



Hall County Regional Planning Commission

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

Item J3

Final Plat - The Village Fifth 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

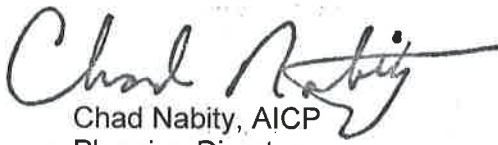
Dear Members of the Board:

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,

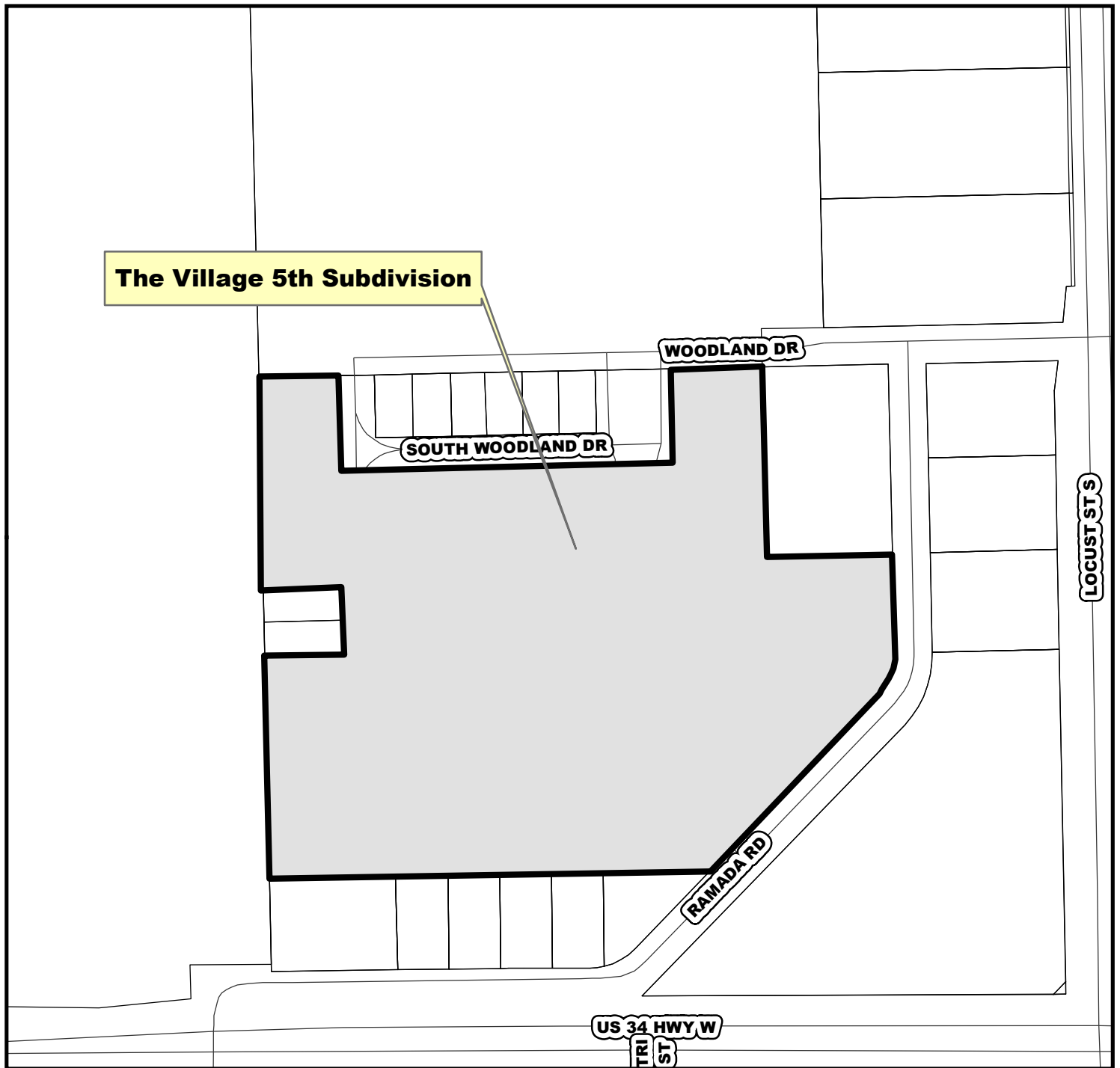

Chad Nabity, AICP
Planning Director

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

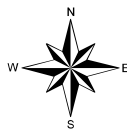
This letter was sent to the following School Districts 2, 19, 82, 83, 100, 126.

