCIATES

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

PROJECT NO. 2018-1245
Jason Humphrey
Hall County Survey
FB HALL CO #4

LEGAL DESCRIPTION

A TRACT OF LAND CONSISTING OF PART OF THE NORTHWEST QUARTER (NW1/4) OF SECTION TWELVE (12), TOWNSHIP NINE (9) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 12--T9N--R10W, SAID POINT BEING THE POINT OF BEGINNING; THENCE ON AN ASSUMED BEARING OF S00°57'34"E, ALONG THE EAST LINE OF THE NW1/4, A DISTANCE OF 665.00 FEET; THENCE N44°04'54"W A DISTANCE OF 586.69 FEET TO THE SOUTHEAST CORNER OF LOT 1, ACE IN THE HOLE SECOND SUBDIVISION; THENCE N03°12'44"W, ALONG PART OF THE EAST LINE OF SAID LOT 1, A DISTANCE OF 232.85 FEET TO THE NORTH LINE OF SAID NW1/4; THENCE N88°27'59"E, ALONG SAID NORTH LINE, A DISTANCE OF 410.21 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 181,082.79 SQUARE FEET OR 4.157 ACRES MORE OR LESS OF WHICH 0.376 ACRES IS NEW DEDICATED ROAD RIGHT-OF-WAY.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON _____, 2018, I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION, OF A TRACT OF LAND CONSISTING OF PART OF THE NORTHWEST QUARTER (NW1/4) OF SECTION TWELVE (12), TOWNSHIP NINE (9) NORTH, RANGE TEN (10) 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.

JESSE E. HURT, REGISTERED LAND SURVEYOR NUMBER, LS-674

DEDICATION OF PLAT

KNOW ALL MEN BY THESE PRESENTS, THAT JASON E. HUMPHREY, UNMARRIED, BEING THE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS ***"MCK ESTATES SUBDIVISION"*** IN PART OF THE NORTHWEST QUARTER (NW1/4) OF SECTION TWELVE (12), TOWNSHIP NINE (9) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF AND DO HEREBY DEDICATE THE ROAD RIGHT OF WAY, AS SHOWN THEREON TO THE PUBLIC FOR THEIR USE FOREVER; AND HEREBY DEDICATE THE EASEMENTS, 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 EASEMENTS; 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 _____, 2018.

JASON E. HUMPHREY

ACKNOWLEDGMENT

STATE OF NEBRASKA SS
COUNTY OF HALL

ON THIS ____ DAY OF _____, 2018, BEFORE ME _____, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED JASON E. HUMPHREY, UNMARRIED, 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

APPROVALS








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.

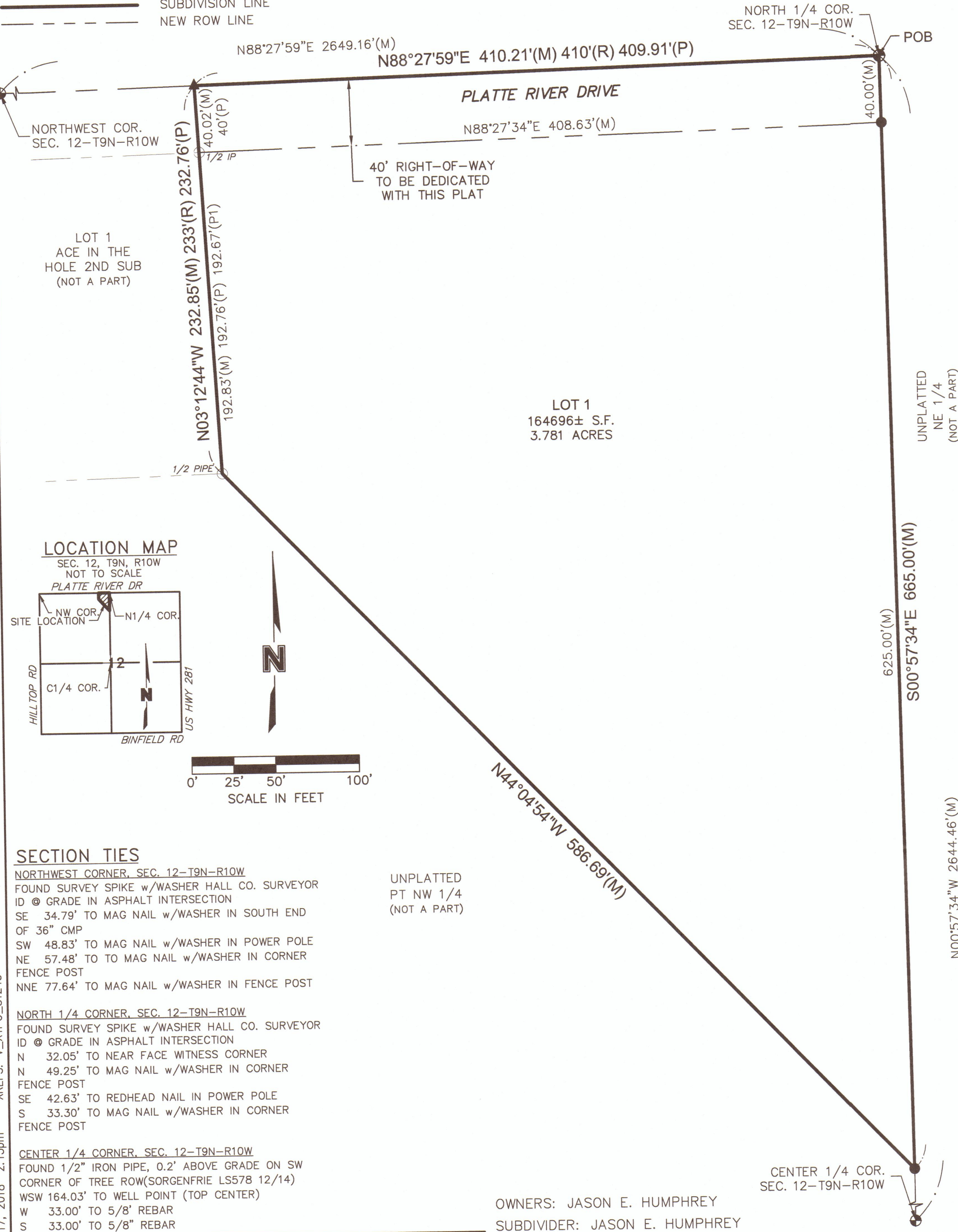
CHAIRPERSON _____ DATE _____

APPROVED AND ACCEPTED BY THE HALL COUNTY BOARD OF SUPERVISORS THIS _____ DAY OF _____, 2018.

CHAIRPERSON _____ COUNTY CLERK _____

LEGEND

- | | | | |
|---|-----------------------------------|----|-------------------------|
|  | SECTION CORNER | M | MEASURED DISTANCE |
|  | SET CORNER (5/8"x24" REBAR W/CAP) | R | RECORDED DISTANCE |
|  | FOUND CORNER (1/2" PIPE) | P | PLATTED DISTANCE |
|  | PROPERTY LINE | | ACE IN THE HOLE SUB |
|  | SECTION LINE | P1 | PLATTED DISTANCE |
|  | SUBDIVISION LINE | | ACE IN THE HOLE 2ND SUB |
|  | NEW ROW LINE | | |



SECTION TIES

NORTHWEST CORNER, SEC. 12-T9N-R10W
FOUND SURVEY SPIKE w/WASHER HALL CO. SURVEYOR
ID # 349 IN GRADE IN ASPHALT INTERSECTION
SE @ 7.9' TO MAG NAIL w/WASHER IN SOUTH END
OF 36" CMP
SW 48.83' TO MAG NAIL w/WASHER IN POWER POLE
NE 57.48' TO MAG NAIL w/WASHER IN CORNER
FENCE POST
NNE 77.64' TO MAG NAIL w/WASHER IN FENCE POST

NORTH 1/4 CORNER, SEC. 12-T9N-R10W
FOUND SURVEY SPIKE w/WASHER HALL CO. SURVEYOR
ID @ GRADE IN ASPHALT INTERSECTION
N 32.05' TO REAR FACE WITNESS CORNER
N 49.25' TO MAG NAIL w/WASHER IN CORNER
SECE POST
SE 42.63' TO REDHEAD NAIL IN POWER POLE
S 33.30' TO MAG NAIL w/WASHER IN CORNER
SECE POST

CENTER 1/4 CORNER, SEC. 12-T9N-R10W
FOUND 1/2" IRON PIPE, 0.2' ABOVE GRADE ON SW
CORNER OF TREE ROW(SORGENFRIE LS578 12/14)
WSW 164.03' TO WELL POINT (TOP CENTER)
W 33.00' TO 5/8" REBAR
S 33.00' TO 5/8" REBAR

UNPLATTED
PT NW 1/4
(NOT A PART)

OWNERS: JASON E. HUMPHREY
SUBDIVIDER: JASON E. HUMPHREY
SURVEYOR: OLSSON ASSOCIATES
ENGINEER: OLSSON ASSOCIATES
NUMBER OF LOTS: 1

OLSSON
ASSOCIATES

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

PROJECT NO. 2018-1245

Jason Humphrey
Hall County Survey

FB HALL CO #4



Hall County Regional Planning Commission

Wednesday, June 6, 2018

Regular Meeting

Item J8

Subdivision – Nelson Subdivision Hall County Final Plat

Staff Contact:



THE REGIONAL PLANNING COMMISSION of Hall
County, Grand Island, Wood River and the Villages
of Alda, Cairo and Doniphan, Nebraska

May 25th, 2018

Dear Members of the Board:

RE: Final Plat – Listed Subdivisions.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a list of Subdivision Plats, for properties located in Hall County, Nebraska as attached.

You are hereby notified that the Regional Planning Commission will consider these Subdivision Plats at the next meeting that will be held at 6:00 p.m. on June 6th, 2018, in the Community Meeting Room located in Grand Island's City Hall.

Sincerely,

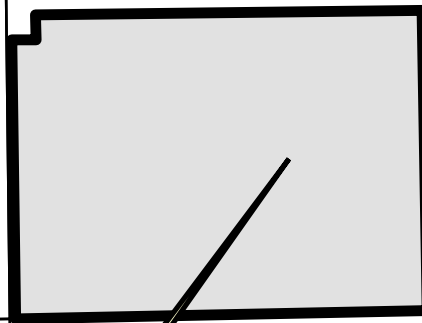
Chad Nabity, AICP
Planning Director

CC: City Clerk
City Attorney
City Public Works
City Utilities
City Building Director
County Assessor/Register of Deeds
Manager of Postal Operations
Stevens Land Surveying
Brian McMahon

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

Name	Acres	Lots	Legal Description
Carey Subdivision	4.695	2	A replat of all of lot 1, Bohmhart Subdivision, in the City of Grand Island, Hall County, Nebraska.
Copper Creek Estates 11 th Subdivision	1.71	8	A tract of land being part of the Northeast Quarter of the Northwest Quarter (NE1/4, NW1/4) and part of the Southeast Quarter of the Northwest Quarter (SE1/4, NW1/4) of Section Twenty-three (23), Township Eleven (11) North, Range Ten (10) West of the 6th P.M., in, Hall County, Nebraska.
Copper Creek Estates 12 th Subdivision	1.88	8	A tract of land being part of the Northeast Quarter of the Northwest Quarter (NE1/4, NW1/4) and part of the Southeast Quarter of the Northwest Quarter (SE1/4, NW1/4) of Section Twenty-three (23), Township Eleven (11) North, Range Ten (10) West of the 6th P.M., in, Grand Island, Hall County, Nebraska.
Copper Creek Estates 13 th Subdivision	3.37	13	A tract of land being part of the Northeast Quarter of the Northwest Quarter (NE1/4, NW1/4), part of the Northwest Quarter of the Northwest Quarter (NW1/4, NW1/4), part of the Southwest Quarter of the Northwest Quarter (SW1/4, NW1/4) and part of the Southeast Quarter of the Northwest Quarter (SE1/4, NW1/4) of Section Twenty-three (23), Township Eleven (11) North, Range Ten (10) West of the 6th P.M., in, Hall County, Nebraska.
Knuth 2 nd Subdivision	1.19	1	A tract of land being part of the Northwest Quarter of the Northeast Quarter (NW1/4, NE1/4) of Section Twelve (12), Township Ten (10) North, Range Ten (10) West of the 6th P.M., in, Hall County, Nebraska. This will be an addition to the City of Grand Island.
MCK Estates Subdivision	4.157	1	A tract of land consisting of part of the Northwest Quarter of (NW1/4) of Section Twelve (12), Township Nine (9) North, Range Ten (10) West of the 6th P.M., in, Hall County, Nebraska.
Nelson Subdivision	6.69	2	A tract of land being part of the Southwest Quarter of the Southeast Quarter (SW1/4, SE1/4) of Section Twenty-six (26), Township Ten (10) North, Range Nine (9) West of the 6th P.M., in, Hall County, Nebraska.
Prairie Creek Meadows 2 nd Subdivision	33.57	9	A tract of land comprising a part Northwest Quarter (NW 1/4) of Section Twenty (20), Township Twelve (12), Range Nine (9) West of the 6th P.M., in Hall County, Nebraska
Prairieview Plaza Subdivision	6.359	4	A replat of all of lot 1, Pedcor Subdivision, an addition to the City of Grand Island, Hall County, Nebraska.
RCI Subdivision	4.599	2	A tract of land comprising a part Northwest Quarter (NW 1/4) of the Southwest Quarter (NW 1/4, SW 1/4) Section Twenty-seven (27), Township Eleven (11), Range Nine (9) West of the 6th P.M., in the city of Grand Island, Hall County, Nebraska
Rief Acres Subdivision	3.592	1	A tract of land comprising a part Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4, SE 1/4) of Section Four (4), Township Ten (10), Range Nine (9) West of the 6th P.M., Hall County, Nebraska. This will be an addition to the City of Grand Island.
Schup Subdivision	4.84	1	A tract of land of Northeast Quarter (NE 1/4) of Section Thirty-three (33), Township Ten (10), Range Nine (9) West of the 6th P.M., Hall County, Nebraska

**Part of the Southwest Quarter of the Southeast Quarter
S-26
T-10N
R-09W**



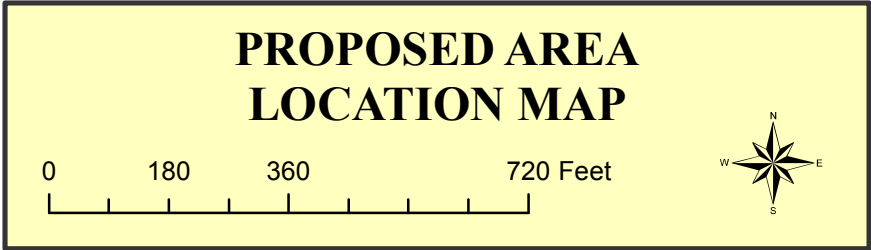
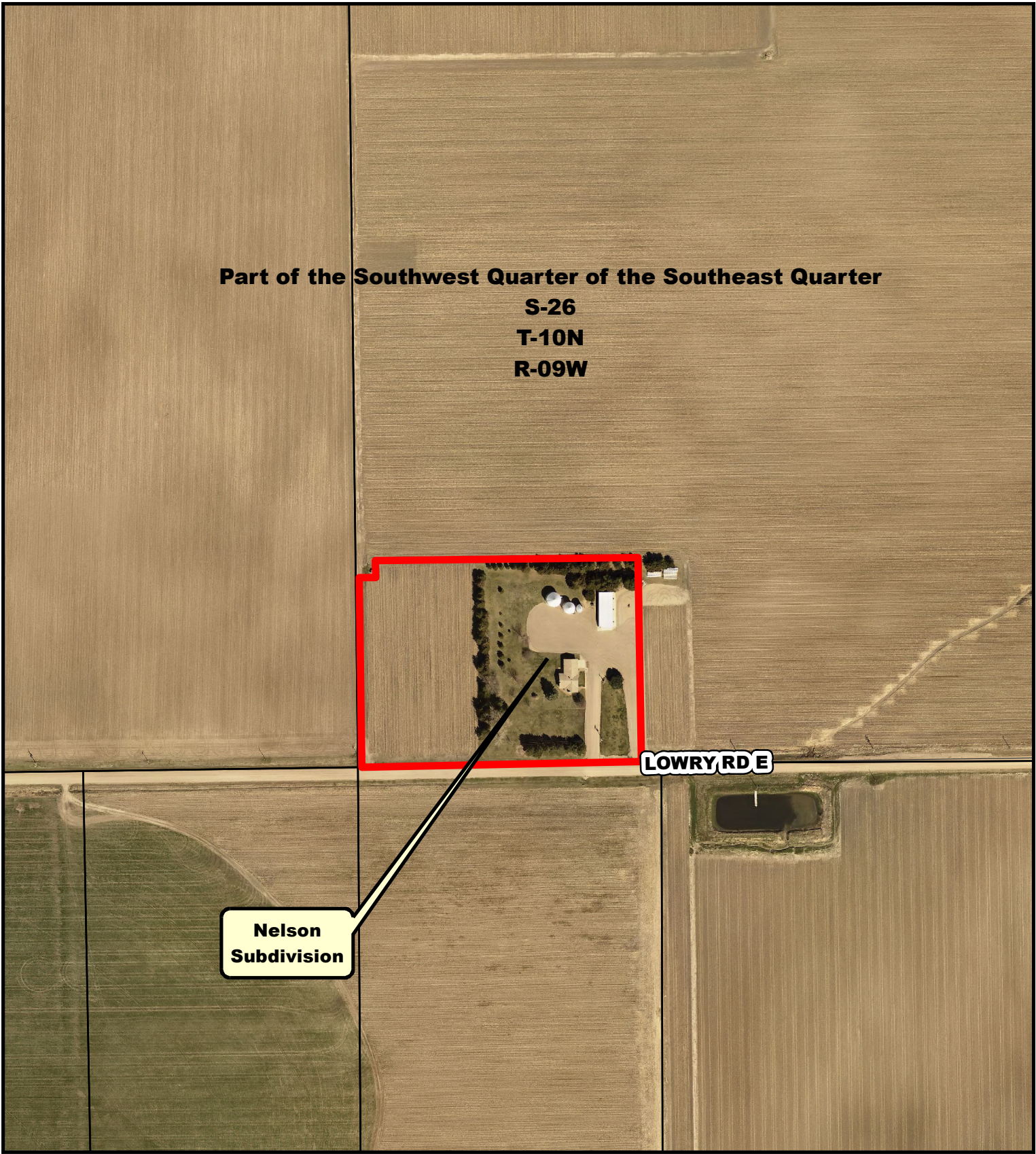
LOWRY RDE

