



Hall County Regional Planning Commission

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

Item J2

**Final Plat - Rowe Second Subdivision on Addition to the City of
Grand Island**

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,

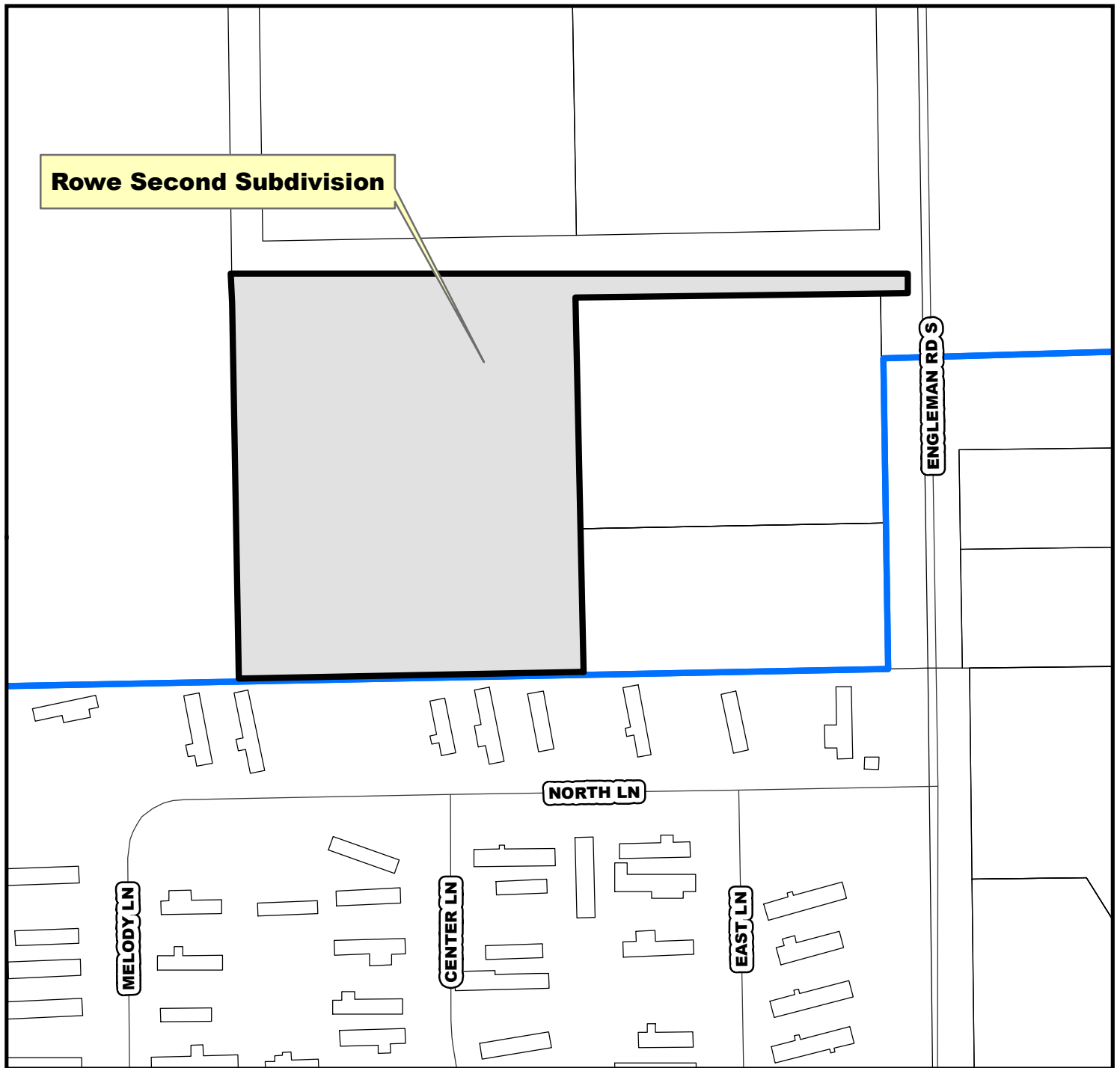

Chad Nabity, AICP
Planning Director

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

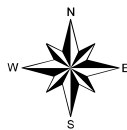
This letter was sent to the following School Districts 2, 19, 82, 83, 100, 126.

