



Hall County Regional Planning Commission

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

Item J5

Final Plat - Sterling Estates 10th Subdivision

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.

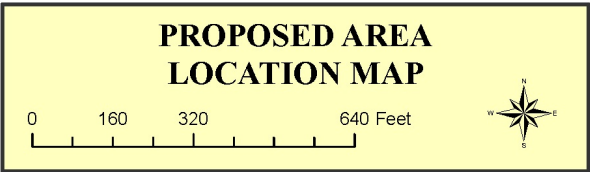
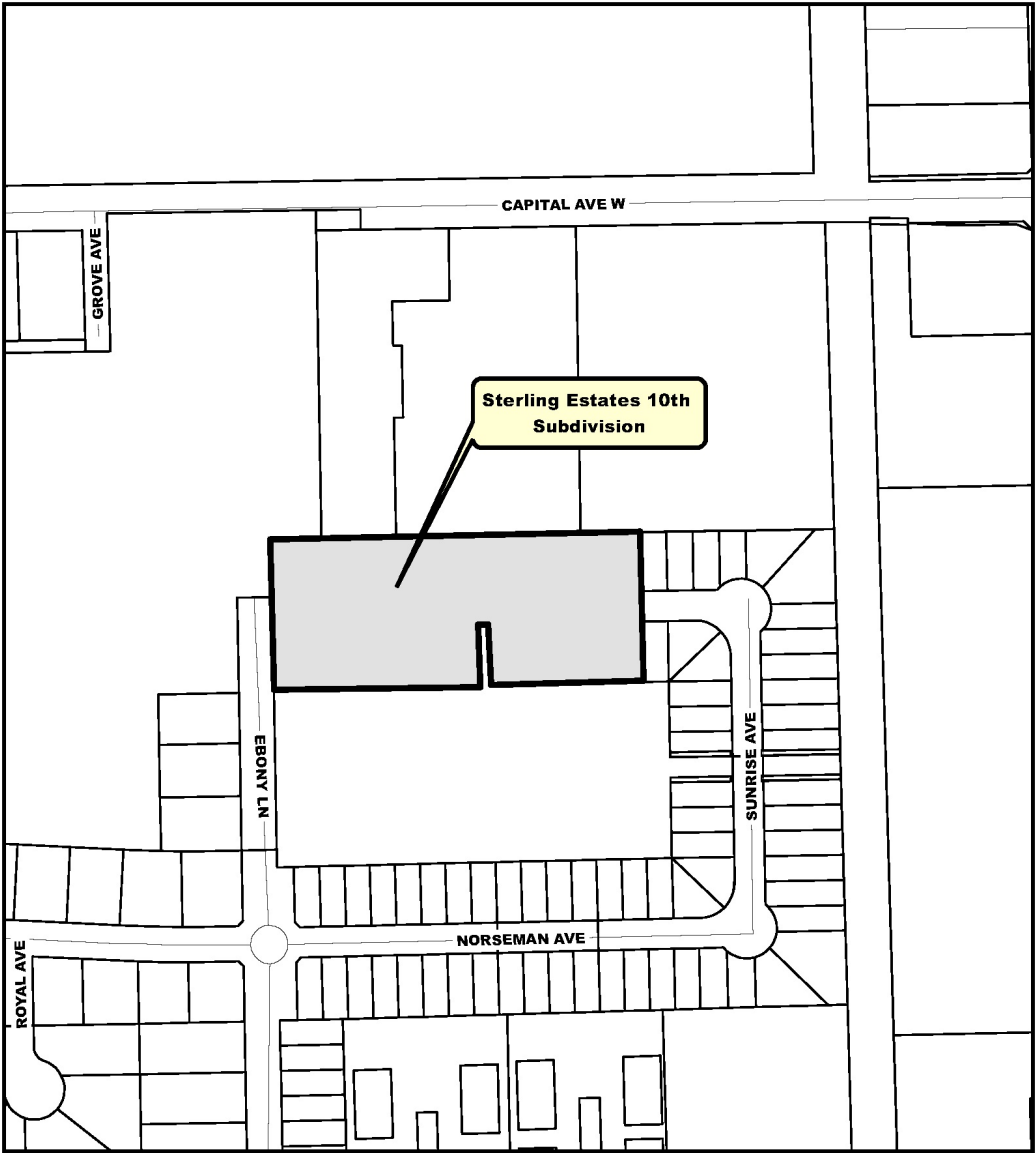
Sincerely,

