



Hall County Regional Planning Commission

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

Item J2

Final Plat - Gooseberry Falls Subdivision

Staff Contact:

September 20, 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 October 3rd, 2018, in the City Council Chambers located in Grand Island's City Hall.

Sincerely,

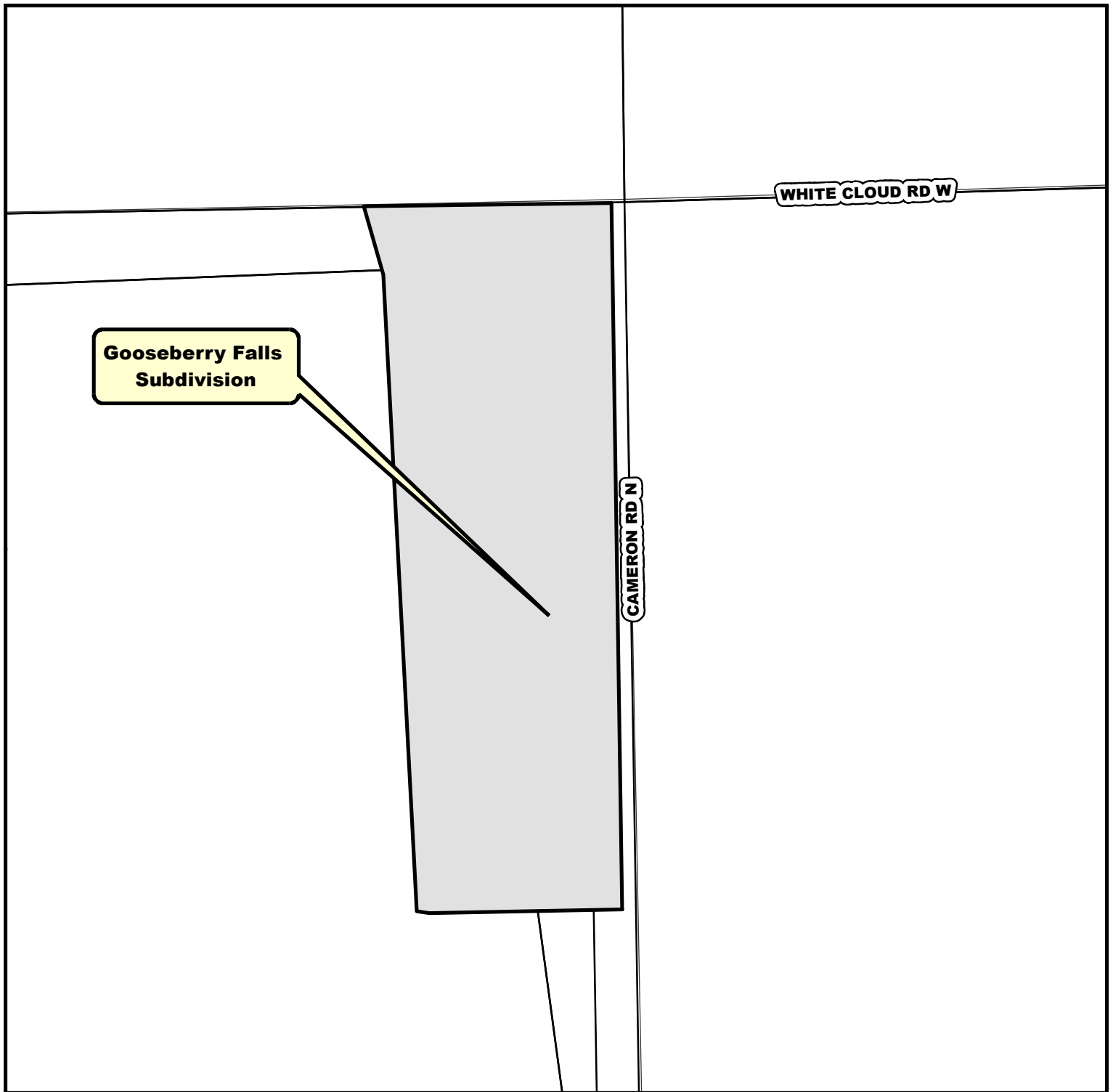
Chad Nabity, AICP
Planning Director

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
Cedar Knoll Subdivision	1.15	1	A tract of land being all of lot one (1), Lepant Subdivision in the City of Grand Island, Hall County, Nebraska, and a part of the Southeast Quarter (SE1/4) of Section One (1), Township Eleven (11) North, Range Ten (10) west of the 6 th Principal Meridian, Hall County, Nebraska.
Crossroads Subdivision	10.82	5	A tract of land being part of Southeast Quarter of the Northeast Quarter (SE1/4NE1/4), Section Thirty-Three (33), Township Eleven (11) North, Range Nine (9) West of the 6 th Principal Meridian, 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.
Nancy Archer Acres Subdivision	3.146	1	A tract of land consisting of part of the Northwest Quarter (NW1/4) of Section Twenty (20), Township Eleven (11) North, Range Eleven (11) west of the 6th P.M., Hall County, Nebraska.
Ummelville Third Subdivision	2.11	2	A tract of land being all of Lot One (1), Concept Fourth Subdivision, in the City of Grand Island, Hall County, Nebraska.