**Nelson
Subdivision**

**PROPOSED AREA
LOCATION MAP**

0 180 360 720 Feet





FINAL PLAT
-NELSON SUBDIVISION-
PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, SECTION 26,
TOWNSHIP 10 NORTH, RANGE 9 WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA

LEGAL DESCRIPTION

A tract of land being part of the Southwest Quarter of the Southeast Quarter (SW 1/4 SE 1/4), Section Twenty-six (26), Township Ten (10) North, Range Nine (9) West of the 6th Principal Meridian, Hall County, Nebraska, and more particularly described as follows:
BEGINNING at a 1" bar at the Southwest corner of the Southeast Quarter of Section 26 and assuming the West line of said Southeast Quarter as bearing N 00°07'10" E and all bearings contained herein are relative thereto;
thence N 00°07'10" E on said West line a distance of 432.00 feet to a 5/8" rebar with cap;
thence S 89°56'29" E parallel to the South line of said Southeast Quarter a distance of 39.00 feet to a 5/8" rebar with cap;
thence N 00°07'10" E parallel to said West line a distance of 34.00 feet to a 5/8" rebar with cap;
thence N 89°56'29" E parallel to said South line a distance of 589.00 feet to a 5/8" rebar with cap;
thence S 00°07'10" W parallel to said West line a distance of 466.00 feet to said South line;
thence S 89°56'29" W on said South line a distance of 628.00 feet to the Point of Beginning.
Containing 6.69 acres more or less.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that

DENNIS R. NELSON

being the owner of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as 'NELSON SUBDIVISION' Hall County, 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 hereon as appears on the 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 our signatures hereto, at Grand Island, Nebraska, this ____ day of _____, 2018.

(signature) _____
DENNIS R. NELSON

ACKNOWLEDGMENTS

STATE OF _____ S.S.
COUNTY OF _____
On the ____ day of _____, 20____, before me _____ a Notary Public within and for said County, personally appeared Dennis R. Nelson, and to me personally known to be the identical person whose signature is affixed hereto, and that he did acknowledge the execution thereof to be his voluntary act and deed.

(S E A L)

My commission expires _____

Notary Public

APPROVALS

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

CHAIRMAN (signature) _____ (date) _____

Approved and accepted by Hall County Board of Supervisors, this ____ day of _____, 20____.

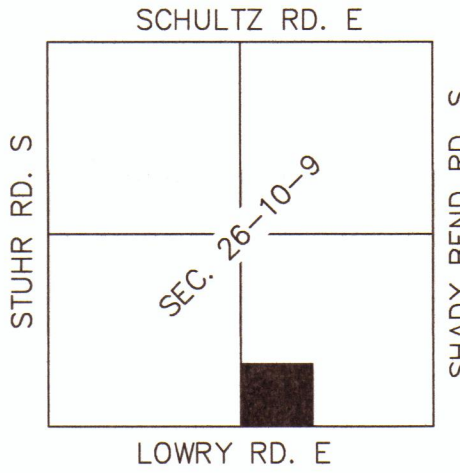
CHAIRMAN OF THE BOARD _____ COUNTY CLERK _____
(SEAL)

SURVEYOR'S CERTIFICATE

I, Chad Dixon, Nebraska Professional Registered Land Surveyor No. 672, do hereby certify that on May 2nd, 2018, I completed an accurate survey of 'NELSON SUBDIVISION', 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 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)

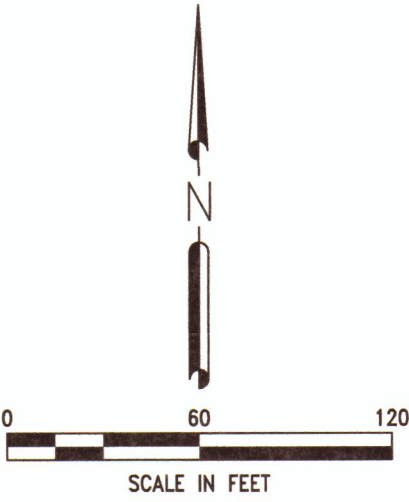
Chad Dixon
Nebraska Professional Registered Land Surveyor No. 672



SOUTHEAST CORNER, SOUTHEAST QUARTER
SECTION 26, T 10 N, R 9 W
FOUND "U" POST.
NW 50.50' NAIL IN PP
SW 49.10' NAIL IN GUY POLE
NE 46.00' NAIL IN PP
SE 46.70' 5/8" REBAR W/CAP

MA Miller & Associates	PARTY CHIEF:	SURVEY COMPLETED:
	JARED YENDRA	MAY 3, 2018
	DRAWN BY:	REVISION
	CHAD A. DIXON	DATE & REASON
	1111 CENTRAL AVENUE KEARNEY, NE 68847-6833 Tel: 308-234-6456 Fax: 308-234-1146 www.miller-engineers.com	F.B. #
	HALL CO-NELSON SUB.	

NORTHWEST CORNER, SOUTHEAST QUARTER
SECTION 26, T 10 N, R 9 W
FOUND 1/2" I.P.
N 55.25' NAIL IN R.R.TIE
N 11.50' PLUM THICKET WEST
E 11.0' CROP LINE SOUTH
NW 7.60' MAG NAIL IN MULBERRY TREE



- ▲ = SECTION CORNER MONUMENT FOUND
- = MONUMENT ESTABLISHED (CAPPED 5/8" x 24" REBAR)
- × = TEMPORARY POINT
- (R) = RECORDED DISTANCES
- (M) = MEASURED DISTANCES
- SECTION LINE
- - - PROPOSED LOT LINES
- - - RIGHT-OF-WAY LINE
- - - EXISTING LOT LINES
- - - EXISTING EASEMENTS
- - - NEWLY DEDICATED EASEMENTS

NOTES

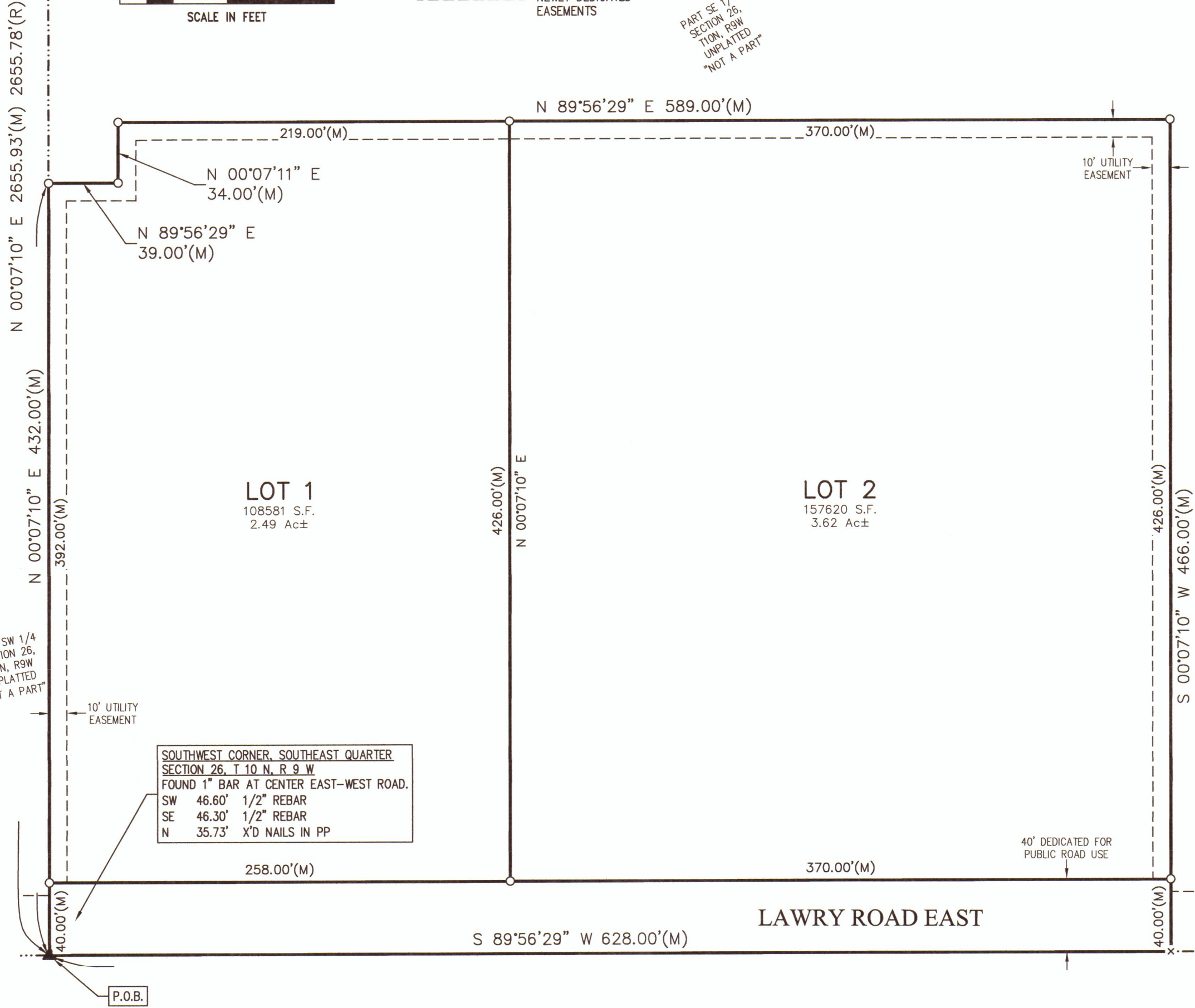
This plat prepared March 2018 for:

Dennis R. Nelson
6501 Red Hook Plaza
Suite 201, St. Thomas, VI 00802

BY: Miller & Associates
1111 Central Avenue
Kearney, NE 68847

PART SE 1/4
SECTION 26,
TION ROW
UNPLATTED
"NOT A PART"

PART SE 1/4
SECTION 26,
TION ROW
UNPLATTED
"NOT A PART"



SOUTHWEST CORNER, SOUTHEAST QUARTER
SECTION 26, T 10 N, R 9 W
FOUND 1" BAR AT CENTER EAST-WEST ROAD.
SW 46.60' 1/2" REBAR
SE 46.30' 1/2" REBAR
N 35.73' X'D NAILS IN PP

PART SW 1/4
SECTION 26,
TION ROW
UNPLATTED
"NOT A PART"



Hall County Regional Planning Commission

Wednesday, June 6, 2018

Regular Meeting

Item J9

**Subdivision- Prairie Creek Meadows 2nd Subdivision Hall County
Final Plat**

Staff Contact:



THE REGIONAL PLANNING COMMISSION of Hall
County, Grand Island, Wood River and the Villages
of Alda, Cairo and Doniphan, Nebraska

May 25th, 2018

Dear Members of the Board:

RE: Final Plat – Listed Subdivisions.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a list of Subdivision Plats, for properties located in Hall County, Nebraska as attached.

You are hereby notified that the Regional Planning Commission will consider these Subdivision Plats at the next meeting that will be held at 6:00 p.m. on June 6th, 2018, in the Community Meeting Room located in Grand Island's City Hall.

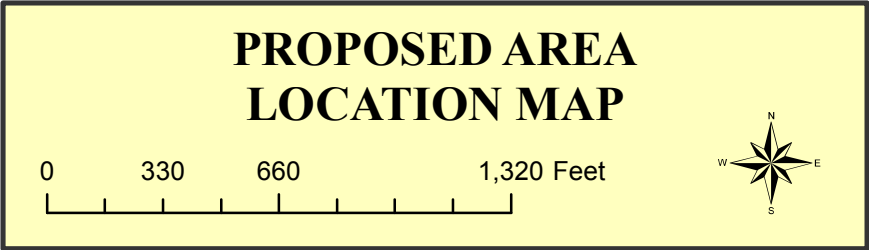
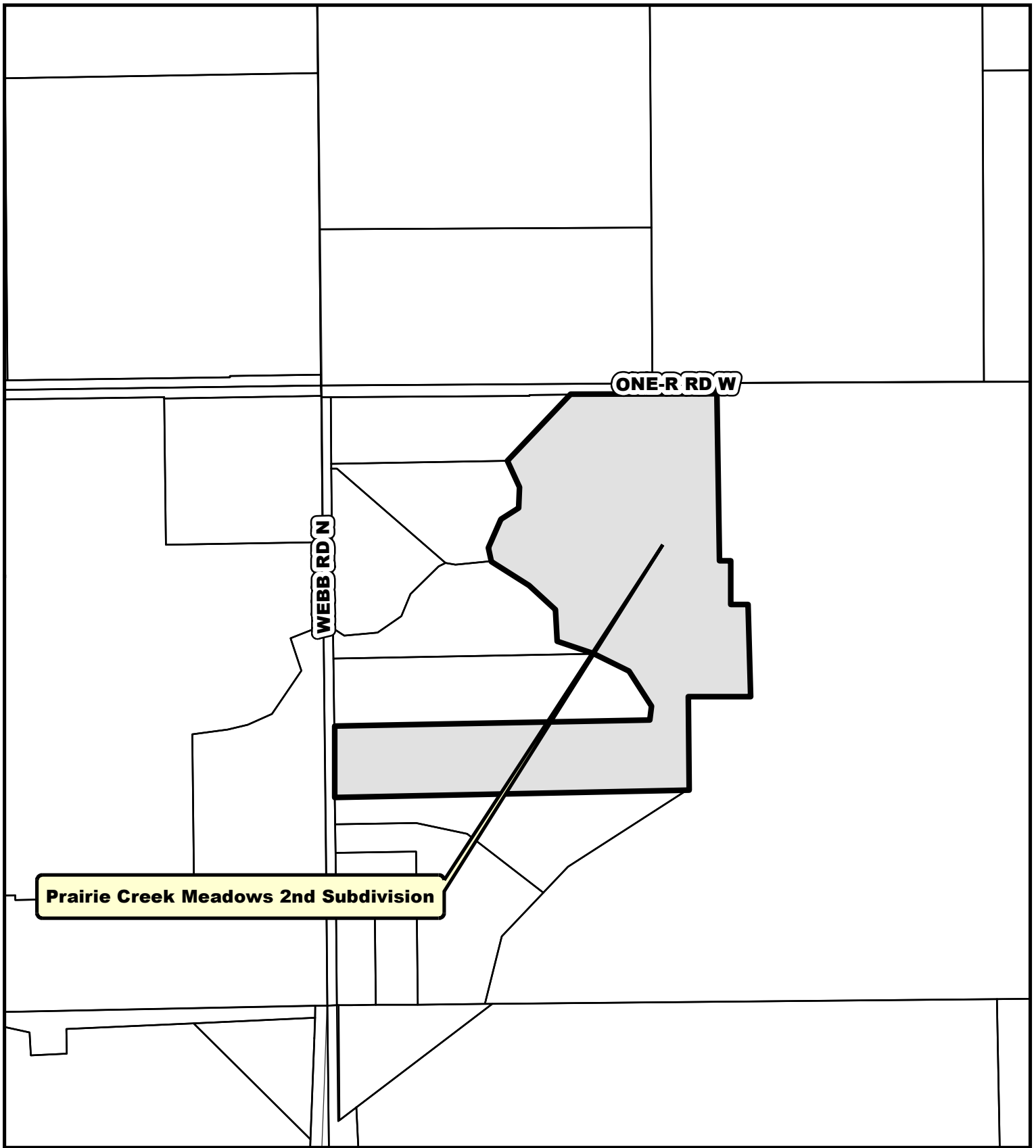
Sincerely,

