



# **Hall County Regional Planning Commission**

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

## **Item L1**

### **Preliminary and Final Plat - Crossroads 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

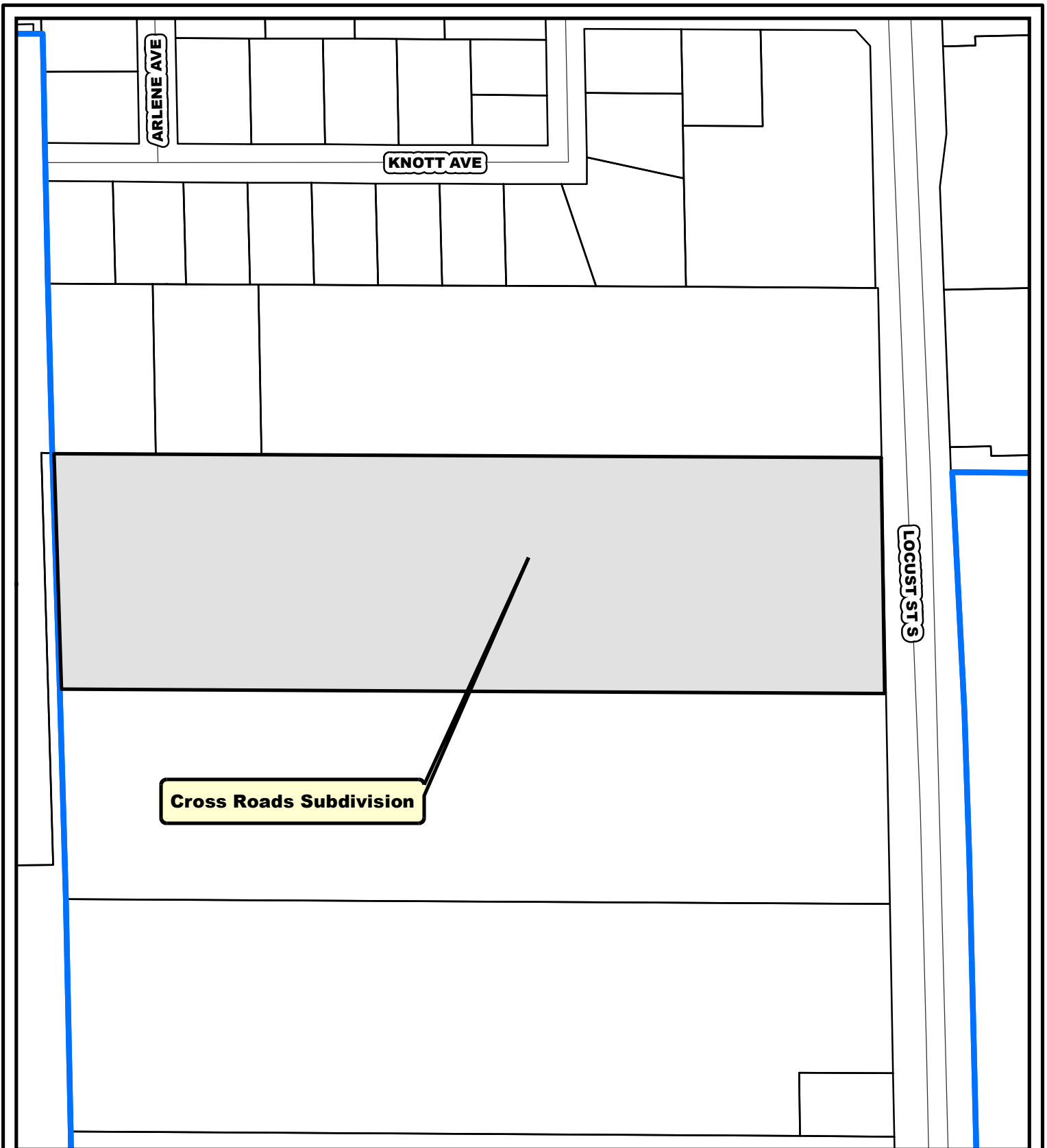
CC: City Clerk  
City Attorney  
City Public Works  
City Utilities  
City Building Director  
County Assessor/Register of Deeds  
Manager of Postal Operations  
Applicant's Surveying Company  
Applicant

