



Hall County Regional Planning Commission

**Wednesday, August 1, 2018
Regular Meeting**

Item J1

Final Plat - Felske Subdivision Hall County

Staff Contact:

July 20th, 2018

Dear Members of the Board:

RE: Final Plat – Subdivision List.

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 August 1st, 2018, in the Community Meeting Room located in Grand Island's City Hall.

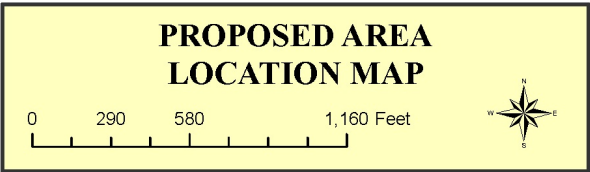
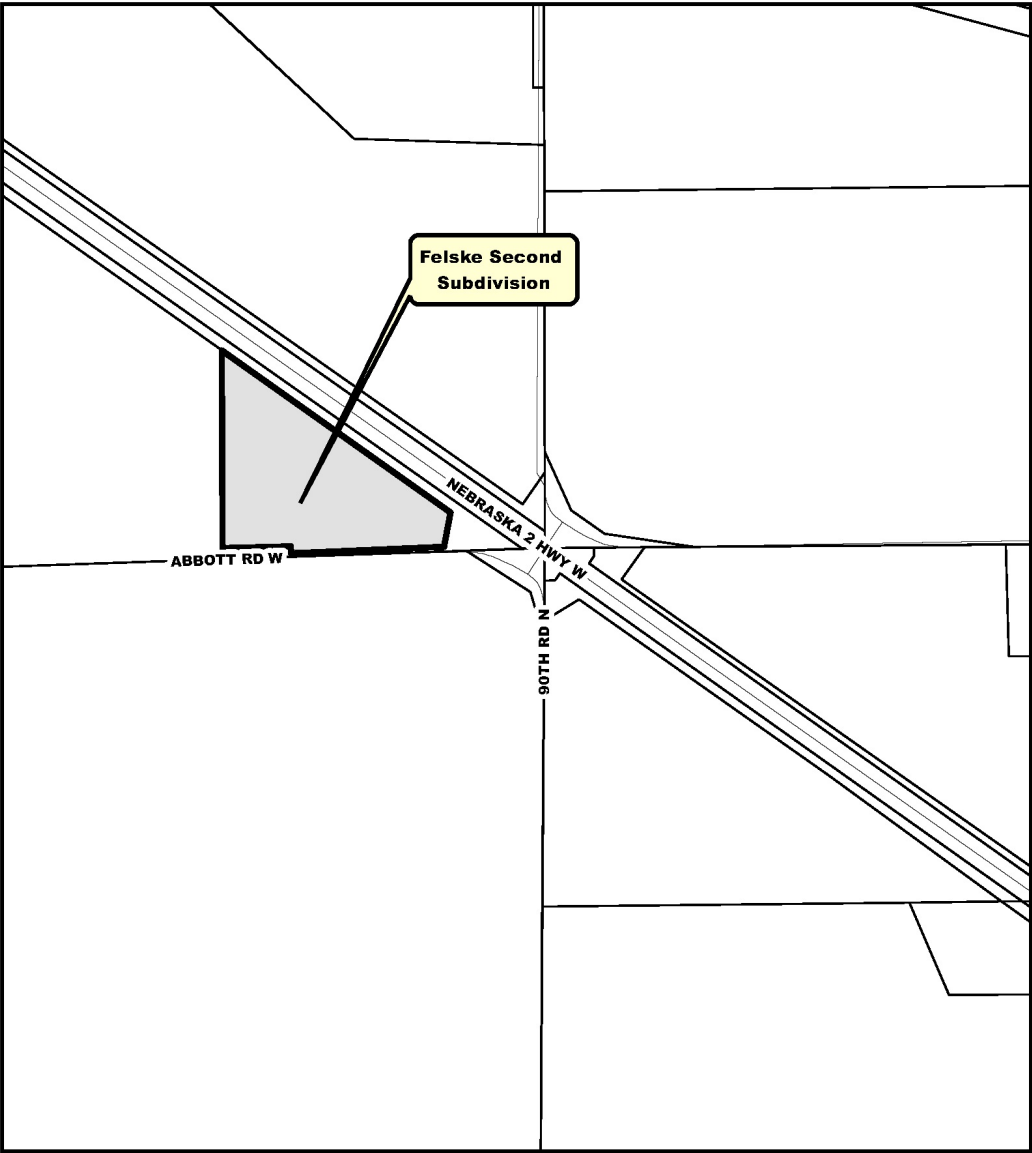
Sincerely,

