



Hall County Regional Planning Commission

**Wednesday, November 7, 2018
Regular Meeting**

Item J1

Final Plat - Front Porch Subdivision

Staff Contact:



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

October 26, 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 November 7th, 2018, in the City Council Chambers located in Grand Island's City Hall.

Sincerely,

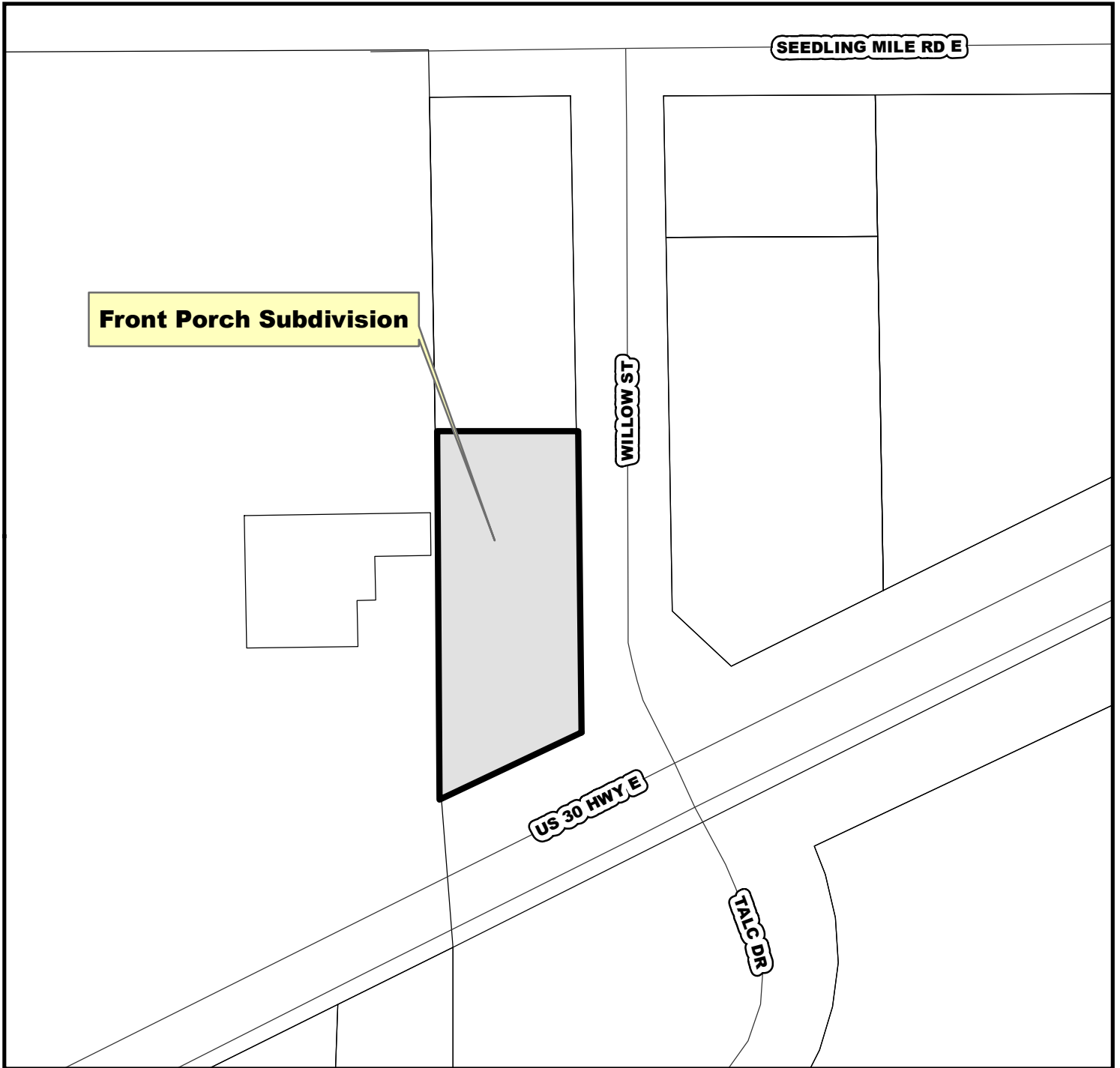

Chad Nabity, AICP
Planning Director

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

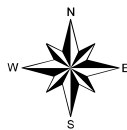
This letter was sent to the following School Districts 2, 19, 82, 83, 100, 126.

