



# **Hall County Regional Planning Commission**

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

## **Item J3**

### **Final Plat - Nancy Archer Acres 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,

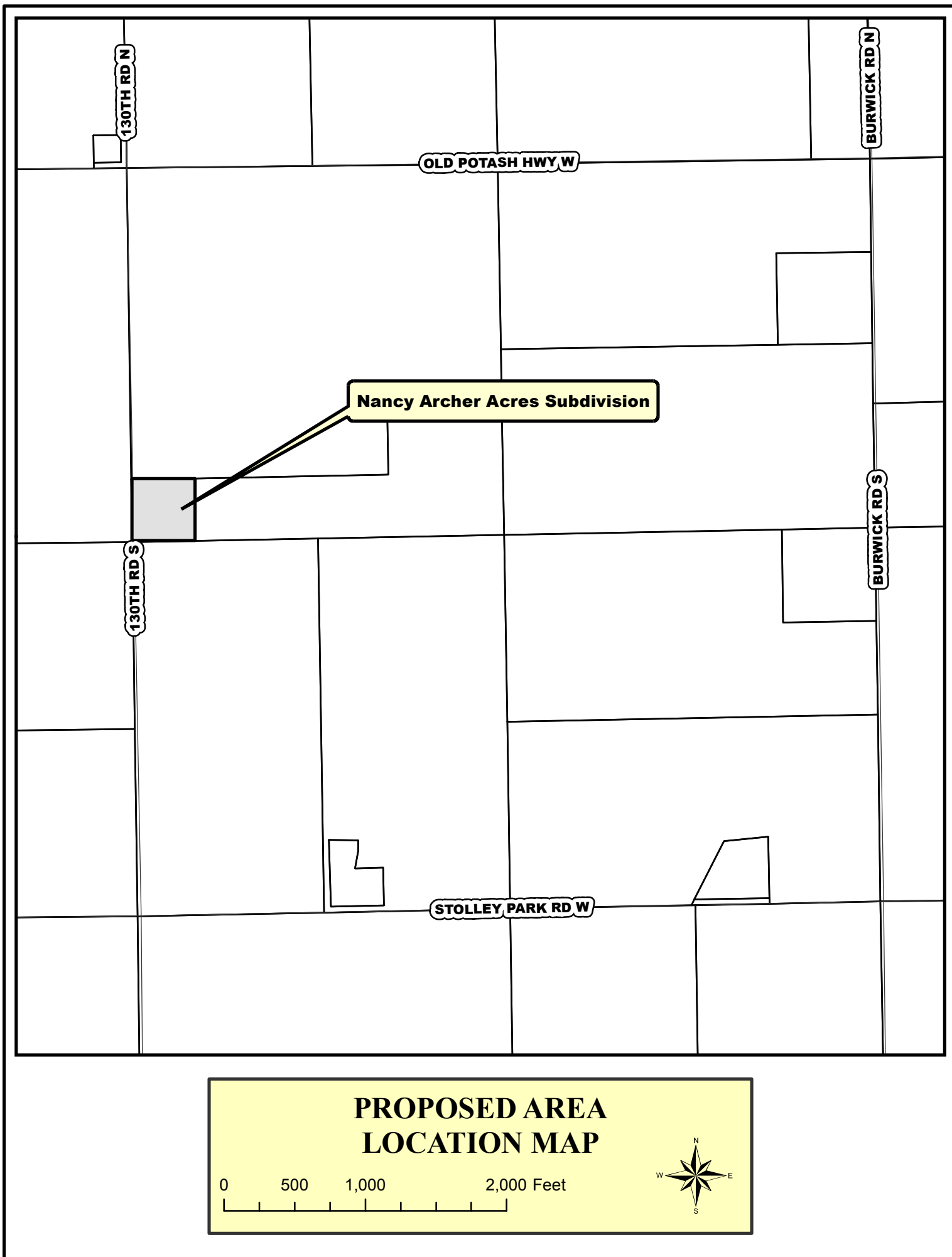
Chad Nabity, AICP  
Planning Director

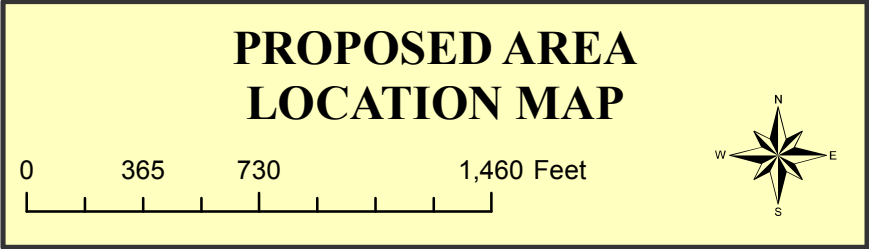
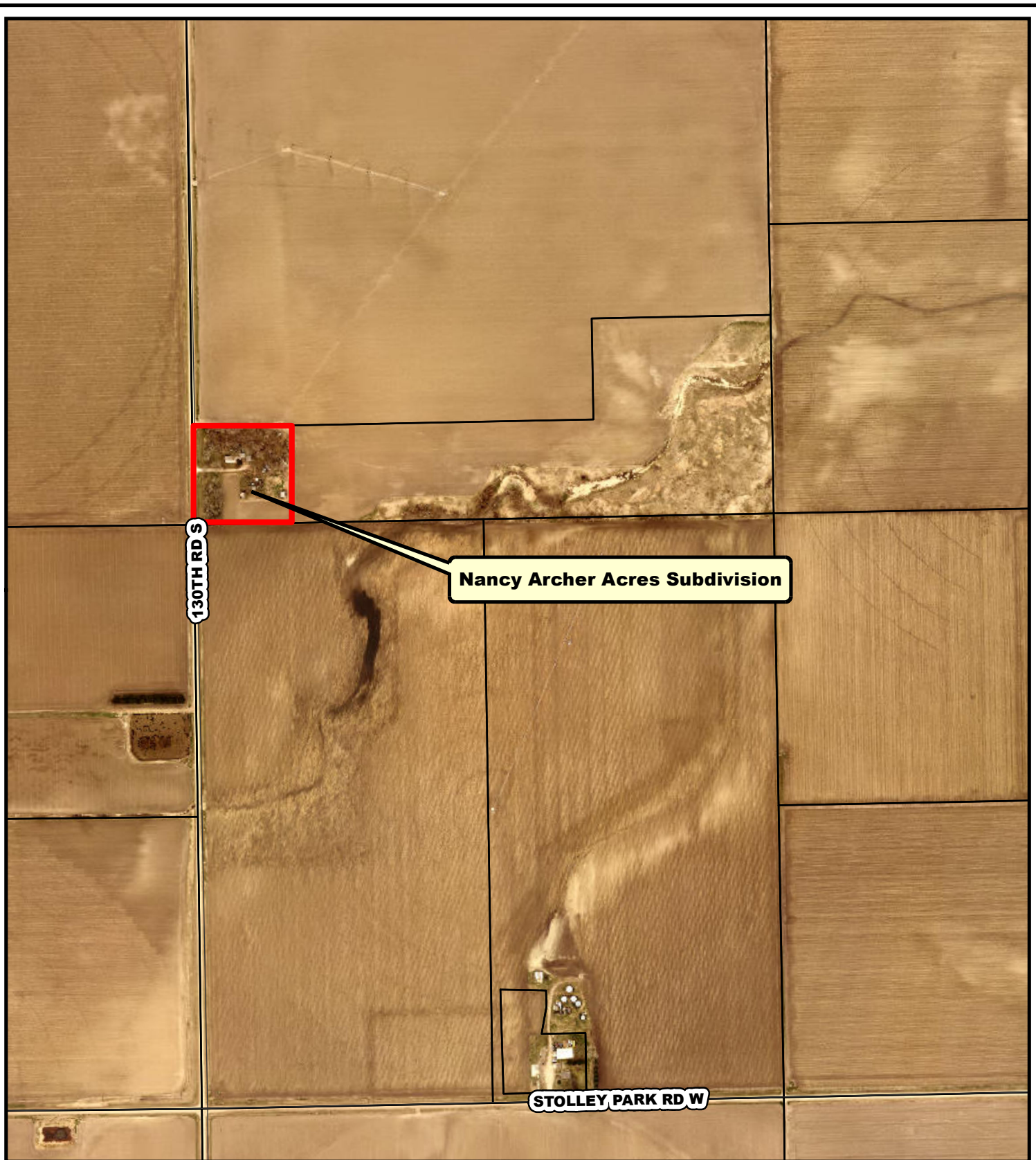
CC: City Clerk  
City Attorney  
City Public Works  
City Utilities  
City Building Director  
County Assessor/Register of Deeds  
Manager of Postal Operations  
Applicant's Surveying Company  
Applicant

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

<b>Name</b>	<b>Acres</b>	<b>Lots</b>	<b>Legal Description</b>
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 <sup>th</sup> 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 <sup>th</sup> 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.