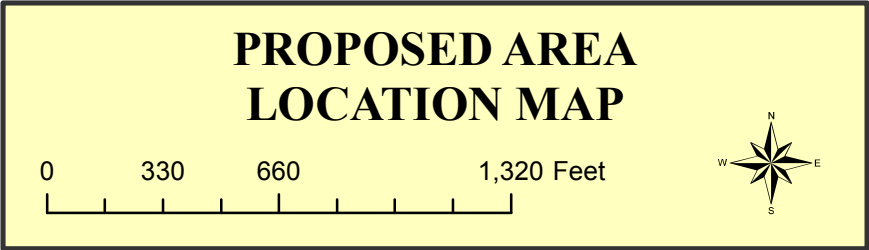
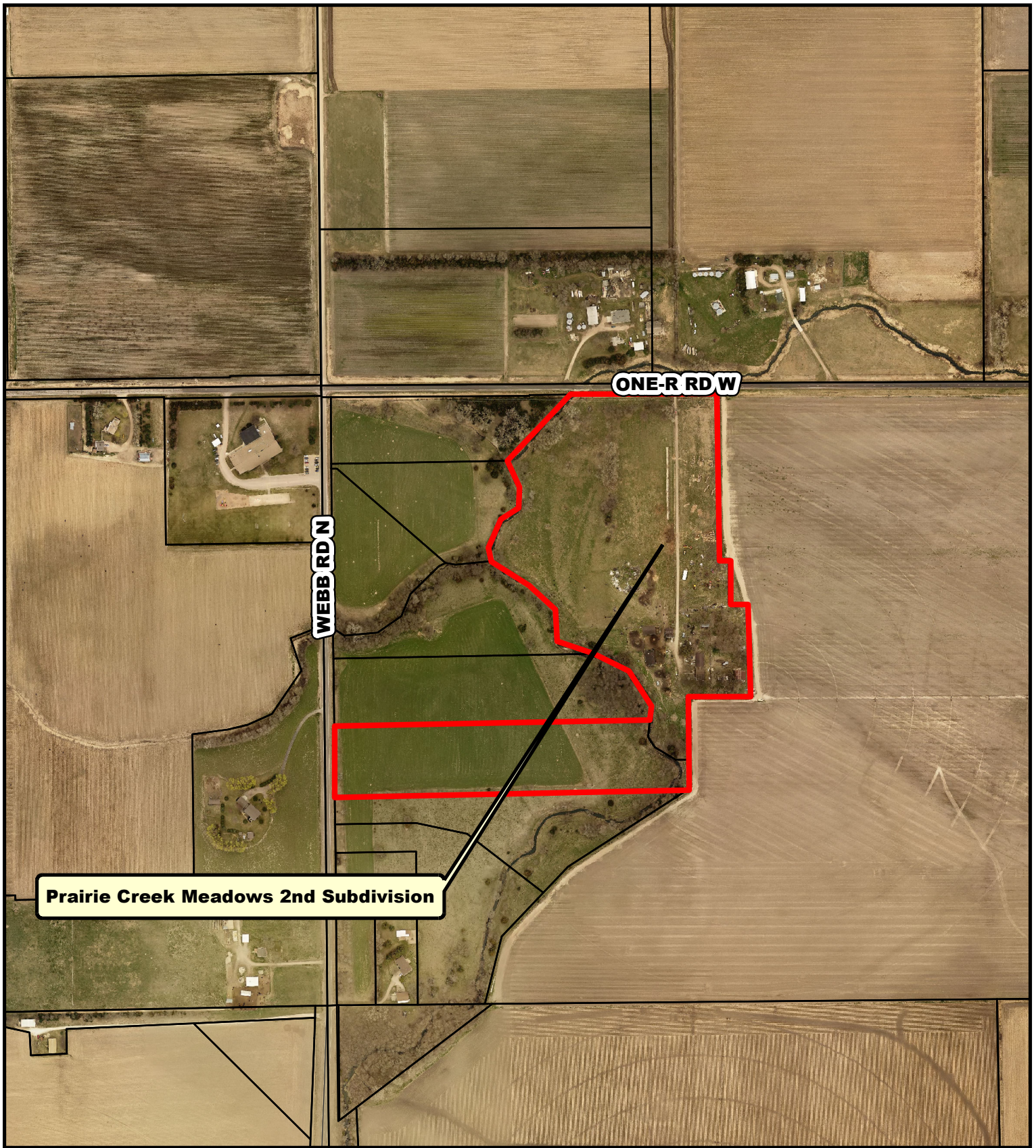
Chad Nabity, AICP
Planning Director

CC: City Clerk
City Attorney
City Public Works
City Utilities
City Building Director
County Assessor/Register of Deeds
Manager of Postal Operations
Stevens Land Surveying
Brian McMahon

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

Name	Acres	Lots	Legal Description
Carey Subdivision	4.695	2	A replat of all of lot 1, Bohmhart Subdivision, in the City of Grand Island, Hall County, Nebraska.
Copper Creek Estates 11 th Subdivision	1.71	8	A tract of land being part of the Northeast Quarter of the Northwest Quarter (NE1/4, NW1/4) and part of the Southeast Quarter of the Northwest Quarter (SE1/4, NW1/4) of Section Twenty-three (23), Township Eleven (11) North, Range Ten (10) West of the 6th P.M., in, Hall County, Nebraska.
Copper Creek Estates 12 th Subdivision	1.88	8	A tract of land being part of the Northeast Quarter of the Northwest Quarter (NE1/4, NW1/4) and part of the Southeast Quarter of the Northwest Quarter (SE1/4, NW1/4) of Section Twenty-three (23), Township Eleven (11) North, Range Ten (10) West of the 6th P.M., in, Grand Island, Hall County, Nebraska.
Copper Creek Estates 13 th Subdivision	3.37	13	A tract of land being part of the Northeast Quarter of the Northwest Quarter (NE1/4, NW1/4), part of the Northwest Quarter of the Northwest Quarter (NW1/4, NW1/4), part of the Southwest Quarter of the Northwest Quarter (SW1/4, NW1/4) and part of the Southeast Quarter of the Northwest Quarter (SE1/4, NW1/4) of Section Twenty-three (23), Township Eleven (11) North, Range Ten (10) West of the 6th P.M., in, Hall County, Nebraska.
Knuth 2 nd Subdivision	1.19	1	A tract of land being part of the Northwest Quarter of the Northeast Quarter (NW1/4, NE1/4) of Section Twelve (12), Township Ten (10) North, Range Ten (10) West of the 6th P.M., in, Hall County, Nebraska. This will be an addition to the City of Grand Island.
MCK Estates Subdivision	4.157	1	A tract of land consisting of part of the Northwest Quarter of (NW1/4) of Section Twelve (12), Township Nine (9) North, Range Ten (10) West of the 6th P.M., in, Hall County, Nebraska.
Nelson Subdivision	6.69	2	A tract of land being part of the Southwest Quarter of the Southeast Quarter (SW1/4, SE1/4) of Section Twenty-six (26), Township Ten (10) North, Range Nine (9) West of the 6th P.M., in, Hall County, Nebraska.
Prairie Creek Meadows 2 nd Subdivision	33.57	9	A tract of land comprising a part Northwest Quarter (NW 1/4) of Section Twenty (20), Township Twelve (12), Range Nine (9) West of the 6th P.M., in Hall County, Nebraska
Prairieview Plaza Subdivision	6.359	4	A replat of all of lot 1, Pedcor Subdivision, an addition to the City of Grand Island, Hall County, Nebraska.
RCI Subdivision	4.599	2	A tract of land comprising a part Northwest Quarter (NW 1/4) of the Southwest Quarter (NW 1/4, SW 1/4) Section Twenty-seven (27), Township Eleven (11), Range Nine (9) West of the 6th P.M., in the city of Grand Island, Hall County, Nebraska
Rief Acres Subdivision	3.592	1	A tract of land comprising a part Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4, SE 1/4) of Section Four (4), Township Ten (10), Range Nine (9) West of the 6th P.M., Hall County, Nebraska. This will be an addition to the City of Grand Island.
Schup Subdivision	4.84	1	A tract of land of Northeast Quarter (NE 1/4) of Section Thirty-three (33), Township Ten (10), Range Nine (9) West of the 6th P.M., Hall County, Nebraska





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

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 1326.94 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:

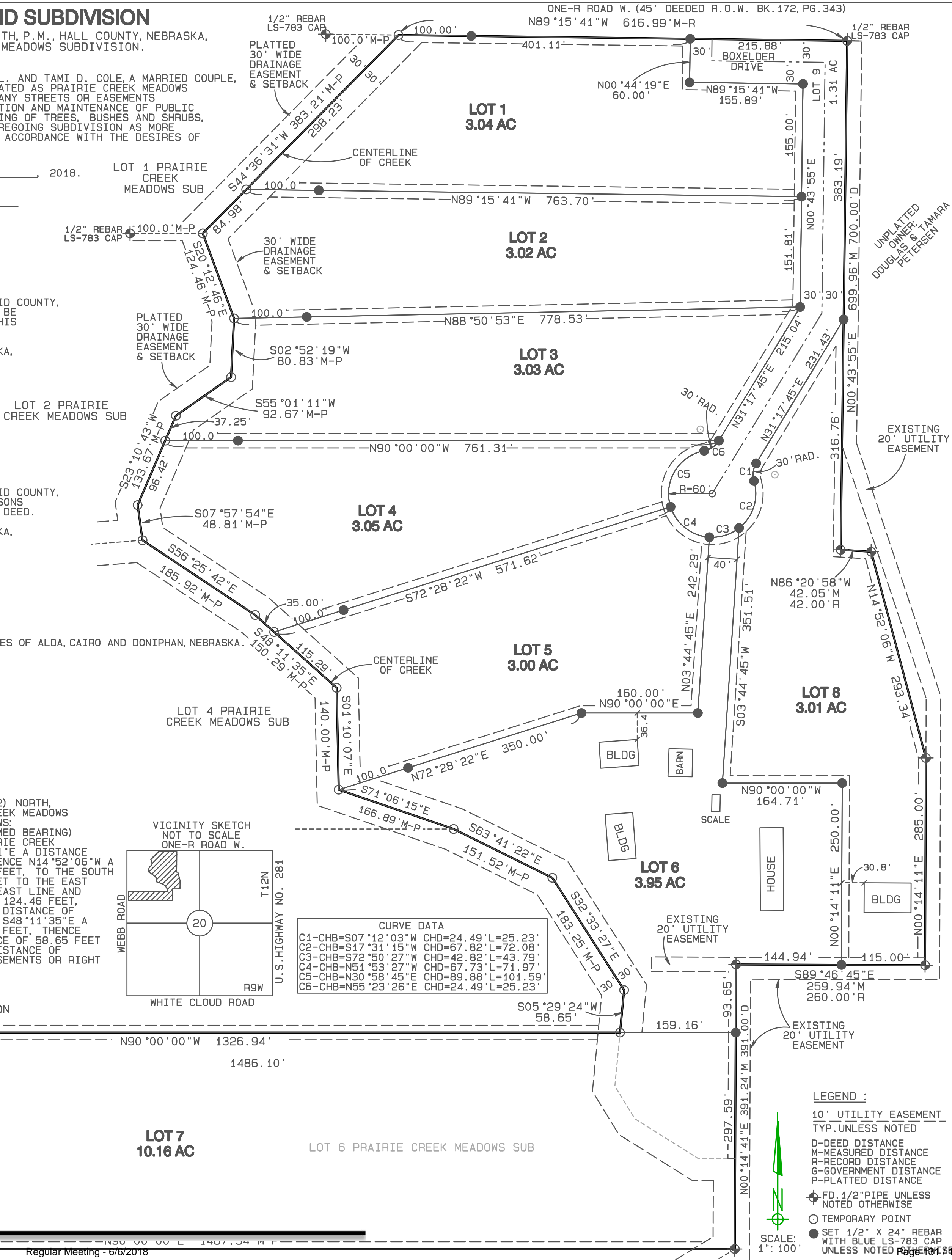
I CERTIFY THAT ON _____, 2018, I COMPLETED AN ACCURATE SURVEY (MADE BY ME OR UNDER MY SUPERVISION) OF "PRAIRIE CREEK MEADOWS SECOND SUBDIVISION", LOCATED IN HALL COUNTY, NEBRASKA AS SHOWN ON THE ACCOMPANYING PLAT THEREOF; THAT THE LOTS, BLOCKS, STREETS, AVENUES, ALLEYS, PARKS, COMMONS AND OTHER GROUNDS 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, 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- jmgrumert@yahoo.com
WEBSITE- www.grummersurveying.com
S.P.S.PROJECT # 003-2018



Regular Meeting - 6/6/2018



LEGEND :

- 10' UTILITY EASEMENT TYP. UNLESS NOTED
- 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





Hall County Regional Planning Commission

Wednesday, June 6, 2018

Regular Meeting

Item J10

**Subdivision- Prairieview Plaza Subdivision Grand Island Final
Plat**

Staff Contact:



THE REGIONAL PLANNING COMMISSION of Hall
County, Grand Island, Wood River and the Villages
of Alda, Cairo and Doniphan, Nebraska

May 25th, 2018

Dear Members of the Board:

RE: Final Plat – Listed Subdivisions.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a list of Subdivision Plats, for properties located in Hall County, Nebraska as attached.

You are hereby notified that the Regional Planning Commission will consider these Subdivision Plats at the next meeting that will be held at 6:00 p.m. on June 6th, 2018, in the Community Meeting Room located in Grand Island's City Hall.

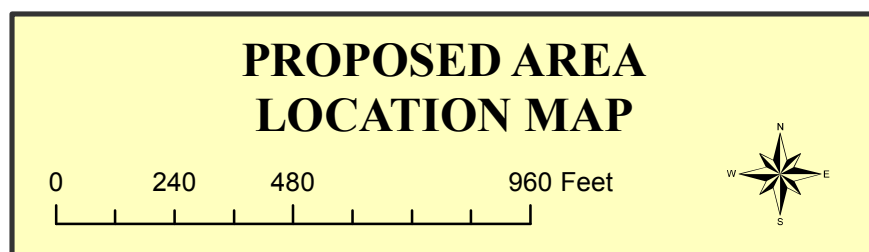
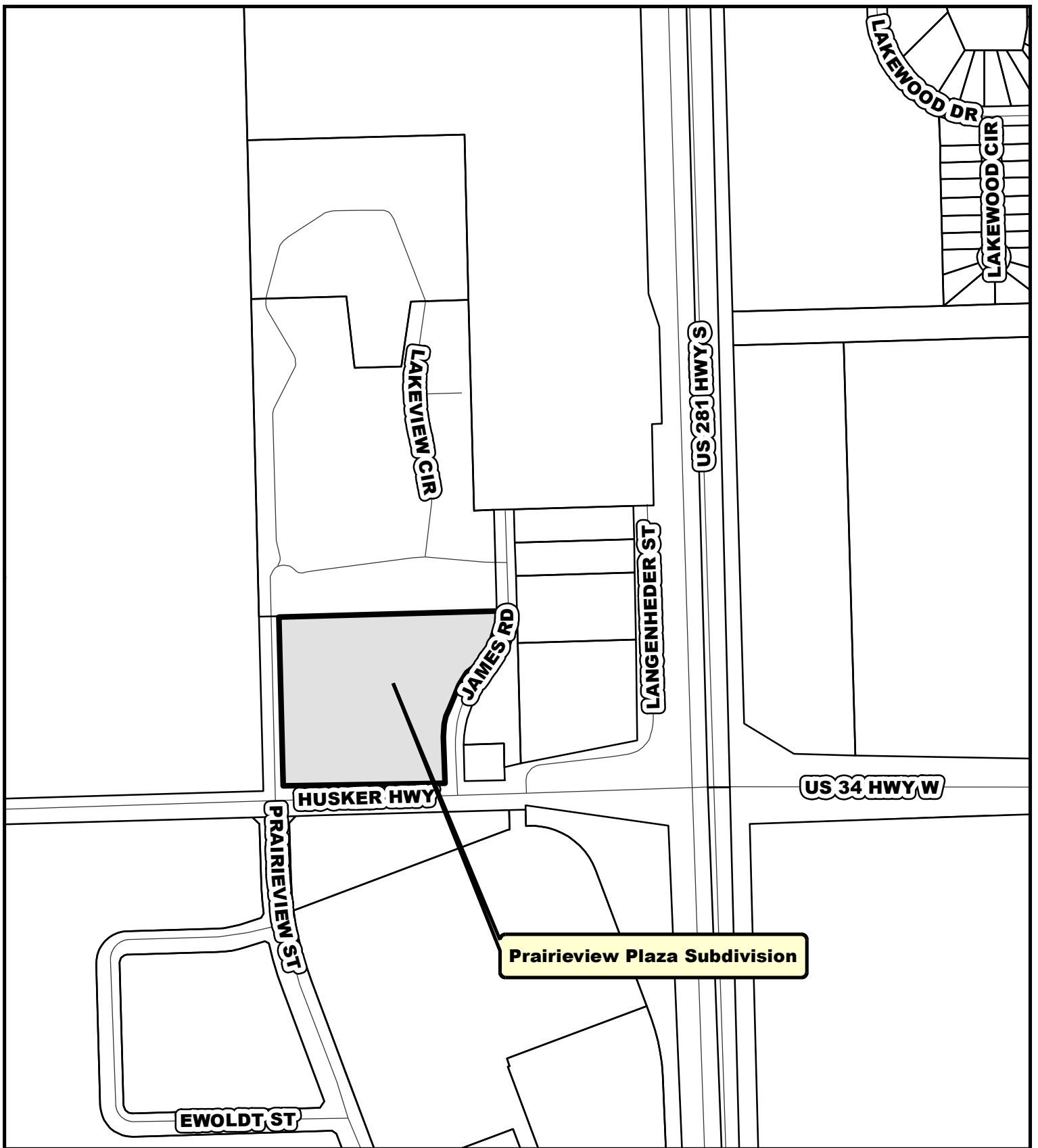
Sincerely,

