

Hall County Regional Planning Commission

Wednesday, August 1, 2018 Regular Meeting

Item J6

Final Plat - Woodland Park 17th Subdivision

Staff Contact:

July 20th, 2018

Dear Members of the Board:

RE: Final Plat - Subdivision List.

For reasons of Section 19-923 Revised Statues 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.

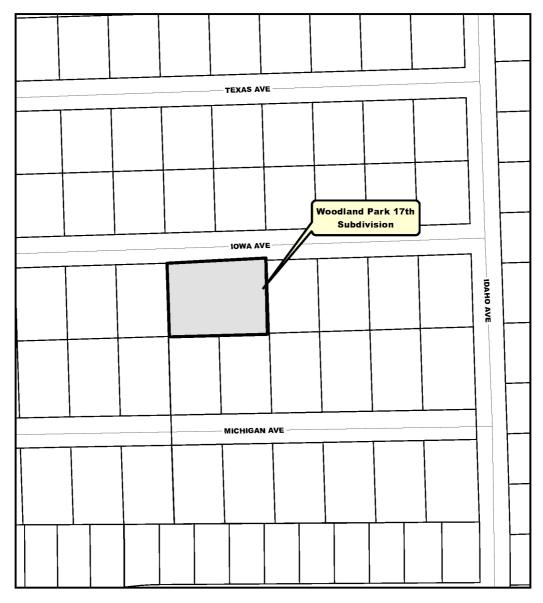
Sincerely,

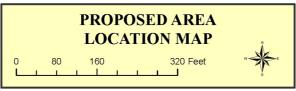
Chad Nabity, AICP Planning Director

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

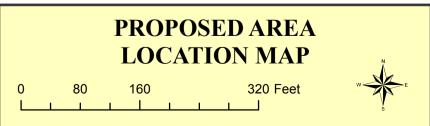
This letter was sent to the following School Districts 2, 19, 82, 83, 100, 126,

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 6th 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 6th 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.							









WOODLAND PARK SEVENTEENTH SUBDIVISION

IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA FINAL PLAT

IOWA AVENUE
(60' PUBLIC ROAD RIGHT OF WAY)

LEGAL DESCRIPTION EXISTING 5.00' UTILITY EASEMENT A REPLAT ALL OF LOTS 1-2, BLOCK 3, WOODLAND PARK FOURTH S89°52'13"E 200.00'(M&P1) SUBDIVISION IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA. 66.67 66.67 66.66 SURVEYOR'S CERTIFICATE I HEREBY CERTIFY THAT ON _____ ____, 2018, I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION, OF "WOODLAND PARK SEVENTEENTH 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** 9,666 SQ.FT. 9,666 SQ.FT 9,666 SQ.FT. 0.22 ACRES 0.22 ACRES 0.22 ACRES KNOW ALL MEN BY THESE PRESENTS, THAT HASTINGS VENTURES L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE LAND DESCRIBED HEREON, HAS CAUSED SAME TO BE SURVEYED, PLATTED AND DESIGNATED AS "WOODLAND PARK SEVENTEENTH SUBDIVISION" IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, AS SHOWN ON ACCOMPANYING PLAT THEREOF; 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 OWNERS AND PROPRIETORS. IN WITNESS WHEREOF, I HAVE AFFIXED MY SIGNATURE HERETO, AT _____, NEBRASKA, THIS ____ DAY OF _____, 2018. HASTINGS VENTURES L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY 66.66 N89°52'13"W | 199.98'(M&P1&P2) EXISTING 30' UTILITY & **ACKNOWLEDGMENT** LOT 3 BLOCK 1 LOT 10 DRAINAGE EASEMENT BLOCK 2 STATE OF NEBRASKA WOODLAND PARK WOODLAND PARK 15TH SUBDIVISION 2ND SUBDIVISION LOT 1 BLOCK 1 (NOT A PART) ON THIS ____ DAY OF ___ , 2018, BEFORE ME (NOT A PART) BLOCK 1 PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED ____ WOODLAND PARK 15TH SUBDIVISION WOODLAND PARK 15TH SUBDIVISION _,(title), HASTINGS VENTURES L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY, TO ME (NOT A PART) (NOT A PART) 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. DATE CHAIRPERSON TE LOCATION -**LEGEND** APPROVED AND ACCEPTED BY THE CITY OF GRAND ISLAND, NEBRASKA SET CORNER (5/8" REBAR W/CAP) FOUND CORNER (5/8" REBAR W/CAP) THIS _____ DAY OF _____, 2018.

MAYOR

CITY CLERK

SCALE IN FEET

OWNERS: HASTINGS VENTURES L.L.C.

ENGINEER: OLSSON ASSOCIATES

NUMBER OF LOTS: 3

SUBDIVIDER: HASTINGS VENTURES L.L.C.