Name	Acres	Lots	Legal Description
Front Porch Subdivision	.55	1	A tract of land in the NE ¼ of the NE ¼ Section 15, Township 11 North, Range 9 West of the Sixth Principal Meridian in the City of Grand Island, Hall County, Nebraska.
Rowe Second Subdivision	3.1922	1	A tract of land comprising a part of the East Half of the Northeast Quarter (NE1/4) of Section Twenty Seven (27), Township Eleven (11) north, Range Ten (10) west of the 6th P.M., in the City of Grand Hall County, Nebraska.
The Village 5 th Subdivision	9.11	26	A tract of land comprising all of lots 1, 2, 3, 4 and 5, The Village Fourth Subdivision in the City of Grand Island, Hall County, Nebraska.

LOCATION MAP

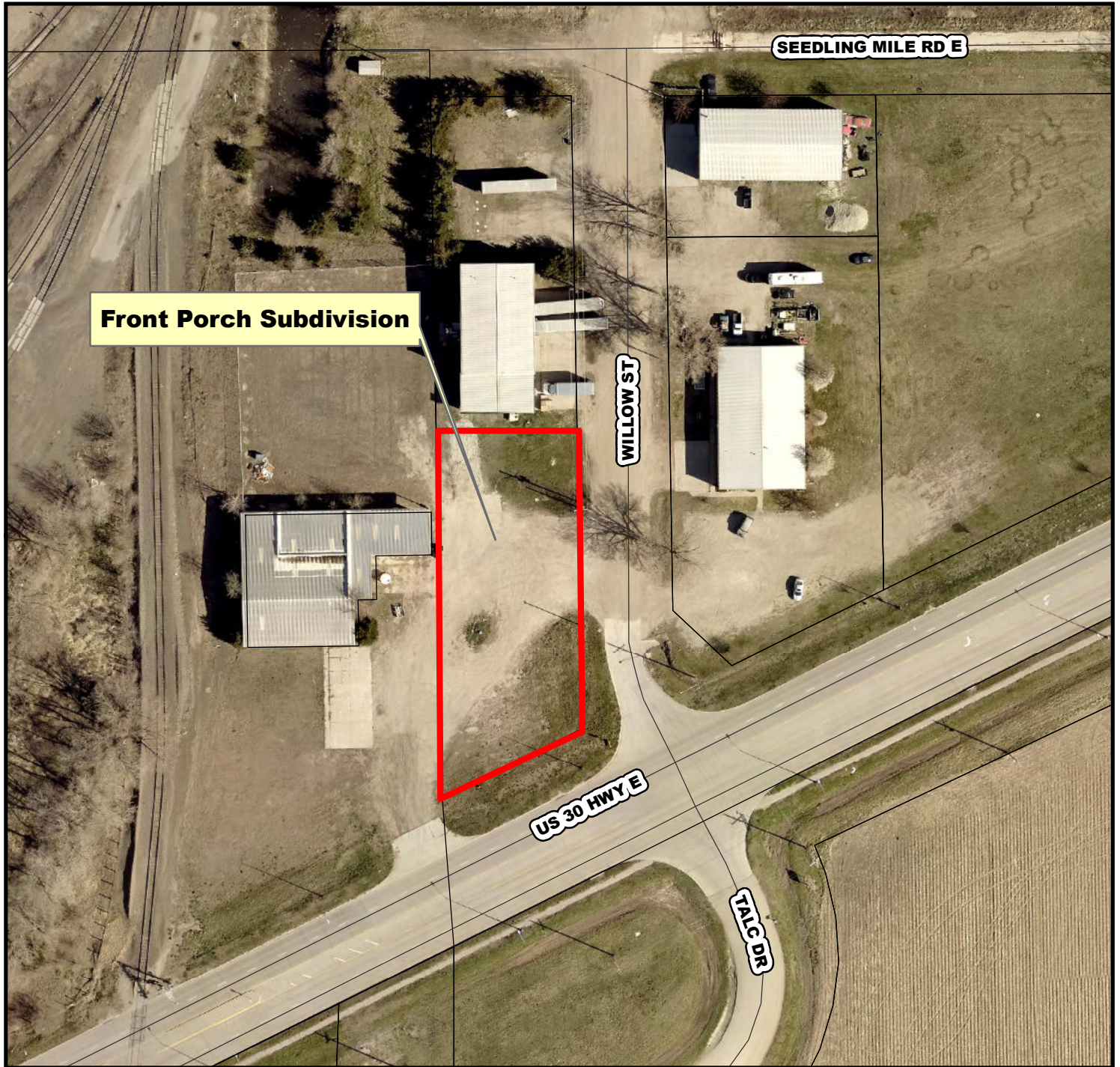


Scale:NONE
For Illustration Purposes

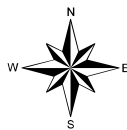


THE REGIONAL PLANNING COMMISSION of Hall
County, Grand Island, Wood River and the Villages
of Alda, Cairo and Doniphan, Nebraska

