



# Hall County Regional Planning Commission

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

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## **Commission Members:**

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

**Regional Planning Director: Chad Nabity**

**Planning Technician:**  
**Rashad Moxey**

**Administrative Assistant:**  
**Norma Hernandez**

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**6:00 PM**  
**City Hall**

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## **Call to Order**

## **Roll Call**

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### **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.

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### **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.

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### **DIRECTOR COMMUNICATION**

This is an opportunity for the Director to comment on current events, activities, and issues of interest to the commission.





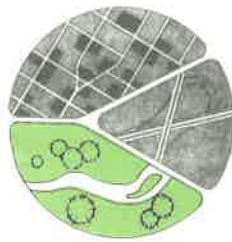
# Hall County Regional Planning Commission

Wednesday, August 1, 2018  
Regular Meeting

## Item A1

### Agenda

Staff Contact:



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

## **AGENDA AND NOTICE OF MEETING**

**Wednesday, August 1, 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 July 11, 2018.**

- 3. Request Time to Speak.**

- 4. Public Hearing – Zoning Change:** Concerning an application to rezone lots 30 and 31 for Scudder's Second Addition to the Village of Doniphan from R3-Multiple Family Residential District to I-2 Heavy Industrial. This property is located south of Cedar Street and east of York Street in the Village of Doniphan (C-23-2018D)

- 5. Public Hearing – Zoning Change:** Concerning an application to rezone property proposed for platting as The Orchard Subdivision located south of Capital Avenue, east of Beal Street north of the intersection of 12<sup>th</sup> Street and Lambert Avenue and west of the railroad tracks from LLR Large Lot Residential and R2-Low Density Residential to R3-SL Medium Density Small Lot Residential. (C-24-2018GI)

### **Discussion of the Preliminary Plat for The Orchard Subdivision.**

- 6. Request for Conservation Easement -** Concerning a Conservation Easement – Sections 33 and 34 in Township 10 N, Range 10 W. of the 6th P.M. (C-25-2018HC)

### **Consent Agenda:**

- 7. Final Plat – Felske Subdivision Hall County-** 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<sup>th</sup> P.M., Hall County, Nebraska. Between Nebraska Highway 2 and Abbott Road west of 90<sup>th</sup> Road. This is increasing the size of an existing farmstead subdivision.

8. **Preliminary and Final Plat – Industrial Foundation Subdivision Grand Island** - Located south of Schimmer Drive west of Blaine Street Grand Island, Nebraska. Preliminary plat 11 lots one outlot 57.32 acres. Final plat 6 lots and 1 outlot 21.52 acres. This property is zoned M2-Heavy Manufacturing.
9. **Final Plat – Jensen Subdivison Grand Island**- Located north of Capital Avenue and west of Webb Road in Grand Island, Nebraska. (1 lots, 1 acre). This property is zoned R-1 Suburban Density Residential.
10. **Final Plat – Prairie Commons 2<sup>nd</sup> Subdivision** – Located south of Husker Highway and west of U.S. Highway 281 (8 lots, 1 outlot 95.32 acres) Property is zoned CD Commercial Development Zone, B-2 General Business and RO Residential Office. This is a replat of the Prairie Commons Subdivision that corrects property lines and easements and dedicates additional right of way as needed for public streets.
11. **Final Plat - Sterling Estates 10<sup>th</sup> Subdivision** – Located north of Sterling Estates Park between Sunrise Avenue and Ebony Lane (28 Lots, 4.919 acres). This property is zoned R-4 High Density Residential.
12. **Final Plat – Woodland Park 17<sup>th</sup> Subdivision** – Located on the south side of Iowa Avenue, between Idaho and Independence Avenues (3 lots 0.666 acres). This property is zoned R-2 Low Density Residential.

**13. Directors Report**

**14. Next Meeting September 5, 2018.**

**15. 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  
July 11, 2018**

- 4. Public Hearing – Zoning Change – Doniphan:** - Concerning an application to rezone lots 30 and 31 for Scudder's Second Addition to the Village of Doniphan from R3-Multiple Family Residential District to I-2 Heavy Industrial. This property is located south of Cedar Street and east of York Street in the Village of Doniphan. The proposed use for this property includes a storage building. (C-23-2018D) (Hearing, Discussion, Action) See full recommendation.
- 5. Public Hearing – Zoning Change – Grand Island:** Concerning an application to rezone property proposed for platting as The Orchard Subdivision located south of Capital Avenue, east of Beal Street north of the intersection of 12<sup>th</sup> Street and Lambert Avenue and west of the railroad tracks from LLR Large Lot Residential and R2-Low Density Residential to R3-SL Medium Density Small Lot Residential. (C-24-2018GI) See full recommendation

Discussion of the Preliminary Plat for The Orchard Subdivision.

Review and discussion of the Preliminary Plat for The Orchard Subdivision as part of the discussion on the rezoning to R3-SL. Planning Commission will not be making any recommendations on this subdivision at this meeting.

- 6. Request for Conservation Easement** - Concerning a Conservation Easement – Sections 33 and 34 in Township 10 N, Range 10 W. of the 6th P.M. (C-25-2018HC) An additional conservation easement is being proposed for 1.89 acres of property already covered by a conservation easement that was approved in 1983. On August 9, 1983 the Hall County Board passed a resolution approving a conservation easement between the The Platte River Whooping Crane Critical Habitat Maintenance Trust and the Nature Conservancy property located between the South Channel of the Platte River and I-80 and Alda Road and U.S. Highway 281. In order to mitigate wetlands that will be disturbed for the development of the new hospital on property south of Husker Highway and west of U.S. Highway 281, Prataria Ventures is constructing 1.89 acres of wetlands on Crane Trust property within the existing conservation easement to specifications approved by the Army Corps of Engineers, the Nature Conservancy and the Crane Trust. The Army Corps of Engineers is requiring an additional Conservation Easement on this property to cover the 1.89 acres. This additional easement needs to be approved following the procedures for a conservation easement. As the County has already approved a conservation easement on this property that limits development and since this activity is consistent with the purposes of the first easement it is

recommended that the Planning Commission recommend approval of this easement. See full recommendation (C-25-2018HC)

### ***Consent Agenda***

- 7. Final Plat – Felske Subdivision Hall County-** 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<sup>th</sup> P.M., Hall County, Nebraska. Between Nebraska Highway 2 and Abbott Road west of 90<sup>th</sup> Road. This is increasing the size of an existing farmstead subdivision.
- 8. Preliminary and Final Plat – Industrial Foundation Subdivison Grand Island** - Located south of Schimmer Drive west of Blaine Street Grand Island, Nebraska. Preliminary plat 11 lots one outlot 57.32 acres. Final plat 6 lots and 1 outlot 21.52 acres. This property is zoned M2-Heavy Manufacturing. City sewer and water will be extended to serve all lots. City streets will be built according the approved street standards for industrial lots.
- 9. Final Plat – Jensen Subdivison Grand Island-** Located north of Capital Avenue and west of Webb Road in Grand Island, Nebraska. (1 lots, 1 acre). This property is zoned R-1 Suburban Density Residential. This combines a platted lot with a metes and bounds tract. The owner wishes to consolidate the two parcels into a single lot.
- 10. Final Plat – Prairie Commons 2<sup>nd</sup> Subdivision** – Located south of Husker Highway and west of U.S. Highway 281 (8 lots, 1 outlot 95.32 acres) Property is zoned CD Commercial Development Zone, B-2 General Business and RO Residential Office. This is a replat of the Prairie Commons Suidivision that corrects property lines and easements and dedicates additional right of way as needed for public streets.
- 11. Final Plat - Sterling Estates 10<sup>th</sup> Subdivision** – Located north of Sterling Estates Park between Sunrise Avenue and Ebony Lane (28 Lots, 4.919 acres). This property is zoned R-4 High Density Residential.
- 12. Final Plat – Woodland Park 17<sup>th</sup> Subdivision** – Located on the south side of Iowa Avenue, between Idaho and Independence Avenues (3 lots 0.666 acres). This property is zoned R-2 Low Density Residential. This divides 2 existing lots into 3 lots. The developer will be responsible for the cost of relocating existing electrical utilities and installing sewer and water connection for the third lot.



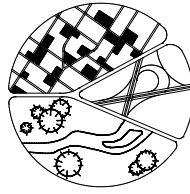
# **Hall County Regional Planning Commission**

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

## **Item E1**

**Minutes of the July 11, 2018**

**Staff Contact:**



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

Minutes  
for  
July 11<sup>th</sup>, 2018

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The meeting of the Regional Planning Commission was held Wednesday, June 6<sup>th</sup>, 2018, at City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" on May 25<sup>th</sup>, 2018.

Present: Pat O'Neill,                      Leonard Rainforth                      Tony Randone  
              Derek Apfel                      Carla Maurer  
              Greg Robb                      Jaye Monter

Absent: Judd Allan, Leslie Ruge, Dean Kjar, Hector Rubio, Robin Hendricksen

Other:

Staff: Chad Nabity, Rashad Moxey (excused), Norma Hernandez

Press: Julie Blum, Grand Island Independent.

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**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 June 6th, 2018 meeting.**

A motion was made by Randone and seconded by Robb to approve the minutes of the June 6th, 2018 meeting.

The motion carried with seven members in favor (O'Neill, Apfel, Maurer, Robb, Monter, Rainforth, and Randone) .

**3. Request Time to Speak.**

Commissioner O'Neil stated Robb would abstain from item #5. There will not have quorum to vote on item #5. Nabity said the item will be moved to the August 1<sup>st</sup> meeting. The following requested time to speak during discussion: Ron Depue, 308 N. Locust, Item 4.

**4. Public Hearing- Redevelopment Plan Grand Island Area 21 – Concerning a site specific redevelopment plan amendment for Lots 1 and 2 of Bosselman Brothers Second Subdivision located north of U.S. Highway 30 and east of Stuhr Road in the City of Grand Island. This plan would approve tax increment financing for the development of a cattle pot and truck wash at this location, (C-22-2018GI).**

O'Neill opened the public hearing.

Nabity stated the property is located north of the Pump & Pantry on Highway 30 east of Stuhr Rd. The proposal is to demolish the buildings to the north of it to build a truck wash/cattle pot/ stock trailer washout. The area is served by city sewer. The location is zoned M2 heavy manufacturing. The truck wash and cattle pot are a permitted principal use in that zoning district. The plan for the property in the comprehensive plan is that this would be industrial as it is in between the highway and the railroad tracks. It is consistent with the conformance with plan. The Planning Commission is really looking at this for the consistency with the conformance to the plan. Nabity also noted changes made to the resolution based on changes made to state law.

Ron Depue, attorney representing the Dixons, Central Nebraska Truck Wash Inc. and Bruce Shriner, their CPA. Ron followed up on Nabity's comments. He stated the area is dedicated to the trucking industry. Dixon's current family trucking operation located to the north. The location is perfect being near JBS, not highly visible and behind the Bosselman location.

Ron explained how the truck and trailer wash would fill a need. Currently approximately 5,000 head of cattle per day delivered to JBS. The trucks will drive into JBS, unload, head west on Swift Road, and turn right or left on Stuhr Rd. Truckers wanting to use the facility will turn right coming out of JBS, head north for ½ mile to Hwy 30 and cross at the light to the truck wash. They will drive in directly through Dixon's driveway; pull through the trailer wash, the doors will close, the technician will come out with a high powered hose. The trailers will then be cleaned out, the water and liquid will go directly into the city sewer. Any materials or product will be caught in 16 inch separators and will be pressed out, further liquid will be drained out into city



sewer. Remaining product is a soil builder will be trucked off to family farms in Howard County. The added benefit is an additional \$180,000 of revenue to the city. The project is consistent with the current comprehensive plan which anticipates industrial manufacture uses for this area consistent with the existing zoning, ordinances, building codes, no amendments to codes or ordinances.

Commissioner O'Neil asked if a conditional use permit is required for this in the county not in the city. Nabity clarified it is not required in the M2 zone in the city or in the industrial zones in the county. There are zoning districts in the County that would permit this use by conditional use permit.

O'Neill closed the public hearing.

A motion was made by Robb and seconded by Apfel to approve Resolution 2018-10 finding that this redevelopment plan and proposed project are consistent with the Grand Island Comprehensive Development Plan..

The motion carried with five members in favor (Apfel,Maurer,Robb,Monter,and Rainforth ) one member voting no (Randone) and one member abstaining (O'Neill)

5. **Public Hearing- Zoning Change** - Concerning an application to rezone lots 30 and 31 for Scudder's Second Addition to the Village of Doniphan from R3-Multiple Family Residential District to I-2 Heavy Industrial. This property is located south of Cedar Street and east of York Street in the Village of Doniphan (C-23-2018D)

Moved to August 1, 2018 meeting. The Commission did not have quorum to consider this matter as Commissioner Robb is the owner of the property. The Village of Doniphan will not consider the matter until their August meeting in any case so there is no delay to the applicant.

#### **Consent Agenda:**

6. **Final Plat - B & M Estates Grand Island** - Located north of 13<sup>th</sup> Street W., east of Mansfield Road, west of North Road N. and south of Craig Drive in the jurisdiction of Grand Island, Nebraska (2 lots, 9.8759 acres). This property is zoned R1 Suburban Residential Zone.
7. **Final Plat – Hayes Family 2<sup>nd</sup> Doniphan-** Located north of Cedar Street E. and east of First Street N. in the jurisdiction of Doniphan, Nebraska. (3 lots, 11.37 acres). This property is zoned I2 Heavy Industrial Zone, R6 Multiple-Family Residential Zone and TA Transitional Agriculture Zone.
8. **Final Plat – Lowry Acres Cairo** - Located north of White Cloud Road W, and east of 150<sup>th</sup> Road N. in the jurisdiction of Cairo, Nebraska (1 lot, 2.631 acres). This property is zoned AG Agriculture Zone

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

The motion carried with seven members in favor (Apfel, O'Neill, Maurer, Robb,

Monter, Rainforth, and Randone) with no members voting no or abstaining.

**9. Budget** – Proposed budget for 2018-19 fiscal year beginning October 1, 2018. (C-24-2018)

Chad noted the budget for the next year has been submitted to the County. The City side is not fully done. Budgeting \$260,000.00 for the upcoming year. This is less than what was requested last year. The change is due to employee health insurance. No changes to fees this year.

A motion was made by Monter and seconded by Maurer to recommend the approval of the Proposed budget for 2018-19 fiscal year beginning October 1, 2018. (C-24-2018)

The motion was carried with seven members in favor (Apfel, O'Neill, Maurer, Robb, Monter, Rainforth, and Randone) with no members voting no or abstaining.

**10. Directors Report**

Nabity talked about the issue with accessory dwelling units in buildings in the M2 zone district. Warehouses or small shops that people have gone in and have built an apartment up above. Nabity asked if it should be considered to allow an accessory dwelling unit in an M2 zone district. The advantages would be making it easier to permit them. They would meet fire codes and have sprinklers and meet life safety codes. O'Neill asked how many are there and Nabity said there are about four that are known. Nabity noted this is an issue that should be addressed and decided on in the future.

**11. Next Meeting August 1, 2018**

**12. Adjourn.**

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Leslie Ruge, Secretary  
By Norma Hernandez



# **Hall County Regional Planning Commission**

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

## **Item F1**

**Public Hearing Change of Zoning Doniphan R3 to I2 Lots 30 and  
31 of Scudder's Second Addition**

**Staff Contact:**

## Agenda Item #5

### PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

June 25, 2018

**SUBJECT:** *Zoning Change (C-23-2018D)*

**PROPOSAL:** This application includes approximately 2 lots at the south of Cedar Street east of York Street.. The property is located within the Village of Doniphan.

The applicant is requesting that the zoning on this property be changed from R3 Multiple Family Residential to I2 – Heavy Industrial. The stated purpose of this rezoning is to allow the applicant to build a commercial storage building.

#### **OVERVIEW:**

##### **Site Analysis**

*Current zoning designation:*

R3-Multiple Family Residential,

*Permitted and conditional uses:*

R3 - Agricultural uses, a variety of residential uses at a density of up to 1 unit per 3000 square feet of property.

*Comprehensive Plan Designation:*

Designated for residential purposes but the adjacent property immediately to the north and east are both designated for Industrial

*Existing land uses.*

Vacant property

##### **Adjacent Properties Analysis**

*Current zoning designations:*

**North:** TA-Transitional Agriculture and I-2 Heavy Industrial

**East:** TA-Transitional Agriculture.

*Permitted and conditional uses:*

**South and West:** R3-Multiple Family Residential  
TA- Agricultural uses, recreational uses and residential uses at a density of 1 unit per 20 acres.

*Comprehensive Plan Designation:*

**North and East** Industrial

**South and West:** Residential

*Existing land uses:*

**North:** Agricultural and Industrial Truck Parking

**East:** Agricultural

**South and West:** Residential

## **EVALUATION:**

### **Positive Implications:**

- *Will provide for additional industrial space near Doniphan:* Doniphan has been struggling to find property that could be developed for industrial uses over the past several years.
- *Property is immediately adjacent to property already being used for Industrial purposes and next to property that is planned for Industrial uses.*
- *Increases Development within the Village Limits without Increasing any Strain on the Doniphan Sewer System.* At the present time Doniphan is severely limited in the amount of increase they can allow within their sewer treatment plant. This is a constraining factor for community growth. The proposed use for this property would not negatively impact the sewer treatment facilities.
- *Monetary benefit to the applicant:* The applicant will be able to develop the property as proposed if the rezoning is permitted.

### **Negative Implications:**

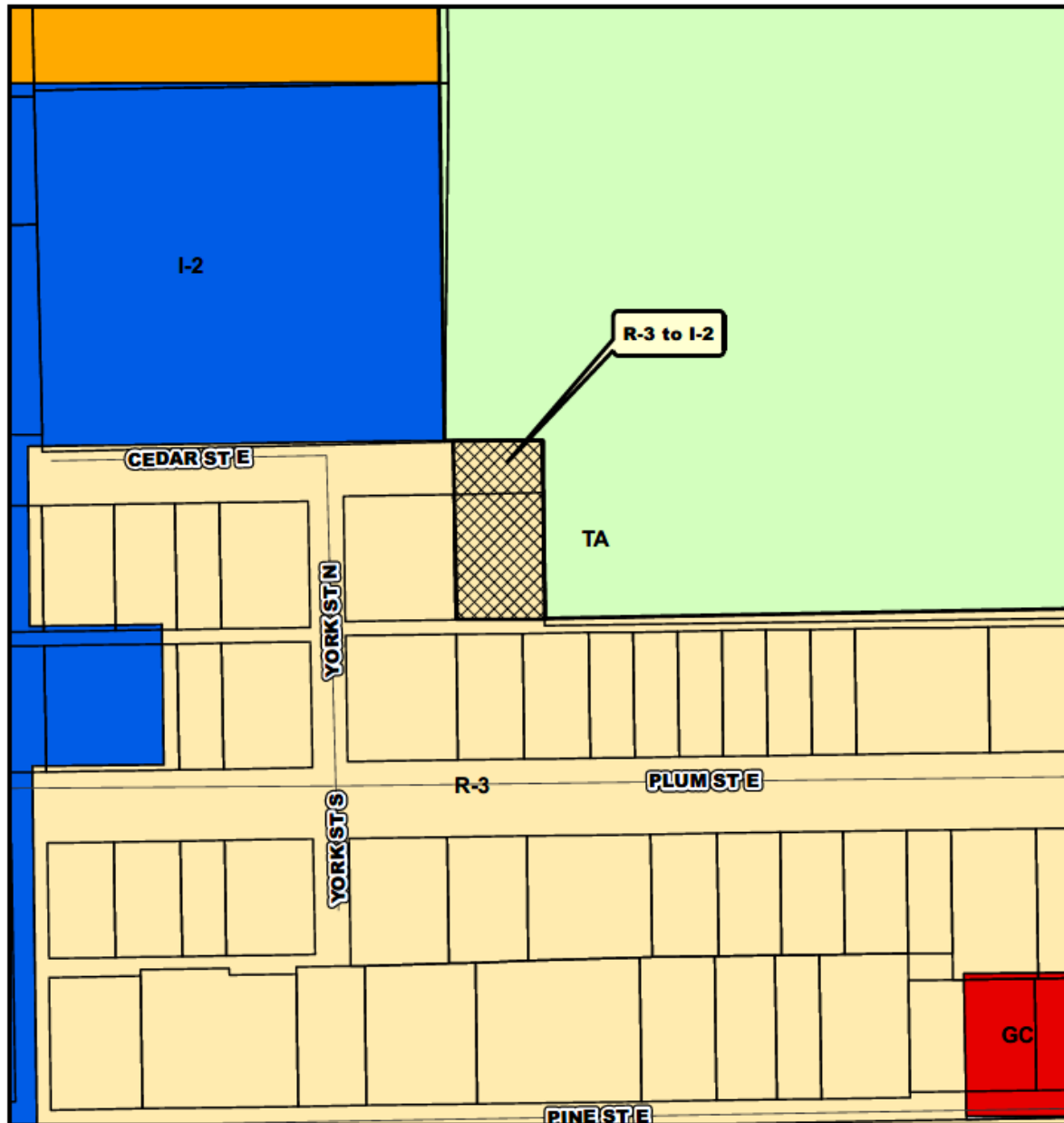
- *Could negatively impact existing residential properties.* This does encroach with Industrial uses adjacent to the residential. This type of transition was anticipated to the east of this property however. The house to the immediate west faces onto York Street so will back on to this property. Cedar Street is platted but has not been built along the north side of the subject property.

## **RECOMMENDATION:**




That the Regional Planning Commission recommend that the Village of Doniphan rezone this site from R3 Multiple Family Residential to I2 – Heavy Industrial.

\_\_\_\_\_ Chad Nabity AICP, Planning Director

# Proposed Rezoning Map



## Legend

-  Location of Requested Zoning Change
-  From: R-3-Multiple-Family Residential Zone
-  To: I-2- Heavy Industrial Zone

Scale: NONE  
C-23-2018D



THE REGIONAL PLANNING COMMISSION of MAUI  
County, Oahu, Maui, and the Villages  
of Hilo, Kailua, and Waipahoehoe

# APPLICATION FOR REZONING OR ZONING ORDINANCE CHANGE

Regional Planning Commission

Check Appropriate Location:

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

RPC Filing Fee

(see reverse side)

plus Municipal Fee\*

\$50.00

\*applicable only in Alda, Doniphan, Wood River

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

Applicant Name BRAD SALLINGER Phone (h) 402-845-2754 (w) 308-380-5336

Applicant Address 420 CAMPBELL AVE DONIPHAN NE

Registered Property Owner (if different from applicant) GREG W. ROBB

Address 327 AMICK AVE DONIPHAN NE Phone (h) 402-845-2985 (w) 308-379-2280

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

Property Address \_\_\_\_\_

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

Lot 30831 Block \_\_\_\_\_ Subdivision Name DONIPHAN VILLAGE SCHODDER'S SEC, and/or

All/part \_\_\_\_\_ 1/4 of Section \_\_\_\_\_ Twp \_\_\_\_\_ Rge \_\_\_\_\_ W6PM

## C. Requested Zoning Change:

1. Property Rezoning (yes X) (no   )  
(provide a properly scaled map of property to be rezoned)

From RESIDENTIAL R 3 to INDUSTRIAL I 2

2. Amendment to Specific Section/Text of Zoning Ordinance (yes   ) (no   )  
(describe nature of requested change to text of Zoning Ordinance)

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

BUILD A STORAGE BUILDING.

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

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

A public hearing will be held for this request\*

Signature of Owner or Authorized Person Brad Sallinger Date 6-18-18

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

Application Deemed Complete by RPC: mo. \_\_\_\_\_ day. \_\_\_\_\_ yr. \_\_\_\_\_ Initial \_\_\_\_\_

RPC form revised 4/30/07



# **Hall County Regional Planning Commission**

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

## **Item F2**

### **Public Hearing Zoning Change Orchard Subdivision**

**Staff Contact:**



**Agenda Item #6,**

**PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:**

July 25, 2018

**SUBJECT:** *Change of Zoning for property, proposed for platting as The Orchard Subdivision, located in the E ½ NW ¼ of 10-11-9 located South of Capital Avenue, and East of Saint Paul Road north of the intersection of 12<sup>th</sup> and Lambert Streets, from LLR Large Lot Residential and R2 Low Density Residential to R3-SL Medium Density- Small Lot Residential (C-25-2018GI)*

**PROPOSAL:** This proposed development would create 160 lots for single-family attached dwellings (duplexes or townhomes) in Northeast Grand Island. The developer is proposing a residential development with lots designed for the construction of more affordable housing. The project would be developed in multiple phases.

This property was rezoned to RD Residential Development Zone in 2003 with 115 lots and duplexes proposed on each lot. The current proposal would take advantage of the R3-SL zoning district to allow smaller lot sizes (minimum 3000 square feet and 24' wide for townhouse lots). The subdivision was approved by Council provided that the developer build 37' wide streets. No action was ever taken on the subdivision and RD zoning district was removed and changed to an R2 Low Density Residential.

The internal streets will be 32' wide back of curb to back of curb and are proposed as public streets. All of the lots will be served by public sewer and water. Due to the development of the sewer trunk line to the along the north side a portion of the drainage way has been filled in and the streets can connect through the Lassonde Subdiivison to Capital Avenue.

**OVERVIEW:**

**Site Analysis**

*Current zoning designation:*

**R-2**-Low Density Residential and **LLR** Large Lot Residential.

*Permitted and conditional uses:*

**R-2:** To provide for residential neighborhoods at a maximum density of seven dwelling units per acre with supporting community facilities. **LLR**-Agricultural uses, recreational uses and residential uses at a density of 2 dwelling units per acre. Minimum lot size 20,000 square feet.

