



# **Hall County Regional Planning Commission**

**Wednesday, September 5, 2018  
Regular Meeting**

## **Item J1**

**Final Plat - Bruhn Family Subdivision Hall County**

**Staff Contact:**

August 23<sup>st</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 September 5<sup>th</sup>, 2018, in the City Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP  
Planning Director

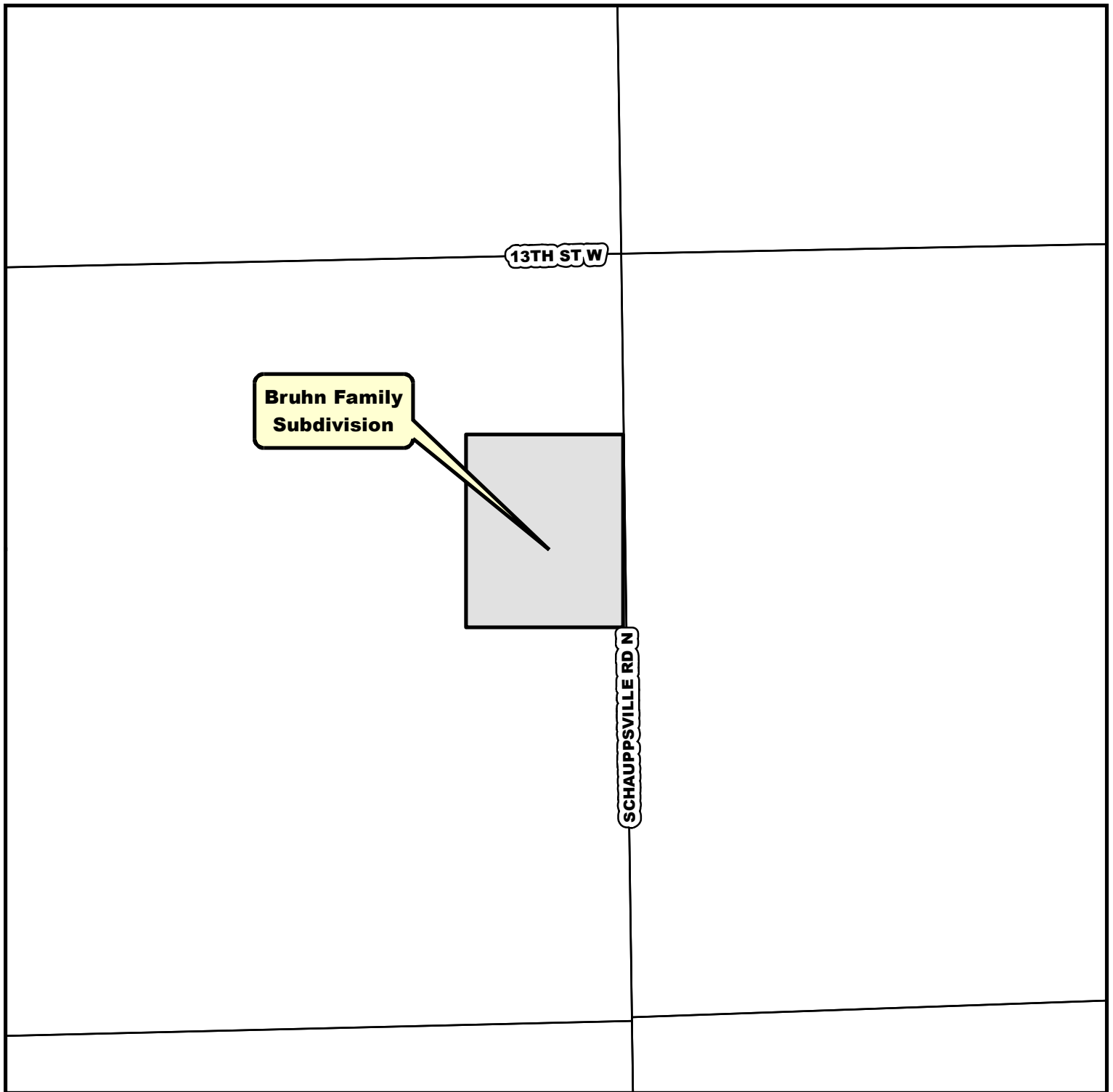
CC: City Clerk  
City Attorney  
City Public Works  
City Utilities  
City Building Director  
County Assessor/Register of Deeds  
Manager of Postal Operations  
Applicant's Surveying Company  
Applicant