Subdivision Location Map



Legend

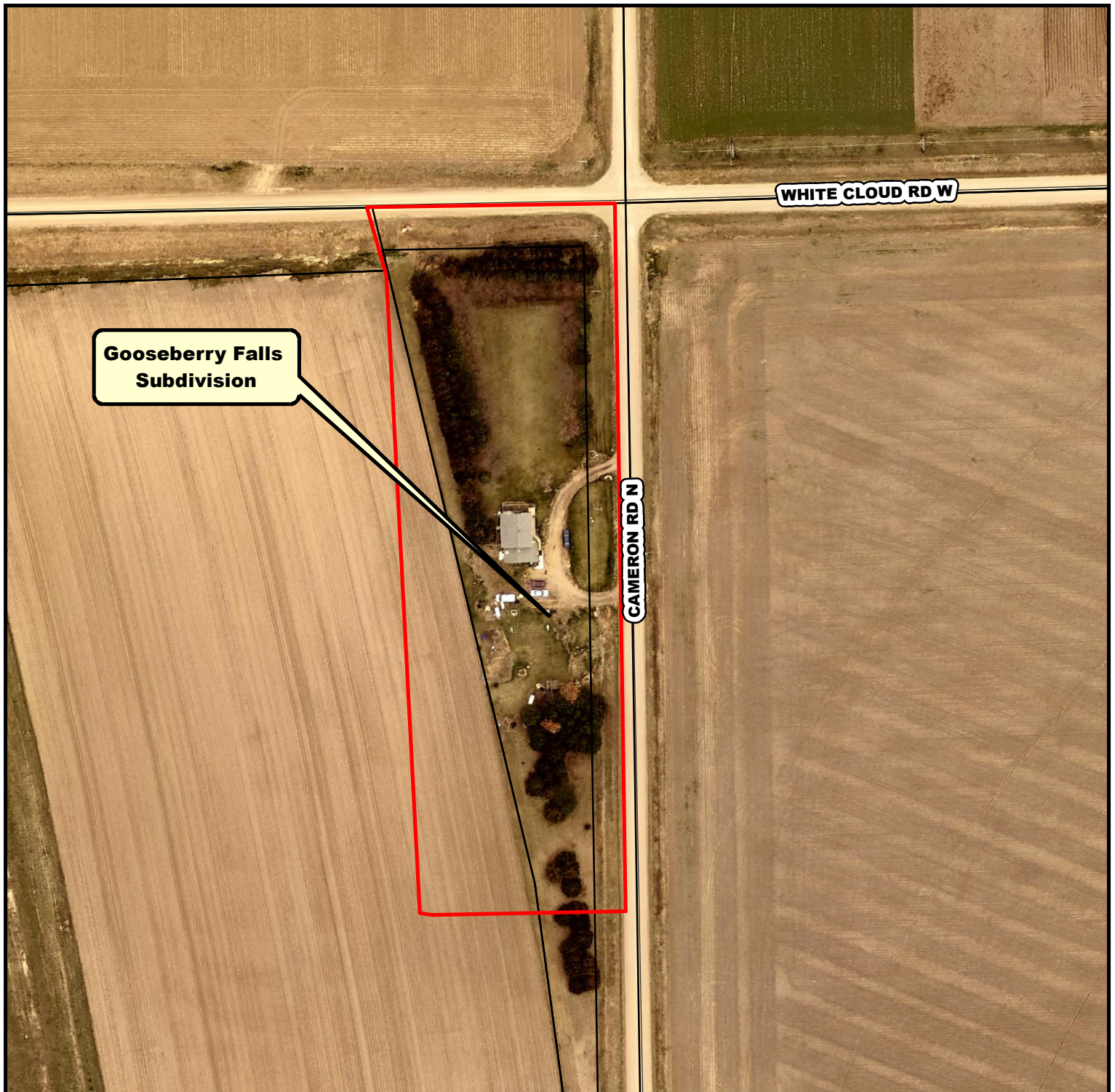
 Proposed Area

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

Subdivision Location Map



Legend

 Proposed Area

Scale:NONE
For Illustration Purposes

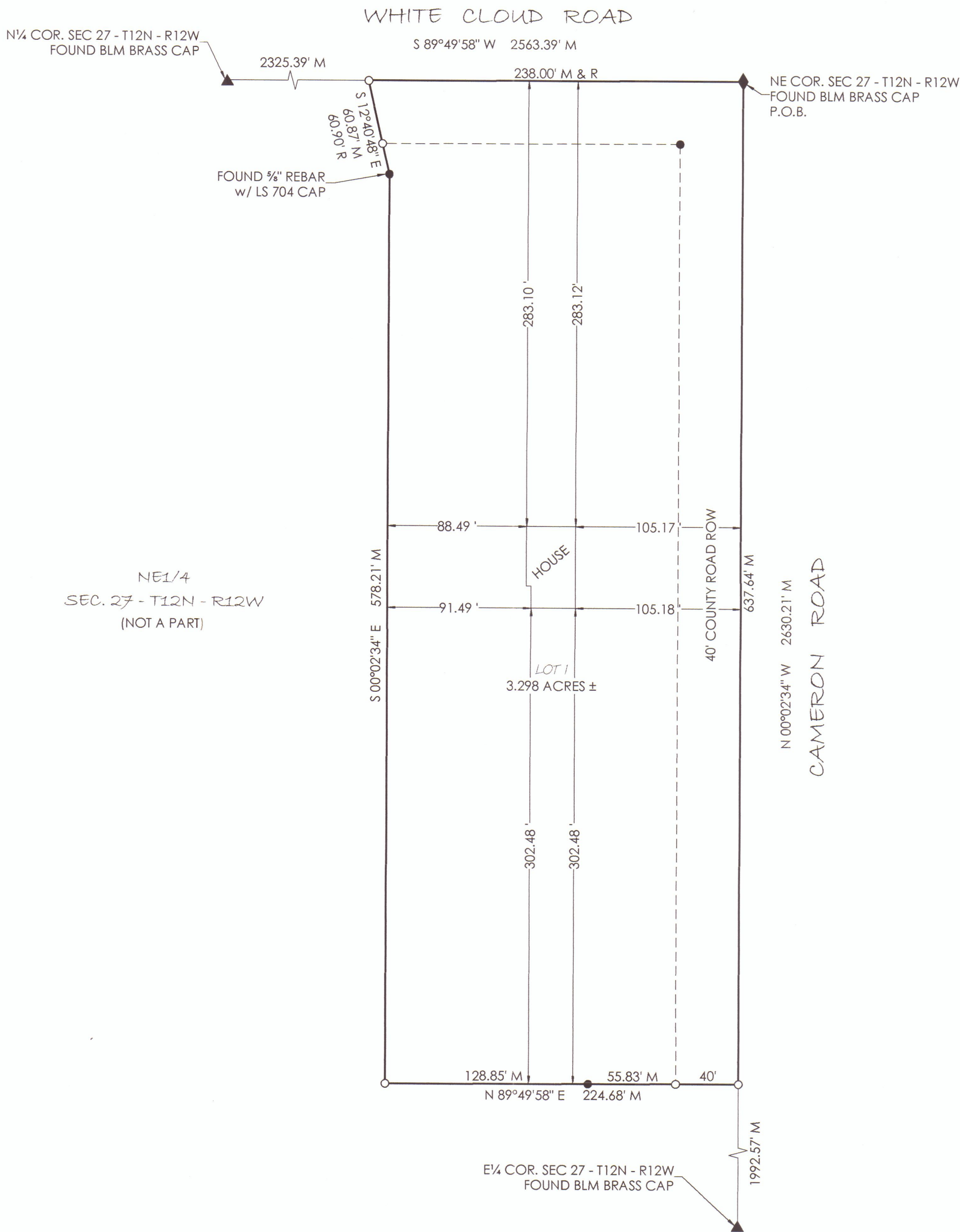


THE REGIONAL PLANNING COMMISSION of Hall