LAND SURVEYOR: OLSSON ASSOCIATES

Grand Island

Regular Meeting - 8/1/2018

MEASURED DISTANCE

PROPERTY LINE

— — EXISTING EASEMENT LINE

WOODLAND PARK 2ND SUB. PLAT DISTANCE

WOODLAND PARK 4TH SUB. PLAT DISTANCE

P2 WOODLAND PARK 15TH SUB. PLAT DISTANCE

PROPOSED SUBDIVISION LINE

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PROJECT NO. 2012-0865

WOODLAND PARK

SEVENTEENTH SUBDIVISION

201 East 2nd Street

Grand Island, NE 68802-1072

P.O. Box 1072

A S S O C I A T E S FAX 308.384.8752

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

 X 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 X Closure Sheet Utilities Sheet 	Number of Lots 3 Lots	Preliminary Plat X Final Plat Administrative Plat (Grand Island, Alda, Doniphan, and Cairo)	Please check the appropriate Plat	x Grand Island City Limits 2 Mile Grand Island Jurisdiction	Please check the appropriate location	SUBDIVISION NAME: Woodland Park Seventeenth Subdivision	유미	308-384-8750 State NE Zip)t		Surveyor/Engineers Information	By: Serve Aurille (Applicant)	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:	All owners, lien holder's etc will be required to sign the dedication certificate on the final plat.	
	Number of Acres 0.666 Acres	î l	Preliminary Plat X Final Plat Administrative Plat (Grand Island, Alda, Doniphan, and Cairo) Number of Lots 3 Lots Number of Acres 0.666 Acres	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 X Final Plat Administrative Plat (Grand Island, Alda, Doniphan, and Cairo) Number of Lots 3 Lots Number of Acres 0.666 Acres	2 Mile 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 X Final Plat Administrative Plat (Grand Island, Alda, Doniphan, and Cairo) Number of Lots 3 Lots Number of Acres 0.666 Acres	Please check the appropriate location X 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 X Final Plat Administrative Plat (Grand Island, Alda, Doniphan, and Cairo) Number of Lots 3 Lots Number of Acres 0.666 Acres	Please check the appropriate location X 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 X Final Plat Administrative Plat (Grand Island, Alda, Doniphan, and Cairo) Number of Lots 3 Lots Number of Acres 0.666 Acres	VISION NAME: Woodland Park Seventeenth Subdivision 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 Doniphan or 1 Mile Jurisdiction Preliminary Plat Final Plat Administrative Plat (Grand Island, Alda, Doniphan, and Cairo) of Lots 3 Lots of Acres 0.666 Acres	Grand Island, StateNEZip _68803 e	s 201 East 2nd Street irand Island , State NE Zip 68803 308-384-8750 or/Engineer Name Jesse Hurt License Number LS vISION NAME: Woodland Park Seventeenth Subdivision check the appropriate location Grand Island City Limits 2 Mile Grand Island Jurisdiction Hall County City of Wood River or 1 Mile Jurisdiction Clity of Wood River or 1 Mile Jurisdiction Alda or 1 Mile Jurisdiction Cairo or 1 Mile Jurisdiction Doniphan or 1 Mile Jurisdiction Check the appropriate Plat Preliminary Plat Preliminary Plat Preliminary Plat (Grand Island, Alda, Doniphan, and Cairo) of Lots 3 Lots of Acres 0.666 Acres	or/Engineering Firm Olsson Associates s_201 East 2 nd Street s_201 East 2 nd Street rand Island, StateNE Zip68803 308-384-8750, State License NumberLS vrigion Name	Surveyor/Engineers Information or/Engineering Firm Olsson Associates s_201 East 2 nd Street s_201 East 2 nd Street Josephan State NE Zip_68803 308-384-8750 or/Engineer Name Jesse Hurt License Number LS vision Name: Woodland Park Seventeenth Subdivision 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 Conciphan or 1 Mile Jurisdiction Check the appropriate Plat Preliminary Plat Final Plat Administrative Plat (Grand Island, Alda, Doniphan, and Cairo) of Lots 3 Lots of Acres 0.666 Acres	(Applicant) Surveyor/Engineering Firm Olsson Associates ress 201 East 2 nd Street / Grand Island Street / Grand Island Street / Grand Island Street / Grand Island Street State NE State NE State Number License Number LS BDIVISION NAME: Woodland Park Seventeenth Subdivision ase check the appropriate location X 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 Cairo or 1 Mile Jurisdiction Doniphan or 1 Mile Jurisdiction Preliminary Plat Final Plat Administrative Plat (Grand Island, Alda, Doniphan, and Cairo) her of Lots 3 Lots her of Acres 0.666 Acres	the applicant for this subdivision I do hereby certify that I have provided complete rmation regarding the ownership of the property included in this application: Surveyor/Engineering Firm Olsson Associates	International Name (
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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