NANCY ARCHER ACRES SUBDIVISION  
HALL COUNTY, NEBRASKA  
FINAL PLAT

LEGAL DESCRIPTION

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, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SEC. 20-T11N-R11W, ALSO BEING THE POINT OF BEGINNING; THENCE ON AN ASSUMED BEARING OF N00°48'28"W, ALONG THE WEST LINE OF THE NORTHWEST QUARTER (NW1/4), A DISTANCE OF 442.13 FEET; THENCE N88°53'36"E, PARALLEL WITH THE SOUTH LINE OF SAID NW1/4, A DISTANCE OF 349.98 FEET; THENCE S00°48'28"E, PARALLEL WITH SAID WEST LINE OF THE NW1/4, A DISTANCE OF 442.13 FEET TO A POINT ON SAID SOUTH LINE OF THE NW1/4; THENCE S88°53'36"W, ALONG SAID SOUTH LINE, A DISTANCE OF 349.98 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS A CALCULATED AREA OF 154,732.92 SQUARE FEET OR 3.552 ACRES MORE OR LESS OF WHICH 0.406 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 TWENTY (20), TOWNSHIP ELEVEN (11) 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 NANCY B. CIEMNOCZOLOWSKI, WIDOW, BEING THE OWNER OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "**NANCY ARCHER ACRES SUBDIVISION**" IN 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, 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.

NANCY B. CIEMNOCZOLOWSKI

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 NANCY B. CIEMNOCZOLOWSKI, WIDOW, 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

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.