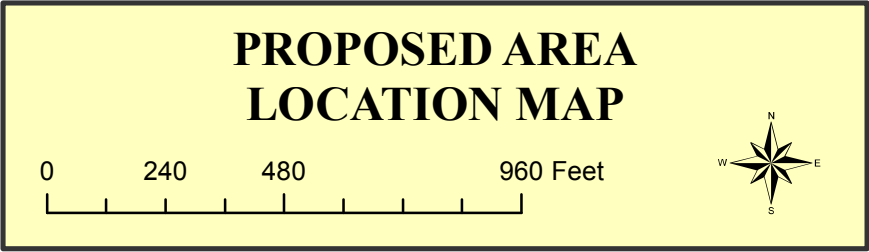
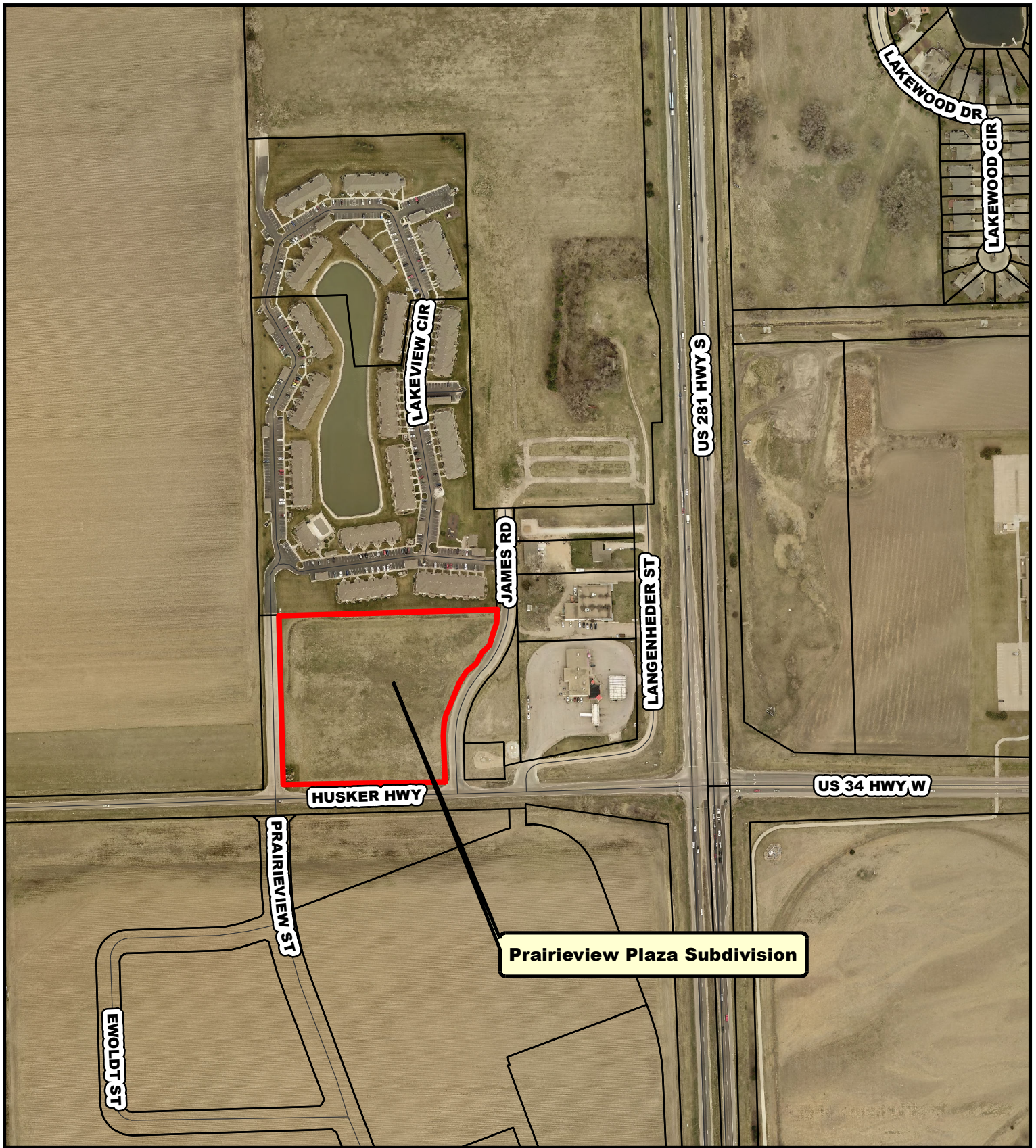
Chad Nabity, AICP
Planning Director

CC: City Clerk
City Attorney
City Public Works
City Utilities
City Building Director
County Assessor/Register of Deeds
Manager of Postal Operations
Stevens Land Surveying
Brian McMahon

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

Name	Acres	Lots	Legal Description
Carey Subdivision	4.695	2	A replat of all of lot 1, Bohmhart Subdivision, in the City of Grand Island, Hall County, Nebraska.
Copper Creek Estates 11 th Subdivision	1.71	8	A tract of land being part of the Northeast Quarter of the Northwest Quarter (NE1/4, NW1/4) and part of the Southeast Quarter of the Northwest Quarter (SE1/4, NW1/4) of Section Twenty-three (23), Township Eleven (11) North, Range Ten (10) West of the 6th P.M., in, Hall County, Nebraska.
Copper Creek Estates 12 th Subdivision	1.88	8	A tract of land being part of the Northeast Quarter of the Northwest Quarter (NE1/4, NW1/4) and part of the Southeast Quarter of the Northwest Quarter (SE1/4, NW1/4) of Section Twenty-three (23), Township Eleven (11) North, Range Ten (10) West of the 6th P.M., in, Grand Island, Hall County, Nebraska.
Copper Creek Estates 13 th Subdivision	3.37	13	A tract of land being part of the Northeast Quarter of the Northwest Quarter (NE1/4, NW1/4), part of the Northwest Quarter of the Northwest Quarter (NW1/4, NW1/4), part of the Southwest Quarter of the Northwest Quarter (SW1/4, NW1/4) and part of the Southeast Quarter of the Northwest Quarter (SE1/4, NW1/4) of Section Twenty-three (23), Township Eleven (11) North, Range Ten (10) West of the 6th P.M., in, Hall County, Nebraska.
Knuth 2 nd Subdivision	1.19	1	A tract of land being part of the Northwest Quarter of the Northeast Quarter (NW1/4, NE1/4) of Section Twelve (12), Township Ten (10) North, Range Ten (10) West of the 6th P.M., in, Hall County, Nebraska. This will be an addition to the City of Grand Island.
MCK Estates Subdivision	4.157	1	A tract of land consisting of part of the Northwest Quarter of (NW1/4) of Section Twelve (12), Township Nine (9) North, Range Ten (10) West of the 6th P.M., in, Hall County, Nebraska.
Nelson Subdivision	6.69	2	A tract of land being part of the Southwest Quarter of the Southeast Quarter (SW1/4, SE1/4) of Section Twenty-six (26), Township Ten (10) North, Range Nine (9) West of the 6th P.M., in, Hall County, Nebraska.
Prairie Creek Meadows 2 nd Subdivision	33.57	9	A tract of land comprising a part Northwest Quarter (NW 1/4) of Section Twenty (20), Township Twelve (12), Range Nine (9) West of the 6th P.M., in Hall County, Nebraska
Prairieview Plaza Subdivision	6.359	4	A replat of all of lot 1, Pedcor Subdivision, an addition to the City of Grand Island, Hall County, Nebraska.
RCI Subdivision	4.599	2	A tract of land comprising a part Northwest Quarter (NW 1/4) of the Southwest Quarter (NW 1/4, SW 1/4) Section Twenty-seven (27), Township Eleven (11), Range Nine (9) West of the 6th P.M., in the city of Grand Island, Hall County, Nebraska
Rief Acres Subdivision	3.592	1	A tract of land comprising a part Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4, SE 1/4) of Section Four (4), Township Ten (10), Range Nine (9) West of the 6th P.M., Hall County, Nebraska. This will be an addition to the City of Grand Island.
Schup Subdivision	4.84	1	A tract of land of Northeast Quarter (NE 1/4) of Section Thirty-three (33), Township Ten (10), Range Nine (9) West of the 6th P.M., Hall County, Nebraska





DWG: F:\2018\0501-1000\018-0679\40-Design\Survey\SRVY\Sheets\V_FPT_80679.dwg
DATE: May 30, 2018 2:37pm
XREFS: V_XTPO_80679 ACAD-cg
USER: jjimenez
C_PBASE_80679

LEGEND

- SET CORNER (5/8"x24" REBAR W/CAP)
- FOUND CORNER (5/8" REBAR)
- PROPERTY LINE
- SECTION LINE
- == SUBDIVISION LINE
- NEW PROPERTY LINE
- NEW R.O.W. LINE
- EASEMENT LINE
- M MEASURED DISTANCE
- P PLATTED DISTANCE
- E EASEMENT DISTANCE

PRAIRIEVIEW PLAZA SUBDIVISION
GRAND ISLAND, HALL COUNTY, NEBRASKA
FINAL PLAT

LEGAL DESCRIPTION

A REPLAT OF ALL OF LOT 1, PEDCOR SUBDIVISION, AN ADDITION TO THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA. SAID TRACT CONTAINS A CALCULATED AREA OF 276,985.84 SQUARE FEET OR 6.359 ACRES MORE OR LESS OF WHICH 0.047 ACRES ARE NEW DEDICATED ROAD RIGHT-OF-WAY.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON _____, 2018, I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION, OF A REPLAT OF ALL OF LOT 1, PEDCOR SUBDIVISION, AN ADDITION TO 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

DEDICATION OF PLAT

KNOW ALL MEN BY THESE PRESENTS, THAT 4.0 INVESTMENTS LLC, A NEBRASKA LIMITED LIABILITY COMPANY, BEING THE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "PRAIRIEVIEW PLAZA SUBDIVISION" A REPLAT OF ALL OF LOT 1, PEDCOR SUBDIVISION, AN ADDITION TO THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF AND DO HEREBY DEDICATE THE ROAD RIGHT OF WAY, AS SHOWN THEREON TO THE PUBLIC FOR THEIR USE FOREVER: AND HEREBY DEDICATE THE EASEMENTS, 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 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 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 _____, 2018.

BY: GORDON GLADE, MEMBER
4.0 INVESTMENTS LLC

ACKNOWLEDGMENT

STATE OF NEBRASKA
COUNTY OF HALL SS
ON THIS ____ DAY OF _____, 2016, BEFORE ME _____, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED GORDON GLADE, MEMBER, 4.0 INVESTMENTS LLC, A NEBRASKA LIMITED LIABILITY COMPANY, 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

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.

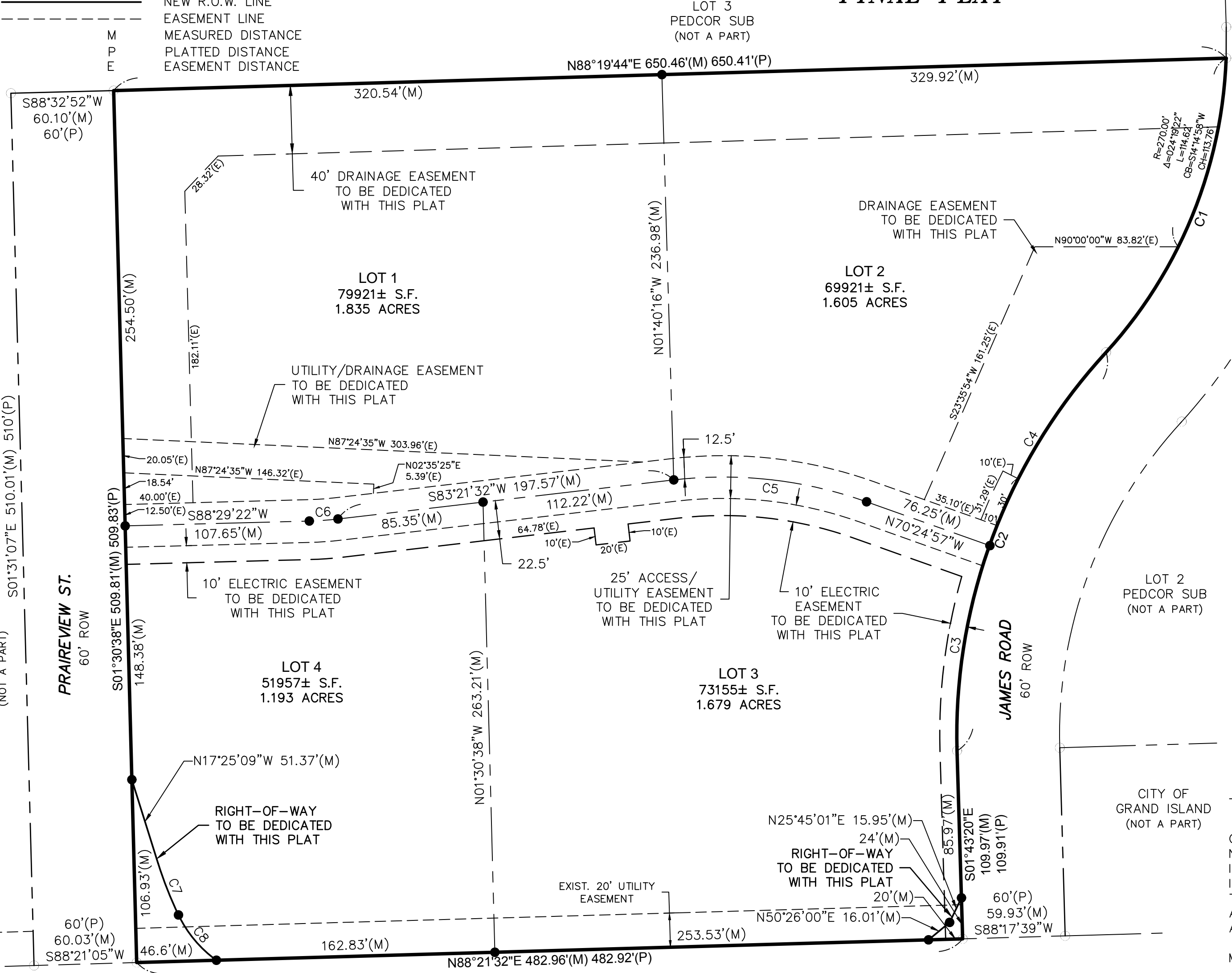
CHAIRPERSON _____ DATE _____

APPROVED AND ACCEPTED BY THE CITY OF GRAND ISLAND, NEBRASKA

THIS ____ DAY OF _____, 2018.

MAYOR _____

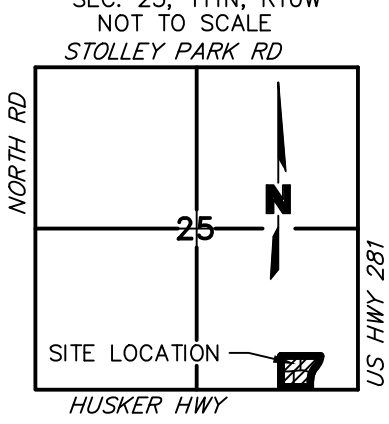
CITY CLERK _____



HUSKER HIGHWAY

CURVE TABLE					
CURVE ID	RADIUS (FT)	DELTA	LENGTH (FT)	CHORD BEARING	CHORD LENGTH (FT)
C1	270.00	40°13'44"	189.57	N22°12'09"E	185.70
C2	330.00	44°16'05"	254.97	S20°30'26"W	248.67
C3	330.00	21°12'54"	122.19	S08°58'51"W	121.49
C4	330.00	23°03'11"	132.78	S31°06'53"W	131.88
C5	250.00	26°13'31"	114.43	N83°31'43"W	113.43
C6	187.50	5°07'50"	16.79	S85°55'27"W	16.78
C7	225.00	8°14'45"	32.38	S21°32'31"E	32.35
C8	70.00	28°31'56"	34.86	S39°55'52"E	34.50

LOCATION MAP



OWNERS: 4.0 INVESTMENTS LLC
SUBDIVIDER: 4.0 INVESTMENTS LLC
SURVEYOR: OLSSON ASSOCIATES
ENGINEER: OLSSON ASSOCIATES
NUMBER OF LOTS: 4



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

PROJECT NO. 2018-0679
4.0 Investments
Lutz Site Survey
FB



Hall County Regional Planning Commission

Wednesday, June 6, 2018

Regular Meeting

Item J11

Subdivision- RCI Subdivision Grand Island Final Plat

Staff Contact:



THE REGIONAL PLANNING COMMISSION of Hall
County, Grand Island, Wood River and the Villages
of Alda, Cairo and Doniphan, Nebraska

May 25th, 2018

Dear Members of the Board:

RE: Final Plat – Listed Subdivisions.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a list of Subdivision Plats, for properties located in Hall County, Nebraska as attached.

