



Hall County Regional Planning Commission

Wednesday, November 7, 2018
Regular Meeting Packet

Commission Members:

Judd Allan	Hall County	
Tony Randone	Grand Island	
Derek Apfel	Grand Island	
Hector Rubio	Grand Island	
Leonard Rainforth	Hall County	
Carla Maurer	Doniphan	
Dean Kjar	Wood River	
Robin Hendricksen	Grand Island	
Jaye Monter	Cairo	Vice Chairperson
Pat O'Neill	Hall County	Chairperson
Greg Robb	Hall County	
Leslie Ruge	Alda	Secretary

Regional Planning Director: Chad Nabity

Planning Technician:
Rashad Moxey

Administrative Assistant:
Norma Hernandez

6:00 PM
City Hall

Call to Order

Roll Call

A - SUBMITTAL OF REQUESTS FOR FUTURE ITEMS

Individuals who have appropriate items for City Council consideration should complete the Request for Future Agenda Items form located at the Information Booth. If the issue can be handled administratively without Council action, notification will be provided. If the item is scheduled for a meeting or study session, notification of the date will be given.

B - RESERVE TIME TO SPEAK ON AGENDA ITEMS

This is an opportunity for individuals wishing to provide input on any of tonight's agenda items to reserve time to speak. Please come forward, state your name and address, and the Agenda topic on which you will be speaking.

DIRECTOR COMMUNICATION

This is an opportunity for the Director to comment on current events, activities, and issues of interest to the commission.



Hall County Regional Planning Commission

Wednesday, November 7, 2018
Regular Meeting

Item A1

Agenda

Staff Contact:



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

AGENDA AND NOTICE OF MEETING

Wednesday, November 7, 2018

6:00 p.m.

City Hall Council Chambers — Grand Island

- 1. Call to Order - This is a public meeting subject to the open meetings laws of the State of Nebraska. The requirements for an open meeting are posted on the wall in this room and anyone who would like to find out what those are is welcome to read through them.**

The Planning Commission may vote to go into Closed Session on any Agenda Item as allowed by State Law.

The Commission will discuss and may take action on any item listed on this agenda.

The order of items on the agenda may be reorganized by the Chair to facilitate the flow of the meeting to better accommodate the public.

- 2. Minutes of the October 5, 2018.**

- 3. Request Time to Speak.**

- 4. Public Hearing -** Annexation of land proposed for annexation identified as Tracts 1 and 2 located wholly or partially within Sections 23, 24, 25, and 26, Township 10 N, Range 12, West of the 6th P.M. in Hall County, Nebraska wholly or partially within Section 19 and 30, Township 10 N, Range 11, West of the 6th P.M. in Hall County, Nebraska. (C-04-2019WR)

- 5. Public Hearing -** Concerning the Readoption of the Wood River Zoning Map and Extension of Extraterritorial Jurisdiction. Public Hearing to re-adopt the City of Wood River Zoning Map, with proposed changes as produced using the Hall County Geographic Information System. (C-05-2019WR)

Consent Agenda:

- 6. Final Plat – Front Porch Subdivision Grand Island-** Located north of U.S. Highway 30 and west of Willow Street Capital Avenue and west of Webb Road in Grand Island, Nebraska. (1 lots, 0.55 acres). This property is zoned M2 Heavy Manufacturing.
- 7. Final Plat – Rowe Second Subdivision an Addition to the City Grand Island-** Located west of Engleman Road north of U.S. Highway 30 adjacent to Grand Island, Nebraska. (1 lot, 3.1922 acres). This property is zoned LLR Large Lot Residential and is a part of the East Half (E1/2) Northeast Quarter (NE1/4) of Section Twenty-seven (27), Township Eleven (11) north,

Range Ten (10) west of the 6th P.M., Hall County, Nebraska.

8. Final Plat – The Village Fifth Subdivision - located south of Woodland Drive and west of Ramada Rd., in the City of Grand Island, in Hall County, Nebraska. Consisting of 9.07 acres and (26 Lots)

9. Election of Officers – Election of the Chair, Vice-Chair and Secretary for the 2019 year.

10. Directors Report

11. Next Meeting December 5, 2018.

12. Adjourn.

PLEASE NOTE: This meeting is open to the public, and a current agenda is on file at the office of the Regional Planning Commission, located on the second floor of City Hall in Grand Island, Nebraska.

**Staff Recommendation Summary
For Regional Planning Commission Meeting
November 7, 2018**

- 4. Public Hearing – Annexation Wood River** Annexation of land proposed for annexation identified as Tracts 1 and 2 located wholly or partially within Sections 23, 24, 25, and 26, Township 10 N, Range 12, West of the 6th P.M. in Hall County, Nebraska wholly or partially within Section 19 and 30, Township 10 N, Range 11, West of the 6th P.M. in Hall County, Nebraska. (C-04-2019WR) (Hearing, Discussion, Action) **See full recommendation and attached annexation plans.**
- 5. Public Hearing – Readoption of Zoning Map – Wood River.–** Public Hearing to re-adopt the City of Wood River Zoning Map, with proposed changes due to annexation as produced using the Hall County Geographic Information System. (C-05-2019WR) (Hearing, Discussion, Action) **See full recommendation**

Consent Agenda

- 6. Final Plat – Front Porch Subdivision Grand Island-** Located north of U.S. Highway 30 and west of Willow Street Capital Avenue and west of Webb Road in Grand Island, Nebraska. (1 lots, 0.55 acres). This property is zoned M2 Heavy Manufacturing. This is a left over metes and bounds tract that has not previously been platted. Platting will faceplate transfer and clear title.
- 7. Final Plat – Rowe Second Subdivision an Addition to the City Grand Island-** Located west of Engleman Road north of U.S. Highway 30 adjacent to Grand Island, Nebraska. (1 lot, 3.1922 acres). This property is zoned LLR Large Lot Residential and is a part of the East Half (E1/2) Northeast Quarter (NE1/4) of Section Twenty-seven (27), Township Eleven (11) north, Range Ten (10) west of the 6th P.M., Hall County, Nebraska. This property has access to city water and city sewer.
- 6. Final Plat – The Village Fifth Subdivision -** located south of Woodland Drive and west of Ramada Rd., in the City of Grand Island, in Hall County, Nebraska. Consisting of 9.07 acres and (26 Lots) This creates individual lots for structures approved with the development plan for The Village RD Zone.
- 8. Directors Report**
- 9. Next Meeting December 5, 2018.**



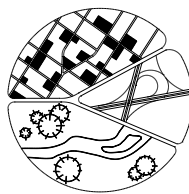
Hall County Regional Planning Commission

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

Item E1

Meeting Minutes for October 3, 2019

Staff Contact:



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

Minutes
for
October 3, 2018

The meeting of the Regional Planning Commission was held Wednesday, October 3, 2018, at City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" on September 21, 2018.

Present: Leslie Ruge, Derek Apfel Tony Randone
 Pat O'Neill Judd Allan
 Greg Robb Jaye Monter

Absent: Carla Maurer, Leonard Rainforth, Hector Rubio, Robin Hendricksen,
 Dean Kjar

Other:

Staff: Chad Nabity, Rashad Moxey, Norma Hernandez

Press: Julie Blum, Grand Island Independent.

1. Call to order.

Chairman O'Neill called the meeting to order at 6:00 p.m.

O'Neill stated that this was a public meeting subject to the open meetings laws of the State of Nebraska. He noted that the requirements for an open meeting are posted on the wall in the room and easily accessible to anyone who may be interested in reading them.

O'Neill also noted the Planning Commission may vote to go into Closed Session on any agenda item as allowed by State Law.

The Commission will discuss and may take action on any item listed on this agenda.

The order of items on the agenda may be reorganized by the Chair to facilitate the flow of the meeting to better accommodate the public.

2. Minutes of the September 5, 2018 meeting.

A motion was made by Ruge and seconded by Apfel to approve the minutes of the September 5, 2018 meeting.

The motion carried with seven members in favor (O'Neill, Apfel, Allan, Ruge, Robb, Monter, and Randone) and no members abstaining.

3. Request Time to Speak.

The following requested time to speak during discussion: *Bruce Schreiner*, 2535 Carleton; Item #5, *Justin Pfenning*, 3011 Bighorn Place, Item #4; *Mike Morrow*, 3107 Bison Ct, Item #4; *Brad Goering*, 4060 Indianhead Drive, Item #4; *Zackary Butz*, 308 N. Locust, #6

4. Public Hearing- Proposed Zoning Change – Concerning a proposed change from RD Residential Development Zone to an Amended RD Residential Development Zone for Lot 1 Block 3 of Good Samaritan Subdivision located south of Trust Street and east of Laramie Drive. The requested change would increase the number of units allowed on the property from 30 to 53. (C-01-2019GI)

O'Neill opened the public hearing.

Nabity stated Good Samaritan Society has owned the property for over 12 years. In 2006, 2007 a redevelopment plan was approved for an RD zone for a 2 story apartment building for up to 30 apartments in the center of the lot. The proposal now is for 52 units. Townhouse style units will be around the outside and the ones on the west side will be one story. The east side is currently zoned as M1 and the south side is zoned as R1. The RD zone does allow up to 42 units an acre.

Justin Pfenning, 3011 Bighorn Place, expressed concerns about how narrow Trust St is, traffic issues, and the slope of the street from the center from the edges and can be dangerous in the winter.

Mike Morrow, 3107 Bison Ct. – believes that the section of North Rd. and Trust St will get even more congested. He does not feel that Trust Street will be able to handle much more traffic.

Brad Goering, 4060 Indianhead Drive – Brad feels the increase density for the area is too much. It's too narrow for the area.

O'Neill closed the public hearing.

A motion was made by Ruge and seconded by Apfel to approve the a proposed zoning proposed change from RD Residential Development Zone to an Amended RD

Residential Development Zone for Lot 1 Block 3 of Good Samaritan Subdivision located south of Trust Street and east of Laramie Drive. The requested change would increase the number of units allowed on the property from 30 to 52.

The motion carried with six members in favor (Apfel, Allan, O'Neill, Ruge, Robb, and Monter) with 1 member voting no (Randone).

- 5. Public Hearing- Redevelopment Plan – Grand Island Hotel LLC.** – Concerning an amendment to the redevelopment plan for CRA Area No. 2 to allow for redevelopment of a portion of the vacant property southwest of Locust and U.S. Highway 34 for a 79 room hotel in Grand Island, Hall County, Nebraska. (C-02-2019GI)

O'Neill opened the public hearing

Nabity explained that the area is planned for commercial development and the proposal is to build a hotel at the location. The property has been vacant since 2004. TIF is being requested to help pay for the acquisition of the property and for paving Lake Street. It is consistent with the comprehensive plan and consistent with the commercial use. Bruce Schreiner mentioned the TIF application is complete and explained in the attached documents give an explanation of how they come up with their amounts of costs. Bruce also mentioned the project will provide 10 fulltime positions and 15 part time positions.