LOCATION MAP



Scale:NONE
For Illustration Purposes



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

FRONT PORCH SUBDIVISION
PART OF THE NE1/4 OF NE1/4 OF
SECTION 15 TOWNSHIP 11 NORTH RANGE 9 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF GRAND ISLAND,
HALL COUNTY, NEBRASKA



LEGEND

SCALE: 1"=100'

- FOUND 5/8" REBAR (UNLESS NOTED)
ESTABLISHED 5/8" x 24" ROD
(WITH ID CAP)
 - + TEMPORARY POINT
- PROJECT: HANSEN
DRAWN BY: JR

DEDICATION

KNOWN ALL MEN BY THESE PRESENTS, THAT MERLE FAMILY LIMITED PARTNERSHIP, FRANK W HUNTLEY, GENERAL PARTNER BEING THE SOLE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "FRONT PORCH SUBDIVISION", A SUBDIVISION BEING PART OF THE NE1/4 (NE1/4) OF THE NORTHEAST QUARTER NE1/4 OF SECTION FIFTEEN (15), TOWNSHIP ELEVEN (11) NORTH, RANGE NINE (9) WEST OF THE SIXTH PRINCIPAL MERIDIAN, HALL COUNTY, NEBRASKA, AND SAID SOLE OWNERS, HEREBY RATIFY AND APPROVE THE DISPOSITION OF THEIR PROPERTY AS SHOWN ON THE ABOVE PLAT, AND HEREBY DEDICATE FOR THE USE AND BENEFIT OF THE PUBLIC, THE STREETS AND UTILITY EASEMENTS (IF ANY) AS SHOWN UPON SAID PLAT, AND ACKNOWLEDGE SAID SUBDIVISION TO BE MADE WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID SOLE OWNERS.

DATED THIS _____ DAY OF _____, 2018.

FRANK W HUNTLEY, GENERAL PARTNER
THE MERLE FAMILY LIMITED PARTNER SHIP

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON THE _____ DAY OF _____, 2018, BEFORE ME _____
A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED _____,
TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSONS WHOSE SIGNATURES 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 _____, NEBRASKA, ON THE DATE LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES _____.

NOTARY PUBLIC

APPROVALS

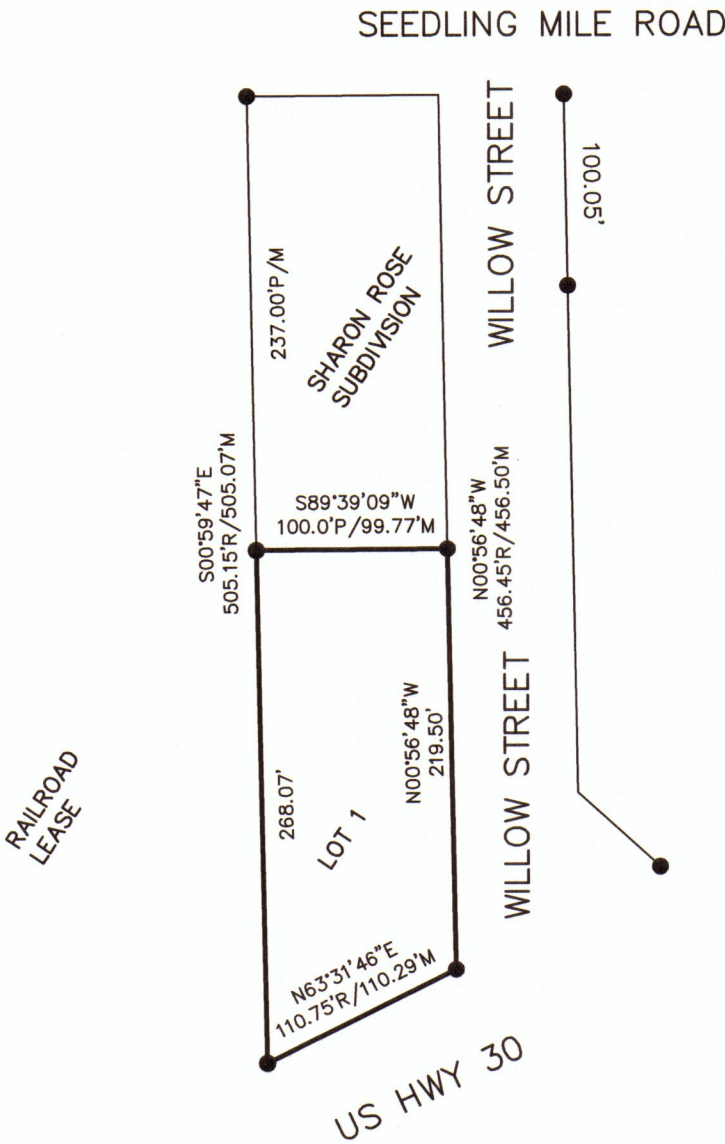
SUBMITTED TO AND APPROVED BY THE REGIONAL PLANNING
COMMISSION OF HALL COUNTY, GRAND ISLAND, WOOD RIVER, AND
THE VILLAGES OF ALDA, CAIRO, AND DONIPHAN, NEBRASKA.