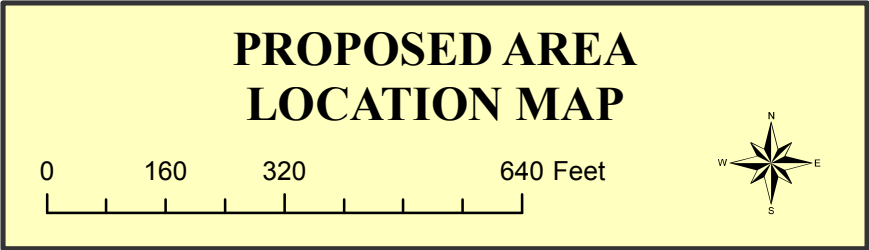
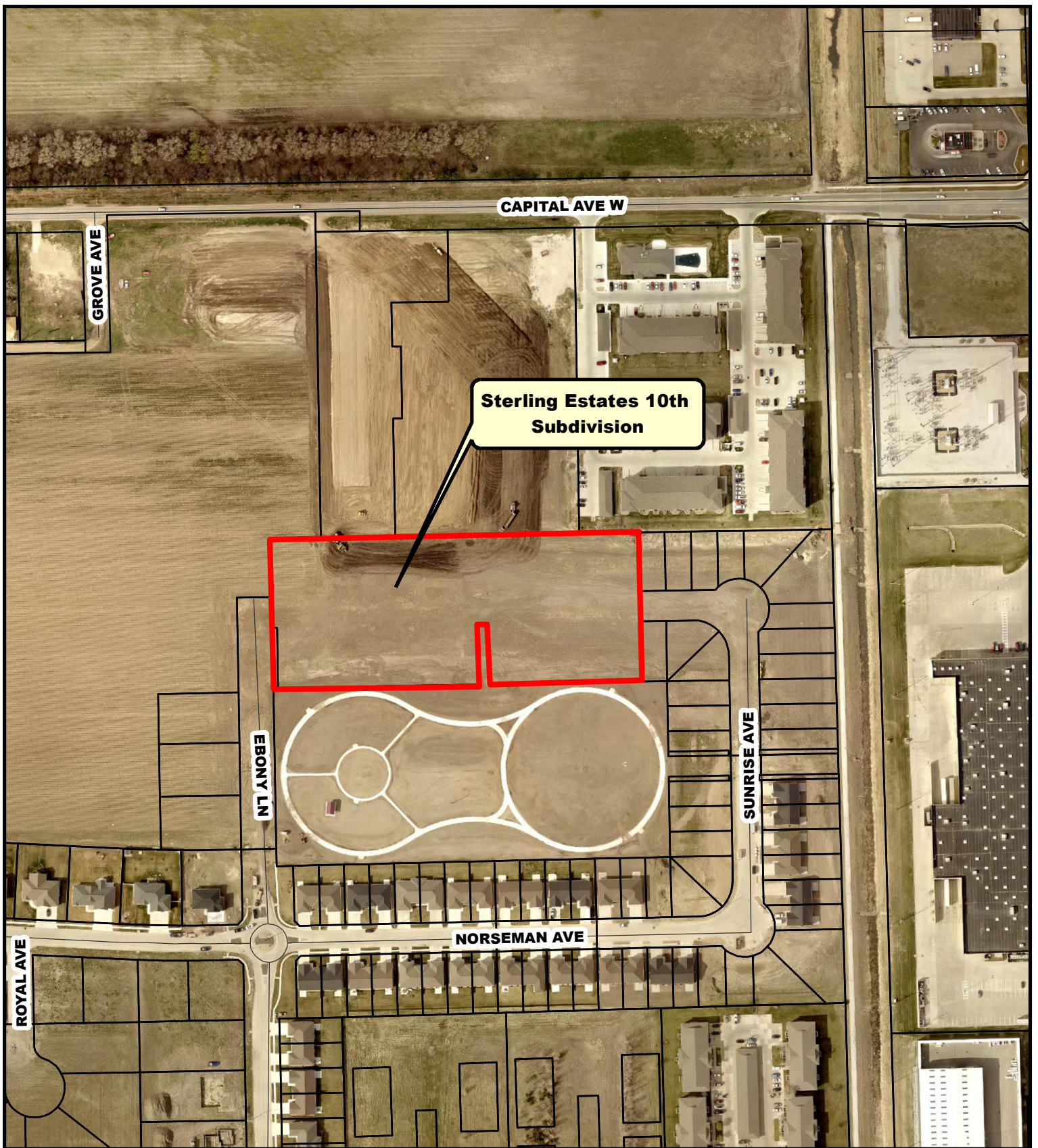
Chad Nabity, AICP
Planning Director