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

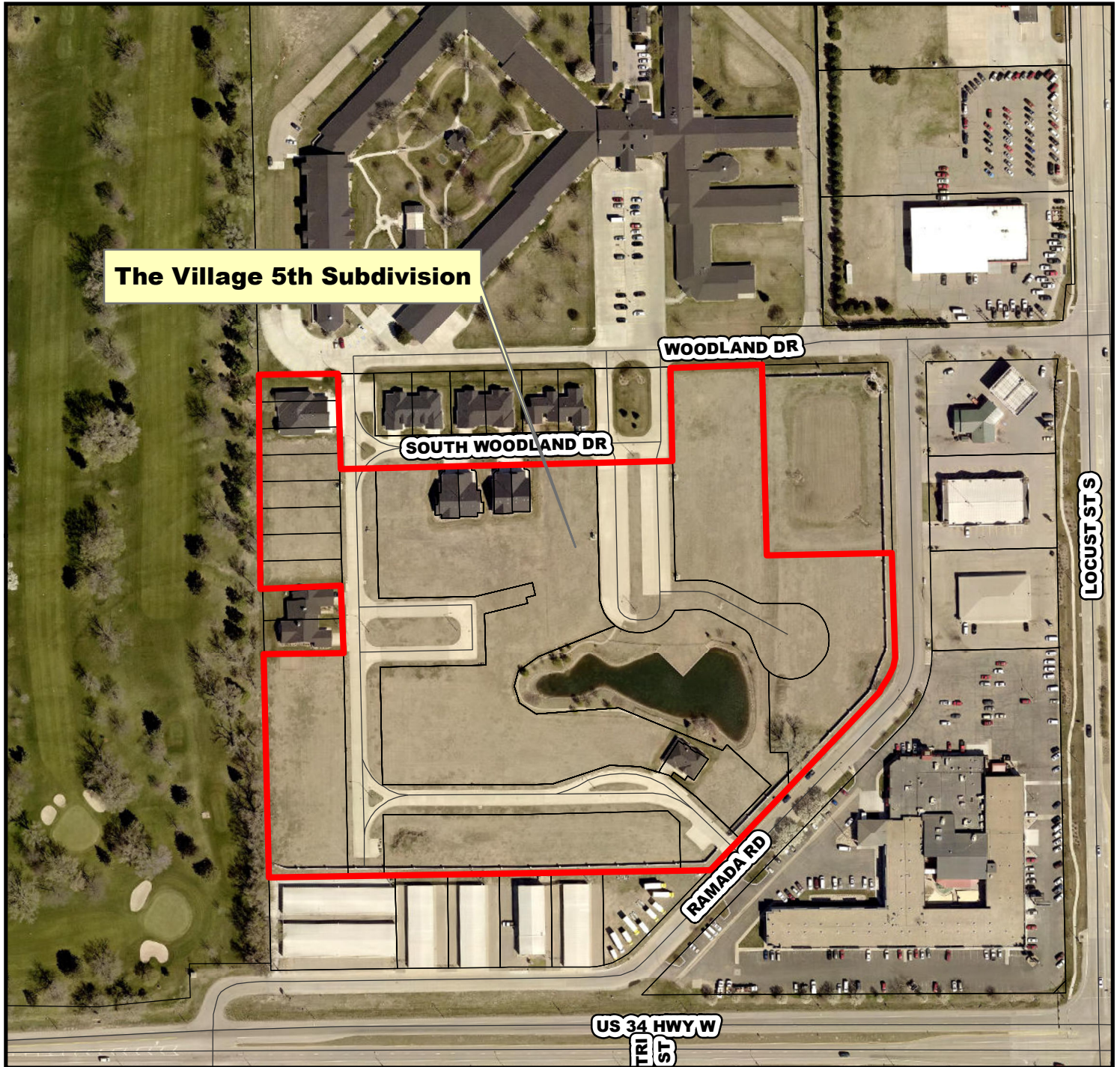


Scale:NONE
For Illustration Purposes

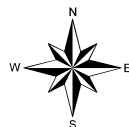


THE REGIONAL PLANNING COMMISSION of Hall
County, Grand Island, Wood River and the Villages
of Alda, Cairo and Doniphan, Nebraska

LOCATION MAP



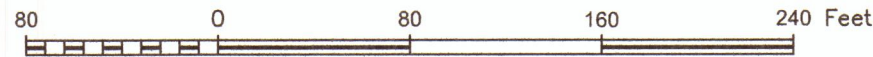
Scale: NONE
For Illustration Purposes



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



NORTH
SCALE: 1" = 80



THE VILLAGE FIFTH SUBDIVISION

FINAL PLAT

APPROVAL

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

THIS _____ DAY OF _____, 2018.