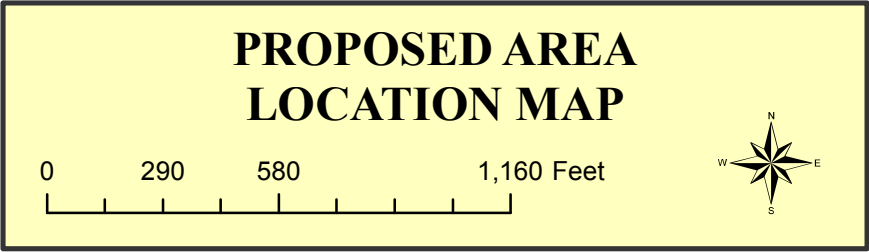
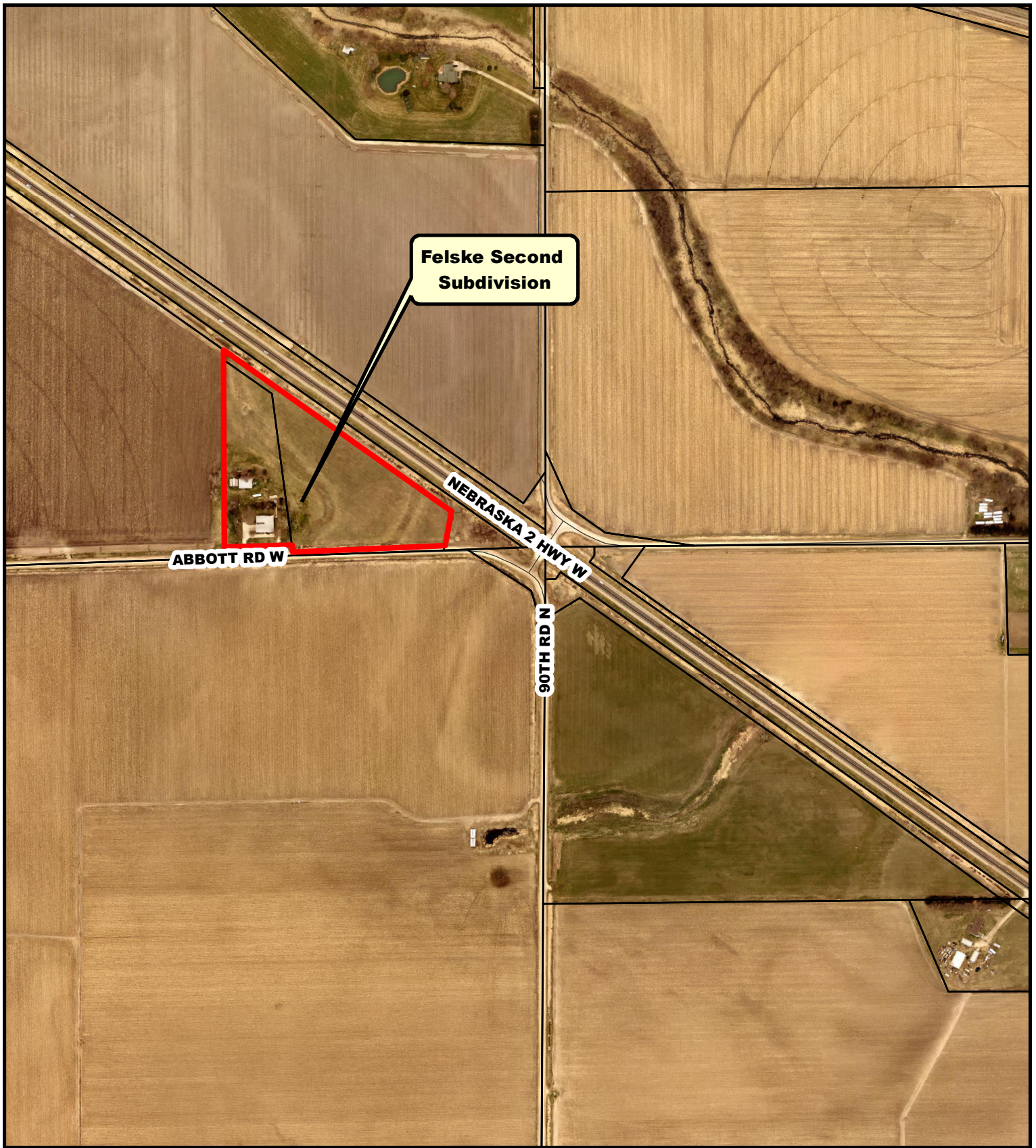
Chad Nabity, AICP
Planning Director