Planning Commission asked few questions for clarification.

O'Neill closed the public hearing.

A motion was made by Ruge and seconded by Apfel to find that the redevelopment plan concerning an amendment to the redevelopment plan for CRA Area No. 2 to allow for redevelopment of a portion of the vacant property southwest of Locust and U.S. Highway 34 for a 79 room hotel in Grand Island, Hall County, Nebraska is consistent with the comprehensive plan and approve Resolution 2019-01 (C-02-2019GI).

The motion carried with seven members in favor (O'Neill, Apfel, Allan, Ruge, Robb, Monter and Randone) with no members voting no.

- 6. Public Hearing – Redevelopment Plan – Paramount Development LLC.** – Concerning an amendment to the redevelopment plan for CRA Area No. 1 to allow for redevelopment 411 W. Third (the 2nd story end of the Sears Building) to include four, two-plus bedroom apartments on the upper level of the building in Grand Island Hall County Nebraska. (C-03-2019GI)

O'Neill excused himself due to conflict of interest.

Monter opened the public hearing.

Nabity stated this was in the downtown area. They would convert the upper story of the old Sears building to 4 residential units. The upper story residential is a permitted use in the E3 zoning district. They are requesting \$159,800 in TIF in assistance for this project. It is consistent with the comprehensive plan and Nabity recommends approval. Zack Butts, 308 N. Locust, mentioned how this project fits well with what Grand Island is looking to do with downtown.

Monter closed the public hearing.

A motion was made by Randone and seconded by Apfel to find that the redevelopment plan the proposed an amendment to the redevelopment plan for CRA Area No. 1 to allow for redevelopment 411 W. Third (the 2nd story end of the Sears Building) to include four, two-plus bedroom apartments on the upper level of the building in Grand Island Hall County Nebraska is consistent with the comprehensive plan and approve Resolution 2019-02 (C-03-2019GI)

The motion was carried with six members in favor (Apfel, Allan, Ruge, Robb, Monter, and Randone) one member abstaining (O'Neill)

Consent Agenda

- 7. Preliminary Plat – Crossroads Subdivision** - The Crossroads Subdivision located south of Lake Street, east of Locust Street. (5 lots, 10.82 acres). This property is zoned B2 General Business in the Gateway Corridor Overlay District.
- 8. Final Plat – Cedar Knoll Subdivision Grand Island** - Located north of Capital Avenue and west of Webb Road in Grand Island, Nebraska. (1 lot, 1 acre). This property is zoned R-1 Suburban Density Residential. This was considered and approved in August 2018 as the Jensen Subdivision.
- 9. Final Plat – Gooseberry Falls Subdivision Hall County** – A tract of land consisting of all of part of lot 1 Mieth Subdivision and part of the Northeast Quarter (NE1/4) of Section Twenty-seven (27), Township Twelve (12) north, Range Twelve (12) west of the 6th P.M., Hall County, Nebraska. West of Cameron Road and south of White Cloud Road. This subdivision reconfigures and existing farmstead subdivision squaring off the boundaries.
- 10. Final Plat – Nancy Archer Acres Subdivision Hall County** - Located in part of the Northwest Quarter (NW ¼) of Section Twenty (20), Township Eleven (11) north, Range Eleven (11) west of the 6th P.M., Hall County, Nebraska. West of 130 Road and south of Old Potash Highway. This is an existing farmstead split.
- 11. Final Plat – Ummelville Third Subdivision Grand Island** - Located west of Skypark Road between 4th Street and the Union Pacific Railroad Tracks in Grand Island, Nebraska. (2 lots, 2.11 acres). This property is zoned M-2 Heavy Manufacturing.

A motion was made by Monter and seconded by Robb to recommend approval of Consent Agenda Items.

The motion carried with seven members in favor (Apfel, O'Neill, Allan, Ruge, Robb, Monter, and Randone) with no members abstaining.

12. Adjourn.

O'Neill adjourned the meeting at 6:34 p.m.

13. Next Meeting November 7, 2018.

Special Presentation: Updated on and Potential Impact of Prairie, Moore's, Silver project on Flood Maps in Hall County and Northwest Grand Island

Rashad Moxey stated 1,076 structures are currently located in the flood plains. When the flood control project is completed only 64 structures will be left in the flood plains. Removing 1,012 (94%) structures. The expected completion date of the project is November 30, 2018. Once the project is completed the NRD, JEO consultants and the City Of Grand Island will send the necessary documents to FEMA for final approval of the revised maps. Maps will ready to be adopted next year.

Leslie Ruge, Secretary
By Norma Hernandez



Hall County Regional Planning Commission

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

Item F1

Public Hearing - Wood River Annexation

Staff Contact:

Agenda Item # 4

PLANNING DIRECTOR MEMO TO REGIONAL PLANNING October 24, 2018

SUBJECT: Annexation in Wood River Nebraska.

The City of Wood River has approved Resolutions 2018-135, 2018-136 and 2018-137 submitting adjacent to and contiguous with the Wood River Corporate limit and identified on the annexation plat as Tract 1 and Tract 2 to the Hall County Regional Planning Commission for a recommendation on approval of annexation of the property.

The City is interested in pursuing this application and has submitted an annexation plat identifying both tracts for approval.

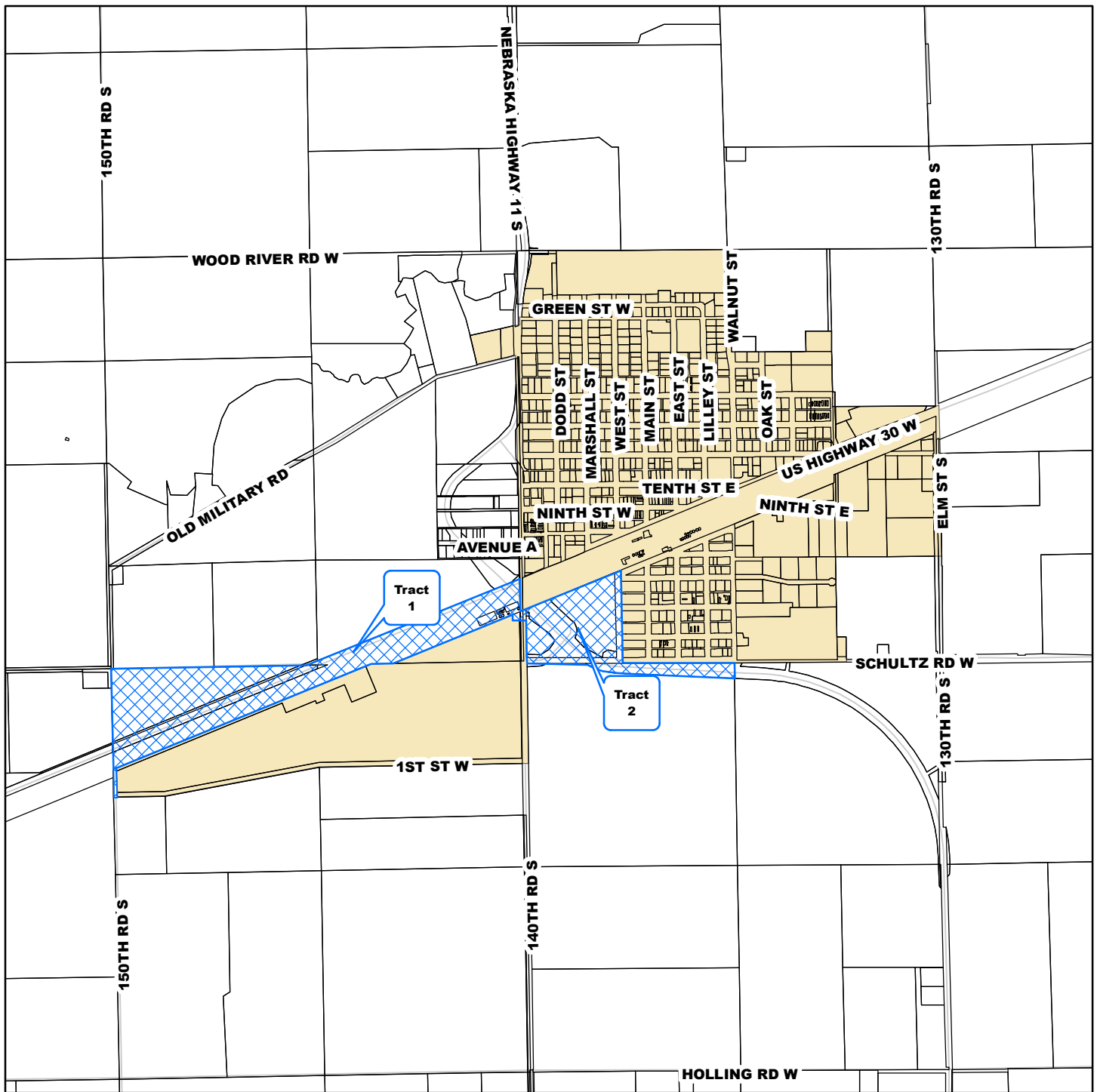
Annexation plans have been prepared for both tracts and are included with the resolutions and plat.

Planning Commission will hold a public hearing to take testimony on the proposed annexation and make a recommendation regarding the annexation.

Annexation of these tracts with developed commercial uses located adjacent to the existing city limits along with the public right of way within the area is consistent with the annexation component of the Wood River Comprehensive Plan as adopted in January of 2016.

It is recommended that the Hall County Regional Planning Commission recommend in favor of annexing the property as presented.