County, Grand Island, Wood River and the Villages
of Aldo, Cairo and Dorisphen, Nebraska

GOOSEBERRY FALLS SUBDIVISION

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

PRELIMINARY / SITE PLAT



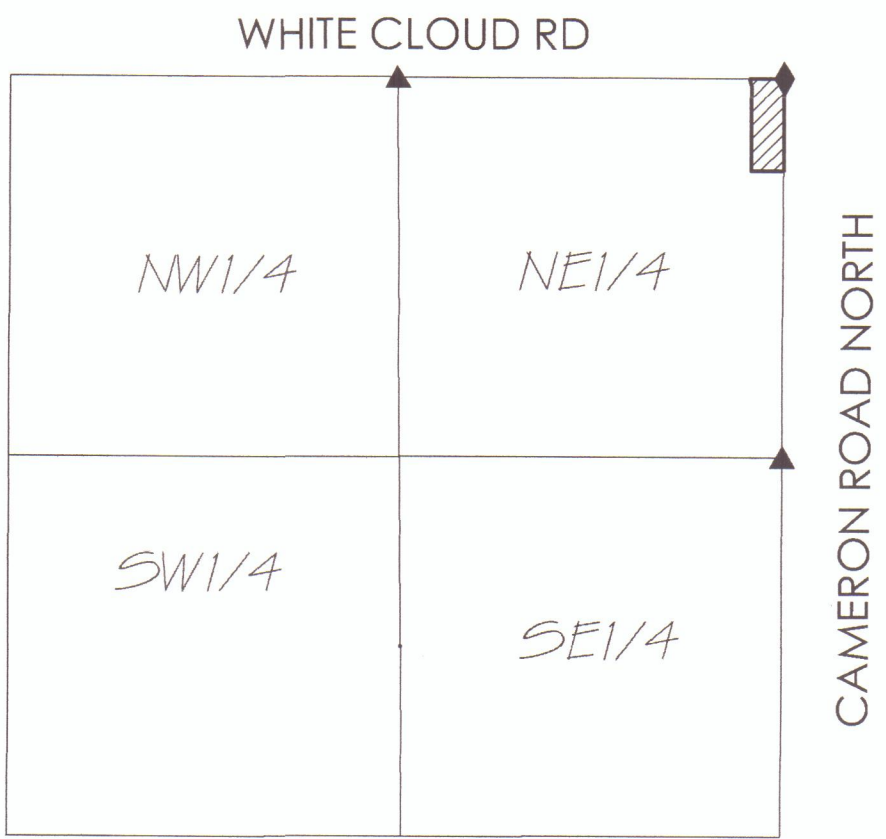
LEGAL DESCRIPTION
A tract of land comprising a part of the Northeast Quarter (NE1/4), Section Twenty Seven (27), Township Twelve (12) North, Range Twelve (12) West of the 6th P.M., Hall County, Nebraska. More particularly described as follows:
Beginning at the northeast corner of said NE1/4; thence S 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