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

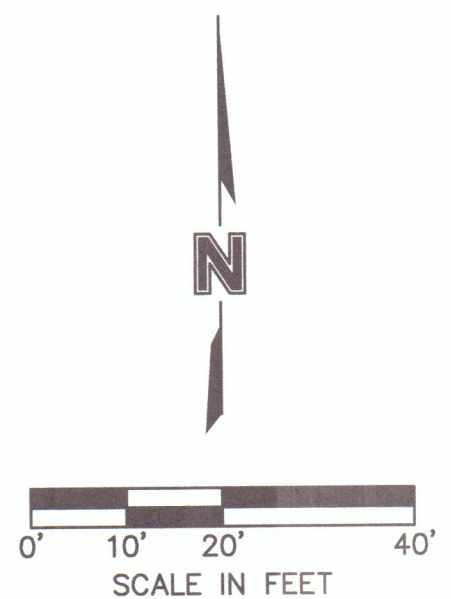
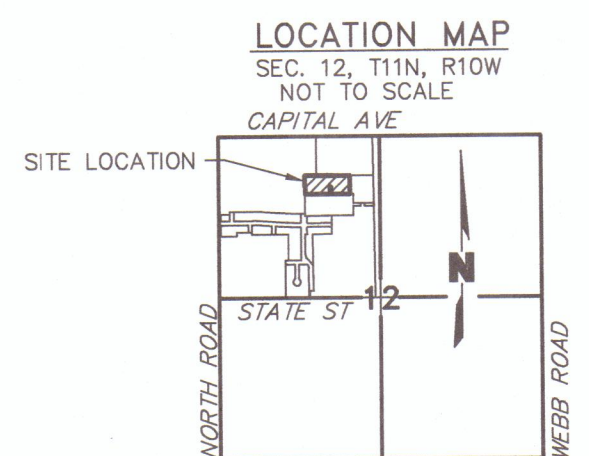
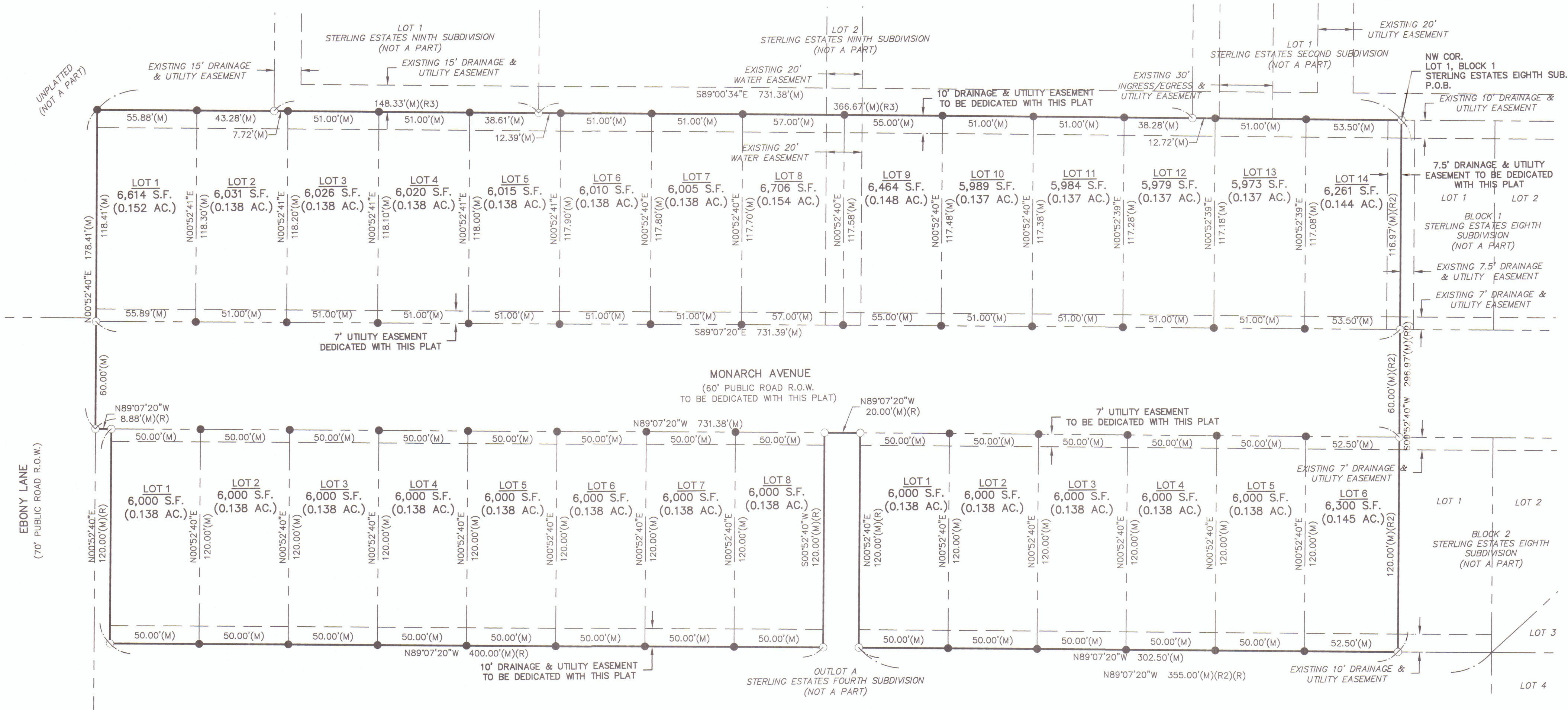
This letter was sent to the following School Districts 2, 19, 82, 83, 100, 126.