*Comprehensive Plan Designation:*

Designated for future low to medium residential development.

*Existing land uses.*

Vacant

**Adjacent Properties Analysis**

*Current zoning designations:*

**North: R3-SL**-Medium Density Small Lot Residential,

**South, R2** Low Density Residential and **R4** High Density Residential

**East, R2**- Low Density Residential

<i>Permitted and conditional uses:</i>	<b>and West:</b> <b>LLR</b> -Large Lot Residential and <b>R2</b> Low Density Residential <b>LLR</b> - Agricultural uses, recreational uses and residential uses at a density of 2 dwelling units per acre. Minimum lot size 20,000 square feet. <b>R2</b> residential uses at a density of 7 units per acre. Minimum lot size 6,000 square feet. <b>R-3SL</b> : Residential uses with a density of 1 unit per 3,000 square feet of property. Minimum lot size of 3,000 square feet. <b>R4</b> residential uses at a density of 43 units per acre. Minimum Lot size 6,000 square feet.
<i>Comprehensive Plan Designation:</i>	<b>North, South, East and West:</b> Designated for future low to medium density residential development and or medium density residential to to office uses.
<i>Existing land uses:</i>	<b>North</b> ,: Drainage ROW and vacant property recently resubdivided and rezoned for residential development. <b>East</b> , Agricultural land, Railroad ROW <b>West</b> : Some acreage development along St. Paul Road. Typical urban scale residential along the south and west. <b>South</b> : Typical urban scale residential

## EVALUATION:

### Positive Implications:

- *Consistent with the City's Comprehensive Land Use Plan:* The subject property is designated for long term low to medium density residential redevelopment. This development would allow 160 dwellings on a 23.813 acre parcel. This is an average of 6.71 units an acre or slightly less than the 7 units per acre permitted in the current R2 zoning district the R3-SL does allow for smaller lot sizes though. The proposed development would be considered between low and suburban density development.
- *Provides additional housing opportunities in Northeast Grand Island.* This would be the largest residential subdivision in this area in more than 50 years. Most of the new development and housing in this part of the community has been done by Habitat for Humanity.
- *Provides for new construction housing in a lower price range than is available across most of Grand Island.* This development will provide for new construction housing in a price range that is very hard to meet with the current costs of development. The smaller lot sizes, attached single-family construction, and standardized floor plans all make this project a more efficient (less costly) development.
- *Is infill development.* This development is using property that is within the existing functional and legal boundaries of the City of Grand Island.
- *Accessible to Existing Municipal Infrastructure:* City water and sewer services are available to service the rezoning area.
- *Monetary Benefit to Applicant:* Would allow the applicant to develop and sell this property.

- *Narrower Streets lower development and maintenance costs:* Narrower streets do not cost as much as wider streets. These lower costs can be passed on to the homeowner. With this development, the narrower streets also increase the amount of greenspace available in this subdivision.

**Negative Implications:**

- *Additional development in this part of town will likely increase the school age population:* Grand Island public schools will have to deal with additional students at Lincoln elementary school. This development will be phased so not all of the units will come online at the same time.

**Other Considerations**

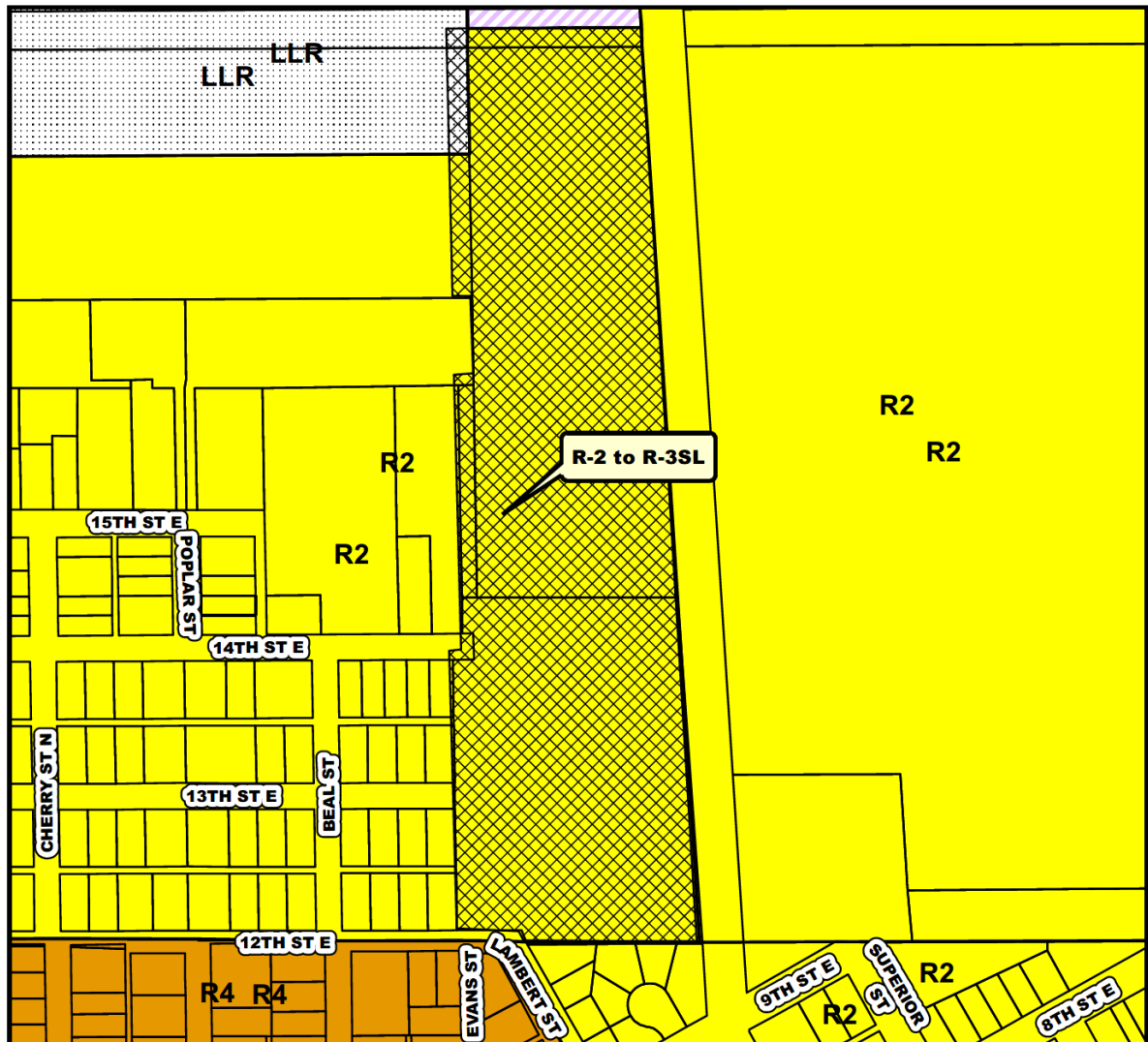
This particular property has been the subject of three RD zones since 1995. The first RD was approved for apartments on the entire tract with 120 units on the smaller southern tract (south of 14<sup>th</sup> Street) additional units were expected in the northern portion. Nothing happened within the 18 month time frame after approval of the RD zone. The applicant requested that the time frame be extended for the southern portion of the project and this was approved. In January of 2000, that extension was reversed due to the passage of another 18 months without any development. In 2003 an RD zone was approved for 115 duplex units contingent on the developer building 37' public streets to serve the subdivision. After 18 months without any development the RD zoning was reversed. No action has been taken on the property between 2003 and 2018.




**RECOMMENDATION:**

That the Regional Planning Commission recommend that the Grand Island City Council approve the preliminary plat for The Orchard Subdivision and approve the change of zoning from R2-Low Density Residential to R3-SL – Medium Density Small Lot Residential.

\_\_\_\_\_ Chad Nabity AICP, Planning Director

# Proposed Rezoning Map



- Legend**
-  **Location of Requested Zoning Change**
  -  **From: R2 Low Density Residential Zone**
  -  **To: R-3SL**

Scale: NONE  
C-24-2018 GI



THE REGIONAL PLANNING COMMISSION of Hall  
County, Grand Island, Wood River and the Villages  
of Aldo, Garco and Dongham, Nebraska

# APPLICATION FOR REZONING OR ZONING ORDINANCE CHANGE

Regional Planning Commission

Check Appropriate Location:

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

RPC Filing Fee

\$800.00

(see reverse side)

plus Municipal Fee\*

\$50.00

\*applicable only in Alda, Doniphan, Wood River

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

Applicant Name The Orchard LLC c/o Hopper Home S Phone (h) 402-328-8100 (w) 402-328-8100

Applicant Address PO Box 6036 Lincoln, NE 68506

Registered Property Owner (if different from applicant) \_\_\_\_\_

Address \_\_\_\_\_ Phone (h) \_\_\_\_\_ (w) \_\_\_\_\_

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

Property Address NA

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

Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision Name Lincoln Heights, and/or  
All/part AW 1/4 of Section 10 Twp 17 Rge 9 W6PM

## C. Requested Zoning Change:

1. Property Rezoning (yes ☒) (no ☐)  
(provide a properly scaled map of property to be rezoned)

From R7 to R-3SL

2. Amendment to Specific Section/Text of Zoning Ordinance (yes ☐) (no ☒)  
(describe nature of requested change to text of Zoning Ordinance)

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

To accommodate proposed development of property.

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

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

\*A public hearing will be held for this request\*

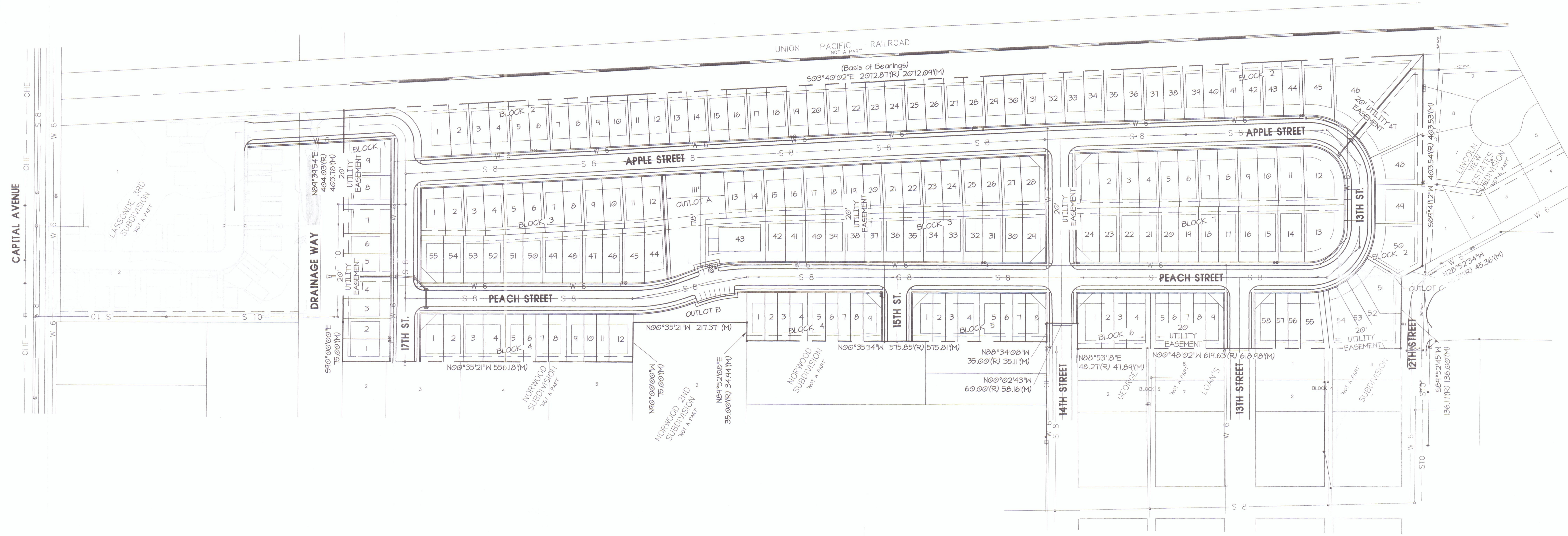
Signature of Owner or Authorized Person [Signature] Date 7/12/18

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

Application Deemed Complete by RPC: mo. \_\_\_\_\_ day. \_\_\_\_\_ yr. \_\_\_\_\_ Initial \_\_\_\_\_

RPC form revised 4/30/07





OVERALL PRELIMINARY SITE/UTILITY PLAN  
SCALE: 1" = 100'

LEGAL DESCRIPTION

THAT PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 11 NORTH, RANGE 9 WEST OF THE 6TH 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, NORKWOOD SUBDIVISION; AND THE EASTERLY 75.00' OF LOT 2, EXCEPT THE NORTH 05.00' NORKWOOD SUBDIVISION; AND THE EASTERLY 75.00' OF LOTS 3, 4 & 5, NORKWOOD SUBDIVISION; AND THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 10, BEING MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE.

SURVEYOR'S CERTIFICATE

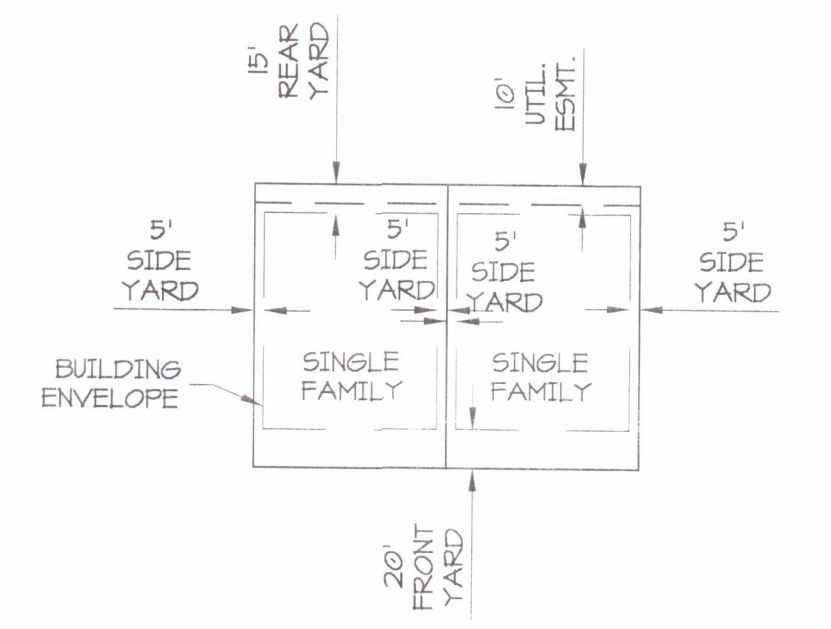
THAT PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 11 NORTH, RANGE 9 WEST OF THE 6TH PRINCIPAL MERIDIAN, HALL COUNTY, NEBRASKA, LYING WEST OF THE WESTERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD COMPANY, EXCEPT THE NORTHERLY 581.50 FEET THEREOF; THE EASTERLY 35.00 FEET OF LOT 8, NORKWOOD SUBDIVISION; AND THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 10, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 8, BLOCK 4, GEORGE LOAN'S SUBDIVISION, SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF THE REFERENCED PARCEL; SAID CORNER ALSO BEING THE POINT OF BEGINNING;  
THENCE NORTHERLY ON AN ASSUMED BEARING OF N 00°48'02" W, 618.98' TO A FOUND 1" PIPE;  
THENCE EASTERLY N 88°53'18" E, 47.84' TO A FOUND 1" PIPE;  
THENCE NORTHERLY N 00°02'43" W, 58.16' TO A FOUND 1" PIPE;  
THENCE WESTERLY N 88°34'08" W, 35.11' TO A FOUND 1" PIPE;  
THENCE NORTHERLY N 00°35'34" W, 575.81' TO A FOUND 1" PIPE;  
THENCE EASTERLY N 84°52'08" E, 34.84', TO A FOUND 1" PIPE;  
THENCE NORTHERLY N 00°35'21" W, 217.31', TO A FOUND 1" PIPE;  
THENCE WESTERLY S 40°00'00" W, 75.00' TO A FOUND 1" PIPE;  
THENCE NORTHERLY N 00°35'21" W, 556.18' TO A FOUND 1" PIPE;  
THENCE EASTERLY S 40°00'00" E, 75.00' TO A FOUND 1" PIPE;  
THENCE CONTINUING EASTERLY N 84°39'54" E, 403.78' TO A POINT OF INTERSECTION ON THE WESTERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD, TO A FOUND 1" PIPE;  
THENCE SOUTHERLY S 03°40'02" E, ON SAID RIGHT-OF-WAY LINE, 2072.09' TO A FOUND 1" PIPE;  
THENCE WESTERLY S 84°41'12" W, 403.53' TO A FOUND 1" PIPE;  
THENCE NORTHERLY N 28°52'34" W, 45.36' TO A FOUND 1" PIPE;  
THENCE WESTERLY S 84°52'45" W, 136.00' TO THE POINT OF BEGINNING, CONTAINING A CALCULATED AREA OF 23.813 ACRES, MORE OR LESS.

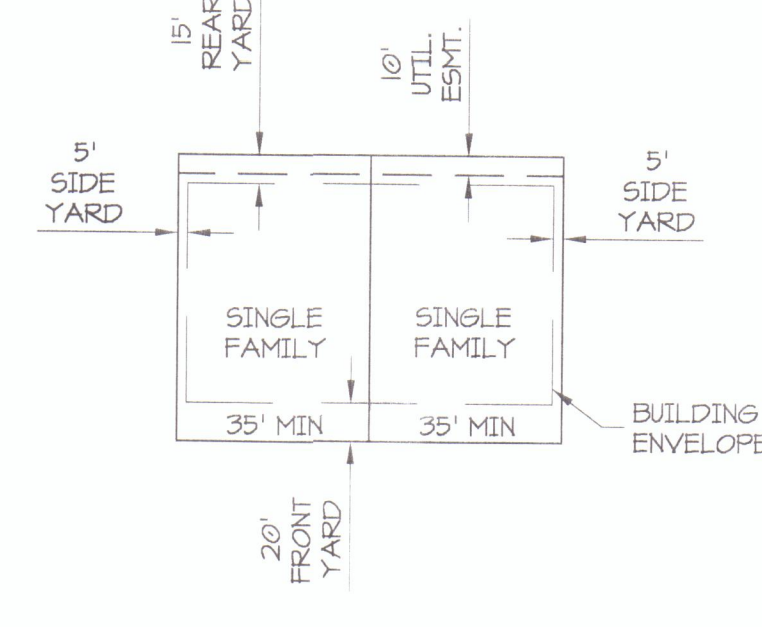
JAYME M. MALONE LS#440

GENERAL SITE NOTES

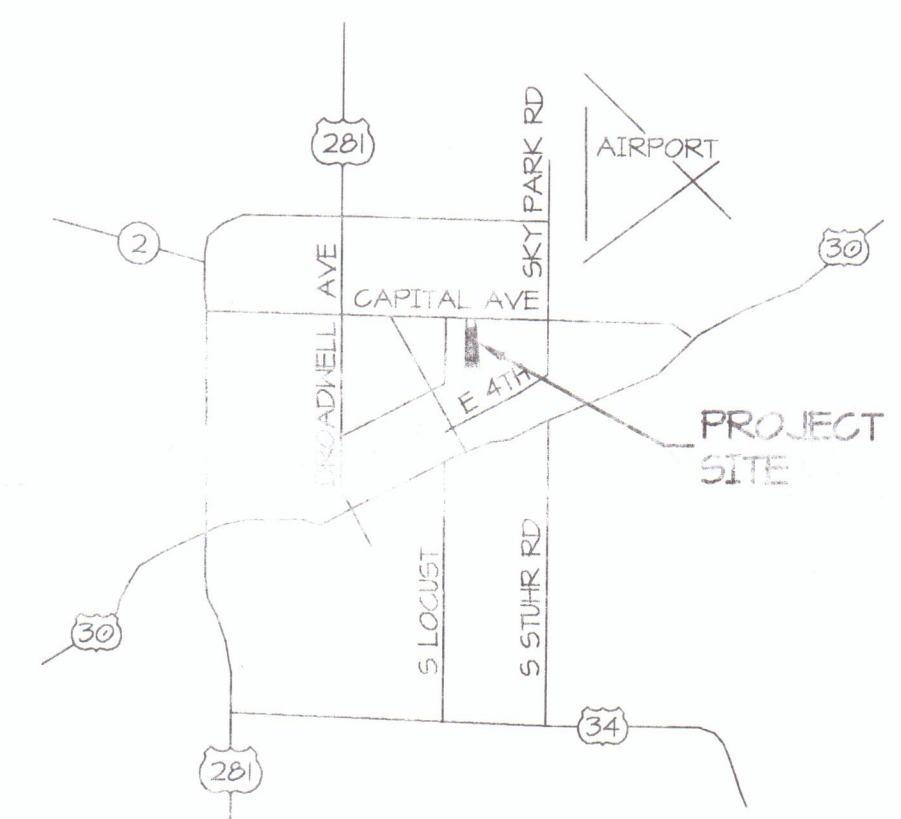
- 1. ELEVATIONS ARE NGVD 1929
- 2. LOT DIMENSIONS SHOWN ARE APPROXIMATE, AND MAY VARY 5 FEET. ALL CURVILINEAR DIMENSION SHOWN ARE CHORD LENGTHS, UNLESS OTHERWISE NOTED.
- 3. OUTLOTS 'A' AND 'C' TO HAVE A PEDESTRIAN ACCESS EASEMENT GRANTED TO THE CITY OF GRAND ISLAND.
- 4. ALL OTHER EASEMENTS SHALL BE GRANTED TO THE CITY OF GRAND ISLAND AS SHOWN.
- 5. EACH LOT WILL HAVE INDIVIDUAL SERVICE FOR WATER, SEWER, AND ELECTRICAL.
- 6. DEVELOPER RESERVES THE RIGHT TO CONSTRUCT ONE STRUCTURE CONSISTING OF TWO DWELLING UNITS ON ANY PAIR OF ADJACENT DETACHED SINGLE-FAMILY LOTS. IN WHICH CASE THE SIDE YARD REQUIREMENT SHALL BE REDUCED TO ZERO ON THE COMMON SIDE LOT LINE AS SHOWN IN THE TYPICAL ATTACHED SINGLE-FAMILY LOT LAYOUT.
- 7. OUTLOT 'B' IS RESERVED FOR FUTURE DEVELOPMENT.
- 8. A HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED AND SHALL PROVIDE THE MAINTENANCE OF OUTLOTS 'A, B, & C'.