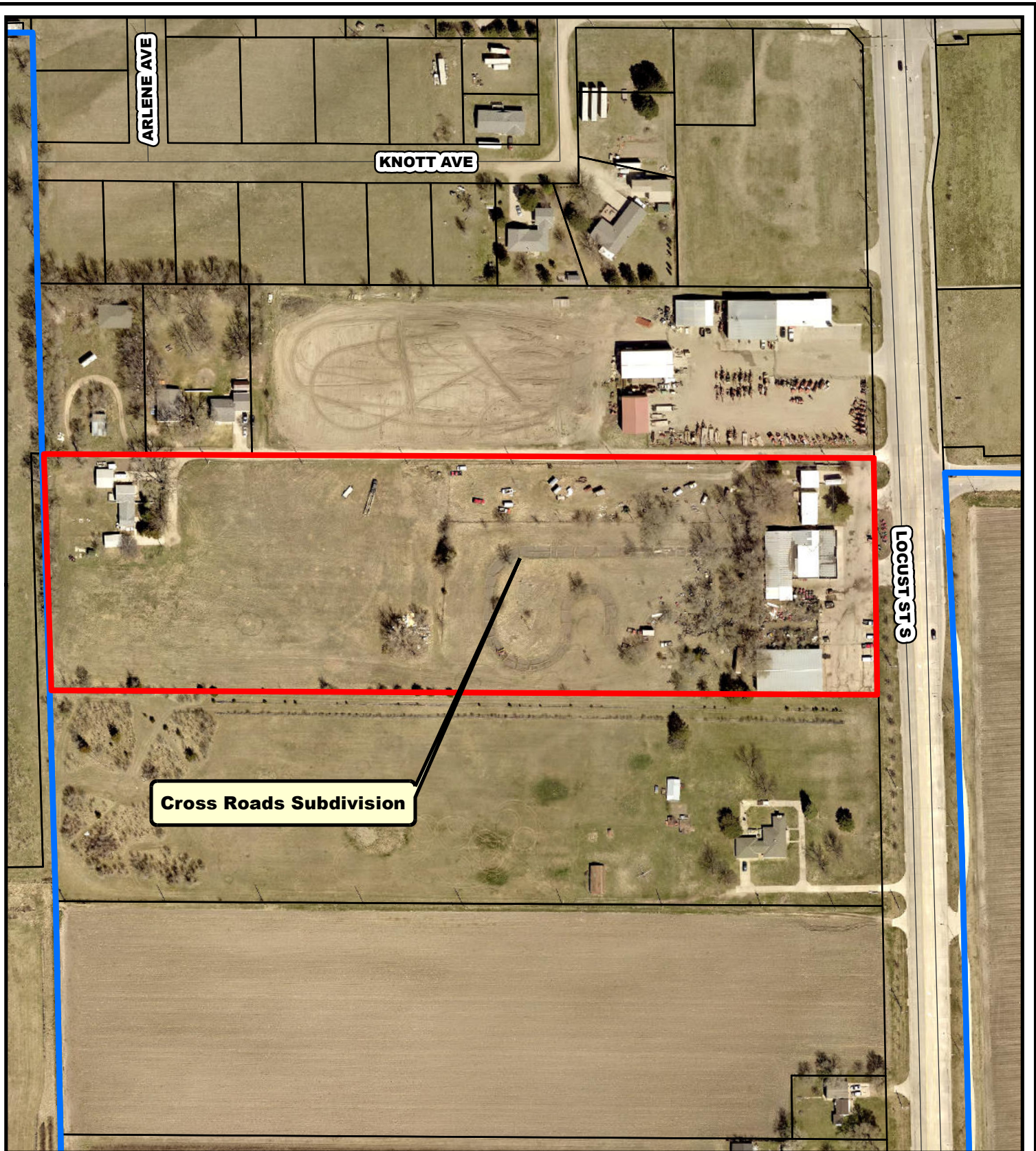
This letter was sent to the following School Districts 2, 19, 82, 83, 100, 126.

<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.