_____ Chad Nabity AICP, Planning Director



City of Wood River Proposed Annexation Map

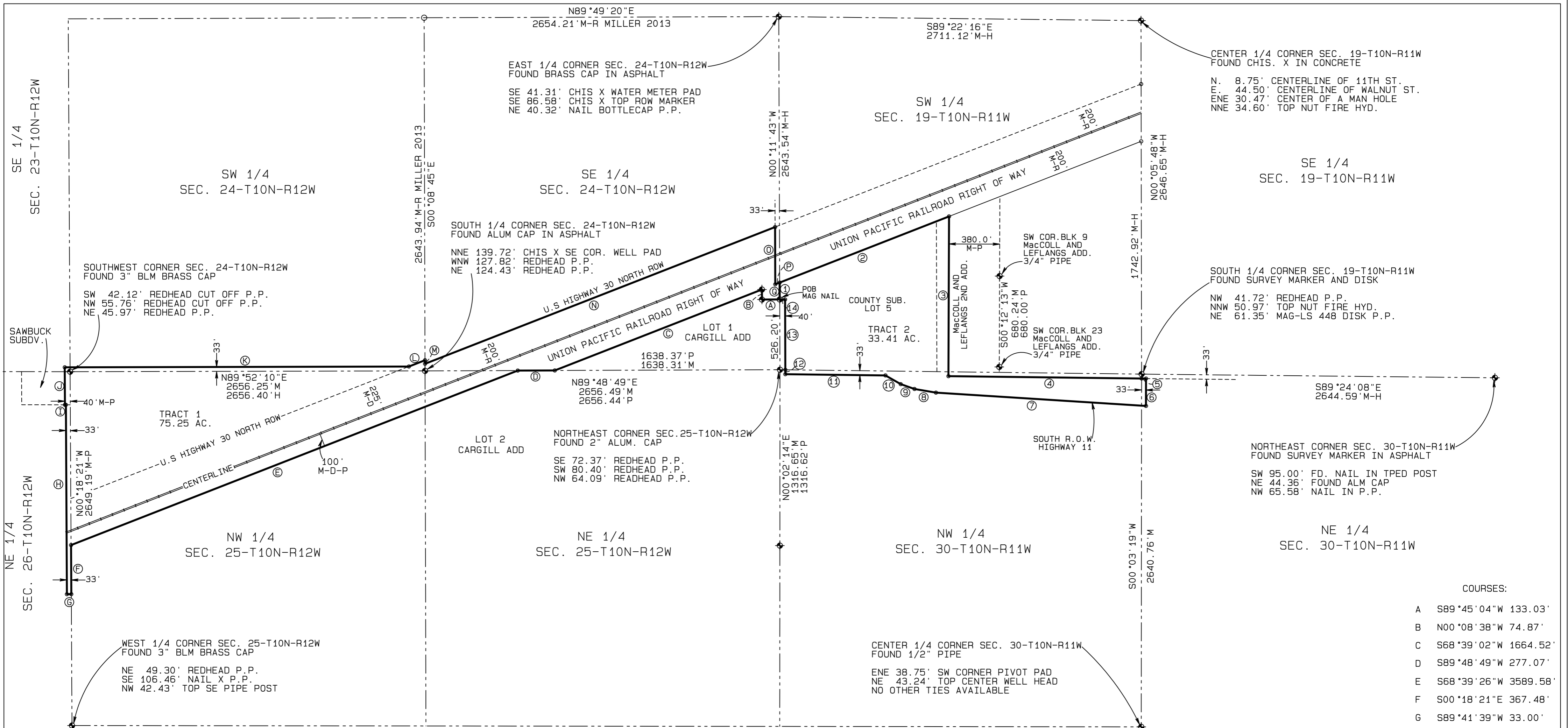
Legend

- Existing City Limits
- Proposed Annexation

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



CITY OF WOOD RIVER ANNEXATION PLAT

SURVEYOR'S CERTIFICATE:

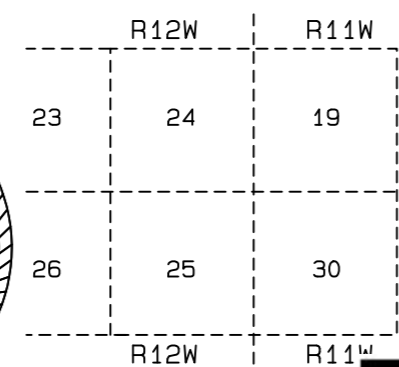
I, HEREBY CERTIFY THAT THIS PLAT OF A SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE, AND THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA. COMPLETED ON THE 15TH DAY OF OCTOBER, 2018.

JOSHUA E. GRUMMERT | LS-783

GRUMMERT PROFESSIONAL SERVICES, LLC
2837 W. HWY 6, STE. 206, HASTINGS, NE 68901
PHONE-402-879-5701
EMAIL- jmgrumert@yahoo.com
WEBSITE- www.grummertsurveying.com



VICINITY SKETCH NOT TO SCALE
HALL COUNTY



G.P.S. PROJECT # 070-2018

SHEET 1 OF 1

LEGEND :

- D-DEED DISTANCE
- M-MEASURED DISTANCE
- H-HICKS 2005
- G-GOVERNMENT DISTANCE
- P-PLATTED DISTANCE
- FOUND 5/8" REBAR WITH
- LS-448 CAP UNLESS NOTED
- CALCULATED POINT
- SET 1/2" X 24" REBAR

LEGAL DESCRIPTION TRACT 1:

A TRACT OF LAND LOCATED IN SECTIONS 23, 24, 25, AND 26 OF TOWNSHIP 10 NORTH, RANGE 12 WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 24, TOWNSHIP 10 NORTH, RANGE 12 WEST, THENCE N00°11'43"W (ASSUMED BEARING) ON THE EAST LINE OF SAID SECTION 24, A DISTANCE OF 526.20 FEET TO THE POINT OF BEGINNING AND ALSO BEING THE NORTHERLY EXTEND LINE OF CARGILL ADDITION, THENCE S89°45'04"W ON SAID NORTHERLY LINE A DISTANCE OF 133.03 FEET, THENCE N00°08'38"W ON THE EASTERLY LINE OF SAID CARGILL ADDITION A DISTANCE OF 74.87 FEET TO THE SOUTHERLY RIGHT OF WAY OF UNION PACIFIC RAILROAD AND ALSO BEING THE SAID NORTHERLY LINE OF CARGILL ADDITION, THENCE ON SAID SOUTHERLY RIGHT OF WAY THE FOLLOWING, S68°39'02"W A DISTANCE OF 1664.52 FEET TO THE LINE COMMON BETWEEN THE SOUTHEAST 1/4 OF SAID SECTION 24 AND THE NORTHEAST 1/4 OF SAID SECTION 25, THENCE S89°48'49"W ON SAID COMMON LINE A DISTANCE OF 277.07 FEET, THENCE S68°39'26"W A DISTANCE OF 3589.58 FEET TO THE LINE COMMON BETWEEN THE NORTHEAST 1/4 OF SAID SECTION 26 AND THE NORTHEAST 1/4 OF SAID SECTION 25, THENCE S00°18'21"E ON SAID COMMON LINE A DISTANCE OF 367.48 FEET, THENCE S89°41'39"W PERPENDICULAR TO SAID COMMON LINE A DISTANCE OF 33.00 FEET TO THE WEST RIGHT OF WAY OF A PUBLIC ROAD, THENCE N00°18'21"W PARALLEL WITH SAID COMMON LINE OF SECTIONS 25 AND 26 A DISTANCE OF 1417.79 FEET TO THE EXTENDED SOUTH LINE OF SAWBUCK SUBDIVISION, THENCE N89°55'56"W ON SAID SOUTH LINE A DISTANCE OF 7.00 FEET TO THE EXISTING DEDICATED PUBLIC ROAD RIGHT OF WAY, THENCE N00°18'21"W PARALLEL WITH SAID COMMON LINE OF SECTIONS 25 AND 26 A DISTANCE OF 280.88 FEET TO THE NORTH RIGHT OF WAY OF A PUBLIC ROAD, THENCE N89°52'10"E ON SAID NORTH RIGHT OF WAY BEING 33.00 FEET NORTH AND PARALLEL TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 24 A DISTANCE OF 2575.50 FEET TO THE NORTHERLY RIGHT OF WAY OF U.S. HIGHWAY NUMBER 30, THENCE CONTINUING ON SAID NORTHERLY RIGHT OF WAY THE FOLLOWING, N68°39'26"E A DISTANCE OF 129.60 FEET TO THE EAST LINE OF SAID SOUTHWEST 1/4 OF SECTION 24, THENCE S00°08'45"E ON SAID EAST LINE A DISTANCE OF 26.81 FEET, THENCE N68°39'26"E A DISTANCE OF 2812.87 FEET TO THE WEST RIGHT OF WAY OF A PUBLIC ROAD, THENCE S00°11'43"E ON SAID WEST RIGHT OF WAY BEING 33.00 FEET WEST AND PARALLEL TO THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 24 A DISTANCE OF 428.66 FEET TO THE SAID SOUTHERLY RIGHT OF WAY OF UNION PACIFIC RAILROAD, THENCE N68°39'02"E ON SAID SOUTHERLY RIGHT OF WAY A DISTANCE OF 35.38 FEET TO THE EAST LINE OF SAID SOUTHEAST 1/4 OF SECTION 24, THENCE S00°11'43"E ON SAID EAST LINE A DISTANCE OF 126.20 FEET TO THE POINT OF BEGINNING, CONTAINING 75.25 ACRES MORE OR LESS.

LEGAL DESCRIPTION TRACT 2:

A TRACT OF LAND LOCATED IN SECTIONS 19 AND 30 OF TOWNSHIP 10 NORTH, RANGE 11 WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 19, TOWNSHIP 10 NORTH, RANGE 11 WEST, THENCE N00°11'43"W (ASSUMED BEARING) ON THE WEST LINE OF SAID SECTION 19, A DISTANCE OF 526.20 FEET TO THE POINT OF BEGINNING AND ALSO BEING THE NORTHERLY EXTEND LINE OF CARGILL ADDITION, THENCE CONTINUING N00°11'43"W ON SAID WEST LINE A DISTANCE OF 126.20 FEET TO THE SOUTHERLY RIGHT OF WAY OF UNION PACIFIC RAILROAD THENCE N68°39'02"E ON SAID SOUTHERLY RIGHT OF WAY A DISTANCE OF 1360.82 FEET TO THE EXTENDED WEST LINE OF MACCOLL AND LEFLANGS 2ND ADDITION, THENCE S00°12'13"W ON SAID WEST LINE A DISTANCE OF 1196.13 FEET TO THE EXISTING SOUTH RIGHT OF WAY OF A PUBLIC ROAD, THENCE S89°18'14"E ON SAID SOUTH RIGHT OF WAY AND ALSO BEING 33.00 FEET SOUTH AND PARALLEL WITH THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 30 A DISTANCE OF 1445.54 FEET TO THE EAST LINE OF SAID NORTHWEST 1/4 OF SECTION 30, THENCE S89°24'09"E CONTINUING ON SOUTH RIGHT OF WAY AND ALSO BEING 33.00 FEET SOUTH AND PARALLEL WITH THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 30 A DISTANCE OF 33.00 FEET, THENCE S00°03'19"W, BEING PARALLEL WITH AND 33.00 FEET EAST OF THE WEST LINE OF SAID SOUTHEAST 1/4 OF SECTION 30 A DISTANCE OF 204.84 FEET TO THE SOUTH RIGHT OF WAY OF STATE HIGHWAY NUMBER 11, THENCE ON SAID SOUTH RIGHT OF WAY THE FOLLOWING, N86°22'19"W A DISTANCE OF 1574.96 FEET, THENCE N80°20'01"W A DISTANCE OF 163.17 FEET, THENCE N70°37'50"W A DISTANCE OF 108.97 FEET, THENCE N60°16'56"W A DISTANCE OF 131.65 FEET TO THE EXISTING SOUTH RIGHT OF WAY OF A PUBLIC ROAD, THENCE N89°18'13"W ON SAID SOUTH RIGHT OF WAY AND ALSO BEING 33.00 FEET SOUTH AND PARALLEL WITH THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 30 A DISTANCE OF 749.47 FEET TO THE EXISTING EAST RIGHT OF WAY OF A PUBLIC ROAD, THENCE N00°02'14"E BEING 40.00 FEET EAST AND PARALLEL WITH THE WEST LINE OF SAID NORTHWEST 1/4 AND ON SAID EAST RIGHT OF WAY A DISTANCE OF 33.00 FEET TO THE SOUTH LINE OF SOUTHWEST 1/4 OF SAID SECTION 19, THENCE N00°11'41"W BEING 40.00 FEET EAST AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST 1/4 AND ON SAID EAST RIGHT OF WAY A DISTANCE OF 526.20 FEET TO THE SAID EXTENDED NORTHERLY LINE OF CARGILL ADDITION, THENCE ON SAID NORTHERLY LINE OF CARGILL ADDITION, THENCE CONTINUING N00°11'43"W ON SAID NORTHERLY LINE OF CARGILL ADDITION, THENCE S89°45'04"W ON SAID NORTHERLY LINE A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING, CONTAINING 33.41 ACRES MORE OR LESS.