DETACHED SINGLE FAMILY  
NO SCALE



ATTACHED SINGLE FAMILY  
NO SCALE

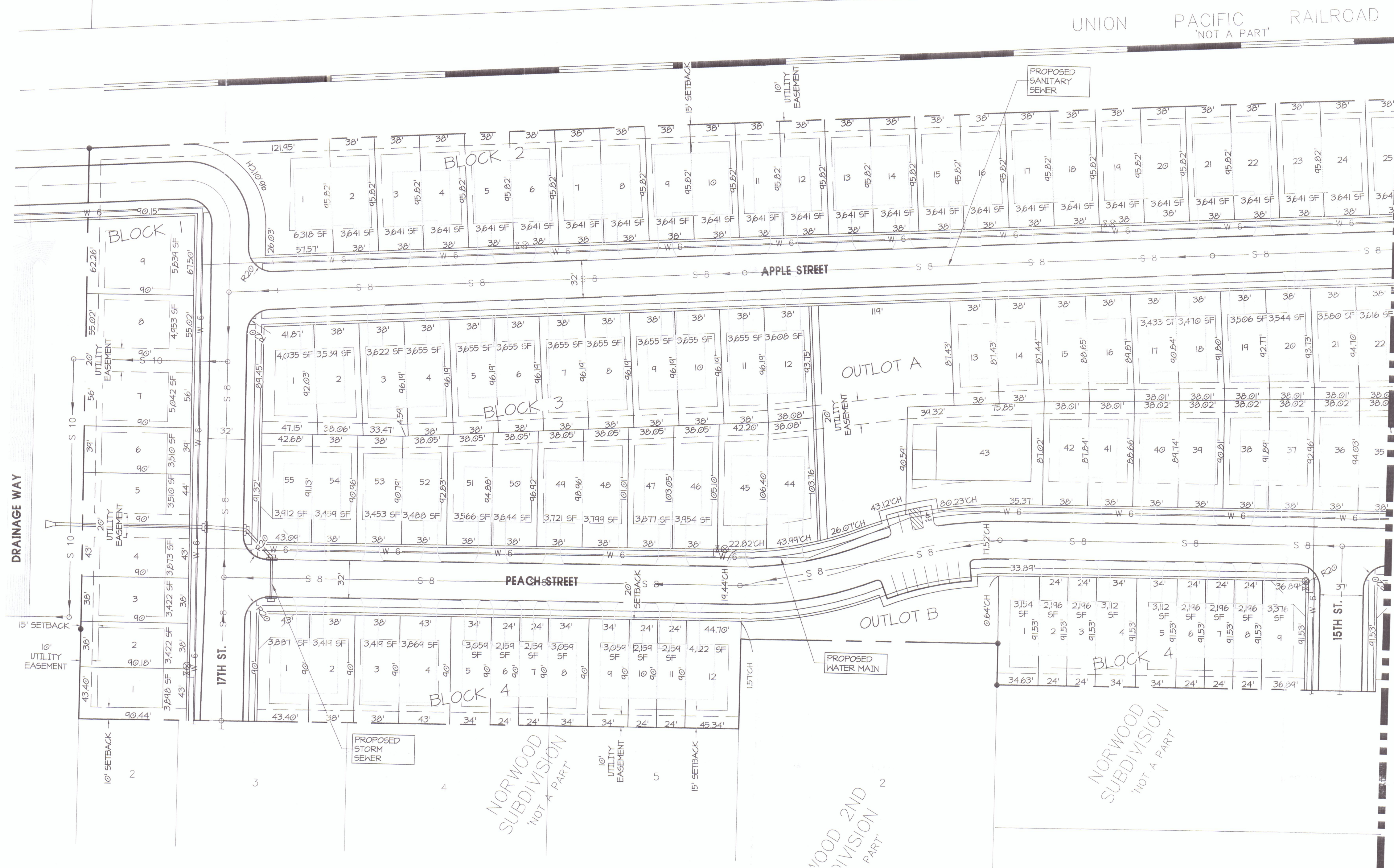


VICINITY MAP  
NO SCALE

THE ORCHARD SUBDIVISION  
PRELIMINARY STUDY  
GRAND ISLAND, NEBRASKA

Design Associates  
of Lincoln, Inc.  
ARCHITECTS • ENGINEERS • PLANNERS  
PERSHING SQUARE 1609 "N" STREET LINCOLN, NEBRASKA 68508  
Voice: 402-474-3000 office@daol.com Fax: 402-474-4049





PRELIMINARY SITE/UTILITY PLAN  
SCALE: 1" = 50'

MATCHLINE SEE SHEET C-3

**Design Associates**  
of Lincoln, Inc.  
ARCHITECTS • ENGINEERS • PLANNERS  
PERSHING SQUARE 1609 "N" STREET LINCOLN, NEBRASKA 68508  
Voice 402-474-3000 office@daol.com Fax 402-474-4045

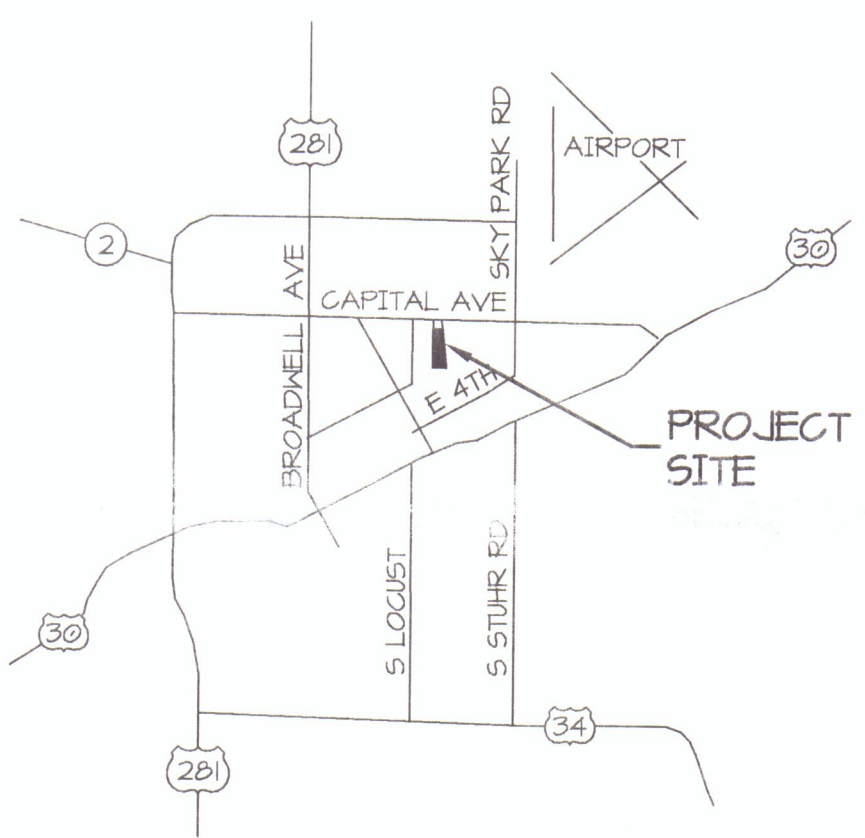
**THE ORCHARD SUBDIVISION**  
PRELIMINARY STUDY  
GRAND ISLAND, NEBRASKA

PROJECT NO. 18-001  
SHEET NO. C-2





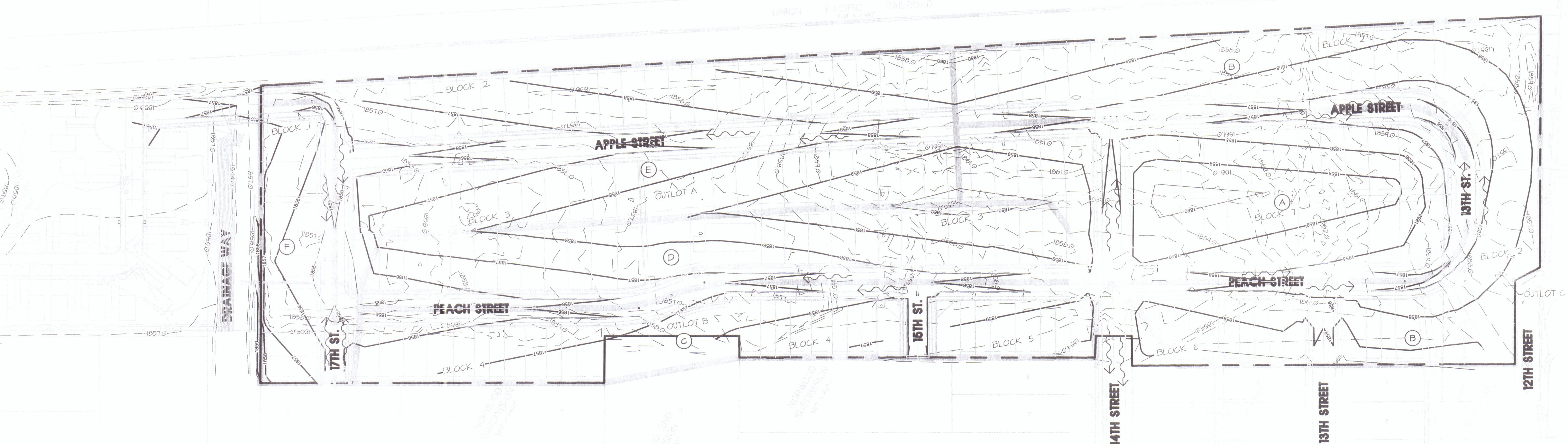




PRELIMINARY GRADING/DRAINAGE PLAN  
SCALE: 1" = 100'

DRAINAGE COMPUTATIONS

SECTION SEE MAP	TRIB. AREA ACRES 'A'	RUNOFF COEFF. 'C'	ΔAC ACRES	ΣAC ACRES	FREQUENCY	RAINFALL INTENS. " IN/H	TOTAL RUNOFF Q=IΣAC cfs.	SECTION SLOPE FT/FT	SECTION SIZE	SECTION CAPACITY cfs.	REMARKS
A	4.470	0.45	2.01	2.01	100-YR	7.7	15.48	0.0220	10"	15.6	INLET #1 TO INLET #2
B	5.446	0.45	2.47	4.48	100-YR	7.7	34.50	0.0235	24"	34.7	INLET #2 TO 48" R.C.P.
C	3.310	0.45	1.49	1.49	100-YR	7.7	11.47	0.0120	10"	11.5	INLET #3 TO INLET #4
D	3.205	0.45	1.46	2.95	100-YR	7.7	22.12	0.0110	24"	23.7	INLET #4 TO INLET #5
E	6.091	0.45	1.40	4.35	100-YR	7.7	33.50	0.0070	30"	34.3	INLET #5 TO INLET #6
F	1.230	0.45	1.92	6.27	100-YR	7.7	40.20	0.0140	30"	40.5	INLET #6 TO DRAINAGE WAY







# **Hall County Regional Planning Commission**

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

## **Item F3**

### **Request for Conservation Easement**

**Staff Contact:**

#### **Agenda Item #4**

#### **PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:**

July 25, 2018

**SUBJECT:** *Conservation Easement C-25-2018HC*

**PROPOSAL:** Prataria Ventures LLC and The Platte River Whooping Crane Maintenance Trust, Inc, along with the Army Corps of Engineers and The Nature Conservancy have submitted a request to Hall County for the approval of a conservation easement on property owned by The Crane Trust in sections 33 and 34 township 10N, Range 10W of the 6<sup>th</sup> P.M. This property is located between the south and middle channels of Platte River west of the end of Elm Island Road.

The Hall County Board of Supervisors forwarded this matter to the planning commission per statutory requirements at their meeting on July 24, 2018.

#### **OVERVIEW:**

On August 9, 1983 the Hall County Board passed a resolution approving a conservation easement between the The Platte River Whooping Crane Critical Habitat Maintenance Trust and the Nature Conservancy property located between the South Channel of the Platte River and I-80 and Alda Road and U.S. Highway 281. In order to mitigate wetlands that will be disturbed for the development of the new hospital on property south of Husker Highway and west of U.S. Highway 281,

An additional conservation easement is being proposed for 1.89 acres of property already covered by a conservation easement that was approved in 1983. Prataria Ventures LLC is constructing 1.89 acres of wetlands on Crane Trust property within the existing conservation easement to specifications approved by the Army Corps of Engineers, the Nature Conservancy and the Crane Trust. The Army Corps of Engineers is requiring an additional Conservation Easement on this property to cover the 1.89 acres. This additional easement needs to be approved following the procedures for a conservation easement. As the County has already approved a conservation easement on this property that limits development and since this activity is consistent with the purposes of the first easement it is recommended that the Planning Commission recommend approval of this easement. Based on a strict reading of the statutes pertaining to conservation easements it appears that action by the Planning Commission and County Board is required prior to filing an additional easement.

A recommendation on this easement to determine conformity with the Comprehensive Plan is required by State Statutes. This recommendation is fully supported by the existing conservation easement on the property.

**Site Analysis**

*Current zoning designation:*

*Permitted and conditional uses:*

AG-R-River Corridor Agricultural District  
Agriculture and Recreation Related uses with  
specific limitations the River Overlay and Flood  
Plain

*Comprehensive Plan Designation:*

*Existing land uses:*

*Site constraints:*

River Protection Corridor  
Pasture and other conservation related uses  
100 year or 500 year flood plain the entire site

**Adjacent Properties Analysis**

*Current zoning designations:*

North, South, East and West: AG-R-River  
Corridor Agricultural District

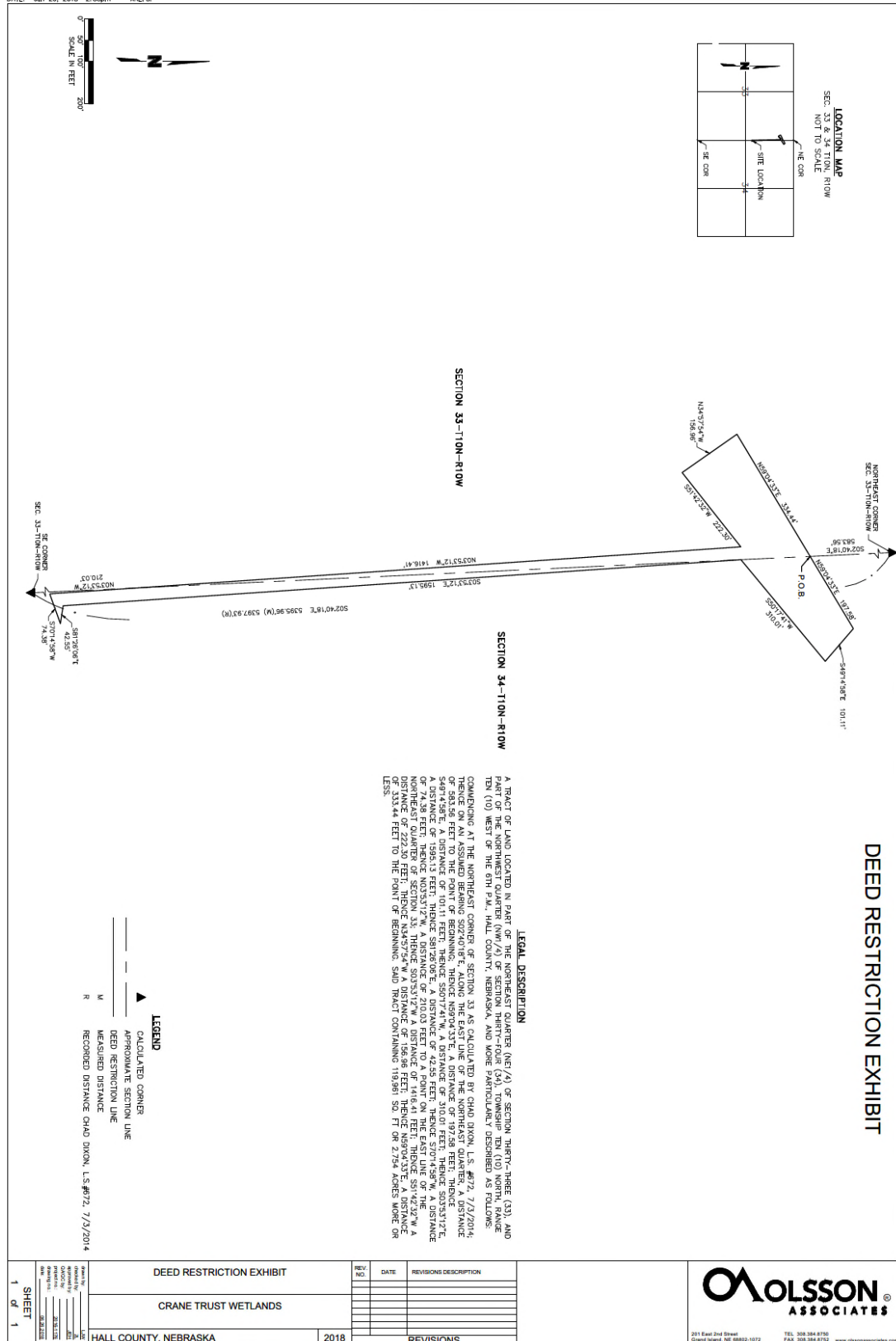
*Comprehensive Plan Designation:*

North, South, East and West: River Protection  
Corridor

*Existing land uses:* River  
Farm Ground/Pasture Ground/Farm House



General Location of the the Propose Easement in Relation to the Existing Conservation Easements.



Detailed area for additional conservation easement.

## EVALUATION:

The easement is proposed on a property that is already covered by a conservation easement, and used for agricultural purposes and planned to be used for agricultural purposes for the foreseeable future. There are some significant development constraints on the property because the property is located within an existing approved conservation easement and located in the flood plain.

### Hall County Comprehensive Plan General Land Use Policies

#### Goal 1

Hall County should manage the land in a cost-effective and efficient manner while protecting the environment and natural resources, as well as maintaining and increasing land values. Guiding future growth and development in Hall County towards a compact pattern of land uses based upon the efficient and economical expansion of public infrastructure will continue to maintain and improve the quality of life for Hall County residents.

- 1.1.7 Discourage and minimize leapfrog development outside of cities and villages.
- 1.1.8 Hall County should allow agricultural production in all areas in which agricultural uses are appropriate, and non-agricultural development in agricultural areas should be allowed in specifically designated areas which does not negatively impact the agricultural uses.
- 1.2.5 Encourage low to zero non-farm densities in prime farmland areas and other agricultural districts by providing residential lot size requirements and proper separation distances between residential and agricultural uses.

It would appear that based on the current zoning, the future land use plan for the county, the desire of the county as expressed in the comprehensive plan general land use policies 1.1.7, 1.1.8, 1.2.5 that it would be in conformance with the Hall County Comprehensive Plan to permit this conservation easement.

Nebraska State Statutes allow local governing bodies to review conservation easements between private parties and challenge the easement if the acquisition is not in the public interest. Statute recognizes three reasons that an easement would not be in the public interest if one of the following three items are true.

- (a) the easement is inconsistent with a comprehensive plan for the area which had been officially adopted and was in force at the time of the conveyance,
- (b) the easement is inconsistent with any national, state, regional, or local program furthering conservation or preservation, or
- (c) the easement is inconsistent with any known proposal by a governmental body for use of the land. NRSS 76-2,112(3)

This easement appears to be in compliance with the Hall County Comprehensive Plan as adopted, is consistent with the existing conservation easement as shown by

the letter of consent from The Nature Conservancy and does not appear to be inconsistent with the public interest.

**RECOMMENDATION:**

Recommend that this easement should be approved by the Hall County Board, finding the easement to be in compliance with the Hall County Comprehensive Plan as adopted, consistent with the existing conservation easement as shown by the letter of consent from The Nature Conservancy and not inconsistent with the public interest.



## **Deed Restriction**

### **COVENANT OF DEDICATION**

Platte River Whooping Crane Maintenance Trust, Inc. now stipulates to the following statements of fact, and further agrees to restrict the use and title of the realty described in Attachment 1 to this document (hereinafter referred to as the "Land") in accordance with the terms and conditions set forth herein.

### **STIPULATIONS OF FACT**

1. That Prataria Ventures, LLC is the applicant for Department of the Army permit number NWO-2005-11444-WEH to place fill material in the wetlands located in Grand Island, Nebraska; and that the U.S. Army Corps of Engineers has regulatory jurisdiction over the discharge of dredged or fill material into said wetlands pursuant to Section 404 of the Clean Water (33 USC 1344).

2. That Platte River Whooping Crane Maintenance Trust, Inc. is the owner in fee of the real estate described in Attach 1.

3. That Prataria Ventures, LLC and the Omaha District of the U.S. Army Corps of Engineers have reached an agreement whereby Prataria Ventures, LLC will be permitted to discharge fill material in wetlands in accordance with the terms and conditions of Department of the Army permit number NWO-2005-11444-WEH; and that in consideration for said discharge of fill material in the wetland, Prataria Ventures, LLC will provide mitigation for the adverse environmental effects resulting from the placement of fill material in the wetland by dedicating the realty described in Attachment 1 for perpetual use as a conservancy area in accordance with the terms and conditions of this document and the above-mentioned permit.

4. That the above-mentioned dedication shall consist of the execution of this document by all parties necessary to restrict the use and title of the land; and that this document shall be recorded in the Office of the Register of Deeds for Hall County, Nebraska.

5. That upon receipt of a certified copy of this document, as recorded in the Office of the County Register of Deeds for Hall County, Nebraska, the District Engineer of the Omaha District of the U.S. Army Corps of Engineers will issue a validated permit, number NWO-2005-11444-WEH to Prataria Ventures, LLC; and that said permit shall be issued in consideration for the execution of this Covenant.

6. That the terms and conditions of this Covenant of Dedication shall, as of the date of execution of this document, bind Platte River Whooping Crane Maintenance Trust, Inc. to the extent of his legal and/or equitable interest in the land; and that this Covenant shall run with the land and be binding on Platte River Whooping Crane Maintenance Trust, Inc. and its successors and assigns forever.

7. That the terms and conditions of this Covenant shall be both implicitly and explicitly included in any transfer, conveyance, or encumbrance of the Land or any part thereof, and that any instrument of transfer, conveyance, or encumbrance affecting all or any part of the Land shall set forth the terms and conditions of this document either by reference to this document or set forth in full text.

## DEED AND USE RESTRICTIONS

Platte River Whooping Crane Maintenance Trust, Inc. hereby warrants that he is the owner in fee of the realty described in Attachment 1; and that the Land is hereby dedicated in perpetuity for use as a conservancy area.

Platte River Whooping Crane Maintenance Trust, Inc. hereby agrees to restrict the use and title of the Land as follows:

1. There shall be no construction or placement of structures or mobile homes, fences, signs, billboards or other advertising material, or other structures, whether temporary or permanent, on the land.

2. There shall be no filling, draining, excavating, dredging, mining, drilling or removal of topsoil, loam, peat, sand, gravel, rock, minerals or other materials.

3. There shall be no building of roads or paths for vehicular or pedestrian travel or any change in the topography of the land.

4. There shall be no removal, destruction, or cutting of trees or plants; spraying with biocides, insecticides, or pesticides; grazing of animals, farming, tilling of soil, or any other agricultural activity. Management activities are acceptable upon approval from the Corps.

5. There shall be no operation of all-terrain vehicles or any other type of motorized vehicle on the land.

6. This Covenant of Dedication may be changed, modified or revoked only upon written approval of the District Engineer of the Omaha District of the U.S. Army Corps of Engineers. To be effective, such approval must be witnessed, authenticated, and recorded pursuant to the law of the State of Nebraska.

This Covenant needs to be reviewed by the Corps of Engineers prior to signature to assure compliance with permit conditions.

COE representative's initial \_\_\_\_\_

7. This Covenant is made in perpetuity such that the present owner and its heirs and assigns forever shall be bound by the terms and conditions set forth herein.

By: \_\_\_\_\_  
Platte River Whooping Crane Maintenance Trust, Inc.

Executed before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_ of the Platte River Whooping Crane Maintenance Trust, Inc. who is personally known to me.

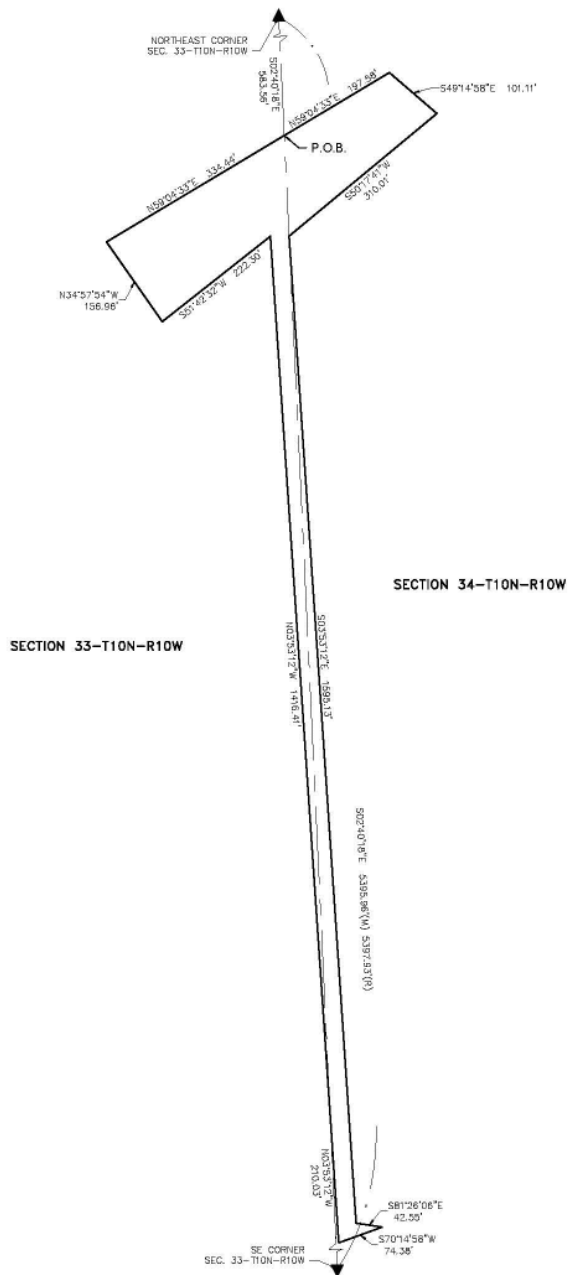
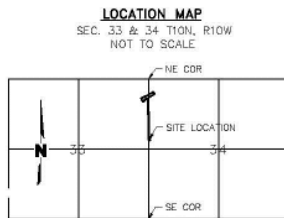
\_\_\_\_\_  
Notary Public

My commission expires \_\_\_\_\_

## Attachment A (Legal Description)

A TRACT OF LAND LOCATED IN PART OF THE NORTHEAST QUARTER (NE1/4) OF SECTION THIRTY-THREE (33), AND PART OF THE NORTHWEST QUARTER (NW1/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP TEN (10) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 33 AS CALCULATED BY CHAD DIXON, L.S. #672, 7/3/2014; THENCE ON AN ASSUMED BEARING S02°40'18"E, ALONG THE EAST LINE OF THE NORTHEAST QUARTER, A DISTANCE OF 583.56 FEET TO THE POINT OF BEGINNING; THENCE N59°04'33"E, A DISTANCE OF 197.58 FEET; THENCE S49°14'58"E, A DISTANCE OF 101.11 FEET; THENCE S50°17'41"W, A DISTANCE OF 310.01 FEET; THENCE S03°53'12"E, A DISTANCE OF 1595.13 FEET; THENCE S81°26'06"E, A DISTANCE OF 42.55 FEET; THENCE S70°14'58"W, A DISTANCE OF 74.38 FEET; THENCE N03°53'12"W, A DISTANCE OF 210.03 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 33; THENCE S03°53'12"W A DISTANCE OF 1416.41 FEET; THENCE S51°42'32"W A DISTANCE OF 222.30 FEET; THENCE N34°57'54"W A DISTANCE OF 156.96 FEET; THENCE N59°04'33"E, A DISTANCE OF 333.44 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINING 119,961 SQ. FT OR 2.754 ACRES MORE OR LESS.



4810-9176-7661, v. 1

From an email conversation between The Crane Trust and The Nature Conservancy regarding the wetlands to be created by Prataria on Crane Trust Property.

Dear Brice,

As we discussed, the Crane Trust intends to carry out a project to enhance at least two acres of sandhill and whooping crane habitat by restoring a wet meadow and slough complex on the northwest portion of Mormon Island (Terry 1 and 2), on which TNC holds a conservation easement.

Based on the information you've provided to TNC, TNC understands that the restoration work will consist of permanently removing (and not replacing) an old road, filling (and not replacing) an old drainage ditch, re-contouring the sloughs and wet meadow to return them to a more natural state, and reseeding the project area with local eco-type seed, all to restore and improve habitat for sandhill cranes and whooping cranes. We also understand that the Crane Trust will need to remove and replace a 1,650 ft. section of cattle fence that supports existing cattle grazing on the property in order to carry out the habitat restoration project, but that the fence line will not be expanded or moved as a result of this project.