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>
Bruhn Subdivision	2.989	1	A tract of land comprising a part of the Northeast Quarter (NE1/4) Section Fifteen (15), Township Eleven (11) north, Range Eleven (11) west of the 6th P.M., Hall County, Nebraska.
GIPS Jefferson Second Subdivision	5.507	2	A replat of all lots 1 and 2, GIPS Jefferson Subdivision and all of lots 2-4, block 14, in Wallichs Addition. All in the City of Grand Island, Hall County, Nebraska.
Gooseberry Falls Subdivision	3.298	1	A tract of land comprising a part of the Northeast Quarter (NE1/4) Section Twenty Seven (27), Township Twelve (12) north, Range Twelve (12) west of the 6th P.M., Hall County, Nebraska.
Kings Crossing Subdivision	6.275	2	A tract of land consisting of part of the Northeast Quarter of the Northeast Quarter (NE 1/4, NE1/4) Section Thirty-three (33), Township Eleven( 11) North, Range Nine (9) west of the 6th P.M., City of Grand Island, Hall County, Nebraska.
The Orchard Subdivision <b>** (Preliminary Plat Update)</b>	23.81	182	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.



# Subdivision Location Map



## Legend

 Proposed Area

Scale: NONE  
For Illustration Purposes



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

# Subdivision Location Map



## Legend

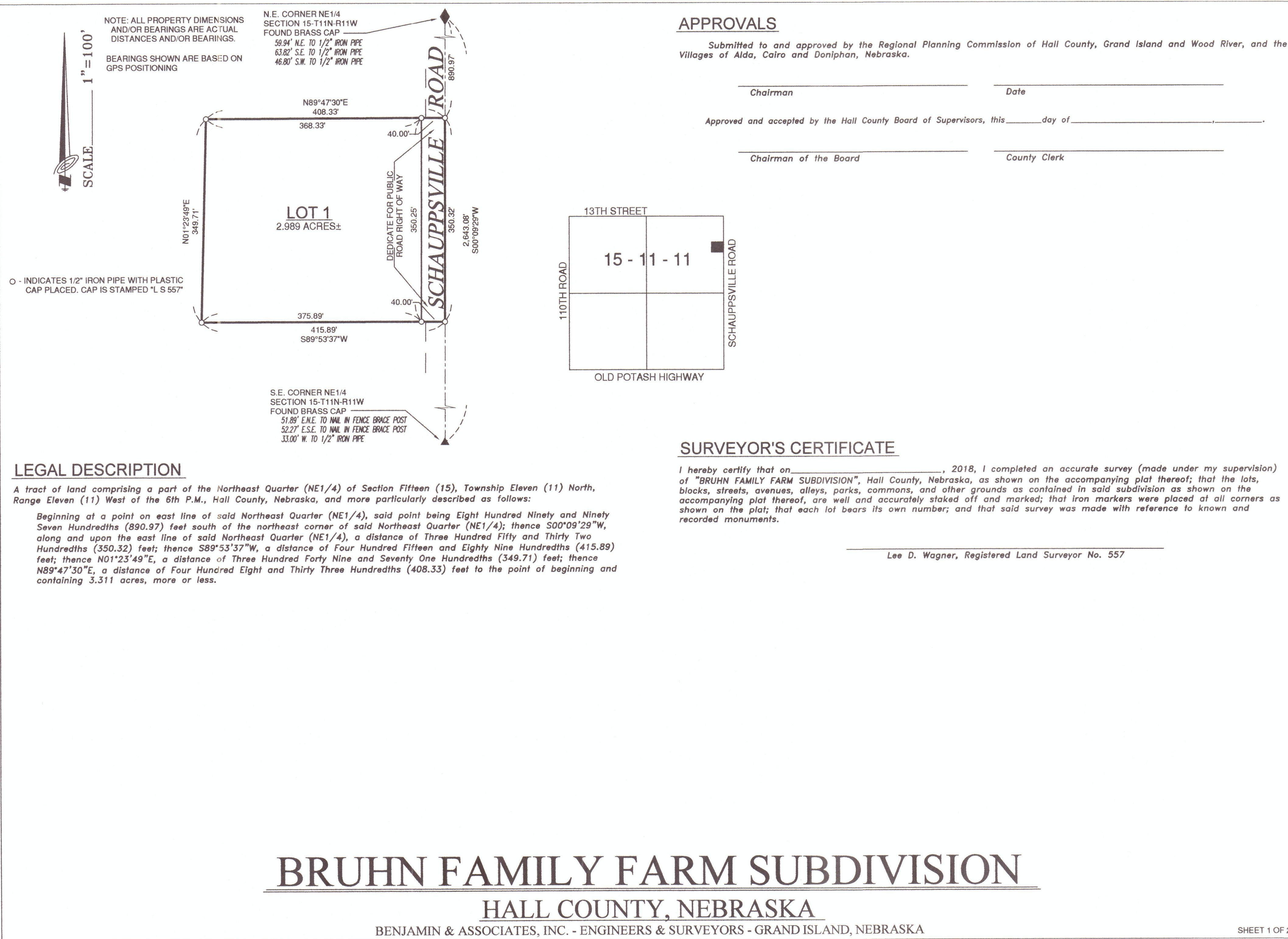
 Proposed Area

Scale:NONE  
For Illustration Purposes



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







DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that I, Janice Kay Holt, a widow, being the owner of the land described hereon, have caused same to be subdivided, platted and designated as "BRUHN FAMILY FARM SUBDIVISION", Hall County, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the road as shown thereon, to the public for their use forever, and the easements, if any, for the location construction and maintenance of public service utilities forever, together with the right of ingress and egress thereto, and hereby prohibiting the planting of trees, bushes and shrubs, or placing other obstructions upon, over, along or underneath the surface of such easements, and that the foregoing subdivision as more particularly described in the description hereon as appears on this plat, is made with the free consent and in accordance with the desires of the undersigned owner and proprietor.