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

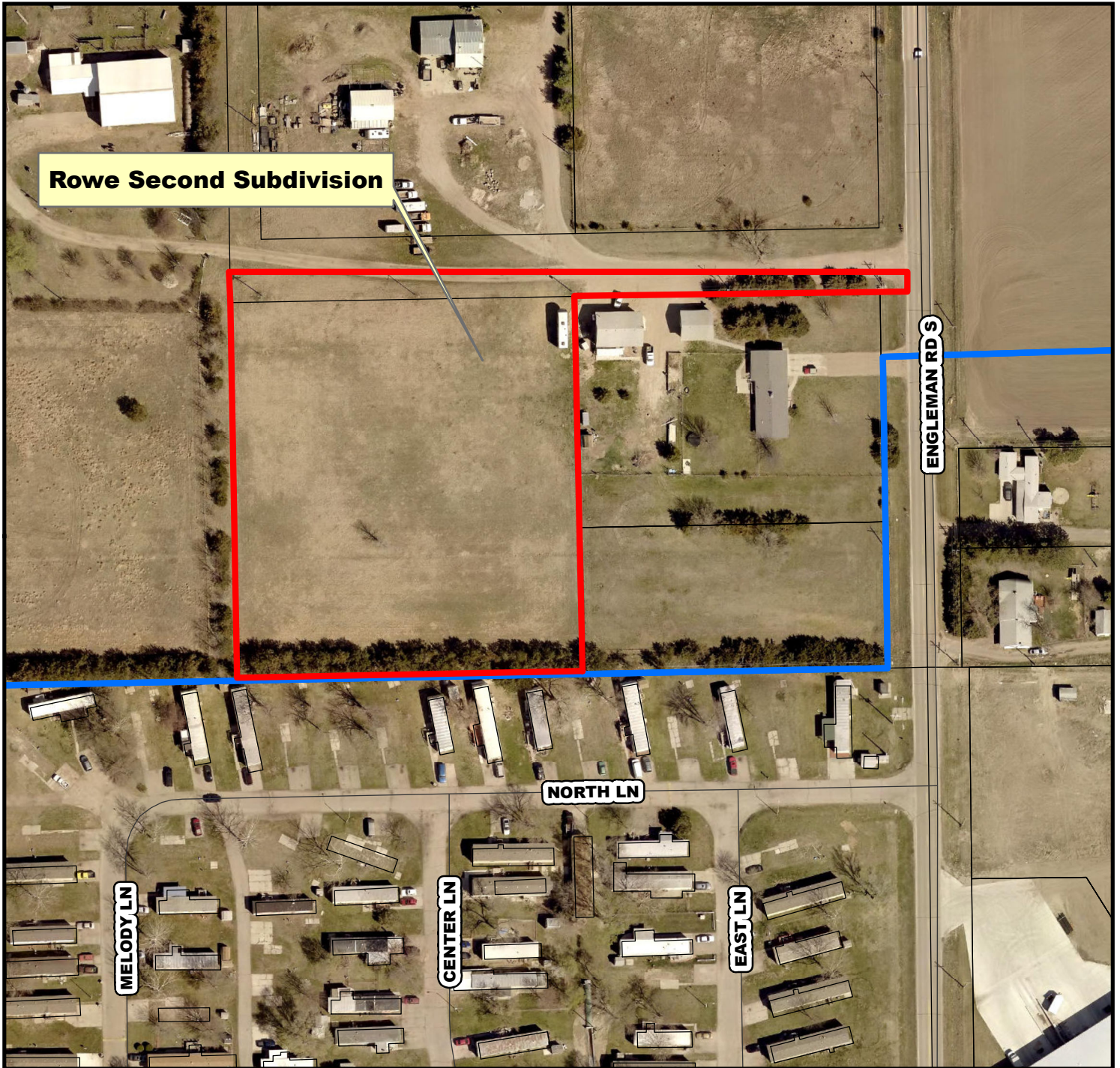


Scale: NONE
For Illustration Purposes

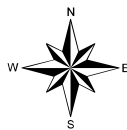


THE REGIONAL PLANNING COMMISSION of Hall
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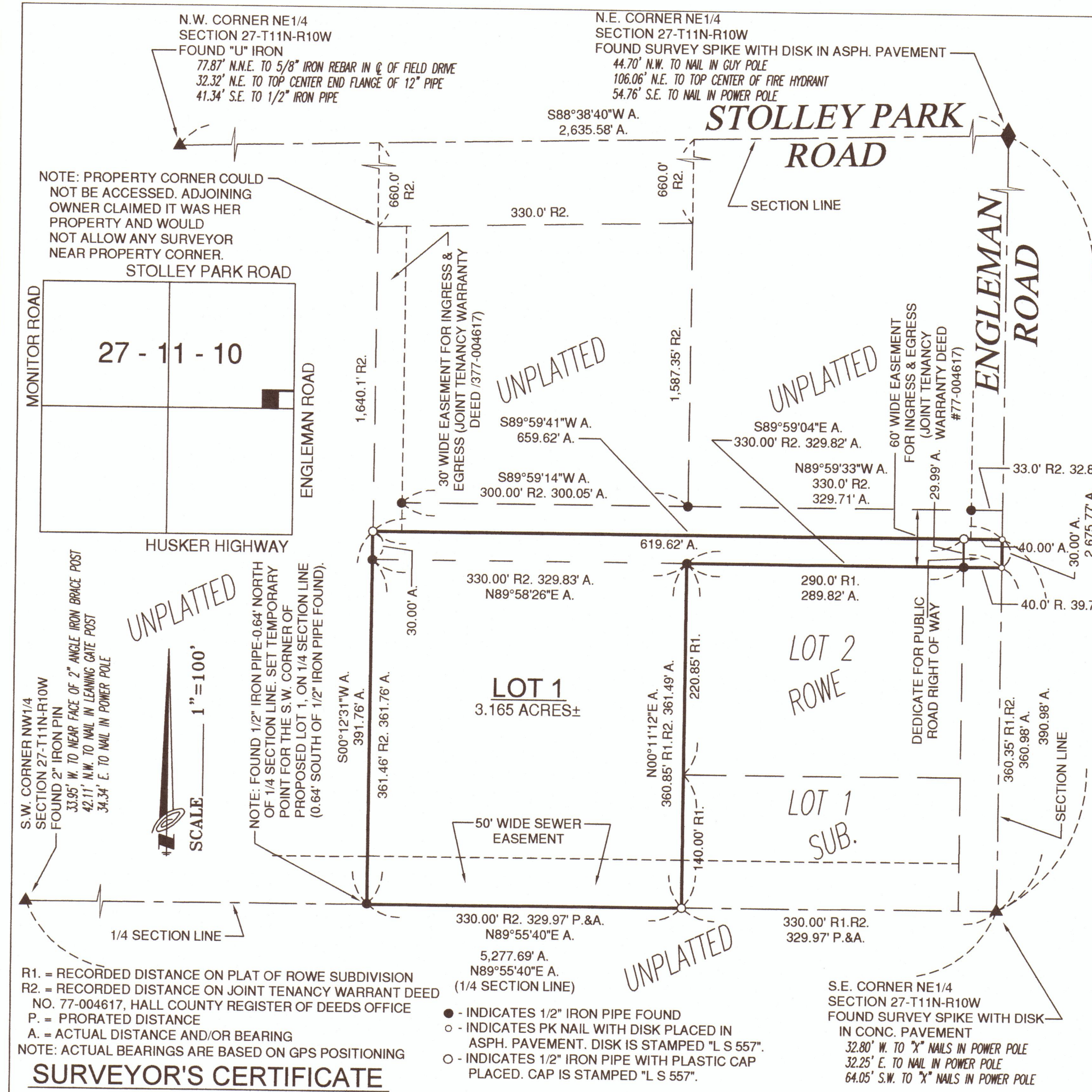
LOCATION MAP



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



SURVEYOR'S CERTIFICATE

I hereby certify that on _____, I completed an accurate survey (made under my supervision) of "ROWE SECOND SUBDIVISION", an addition to 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 corners 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.

