



Hall County Regional Planning Commission

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

Item J2

Final Plat - Gooseberry Falls Subdivision Hall County

Staff Contact:

August 23st, 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 5th, 2018, in the City Council Chambers located in Grand Island's City Hall.

Sincerely,

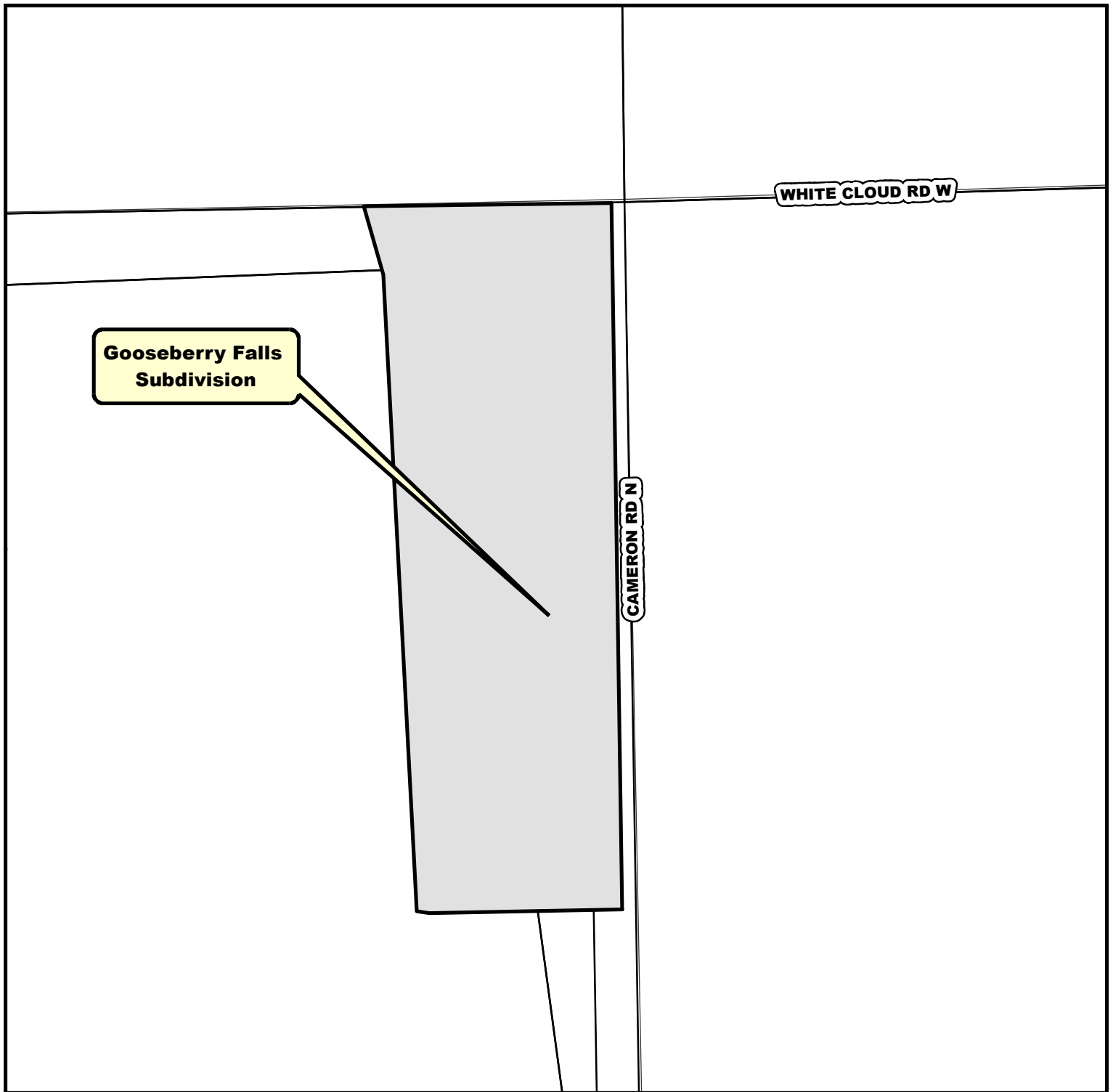
Chad Nabity, AICP
Planning Director

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.

Name	Acres	Lots	Legal Description
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 ** (Preliminary Plat Update)	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 th Principal Meridian, Hall County Nebraska, lying west of the Westerly right-of-way line of the Union Pacific Railroad company, except the northerly 581.50 feet thereof; the easterly 35.00 feet of lot 8, Norwood Subdivision; and the easterly 75.00' of lot 2 , except the north 85.00', Norwood Subdivision, and the easterly 75.00' of lots 3,4&5, Norwood Subdivision; and that part of Southwest Quarter of the Northwest Quarter of said section 10.