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

Janice Kay Holt

KNOW ALL MEN BY THESE PRESENTS, that I, Rogene Marie Steiner, a widow, being the owner of the land described hereon, have caused same to be subdivided, platted and designated as "BRUHN FAMILY FARM SUBDIVISION", Hall County, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the road as shown thereon, to the public for their use forever, and the easements, if any, for the location construction and maintenance of public service utilities forever, together with the right of ingress and egress thereto, and hereby prohibiting the planting of trees, bushes and shrubs, or placing other obstructions upon, over, along or underneath the surface of such easements, and that the foregoing subdivision as more particularly described in the description hereon as appears on this plat, is made with the free consent and in accordance with the desires of the undersigned owner and proprietor.

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

Rogene Marie Steiner

KNOW ALL MEN BY THESE PRESENTS, that I, Dennis Wayne Bruhn, a single person, being the owner of the land described hereon, have caused same to be subdivided, platted and designated as "BRUHN FAMILY FARM SUBDIVISION", Hall County, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the road as shown thereon, to the public for their use forever, and the easements, if any, for the location construction and maintenance of public service utilities forever, together with the right of ingress and egress thereto, and hereby prohibiting the planting of trees, bushes and shrubs, or placing other obstructions upon, over, along or underneath the surface of such easements, and that the foregoing subdivision as more particularly described in the description hereon as appears on this plat, is made with the free consent and in accordance with the desires of the undersigned owner and proprietor.