CHAIRMAN _____ DATE _____

APPROVED AND ACCEPTED BY THE CITY OF GRAND ISLAND, THIS
_____ DAY OF _____, 2018.

MAYOR _____ CITY CLERK _____

(SEAL)



LEGAL DESCRIPTION

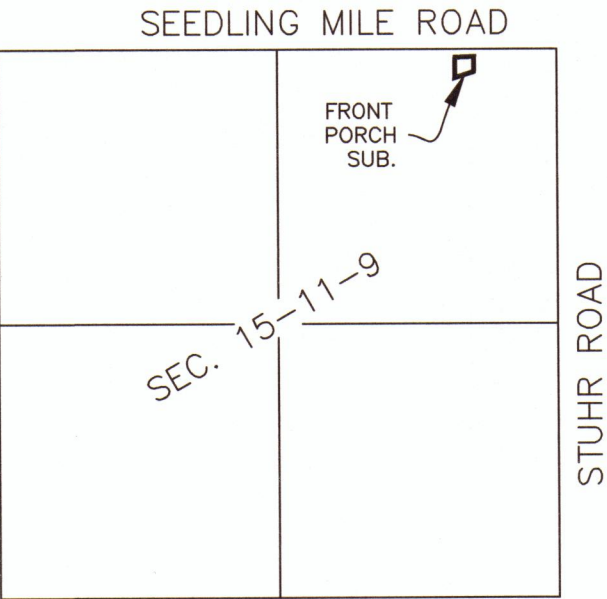
A TRACT OF LAND IN THE NE1/4 OF THE NE1/4 SECTION 15, TOWNSHIP 11 NORTH, RANGE 9 WEST OF THE SIXTH PRINCIPAL MERIDIAN IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SHARON ROSE SUBDIVISION IN GRAND ISLAND, NEBRASKA; THENCE WEST ON THE SOUTH LINE OF SHARON ROSE SUBDIVISION A DISTANCE OF 100 FEET; THENCE SOUTH TO THE NORTH RIGHT OF WAY LINE OF US HWY 30; THENCE NORTHEAST ON THE RIGHT OF WAY OF US HWY 30 TO THE WEST LINE OF WILLOW STREET; THENCE NORTH ON THE WEST LINE OF WILLOW STREET TO THE POINT OF BEGINNING. IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA; MORE PARTICULARLY BEGINNING AT THE SOUTHEAST CORNER OF SHARON ROASE SUBDIVISION THENCE S89°39'09\"/>

SURVEYOR'S CERTIFICATE

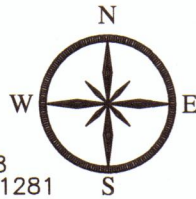
I, JACOB H. RIPP, NEBRASKA REGISTERED LAND SURVEYOR NO. 663 HEREBY STATE THAT, ON 9/1/2018, AT THE REQUEST OF DANA HANSEN, I HAVE CAUSED TO BE MADE A SURVEY OF LAND DEPICTED ON THE ACCOMPANYING PLAT; THAT SAID PLAT IS A TRUE DELINEATION OF SAID SURVEY; THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS MARKED AS SHOWN, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT IS TRUE AND CORRECT.

JACOB H. RIPP
NEBRASKA REGISTERED SURVEYOR NO. 663



VICINITY MAP
NOT TO SCALE

Ripp
Land
Surveying
76486 ROAD 449
SUMNER, NE 68878
PHONE: 308-380-1281



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 FRANK W. HUNTLEY / GENERAL PARTNER / THE MERLE FAMILY PARTNERSHIP LIMITED
Address 140 S BRENTWOOD ST.
City LAKEWOOD, State CO Zip 80226
Phone 303-936-2391

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: DANA G. HANSEN
(Applicant)

Surveyor/Engineers Information

Surveyor/Engineering Firm RIPP LAND SURVEYING
Address 76486 ROAD 449
City SUMNER, State NE Zip 68878
Phone 308-380-1281
Surveyor/Engineer Name JAKE RIPP (JACOB) License Number 663

SUBDIVISION NAME: FRONT PORCH 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 LOT

Number of Acres 0.55 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 \$ _____

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.