Because the project is being done to improve whooping and sandhill crane habitat, and based on the information provided by the Crane Trust to TNC regarding the project, TNC considers the project as presented to be in compliance with the conservation easement.

Thanks

Rich

**Rich Walters**  
*Director of Stewardship*  
[rwalters@tnc.org](mailto:rwalters@tnc.org)

(308) 390-2511

**The Nature Conservancy**  
[1007 Leavenworth Street](#)  
[Omaha, NE 68102](#)



# The Nature Conservancy

Midwest Regional Office  
328 East Hennepin Avenue, Minneapolis, Minnesota 55414  
(612) 379-2134

January 26, 1984

Mr. John VanDerwalker  
Executive Director  
Platte River Whooping Crane  
Habitat Maintenance Trust  
2550 N. Diers Avenue  
Suite H  
Grand Island, NE 68801

Dear Mr. VanDerwalker:

Enclosed please find a copy of the recorded Grant of Conservation Easement between The Nature Conservancy and the Trust.

Thank you very much for sending us a copy. I was delighted that we did not have any difficulty in having it recorded.

I am looking forward to coming down again this year to help Dianne Hennes with the tours of the crane habitat. Hope to see you then.

Sincerely,

  
Rose Anne Roznowski  
Legal Assistant

RAR:skm

Enclosure



National Office, 1800 North Kent Street, Arlington, Virginia 22209

THIS GRANT OF A CONSERVATION EASEMENT is made by and between the Trustees of THE PLATTE RIVER WHOOPING CRANE CRITICAL HABITAT MAINTENANCE TRUST (sometimes known as "The Platte River Whooping Crane Habitat Maintenance Trust"), Richard E. Spelts, Jr., William L. Guy, and John J. Cavanaugh (hereinafter the "Trust"), and THE NATURE CONSERVANCY (hereinafter the "Conservancy").

## WITNESS THAT:

WHEREAS, the Trust was established in that settlement dated December 4, 1978, of the litigation styled Nebraska, et al. v. Ray and Nebraska, et al. v. REA, et al., Case Nos. CV 78-L-90 and CV 78-L-242, respectively, in the United States District Court for the District of Nebraska (Nebraska, et al. v. REA, et al., No. 78-1775, and Nebraska, et al. v. Ray, et al., No. 78-1778, respectively, in the United States Court of Appeals for the Eighth Circuit) and exists by virtue of a trust declaration styled THE PLATTE RIVER WHOOPING CRANE HABITAT MAINTENANCE TRUST (hereinafter the "Trust Declaration"); and

WHEREAS, the purpose of the Trust, as more fully set out in the Trust Declaration, is to protect and maintain the migratory bird habitat in the so-called Big Bend area for the protection and preservation of the whooping crane, and the sandhill cranes; and

WHEREAS, the Conservancy, a non-profit corporation, organized and existing under the laws of the District of Columbia, is dedicated to the preservation of ecological diversity and guided by the following objectives: a) to preserve biological diversity through the protection and maintenance of habitat for flora, fauna and biotic communities, b) to promote the conservation and proper use of natural resources, and c) to advance the foregoing objectives in cooperation with other organizations having similar and related objectives; and

WHEREAS, having previously acquired title from the Conservancy, the Trust currently owns that real property (as defined in Neb. Rev. Stat. 76-201) in Hall County, Nebraska more particularly described as follows:

## Parcel I:

Lot One (1) in the Northwest Quarter (NW 1/4) of Section Four (4), and Lot Four (4) on Island in Section Five (5), all being in Township Nine (9) North, Range Ten (10) West of the 6th P.M.: also Lots Six (6), Seven (7), Ten (10), Eleven (11), Twelve (12), and Thirteen (13) on Island in Section Thirty Three (33), also, the North Half of the Northeast Quarter (N1/2 NE 1/4), and the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) and also the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) (Said NW 1/4 NW 1/4 also known as Lot 1 on Island) all in Section Thirty Four (34), all being in Township Ten (10) North, Range Ten (10) West of the 6th P.M. in Hall County, Nebraska.

## Parcel II:

Lots One (1), Four (4), Five (5), Six (6), Seven (7), Eight (8), and Nine (9), and the South Half (S 1/2) of the Southwest Quarter (SW 1/4) and the South Half (S 1/2) of the Southeast Quarter (SE 1/4) all in Section Twenty Six (26),. Lots Nine (9), Ten (10), Eleven (11), and Twelve (12), and the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4), all in Section Twenty Seven (27); and Lots Three (3), Four (4), and Five (5), and Six (6), and the South Half (S 1/2) of the Northeast Quarter (NE 1/4) and the South Half (S 1/2) of the Northwest Quarter (NW 1/4), all in Section Thirty Four (34), and Lots One (1), Two (2), Three (3), and Four (4), and the Northwest Quarter (NW 1/4) and the North Half (N 1/2) of the Northeast Quarter (NE 1/4) all in Section Thirty Five (35), all in Township Ten (10) North, Range Ten (10) West of the 6th P.M., Hall County, Nebraska.

Together with all accretions to the above described premises (hereinafter the "Property"); and

WHEREAS, the Property provides important habitat for whooping cranes, and sandhill cranes, and other migratory birds; and

WHEREAS, the continued protection of this habitat is essential to maintain and preserve the whooping crane and sandhill crane; and

WHEREAS, the Trust and the Conservancy have been cooperatively maintaining the Property to preserve and maintain it as such habitat; and

WHEREAS, the Trust and the Conservancy desire to have the Property continually maintained to protect such habitat; and

WHEREAS, the Trust and conservancy believe that their continued cooperative involvement in the maintenance of the Property will be beneficial in the continued protection of the Property as set forth above, and;

WHEREAS, the value of the property as such habitat is not likely to be adversely affected to any substantial extent by the use of the Property permitted herein or by the continued maintenance in their present condition of those structures and facilities as presently exist on the property, or by the future repair, replacement, construction, or maintenance of such additional structures or facilities as may be permitted herein; and

WHEREAS, This Conservation Easement is granted under and pursuant to the laws of the State of Nebraska, including but not limited to the provisions of the Nebraska Conservation and Preservation Easements Act, Section 76-2,111 et seq., R.R.S. 1943;

NOW, THEREFORE, the Trust, for and in consideration of the facts above recited and as an absolute and unconditional gift does hereby give, grant, and convey unto the Conservancy, its successors and assigns forever, a Conservation Easement in perpetuity over the Property, consisting of the following:

The right of the Conservancy to enforce by proceedings at laws or in equity, the covenants hereinafter set forth, including but not limited to, the right to require the restoration of the Property to the condition prior to breach of this easement (subject to the RESERVED RIGHTS of the Trust hereinafter set forth) provided, however, that the Conservancy shall notify the Trust of any breach within 90 days after the Conservancy discovers the breach or should have discovered the breach and the Conservancy inspected the property at reasonable intervals. Nothing herein shall be construed to entitle the Conservancy to institute any enforcement proceeding against the Trust for any changes to the Property due to (1) causes beyond the Trust's control, such as changes caused by fire, flood, storm, or (2) civil or military authorities undertaking emergency action.

The Conservancy shall have reasonable rights of access to and entry upon the Property at any reasonable time, provided that such access and entry shall not unreasonably interfere with the habitat or habitat management or agricultural operations then being carried on upon the Property.

AND IN FURTHERANCE of the foregoing affirmative rights, the Trust on behalf of itself, its successors and assigns, and with the intent that the same shall run with and bind the Property in perpetuity, does hereby make, with respect to the Property, subject to the Trust's Reserved Rights hereinafter set forth the following:

#### COVENANTS

1. There shall be no residential, commercial or industrial development or use of the Property; provided, however, that the current agricultural operation on the Property may be continued so long as it is compatible with the preservation of the Property as crane habitat.

2. There shall be no buildings, roads, improvements, billboards, or advertising material, camping accommodations or other structures constructed or placed upon the Property, provided, however, that buildings, structures and roads which are reasonably necessary to support the existing agricultural operation on the Property and which are not incompatible with the protection and maintenance of whooping and sandhill crane habitat may be constructed and maintained thereon.

3. There shall be no extraction of sand, gravel or other minerals from or upon the Property, unless done solely for the purpose of improving whooping and sandhill crane habitat.

4. There shall be no use or operation of motorized vehicles, except when reasonably necessary in conjunction with the management of the Property, research programs conducted on the Property, or the agricultural operation on the property, provided that in no event shall such use be allowed if it is incompatible with protection of the whooping crane or sandhill crane habitat.



5. Except in the area in the immediate vicinity of the existing buildings, there shall be no conversion, destruction or disturbance of the grasslands or grassland communities by plowing, draining or otherwise disturbing the surface unless done solely for the purpose of improving whooping crane and sandhill crane habitat.

6. There shall be no commercial or sport hunting of whooping cranes or sandhill cranes.

#### RESERVES RIGHTS

Except as expressly set forth herein, the Trust reserves for itself, its successors or assigns, all rights as owner of the Property, including the right to use the Property for any purpose not inconsistent with this grant. Without limitation of the foregoing, it is expressly agreed between the Trust and the Conservancy that the present uses of the Property, and those uses permitted by the "Mormon Island Crane Meadows Management Plan" prepared for the Trust by the Conservancy dated September 14, 1981, are uses not inconsistent with this grant."

#### GENERAL PROVISIONS

This Conservation Easement shall run with and burden the protected Property in perpetuity and shall bind the Trust, its agents and assigns, and all other successors to them in interest. This Conservation Easement may not be assigned, except to a satellite or subsidiary organization or corporation of the Conservancy, without the prior written consent of the Trust.. The Conservancy shall notify the Trust within fifteen (15) days of any assignment of this Easement. This Conservation Easement is fully valid and enforceable by the assignee of the Conservancy, whether assigned in whole or in part.

The Trust, its successors and assigns, shall pay all real property taxes and assessments levied by competent authority on the Property, and shall relieve the Conservancy from any responsibility for maintaining the Property.

The Trust agrees that any subsequent conveyance of any interest in the Property shall be subject to this Conservation Easement, and that it will notify the Conservancy, its successors or assigns, in writing by certified mail of any such conveyance within fifteen days thereof.

Any notices required in this Conservation Easement shall be sent by registered or certified mail to the following addresses or such addresses as may be hereafter specified by notice in writing:

83-006784

Platte River Whooping Crane  
Critical Habitat Maintenance Trust  
2550 N. Diers Avenue  
Suite H  
Grand Island, NE 68801

The Nature Conservancy  
1800 North Kent Street  
Arlington, VA 22209

If any provisions of this Conservation Easement or the application thereof to any person or circumstance is found to be invalid, the remainder of the provisions of the Conservation Easement and the application of such provisions to persons or circumstances other than those as to which it is found to be invalid shall not be affected thereby.

TO HAVE AND TO HOLD the above-described Conservation Easement together with all and singular and appurtenances and privileges belonging or in any way pertaining thereto, either in law or in equity on and behalf of the said grantee, and his successors and assigns.

IN WITNESS THEREOF the TRUSTEES OF THE PLATTE RIVER WHOOPING CRANE CRITICAL HABITAT MAINTENANCE TRUST have set their hands and seals the dates written below:

By: Richard E. Spelts, Jr.  
Richard E. Spelts, Jr., Trustee

DATED: 9/23/82

By: William L. Guy  
William L. Guy, Trustee

DATED: 9/23/82

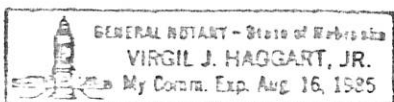
By: John J. Cavanaugh  
John J. Cavanaugh, Trustee

DATED: 9-23-82

STATE OF Nebraska  
COUNTY OF Hall ) ss.

On this 23rd day of September, 1982, before me, a Notary Public in and for said county and state, personally came Richard E. Spelts, Jr., known to me to be the identical person whose signature is affixed to the foregoing easement as a Trustee of the Platte River Whooping Crane Critical Habitat Maintenance Trust, and he acknowledged the execution of said easement to be the voluntary act and deed of said Trust and his own voluntary and duly authorized act and deed as such Trustee.

WITNESS my hand and notarial seal the date last above written.



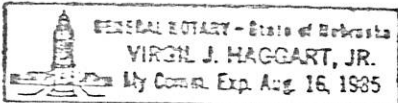
Notary Public  
My Commission expires:

83--006784

STATE OF Nebaska )  
COUNTY OF Hall ) ss.

On this 23d day of September, 1982 before me, a Notary Public in and for said county and state, personally came William L. Guy, known to me to be the identical person whose signature is affixed to the foregoing easement as a Trustee of the Platte River Whooping Crane Critical Habitat Maintenance Trust, and he acknowledged the execution of said easement to be the voluntary act and deed of said Trust and his own voluntary and duly authorized act and deed as such Trustee

WITNESS my hand and notarial seal the date last above written.

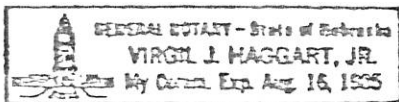


[Signature]  
Notary Public  
My Commission expires:

STATE OF Nebaska )  
COUNTY OF Hall ) ss.

On this 23d day of September, 1982 before me, a Notary Public in and for said county and state, personally came John J. Cavanaugh, known to me to be the identical person whose signature is affixed to the foregoing easement as a Trustee of the Platte River Whooping Crane Critical Habitat Maintenance Trust, and he acknowledged the execution of said easement to be the voluntary act and deed of said Trust and his own voluntary and duly authorized act and deed as such Trustee

WITNESS my hand and notarial seal the date last above written.



[Signature]  
Notary Public  
My Commission expires:

#### ACCEPTANCE

THE NATURE CONSERVANCY, a non-profit corporation, hereby accepts the foregoing Grant of Conservation Easement.

DATED this 21<sup>st</sup> day of October, 1982.

THE NATURE CONSERVANCY

By: L. Gregory Low  
Its: Executive Vice President

83-006784

APPROVAL

Pursuant to the provisions of the Nebraska Conservation and Preservation Easements Act (Sections 76-2,111 to 76-2,118 inclusive, R.R.S. 1943) including but not limited to Section 76-2, 112(3) thereof, the Hall County Board of Commissioners does hereby approve the foregoing Grant of Conservation Easement.

DATED this 9 day of August, 1987.

HALL COUNTY BOARD OF COMMISSIONERS *Supervisors*

BY: *Wm. Schuyler*  
Chairman

ATTEST:

*Margaret Haubold*  
Hall County Clerk



5/28

[illegible]

006784

Grantor

Grantee 12

Numerical ~~X~~ X X X X X X X X

$$1 \frac{2}{3} \frac{4}{7}$$

STATE OF NEBRASKA)  
COUNTY OF HALL ) ss

23 DEC 29 AM 10 14

27

REG. OF DEPOS.

the Nature Conservancy  
325 East Hennepin Ave  
Minneapolis, Minn



# **Hall County Regional Planning Commission**

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

## **Item J1**

**Final Plat - Felske Subdivision Hall County**

**Staff Contact:**

July 20<sup>th</sup>, 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 1<sup>st</sup>, 2018, in the Community Meeting Room located in Grand Island's City Hall.

Sincerely,

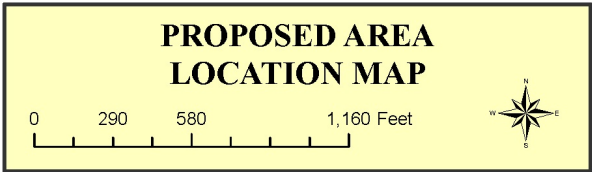
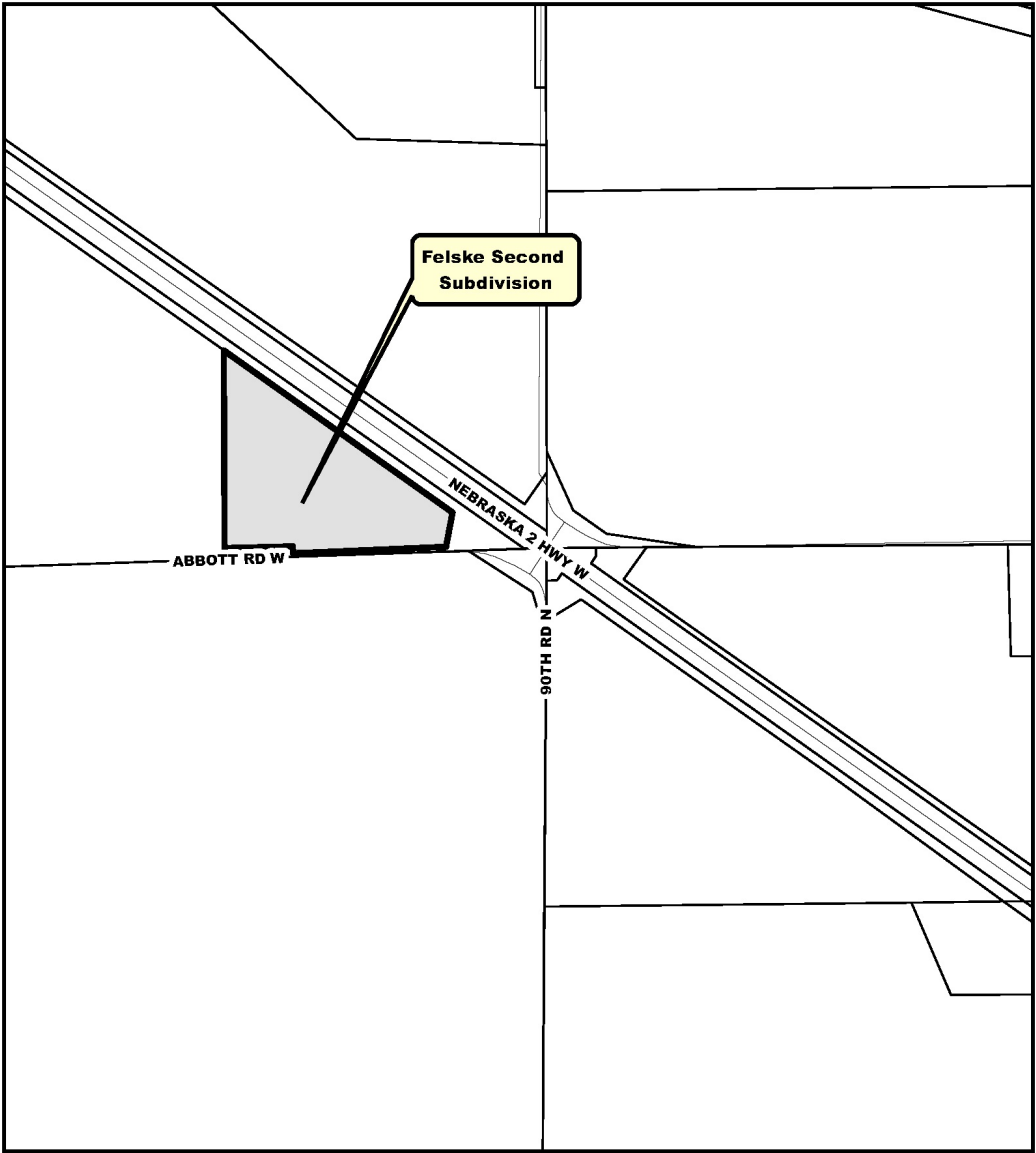
Chad Nabity, AICP  
Planning Director

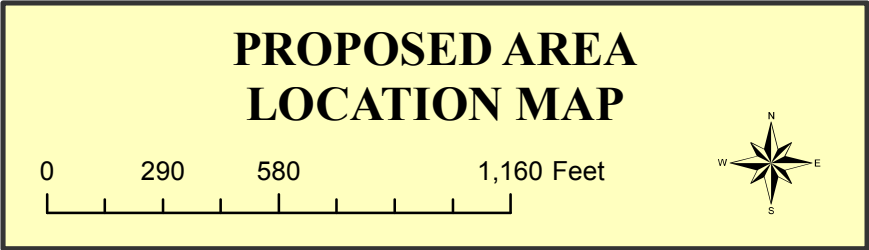
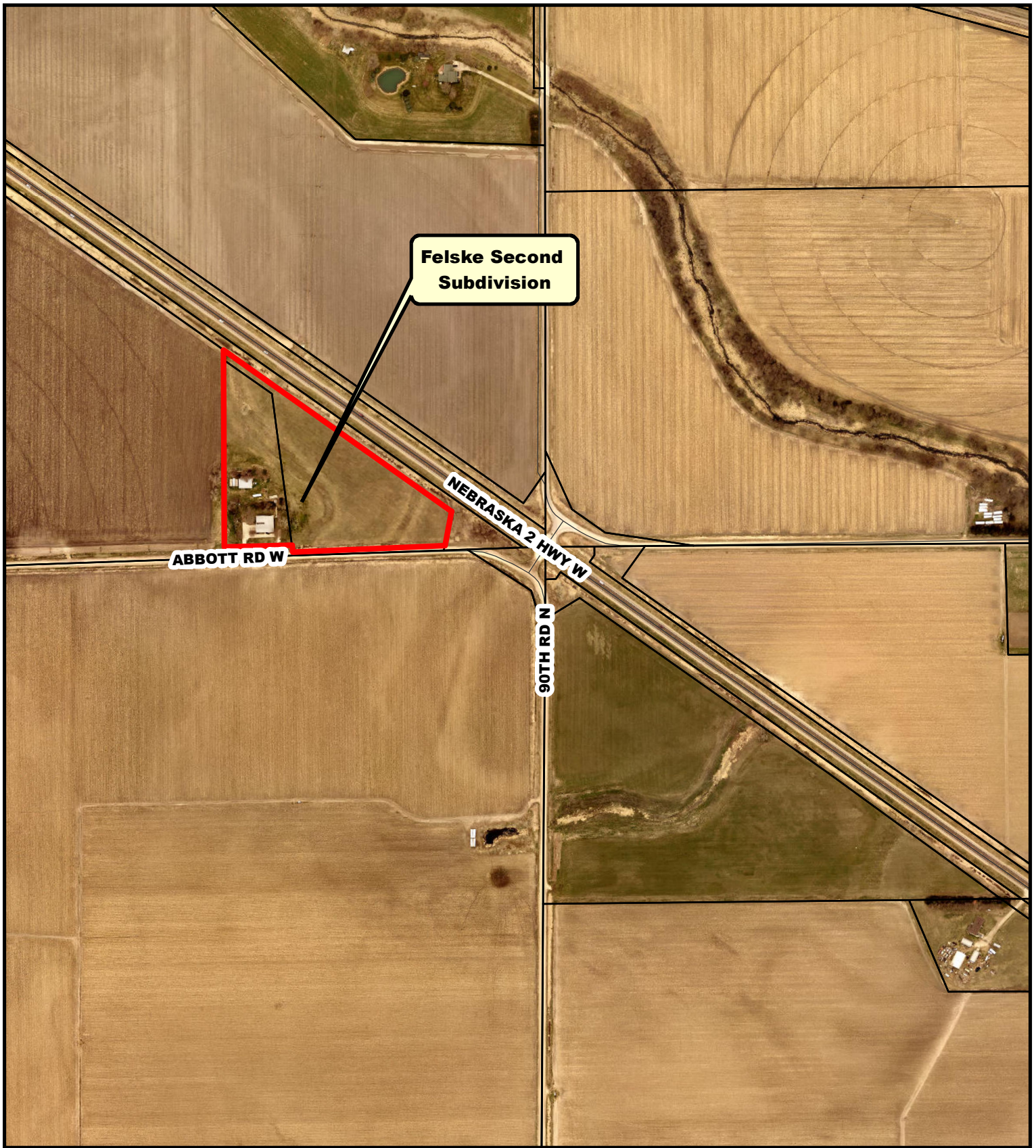
CC: City Clerk  
City Attorney  
City Public Works  
City Utilities  
City Building Director  
County Assessor/Register of Deeds  
Manager of Postal Operations  
Applicant's Surveying Company  
Applicant

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

<b>Name</b>	<b>Acres</b>	<b>Lots</b>	<b>Legal Description</b>
Felske 2 <sup>nd</sup> 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 <sup>th</sup> 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 <sup>th</sup> 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 <sup>th</sup> Principal Meridian, Hall County, Nebraska.
Prairie Commons 2 <sup>nd</sup> 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 <sup>th</sup> P.M., Hall County, Nebraska.
Sterling Estates 10 <sup>th</sup> 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 <sup>th</sup> 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 <sup>th</sup> 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 <sup>th</sup> 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.