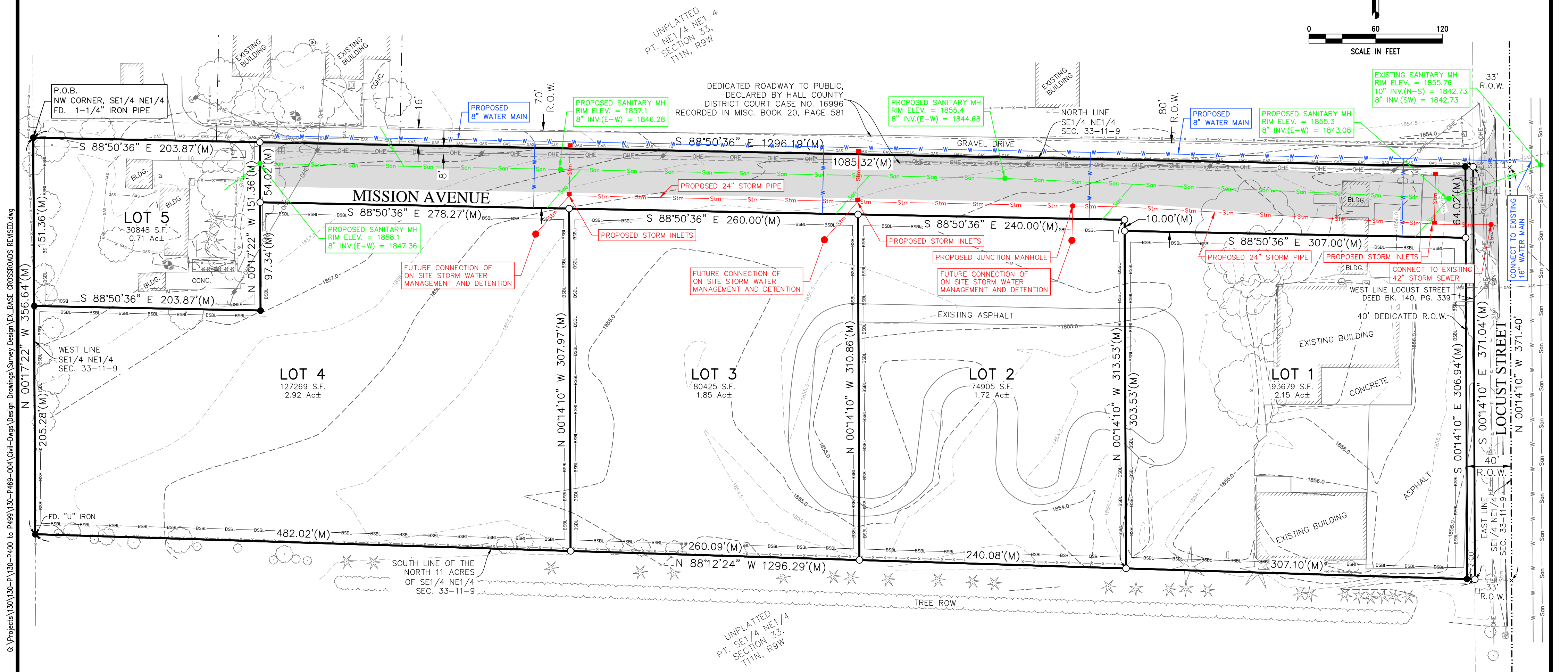








PRELIMINARY PLAT  
-CROSSROADS SUBDIVISION-  
IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA



G:\Projects\130\130-P\130-P400 to P409\130-P469-004\Civil-Dwg\Design Drawings\Survey Design\EX BASE CROSSROADS REVISED.dwg

SAVED:9/13/2018 3:26 PM  
PLOTTED:9/13/2018 4:12 PM

**SURVEYOR'S CERTIFICATE**

I, Chad Dixon, Nebraska Professional Registered Land Surveyor No. 672, do hereby certify that on \_\_\_\_\_, I completed an accurate survey of 'CROSSROADS SUBDIVISION', in the City of Grand Island, Hall County, 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 lot corners; that the dimensions of each lot are as shown on the plat; that each lot bears its own number; and that said survey was made with reference to known and recorded monuments.

Chad Dixon  
Nebraska Professional Registered Land Surveyor No. 672



**LEGAL DESCRIPTION (As Deeded)**

The North 11 acres of the Southeast quarter of the Northeast quarter of Section 33, Township 11 North, Range 9 West of the 6th P.M., Hall County, Nebraska.