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.





STERLING ESTATES TENTH SUBDIVISION
AN ADDITION TO THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA
FINAL PLAT



- LEGEND**
- SET CORNER (5/8"x24" REBAR W/CAP)
 - FOUND CORNER (5/8" REBAR W/CAP)
 - EXISTING PROPERTY LINE
 - PROPERTY LINE
 - M MEASURED DISTANCE
 - R RECORDED DISTANCE STERLING ESTATES FOURTH SUB.
 - R2 RECORDED DISTANCE STERLING ESTATES EIGHTH SUB.
 - R3 RECORDED DISTANCE STERLING ESTATES NINTH SUB.

DWG: F:\2018\1501-2000\018-1955\40-Design\Survey\SRV\Sheets\140-2984-FTR LOTS 0142919_FP 6TH SUB
DATE: Jul 12, 2018 4:26pm XREFS: 016-2984-FTR LOTS 0142919_FP 6TH SUB
USER: lwheeler

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

PROJECT NO. 2018-1955

STAROSTKA SURVEY

FB

SHEET 1 OF 2

STERLING ESTATES TENTH SUBDIVISION

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

LEGAL DESCRIPTION

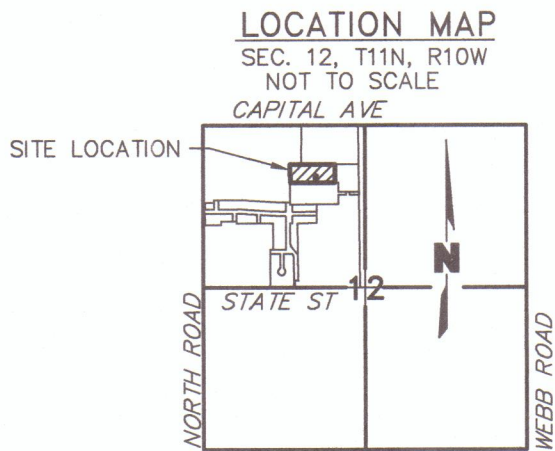
A TRACT OF LAND CONSISTING OF PART OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION TWELVE (12), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 1, STERLING ESTATES EIGHTH SUBDIVISION SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ON AN ASSUMED BEARING OF S00°52'40"W, ALONG THE WEST LINE OF STERLING ESTATES EIGHTH SUBDIVISION, A DISTANCE OF 296.97 FEET TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 2, STERLING ESTATES EIGHTH SUBDIVISION AND A POINT ON THE NORTHERLY LINE OF OUTLOT A, STERLING ESTATES FOURTH SUBDIVISION; THENCE N89°07'20"W, ALONG THE NORTHERLY LINE OF SAID OUTLOT A, STERLING ESTATES FOURTH SUBDIVISION, A DISTANCE OF 302.50 FEET TO A NORTHEASTERLY CORNER OF SAID OUTLOT A, STERLING ESTATES FOURTH SUBDIVISION; THENCE N00°52'40"E, ALONG A EASTERLY LINE OF SAID OUTLOT A, STERLING ESTATES FOURTH SUBDIVISION, A DISTANCE OF 120.00 FEET TO A NORTHEASTERLY CORNER OF SAID OUTLOT A, STERLING ESTATES FOURTH SUBDIVISION; THENCE N89°07'20"W, ALONG A NORTHERLY LINE OF SAID OUTLOT A, STERLING ESTATES SUBDIVISION, A DISTANCE OF 20.00 FEET TO A NORTHERLY POINT OF SAID OUTLOT A, STERLING ESTATES FOURTH SUBDIVISION; THENCE S00°52'40"W, ALONG A WESTERLY LINE OF SAID OUTLOT A, STERLING ESTATES FOURTH SUBDIVISION, A DISTANCE OF 120.00 FEET TO A NORTHWESTERLY CORNER OF SAID OUTLOT A, STERLING ESTATES FOURTH SUBDIVISION; THENCE N89°07'20"W, ALONG A NORTHERLY LINE OF SAID OUTLOT A, STERLING ESTATES FOURTH SUBDIVISION, A DISTANCE OF 400.00 FEET TO A WESTERLY CORNER OF SAID OUTLOT A, STERLING ESTATES FOURTH SUBDIVISION; THENCE N00°52'40"E, ALONG A WESTERLY LINE OF SAID OUTLOT A, STERLING ESTATES FOURTH SUBDIVISION, A DISTANCE OF 120.00 FEET TO A NORTHWESTERLY CORNER OF SAID OUTLOT A, STERLING