CC: City Clerk
City Attorney
City Public Works
City Utilities
City Building Director
County Assessor/Register of Deeds
Manager of Postal Operations
Applicant's Surveying Company
Applicant

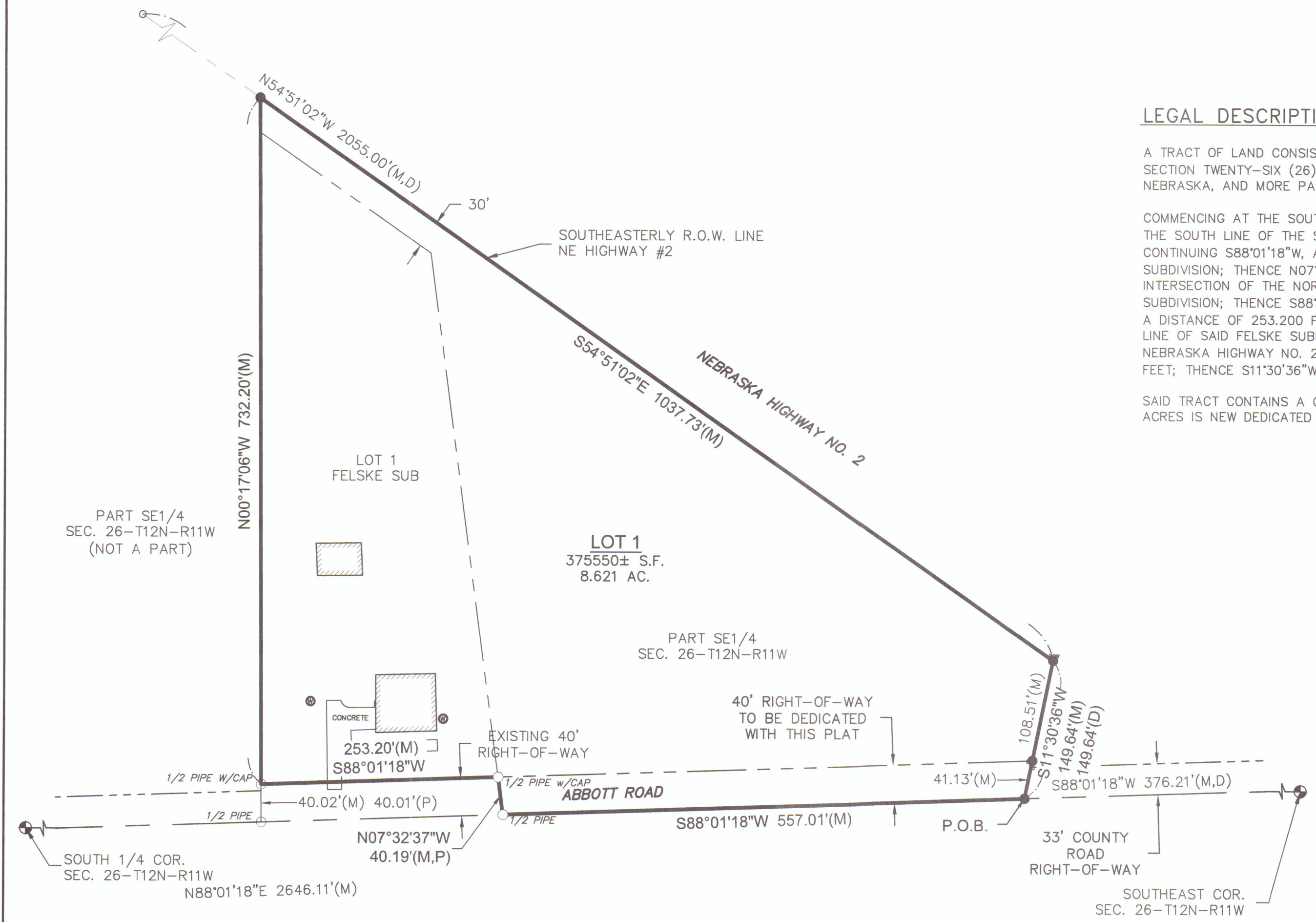
This letter was sent to the following School Districts 2, 19, 82, 83, 100, 126.