Lee D. Wagner, Registered Land Surveyor No. 557

LEGAL DESCRIPTION

A tract of land comprising a part of the East Half of the Northeast Quarter (E1/2 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 Island, Hall County, Nebraska, and more particularly described as follows:

First to ascertain the point of beginning, start at the southeast corner of said East Half of the Northeast Quarter (E1/2 NE1/4); thence N00°09'46"E, along and upon the east line of said East Half of the Northeast Quarter (E1/2 NE1/4), a distance of Three Hundred Ninety and Ninety Eight Hundredths (390.98) feet to the ACTUAL point of beginning; thence S89°59'41"W, a distance of Six Hundred Fifty Nine and Sixty Two Hundredths (659.62) feet; thence S00°12'31"W, a distance of Three Hundred Ninety One and Seventy Six Hundredths (391.76) feet to a point on the south line said East Half of the Northeast Quarter (E1/2 NE1/4); thence N89°55'40"E, along and upon the south line of said East Half of the Northeast Quarter (E1/2 NE1/4), a distance of Three Hundred Twenty Nine and Ninety Seven Hundredths (329.97) feet to the southwest corner of Lot One (1), Rowe Subdivision in the City of Grand Island, Hall County, Nebraska; thence N00°11'12"E, along and upon the west line of Lots One (1) and Two (2), of said Rowe Subdivision, a distance of Three Hundred Sixty One and Forty Nine Hundredths (361.49) feet to the northwest corner of Lot Two (2), of said Rowe Subdivision; thence S89°59'04"E, along and upon the north line of Lot Two (2), of said Rowe Subdivision and it's easterly prolongation, a distance of Three Hundred Twenty Nine and Eighty Two Hundredths (329.82) feet to a point on the east line of said East Half of the Northeast Quarter (E1/2 NE1/4); thence N00°09'46"E, along and upon the east line of said East Half of the Northeast Quarter (E1/2 NE1/4), a distance of Thirty (30.00) feet to a the ACTUAL point of beginning and containing 3.192 acres, more or less.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that we, Gary P. Rowe and Dee Rowe, husband and wife, being the owners of the land described hereon, have caused same to be subdivided, platted and designated as "ROWE SECOND SUBDIVISION", an addition to the City of Grand Island, Hall County, Nebraska, as shown on the accompanying plat thereof, and do hereby the streets as shown thereon, to the public for their use forever, and the easements, if any, for the location construction and maintenance of public service utilities forever, 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 this plat, is made with the free consent and in accordance with the desires of the undersigned owners and proprietors.

IN WITNESS WHEREOF, we have affixed our signatures hereto at _____, Nebraska, this _____ day of _____.

Gary P. Rowe

Dee Rowe

ACKNOWLEDGEMENT

State of Nebraska ss
County of Hall

On the _____ day of _____, before me, _____, a Notary Public within and for said County, personally appeared Gary P. Rowe and Dee Rowe, husband and wife, to me personally known to be the identical persons whose signatures are affixed hereto, and they did acknowledge the execution thereof to be his and her voluntary act and deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal at _____, on the date last above written.

My commission expires _____.

Notary Public

(SEAL)

APPROVALS

Submitted to and approved by the Regional Planning Commission of Hall County, Grand Island and Wood River, and the Villages of Alda, Cairo and Doniphan, Nebraska.

Chairman

Date

Approved and accepted by the City of Grand Island, Nebraska, this _____ day of _____.

Mayor

City Clerk

ROWE SECOND SUBDIVISION

AN ADDITION TO THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

BENJAMIN & ASSOCIATES, INC. - ENGINEERS & SURVEYORS - GRAND ISLAND, NEBRASKA

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 Gary P. & Dee Rowe
Address 2550 S. Engleman Road
City Grand Island, State NE Zip 68803

Phone (308) 391-0872

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 Benjamin & Associates, Inc.
Address P. O. Box 339
City Grand Island, State NE Zip 68802-0339
Phone (308) 382-8465
Surveyor/Engineer Name Lee D. Wagner License Number 557

SUBDIVISION NAME: ROWE SECOND SUBDIVISION

Please check the appropriate location

- ☒ X 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
☒ X Final Plat
☐ Administrative Plat (Grand Island, Alda, Doniphan, and Cairo)

Number of Lots 1

Number of Acres 3.1922

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

Checklist of things Planning Commission Needs

- ☒ 10/15 copies if in City limits or the two mile jurisdiction of Grand Island
- ☐ 5/12 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.

SEE SCHEDULE ON REVERSE SIDE