You are hereby notified that the Regional Planning Commission will consider these Subdivision Plats at the next meeting that will be held at 6:00 p.m. on June 6th, 2018, in the Community Meeting Room located in Grand Island's City Hall.

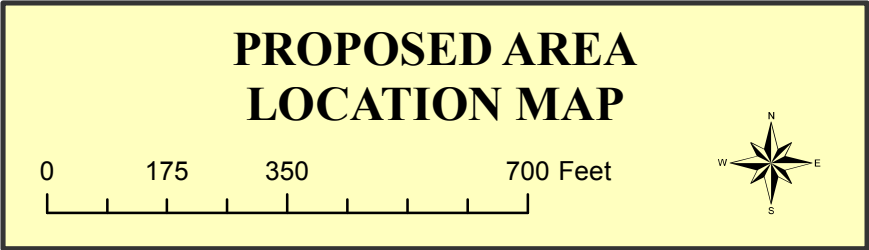
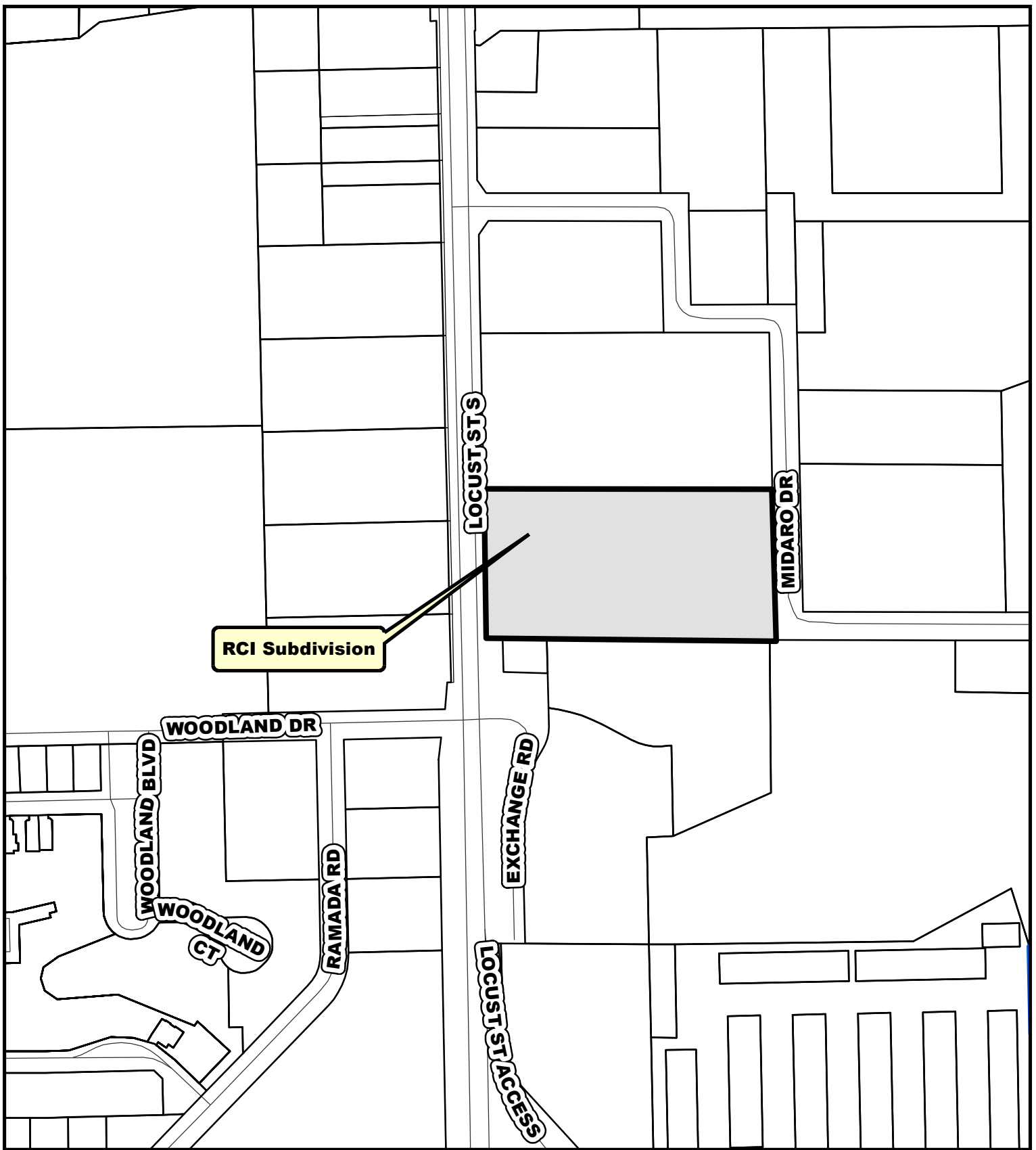
Sincerely,

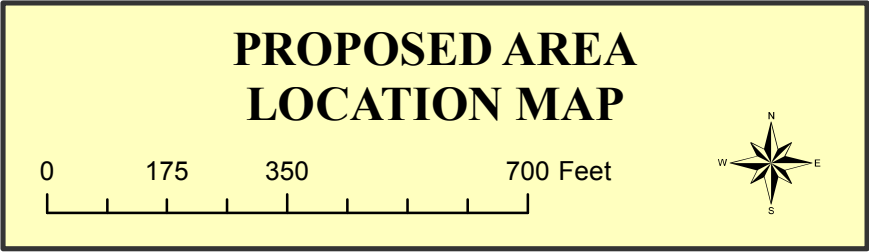
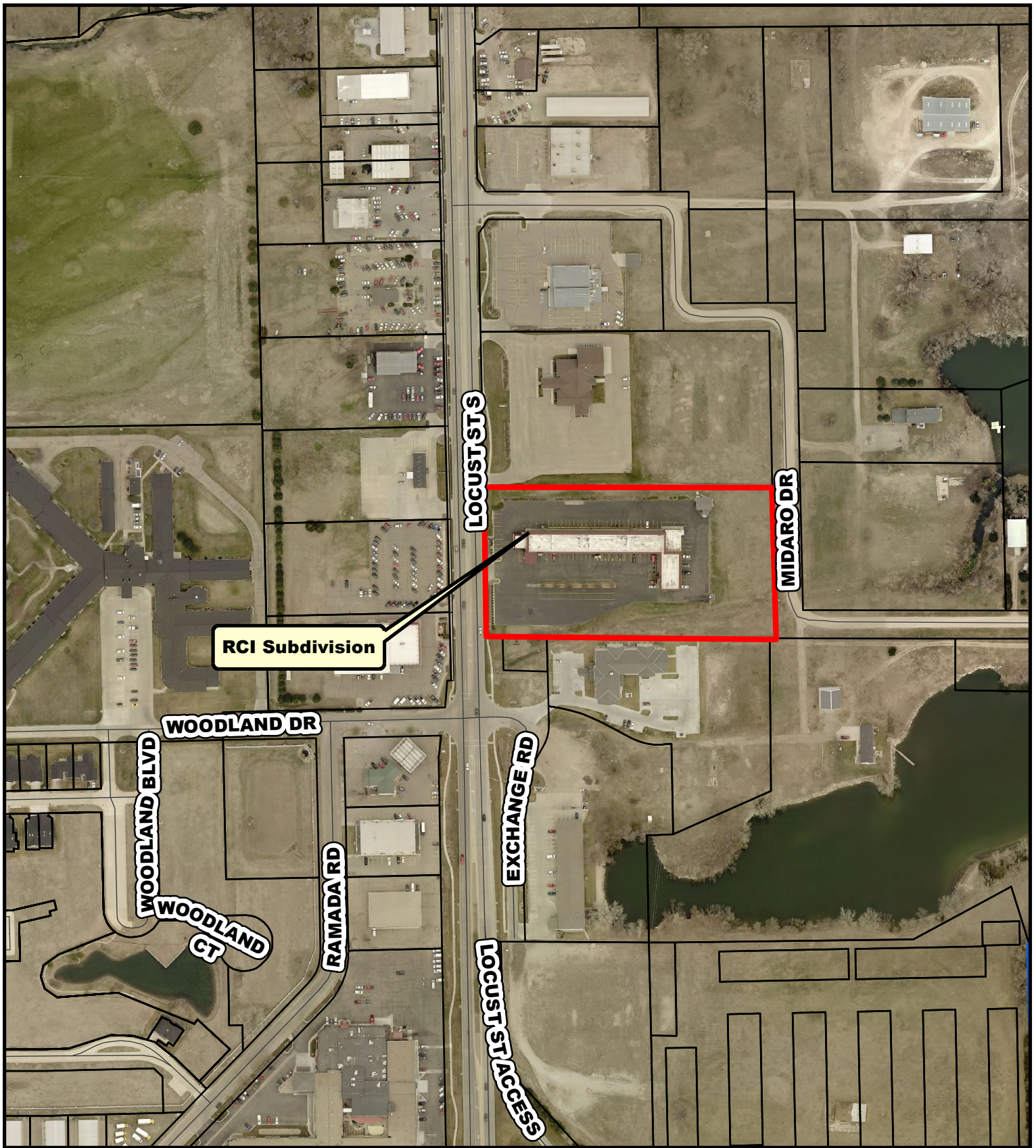
Chad Nabity, AICP
Planning Director

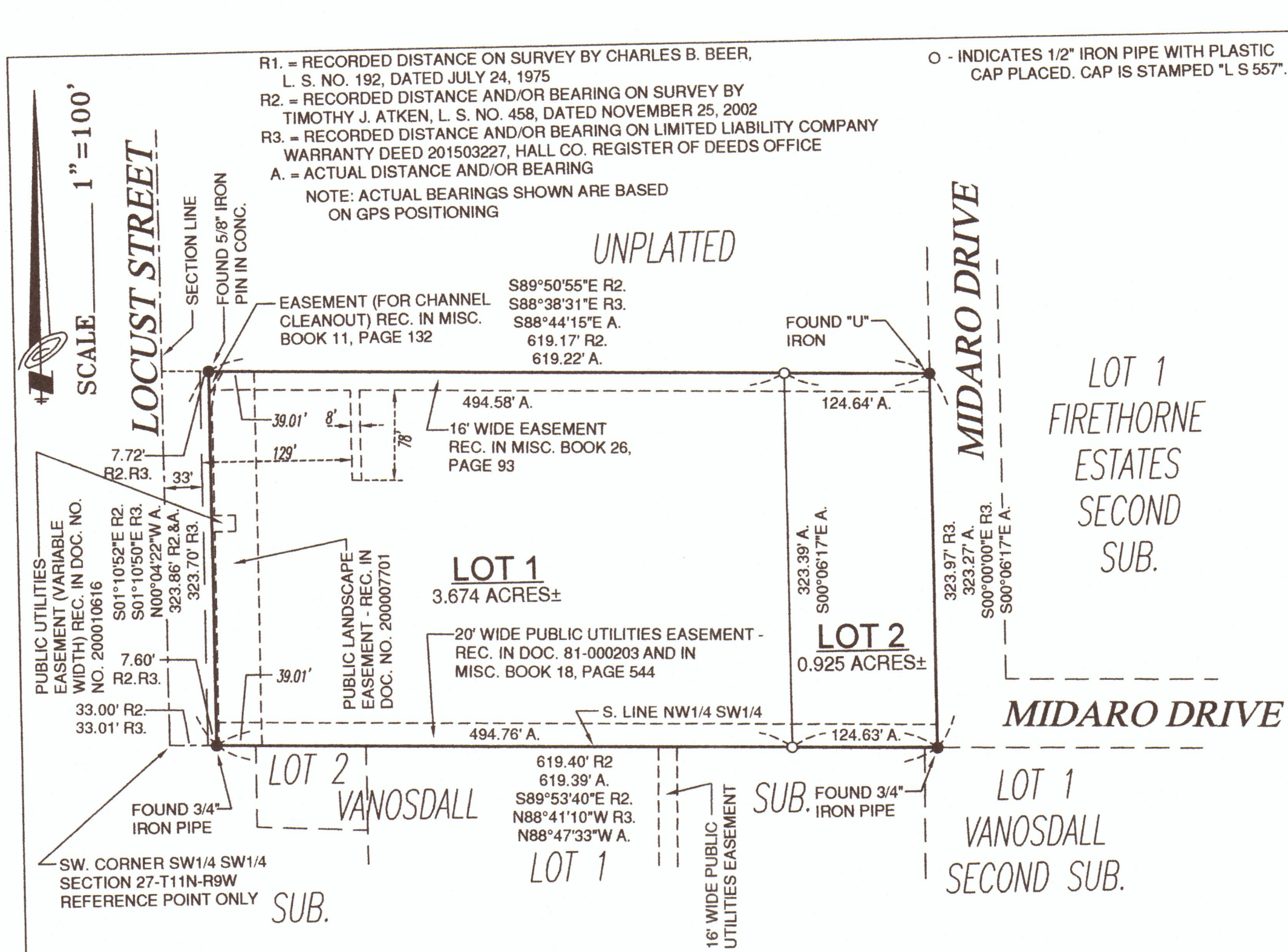
CC: City Clerk
City Attorney
City Public Works
City Utilities
City Building Director
County Assessor/Register of Deeds
Manager of Postal Operations
Stevens Land Surveying
Brian McMahon

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

Name	Acres	Lots	Legal Description
Carey Subdivision	4.695	2	A replat of all of lot 1, Bohmhart Subdivision, in the City of Grand Island, Hall County, Nebraska.
Copper Creek Estates 11 th Subdivision	1.71	8	A tract of land being part of the Northeast Quarter of the Northwest Quarter (NE1/4, NW1/4) and part of the Southeast Quarter of the Northwest Quarter (SE1/4, NW1/4) of Section Twenty-three (23), Township Eleven (11) North, Range Ten (10) West of the 6th P.M., in, Hall County, Nebraska.
Copper Creek Estates 12 th Subdivision	1.88	8	A tract of land being part of the Northeast Quarter of the Northwest Quarter (NE1/4, NW1/4) and part of the Southeast Quarter of the Northwest Quarter (SE1/4, NW1/4) of Section Twenty-three (23), Township Eleven (11) North, Range Ten (10) West of the 6th P.M., in, Grand Island, Hall County, Nebraska.
Copper Creek Estates 13 th Subdivision	3.37	13	A tract of land being part of the Northeast Quarter of the Northwest Quarter (NE1/4, NW1/4), part of the Northwest Quarter of the Northwest Quarter (NW1/4, NW1/4), part of the Southwest Quarter of the Northwest Quarter (SW1/4, NW1/4) and part of the Southeast Quarter of the Northwest Quarter (SE1/4, NW1/4) of Section Twenty-three (23), Township Eleven (11) North, Range Ten (10) West of the 6th P.M., in, Hall County, Nebraska.
Knuth 2 nd Subdivision	1.19	1	A tract of land being part of the Northwest Quarter of the Northeast Quarter (NW1/4, NE1/4) of Section Twelve (12), Township Ten (10) North, Range Ten (10) West of the 6th P.M., in, Hall County, Nebraska. This will be an addition to the City of Grand Island.
MCK Estates Subdivision	4.157	1	A tract of land consisting of part of the Northwest Quarter of (NW1/4) of Section Twelve (12), Township Nine (9) North, Range Ten (10) West of the 6th P.M., in, Hall County, Nebraska.
Nelson Subdivision	6.69	2	A tract of land being part of the Southwest Quarter of the Southeast Quarter (SW1/4, SE1/4) of Section Twenty-six (26), Township Ten (10) North, Range Nine (9) West of the 6th P.M., in, Hall County, Nebraska.
Prairie Creek Meadows 2 nd Subdivision	33.57	9	A tract of land comprising a part Northwest Quarter (NW 1/4) of Section Twenty (20), Township Twelve (12), Range Nine (9) West of the 6th P.M., in Hall County, Nebraska
Prairieview Plaza Subdivision	6.359	4	A replat of all of lot 1, Pedcor Subdivision, an addition to the City of Grand Island, Hall County, Nebraska.
RCI Subdivision	4.599	2	A tract of land comprising a part Northwest Quarter (NW 1/4) of the Southwest Quarter (NW 1/4, SW 1/4) Section Twenty-seven (27), Township Eleven (11), Range Nine (9) West of the 6th P.M., in the city of Grand Island, Hall County, Nebraska
Rief Acres Subdivision	3.592	1	A tract of land comprising a part Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4, SE 1/4) of Section Four (4), Township Ten (10), Range Nine (9) West of the 6th P.M., Hall County, Nebraska. This will be an addition to the City of Grand Island.
Schup Subdivision	4.84	1	A tract of land of Northeast Quarter (NE 1/4) of Section Thirty-three (33), Township Ten (10), Range Nine (9) West of the 6th P.M., Hall County, Nebraska