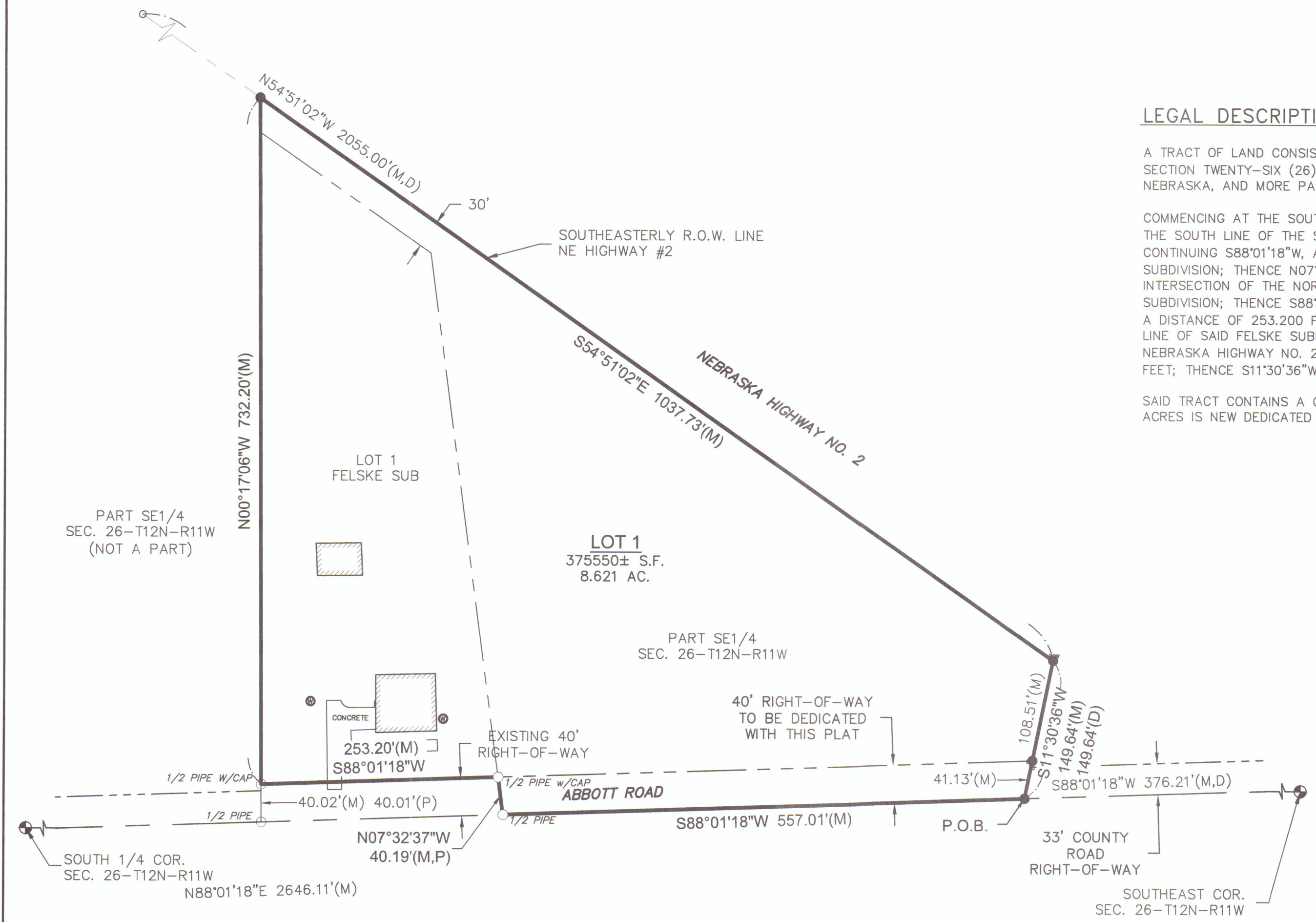








FELSKE SECOND SUBDIVISION  
HALL COUNTY, NEBRASKA  
SITE PLAT



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

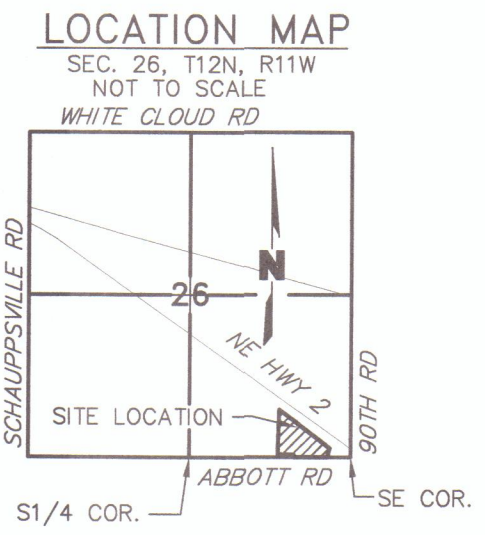
**SOUTHEAST CORNER, SEC. 26-T12N-R11W**  
FOUND BRASS CAP, 0.5' BELOW GRADE ON CENTERLINE NE HWY 2  
SE 72.24' TO MAG NAIL w/WASHER IN EAST END CMP  
SW 72.94' TO MAG NAIL w/WASHER IN WEST END CMP  
NW 111.08' TO RED HEAD IN CUT OFF POWER POLE  
NE 118.10' TO RED HEAD IN POWER POLE

DWG: F:\2018\1501-2000\018-1925\40-Design\Survey\SRV\Sheets\V\_FPT\_018-1925.dwg  
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:

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 253.20 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.

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 \_\_\_\_\_

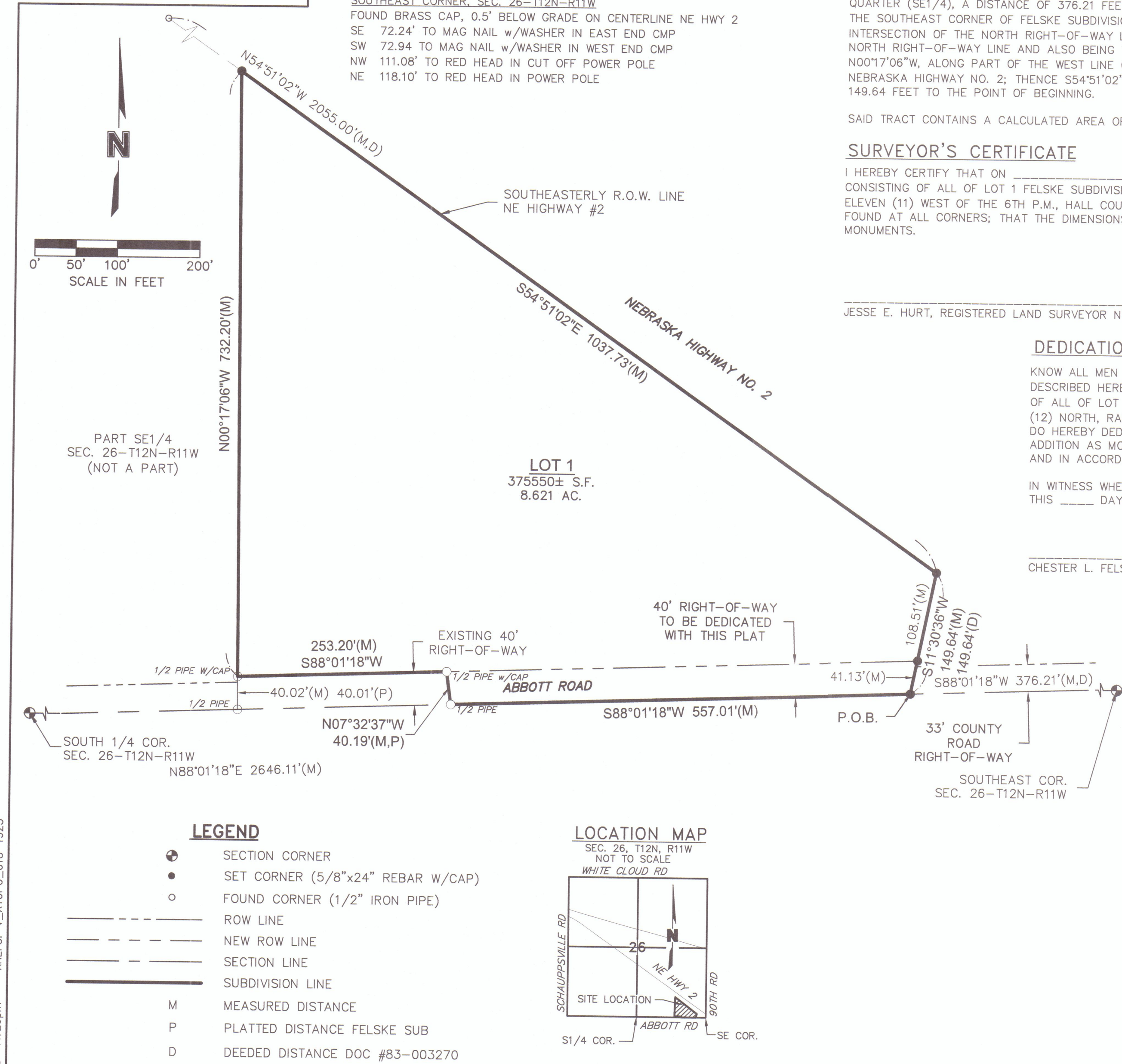
APPROVED AND ACCEPTED BY THE HALL COUNTY BOARD OF SUPERVISORS THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2018.

COUNTY CLERK \_\_\_\_\_ CHAIRPERSON \_\_\_\_\_

SECTION TIES

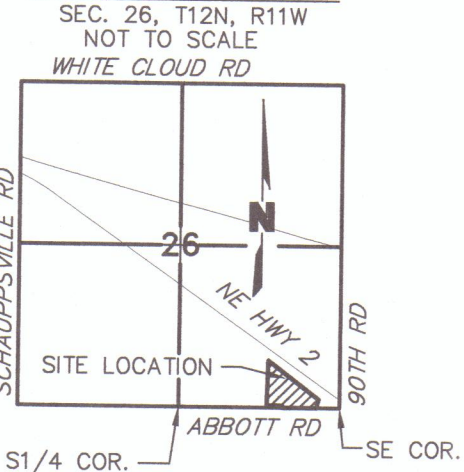
SOUTH 1/4 CORNER, SEC. 26-T12N-R11W  
FOUND BRASS CAP, 0.5' BELOW GRADE IN COUNTY ROAD  
NNE 52.24' TO 'X' IN SE CORNER CONCRETE PAD (PIVOT)  
N 40.10' TO MAG NAIL w/WASHER IN BRACE POST  
NW 81.50' TO MAG NAIL w/WASHER IN POWER POLE  
N 2.5' TO CENTERLINE EAST-WEST COUNTY ROAD  
0' TO CENTERLINE RANGE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



- LEGEND**
- SECTION CORNER
  - SET CORNER (5/8"x24" REBAR W/CAP)
  - FOUND CORNER (1/2" IRON PIPE)
  - ROW LINE
  - NEW ROW LINE
  - SECTION LINE
  - SUBDIVISION LINE
  - M MEASURED DISTANCE
  - P PLATTED DISTANCE FELSKE SUB
  - D DEEDED DISTANCE DOC #83-003270

LOCATION MAP



USER: jfmenez

DWG: F:\2018\1501-2000\018-1925\40-Design\Survey\SRV\Sheets\J\_FPT\_018-1925.dwg  
DATE: JUL 12, 2018 11:29pm XREFS: J\_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. FELSKÉ & JOAN L. FELSKÉ

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: FELSKÉ 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**



# **Hall County Regional Planning Commission**

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

## **Item J2**

**Preliminary and Final Plat - Industrial Foundation Subdivision  
Grand Island**

**Staff Contact:**

July 20<sup>th</sup>, 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 1<sup>st</sup>, 2018, in the Community Meeting Room located in Grand Island's City Hall.

Sincerely,

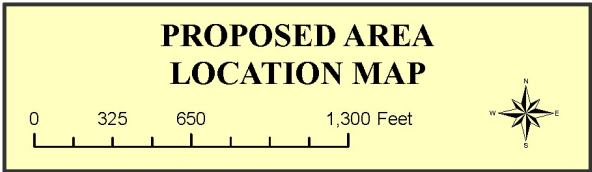
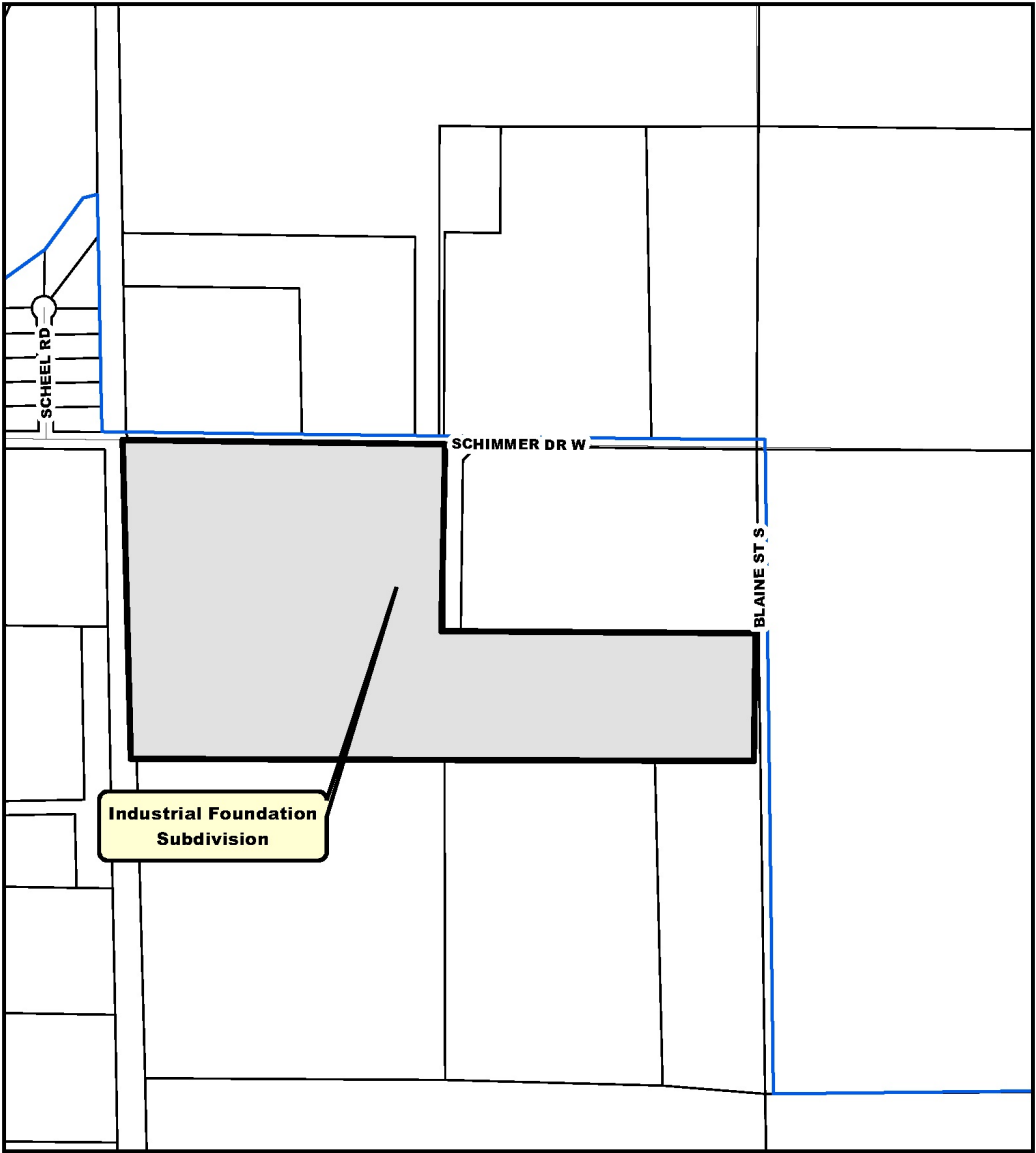
Chad Nabity, AICP  
Planning Director

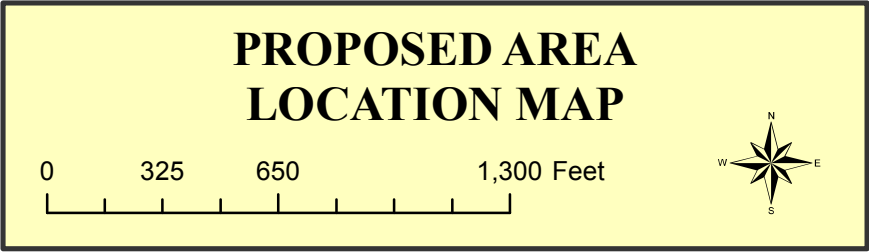
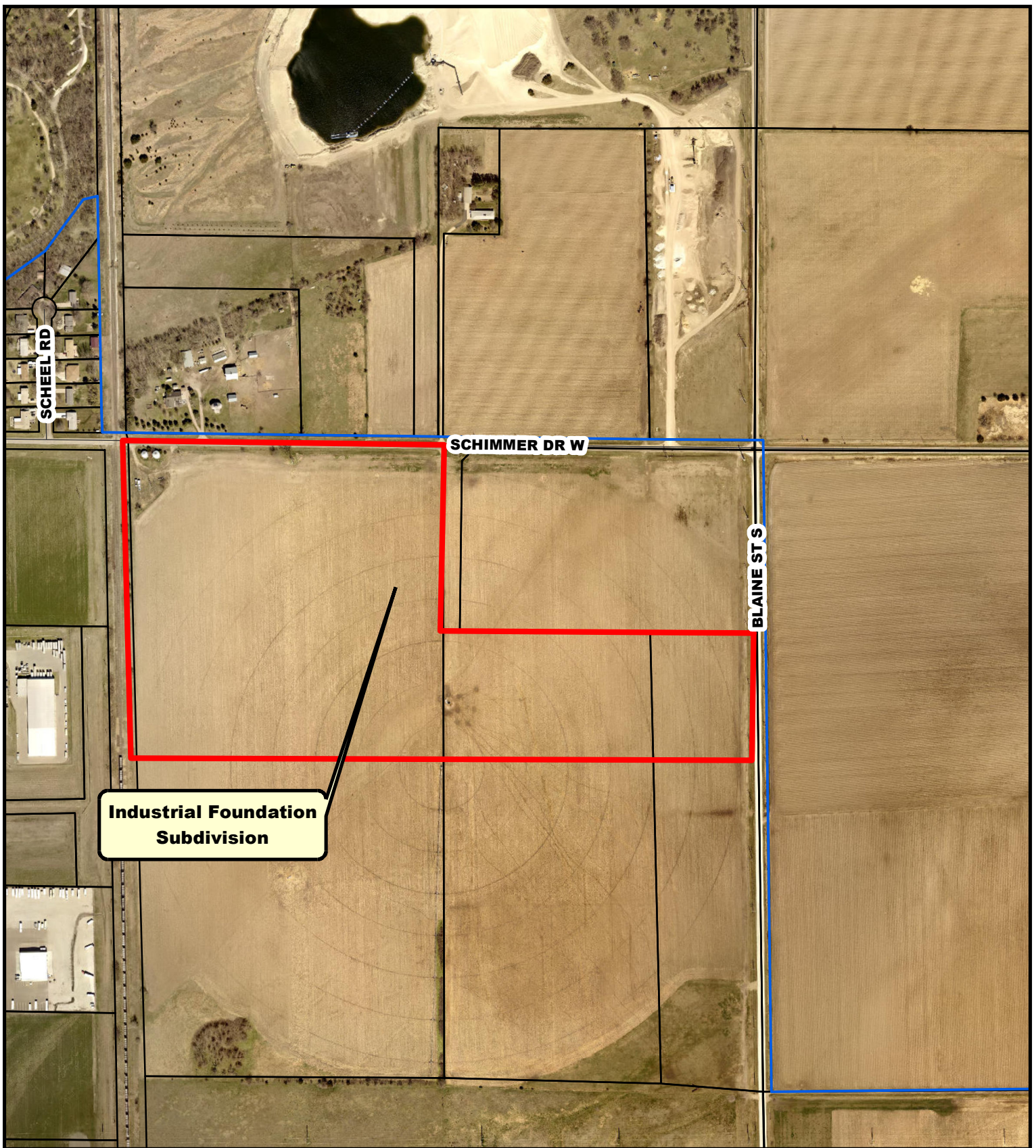
CC: City Clerk  
City Attorney  
City Public Works  
City Utilities  
City Building Director  
County Assessor/Register of Deeds  
Manager of Postal Operations  
Applicant's Surveying Company  
Applicant

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

<b>Name</b>	<b>Acres</b>	<b>Lots</b>	<b>Legal Description</b>
Felske 2 <sup>nd</sup> 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 <sup>th</sup> 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 <sup>th</sup> 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 <sup>th</sup> Principal Meridian, Hall County, Nebraska.
Prairie Commons 2 <sup>nd</sup> 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 <sup>th</sup> P.M., Hall County, Nebraska.
Sterling Estates 10 <sup>th</sup> 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 <sup>th</sup> P.M., Hall County, Nebraska.
The Orchard Subdivision <b>** (Preliminary Plat)</b>	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 <sup>th</sup> 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 <sup>th</sup> 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.





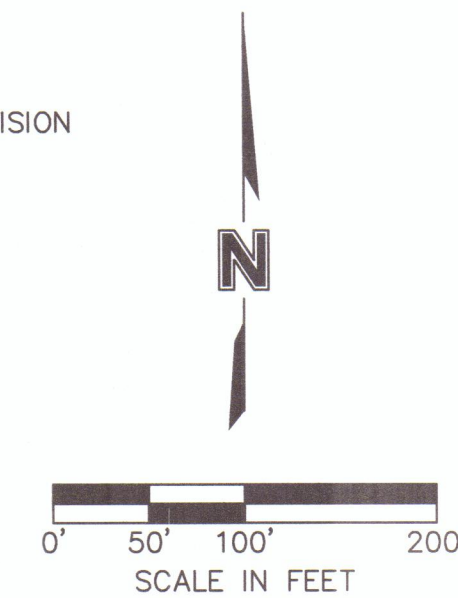




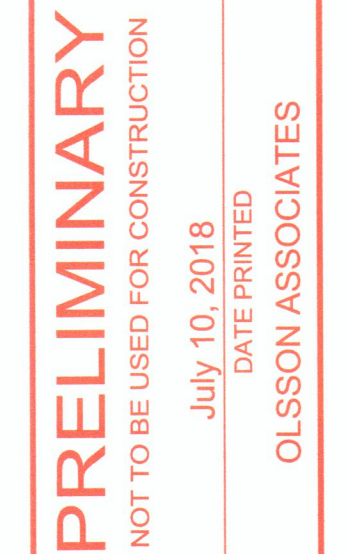
SHEET 1 OF 3  
LOT LAYOUT

ZONING  
EXISTING ZONE: M2

ENGINEER/LAND SURVEYOR  
OLSSON ASSOCIATES  
201 E. 2ND ST.  
GRAND ISLAND, NE 68802



COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE ON AN ASSUMED BEARING OF N90°00'00"E ALONG THE NORTH LINE OF SAID NE1/4 A DISTANCE OF 5.95 FEET TO THE POINT OF INTERSECTION OF SAID NORTH LINE AND THE EAST LINE OF UNION PACIFIC RAILROAD RIGHT-OF-WAY (R.O.W.), SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING N90°00'00"E ALONG SAID NORTH LINE A DISTANCE OF 1368.61 FEET; THENCE S00°00'00"W A DISTANCE OF 40.00 FEET; THENCE S45°00'59"W A DISTANCE OF 28.29 FEET; THENCE S00°01'57"W A DISTANCE OF 704.50 FEET; THENCE S00°00'00"E A DISTANCE OF 1273.61 FEET TO A POINT ON THE EAST LINE OF SAID NE1/4; THENCE N01°20'50"E ALONG SAID EAST LINE A DISTANCE OF 568.55 FEET; THENCE N89°58'02"W A DISTANCE OF 2594.63 FEET TO A POINT ON SAID EAST UNION PACIFIC RAILROAD R.O.W. LINE; THENCE N01°44'40"E ALONG SAID EAST R.O.W. LINE A DISTANCE IF 1332.03 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 57.32 ACRES MORE OR LESS.