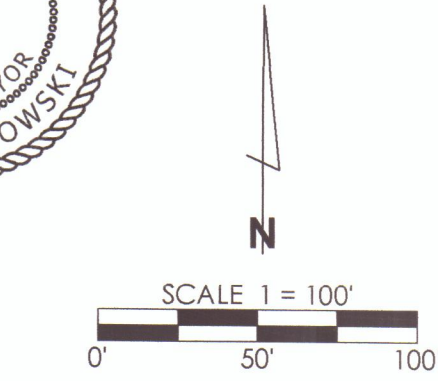


VICINITY MAP (NOT TO SCALE)



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
○ = 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



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

JASNOWSKI
SURVEYING LLC

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 Dean Johnson Carolyn S Johnson
Address 4944 N Cameron Road
City Cairo, State NE Zip 68824
Phone 308-379-0243

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: [Signature] Carolyn S Johnson
(Applicant)

Surveyor/Engineers Information

Surveyor/Engineering Firm Jasnowski Surveying LLC.
Address 1205 1st Street
City Aurora, State NE Zip 68818
Phone 402-694-8703
Surveyor/Engineer Name Evan Jasnowski License Number 776

SUBDIVISION NAME: Gooseberry Falls 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

Number of 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 \$ 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) 281-2211.

MISCELLANEOUS RECEIPT
COUNTY TREASURER'S OFFICE
HALL COUNTY NEBRASKA

No. 20181616

September 17, 2018

680.00

RECEIVED OF JASNOWSKI SURVEYING LLC
the sum of Six Hundred Eighty Dollars And No Cents

collected by CHRISTINEP
for FILING FEES FOR NEW SUB DIVISION FOR GOOSEBERRY FALLS SUBDIVISION
\$430.00, \$250.00 FOR ABANDONMENT OF SUBDIVISION/ CK

Credits To:		
100 COUNTY GENERAL	36501 MISC FEES AND	\$680.00

Alaina Verplank
County Treasurer

CHRISTINEP
Deputy

September 12, 2018

Hall County Regional Planning Commission
Attn: Chad Nabity
100 East First Street
Grand Island NE 68801

RE: Request for Abandonment of Subdivision

Dear Mr. Nabity:

Please accept this as our formal request to abandon the following subdivision currently owned by Dean L. Johnson and Carolyn S. Johnson:

Parcel Number:	400365340
Map Number:	3546-00-0-00140-000-0001
Situs:	04944 \N CAMERON RD
Legal:	SOUTH LOUP TWP MIETH SUB LT 1
Cadastral:	0004-0035-0008D
Address	4944 N. Cameron Rd, Cairo NE

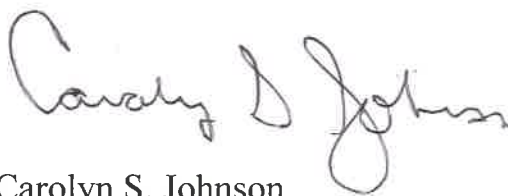
Please this item on the agenda for the October meeting of the commission.

We request that this abandonment request be approved in order that the new subdivision of Gooseberry Falls may proceed.

Respectfully Submitted



Dean L. Johnson



Carolyn S. Johnson