LEGAL DESCRIPTION (as recorded on Limited Liability Company Warranty Deed 201503227, Hall County Register of Deeds Office)

A tract of land comprising a part of the Northwest Quarter of the Southwest Quarter (NW1/4 SW1/4) of Section Twenty-seven (27), 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 Southwest corner of said Northwest Quarter of the Southwest Quarter (NW1/4 SW1/4); thence running northerly along the West line of said Northwest Quarter of the Southwest Quarter (NW1/4 SW1/4) on an assumed bearing of N00°00'00"E, a distance of 323.97 Feet; thence running S88°38'31"E, a distance of 659.92 Feet; thence running S00°00'00"E, a distance of 323.97 Feet, to a point on the South line of said Northwest Quarter of the Southwest Quarter (NW1/4 SW1/4); thence running N88°41'10"W, along the South line of said Northwest Quarter of the Southwest Quarter (NW1/4 SW1/4), a distance of 660.02 Feet, to the point of beginning EXCEPTING a certain tract more particularly described in Deed recorded in the Register of Deeds office as Document No. 200010615: Referring to the Southwest Corner of the Northwest Quarter of the Southwest Quarter (NW1/4 SW1/4) of said Section Twenty-seven (27), thence on an assumed bearing of the S89°53'45"E along the South line of said Northwest Quarter of the Southwest Quarter (NW1/4 SW1/4) a distance of 33.00 Feet to a point on the East right-of-way line of Locust Street, said point also being the point of beginning, thence N01°12'09"W along the East right-of-way line of Locust Street a distance of 323.70 Feet to a point, thence S89°53'45"E a distance of 7.72 Feet to a point, thence S01°10'50"E a distance of 323.70 Feet to a point on the South line of the Northwest Quarter of the Southwest Quarter (NW1/4 SW1/4), thence N89°53'45"W along the South line of the Northwest Quarter of the Southwest Quarter (NW1/4 SW1/4) a distance of 7.60 Feet to the point of beginning, said tract containing 4.599 acres, more or less.

SURVEYOR'S CERTIFICATE

I hereby certify that on _____, 2018, I completed an accurate survey (made under my supervision) of "RCI SUBDIVISION", in the City of Grand Island, 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 iron markers were placed at all corners 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.

Lee D. Wagner, Registered Land Surveyor No. 557

RCI SUBDIVISION
IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA
BENJAMIN & ASSOCIATES, INC. - ENGINEERS & SURVEYORS - GRAND ISLAND, NEBRASKA

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that RIGI Hospitality, LLC, a Limited Liability Company, being the owner of the land described hereon, have caused same to be subdivided, platted and designated as "RCI SUBDIVISION", in the City of Grand Island, 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 owner and proprietor.

IN WITNESS WHEREOF, I have affixed my signature hereto at _____, this _____ day of _____, 2018.

RIGI Hospitality, LLC
a Limited Liability Company

Yogeshbhai Bhakta, Member

KNOW ALL MEN BY THESE PRESENTS, that RIGI Hospitality, LLC, a Limited Liability Company, being the owner of the land described hereon, have caused same to be subdivided, platted and designated as "RCI SUBDIVISION", in the City of Grand Island, 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 owner and proprietor.

IN WITNESS WHEREOF, I have affixed my signature hereto at _____, this _____ day of _____, 2018.

RIGI Hospitality, LLC
a Limited Liability Company

Manish Bhatt, Member

KNOW ALL MEN BY THESE PRESENTS, that RIGI Hospitality, LLC, a Limited Liability Company, being the owner of the land described hereon, have caused same to be subdivided, platted and designated as "RCI SUBDIVISION", in the City of Grand Island, 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 owner and proprietor.

IN WITNESS WHEREOF, I have affixed my signature hereto at _____, this _____ day of _____, 2018.

RIGI Hospitality, LLC
a Limited Liability Company

Mukesh Bhakta, Member



Hall County Regional Planning Commission

Wednesday, June 6, 2018

Regular Meeting

Item J12

Subdivision- Rief Acres Subdivision Grand Island Final Plat

Staff Contact:



THE REGIONAL PLANNING COMMISSION of Hall
County, Grand Island, Wood River and the Villages
of Alda, Cairo and Doniphan, Nebraska

May 25th, 2018

Dear Members of the Board:

RE: Final Plat – Listed Subdivisions.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a list of Subdivision Plats, for properties located in Hall County, Nebraska as attached.

You are hereby notified that the Regional Planning Commission will consider these Subdivision Plats at the next meeting that will be held at 6:00 p.m. on June 6th, 2018, in the Community Meeting Room located in Grand Island's City Hall.

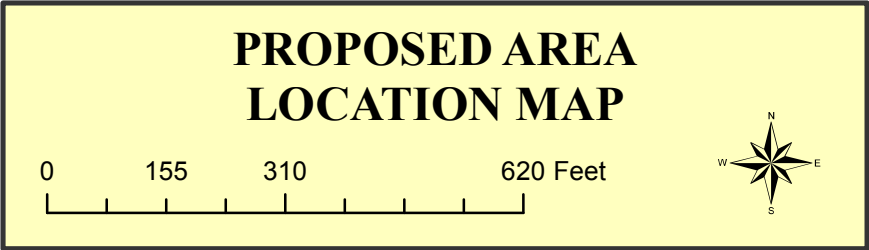
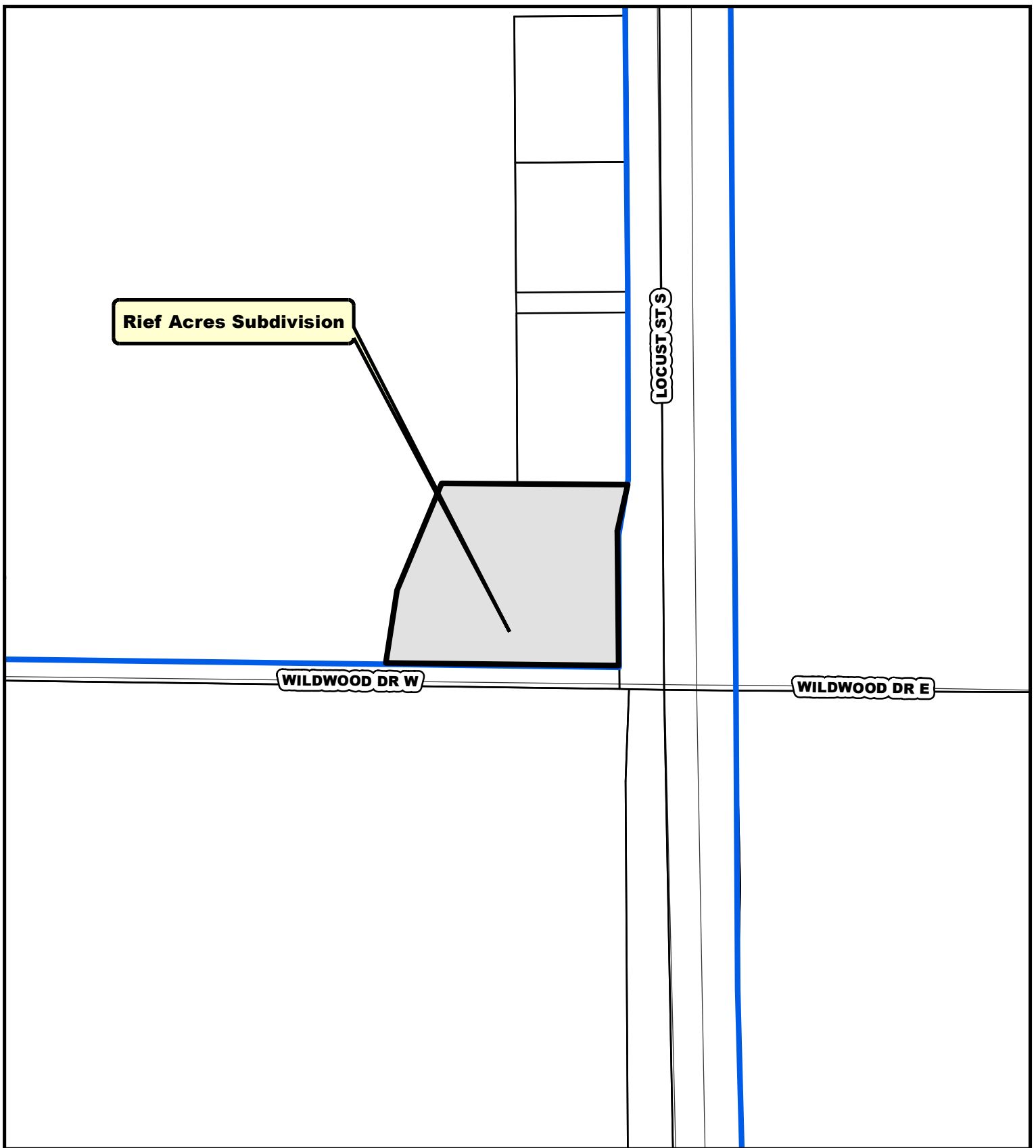
Sincerely,

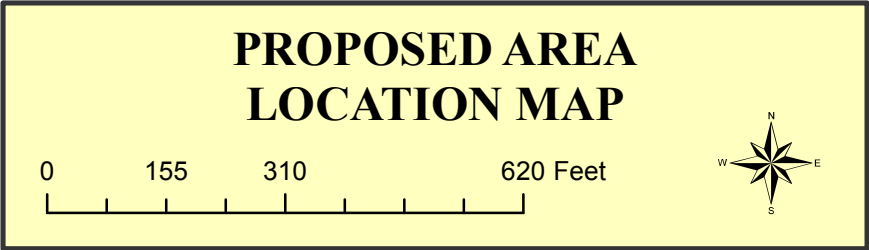
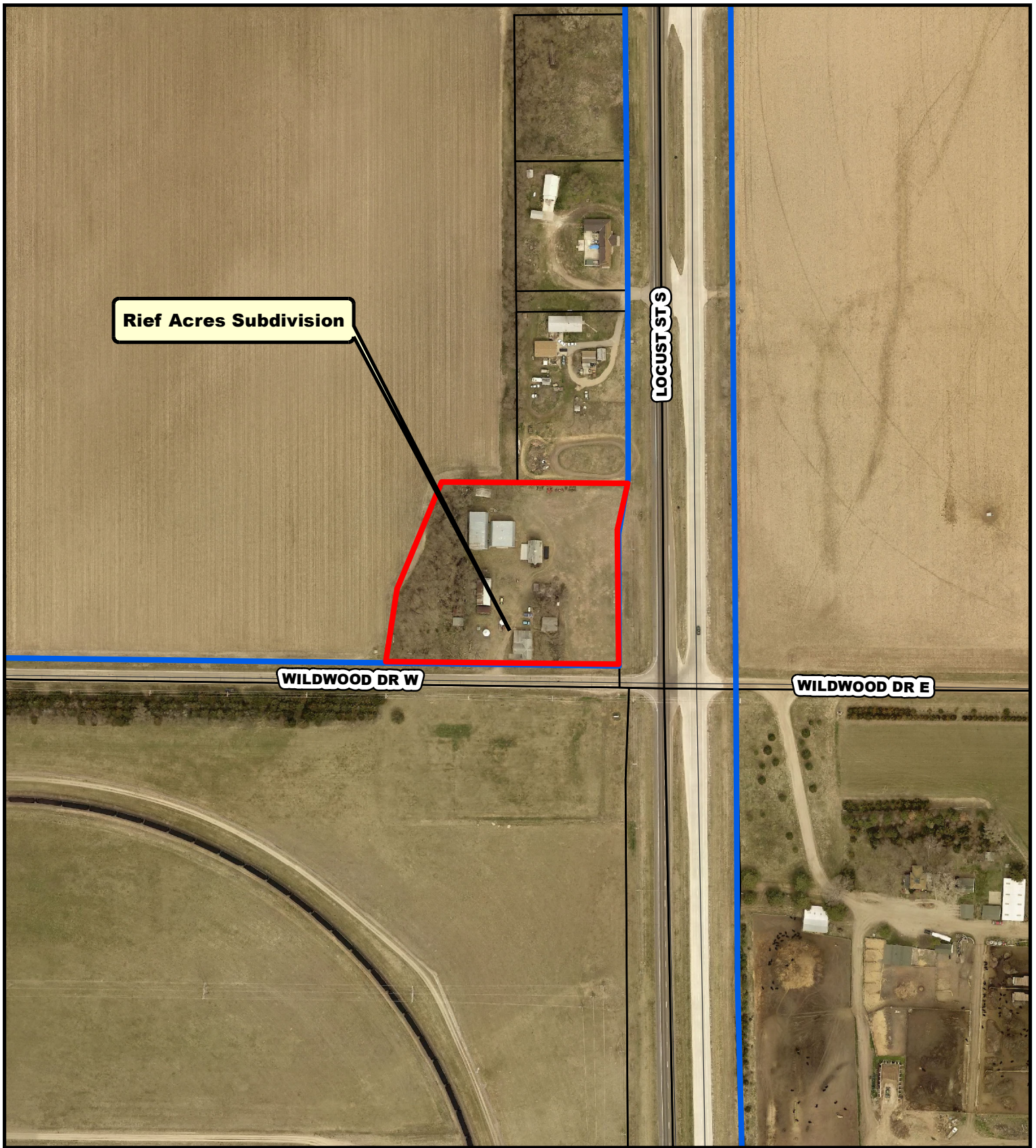
Chad Nabity, AICP
Planning Director

CC: City Clerk
City Attorney
City Public Works
City Utilities
City Building Director
County Assessor/Register of Deeds
Manager of Postal Operations
Stevens Land Surveying
Brian McMahon

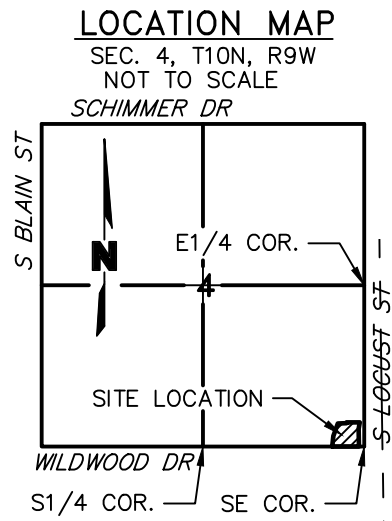
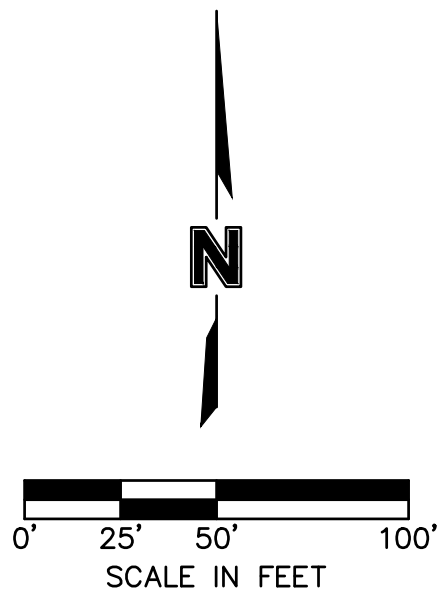
This letter was sent to the following School Districts 2, 19, 82, 83, 100, 126.