Name	Acres	Lots	Legal Description
Felske 2 nd Subdivision	8.621	1	A tract of land consisting of all of lot 1 Felske Subdivision and part of the Southeast Quarter (SE1/4) of Section Twenty-six(26), Township Twelve (12) north, Range Eleven (11) west of the 6 th P.M., Hall County, Nebraska.
Industrial Foundation Subdivision	21.52	7	A tract of land consisting of part of the Northeast Quarter (NE1/4) Section Five (5), Township Ten (10) north, Range Nine (9) west of the 6 th P.M., City of Grand Island, Hall County, Nebraska.
Jensen Subdivision	1.15	1	A tract of land being all of lot one (1), Lepant Subdivision in the City of Grand Island, Hall County, Nebraska, and a part of the Southeast Quarter (SE1/4) of Section One (1), Township Eleven (11) North, Range Ten (10) west of the 6 th Principal Meridian, Hall County, Nebraska.
Prairie Commons 2 nd Subdivision	95.32	9	A tract of land consisting of part of the Northeast Quarter (NE1/4) Section 36, Township 11 North, Range 10 west of the 6 th P.M., Hall County, Nebraska.
Sterling Estates 10 th Subdivision	4.919	28	A tract of land consisting of part of the Northwest Quarter (NW1/4) Section Twelve (12), Township Eleven (11) North, Range Ten (10) west of the 6 th P.M., Hall County, Nebraska.
The Orchard Subdivision ** (Preliminary Plat)	23.81	160	That part of the East half of the Northwest Quarter of Section 10, Township 11 north, Range 9 west of the 6 th Principal Meridian, Hall County Nebraska, lying west of the Westerly right-of-way line of the Union Pacific Railroad company, except the northerly 581.50 feet thereof; the easterly 35.00 feet of lot 8, Norwood Subdivision; and the easterly 75.00' of lot 2, except the north 85.00', Norwood Subdivision, and the easterly 75.00' of lots 3,4&5, Norwood Subdivision; and that part of Southwest Quarter of the Northwest Quarter of said section 10.
Woodland Park 17 th Subdivision	.0666	3	A replat all of lots 1-2, block 3, Woodland Park Fourth Subdivision in the City of Grand Island, Hall County, Nebraska.