**LEGAL DESCRIPTION (As Surveyed)**

A tract of land being part of the Southeast Quarter of the Northeast Quarter (SE1/4 NE1/4), Section Thirty-Three (33), Township Eleven (11) North, Range Nine (9) West of the 6th Principal Meridian, Hall County, Nebraska, and more particularly described as follows:  
BEGINNING at a 1-1/4" Iron Pipe at the Northwest Corner of the Southeast Quarter of the Northeast Quarter of Section 33 and assuming the North line of said Southeast Quarter of the Northeast Quarter as bearing S 88°50'36" E and all bearings contained herein are relative thereto; thence N 88°50'36" E on said North line a distance of 1296.19 feet to a 5/8" rebar w/cap on the West line of Locust Street as relinquished to Hall County in Deed Book 140, Page 339; thence S 00°14'10" E on said West line a distance of 371.04 feet to a 5/8" rebar w/cap ; thence N 88°12'24" W a distance of 1296.29 feet to a "U" Iron on the West line of said Southeast Quarter of the Northeast Quarter; thence N 00°17'22" W on said West line a distance of 356.64 feet to the Point of Beginning. Containing 10.82 acres more or less.

**LEGEND**

- = CORNERS FOUND (5/8" REBAR UNLESS OTHERWISE NOTED)
- = CORNERS ESTABLISHED (CAPPED 5/8" x 24" REBAR)
- × = TEMPORARY POINT
- (M) = MEASURED DISTANCES
- (P) = PLATTED DISTANCES
- (R) = RECORD DISTANCES
- ⚡ = POWER POLE
- ⊕ = GUY ANCHOR
- ⊙ = LIGHT POLE
- ⊙ = SIGN
- ⊙ = MANHOLE
- ⊙ = BOLLARD
- ⊙ = MAIL BOX
- ⊙ = CONIFEROUS TREE
- ⊙ = DECIDUOUS TREE
- = BOUNDARY LINE
- - - = SECTION LINE
- - - = EXISTING LOT LINES
- - - = EXISTING EASEMENT LINE
- - - = NEW EASEMENT LINE
- - - = CENTERLINE
- - - = SANITARY SEWER LINE
- - - = FENCE LINE
- - - = OVERHEAD ELECTRIC LINE
- - - = UNDERGROUND ELECTRIC LINE
- - - = EXISTING GAS LINE
- - - = EXISTING STORM SEWER LINE
- - - = EXISTING WATER LINE
- - - = EXISTING SANITARY SEWER LINE
- - - = CONTOUR W/ELEVATION
- - - = PROPOSED 8" WATER MAIN
- - - = PROPOSED 8" SANITARY SEWER
- - - = PROPOSED ROADWAY PAVING

**NOTES**

This plat prepared September 2018 for:

Crossroads Mission Center  
1404 East 39th Street  
Kearney, NE 68845

BY: Miller & Associates  
1111 Central Avenue  
Kearney, NE 68847

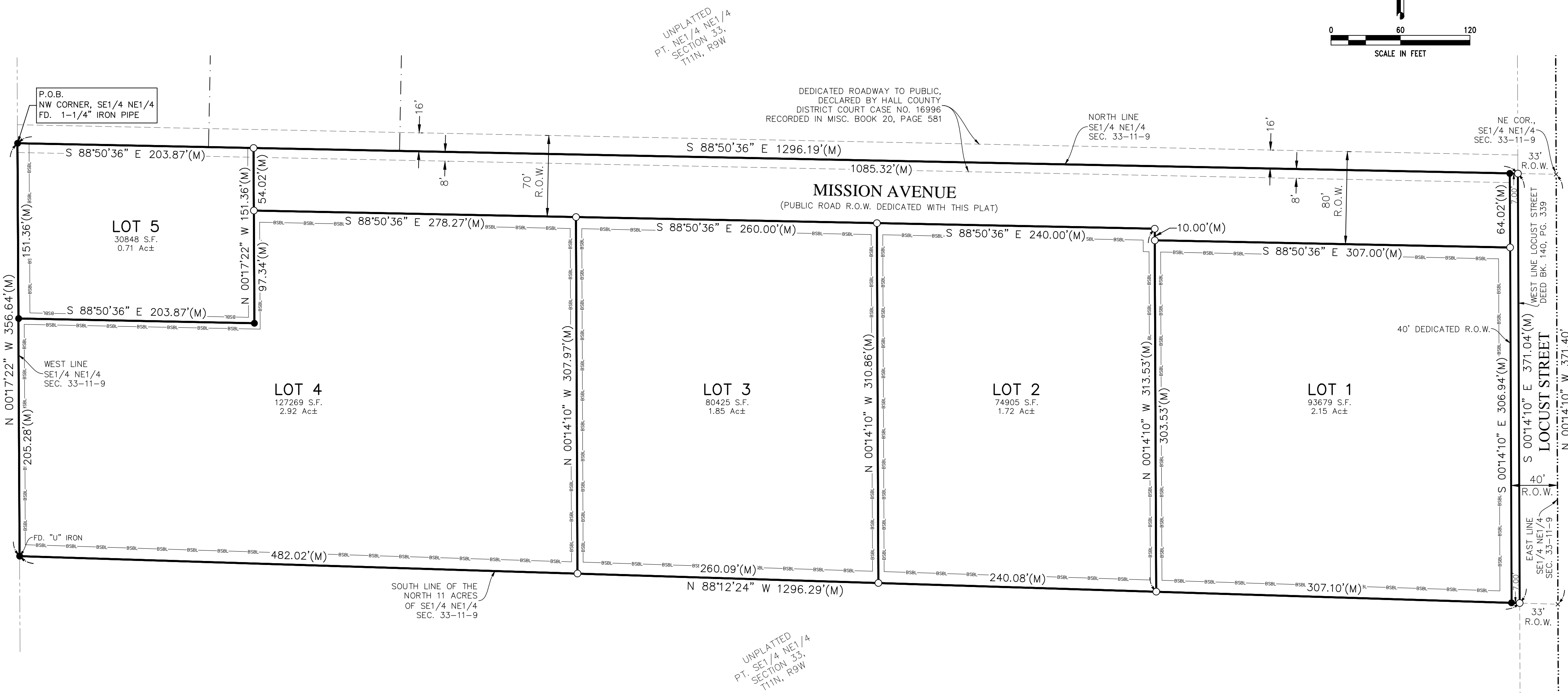
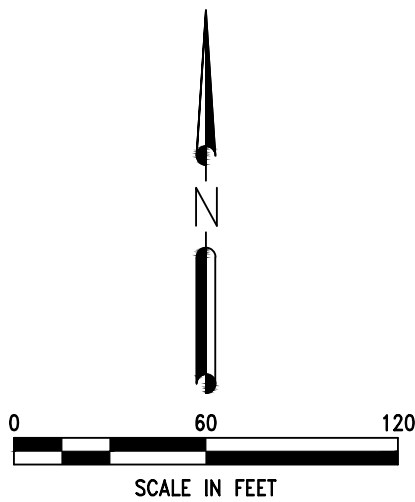
Current Zoning: B2  
Proposed Zoning: B2

SHEET 1 OF 1

PARTY CHIEF: DYLAN CAMPBELL		SURVEY COMPLETED: SEPTEMBER 10, 2018	
DRAWN BY: ANDREW OLSON		REVISION: DATE & REASON	
2510 N WEBB RD., GRAND ISLAND, NE 68603 Tel: 308-382-9229 Fax: 308-224-1146 www.miller-engineers.com		F.B. #	

**Miller & Associates**  
HALL CO-GRAND ISLAND-  
CROSSROADS SUBDIVISION

FINAL PLAT  
—CROSSROADS SUBDIVISION—  
IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA



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  - = BOUNDARY LINE
  - - - - - = NEW EASEMENT LINE
  - · - · - = EXISTING EASEMENT LINE
  - · — · — = EXISTING LOT LINES
  - · ——— = BUILDING SETBACK LINE