Name	Acres	Lots	Legal Description
Carey Subdivision	4.695	2	A replat of all of lot 1, Bohmhart Subdivision, in the City of Grand Island, Hall County, Nebraska.
Copper Creek Estates 11 th Subdivision	1.71	8	A tract of land being part of the Northeast Quarter of the Northwest Quarter (NE1/4, NW1/4) and part of the Southeast Quarter of the Northwest Quarter (SE1/4, NW1/4) of Section Twenty-three (23), Township Eleven (11) North, Range Ten (10) West of the 6th P.M., in, Hall County, Nebraska.
Copper Creek Estates 12 th Subdivision	1.88	8	A tract of land being part of the Northeast Quarter of the Northwest Quarter (NE1/4, NW1/4) and part of the Southeast Quarter of the Northwest Quarter (SE1/4, NW1/4) of Section Twenty-three (23), Township Eleven (11) North, Range Ten (10) West of the 6th P.M., in, Grand Island, Hall County, Nebraska.
Copper Creek Estates 13 th Subdivision	3.37	13	A tract of land being part of the Northeast Quarter of the Northwest Quarter (NE1/4, NW1/4), part of the Northwest Quarter of the Northwest Quarter (NW1/4, NW1/4), part of the Southwest Quarter of the Northwest Quarter (SW1/4, NW1/4) and part of the Southeast Quarter of the Northwest Quarter (SE1/4, NW1/4) of Section Twenty-three (23), Township Eleven (11) North, Range Ten (10) West of the 6th P.M., in, Hall County, Nebraska.
Knuth 2 nd Subdivision	1.19	1	A tract of land being part of the Northwest Quarter of the Northeast Quarter (NW1/4, NE1/4) of Section Twelve (12), Township Ten (10) North, Range Ten (10) West of the 6th P.M., in, Hall County, Nebraska. This will be an addition to the City of Grand Island.
MCK Estates Subdivision	4.157	1	A tract of land consisting of part of the Northwest Quarter of (NW1/4) of Section Twelve (12), Township Nine (9) North, Range Ten (10) West of the 6th P.M., in, Hall County, Nebraska.
Nelson Subdivision	6.69	2	A tract of land being part of the Southwest Quarter of the Southeast Quarter (SW1/4, SE1/4) of Section Twenty-six (26), Township Ten (10) North, Range Nine (9) West of the 6th P.M., in, Hall County, Nebraska.
Prairie Creek Meadows 2 nd Subdivision	33.57	9	A tract of land comprising a part Northwest Quarter (NW 1/4) of Section Twenty (20), Township Twelve (12), Range Nine (9) West of the 6th P.M., in Hall County, Nebraska
Prairieview Plaza Subdivision	6.359	4	A replat of all of lot 1, Pedcor Subdivision, an addition to the City of Grand Island, Hall County, Nebraska.
RCI Subdivision	4.599	2	A tract of land comprising a part Northwest Quarter (NW 1/4) of the Southwest Quarter (NW 1/4, SW 1/4) Section Twenty-seven (27), Township Eleven (11), Range Nine (9) West of the 6th P.M., in the city of Grand Island, Hall County, Nebraska
Rief Acres Subdivision	3.592	1	A tract of land comprising a part Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4, SE 1/4) of Section Four (4), Township Ten (10), Range Nine (9) West of the 6th P.M., Hall County, Nebraska. This will be an addition to the City of Grand Island.
Schup Subdivision	4.84	1	A tract of land of Northeast Quarter (NE 1/4) of Section Thirty-three (33), Township Ten (10), Range Nine (9) West of the 6th P.M., Hall County, Nebraska





RIEF ACRES SUBDIVISION
AN ADDITION TO THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA
SITE PLAT



EAST 1/4 COR.
SEC. 4-T10N-R9W

LEGAL DESCRIPTION

A TRACT OF LAND CONSISTING OF PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4, SE1/4) OF SECTION FOUR (4), TOWNSHIP TEN (10) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 4-T10N-R9W; THENCE ON AN ASSUMED BEARING OF N89°11'41"W, ALONG THE SOUTH LINE OF THE SE1/4 SE1/4, A DISTANCE OF 85.53 FEET TO THE POINT OF BEGINNING; THENCE N89°11'41"W, ALONG SAID SOUTH LINE, A DISTANCE OF 434.38 FEET; THENCE N07°00'00"E A DISTANCE OF 174.83 FEET; THENCE N20°51'34"E A DISTANCE OF 217.66 FEET; THENCE N89°11'16"E A DISTANCE OF 143.78 FEET; THENCE N01°05'59"E A DISTANCE OF 13.13 FEET; THENCE S89°31'51"E A DISTANCE OF 213.67 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SOUTH LOCUST STREET; THENCE S00°09'41"W, ALONG SAID WEST RIGHT-WAY-LINE, A DISTANCE OF 1.07 FEET; THENCE S10°04'37"W, ALONG SAID WEST RIGHT-WAY-LINE, A DISTANCE OF 108.33 FEET; THENCE S00°23'34"E, ALONG SAID WEST RIGHT-WAY-LINE, A DISTANCE OF 288.80 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 156,464.82 SQUARE FEET OR 3.592 ACRES MORE OR LESS OF WHICH 0.401 ACRES IS NEW DEDICATED ROAD RIGHT-OF-WAY.

LEGEND

- SECTION CORNER
- SET CORNER (5/8"x24" REBAR W/CAP)
- PROPERTY LINE
- SECTION LINE
- SUBDIVISION LINE
- ROW LINE
- MEASURED DISTANCE
- RECORDED DISTANCE INST#201009368
- FILED DEC 16 2010
- WIRE FENCE
- BUILDING LINE

SECTION TIES

SOUTH 1/4 CORNER, SEC. 4-T10N-R9W
FOUND SURVEY MARKER w/WASHER IN ASPHALT
N 32.00' TO REDHEAD NAIL IN CORNER FENCE POST
S 32.70' TO REDHEAD NAIL IN 10" DIA. WOOD POST
SW 35.62' TO REDHEAD NAIL IN 10" DIA. WOOD POST
WSW 52.70' TO REDHEAD NAIL IN POWER POLE

SOUTHEAST CORNER, SEC. 4-T10N-R9W
FOUND ALUMINUM CAP IN CENTERLINE OF SOUTH BOUND LANE OF SOUTH LOCUST ST
W 1.50' TO CENTERLINE OF SOUTH BOUND LANE
WSW 93.63' TO TOP CENTER OF FIRE HYDRANT
SW 59.57' TO 'X' ON SE BOLT FOR LIGHT POLE
WNW 85.53' TO 5/8" REBAR w/PSC 674

EAST 1/4 CORNER, SEC. 4-T10N-R9W
FOUND ALUMINUM CAP IN CENTERLINE OF SOUTH BOUND LANE OF SOUTH LOCUST ST
W 1.90' T CENTERLINE OF SOUTH BOUND LANE
W 60.93' TO REDHEAD NAIL IN POWER POLE
SSW 147.20' TO REDHEAD NAIL IN POWER POLE
NNW 176.27' TO REDHEAD NAIL IN POWER POLE

DWG: F:\2018\1001-1500\018-1392\40-Design\Survey\SRVY\Sheets\1_V_FPT_81392.dwg
DATE: May 30, 2018 11:23am
XREFS: V_XTPO_81392 V_RWAY_81392
USER: jjimenez

OLSSON ASSOCIATES

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

PROJECT NO. 2018-1392
Wick Auction
Rief Survey
FB

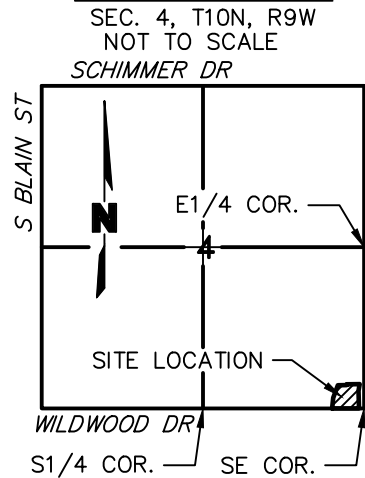
OWNERS: DAVID H. RIEF
SUBDIVIDER: DAVID H. RIEF
SURVEYOR: OLSSON ASSOCIATES
ENGINEER: OLSSON ASSOCIATES
NUMBER OF LOTS: 1

RIEF ACRES SUBDIVISION
AN ADDITION TO THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA
FINAL PLAT

LEGEND

- SECTION CORNER
- SET CORNER (5/8"x24" REBAR W/CAP)
- PROPERTY LINE
- SECTION LINE
- SUBDIVISION LINE
- ROW LINE
- M MEASURED DISTANCE
- R RECORDED DISTANCE INST#201009368 FILED DEC 16 2010

LOCATION MAP



SECTION TIES

SOUTH 1/4 CORNER, SEC. 4-T10N-R9W
FOUND SURVEY MARKER w/WASHER IN ASPHALT
N 32.00' TO REDHEAD NAIL IN CORNER FENCE POST
S 32.70' TO REDHEAD NAIL IN 10" DIA. WOOD POST
SW 35.62' TO REDHEAD NAIL IN 10" DIA. WOOD POST
WSW 52.70' TO REDHEAD NAIL IN POWER POLE

SOUTHEAST CORNER, SEC. 4-T10N-R9W
FOUND ALUMINUM CAP IN CENTERLINE OF SOUTH BOUND LANE OF SOUTH LOCUST ST
W 1.50' TO CENTERLINE OF SOUTH BOUND LANE WSW 93.63' TO TOP CENTER OF FIRE HYDRANT
SW 59.57' TO 'X' ON SE BOLT FOR LIGHT POLE
WNW 85.53' TO 5/8" REBAR w/PSC 674

EAST 1/4 CORNER, SEC. 4-T10N-R9W
FOUND ALUMINUM CAP IN CENTERLINE OF SOUTH BOUND LANE OF SOUTH LOCUST ST
W 1.90' T CENTERLINE OF SOUTH BOUND LANE W 60.93' TO REDHEAD NAIL IN POWER POLE
SSW 147.20' TO REDHEAD NAIL IN POWER POLE
NNW 176.27' TO REDHEAD NAIL IN POWER POLE

LEGAL DESCRIPTION

A TRACT OF LAND CONSISTING OF PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4, SE1/4) OF SECTION FOUR (4), TOWNSHIP TEN (10) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 4-T10N-R9W; THENCE ON AN ASSUMED BEARING OF N89°11'41"W, ALONG THE SOUTH LINE OF THE SE1/4 SE1/4, A DISTANCE OF 85.53 FEET TO THE POINT OF BEGINNING; THENCE N89°11'41"W, ALONG SAID SOUTH LINE, A DISTANCE OF 434.38 FEET; THENCE N07°00'00"E A DISTANCE OF 174.83 FEET; THENCE N20°51'34"E A DISTANCE OF 217.66 FEET; THENCE N89°11'16"E A DISTANCE OF 143.78 FEET; THENCE N01°05'59"E A DISTANCE OF 13.13 FEET; THENCE S89°31'51"E A DISTANCE OF 213.67 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SOUTH LOCUST STREET; THENCE S00°09'41"W, ALONG SAID WEST RIGHT-WAY-LINE, A DISTANCE OF 1.07 FEET; THENCE S10°04'37"W, ALONG SAID WEST RIGHT-WAY-LINE, A DISTANCE OF 108.33 FEET; THENCE S00°23'34"E, ALONG SAID WEST RIGHT-WAY-LINE, A DISTANCE OF 288.80 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 156,464.82 SQUARE FEET OR 3.592 ACRES MORE OR LESS OF WHICH 0.401 ACRES IS NEW DEDICATED ROAD RIGHT-OF-WAY.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON _____, 2018, I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION, OF A TRACT OF LAND CONSISTING OF PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4, SE1/4) OF SECTION FOUR (4), TOWNSHIP TEN (10) NORTH, RANGE NINE (9) 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.

JESSE E. HURT, REGISTERED LAND SURVEYOR NUMBER, LS-674

DEDICATION OF PLAT

KNOW ALL MEN BY THESE PRESENTS, THAT CATHERINE MILLER, PERSONAL REPRESENTATIVE OF THE ESTATE OF DAVID H. RIEF, DECEASED, BEING THE OWNER OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "RIEF ACRES SUBDIVISION" IN PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4, SE1/4) OF SECTION FOUR (4), TOWNSHIP TEN (10) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF AND DO HEREBY DEDICATE THE ROAD RIGHT OF WAY, AS SHOWN THEREON TO THE PUBLIC FOR THEIR USE FOREVER: AND HEREBY DEDICATE THE EASEMENTS, 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 EASEMENTS; 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 _____, 2018.

CATHERINE MILLER, PERSONAL REPRESENTATIVE OF THE ESTATE OF DAVID H. RIEF

ACKNOWLEDGMENT

STATE OF NEBRASKA SS
COUNTY OF HALL

ON THIS ____ DAY OF _____, 2018, BEFORE ME _____, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED CATHERINE MILLER, PERSONAL REPRESENTATIVE OF THE ESTATE OF DAVID H. RIEF, 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

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

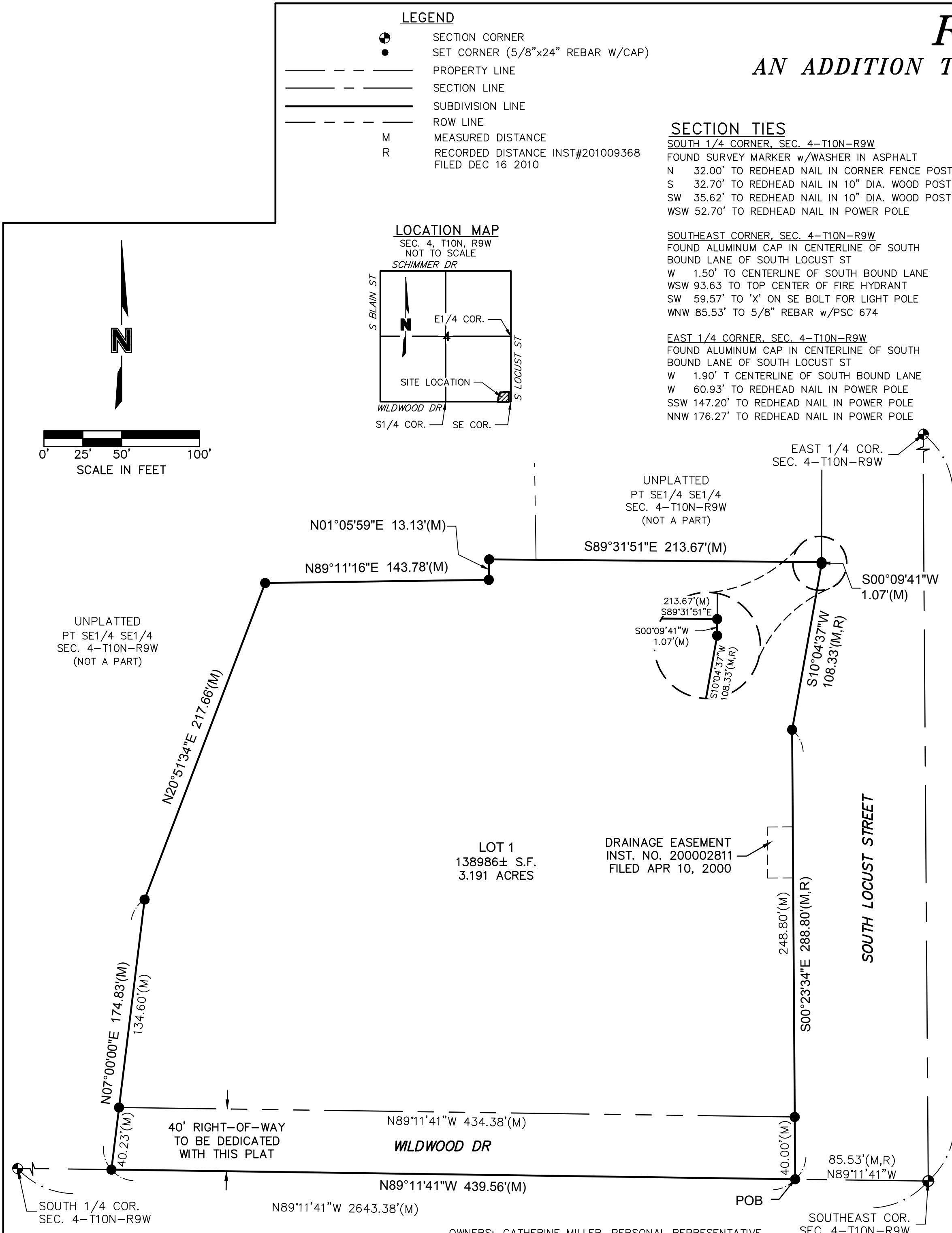
APPROVED AND ACCEPTED BY THE CITY OF GRAND ISLAND, NEBRASKA

THIS ____ DAY OF _____, 2018.

MAYOR

CITY CLERK

DWG: F:\2018\1001-1500\18-1392\40-Design\Survey\SRVY\Sheets\V_FPT_81392.dwg
DATE: May 30, 2018 11:24am
XREFS: V_XTPO_81392 V_RWAY_81392
USER: jjimenez



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

PROJECT NO. 2018-1392	OWNERS: CATHERINE MILLER, PERSONAL REPRESENTATIVE OF THE ESTATE OF DAVID H. RIEF
Wick Auction Rief Survey	SUBDIVIDER: CATHERINE MILLER, PERSONAL REPRESENTATIVE OF THE ESTATE OF DAVID H. RIEF
FB	SURVEYOR: OLSSON ASSOCIATES
	ENGINEER: OLSSON ASSOCIATES
	NUMBER OF LOTS: 1



Hall County Regional Planning Commission

Wednesday, June 6, 2018

Regular Meeting

Item J13

Subdivision- Schup Subdivision Hall County Final Plat

Staff Contact:



THE REGIONAL PLANNING COMMISSION of Hall
County, Grand Island, Wood River and the Villages
of Alda, Cairo and Doniphan, Nebraska

May 25th, 2018

Dear Members of the Board:

RE: Final Plat – Listed Subdivisions.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a list of Subdivision Plats, for properties located in Hall County, Nebraska as attached.