[illegible]

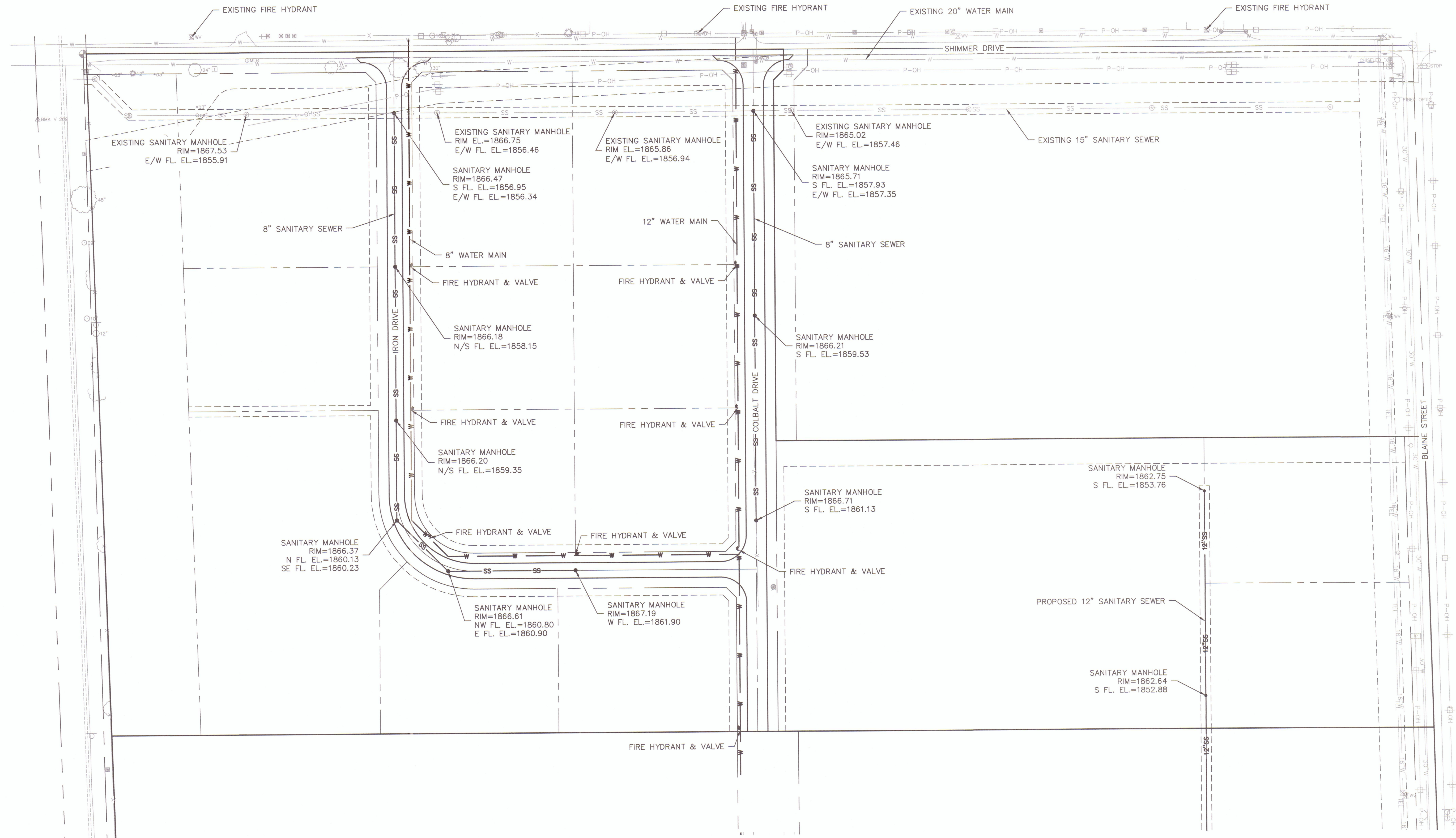
LOT LAYOUT	INDUSTRIAL FOUNDATION SUBDIVISION PRELIMINARY PLAT	2018
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drawn by: AST  
checked by: ZLL  
approved by: JRP  
QA/QC by: \_\_\_\_\_  
project no.: 018-1416  
drawing no.: \_\_\_\_\_  
date: \_\_\_\_\_

SHEET  
1 of 3



SHEET 2 OF 3  
UTILITY LAYOUT



**PRELIMINARY**  
NOT TO BE USED FOR CONSTRUCTION  
July 10, 2018  
DATE PRINTED  
OLSSON ASSOCIATES

[illegible]

## REVISIONS

2018

## UTILITY LAYOUT

INDUSTRIAL FOUNDATION SUBDIVISION  
PRELIMINARY PLAT

GRAND ISLAND, NE

drawn by: \_\_\_\_\_ AST  
checked by: \_\_\_\_\_ ZLL  
approved by: \_\_\_\_\_ JRP  
QA/QC by: \_\_\_\_\_  
project no.: \_\_\_\_\_ 018-1416  
drawing no.: \_\_\_\_\_  
date: \_\_\_\_\_

SHEET  
2 of 3

**OLSSON<sup>®</sup>**  
**ASSOCIATES**

201 East 2nd Street  
Grand Island, NE 68802-1072

TEL. 309.384.9750  
FAX. 309.384.9752

[www.olssonassociates.com](http://www.olssonassociates.com)

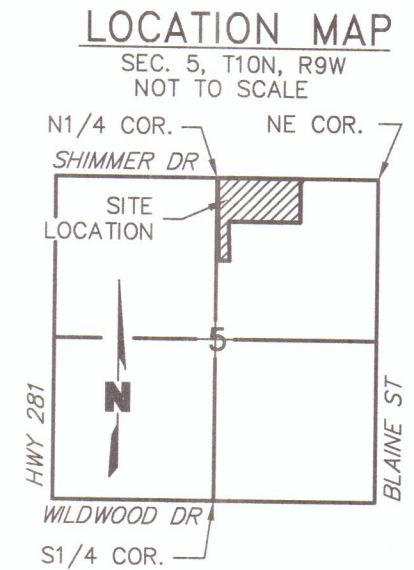






CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

NORTHEAST CORNER  
SEC. 5-T10N-R9W



A TRACT OF LAND CONSISTING OF PART OF THE NORTHEAST QUARTER (NE1/4) OF SECTION FIVE (5), TOWNSHIP TEN (10) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M., CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER (N1/4) CORNER OF SECTION 5-T10N-R9W; BEGINNING ON AN ASSUMED BEARING OF S90°00'00"E ALONG THE NORTH LINE OF SAID NE1/4 A DISTANCE OF 5.95 FEET TO THE POINT OF INTERSECTION OF SAID NORTH LINE AND THE EAST LINE OF UNION PACIFIC RAILROAD RIGHT-OF-WAY (R.O.W.), SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING S90°00'00"E ALONG SAID NORTH LINE A DISTANCE OF 1368.61 FEET; THENCE S00°00'00"W A DISTANCE OF 40.00 FEET; THENCE S45°00'59"W A DISTANCE OF 28.29 FEET; THENCE S00°01'57"W A DISTANCE OF 640.00 FEET; THENCE N90°00'00"W A DISTANCE OF 1151.84 FEET; THENCE S01°44'40"E A DISTANCE OF 631.81 FEET; THENCE N89°58'02"W A DISTANCE OF 175.08 FEET TO A POINT ON SAID EAST UNION PACIFIC RAILROAD R.O.W. LINE; THENCE N01°44'40"W ALONG SAID EAST R.O.W. LINE A DISTANCE IF 1332.03 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 1,047,999.35 SQUARE FEET OR 24.059 ACRES MORE OR LESS, OF WHICH 3,547 ACRES ARE NEW DEDICATED ROAD RIGHT-OF-WAY.

NORTHEAST CORNER, SEC. 5-T10N-R9W

FOUND SURVEY SPIKE w/WASHER AT CENTERLINE OF SCHIMMER DRIVE ON  
LINE WITH CENTERLINE OF BLAINE STREET  
NE 46.21' TO REDHEAD IN SE FACE OF POWER POLE  
SE 49.62' TO OPERATION NUT TOP OF FIRE HYDRANT  
SW 56.44' TO CHISELED 'X' IN CONCRETE BASE OF METAL POWER POLE

SOUTH 1/4 CORNER, SEC. 5-T10N-R9W

FOUND ALUMINUM CAP AT CENTERLINE OF WILDWOOD DRIVE  
SSE 34.80' TO REDHEAD IN NE FACE OF WOOD FENCE POST  
SW 63.26' TO REDHEAD IN NW FACE OF GATE POST  
NE 59.0' TO MAG NAIL IN NW FACE OF POWER POLE

NORTH 1/4 CORNER, SEC. 5-T10N-R9W

FOUND ALUMINUM CAP @ GRADE  
NW 102.51' TO MAG NAIL IN POWER POLE  
NNE 40.09' TO MAG NAIL IN POWER POLE  
S 33.31' TO PK NAIL w/WASHER IN TOP OF CORNER FENCE POST  
W 44.20' TO CENTERLINE OF UNION PACIFIC RAILROAD

DWG: F:\2018\1001-1500\018-1416\40-Design\Survey\SRVY\Sheets\V\_FPT\_018-1416.dwg USER: jjimenez  
DATE: Jul 12, 2018 3:06pm XREFS: c:\topo\_81416 V\_RWAY\_018-1416 C\_RWAY\_81416

**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. 2018-1416

GIAEDC Platte Valley  
Industrial Park East

OWNERS: PVIPE L.L.C.  
SUBDIVIDER: PVIPE L.L.C.  
SURVEYOR: OLSSON ASSOCIATES  
ENGINEER: OLSSON ASSOCIATES  
NUMBER OF LOTS: 6 LOT & 1 OUTLOT

	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
	MEASURED DISTANCE
	EASEMENT DISTANCE
	POWER POLE
	GUY WIRE
	FIBER OPTIC PEDESTAL
	WATER VALVE
	FIRE HYDRANT
	WATER WELL
	TELEPHONE RISER
	WOOD POST
	STEEL POST
	MAILBOX
	SIGN
	SANITARY MANHOLE
	BUSH
	DECIDUOUS TREE
	CONIFEROUS TREE
	WATER LINE
	OVERHEAD ELECTRIC
	SANITARY SEWER LINE
	WIRE FENCE



**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 PVIPE LLC  
Address PO Box 1151  
City Grand Island, State NE Zip 68802  
Phone 308-381-7500

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: Central Nebraska Growth Foundation  
(Applicant)  
by Tom Gdowski, Treasurer  
**Surveyor/Engineers Information**

Surveyor/Engineering Firm Olsson Associates  
Address 201 E 2nd Street  
City Grand Island, State NE Zip 68801  
Phone \_\_\_\_\_  
Surveyor/Engineer Name Jai Andrist License Number LS-630

**SUBDIVISION NAME:** Industrial Foundation 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 Prelim. Plat = 15, Final Plat = 7

Number of Acres Prelim. Plat = 57.32, Final Plat = 21.52

**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 \$ 1,115.00

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



# **Hall County Regional Planning Commission**

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

## **Item J3**

### **Final Plat - Jensen Subdivision**

**Staff Contact:**



July 20<sup>th</sup>, 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 1<sup>st</sup>, 2018, in the Community Meeting Room located in Grand Island's City Hall.

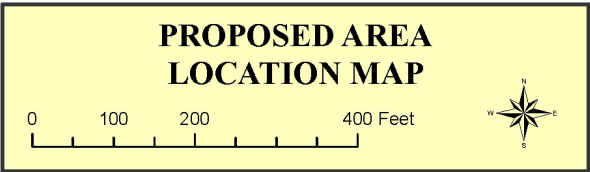
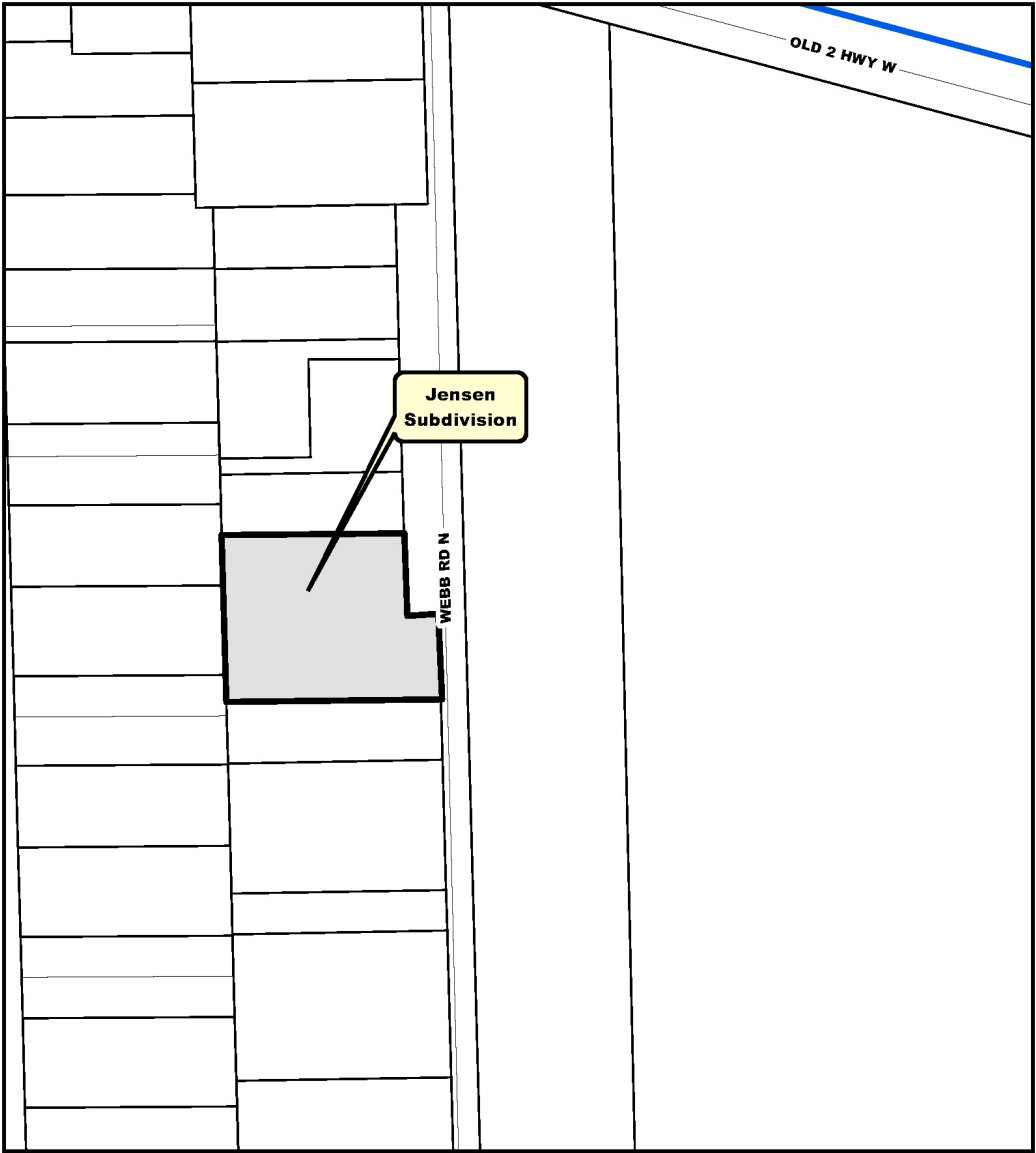
Sincerely,

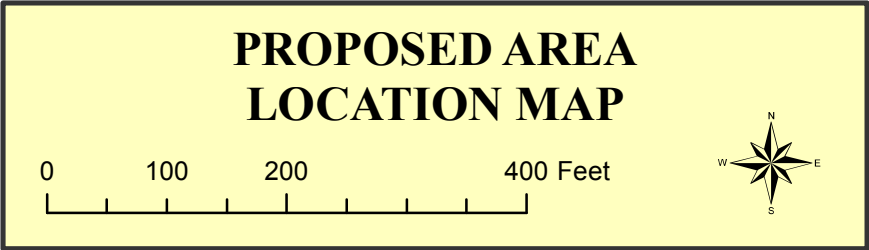
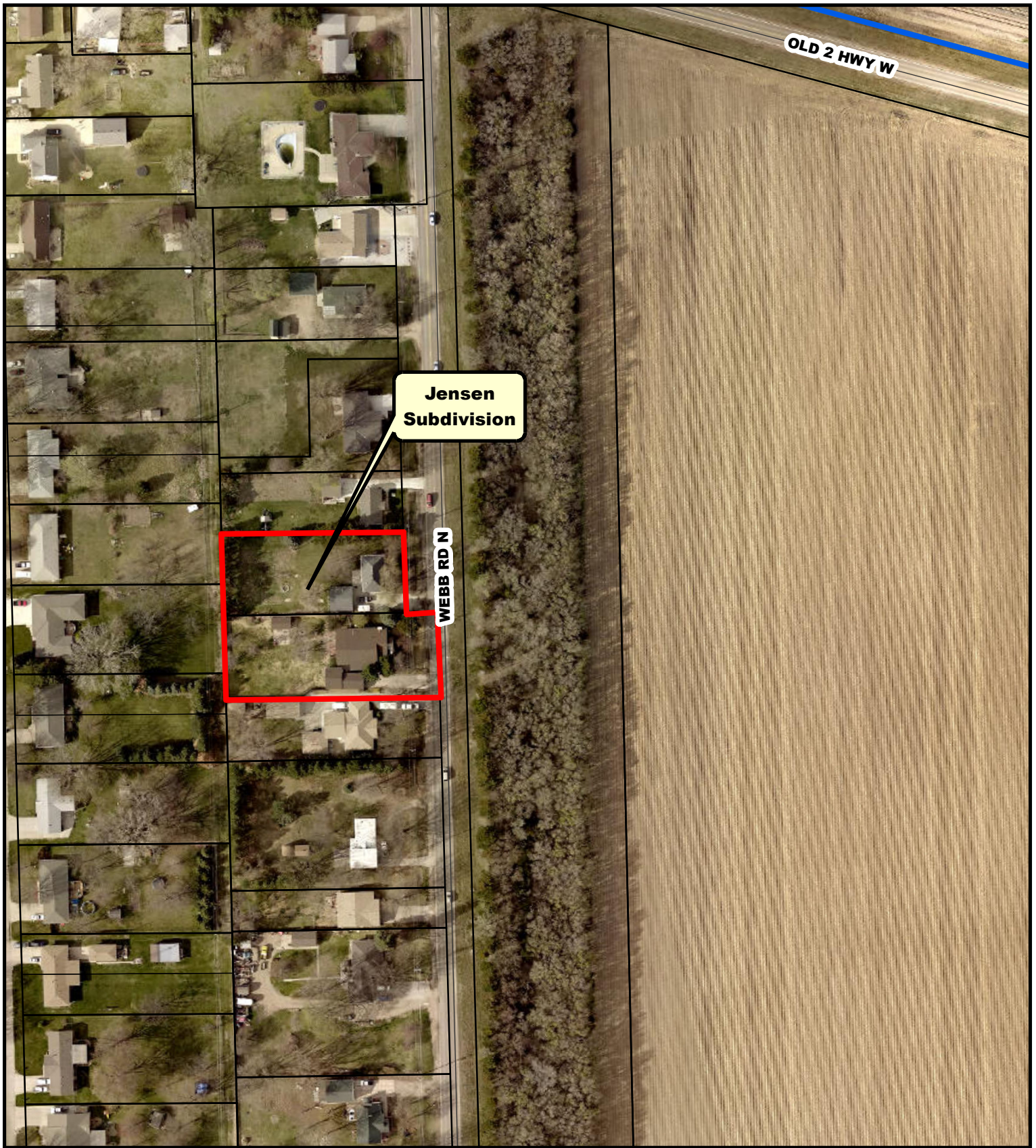
Chad Nabity, AICP  
Planning Director

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.

<b>Name</b>	<b>Acres</b>	<b>Lots</b>	<b>Legal Description</b>
Felske 2 <sup>nd</sup> 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 <sup>th</sup> 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 <sup>th</sup> 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 <sup>th</sup> Principal Meridian, Hall County, Nebraska.
Prairie Commons 2 <sup>nd</sup> 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 <sup>th</sup> P.M., Hall County, Nebraska.
Sterling Estates 10 <sup>th</sup> 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 <sup>th</sup> 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 <sup>th</sup> 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 <sup>th</sup> 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.







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

NORTHEAST CORNER, SOUTHEAST QUARTER SECTION 1, T11N, R10W FOUND 5/8" REBAR.			
W	33.25'	PK W/WASHER IN PP	
E	33.96'	REBAR IN CONC W.P.	
SW	82.79'	PK W/WASHER IN PP	
SE	86.40'	CENTER TOP NUT ON F.H.	

DEDICATION

KNOWN ALL MEN BY THESE PRESENTS, that, DOUGLAS D. JENSEN and CHERYL L. JENSEN, CO-TRUSTEES OF THE DOUGLAS D. JENSEN AND CHERYL L. JENSEN REVOCALBE LIVING TRUST AGREEMENT DATED OCTOBER 16, 2007, AS AMENDED, and Douglas D. Jensen and Cheryl L. Jensen, husband and wife, being the sole owners of the land described hereon, had caused some to be surveyed, subdivided, platted and designated as "JENSEN SUBDIVISION", 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 there to, 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, we have affixed our signatures hereto, at Grand Island, Nebraska,

This \_\_\_\_\_ day of \_\_\_\_\_, 2018.

DOUGLAS D. JENSEN, CO-TRUSTEE

CHERYL L. JENSEN, CO-TRUSTEE

Douglas D. Jensen, husband

Cheryl L. Jensen, wife

ACKNOWLEDGEMENTS

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } S.S.

On the \_\_\_\_\_ day of \_\_\_\_\_, 2018, before me \_\_\_\_\_ a Notary Public within and for said County, personally appeared DOUGLAS D. JENSEN, CO-TRUSTEE and CHERYL L. JENSEN, CO-TRUSTEE OF THE DOUGLAS D. JENSEN AND CHERYL L. JENSEN REVOCALBE LIVING TRUST AGREEMENT DATED OCTOBER 16, 2007, AS AMENDED, and to me personally known to be the identical persons whose signature are affixed hereto, and that they did acknowledge the execution thereof to be their voluntary act and deed and the voluntary act and deed of said REVOCALBE LIVING TRUST AGREEMENT and that they were empowered to make the above dedication for and in behalf of said REVOCALBE LIVING TRUST AGREEMENT.

My commission expires \_\_\_\_\_ (Seal)

Notary Public

STATE OF NEBRASKA }  
COUNTY OF HALL } S.S.

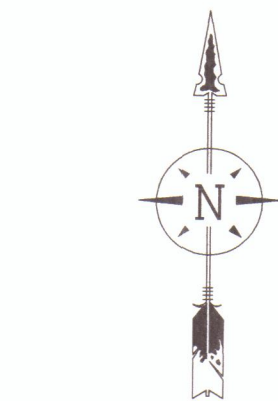
On the \_\_\_\_\_ day of \_\_\_\_\_, 2018, before me \_\_\_\_\_ a Notary Public within and for said County, personally appeared Douglas D. Jensen and Cheryl L. Jensen, husband and wife, to me personally known to be the identical persons whose signatures are affixed hereto, and that each did acknowledge 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 Grand Island, Nebraska, on the date last above written.

My commission expires \_\_\_\_\_ (Seal)

Notary Public

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
- = RIGHT-OF-WAY LINE
- - - = EXISTING LOT LINES
- - - = EXISTING EASEMENT LINE
- - - = NEW EASEMENT LINE



SCALE: 1" = 40'

NOTES

This plat prepared July, 2018 for:

Douglas J. Jensen and Cheryl L. Jensen, husband and wife  
2704 N Webb Road  
Grand Island, NE 68803

Current Zoning: R1  
Proposed Zoning: R1

SOUTHEAST CORNER, SOUTHEAST QUARTER SECTION 1, T11N, R10W FOUND ALUMINUM CAP.			
N	0.55'	BRASS CAP	
NW	84.20'	NAIL IN PP	
SE	75.95'	PK NAIL IN PP	
SW	80.20'	CHISLED X NE BASE OF L.P.	

PLOTTED: 7/12/2018 1:21 PM G:\Projects\148\149-LS-1542-18 Douglas Jensen\Civil-Design Drawings\Survey Design Jensen Subdivision.dwg

LEGAL DESCRIPTION

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 (SE 1/4) of Section One (1), 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 Southeast corner of the Southeast Quarter of Section 1 and assuming the East line of said Southeast Quarter as bearing N 00°30'38" W and all bearings contained herein are relative thereto; thence N 00°30'38" W on said East line of the Southeast Quarter a distance of 1409.35 feet to a nail in the pavement at the Northeast corner of NCC-1701 Subdivision, in the City of Grand Island, Nebraska, and the ACTUAL POINT OF BEGINNING; thence N 89°55'20" W on the North line of said NCC-1710 Subdivision and on the North line of Lot 1, NCC-1710A Subdivision, in the City of Grand Island, Nebraska a distance of 263.66 feet to a 1/2" Iron Pipe at the Northwest corner of said Lot 1, NCC-1710A Subdivision; thence N 00°30'38" W on the East line of Block 3 of Dickey Second Subdivision, Hall County, Nebraska and on the West line of Lot 1, Lepant Subdivision, in the City of Grand Island, Nebraska a distance of 204.85 feet to a 1/2" Iron Pipe at the Northwest corner of said Lot 1, Lepant Subdivision; thence S 89°54'20" E on the North line of said Lot 1, Lepant Subdivision a distance of 223.66 feet to a 1/2" Iron Pipe at the Northeast corner of said Lot 1, Lepant Subdivision; thence S 00°30'38" E on the East line of said Lot 1, Lepant Subdivision a distance of 100.09 feet to a 1/2" Iron Pipe at the Southeast corner of said Lot 1, Lepant Subdivision; thence S 89°55'20" E on the South line of said Lepant Subdivision a distance of 40.00 feet to said East line of the Southeast Quarter; thence S 00°30'38" E on said East line of the Southeast Quarter a distance of 104.70 feet to the Point of Beginning. Containing 1.15 Acres, more or less, of which 0.10 Acres, more or less, are dedicated for Public Right of Way purposes.

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 \_\_\_\_\_, 2018.

MAYOR CITY CLERK (SEAL)

SURVEYOR'S CERTIFICATE

I hereby certify that on June 26, 2018, I completed an accurate survey, performed under my direct supervision, of JENSEN SUBDIVISION, 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 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.

(S E A L)

Chad Dixon, Nebraska Professional Registered Land Surveyor No. 672

Date: \_\_\_\_\_

SHEET 1 OF 1

<b>MA</b> Miller & Associates	7/12/2018 CHD	SURVEY COMPLETED
	JA (ED) YENDRA	JUNE 26, 2018
	DR (WR) BY	REVISION
	SP	DATE & REASON
111 CENTRAL AVENUE GRAND ISLAND, NE 68803-6833 Tel: 308-234-6456 Fax: 308-234-1146 www.miller-engineers.com		
HALL CO-GRAND ISLAND-JENSEN SUB		



**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 Douglas D. Jensen  
Address 2704 N Webb Road,  
City Grand Island, State NE Zip 68803  
Phone (308) 379-2970

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: \_\_\_\_\_  
(Applicant)

**Surveyor/Engineers Information**

Surveyor/Engineering Firm Miller & Associates Consulting Engineers, P.C.  
Address 1111 Central Avenue  
City Kearney, State NE Zip 68847  
Phone (308) 234-6456  
Surveyor/Engineer Name Chad Dixon License Number 672

SUBDIVISION NAME: JENSEN 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 1.15

**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 – See Preliminary Plat  
☒ Receipt for Subdivision Application Fees in the amount of \$ \_\_\_\_\_

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

**FEE SCHEDULE ON REVERSE SIDE**



# **Hall County Regional Planning Commission**

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

## **Item J4**

### **Final Plat - Prairie Commons 2nd Subdivision**

**Staff Contact:**



July 20<sup>th</sup>, 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 1<sup>st</sup>, 2018, in the Community Meeting Room located in Grand Island's City Hall.