ESTATES FOURTH SUBDIVISION; THENCE N89°07'20"W, ALONG A NORTHERLY LINE OF SAID OUTLOT A, STERLING ESTATES FOURTH SUBDIVISION, A DISTANCE OF 8.88 FEET TO THE NORTHWEST CORNER OF SAID OUTLOT A, STERLING ESTATES FOURTH SUBDIVISION AND A POINT ON THE EAST RIGHT OF WAY LINE OF EBONY LANE; THENCE N00°52'40"E, ALONG SAID EAST RIGHT OF WAY LINE OF EBONY LANE, A DISTANCE OF 178.41 FEET; THENCE S89°00'34"E, ALONG THE SOUTH LINE OF LOTS 1 AND 2, STERLING ESTATES NINTH SUBDIVISION AND THE SOUTH LINE OF LOT 1, STERLING ESTATES SECOND SUBDIVISION, A DISTANCE OF 731.38 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 214,260 SQUARE FEET OR 4.919 ACRES MORE OR LESS OF WHICH 1.007 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 ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., 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 DANNY STAROSTKA, PRESIDENT, STAROSTKA GROUP UNLIMITED, INC. BEING THE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "STERLING ESTATES TENTH SUBDIVISION" IN PART OF THE NORTHWEST QUARTER (NW1/4) OF SECTION TWELVE (12), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., 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.

DANNY STAROSTKA
PRESIDENT
STAROSTKA GROUP UNLIMITED, INC.

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 DANNY STAROSTKA, PRESIDENT, STAROSTKA GROUP UNLIMITED, INC. 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 _____

OWNERS: STAROSTKA GROUP UNLIMITED, INC.
SUBDIVIDER: STAROSTKA GROUP UNLIMITED, INC.
SURVEYOR: OLSSON ASSOCIATES
ENGINEER: OLSSON ASSOCIATES
NUMBER OF LOTS: 28

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. 2018-1955

STAROSTKA SURVEY

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SHEET 2 OF 2

**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 Starostka Group Unlimited, Inc.
Address 429 Industrial Lane
City Grand Island, State NE Zip 68803
Phone 308-385-0636

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 East 2nd Street
City Grand Island, State NE Zip 68803
Phone 308-384-8750
Surveyor/Engineer Name Jesse Hurt License Number LS #674

SUBDIVISION NAME: Sterling Estates Tenth 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 28 Lots
Number of Acres 4.919 Acres

Checklist of things Planning Commission Needs

- ☒ 10 + 15 copies if in City limits or the two mile jurisdiction of Grand Island
- ☐ 5 + 15 copies if in Hall County, City of Wood River, Village of Cairo, Doniphan or Alda.
- ☐ 5 copies if Administrative Plat
- ☒ Closure Sheet
- ☐ Utilities Sheet
- ☒ Receipt for Subdivision Application Fees in the amount of \$ 700

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) 384-341.

FEE SCHEDULE ON REVERSE SIDE