You are hereby notified that the Regional Planning Commission will consider these Subdivision Plats at the next meeting that will be held at 6:00 p.m. on June 6th, 2018, in the Community Meeting Room located in Grand Island's City Hall.

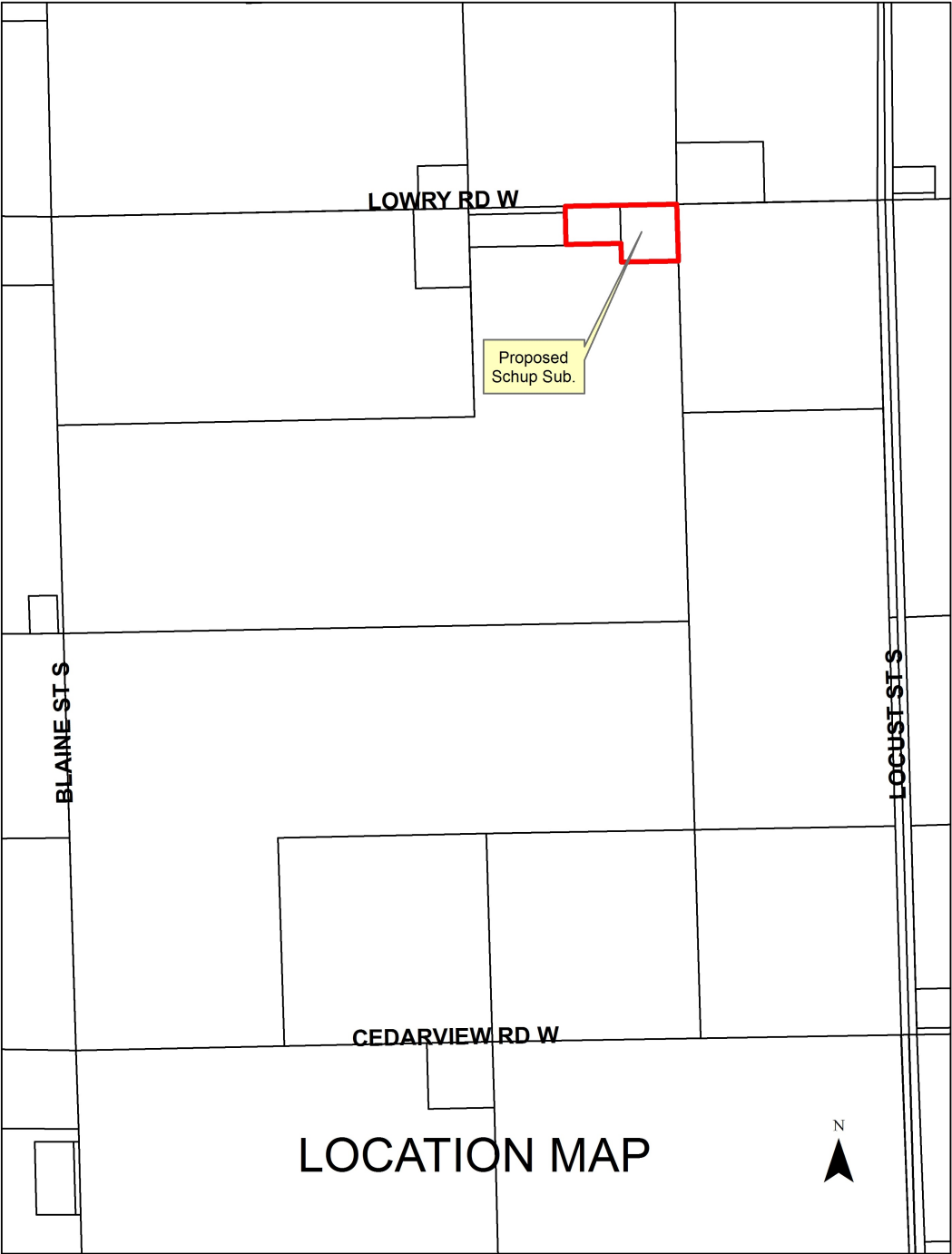
Sincerely,

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
Stevens Land Surveying
Brian McMahon

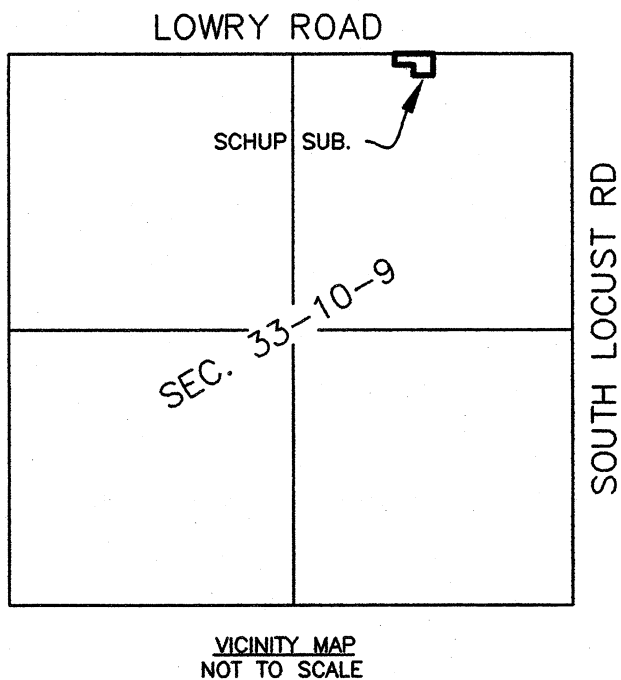
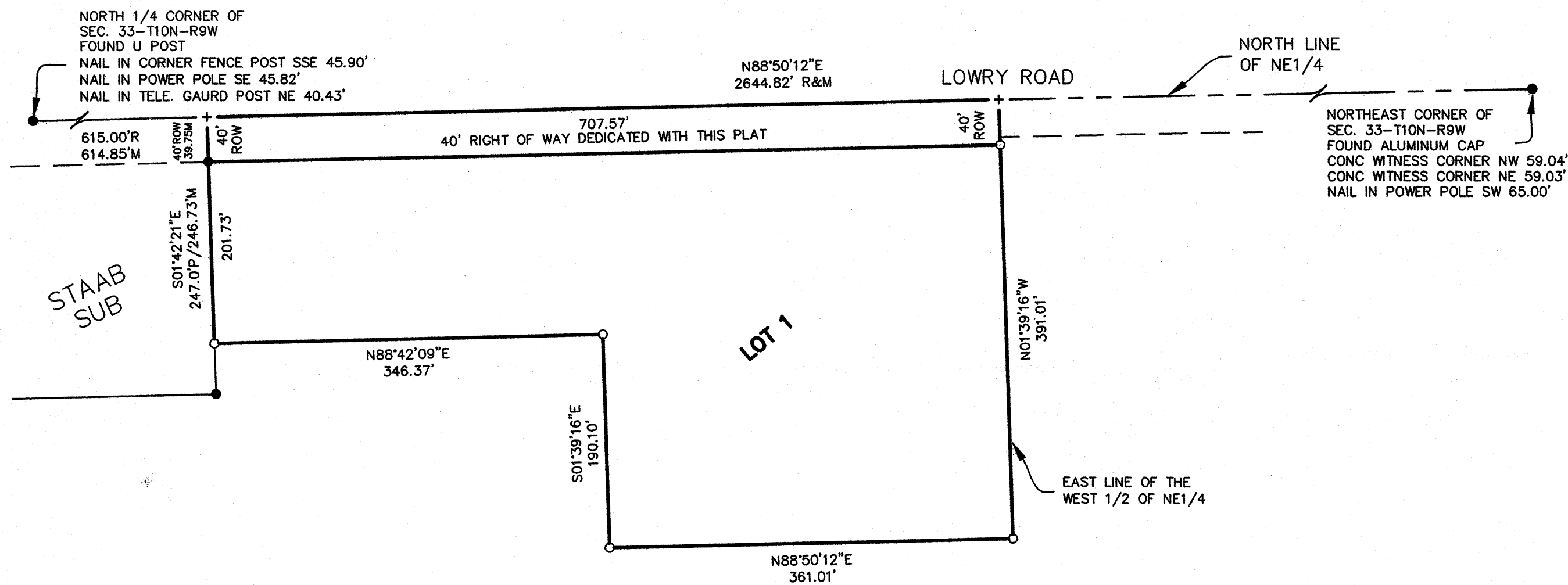
This letter was sent to the following School Districts 2, 19, 82, 83, 100, 126.

Name	Acres	Lots	Legal Description
Carey Subdivision	4.695	2	A replat of all of lot 1, Bohmhart Subdivision, in the City of Grand Island, Hall County, Nebraska.
Copper Creek Estates 11 th Subdivision	1.71	8	A tract of land being part of the Northeast Quarter of the Northwest Quarter (NE1/4, NW1/4) and part of the Southeast Quarter of the Northwest Quarter (SE1/4, NW1/4) of Section Twenty-three (23), Township Eleven (11) North, Range Ten (10) West of the 6th P.M., in, Hall County, Nebraska.
Copper Creek Estates 12 th Subdivision	1.88	8	A tract of land being part of the Northeast Quarter of the Northwest Quarter (NE1/4, NW1/4) and part of the Southeast Quarter of the Northwest Quarter (SE1/4, NW1/4) of Section Twenty-three (23), Township Eleven (11) North, Range Ten (10) West of the 6th P.M., in, Grand Island, Hall County, Nebraska.
Copper Creek Estates 13 th Subdivision	3.37	13	A tract of land being part of the Northeast Quarter of the Northwest Quarter (NE1/4, NW1/4), part of the Northwest Quarter of the Northwest Quarter (NW1/4, NW1/4), part of the Southwest Quarter of the Northwest Quarter (SW1/4, NW1/4) and part of the Southeast Quarter of the Northwest Quarter (SE1/4, NW1/4) of Section Twenty-three (23), Township Eleven (11) North, Range Ten (10) West of the 6th P.M., in, Hall County, Nebraska.
Knuth 2 nd Subdivision	1.19	1	A tract of land being part of the Northwest Quarter of the Northeast Quarter (NW1/4, NE1/4) of Section Twelve (12), Township Ten (10) North, Range Ten (10) West of the 6th P.M., in, Hall County, Nebraska. This will be an addition to the City of Grand Island.
MCK Estates Subdivision	4.157	1	A tract of land consisting of part of the Northwest Quarter of (NW1/4) of Section Twelve (12), Township Nine (9) North, Range Ten (10) West of the 6th P.M., in, Hall County, Nebraska.
Nelson Subdivision	6.69	2	A tract of land being part of the Southwest Quarter of the Southeast Quarter (SW1/4, SE1/4) of Section Twenty-six (26), Township Ten (10) North, Range Nine (9) West of the 6th P.M., in, Hall County, Nebraska.
Prairie Creek Meadows 2 nd Subdivision	33.57	9	A tract of land comprising a part Northwest Quarter (NW 1/4) of Section Twenty (20), Township Twelve (12), Range Nine (9) West of the 6th P.M., in Hall County, Nebraska
Prairieview Plaza Subdivision	6.359	4	A replat of all of lot 1, Pedcor Subdivision, an addition to the City of Grand Island, Hall County, Nebraska.
RCI Subdivision	4.599	2	A tract of land comprising a part Northwest Quarter (NW 1/4) of the Southwest Quarter (NW 1/4, SW 1/4) Section Twenty-seven (27), Township Eleven (11), Range Nine (9) West of the 6th P.M., in the city of Grand Island, Hall County, Nebraska
Rief Acres Subdivision	3.592	1	A tract of land comprising a part Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4, SE 1/4) of Section Four (4), Township Ten (10), Range Nine (9) West of the 6th P.M., Hall County, Nebraska. This will be an addition to the City of Grand Island.
Schup Subdivision	4.84	1	A tract of land of Northeast Quarter (NE 1/4) of Section Thirty-three (33), Township Ten (10), Range Nine (9) West of the 6th P.M., Hall County, Nebraska





SCHUP SUBDIVISION
PART OF THE W1/2 OF NE1/4 OF
SECTION 33 TOWNSHIP 10 NORTH RANGE 9 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, HALL COUNTY, NEBRASKA



LEGAL DESCRIPTION

A TRACT OF NE1/4 OF SECTION 33, TOWNSHIP 10 NORTH, RANGE 9 WEST OF THE 6TH PRINCIPAL MERIDIAN HALL COUNTY, NEBRASKA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF STAAB SUBDIVISION THENCE S01°42'21"E (ON AN ASSUMED BEARING AND ALL BEARINGS CONTAINED HEREIN ARE RELATIVE, THERETO;) ON THE EAST LINE OF STAAB SUBDIVISION A DISTANCE OF 201.75 FEET; THENCE N88°42'09"E A DISTANCE OF 346.37 FEET TO THE WEST LINE OF A 3.0 ACRE TRACT AS DESCRIBED IN THE WARRANTY DEED 79-000741 ON FILE AT THE HALL COUNTY REGISTER OF DEEDS OFFICE; THENCE S01°39'16"E ON THE WEST LINE OF A 3.0 ACRE TRACT AS DESCRIBED IN THE WARRANTY DEED 79-000741 ON FILE AT THE HALL COUNTY REGISTER OF DEEDS OFFICE A DISTANCE OF 190.10 FEET; THENCE N88°50'12"E A DISTANCE OF 361.00 FEET TO THE EAST LINE OF THE W1/2 OF THE NE1/4; THENCE N01°39'16"W ON EAST LINE OF THE THE W1/2 OF THE NE1/4 LINE A DISTANCE OF 391.00 FEET TO THE NORTH LINE OF SAID SECTION; THENCE S88°50'12"W A DISTANCE OF 707.57 FEET TO THE PLACE OF BEGINNING. SAID TRACT CONTAINS 4.84 ACRES MORE OR LESS OF WHICH 0.64 IS COUNTY ROAD RIGHT OF WAY.

SURVEYOR'S CERTIFICATE

I, JACOB H. RIPP, NEBRASKA REGISTERED LAND SURVEYOR NO. 663 HEREBY STATE THAT, ON 6/20/2014, AT THE REQUEST OF STEPHAN D. SCHUPPAN, 275 LOWRY ROAD, DONIPHAN, NEBRASKA, 68832, I HAVE CAUSED TO BE MADE A SURVEY OF LAND DEPICTED ON THE ACCOMPANYING PLAT; THAT SAID PLAT IS A TRUE DELINEATION OF SAID SURVEY; THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS MARKED AS SHOWN, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT IS TRUE AND CORRECT.

JACOB H. RIPP
NEBRASKA REGISTERED SURVEYOR NO. 663



LEGEND

SCALE: 1"=100'

- FOUND 5/8" REBAR (UNLESS NOTED) ESTABLISHED 5/8" x 24" ROD (WITH ID CAP)
- + TEMPORARY POINT
- PROJECT: 140021
- DRAWN BY: JR

DEDICATION

KNOWN ALL MEN BY THESE PRESENTS, THAT STEPHAN D. SCHUPPAN AND SCHUPPAN FARMS INC. STEPHAN D. SCHUPPAN PRESIDENT BEING THE SOLE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "SCHUP SUBDIVISION", A SUBDIVISION BEING PART OF THE WEST HALF (W1/2) OF THE NORTHEAST QUARTER NE1/4 OF SECTION THIRTY-THREE (33), TOWNSHIP TEN (10) NORTH, RANGE NINE (9) WEST OF THE SIXTH PRINCIPAL MERIDIAN, HALL COUNTY, NEBRASKA, AND SAID SOLE OWNERS, HEREBY RATIFY AND APPROVE THE DISPOSITION OF THEIR PROPERTY AS SHOWN ON THE ABOVE PLAT, AND HEREBY DEDICATE FOR THE USE AND BENEFIT OF THE PUBLIC, THE STREETS AND UTILITY EASEMENTS (IF ANY) AS SHOWN UPON SAID PLAT, AND ACKNOWLEDGE SAID SUBDIVISION TO BE MADE WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID SOLE OWNERS.

DATED THIS _____ DAY OF _____, 2014.

STEPHAN D. SCHUPPAN

SCHUPPAN FARMS INC.
STEPHAN D. SCHUPPAN PRESIDENT

ACKNOWLEDGMENT

STATE OF NEBRASKA
COUNTY OF HALL

ON THE _____ DAY OF _____, 2014, BEFORE ME _____ A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED STEPHAN D. SCHUPPAN, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON 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 _____, 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, 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 _____, 2014.

CHAIRMAN OF THE BOARD _____ COUNTY CLERK _____

(SEAL)

Ripp
Land
Surveying
76486 ROAD 449
SUMNER, NE 68878
PHONE: 308-380-1281