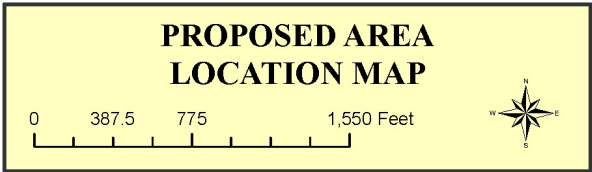
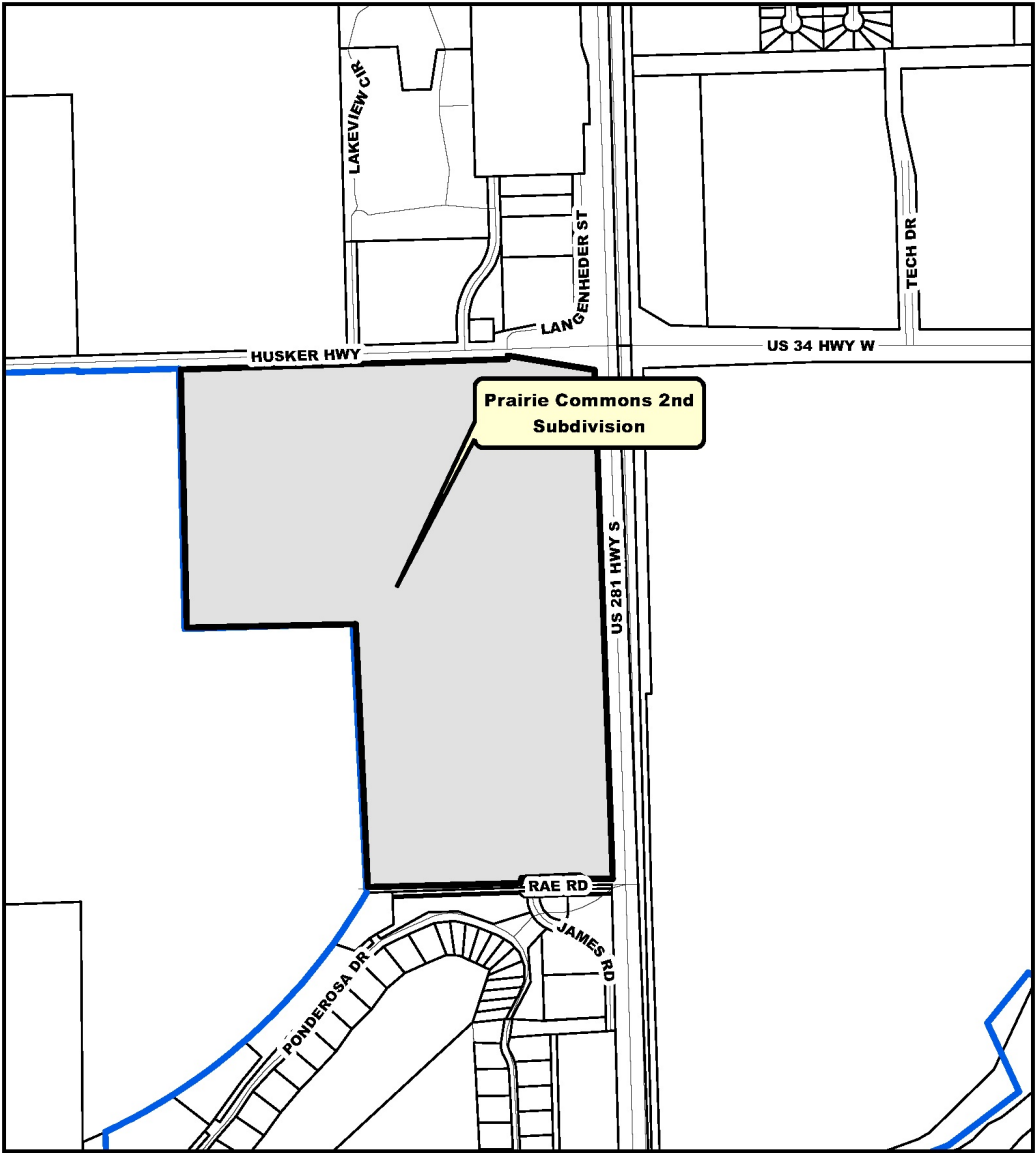
Sincerely,

Chad Nabity, AICP  
Planning Director

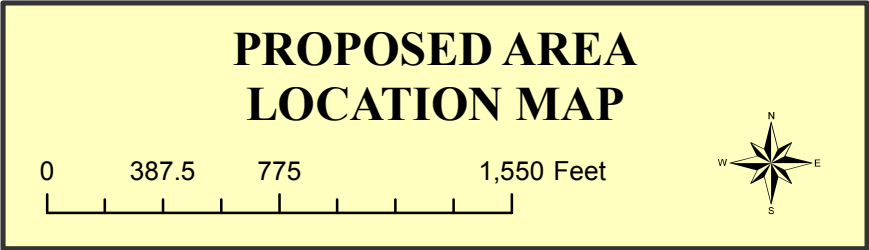
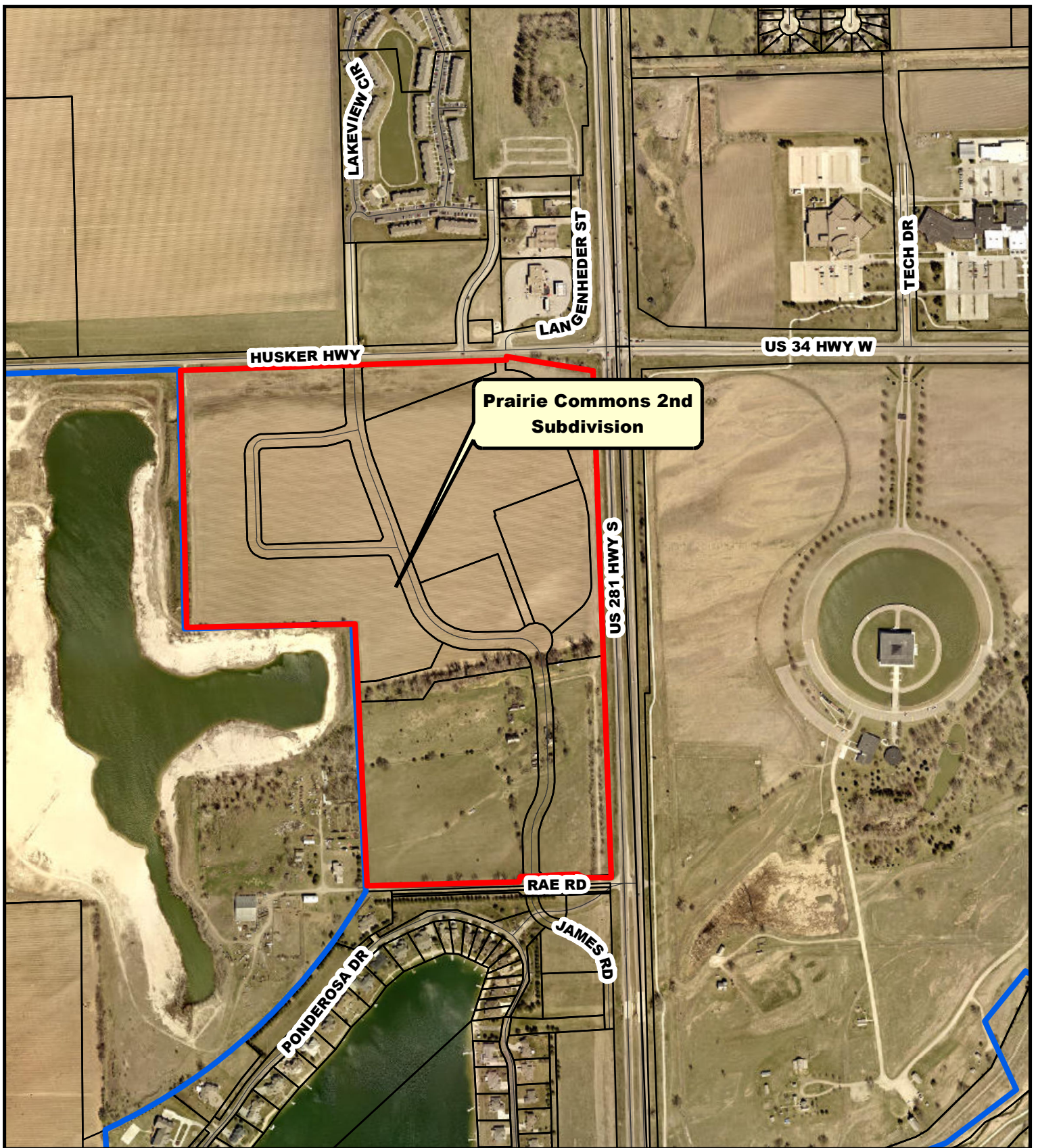
CC: City Clerk  
City Attorney  
City Public Works  
City Utilities  
City Building Director  
County Assessor/Register of Deeds  
Manager of Postal Operations  
Applicant's Surveying Company  
Applicant

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

<b>Name</b>	<b>Acres</b>	<b>Lots</b>	<b>Legal Description</b>
Felske 2 <sup>nd</sup> 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 <sup>th</sup> 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 <sup>th</sup> 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 <sup>th</sup> Principal Meridian, Hall County, Nebraska.
Prairie Commons 2 <sup>nd</sup> 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 <sup>th</sup> P.M., Hall County, Nebraska.
Sterling Estates 10 <sup>th</sup> 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 <sup>th</sup> P.M., Hall County, Nebraska.
The Orchard Subdivision <b>** (Preliminary Plat)</b>	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 <sup>th</sup> 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 <sup>th</sup> 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.









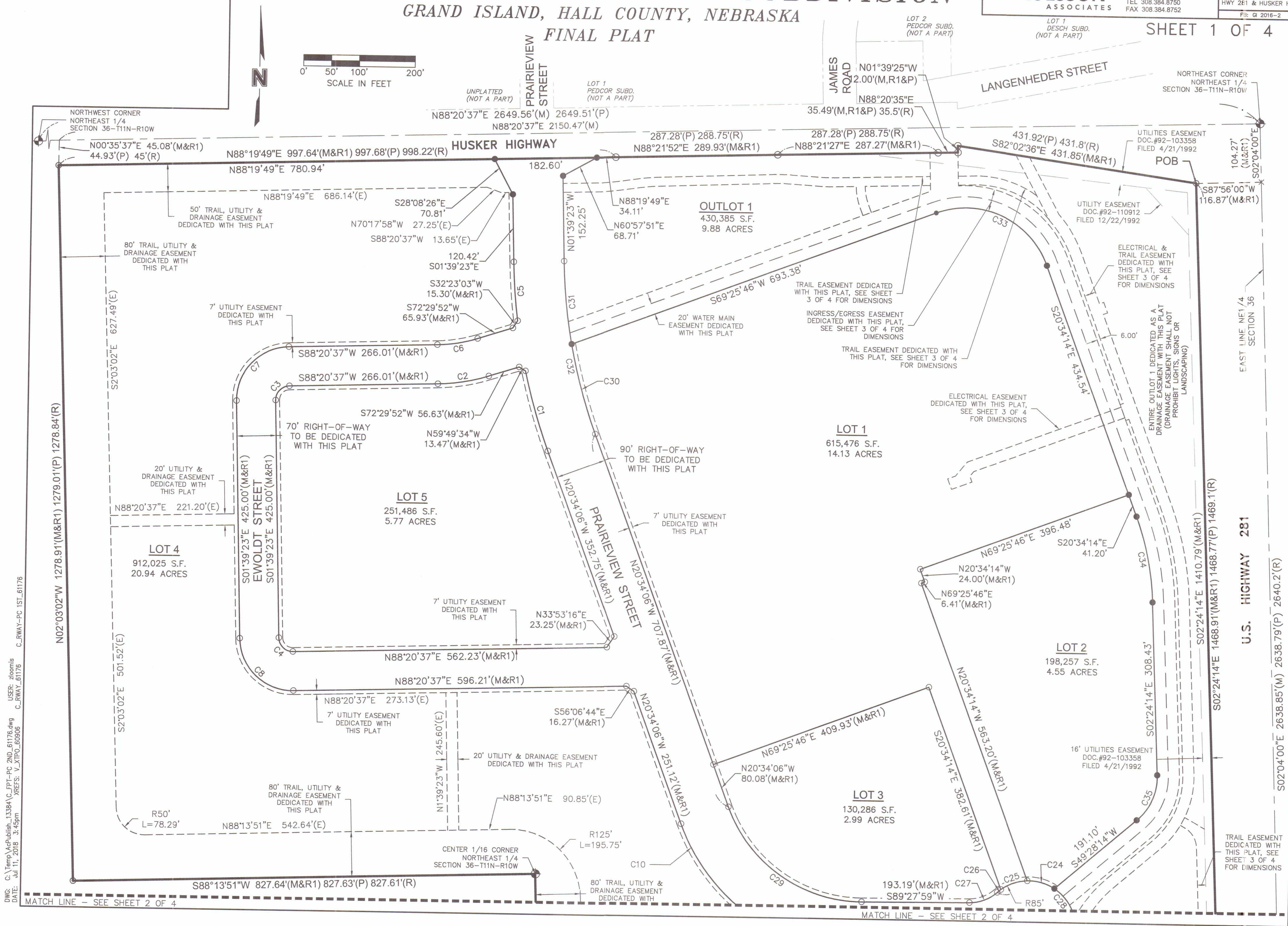
PRAIRIE COMMONS SECOND SUBDIVISION  
GRAND ISLAND, HALL COUNTY, NEBRASKA  
FINAL PLAT

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. 2016-1176  
PRAIRIA VENTURES  
HWY 281 & HUSKER HWY  
FD: GI 2016-2

SHEET 1 OF 4



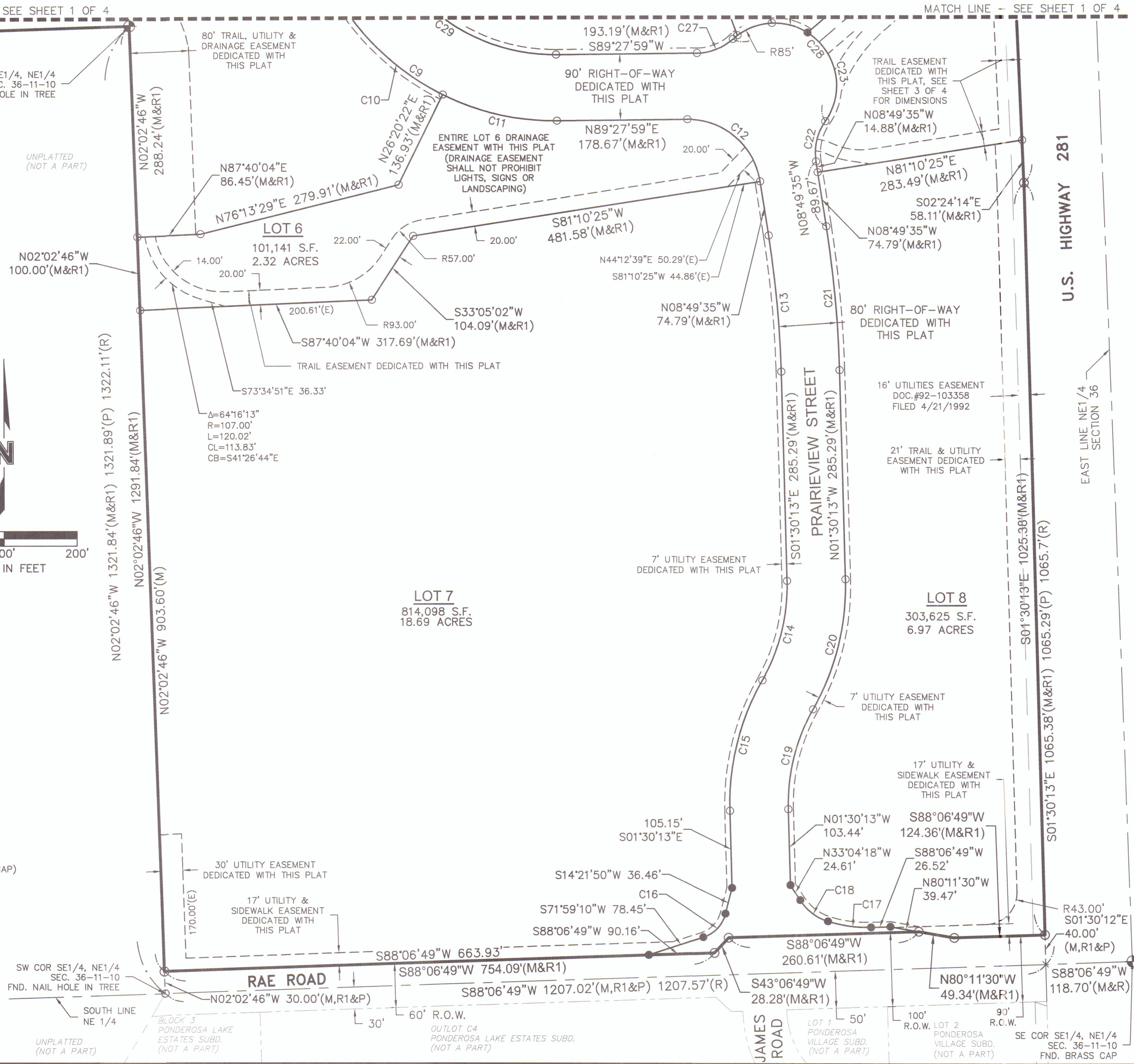
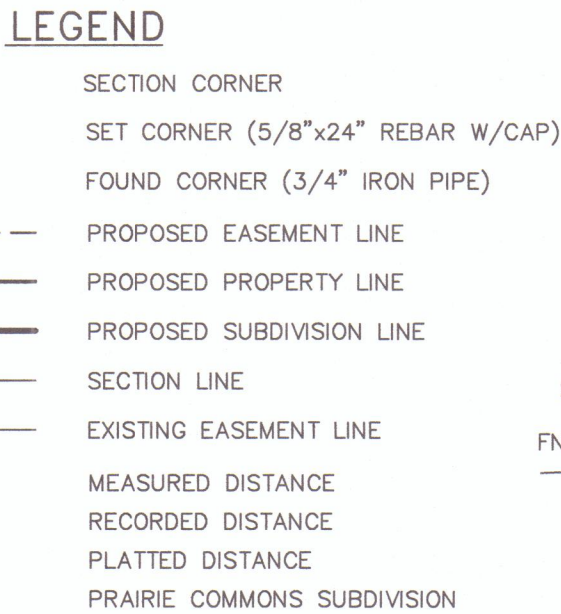


PROJECT NO. 2016-1176

PRATARIA VENTURES  
HWY 281 & HUSKER HWY

FB: GI 2016-2

OWNERS: PRATARIA VENTURES, LLC &  
GI HOSPITAL REAL ESTATE, LLC  
LAND SURVEYOR: OLSSON ASSOCIATES  
ENGINEER: OLSSON ASSOCIATES  
NUMBER OF LOTS: 9





PROJECT NO. 2016-1176
PRATARIA VENTURES HWY 281 & HUSKER HWY
FD: 01-2016-2

S20°34'14"E 20.00'

S69°25'46"W 14.64'

S39°20'43"W 32.92'

S69°25'46"W 39.00'

S20°34'14"E 11.00'

S39°20'43"W 10.98'

20'

S69°25'46"W 203.55'

S69°25'46"W 201.14'

LOT 1

ELECTRICAL EASEMENT DEDICATED WITH THIS PLAT

N20°34'14"W 132.33'

S20°34'14"E 5.00'

S20°34'14"E 5.00'

S20°34'14"E 168.53'

S20°34'14"E 360.17'

N69°25'46"E 6.00'

S69°25'46"W 6.00'

S20°34'14"E 20.00'

THIS SHEET MATCH LINE

C49 C48




OUTLOT 1

SHEET 3 OF 4

0' 30' 60' 120'

SCALE IN FEET

N

	ELECTRICAL AND TRAIL EASEMENT
	ELECTRICAL EASEMENT
	TRAIL EASEMENT

**LOT 1**

**OUTLOT 1**

**TRAIL EASEMENT**

**UTILITY EASEMENT**  
DOC. #92-103358  
FILED 4/21/1992

**UTILITY EASEMENT**  
DOC. #92-110912  
FILED 12/22/1992

**ELECTRICAL & TRAIL EASEMENT**  
DEDICATED WITH THIS PLAT

**40' INGRESS/EGRESS EASEMENT**  
DEDICATED WITH THIS PLAT

**AIL EASEMENT**  
WITH THIS PLAT

**6'**

**20'**

**S20°34'14"E 95.5'**

**N69°25'46"E 8.00'**

**S20°34'14"E 20.00'**

**S69°25'46"W 8.00'**

**82°02'36"E 24.75'**

**S82°02'36"E 14.52'**

**S39°23'E 42.10'**

**S39°23'W 16.00'**

**S88°20'38"E 31.08'**

**C56**

**C57**

**0' 30' 60'**

**SCALE IN FEET**

**HIGHWAY 281**

**MATCH LINE - THIS SHEET**

HIGHWAY 281

DWG: C:\Temp\AcPublish\_13384\C\_FPT-PC 2ND-61176.dwg  
DATE: Jul 11, 2018 3:45pm  
XREFS: V XTP0 60906  
USER: zloomis  
C\_RWAY-61176 C\_RWAY-PC 1ST-61176





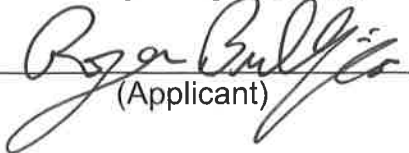


Name Prairie Ventures, LLC  
Address PO Box 2078  
City Grand Island, State NE Zip 68802  
Phone 308-389-7222

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:   
(Applicant)

### Surveyor/Engineers Information

Surveyor/Engineering Firm Olsson Associates  
Address 201 E 2<sup>nd</sup> Street  
City Grand Island, State NE Zip 68801  
Phone \_\_\_\_\_  
Surveyor/Engineer Name Jai Andrist License Number LS-630

**SUBDIVISION NAME:** Prairie Commons 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 9

Number of Acres 95.32

#### 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





# **Hall County Regional Planning Commission**

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

## **Item J5**

**Final Plat - Sterling Estates 10th Subdivision**

**Staff Contact:**

July 20<sup>th</sup>, 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 1<sup>st</sup>, 2018, in the Community Meeting Room located in Grand Island's City Hall.