COURSES:

- | | | |
|----|-------------|----------|
| A | S89°45'04"W | 133.03' |
| B | N00°08'38"W | 74.87' |
| C | S68°39'02"W | 1664.52' |
| D | S89°48'49"W | 277.07' |
| E | S68°39'26"W | 3589.58' |
| F | S00°18'21"E | 367.48' |
| G | S89°41'39"W | 33.00' |
| H | N00°18'21"W | 1417.79' |
| I | N89°55'56"W | 7.00' |
| J | N00°18'21"W | 280.88' |
| K | N89°52'10"E | 2575.50' |
| L | N68°39'26"E | 129.60' |
| M | S00°08'45"E | 26.81' |
| N | N68°39'26"E | 2812.87' |
| O | S00°11'43"E | 428.66' |
| P | N68°39'02"E | 35.38' |
| Q | S00°11'43"E | 126.20' |
| 1 | N00°11'43"W | 126.20' |
| 2 | N68°39'02"E | 1360.82' |
| 3 | S00°12'13"W | 1196.13' |
| 4 | S89°18'14"E | 1445.54' |
| 5 | S89°24'09"E | 33.00' |
| 6 | S00°03'19"W | 204.84' |
| 7 | N86°22'19"W | 1574.96' |
| 8 | N80°20'01"W | 163.17' |
| 9 | N70°37'50"W | 108.97' |
| 10 | N60°16'56"W | 131.65' |
| 11 | N89°18'13"W | 749.47' |
| 12 | N00°02'14"E | 33.00' |
| 13 | N00°11'41"W | 526.86' |
| 14 | S89°45'04"W | 40.00' |

RESOLUTION NO 2018-135

**RESOLUTION ADOPTING OCTOBER 16, 2018 ANNEXATION PLAN FOR THE CITY
OF WOOD RIVER, HALL COUNTY, NEBRASKA.**

WHEREAS, a survey and maps of certain property owned by Agriculture Services, LLC and by Mark L. and Michelle M. Wooldrik are planned to be annexed.

WHEREAS, the Nebraska Statutes require that a plan to furnish benefits such as police, fire, snow removal and water services must be adopted not later than one year after the date of annexation.

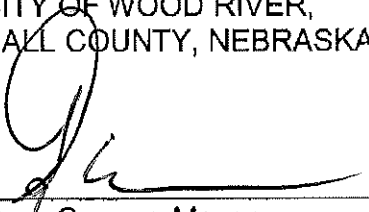
WHEREAS, the City has prepared a plan to provide such services to the proposed areas of annexation.

NOW THEREFORE BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF WOOD RIVER, HALL COUNTY, NEBRASKA AS FOLLOWS:

1. The Annexation Plan for Wood River, Hall County, Nebraska dated October 16, 2018 should be and hereby is approved. A copy of said Annexation Plan is attached hereto as Exhibit "1".

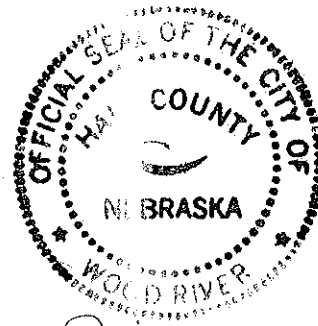
Passed and approved this 16th of October, 2018.


CITY OF WOOD RIVER,
HALL COUNTY, NEBRASKA



Greg Cramer, Mayor

ATTEST:





Holly Plejdrup, City Clerk

ANNEXATION PLAN —Wood River Nebraska

October 16, 2018

OVERVIEW

Section 17-405.01 of The Nebraska State Statute allows Cities of the Second Class to annex any contiguous or adjacent lands, lots, tracts, streets, or highways that are urban or suburban in character and in such direction as may be deemed proper.

Section 18-3301 of The Nebraska State Statute allows Cities of the Second Class to annex land whenever the majority of owners of any territory lying contiguous to the corporate city limits desire the annexation.

Regulations governing municipal annexation were implemented in order to develop an equitable system for adding to and increasing municipal boundaries as urban growth occurs. Areas of the community that are urban in nature, and are contiguous to existing boundaries, are appropriate for consideration of annexation.

Annexation of urban areas adjacent to existing municipal boundaries can be driven by many factors. The following are reasons annexation should be considered:

1. Governing urban areas with the statutorily created urban form of government, municipalities have historically been charged with meeting the needs of the expanded community.
2. Provide municipal services. Municipalities are created to provide the governmental services essential for sound urban development and for the protection of health, safety and well-being of residents in areas that are used primarily for residential, industrial, and commercial purposes.
3. Ensure orderly growth pursuant to land use, building, street, sidewalk, sanitary sewer, storm sewer, water, and electrical services.
4. Provide more equitable taxation to existing property owners for the urban services and facilities that non-village residents in proposed annexation areas use on a regular basis such as parks, streets, public infrastructure, emergency services, retail businesses and associated support.
5. Ensure ability to impose and consistently enforce planning processes and policies.
6. Address housing standards and code compliance to positively impact quality of life for residents.
7. Enable residents of urban areas adjacent to village to participate in municipal issues, including elections that either do or will have an impact on their properties.
8. Anticipate and allocate resources for infrastructure improvements. This would include extension of sewer, water and electrical infrastructure.

9. Provide long term visioning abilities as it relates to growth and provision of services.

Other Factors – Tract #1

The City and the property owner have caused to be prepared an annexation map of Tract #1 under consideration. The property owner has requested annexation. The City has forwarded a request to make a recommendation on annexation of Tract #1 to the Hall County Regional Planning Commission.

A comprehensive inventory of services and facilities has been developed, with the types and level of services currently being provided as well as the types and level of services anticipated as a result of annexation.

The inventory includes general information concerning:

- Existing infrastructure in affected area
- Summary of expenditures to extend existing infrastructure
- Emergency services
- Summary of operating expenditures associated with increased services

The service plan incorporates detailed elements of the inventory. The inventory and resulting service plan should be the basis for discussions concerning each specific area identified for potential annexation. *It should be noted that the capital improvements' to existing infrastructure and extending services if necessary will take place over a reasonable period of time in order to ensure adequate time for planning, designing, funding and constructing such a sizable number of projects while protecting the financial integrity of the City's enterprise funds. Individual property owners will be responsible for the cost of extending services through neighborhoods and for connecting their properties to the public systems.*

Other Factors – Tract #2

The Mayor and the City Council have determined to include Tract #2 within the corporate city limits of the City as Tract #2 is urban in character and is in a direction deemed proper.

A comprehensive inventory of services and facilities has been developed, with the types and level of services currently being provided as well as the types and level of services anticipated as a result of annexation.

The inventory includes general information concerning:

- Existing infrastructure in affected area
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Inventory of Service and Service Plan – Tract #1 – Hefty Seed

The Tract under consideration is located adjacent to the Wood River City Limits between US Highway 30 and 140th Road. The legal description and map are attached hereto.

INVENTORY OF SERVICES

1. Police Protection. The Hall County Sheriff's Department under contract with the City of Wood River will provide protection and law enforcement services in the annexation area. These services include:

- Normal patrols and responses
- Handling of complaints and incident reports
- Investigation of crimes
- Standard speed and traffic enforcement
- Special units such as traffic enforcement, criminal investigations, narcotics, and gang suppression

These services are offered by contract for all properties within the municipal limits of Wood River,

2. Fire Protection. The Wood River Rural Fire Department will provide emergency and fire prevention services in the annexation area. These services include:

- Fire suppression and rescue
- Hazardous materials regulation
- Periodic inspections of commercial properties
- Public safety education

3. Wastewater (Sanitary Sewer). The City of Wood River currently does not maintains wastewater utilities services for the proposed annexation area. Wastewater services to new development and subdivisions will be provided according to standard policies and procedures of the City.

4. Maintenance of Roads and Streets. The City of Wood River will maintain public streets over which the City has jurisdiction. Maintenance of a section of Schultz Road and 150th Road will be agreed upon between the City of Wood River and Hall County, Nebraska. These services include:

- Snow and ice removal
- Emergency pavement repair
- Preventative street maintenance
- Asphalt resurfacing
- Ditch and drainage maintenance
- Sign and signal maintenance

5. Water Utilities. The City of Wood River currently does not maintains the water utilities services for the proposed annexation area in Tract #1. Water service to this area is available through private wells.

6. Maintenance of Parks, Playgrounds, and Swimming Pools. No impact on public or private recreation facilities is anticipated as a result of annexation. Recreation facilities and area amenities, including parks and pools, that are privately owned and operated, or operated and maintained by another governmental entity, will be unaffected by the annexation.

7. Zoning Regulations. The City of Wood River is enforcing building regulations. Building permits and inspections are issued through an agreement with Hall County by the Building Inspector. Hall County will continue to oversee services associated with zoning regulations, including:

- Building Permit Issuance

Summary of Impacts – Tract #1	
Police Protection	No Change
Fire Protection	No Change
Wastewater	Not Available
Roads and Streets	Possible Change of Maintenance responsibilities along the northern and western perimeter
Water Service	Not Available
Parks, Playgrounds and Swimming Pools	No Impact
Zoning Regulations	Already Subject to Wood River Regulations
School District	District 8 (Wood River)

Inventory of Service and Service Plan – Tract #2 – Ag Services

The Tract under consideration is located adjacent to the Wood River City Limits. The legal description and map are attached hereto.

INVENTORY OF SERVICES

1. Police Protection. The Hall County Sheriff's Department under contract with the City of Wood River will provide protection and law enforcement services in the annexation area. These services include:

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- Investigation of crimes
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- Snow and ice removal
- Emergency pavement repair
- Preventative street maintenance
- Asphalt resurfacing
- Ditch and drainage maintenance
- Sign and signal maintenance

5. Water Utilities. The City of Wood River currently maintains the water utilities services for the proposed annexation area in Tract #2. Water service to this area is available through existing water lines.