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

MAYOR _____ CITY CLERK _____

DEDICATION

KNOWN ALL MEN BY THESE PRESENTS, THAT THAYER FAMILY, LLC; BY PRESIDENT JAN THAYER, BEING THE OWNER OF THE LAND DESCRIBED HEREON, HAD CAUSED SOME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS THE VILLAGE FIFTH SUBDIVISION IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF, AND DO HEREBY DEDICATED 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 THERE TO, 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 THEREOF, I DO HEREBY SET MY HAND THIS _____ DAY OF _____, 2018.

THAYER FAMILY, LLC; PRESIDENT JAN THAYER

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF HALL) SS

ON THE _____ DAY OF _____, 2018, BEFORE ME, _____ A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED WHO IS JAN THAYER, AS PRESIDENT, TO ME PERSONALLY KNOW 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.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

LEGAL DESCRIPTION

A LEGAL DESCRIPTION OF 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.

LAND SURVEYOR'S CERTIFICATE

A LEGAL DESCRIPTION OF LOTS 1, 2, 3, 4 AND 5, THE VILLAGE FOURTH SUBDIVISION IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA.

I HEREBY CERTIFY THAT ON OCTOBER 10, 2018, I COMPLETED AN ACCURATE SURVEY (MADE UNDER MY SUPERVISION) OF "THE VILLAGE FIFTH 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 CORNERS AS SHOWN ON THE PLAT; THAT EACH LOT BEARS ITS OWN NUMBER; AND THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOW AND RECORDED MONUMENTS.

LYLE L. LOTH L.S. 314

LEGEND

- CORNER FOUND LS 520 CAP (Unless Noted)
- CORNER SET (3/4"x24" Bar w/Cap)
- ⊙ SECTION CORNER
- (M) MEASURED DISTANCE
- (P) PLATTED DISTANCE
- (R) RECORDED DISTANCE
- c CHORD DIMENSION

Total Lots = 26
Total Acres = 9.11

THE VILLAGE FIFTH SUBDIVISION

FINAL PLAT

LEGEND

- CORNER FOUND LS 520 CAP (Unless Noted)
- CORNER SET (3/4"x24" Bar w/Cap)
- ◆ SECTION CORNER
- (M) MEASURED DISTANCE
- (P) PLATTED DISTANCE
- (R) RECORDED DISTANCE
- c CHORD DIMENSION

CURVE DATA:

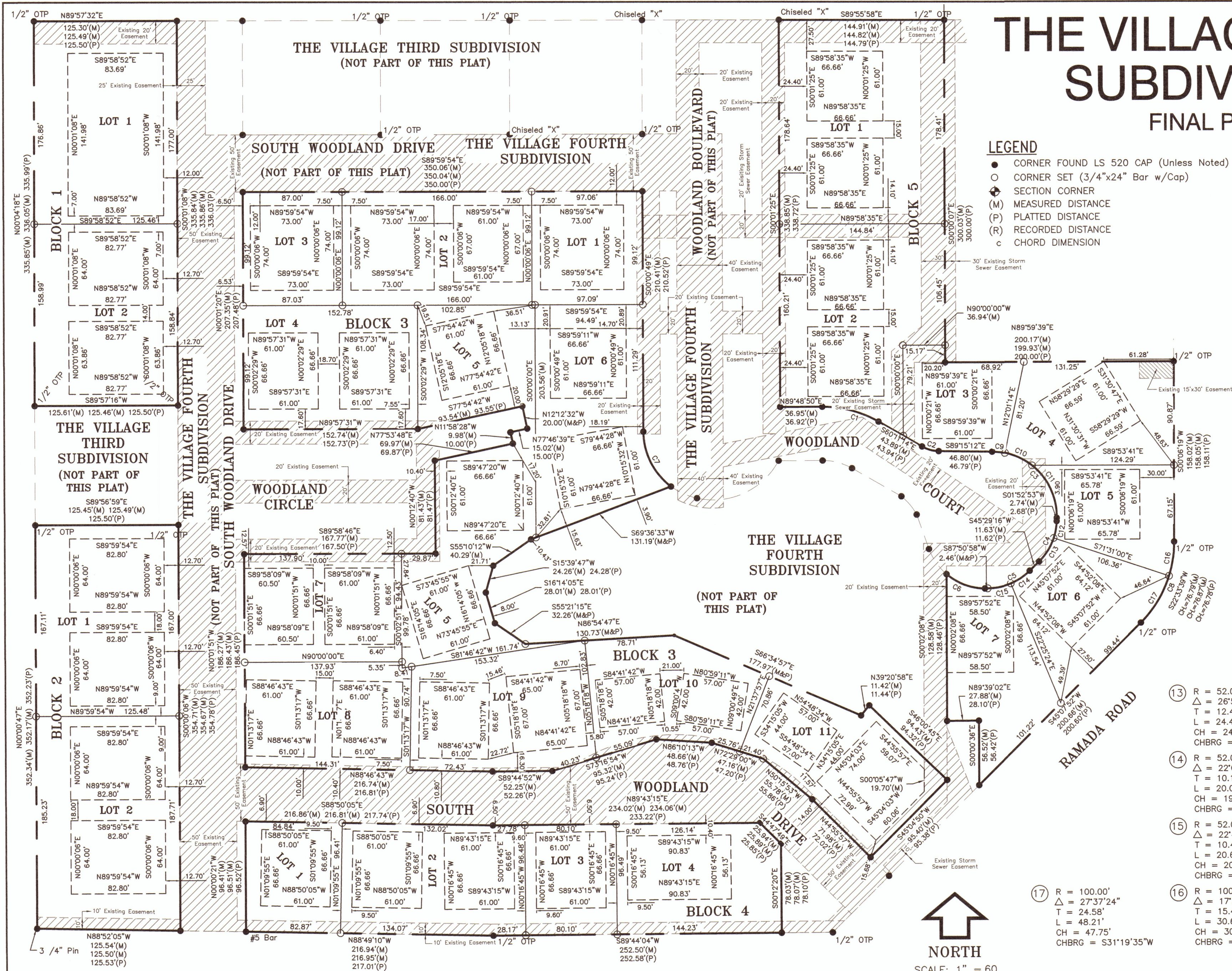
- R = 98.50'
Δ = 30°00'05"
T = 26.39'
L = 51.58'
CH = 50.99'
CHBRG = S75°04'41"E
- R = 30.00'
Δ = 29°10'28"
T = 7.81'
L = 15.28'
CH = 15.11'
CHBRG = S74°20'09"E
- R = 57.00'
Δ = 90°49'49"
T = 57.83'
L = 90.36'
CH = 81.19'
CHBRG = S43°51'08"E
- R = 52.00'
Δ = 43°41'41"
T = 20.85'
L = 39.66'
CH = 38.70'
CHBRG = S23°32'41"W
- R = 52.00'
Δ = 44°52'55"
T = 21.48'
L = 40.73'
CH = 39.70'
CHBRG = S67°53'40"W
- R = 52.00'
Δ = 40°24'21"
T = 19.14'
L = 36.67'
CH = 35.92'
CHBRG = N69°29'36"W
- R = 60.71'
Δ = 52°39'49"
T = 30.05'
L = 55.80'
CH = 53.86'
CHBRG = S26°34'11"E
- R = 100.00'
Δ = 45°09'17"
T = 41.58'
L = 78.71'
CH = 76.79'
CHBRG = S22°33'39"W
- R = 57.00'
Δ = 11°17'17"
T = 5.63'
L = 11.23'
CH = 11.21'
CHBRG = S83°37'24"E
- R = 57.00'
Δ = 26°35'24"
T = 13.47'
L = 26.45'
CH = 26.22'
CHBRG = S64°41'04"E
- R = 57.00'
Δ = 52°57'08"
T = 28.39'
L = 52.68'
CH = 50.82'
CHBRG = S24°54'48"E
- R = 52.00'
Δ = 16°47'10"
T = 7.67'
L = 15.23'
CH = 15.18'
CHBRG = S10°05'25"W

- R = 100.00'
Δ = 27°37'24"
T = 24.58'
L = 48.21'
CH = 47.75'
CHBRG = S31°19'35"W
- R = 100.00'
Δ = 17°31'53"
T = 15.42'
L = 30.60'
CH = 30.48'
CHBRG = S08°44'57"W

NORTH

SCALE: 1" = 60

60 0 60 120 180 Feet



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 Thayer Family LLC
Address 404 Woodland Dr
City Grand Island, State NE Zip 68801
Phone _____

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 REGA Engineering Group Inc.
Address 601 Old Cheney Road, Ste A
City Lincoln, State NE Zip 68512
Phone 402-484-7342
Surveyor/Engineer Name Lyle L. Loth License Number LS-314

SUBDIVISION NAME: THE VILLAGE FIFTH 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 26

Number of Acres 9.11

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