



# **Hall County Regional Planning Commission**

**Wednesday, October 3, 2018  
Regular Meeting**

## **Item J1**

### **Final Plat - Cedar Knoll Subdivision**

**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,

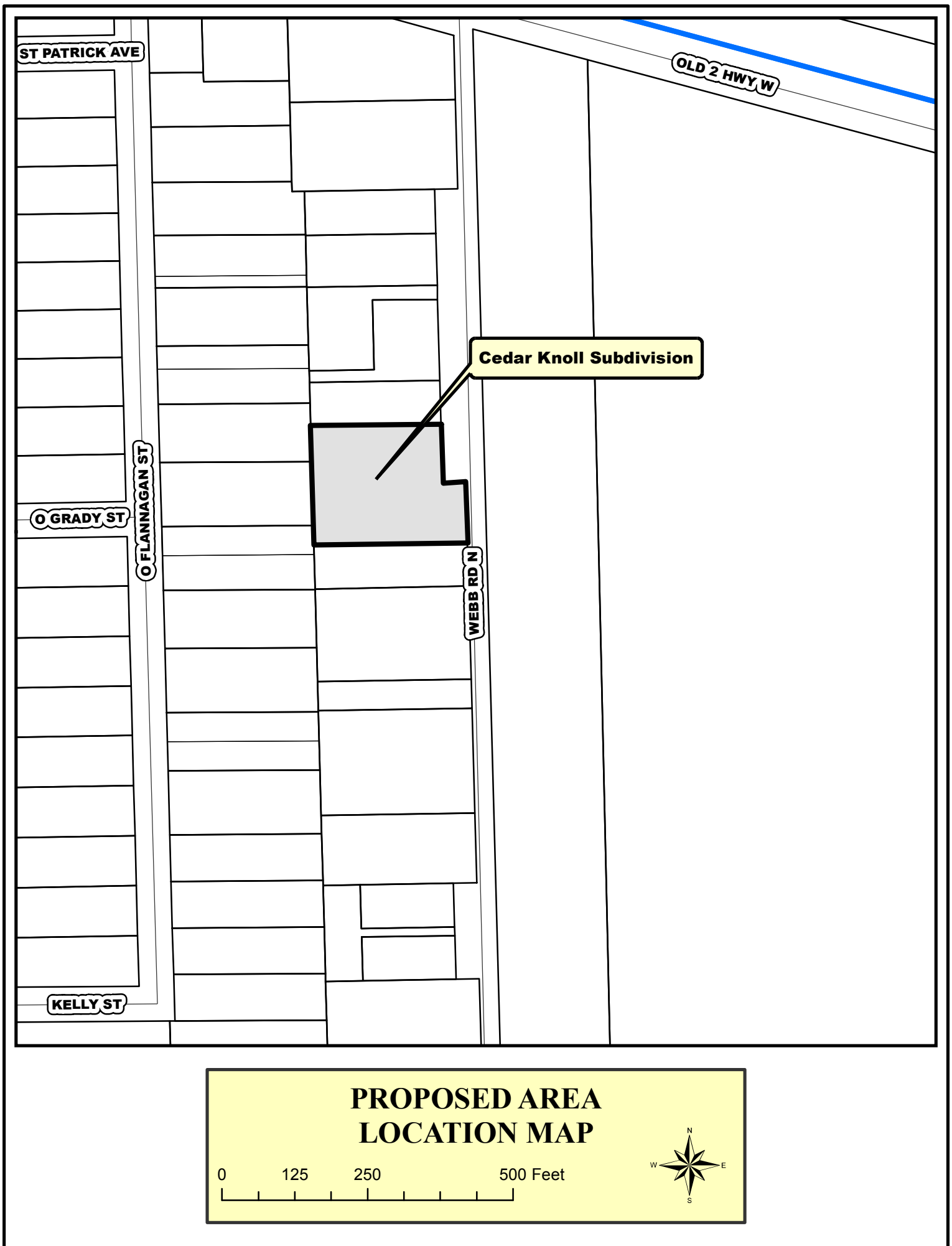
Chad Nabity, AICP  
Planning Director

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

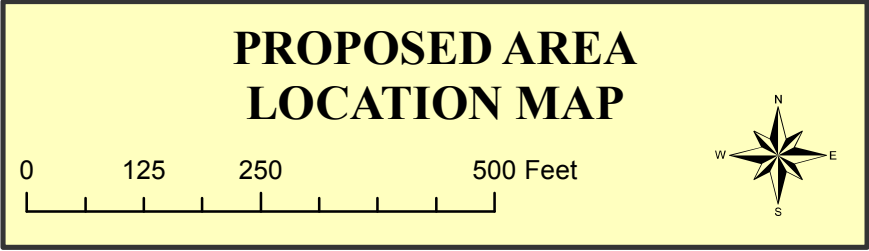
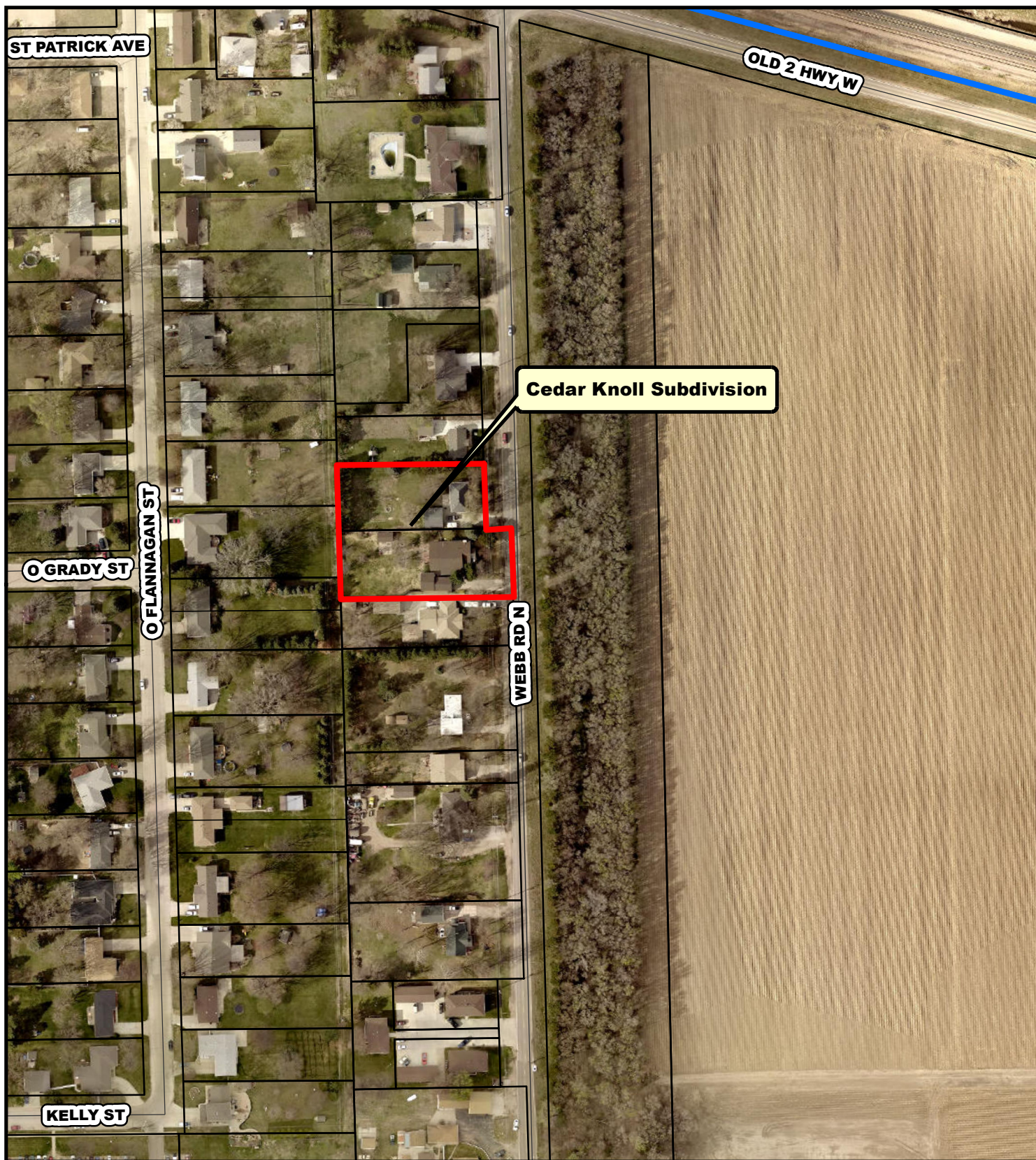
This letter was sent to the following School Districts 2, 19, 82, 83, 100, 126.

<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.











FINAL PLAT  
CEDAR KNOLL 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 "CEDAR KNOLL 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.

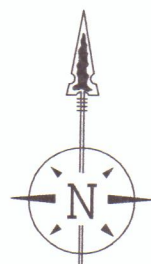
On the \_\_\_\_\_ day of \_\_\_\_\_, 2018, before me \_\_\_\_\_ a Notary Public within and for said County, personally appeared Douglas D. Jensen and Cheryl L. Jensen, husband and wife, to me personally known to be the identical persons whose signature are affixed hereto, and that each did acknowledge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



0 20' 40' 80'  
SCALE: 1" = 40'

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.

LOT 7  
LOT 6  
LOT 5  
DICK EY SECOND SUBDIVISION  
BLOCK 3

WEBB ROAD

P.O.B.

EXISTING  
16' UTILITY  
EASEMENT

EXISTING  
10' UTILITY  
EASEMENT

LOT 2

PANOWICZ SUBDIVISION

111.89'(P)

LOT 1

LOT 2

LOT 1

LOT 1

45808 S.F.  
1.05 Ac±

PART SE 1/4  
SECTION 1,  
T-11-N, R-10-W

NCC-1701A SUBDIVISION

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

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 CEDAR KNOLL SUBDIVISION, an addition to the City of Grand Island, Hall Count, 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 know 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	PARTY CHIEF:	SURVEY COMPLETED:
	JARED YENDRA	JUNE 26, 2018
	DRAWN BY:	REVISION
	DATE & REASON	
	1111 CENTRAL AVENUE KEARNEY, NE 68847-6833 Tel: 308-234-1406 Fax: 308-234-1146 www.miller-engineers.com	
HALL CO-GRAND ISLAND-CEDAR KNOLL 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 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 Cedar Knoll 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**