FELSKE SECOND SUBDIVISION
HALL COUNTY, NEBRASKA
SITE PLAT



LEGAL DESCRIPTION

A TRACT OF LAND CONSISTING OF ALL OF LOT 1 FELSKE SUBDIVISION AND PART OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION TWENTY-SIX (26), TOWNSHIP TWELVE (12) NORTH, RANGE ELEVEN (11) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SEC. 26-T12N-R11W; THENCE ON AN ASSUMED BEARING OF S88°01'18\"W, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE1/4), A DISTANCE OF 376.21 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S88°01'18\"W, ALONG SAID SOUTH LINE, A DISTANCE OF 557.01 FEET TO THE SOUTHEAST CORNER OF FELSKE SUBDIVISION; THENCE N07°32'37\"W, ALONG THE EAST LINE OF SAID FELSKE SUBDIVISION, A DISTANCE OF 40.19 FEET TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF ABBOTT ROAD AND THE SOUTHEAST CORNER OF LOT 1, SAID FELSKE SUBDIVISION; THENCE S88°01'18\"W, ALONG SAID NORTH RIGHT-OF-WAY LINE AND ALSO BEING THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 253.200 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE N00°17'06\"W, ALONG PART OF THE WEST LINE OF SAID FELSKE SUBDIVISION, A DISTANCE OF 732.20 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF NEBRASKA HIGHWAY NO. 2; THENCE S54°51'02\"E, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1037.73 FEET; THENCE S11°30'36\"W A DISTANCE OF 149.64 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS A CALCULATED AREA OF 375550.48 SQUARE FEET OR 8.621 ACRES MORE OR LESS OF WHICH 0.518 ACRES IS NEW DEDICATED ROAD RIGHT-OF-WAY.

LEGEND

- SECTION CORNER
- SET CORNER (5/8"x24" REBAR W/CAP)
- FOUND CORNER (3/4" IRON PIPE)
- ROW LINE
- NEW ROW LINE
- SECTION LINE
- PROPERTY LINE
- M MEASURED DISTANCE
- P PLATTED DISTANCE FELSKE SUB
- D DEEDED DISTANCE DOC #83-003270
- WATER WELL
- BUILDING LINE

SECTION TIES

SOUTH 1/4 CORNER, SEC. 26-T12N-R11W
FOUND BRASS CAP, 0.5' BELOW GRADE IN COUNTY ROAD
NNE 52.24' TO 'X' IN SE CORNER CONCRETE PAD (PIVOT)
N 40.10' TO MAG NAIL w/WASHER IN BRACE POST
NW 81.50' TO MAG NAIL w/WASHER IN POWER POLE
N 2.5' TO CENTERLINE EAST-WEST COUNTY ROAD
0' TO CENTERLINE RANGE FENCE NORTH

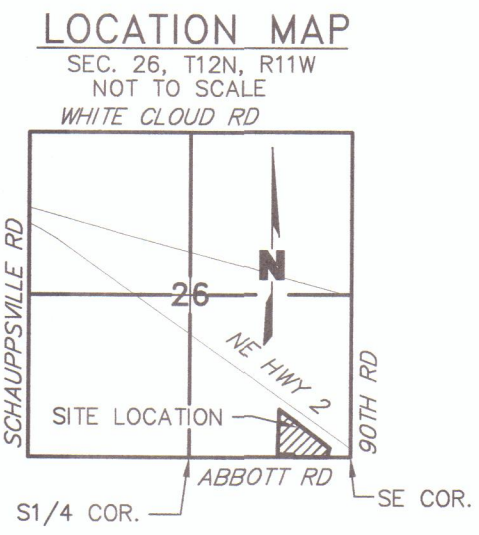
SOUTHEAST CORNER, SEC. 26-T12N-R11W
FOUND BRASS CAP, 0.5' BELOW GRADE ON CENTERLINE NE HWY 2
SE 72.24' TO MAG NAIL w/WASHER IN EAST END CMP
SW 72.94' TO MAG NAIL w/WASHER IN WEST END CMP
NW 111.08' TO RED HEAD IN CUT OFF POWER POLE
NE 118.10' TO RED HEAD IN POWER POLE

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DATE: Jul 12, 2018 11:29pm
USER: jlmenez
XREFS: V_XTOPO_018-1925

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

PROJECT NO. 2018-1925

Wieck Auction Felske Survey
FB HALL CO #4



FELSKE SECOND SUBDIVISION

HALL COUNTY, NEBRASKA

FINAL PLAT

LEGAL DESCRIPTION

A TRACT OF LAND CONSISTING OF ALL OF LOT 1 FELSKE SUBDIVISION AND PART OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION TWENTY-SIX (26), TOWNSHIP TWELVE (12) NORTH, RANGE ELEVEN (11) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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SAID TRACT CONTAINS A CALCULATED AREA OF 375550.48 SQUARE FEET OR 8.621 ACRES MORE OR LESS OF WHICH 0.518 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 ALL OF LOT 1 FELSKE SUBDIVISION AND PART OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION TWENTY-SIX (26), TOWNSHIP TWELVE (12) NORTH, RANGE ELEVEN (11) 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 CHESTER L. FELSKE & JOAN L. FELSKE, HUSBAND AND WIFE, BEING THE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "**FELSKE SECOND SUBDIVISION**" OF ALL OF LOT 1 FELSKE SUBDIVISION AND PART OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION TWENTY-SIX (26), TOWNSHIP TWELVE (12) NORTH, RANGE ELEVEN (11) 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 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.