**NOTES**  
This plat prepared September 2018 for:  
  
Crossroads Mission Center  
1404 East 39th Street  
Kearney, NE 68845  
  
BY: Miller & Associates  
1111 Central Avenue  
Kearney, NE 68847  
  
Current Zoning: B2  
Proposed Zoning: B2

HALL CO-GRAND ISLAND-CROSSROADS SUBDIVISION

PARTY CHIEF:	SURVEY COMPLETED:
DYLAN CAMPBELL	SEPTEMBER 10, 2018
DRAWN BY:	REVISION
ANDREW OLSON	DATE & REASON
2510 N WEBB RD., GRAND ISLAND, NE 68603	
Tel: 308-382-9229	
Fax: 308-224-1146	
www.miller-engineers.com	
F.B. #	

G:\Projects\130\130-P\130-P400 to P499\130-P469-004\Civil-Dwg\Drawings\Survey Design\EX\_BASE CROSSROADS REVISED.dwg

SAVED:9/13/2018 3:26 PM -----  
PLOTTED:9/13/2018 4:13 PM

FINAL PLAT  
—CROSSROADS SUBDIVISION—  
IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that

LBJM, L.L.C., Member  
by (print name)\_\_\_\_\_

AND

JGMO, L.L.C., Member  
by (print name)\_\_\_\_\_

being the owner of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as 'CROSSROADS SUBDIVISION' in the City of Grand Island, 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 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 the 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 our signatures hereto, at Grand Island, Nebraska, this \_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

(signature)\_\_\_\_\_  
LBJM, L.L.C.,  
by (print name)\_\_\_\_\_, Member

(signature)\_\_\_\_\_  
JGMO, L.L.C.,  
by (print name)\_\_\_\_\_, Member

ACKNOWLEDGMENTS

STATE OF \_\_\_\_\_) S.S.

COUNTY OF \_\_\_\_\_)  
On the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me \_\_\_\_\_ a  
Notary Public within and for said County, personally appeared LBJM, L.L.C., by  
(print name)\_\_\_\_\_. Member, and to me personally known to be the identical person  
whose signature is affixed hereto, and that he did acknowledge the execution thereof to be his  
voluntary act and deed and the voluntary act and deed of said Company and that he was empowered to  
make the above dedication for and in behalf of said Company.

(S E A L)

My commission expires \_\_\_\_\_

\_\_\_\_\_  
Notary Public

ACKNOWLEDGMENTS

STATE OF \_\_\_\_\_) S.S.

COUNTY OF \_\_\_\_\_)  
On the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me \_\_\_\_\_ a  
Notary Public within and for said County, personally appeared JGMO, L.L.C., by  
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whose signature is affixed hereto, and that he did acknowledge the execution thereof to be his voluntary  
act and deed and the voluntary act and deed of said Company and that he was empowered to make the  
above dedication for and in behalf of said Company.

(S E A L)

My commission expires \_\_\_\_\_

\_\_\_\_\_  
Notary Public

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 \_\_\_\_\_, \_\_\_\_\_.

MAYOR \_\_\_\_\_ CITY CLERK \_\_\_\_\_  
(SEAL)


NOTES

This plat prepared September 2018 for:

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1111 Central Avenue  
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SHEET 2 OF 2	
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	SURVEY COMPLETED: SEPTEMBER 10, 2018
	DRAWN BY: ANDREW OLSON
	REVISION
	DATE & REASON
HALL CO-GRAND ISLAND- CROSSROADS 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 Crossroads Mission Center  
Address 1404 East 39<sup>th</sup> Street  
City Kearney, State NE Zip 68845  
Phone (308) 236-5688

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 and Associates  
Address 1111 Central Avenue  
City Kearney, State NE Zip 68847-6833  
Phone (308) 234-6456  
Surveyor/Engineer Name Chad Dixon License Number 672

SUBDIVISION NAME: Crossroads

#### 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 475  
☒ Final Plat 470  
☐ Administrative Plat (Grand Island, Alda, Doniphan, and Cairo)

Number of Lots 5

Number of Acres 10.82 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 \$ 945

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) 384-3241

RECEIPT

DATE

9.13.18

No.

001316

RECEIVED FROM

Miller + Associates

\$ 945<sup>00</sup>

Prilim - Final Plat / Cornerstone Subdiv

DOLLARS

FOR RENT

FOR

ACCOUNT	
PAYMENT	945 <sup>00</sup>
BAL. DUE	

CASH

CHECK

MONEY ORDER

CREDIT CARD

FROM

TO

BY

Jodi G

3-11