6. Maintenance of Parks, Playgrounds, and Swimming Pools. No impact on public or private recreation facilities is anticipated as a result of annexation. Recreation facilities and area amenities, including parks and pools, that are privately owned and operated, or operated and maintained by another governmental entity, will be unaffected by the annexation.

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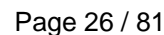
Summary of Impacts – Tract #2	
Police Protection	No Change
Fire Protection	No Change
Wastewater	Available
Roads and Streets	Possible Change of Maintenance responsibilities along the northern perimeter
Water Service	Available
Parks, Playgrounds and Swimming Pools	No Impact
Zoning Regulations	Already Subject to Wood River Regulations
School District	District 8 (Wood River)

LEGAL DESCRIPTION TRACT 1:

A TRACT OF LAND LOCATED IN SECTIONS 23, 24, 25, AND 26 OF TOWNSHIP 10 NORTH RANGE 12 WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 24, TOWNSHIP 10 NORTH, RANGE 12 WEST, THENCE N00°11'43"W (ASSUMED BEARING) ON THE EAST LINE OF SAID SECTION 24, A DISTANCE OF 526.20 FEET TO THE POINT OF BEGINNING AND ALSO BEING THE NORTHERLY EXTEND LINE OF CARGILL ADDITION, THENCE S89°45'04"W ON SAID NORTHERLY LINE A DISTANCE OF 133.03 FEET, THENCE N00°08'38"W ON THE EASTERLY LINE OF SAID CARGILL ADDITION A DISTANCE OF 74.87 FEET TO THE SOUTHERLY RIGHT OF WAY OF UNION PACIFIC RAILROAD AND ALSO BEING THE SAID NORTHERLY LINE OF CARGILL ADDITION, THENCE ON SAID SOUTHERLY RIGHT OF WAY THE FOLLOWING, S68°39'02"W A DISTANCE OF 1664.52 FEET TO THE LINE COMMON BETWEEN THE SOUTHEAST ¼ OF SAID SECTION 24 AND THE NORTHEAST ¼ OF SAID SECTION 25, THENCE S89°48'49"W ON SAID COMMON LINE A DISTANCE OF 277.07 FEET, THENCE S68°39'26"W A DISTANCE OF 3589.58 FEET TO THE LINE COMMON BETWEEN THE NORTHWEST ¼ OF SAID SECTION 25 AND THE NORTHEAST ¼ OF SAID SECTION 26, THENCE S00°18'21"E ON SAID COMMON LINE A DISTANCE OF 367.48 FEET, THENCE S89°41'39"W PERPENDICULAR TO SAID COMMON LINE A DISTANCE OF 33.00 FEET TO THE WEST RIGHT OF WAY OF A PUBLIC ROAD, THENCE N00°18'21"W PARALLEL WITH SAID COMMON LINE OF SECTIONS 25 AND 26 A DISTANCE OF 1417.79 FEET TO THE EXTENDED SOUTH LINE OF SAWBUCK SUBDIVISION, THENCE N89°55'56"W ON SAID SOUTH LINE A DISTANCE OF 7.00 FEET TO THE EXISTING DEDICATED PUBLIC ROAD RIGHT OF WAY, THENCE N00°18'21"W PARALLEL WITH SAID COMMON LINE OF SECTION 25 AND 26 A DISTANCE OF 280.88 FEET TO THE NORTH RIGHT OF WAY OF A PUBLIC ROAD, THENCE N89°52'10"E ON SAID NORTH RIGHT OF WAY BEING 33.00 FEET NORTH AND PARALLEL TO THE SOUTH LINE OF THE SOUTHWEST ¼ OF SAID SECTION 24 A DISTANCE OF 2575.50 FEET TO THE NORTHERLY RIGHT OF WAY OF U.S. HIGHWAY NUMBER 30, THENCE CONTINUING ON SAID NORTHERLY RIGHT OF WAY THE FOLLOWING, N68°39'26"E A DISTANCE OF 129.60 FEET TO THE EAST LINE OF SAID SOUTHWEST 1/4 OF SECTION 24, THENCE S00°08'45"E ON SAID EAST LINE A DISTANCE OF 26.81 FEET, THENCE N68°39'26"E A DISTANCE OF 2812.87 FEET TO THE WEST RIGHT OF WAY OF A PUBLIC ROAD, THENCE S00°11'43"E ON SAID WEST RIGHT OF WAY BEING 33.00 FEET WEST AND PARALLEL TO THE EAST LINE OF THE SOUTHEAST ¼ OF SAID SECTION 24 A DISTANCE OF 428.66 FEET TO THE SAID SOUTHERLY RIGHT OF WAY OF UNION PACIFIC RAILROAD, THENCE N68°39'02"E ON SAID SOUTHERLY RIGHT OF WAY A DISTANCE OF 35.38 FEET TO THE EAST LINE OF SAID SOUTHEAST ¼ OF SECTION 24, THENCE S00°11'43"E ON SAID EAST LINE A DISTANCE OF 126.20 FEET TO THE POINT OF BEGINNING, CONTAINING 75.25 ACRES MORE OR LESS.

LEGAL DESCRIPTION TRACT 2:

A TRACT OF LAND LOCATED IN SECTIONS 19 AND 30 OF TOWNSHIP 10 NORTH RANGE 11 WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 19, TOWNSHIP 10 NORTH, RANGE 11 WEST, THENCE N00°11'43"W (ASSUMED BEARING) ON THE WEST LINE OF SAID SECTION 19, A DISTANCE OF 526.20 FEET TO THE POINT OF BEGINNING AND ALSO BEING THE NORTHERLY EXTEND LINE OF CARGILL ADDITION, THENCE CONTINUING N00°11'43"W ON SAID WEST LINE A DISTANCE OF 126.20 FEET TO THE SOUTHERLY RIGHT OF WAY OF UNION PACIFIC RAILROAD THENCE N68°39'02"E ON SAID SOUTH RIGHT OF WAY A DISTANCE OF 1360.82 FEET TO THE EXTENDED WEST LINE OF MACCOLL AND LEFLANGS 2ND ADDITION, THENCE S00°12'13"W ON SAID WEST LINE A DISTANCE OF 1196.13 FEET TO THE EXISTING SOUTH RIGHT OF WAY OF A PUBLIC ROAD, THENCE S89°18'14"E ON SAID SOUTH RIGHT OF WAY AND ALSO BEING 33.00 FEET SOUTH AND PARALLEL WITH THE NORTH LINE OF THE NORTHWEST ¼ OF SAID SECTION 30 A DISTANCE OF 1445.54 FEET TO THE EAST LINE OF SAID NORTHWEST ¼ OF SECTION 30, THENCE S89°24'09"E CONTINUING ON SOUTH RIGHT OF WAY AND ALSO BEING 33.00 FEET SOUTH AND PARALLEL WITH THE NORTH LINE OF THE NORTHEAST ¼ OF SAID SECTION 30 A DISTANCE OF 33.00 FEET, THENCE S00°03'19"W, BEING PARALLEL WITH AND 33.00 FEET EAST OF THE WEST LINE OF SAID SOUTHEAST ¼ OF SECTION 30 A DISTANCE OF 204.84 FEET TO THE SOUTH RIGHT OF WAY OF STATE HIGHWAY NUMBER 11, THENCE ON SAID SOUTH RIGHT OF WAY THE FOLLOWING, N86°22'19"W A DISTANCE OF 1574.96 FEET, THENCE N80°20'01"W A DISTANCE OF 163.17 FEET, THENCE N70°37'50"W A DISTANCE OF 108.97 FEET, THENCE N60°16'56"W A DISTANCE OF 131.65 FEET TO THE EXISTING SOUTH RIGHT OF WAY OF A PUBLIC ROAD, THENCE N89°18'13"W ON SAID SOUTH RIGHT OF WAY AND ALSO BEING 33.00 FEET SOUTH AND PARALLEL WITH THE NORTH LINE OF THE NORTHWEST ¼ OF SAID SECTION 30 A DISTANCE OF 749.47 FEET TO THE EXISTING EAST RIGHT OF WAY OF A PUBLIC ROAD, THENCE N00°02'14"E BEING 40.00 FEET EAST AND PARALLEL WITH THE WEST LINE OF SAID NORTHWEST ¼ AND ON SAID EAST RIGHT OF WAY A DISTANCE OF 33.00 FEET TO THE SOUTH LINE OF SOUTHWEST ¼ OF SAID SECTION 19, THENCE N00°11'41"W BEING 40.00 FEET EAST AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST ¼ AND ON SAID EAST RIGHT OF WAY A DISTANCE OF 526.86 FEET TO THE SAID EXTENDED NORTHERLY LINE OF CARGILL ADDITION, THENCE S89°45'04"W ON SAID EXTENDED LINE A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING, CONTAINING 33.41 ACRES MORE OR LESS.



RESOLUTION NO 2018-136

**RESOLUTION TO ANNEX CERTAIN REAL ESTATE OWNED BY MARK AND
MICHELLE WOOLDRIK AND OTHERS TO THE CITY OF WOOD RIVER, HALL
COUNTY, NEBRASKA.**

WHEREAS, a survey and map of certain property owned by Mark L. and Michelle M. Wooldrik has been completed by G.P.S., LLC and the real estate is contiguous to the corporate limits of the City of Wood River.

WHEREAS, a copy of the survey and map has been filed with the Clerk of the City of Wood River together with a request in writing by Mark L. Wooldrik, who represents the majority of property owners, in number and value, in the territory described in the survey for annexation of said property.

WHEREAS, the Council has approved a plan to extend police, fire, snow removal and water services to the property to be annexed.

WHEREAS, the City of Wood River requires any future developer of further subdivision to provide water, sewer and street extension.

WHEREAS, the Council finds that the property should be annexed to the City of Wood River.

WHEREAS, the Council directs the survey and map shall be submitted to the Regional Planning Commission for approval.

WHEREAS, on approval of the survey and map by the Regional Planning Commission, an Ordinance shall be prepared for the purpose of declaring annexation of said property to the corporate city limits of the City of Wood River and extending the limits thereof accordingly.


NOW THEREFORE BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF WOOD RIVER, HALL COUNTY, NEBRASKA AS FOLLOWS:

1. The survey prepared describing property to be annexed to the City of Wood River, Hall County, Nebraska, which is owned by Mark L. and Michelle M. Wooldrik, should be and hereby is approved. A copy of said survey and map are attached hereto and incorporated herein as Exhibit "1". A copy of the plan to extend police, fire, snow removal and water services is attached hereto and incorporated herein as Exhibit "2".

2. The Clerk is directed to submit this Resolution with the attachments to the Regional Planning Commission for their consideration and approval forthwith

Passed and approved this 16th of October, 2018.