CHESTER L. FELSKE

JOAN L. FELSKE

ACKNOWLEDGMENT

STATE OF NEBRASKA
COUNTY OF HALL SS
ON THIS ____ DAY OF _____, 2018, BEFORE ME _____, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED CHESTER L. FELSKE, 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
COUNTY OF HALL SS
ON THIS ____ DAY OF _____, 2018, BEFORE ME _____, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED JOAN L. FELSKE, 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

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 _____

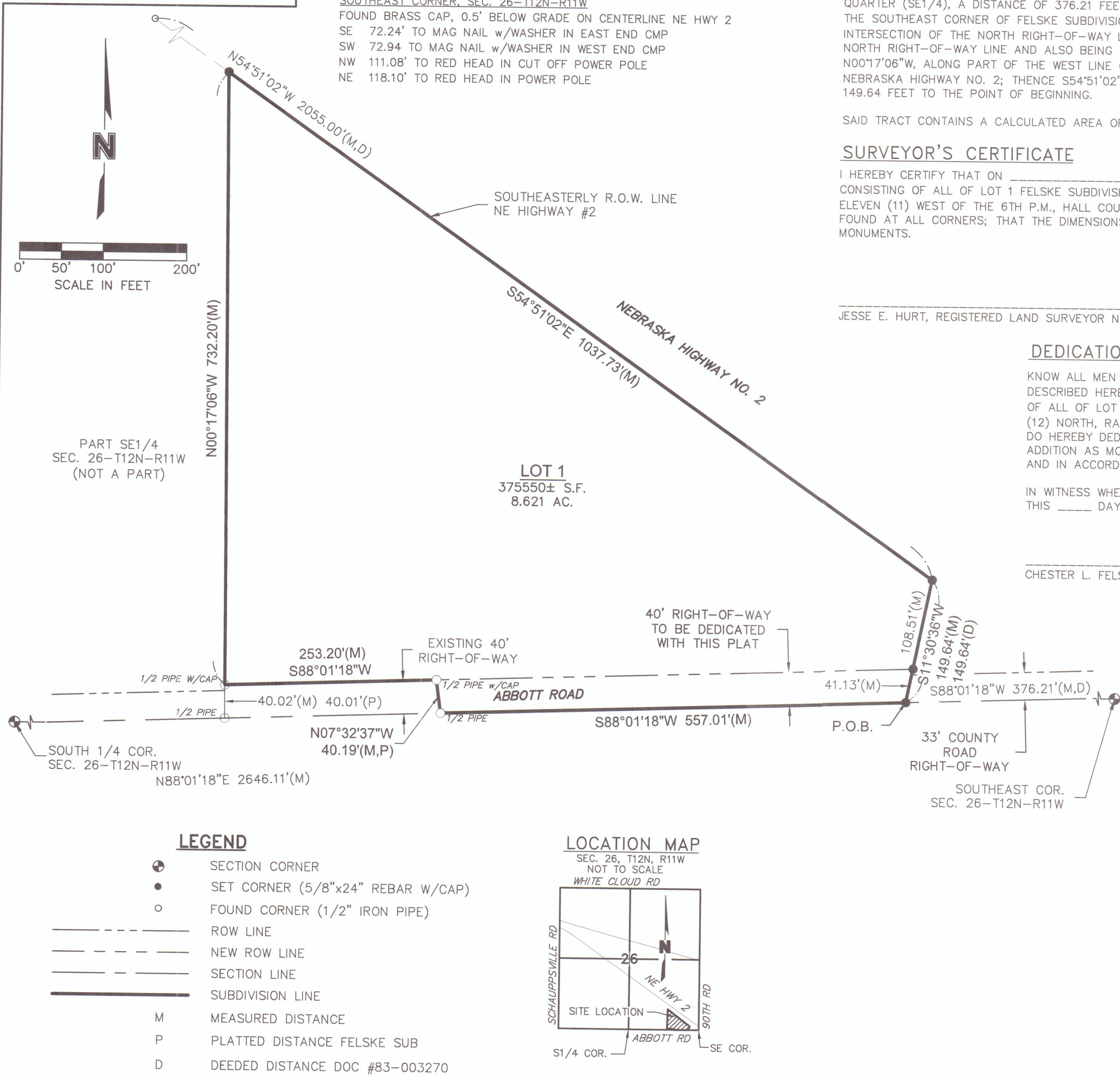
APPROVED AND ACCEPTED BY THE HALL COUNTY BOARD OF SUPERVISORS THIS ____ DAY OF _____, 2018.