Subdivision Location Map



Legend

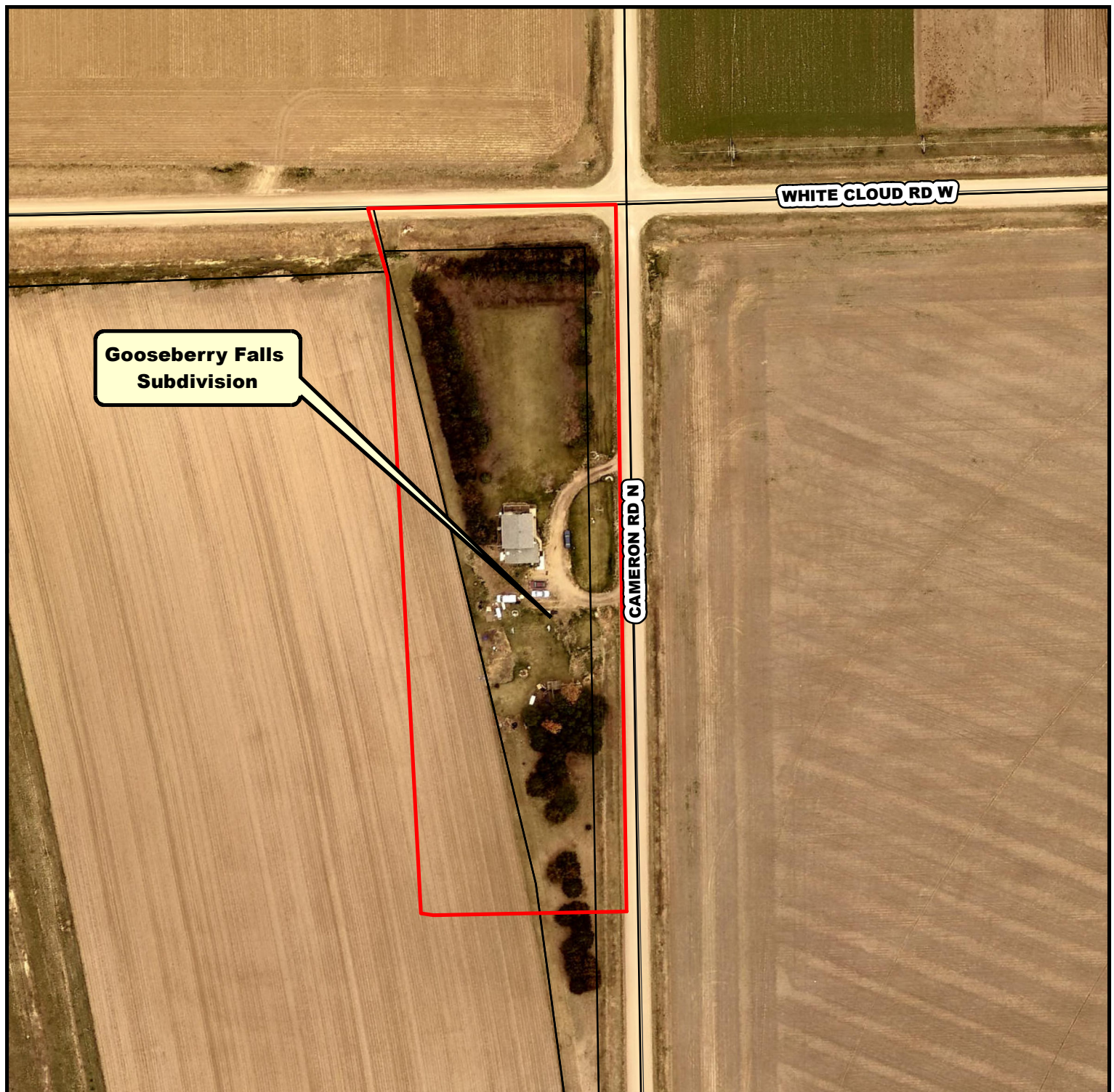
 Proposed Area

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

Subdivision Location Map



Legend

 Proposed Area

Scale: NONE
For Illustration Purposes