CITY OF WOOD RIVER,
HALL COUNTY, NEBRASKA



Greg Cramer, Mayor

ATTEST:

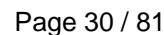



Holly Plejdrup, City Clerk

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Exhibit "1"



ANNEXATION PLAN —Wood River Nebraska

October 16, 2018

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Wastewater	Not Available
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Parks, Playgrounds and Swimming Pools	No Impact
Zoning Regulations	Already Subject to Wood River Regulations
School District	District 8 (Wood River)

Inventory of Service and Service Plan – Tract #2 – Ag Services

The Tract under consideration is located adjacent to the Wood River City Limits. The legal description and map are attached hereto.

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4. Maintenance of Roads and Streets. The City of Wood River will maintain public streets over which the City has jurisdiction. Maintenance of a section of Schultz Road and 150th Road will be agreed upon between the City of Wood River and Hall County, Nebraska. These services include:

- Snow and ice removal
- Emergency pavement repair
- Preventative street maintenance
- Asphalt resurfacing
- Ditch and drainage maintenance
- Sign and signal maintenance

5. Water Utilities. The City of Wood River currently maintains the water utilities services for the proposed annexation area in Tract #2. Water service to this area is available through existing water lines.

6. Maintenance of Parks, Playgrounds, and Swimming Pools. No impact on public or private recreation facilities is anticipated as a result of annexation. Recreation facilities and area amenities, including parks and pools, that are privately owned and operated, or operated and maintained by another governmental entity, will be unaffected by the annexation.

7. Zoning Regulations. The City of Wood River is enforcing building regulations. Building permits and inspections are issued through an agreement with Hall County by the Building Inspector. Hall County will continue to oversee services associated with zoning regulations, including:

- Building Permit Issuance

Summary of Impacts – Tract #2	
Police Protection	No Change
Fire Protection	No Change
Wastewater	Available
Roads and Streets	Possible Change of Maintenance responsibilities along the northern perimeter
Water Service	Available
Parks, Playgrounds and Swimming Pools	No Impact
Zoning Regulations	Already Subject to Wood River Regulations
School District	District 8 (Wood River)

LEGAL DESCRIPTION TRACT 1:

A TRACT OF LAND LOCATED IN SECTIONS 23, 24, 25, AND 26 OF TOWNSHIP 10 NORTH RANGE 12 WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 24, TOWNSHIP 10 NORTH, RANGE 12 WEST, THENCE N00°11'43"W (ASSUMED BEARING) ON THE EAST LINE OF SAID SECTION 24, A DISTANCE OF 526.20 FEET TO THE POINT OF BEGINNING AND ALSO BEING THE NORTHERLY EXTEND LINE OF CARGILL ADDITION, THENCE S89°45'04"W ON SAID NORTHERLY LINE A DISTANCE OF 133.03 FEET, THENCE N00°08'38"W ON THE EASTERLY LINE OF SAID CARGILL ADDITION A DISTANCE OF 74.87 FEET TO THE SOUTHERLY RIGHT OF WAY OF UNION PACIFIC RAILROAD AND ALSO BEING THE SAID NORTHERLY LINE OF CARGILL ADDITION, THENCE ON SAID SOUTHERLY RIGHT OF WAY THE FOLLOWING, S68°39'02"W A DISTANCE OF 1664.52 FEET TO THE LINE COMMON BETWEEN THE SOUTHEAST ¼ OF SAID SECTION 24 AND THE NORTHEAST ¼ OF SAID SECTION 25, THENCE S89°48'49"W ON SAID COMMON LINE A DISTANCE OF 277.07 FEET, THENCE S68°39'26"W A DISTANCE OF 3589.58 FEET TO THE LINE COMMON BETWEEN THE NORTHWEST ¼ OF SAID SECTION 25 AND THE NORTHEAST ¼ OF SAID SECTION 26, THENCE S00°18'21"E ON SAID COMMON LINE A DISTANCE OF 367.48 FEET, THENCE S89°41'39"W PERPENDICULAR TO SAID COMMON LINE A DISTANCE OF 33.00 FEET TO THE WEST RIGHT OF WAY OF A PUBLIC ROAD, THENCE N00°18'21"W PARALLEL WITH SAID COMMON LINE OF SECTIONS 25 AND 26 A DISTANCE OF 1417.79 FEET TO THE EXTENDED SOUTH LINE OF SAWBUCK SUBDIVISION, THENCE N89°55'56"W ON SAID SOUTH LINE A DISTANCE OF 7.00 FEET TO THE EXISTING DEDICATED PUBLIC ROAD RIGHT OF WAY, THENCE N00°18'21"W PARALLEL WITH SAID COMMON LINE OF SECTION 25 AND 26 A DISTANCE OF 280.88 FEET TO THE NORTH RIGHT OF WAY OF A PUBLIC ROAD, THENCE N89°52'10"E ON SAID NORTH RIGHT OF WAY BEING 33.00 FEET NORTH AND PARALLEL TO THE SOUTH LINE OF THE SOUTHWEST ¼ OF SAID SECTION 24 A DISTANCE OF 2575.50 FEET TO THE NORTHERLY RIGHT OF WAY OF U.S. HIGHWAY NUMBER 30, THENCE CONTINUING ON SAID NORTHERLY RIGHT OF WAY THE FOLLOWING, N68°39'26"E A DISTANCE OF 129.60 FEET TO THE EAST LINE OF SAID SOUTHWEST 1/4 OF SECTION 24, THENCE S00°08'45"E ON SAID EAST LINE A DISTANCE OF 26.81 FEET, THENCE N68°39'26"E A DISTANCE OF 2812.87 FEET TO THE WEST RIGHT OF WAY OF A PUBLIC ROAD, THENCE S00°11'43"E ON SAID WEST RIGHT OF WAY BEING 33.00 FEET WEST AND PARALLEL TO THE EAST LINE OF THE SOUTHEAST ¼ OF SAID SECTION 24 A DISTANCE OF 428.66 FEET TO THE SAID SOUTHERLY RIGHT OF WAY OF UNION PACIFIC RAILROAD, THENCE N68°39'02"E ON SAID SOUTHERLY RIGHT OF WAY A DISTANCE OF 35.38 FEET TO THE EAST LINE OF SAID SOUTHEAST ¼ OF SECTION 24, THENCE S00°11'43"E ON SAID EAST LINE A DISTANCE OF 126.20 FEET TO THE POINT OF BEGINNING, CONTAINING 75.25 ACRES MORE OR LESS.

LEGAL DESCRIPTION TRACT 2:

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RESOLUTION NO 2018-137

RESOLUTION TO ANNEX CERTAIN REAL ESTATE OWNED BY AGRICULTURAL SERVICES, INC. AND OTHERS TO THE CITY OF WOOD RIVER, HALL COUNTY, NEBRASKA.

WHEREAS, a survey and map of certain property owned by Agricultural Services, Inc. has been completed by G.P.S., LLC and the real estate is contiguous to the corporate limits of the City of Wood River.

WHEREAS, a survey and map was prepared by a competent survey, G.P.S., LLC in October, 2018.

WHEREAS, a copy of the survey and map has been filed with the Clerk of the City of Wood River, Nebraska.

WHEREAS, the City Council has approved a plan to furnish police, fire, snow removal and water services to the property to be annexed.

WHEREAS, the City of Wood River requires any future developer of further subdivision to provide water, sewer and street extension in addition to existing services.

WHEREAS, the Council finds that the property should be annexed to the City of Wood River.

WHEREAS, the Council directs the survey and map shall be submitted to the Regional Planning Commission for approval.

WHEREAS, on approval of the survey and map by the Regional Planning Commission, an Ordinance shall be prepared for the purpose of declaring annexation of said territory to the corporate city limits of the City of Wood River and extending the limits thereof accordingly.

NOW THEREFORE BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF WOOD RIVER, HALL COUNTY, NEBRASKA AS FOLLOWS:

1. The survey and map prepared describing property to be annexed to the City of Wood River, Hall County, Nebraska, should be and hereby is approved. A copy of said survey and map is attached hereto as Exhibit "1" and a copy of the plan to extend police, fire, snow removal and water services is attached hereto and incorporated herein as Exhibit "2".

2. The Clerk is directed to submit this Resolution with the attachments to the Regional Planning Commission for their consideration and approval forthwith.

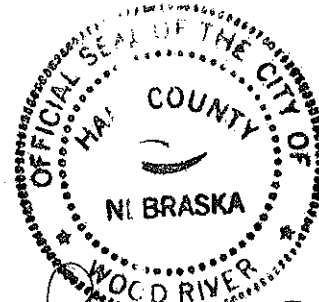
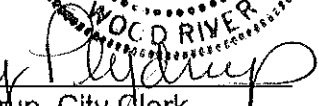
Passed and approved this 16th of October, 2018.

CITY OF WOOD RIVER,
HALL COUNTY, NEBRASKA



Greg Cramer, Mayor

ATTEST:

Holly Plejdrup, City Clerk

LEGAL DESCRIPTION TRACT 2:

A TRACT OF LAND LOCATED IN SECTIONS 19 AND 30 OF TOWNSHIP 10 NORTH RANGE 11 WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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ANNEXATION PLAN —Wood River Nebraska

October 16, 2018

OVERVIEW

Section 17-405.01 of The Nebraska State Statute allows Cities of the Second Class to annex any contiguous or adjacent lands, lots, tracts, streets, or highways that are urban or suburban in character and in such direction as may be deemed proper.

Section 18-3301 of The Nebraska State Statute allows Cities of the Second Class to annex land whenever the majority of owners of any territory lying contiguous to the corporate city limits desire the annexation.

Regulations governing municipal annexation were implemented in order to develop an equitable system for adding to and increasing municipal boundaries as urban growth occurs. Areas of the community that are urban in nature, and are contiguous to existing boundaries, are appropriate for consideration of annexation.

Annexation of urban areas adjacent to existing municipal boundaries can be driven by many factors. The following are reasons annexation should be considered:

1. Governing urban areas with the statutorily created urban form of government, municipalities have historically been charged with meeting the needs of the expanded community.
2. Provide municipal services. Municipalities are created to provide the governmental services essential for sound urban development and for the protection of health, safety and well-being of residents in areas that are used primarily for residential, industrial, and commercial purposes.
3. Ensure orderly growth pursuant to land use, building, street, sidewalk, sanitary sewer, storm sewer, water, and electrical services.
4. Provide more equitable taxation to existing property owners for the urban services and facilities that non-village residents in proposed annexation areas use on a regular basis such as parks, streets, public infrastructure, emergency services, retail businesses and associated support.
5. Ensure ability to impose and consistently enforce planning processes and policies.
6. Address housing standards and code compliance to positively impact quality of life for residents.
7. Enable residents of urban areas adjacent to village to participate in municipal issues, including elections that either do or will have an impact on their properties.
8. Anticipate and allocate resources for infrastructure improvements. This would include extension of sewer, water and electrical infrastructure.

9. Provide long term visioning abilities as it relates to growth and provision of services.

Other Factors – Tract #1

The City and the property owner have caused to be prepared an annexation map of Tract #1 under consideration. The property owner has requested annexation. The City has forwarded a request to make a recommendation on annexation of Tract #1 to the Hall County Regional Planning Commission.