COUNTY CLERK _____ CHAIRPERSON _____

SECTION TIES

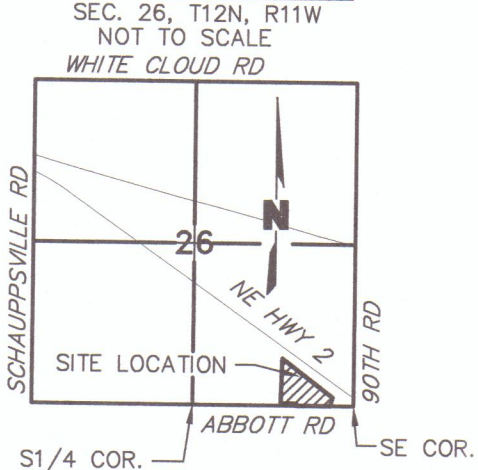
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 - SUBDIVISION LINE
 - M MEASURED DISTANCE
 - P PLATTED DISTANCE FELSKE SUB
 - D DEEDED DISTANCE DOC #83-003270

LOCATION MAP



USER: jlmenez

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DATE: JUL 12, 2018 11:29pm XREFS: V_XTOPO_018-1925

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

PROJECT NO. 2018-1925
Wieck Auction
Felske Survey
FB HALL CO #4

Hall County Regional Planning Commission
SUBDIVISION APPLICATION

This application must be submitted a minimum of 20 calendar days prior to a planning commission meeting to be considered at that meeting. Planning Commission meetings are typically held on the first Wednesday of the month.

Owners Information

Name CHESTER L. FELSKE & JOAN L. FELSKE

Address Wick Realty & Auction 5901 W AIRPORT RD

City GRAND ISLAND, State NE Zip 68803

Phone (308) 384-4262

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

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

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

By: Jesse Hurt
(Applicant)

Surveyor/Engineers Information

Surveyor/Engineering Firm Olsson Associates

Address 201 E. 2nd Street

City Grand Island, State NE Zip 68801

Phone (308) 381-8750

Surveyor/Engineer Name Jesse E Hurt License Number LS-674

SUBDIVISION NAME: FELSKE SECOND SUBDIVISION

Please check the appropriate location

- ☐ Grand Island City Limits
☐ 2 Mile Grand Island Jurisdiction
☒ Hall County
☐ City of Wood River or 1 Mile Jurisdiction
☐ Alda or 1 Mile Jurisdiction
☐ Cairo or 1 Mile Jurisdiction
☐ Doniphan or 1 Mile Jurisdiction

Please check the appropriate Plat

- ☐ Preliminary Plat
☒ Final Plat
☐ Administrative Plat (Grand Island, Alda, Doniphan, and Cairo)

Number of Lots 1

Number of Acres 8.621

Checklist of things Planning Commission Needs

- ☐ 10 + 15 copies if in City limits or the two mile jurisdiction of Grand Island
☒ 5 + 15 copies if in Hall County, City of Wood River, Village of Cairo, Doniphan or Alda.
☐ 5 copies if Administrative Plat
☒ Closure Sheet
☐ Utilities Sheet
☒ Receipt for Subdivision Application Fees in the amount of \$ 430.00

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

FEE SCHEDULE ON REVERSE SIDE