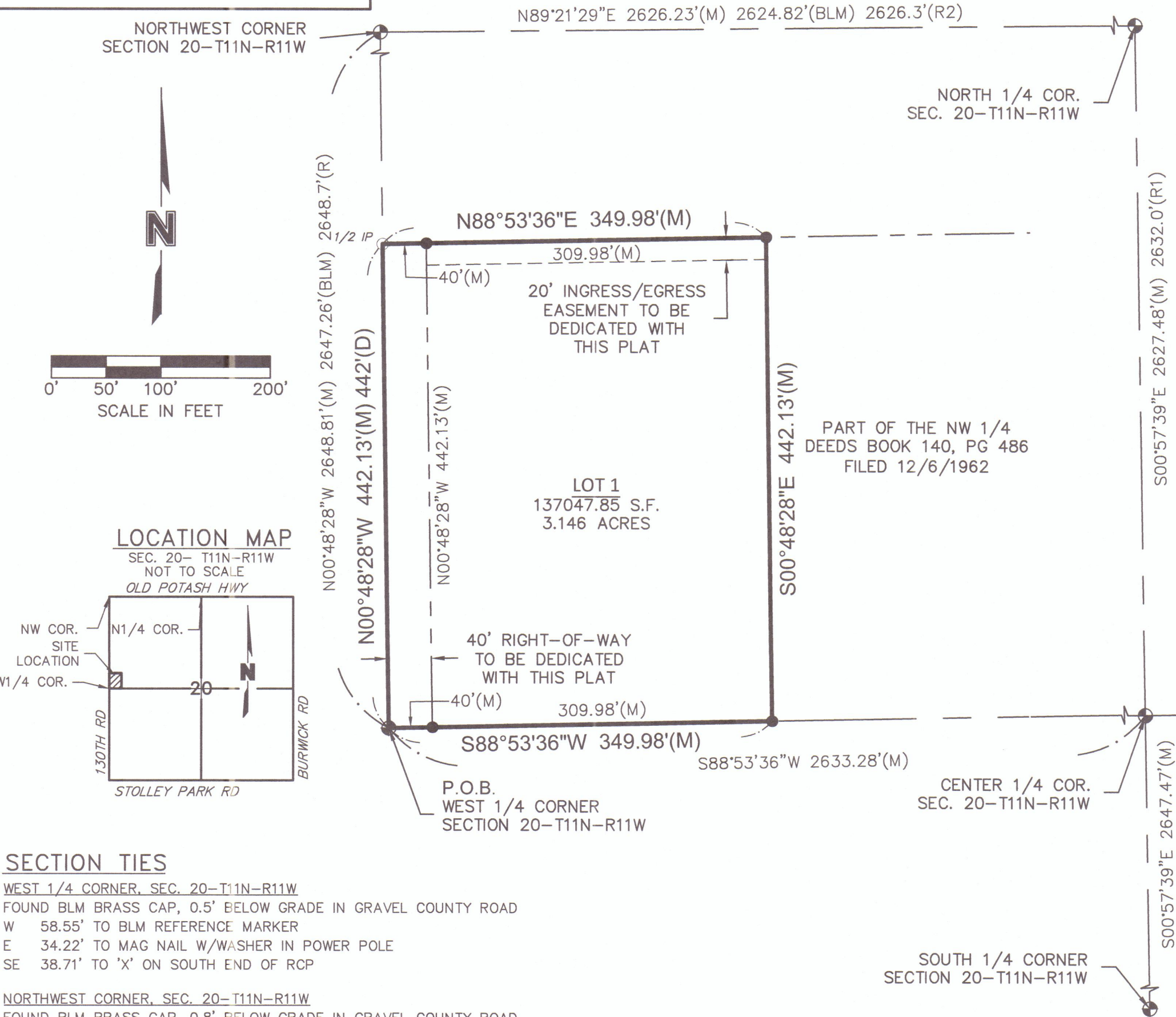
CHAIRPERSON

DATE

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

COUNTY CLERK

CHAIRPERSON



SECTION TIES

WEST 1/4 CORNER, SEC. 20-T11N-R11W  
FOUND BLM BRASS CAP, 0.5' BELOW GRADE IN GRAVEL COUNTY ROAD  
W 58.55' TO BLM REFERENCE MARKER  
E 34.22' TO MAG NAIL W/WASHER IN POWER POLE  
SE 38.71' TO 'X' ON SOUTH END OF RCP

NORTHWEST CORNER, SEC. 20-T11N-R11W  
FOUND BLM BRASS CAP, 0.8' BELOW GRADE IN GRAVEL COUNTY ROAD  
SE 51.98' TO REDHEAD NAIL IN POWER POLE  
SW 51.57' TO REDHEAD NAIL IN POWER POLE  
NW 62.12' TO NEAR FACE OF WITNESS CORNER

NORTH 1/4 CORNER, SEC. 20-T11N-R11W  
FOUND BLM BRASS CAP, 0.6' BELOW GRADE IN GRAVEL COUNTY ROAD  
E 10.0' TO CENTERLINE OF FIELD DRIVES NORTH/SOUTH  
SSE 28.94' TO 'X' ON WEST END OF RCP  
S 34.45' TO MAG NAIL w/WASHER IN POWER POLE  
N 94.36' TO MAG NAIL w/WASHER IN POWER POLE

CENTER 1/4 CORNER, SEC. 20-T11N-R11W  
SET 5/8" REBAR w/PSC LS674  
S 33.00' TO 5/8" REBAR  
W 33.00' TO 5/8" REBAR  
NW 30.98' TO MAG NAIL w/WASHER IN 18" STUMP

SOUTH 1/4 CORNER, SEC. 20-T11N-R11W  
FOUND BLM BRASS CAP, 0.6' BELOW GRADE IN GRAVEL COUNTY ROAD  
NNE 34.40' TO MAG NAIL w/WASHER IN POWER POLE  
NE 48.21' TO MAG NAIL w/WASHER IN POWER POLE  
SSW 31.01' TO MAG NAIL w/WASHER IN WEST END CMP

EAST 1/4 CORNER, SEC. 20-T11N-R11W  
FOUND BLM BRASS CAP, 0.6' BELOW GRADE IN GRAVEL COUNTY ROAD  
E 37.19' TO MAG NAIL w/WASHER IN POWER POLE/CORNER FENCE POST  
ENE 37.73' TO MAG NAIL w/WASHER IN BRACE POST  
SW 37.61' TO MAG NAIL w/WASHER IN POWER POLE

LEGEND

- SECTION CORNER
- SET CORNER (5/8"x24" REBAR W/CAP)
- FOUND CORNER (AS NOTED)
- ROW LINE
- NEW ROW LINE
- SECTION LINE
- SUBDIVISION LINE
- M MEASURED DISTANCE
- D DEEDED DISTANCE BK 140 PG 486
- R L.R. RUDD DISTANCE 8/29/1933
- R1 L.R. RUDD DISTANCE 8/31/1938
- R2 L.R. RUDD DISTANCE 5/27/1949

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. 2018-2557  
Ciemnoczowski Survey  
FB HALL CO #4

DWG: F:\2018\2501-3000\018-2557\40-Design\Survey\SRVY\Sheets\1\_FPT\_018-2557.dwg  
DATE: Sep 12, 2018 10:52am  
XREFS: V\_XTOPO\_018-2557  
USER: jjimenez



# 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 Nancy Ciemnocvolowski  
Address 783 S 130th Road  
City Wood River, State NE Zip 68803  
Phone (308) 583-2735

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 E 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:** NANCY ARCHER ACRES 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 3.146

#### 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



MISCELLANEOUS RECEIPT  
COUNTY TREASURER'S OFFICE  
HALL COUNTY NEBRASKA

No. 20181611

September 14, 2018

430.00

RECEIVED OF OLSSON ASSOCIATES

the sum of Four Hundred Thirty Dollars And No Cents

collected by ALAINAV

for FILING FEES FOR NEW SUB DIVISION NANCY ARCHER ACRES SUBDIVISION -NANCY

CIEMNOCVOLOWSKI

Credits To:

100 COUNTY GENERAL

36501

MISC FEES AND

\$430.00

Alaina Verplank  
County Treasurer

ALAINAV  
Deputy