A comprehensive inventory of services and facilities has been developed, with the types and level of services currently being provided as well as the types and level of services anticipated as a result of annexation.

The inventory includes general information concerning:

- Existing infrastructure in affected area
- Summary of expenditures to extend existing infrastructure
- Emergency services
- Summary of operating expenditures associated with increased services

The service plan incorporates detailed elements of the inventory. The inventory and resulting service plan should be the basis for discussions concerning each specific area identified for potential annexation. *It should be noted that the capital improvements' to existing infrastructure and extending services if necessary will take place over a reasonable period of time in order to ensure adequate time for planning, designing, funding and constructing such a sizable number of projects while protecting the financial integrity of the City's enterprise funds. Individual property owners will be responsible for the cost of extending services through neighborhoods and for connecting their properties to the public systems.*

Other Factors – Tract #2

The Mayor and the City Council have determined to include Tract #2 within the corporate city limits of the City as Tract #2 is urban in character and is in a direction deemed proper.

A comprehensive inventory of services and facilities has been developed, with the types and level of services currently being provided as well as the types and level of services anticipated as a result of annexation.

The inventory includes general information concerning:

- Existing infrastructure in affected area
- Summary of expenditures to extend existing infrastructure
- Emergency services

- Summary of operating expenditures associated with increased services

The service plan incorporates detailed elements of the inventory. The inventory and resulting service plan should be the basis for discussions concerning each specific area identified for potential annexation. *It should be noted that the capital improvements' to existing infrastructure and extending services if necessary will take place over a reasonable period of time in order to ensure adequate time for planning, designing, funding and constructing such a sizable number of projects while protecting the financial integrity of the City's enterprise funds. Individual property owners will be responsible for the cost of extending services through neighborhoods and for connecting their properties to the public systems.*

Inventory of Service and Service Plan – Tract #1 – Hefty Seed

The Tract under consideration is located adjacent to the Wood River City Limits between US Highway 30 and 140th Road. The legal description and map are attached hereto.

INVENTORY OF SERVICES

1. Police Protection. The Hall County Sheriff's Department under contract with the City of Wood River will provide protection and law enforcement services in the annexation area. These services include:

- Normal patrols and responses
- Handling of complaints and incident reports
- Investigation of crimes
- Standard speed and traffic enforcement
- Special units such as traffic enforcement, criminal investigations, narcotics, and gang suppression

These services are offered by contract for all properties within the municipal limits of Wood River,

2. Fire Protection. The Wood River Rural Fire Department will provide emergency and fire prevention services in the annexation area. These services include:

- Fire suppression and rescue
- Hazardous materials regulation
- Periodic inspections of commercial properties
- Public safety education

3. Wastewater (Sanitary Sewer). The City of Wood River currently does not maintains wastewater utilities services for the proposed annexation area. Wastewater services to new development and subdivisions will be provided according to standard policies and procedures of the City.

4. Maintenance of Roads and Streets. The City of Wood River will maintain public streets over which the City has jurisdiction. Maintenance of a section of Schultz Road and 150th Road will be agreed upon between the City of Wood River and Hall County, Nebraska. These services include:

- Snow and ice removal
- Emergency pavement repair
- Preventative street maintenance
- Asphalt resurfacing
- Ditch and drainage maintenance
- Sign and signal maintenance

5. Water Utilities. The City of Wood River currently does not maintains the water utilities services for the proposed annexation area in Tract #1. Water service to this area is available through private wells.

6. Maintenance of Parks, Playgrounds, and Swimming Pools. No impact on public or private recreation facilities is anticipated as a result of annexation. Recreation facilities and area amenities, including parks and pools, that are privately owned and operated, or operated and maintained by another governmental entity, will be unaffected by the annexation.

7. Zoning Regulations. The City of Wood River is enforcing building regulations. Building permits and inspections are issued through an agreement with Hall County by the Building Inspector. Hall County will continue to oversee services associated with zoning regulations, including:

- Building Permit Issuance

Summary of Impacts – Tract #1	
Police Protection	No Change
Fire Protection	No Change
Wastewater	Not Available
Roads and Streets	Possible Change of Maintenance responsibilities along the northern and western perimeter
Water Service	Not Available
Parks, Playgrounds and Swimming Pools	No Impact
Zoning Regulations	Already Subject to Wood River Regulations
School District	District 8 (Wood River)

Inventory of Service and Service Plan – Tract #2 – Ag Services

The Tract under consideration is located adjacent to the Wood River City Limits. The legal description and map are attached hereto.

INVENTORY OF SERVICES

1. Police Protection. The Hall County Sheriff's Department under contract with the City of Wood River will provide protection and law enforcement services in the annexation area. These services include:

- Normal patrols and responses
- Handling of complaints and incident reports
- Investigation of crimes
- Standard speed and traffic enforcement
- Special units such as traffic enforcement, criminal investigations, narcotics, and gang suppression

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- Ditch and drainage maintenance
- Sign and signal maintenance

5. Water Utilities. The City of Wood River currently maintains the water utilities services for the proposed annexation area in Tract #2. Water service to this area is available through existing water lines.

6. Maintenance of Parks, Playgrounds, and Swimming Pools. No impact on public or private recreation facilities is anticipated as a result of annexation. Recreation facilities and area amenities, including parks and pools, that are privately owned and operated, or operated and maintained by another governmental entity, will be unaffected by the annexation.

7. Zoning Regulations. The City of Wood River is enforcing building regulations. Building permits and inspections are issued through an agreement with Hall County by the Building Inspector. Hall County will continue to oversee services associated with zoning regulations, including:

- Building Permit Issuance

Summary of Impacts – Tract #2	
Police Protection	No Change
Fire Protection	No Change
Wastewater	Available
Roads and Streets	Possible Change of Maintenance responsibilities along the northern perimeter
Water Service	Available
Parks, Playgrounds and Swimming Pools	No Impact
Zoning Regulations	Already Subject to Wood River Regulations
School District	District 8 (Wood River)

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LEGAL DESCRIPTION TRACT 2:

A TRACT OF LAND LOCATED IN SECTIONS 19 AND 30 OF TOWNSHIP 10 NORTH RANGE 11 WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 19, TOWNSHIP 10 NORTH, RANGE 11 WEST, THENCE N00°11'43"W (ASSUMED BEARING) ON THE WEST LINE OF SAID SECTION 19, A DISTANCE OF 526.20 FEET TO THE POINT OF BEGINNING AND ALSO BEING THE NORTHERLY EXTEND LINE OF CARGILL ADDITION, THENCE CONTINUING N00°11'43"W ON SAID WEST LINE A DISTANCE OF 126.20 FEET TO THE SOUTHERLY RIGHT OF WAY OF UNION PACIFIC RAILROAD THENCE N68°39'02"E ON SAID SOUTHERLY RIGHT OF WAY A DISTANCE OF 1360.82 FEET TO THE EXTENDED WEST LINE OF MACCOLL AND LEFLANGS 2ND ADDITION, THENCE S00°12'13"W ON SAID WEST LINE A DISTANCE OF 1196.13 FEET TO THE EXISTING SOUTH RIGHT OF WAY OF A PUBLIC ROAD, THENCE S89°18'14"E ON SAID SOUTH RIGHT OF WAY AND ALSO BEING 33.00 FEET SOUTH AND PARALLEL WITH THE NORTH LINE OF THE NORTHWEST ¼ OF SAID SECTION 30 A DISTANCE OF 1445.54 FEET TO THE EAST LINE OF SAID NORTHWEST ¼ OF SECTION 30, THENCE S89°24'09"E CONTINUING ON SOUTH RIGHT OF WAY AND ALSO BEING 33.00 FEET SOUTH AND PARALLEL WITH THE NORTH LINE OF THE NORTHEAST ¼ OF SAID SECTION 30 A DISTANCE OF 33.00 FEET, THENCE S00°03'19"W, BEING PARALLEL WITH AND 33.00 FEET EAST OF THE WEST LINE OF SAID SOUTHEAST ¼ OF SECTION 30 A DISTANCE OF 204.84 FEET TO THE SOUTH RIGHT OF WAY OF STATE HIGHWAY NUMBER 11, THENCE ON SAID SOUTH RIGHT OF WAY THE FOLLOWING, N86°22'19"W A DISTANCE OF 1574.96 FEET, THENCE N80°20'01"W A DISTANCE OF 163.17 FEET, THENCE N70°37'50"W A DISTANCE OF 108.97 FEET, THENCE N60°16'56"W A DISTANCE OF 131.65 FEET TO THE EXISTING SOUTH RIGHT OF WAY OF A PUBLIC ROAD, THENCE N89°18'13"W ON SAID SOUTH RIGHT OF WAY AND ALSO BEING 33.00 FEET SOUTH AND PARALLEL WITH THE NORTH LINE OF THE NORTHWEST ¼ OF SAID SECTION 30 A DISTANCE OF 749.47 FEET TO THE EXISTING EAST RIGHT OF WAY OF A PUBLIC ROAD, THENCE N00°02'14"E BEING 40.00 FEET EAST AND PARALLEL WITH THE WEST LINE OF SAID NORTHWEST ¼ AND ON SAID EAST RIGHT OF WAY A DISTANCE OF 33.00 FEET TO THE SOUTH LINE OF SOUTHWEST ¼ OF SAID SECTION 19, THENCE N00°11'41"W BEING 40.00 FEET EAST AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST ¼ AND ON SAID EAST RIGHT OF WAY A DISTANCE OF 526.86 FEET TO THE SAID EXTENDED NORTHERLY LINE OF CARGILL ADDITION, THENCE S89°45'04"W ON SAID EXTENDED LINE A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING, CONTAINING 33.41 ACRES MORE OR LESS.



Hall County Regional Planning Commission

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

Item F2

Public Hearing - Re-Adoption of Wood River Zoning Map

Staff Contact:

Agenda Item #5

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING October 19, 2018

SUBJECT: Concerning the re-adoption of the City of Wood River Zoning Map as produced using the Hall County Geographic Information System as the official zoning map for the City of Wood River. (C-05-2019WR)

PROPOSAL:

The effective date of the last Wood River Zoning Map was July 31, 2007. The Wood River City Council approved using a map produced from the Hall County GIS as the official zoning map for the City of Wood River. Changes have been made to this map since that time including the annexation of property and rezoning property. The City of Wood River occasionally re-adopts the zoning map incorporating all changes since the last re-adoption of the entire map along with other changes as recommended by staff and the Hall County Regional Planning Commission. This will allow a newly revised and adopted copy of the map to be printed for official use by Council, staff and the general public. This hearing is being held for that purpose. This map will also serve to give notice to all parties that the Wood River City limits and 1 mile extraterritorial jurisdiction is as shown on the map.

BACKGROUND:

The following chart shows the changes that have been approved by the Regional Planning Commission and the Wood River City Council since July 31, 2007 including proposed changes through October 31, 2018.