Sincerely,

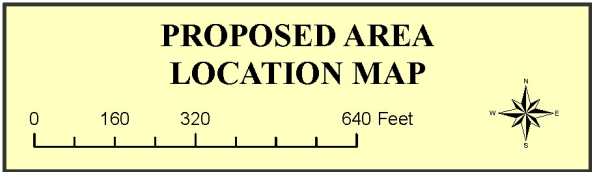
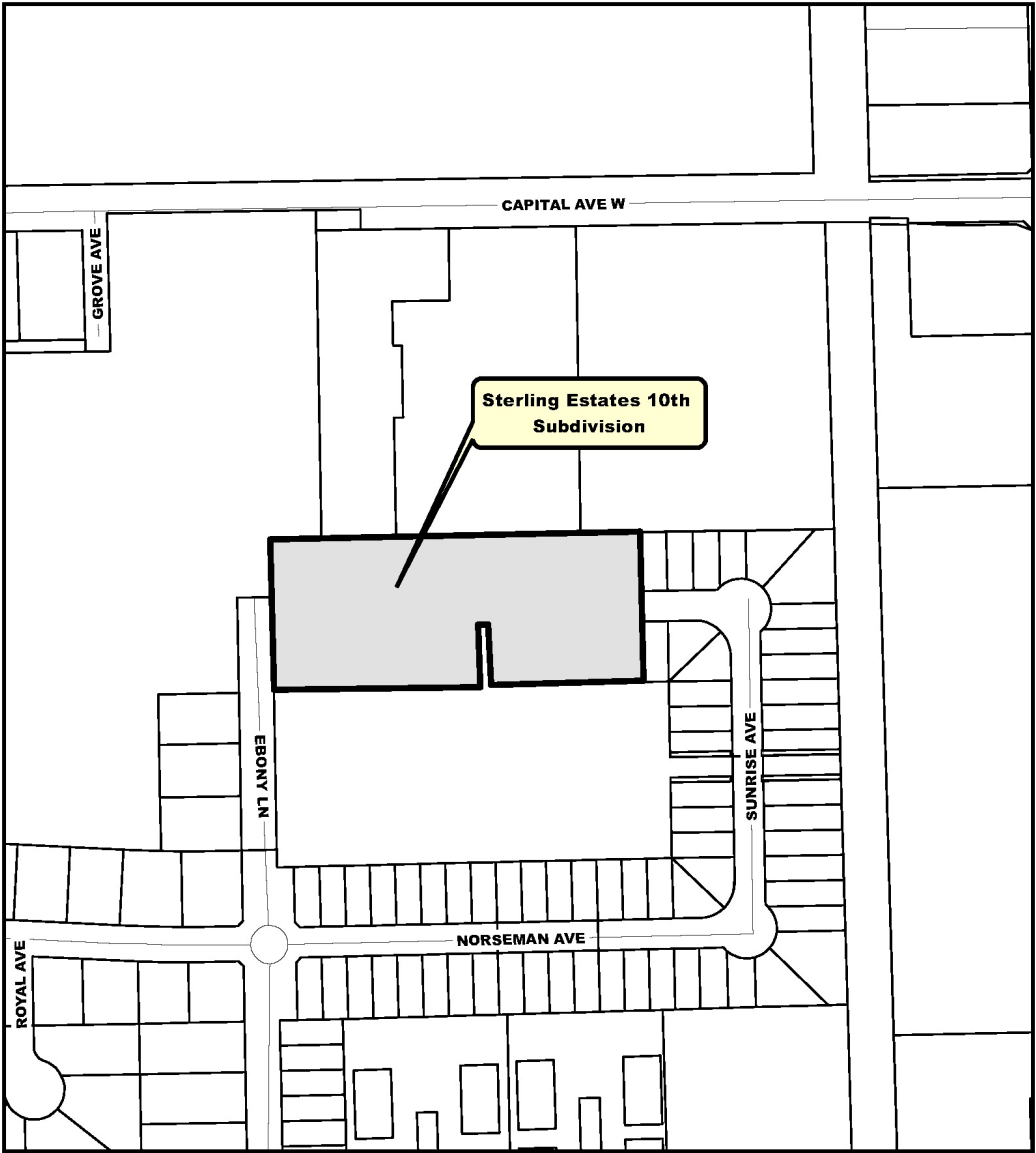
Chad Nabity, AICP  
Planning Director

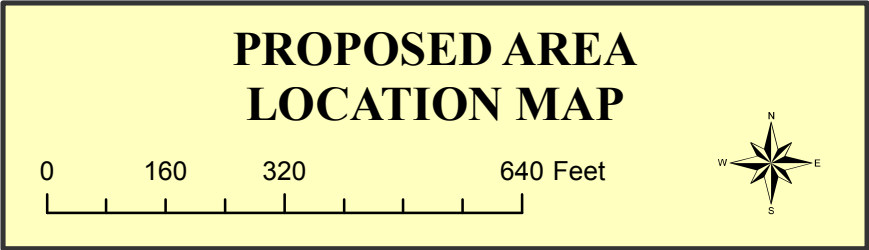
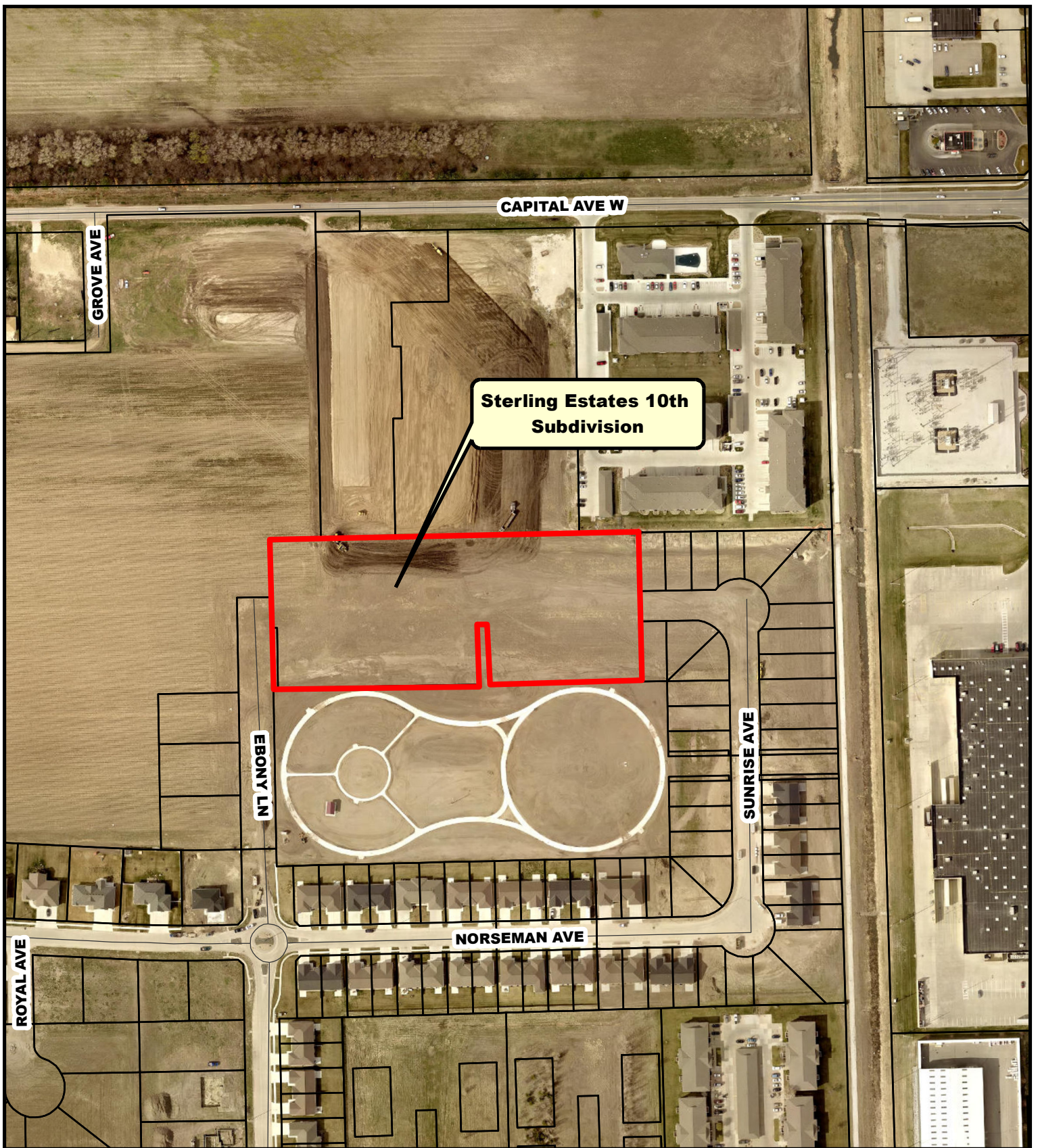
CC: City Clerk  
City Attorney  
City Public Works  
City Utilities  
City Building Director  
County Assessor/Register of Deeds  
Manager of Postal Operations  
Applicant's Surveying Company  
Applicant

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

<b>Name</b>	<b>Acres</b>	<b>Lots</b>	<b>Legal Description</b>
Felske 2 <sup>nd</sup> 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 <sup>th</sup> P.M., Hall County, Nebraska.
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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 <sup>th</sup> Principal Meridian, Hall County, Nebraska.
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The Orchard Subdivision <b>** (Preliminary Plat)</b>	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 <sup>th</sup> 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.
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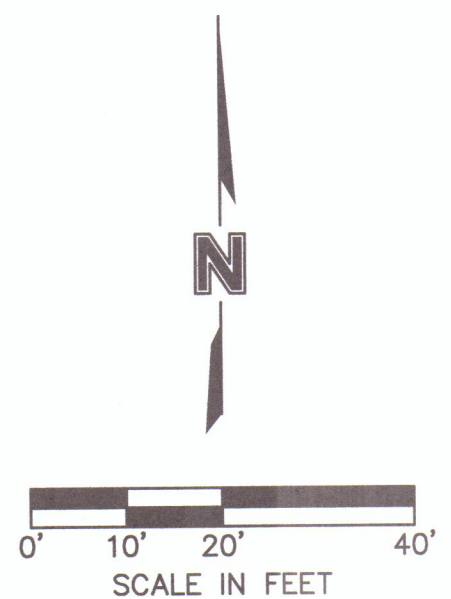
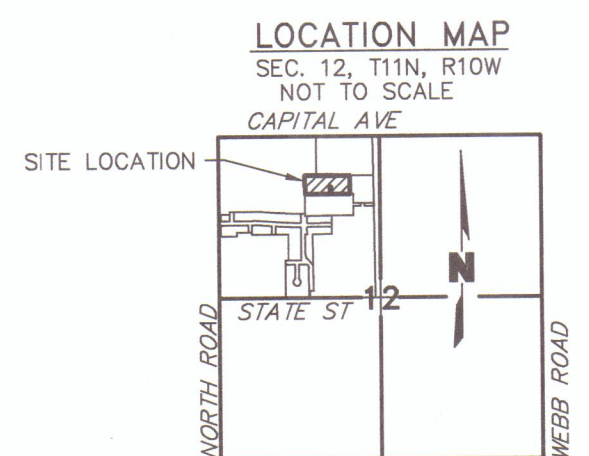
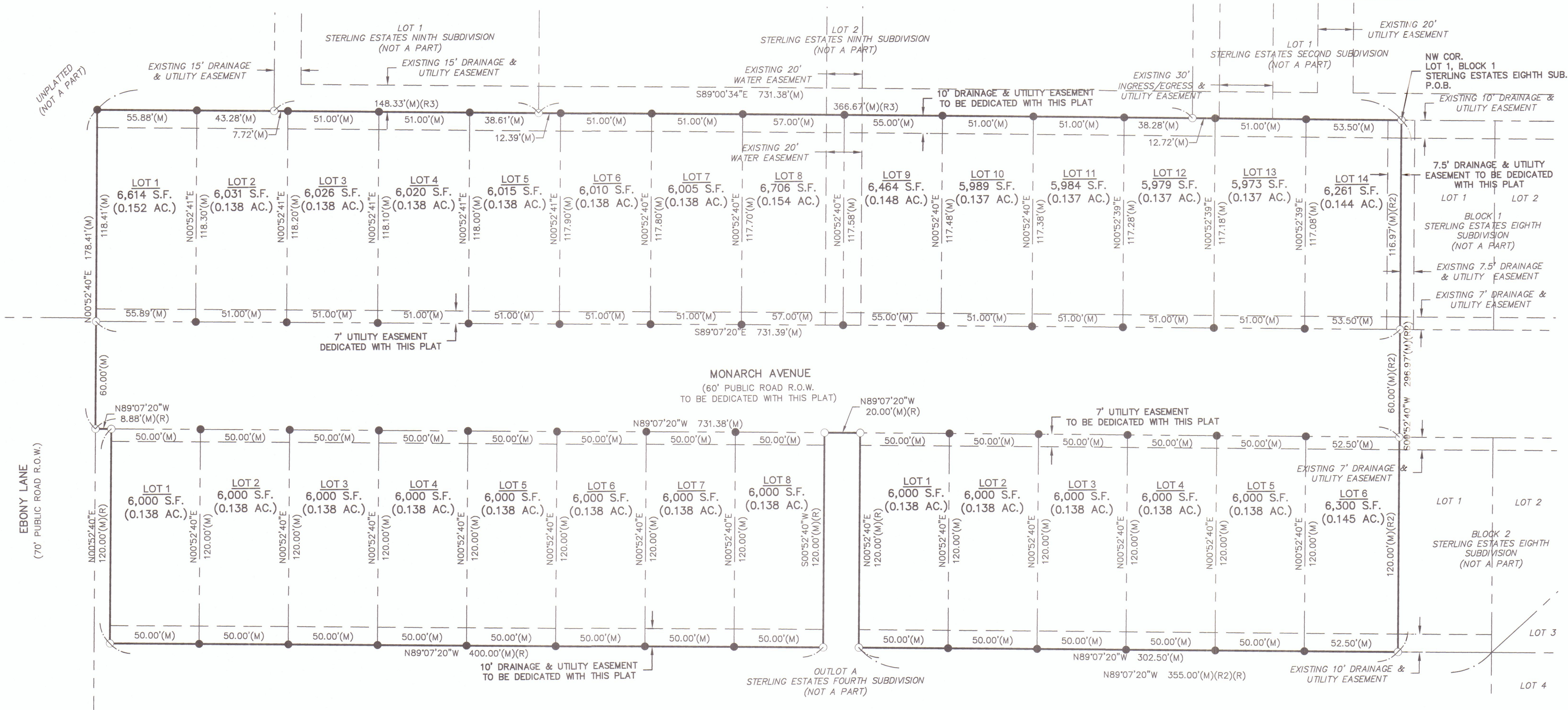








STERLING ESTATES TENTH SUBDIVISION  
AN ADDITION TO THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA  
FINAL PLAT



- 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.dwg  
DATE: Jul 12, 2018 4:26pm  
USER: lwheeler  
PROJECT NO. 2018-1955  
STAROSTKA SURVEY  
FB

**MOLSSON ASSOCIATES**

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

SHEET 1 OF 2



STERLING ESTATES TENTH SUBDIVISION

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

LEGAL DESCRIPTION

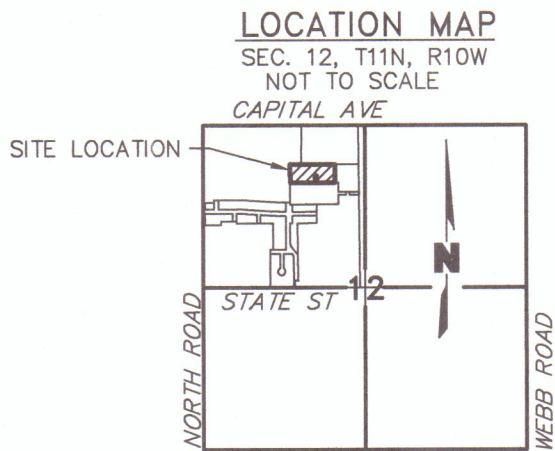
A TRACT OF LAND CONSISTING OF PART OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION TWELVE (12), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

SHEET 2 OF 2

	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



**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 2<sup>nd</sup> 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) 384-3341.

FEE SCHEDULE ON REVERSE SIDE





# **Hall County Regional Planning Commission**

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

## **Item J6**

### **Final Plat - Woodland Park 17th Subdivision**

**Staff Contact:**

July 20<sup>th</sup>, 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 1<sup>st</sup>, 2018, in the Community Meeting Room located in Grand Island's City Hall.

Sincerely,

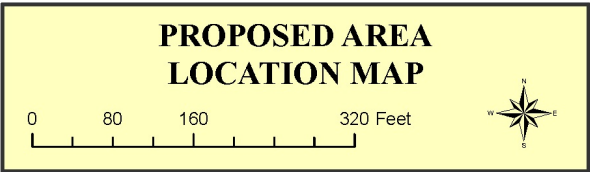
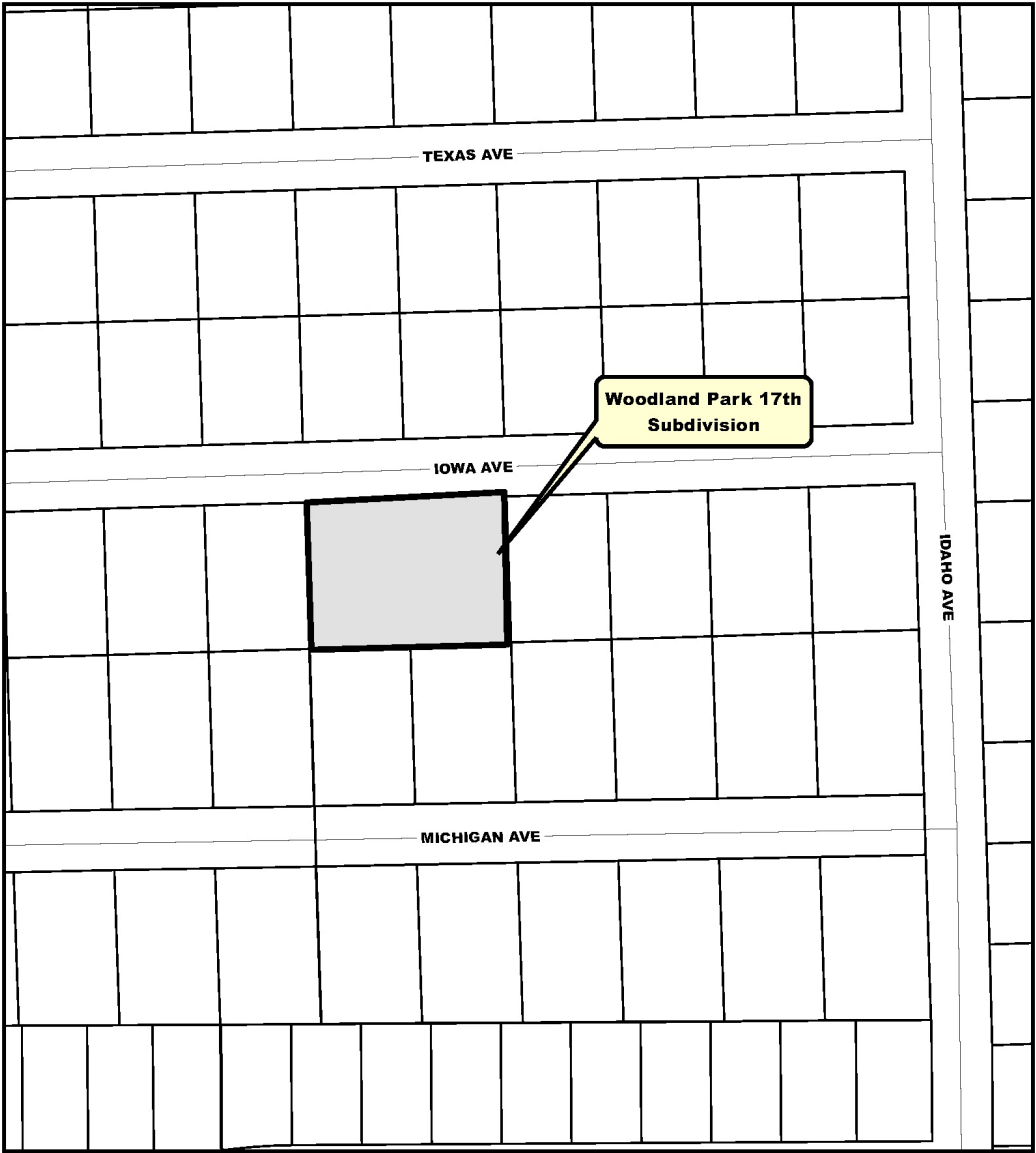
Chad Nabity, AICP  
Planning Director

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

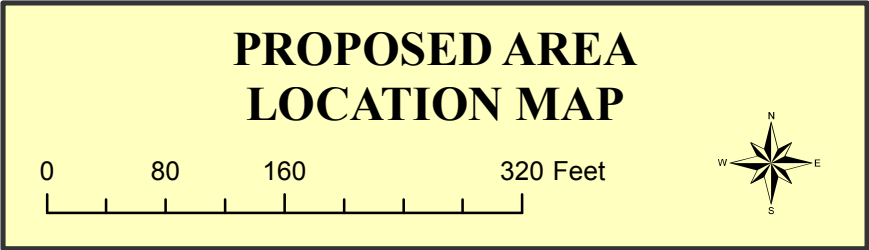
This letter was sent to the following School Districts 2, 19, 82, 83, 100, 126.



<b>Name</b>	<b>Acres</b>	<b>Lots</b>	<b>Legal Description</b>
Felske 2 <sup>nd</sup> 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 <sup>th</sup> 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 <sup>th</sup> 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 <sup>th</sup> Principal Meridian, Hall County, Nebraska.
Prairie Commons 2 <sup>nd</sup> 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 <sup>th</sup> P.M., Hall County, Nebraska.
Sterling Estates 10 <sup>th</sup> 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 <sup>th</sup> P.M., Hall County, Nebraska.
The Orchard Subdivision <b>** (Preliminary Plat)</b>	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 <sup>th</sup> 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 <sup>th</sup> 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.

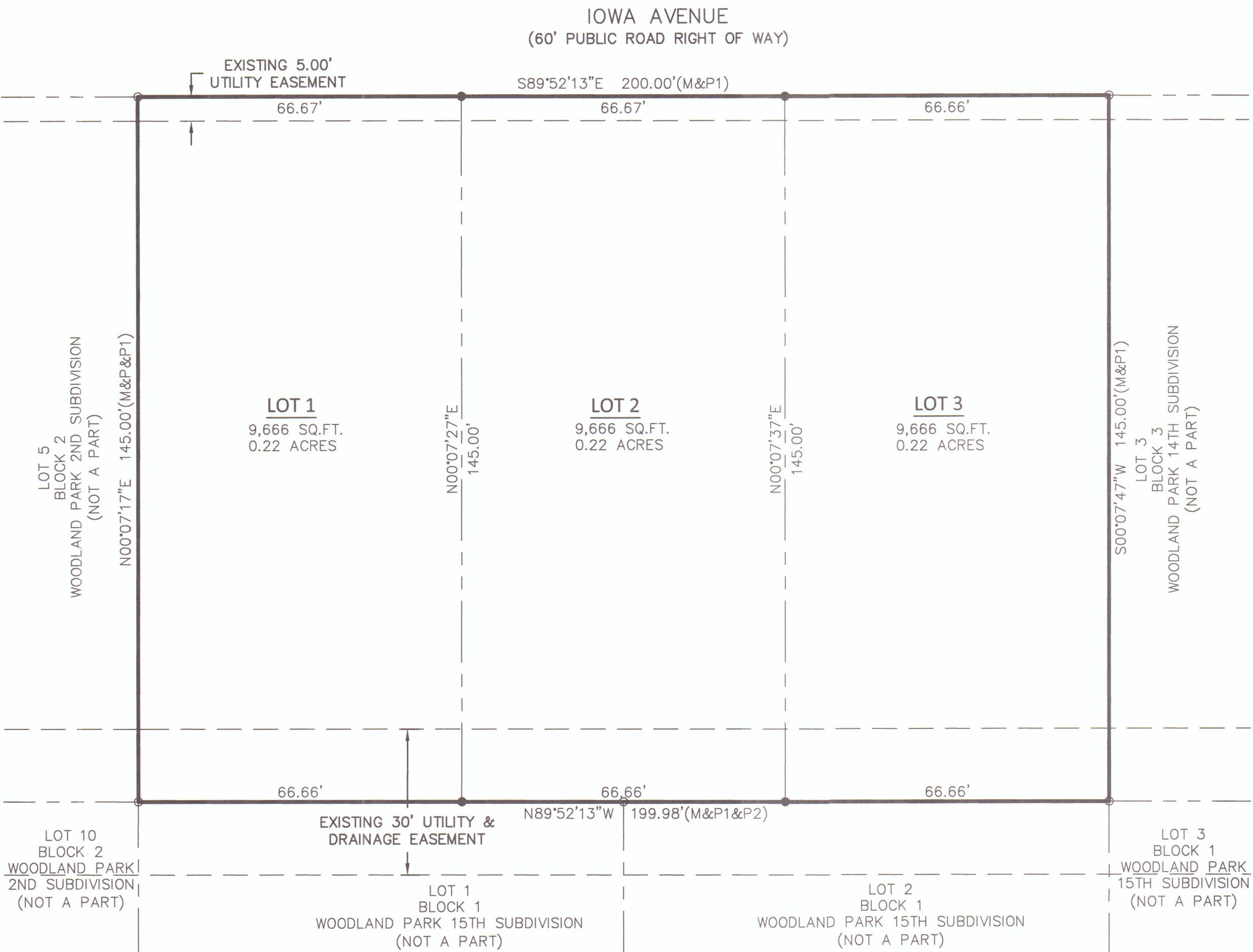








WOODLAND PARK SEVENTEENTH SUBDIVISION  
IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA  
FINAL PLAT



LEGAL DESCRIPTION

A REPLAT ALL OF LOTS 1-2, BLOCK 3, WOODLAND PARK FOURTH SUBDIVISION IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA.

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.

DEDICATION OF PLAT

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.

(signature)

(title)

(print owner name)  
HASTINGS VENTURES L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY

ACKNOWLEDGMENT

STATE OF NEBRASKA  
COUNTY OF HALL  
ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2018, BEFORE ME \_\_\_\_\_, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED \_\_\_\_\_, (print owner name) \_\_\_\_\_, (title), HASTINGS VENTURES L.L.C., 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 \_\_\_\_\_

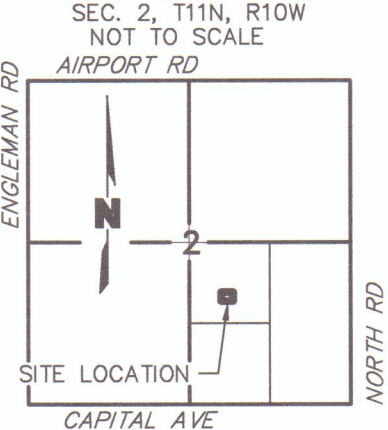
APPROVED AND ACCEPTED BY THE CITY OF GRAND ISLAND, NEBRASKA

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2018.

MAYOR \_\_\_\_\_

CITY CLERK \_\_\_\_\_

LOCATION MAP



LEGEND

- SET CORNER (5/8" REBAR W/CAP)
- FOUND CORNER (5/8" REBAR W/CAP)
- M MEASURED DISTANCE
- P WOODLAND PARK 2ND SUB. PLAT DISTANCE
- P1 WOODLAND PARK 4TH SUB. PLAT DISTANCE
- P2 WOODLAND PARK 15TH SUB. PLAT DISTANCE
- PROPERTY LINE
- PROPOSED SUBDIVISION LINE
- EXISTING EASEMENT LINE

OWNERS: HASTINGS VENTURES L.L.C.  
SUBDIVIDER: HASTINGS VENTURES L.L.C.  
LAND SURVEYOR: OLSSON ASSOCIATES  
ENGINEER: OLSSON ASSOCIATES  
NUMBER OF LOTS: 3

DWG: F:\2018\1501-2000\018-1955\40-Design\Survey\SRVY\Sheets\17th\_012-0865.dwg  
DATE: Jul 12, 2018 4:17pm  
USER: lwheeler  
XREFS: 0120865\_MASTER.XBASE

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

PROJECT NO. 2012-0865  
WOODLAND PARK SEVENTEENTH SUBDIVISION



**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 Hastings Ventures, L.L.C.  
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 2<sup>nd</sup> Street  
City Grand Island, State NE Zip 68803  
Phone 308-384-8750  
Surveyor/Engineer Name Jesse Hurt License Number LS #674

SUBDIVISION NAME: Woodland Park Seventeenth 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 3 Lots

Number of Acres 0.666 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 \$ 450

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