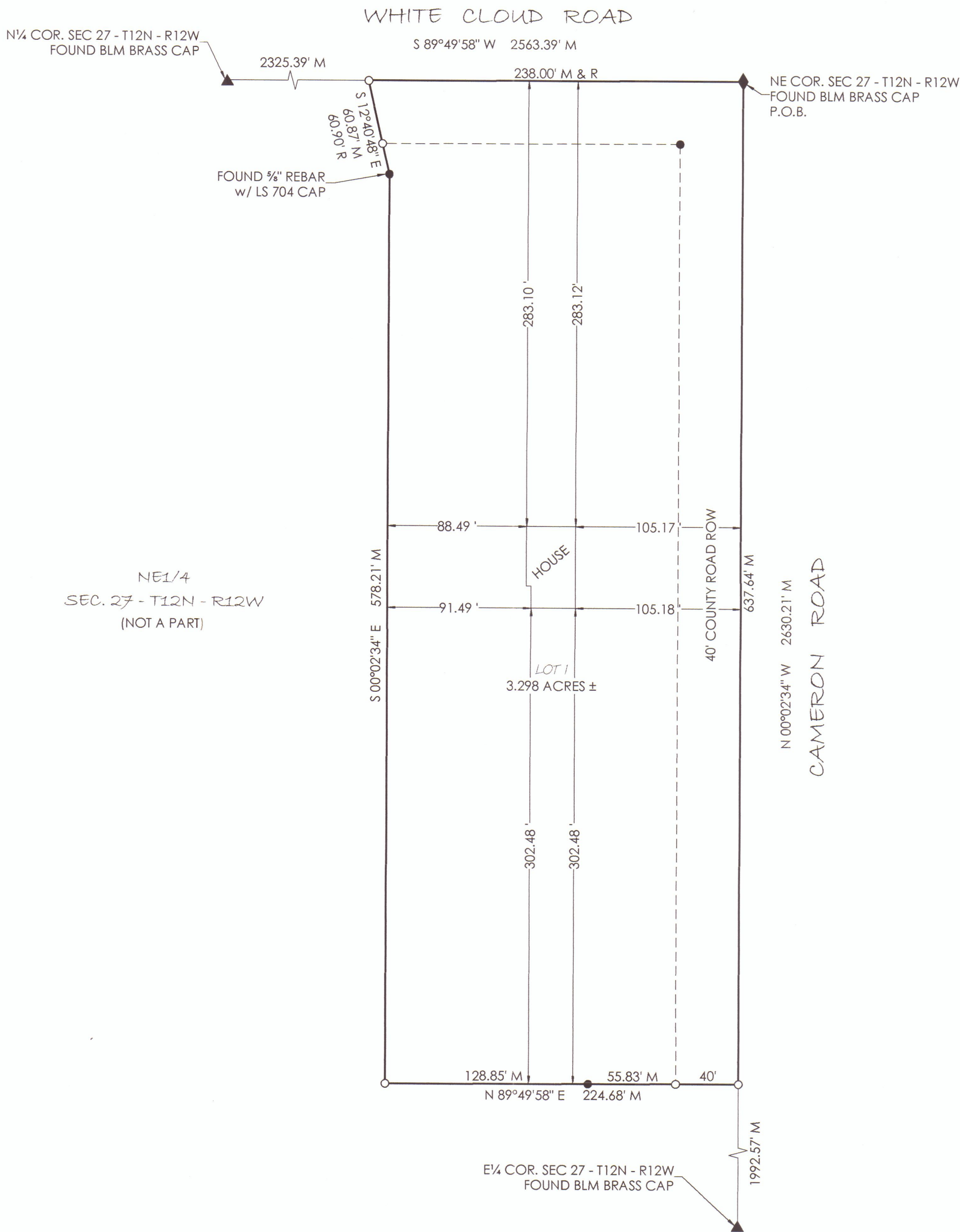


THE REGIONAL PLANNING COMMISSION of Hall
County, Grand Island, Wood River and the Villages
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GOOSEBERRY FALLS SUBDIVISION