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

Dennis Wayne Bruhn

KNOW ALL MEN BY THESE PRESENTS, that I, Patricia Leah Stoeger and Carl H. Stoeger, wife and husband, being the owners of the land described hereon, have caused same to be subdivided, platted and designated as "BRUHN FAMILY FARM SUBDIVISION", Hall County, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the road as shown thereon, to the public for their use forever, and the easements, if any, for the location construction and maintenance of public service utilities forever, together with the right of ingress and egress thereto, and hereby prohibiting the planting of trees, bushes and shrubs, or placing other obstructions upon, over, along or underneath the surface of such easements, and that the foregoing subdivision as more particularly described in the description hereon as appears on this plat, is made with the free consent and in accordance with the desires of the undersigned owners and proprietors.

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

Patricia Leah Stoeger

Carl H. Stoeger

ACKNOWLEDGEMENT

State of Nebraska

ss

County of Hall

On the \_\_\_\_\_ day of \_\_\_\_\_, 2018, before me, \_\_\_\_\_, a Notary Public within and for said County, personally appeared Janice Kay Holt, a widow, to me personally known to be the identical person whose signature is affixed hereto, and she did acknowledge the execution 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

(SEAL)

State of Nebraska

ss

County of Hall

On the \_\_\_\_\_ day of \_\_\_\_\_, 2018, before me, \_\_\_\_\_, a Notary Public within and for said County, personally appeared Rogene Marie Steiner, a widow, to me personally known to be the identical person whose signature is affixed hereto, and she did acknowledge the execution 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

(SEAL)

State of Nebraska

ss

County of Hall

On the \_\_\_\_\_ day of \_\_\_\_\_, 2018, before me, \_\_\_\_\_, a Notary Public within and for said County, personally appeared Dennis Wayne Bruhn, a single person, to me personally known to be the identical person whose signature is affixed hereto, and he did acknowledge the execution 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

(SEAL)

State of Nebraska

ss

County of Hall

On the \_\_\_\_\_ day of \_\_\_\_\_, 2018, before me, \_\_\_\_\_, a Notary Public within and for said County, personally appeared Patricia Leah Stoeger and Carl H. Stoeger, wife and husband, to me personally known to be the identical persons whose signatures are affixed hereto, and they did acknowledge the execution to be her and 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

(SEAL)

BRUHN FAMILY FARM SUBDIVISION

HALL COUNTY, NEBRASKA

BENJAMIN & ASSOCIATES, INC. - ENGINEERS & SURVEYORS - GRAND ISLAND, NEBRASKA

SHEET 2 OF 2



**Hall County Regional Planning Commission**  
**SUBDIVISION APPLICATION**

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

**Owners Information**

Name SEE ATTACHED SHEET

Address \_\_\_\_\_

City \_\_\_\_\_, State \_\_\_\_\_ Zip \_\_\_\_\_

Phone \_\_ (    )    -    \_\_\_\_\_

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 Benjamin & Associates, Inc.

Address P. O. Box 339

City Grand Island, State NE Zip 68802-0339

Phone (308) 382-8465

Surveyor/Engineer Name Lee D. Wagner License Number 557

SUBDIVISION NAME: BRUHN FAMILY FARM 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

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**

**SUBDIVISION APPLICATION**

**OWNER:**

Dennis Wayne Bruhn (contact person)  
1040 N. Schauppsville Road  
Wood River, NE 68883  
(308) 382-4334

Janice Day Holt  
1812 N. Huston Avenue  
Grand Island, NE 68803  
(308) 382-0553

Rogene Marie Steiner  
2120 W. 6<sup>th</sup> Street  
Grand Island, NE 68803  
(308) 384-1054

Patricia Leah and Carl H. Stoeger  
9301 W. Loup River Road  
Dannebrog, NE 68831  
(308) 850-3716