PT. NE 1/4, SECTION 27 - T12N - R12W
HALL COUNTY, NEBRASKA

PRELIMINARY / SITE PLAT



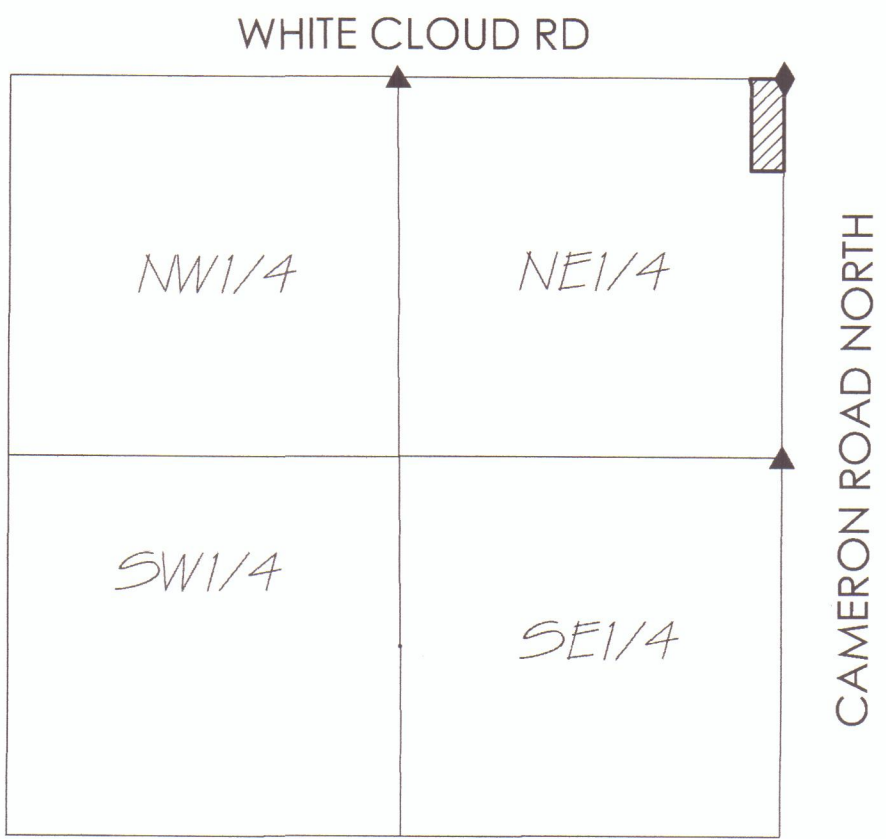
LEGAL DESCRIPTION
A tract of land comprising a part of the Northeast Quarter (NE1/4), Section Twenty Seven (27), Township Twelve (12) North, Range Twelve (12) West of the 6th P.M., Hall County, Nebraska. More particularly described as follows:
Beginning at the northeast corner of said NE1/4; thence S 89° 49' 58" W on and upon north line of said NE1/4 a distance of 238.00 feet to a point; thence S 12° 40' 48" E a distance of 60.87 feet to a point; thence S 00° 02' 34" E and parallel with the east line of said NE1/4 a distance of 578.21 feet to a point; thence N 89° 49' 58" E and parallel with the north line of said NE1/4 a distance of 224.68 feet to a point on the east line of said NE1/4; thence N 00° 02' 34" W on and upon the east line of said NE1/4 a distance of 637.64 feet to the Point of Beginning. Said tract contains 3.298 acres more or less, of which 0.762 acres is road right-of-way.

SURVEYORS CERTIFICATE
I hereby certify that on August 2, 2018, I completed an accurate survey of the above described property as shown on the accompanying plat. All dimensions are in feet and are accurate to the best of my knowledge and belief.

Evan A. Jasnowski
Evan A. Jasnowski R.L.S. #776

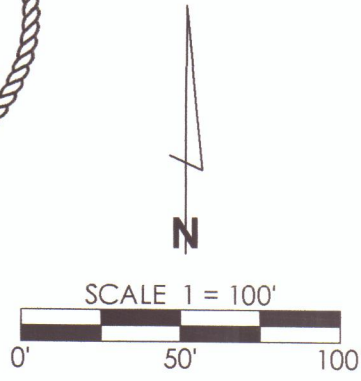


VICINITY MAP (NOT TO SCALE)



SECTION 27, T 12 N, R 12 W

OWNER - DEAN JOHNSON & NATHAN KROLIKOWSKI
SUBDIVIDER - DEAN JOHNSON
SURVEYOR - JASNOWSKI SURVEYING LLC
NUMBER OF LOTS - 1



LEGEND
M = MEASURED DISTANCE
R = RECORDED DISTANCE
X = CALCULATED POINT
O = 1/2" REBAR w/ PLASTIC CAP PLACED
● = 1/2" IRON PIPE FOUND UNLESS NOTED
P.O.B. = POINT OF BEGINNING

CORNER TIES
NE COR, SEC 27 - T12N - R12W
FOUND BLM BRASS CAP 1.5' BELOW GRADE
47.38' SE to MAG NAIL w/ DISK IN GUY POLE
44.51' SW to MAG NAIL w/ DISK IN POWER POLE
50.10' NW to MAG NAIL w/ DISK IN POWER POLE

N1/4 COR, SEC 27 - T12N - R12W
FOUND BLM BRASS CAP 0.5' BELOW GRADE
41.67' NW to 1/2" REBAR w/ PLASTIC CAP
32.73' N to 2" IRON PIPE
38.92' SE to 1/2" REBAR w/ PLASTIC CAP
51.51' SW to 1/2" REBAR w/ PLASTIC CAP

E1/4 COR, SEC 27 - T12N - R12W
FOUND BLM BRASS CAP 0.5' BELOW GRADE
115.17' NW to MAG NAIL IN POWER POLE
31.46' W to BLM BRASS CAP
35.38' E to NAIL IN FENCE POST
45.34' SE to NAIL IN FENCE POST



JASNOWSKI
SURVEYING LLC

SURVEY REQUESTED BY DEAN JOHNSON
PROJECT NUMBER 18-LS-94 - DATE 08/08/2018
DRAWN BY E.A.J. - CHECKED BY E.D.J.
1205 1st STREET, AURORA, NE 68816
PHONE 402-694-8703 - EMAIL ejasnowski@gmail.com