Id	DATE	ORDINANCE	CHANGE	LEGAL	CASE
1	6/6/2015	539	TA to I1	Wood River Industrial Park Subdivision	C-17-2015WR
2	8/2/2016	545	TA to BG and R6	Reeder Subdivision	C-25-2016WR
3	4/3/2018	556	AG to I2	Pt. of the N ½ of the NW ¼ of 25-10-12	C-12-2018WR

The changes shown on this chart are represented on the new version of the Wood River Zoning map. .

There were two additions to the City of Wood River that changed the city limits lines and/or impacted the extraterritorial jurisdiction of the City. The Wood River ETJ is being extended to include this additional property consistent with the policy statements for annexation in the Wood River Comprehensive Plan. All additional property included in will be zoned consistent with its current use as shown on the attached map.

The following areas were approved for annexation by the Wood River City Council between July 31, 2007 and October 31, 2018.

ID	DATE	LEGAL	COMMENTS
1	7-8-2008	Thelen 3 rd Subdivision	South of Green Street between Lilley and Walnut
2	4-5-2016	Thelen 4th Subdivision	South of Wood River Road between Dodd Street and Hwy 11.
3	10-4-2016	Stacy Jo Subdivision	North of Green Street and west of East Street
	3-30-2018	Stacy Jo Second Subdivision	North of Green Street and west of East Street
	5-9-18	Part of the N ½ of the NW ¼ 19-10-11	South of Wood River road between Dodd and Walnut

The following annexations are under consideration and if completed will impact the 1 mile zoning jurisdiction as shown on this map.

ID	DATE	LEGAL	COMMENTS
1	11-7-2018	Tract 1 as defined in C-04-2019WR	South of Shultz Road east of 150 th Road and north of Cargill Second Subdivision
2	11-7-2018	Tract 2 as defined in C-04-2019WR	South of the UPRR Tracks and north of the south line of Nebraska Hwy 11 west of Walnut Street and east of Cargill Second Subdivision.

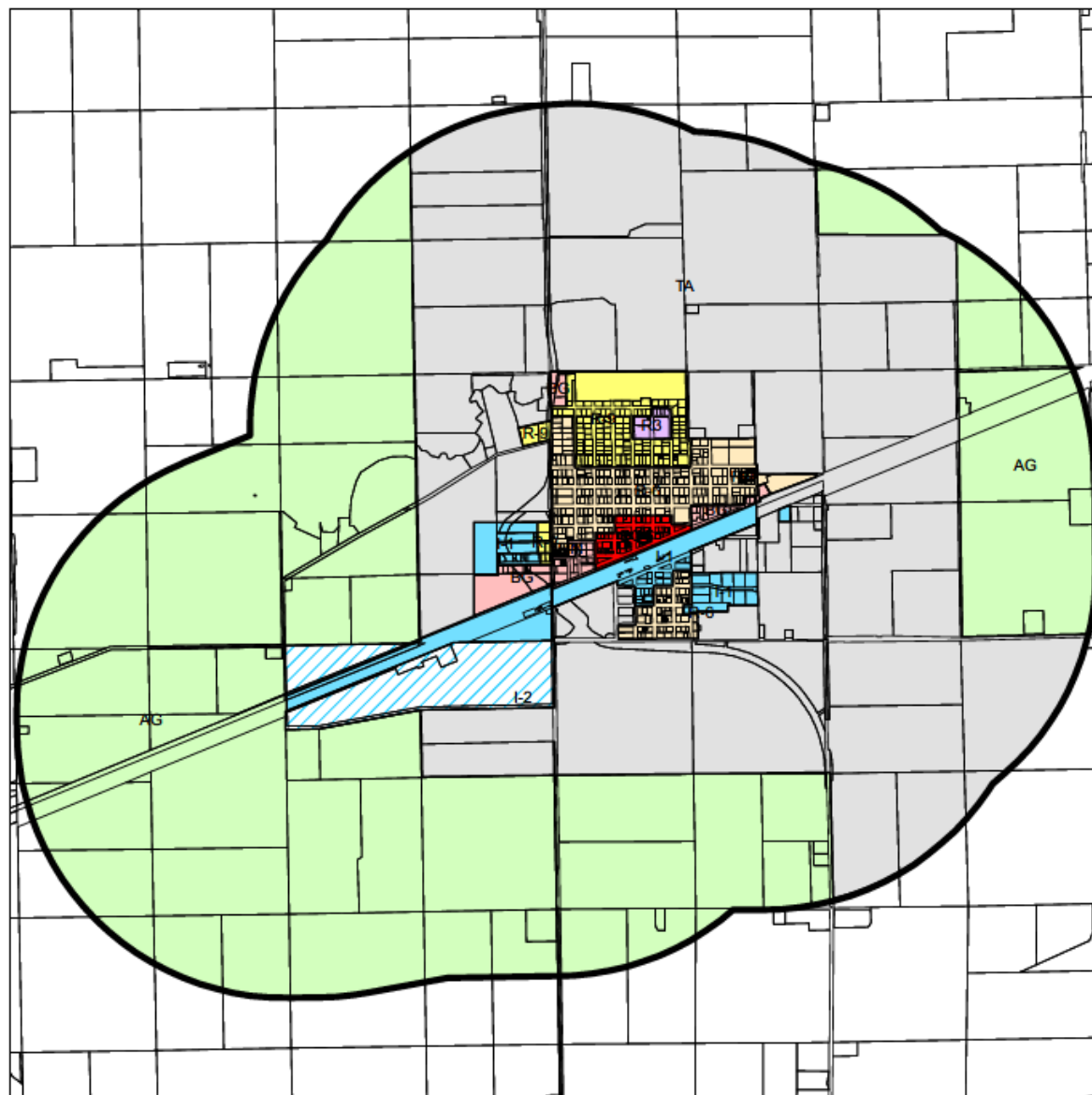
ANALYSIS

Staff is not recommending any changes to the Wood River Zoning Map other than the one change to increase the extraterritorial jurisdiction due to the annexation. All of the changes mentioned herein have been previously approved by the Wood River City Council after proper notice and hearing. This map serves to notify any and all interested parties of the current boundaries of the City of Wood River, the extents of the extraterritorial jurisdiction for the City of Wood River and the zoning of property within the jurisdiction of the City of Wood River.

RECOMMENDATION:

That the Regional Planning Commission recommends that the City Council of Wood River adopt this map as presented as the official Zoning Map for the City of Wood River.

_____ Chad Nabity AICP, Planning Director



City of Wood River Zoning & One Mile Jurisdiction Map

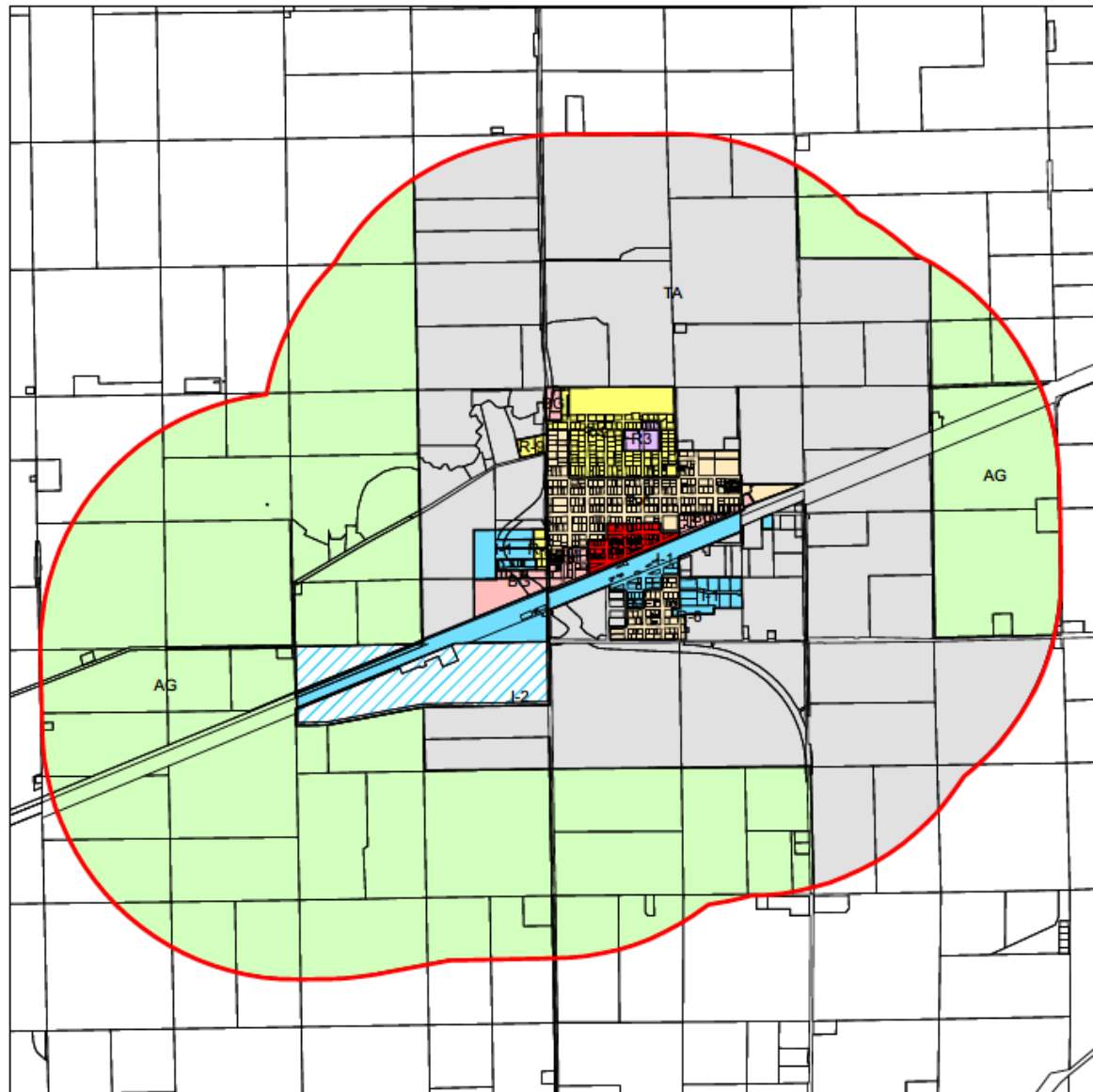
Legend

Wood River Jurisdiction	R-3-High Density Residential Zone
AG-Agriculture Zone	CBG-Central General Business Zone
TA-Transitional Agriculture Zone	BG-General Business Zone
R-9-Low Density Residential Zone	I-1-Light Industrial Zone
R-6-Medium Density Residential Zone	I-2-Heavy Industrial Zone

Scale:NONE
For Illustration Purposes



THE REGIONAL PLANNING COMMISSION of Holt
County, Grand Island, Wood River and the Villages
of Afton, Cairo and Dorpban, Nebraska



City of Wood River Zoning & One Mile Jurisdiction Map

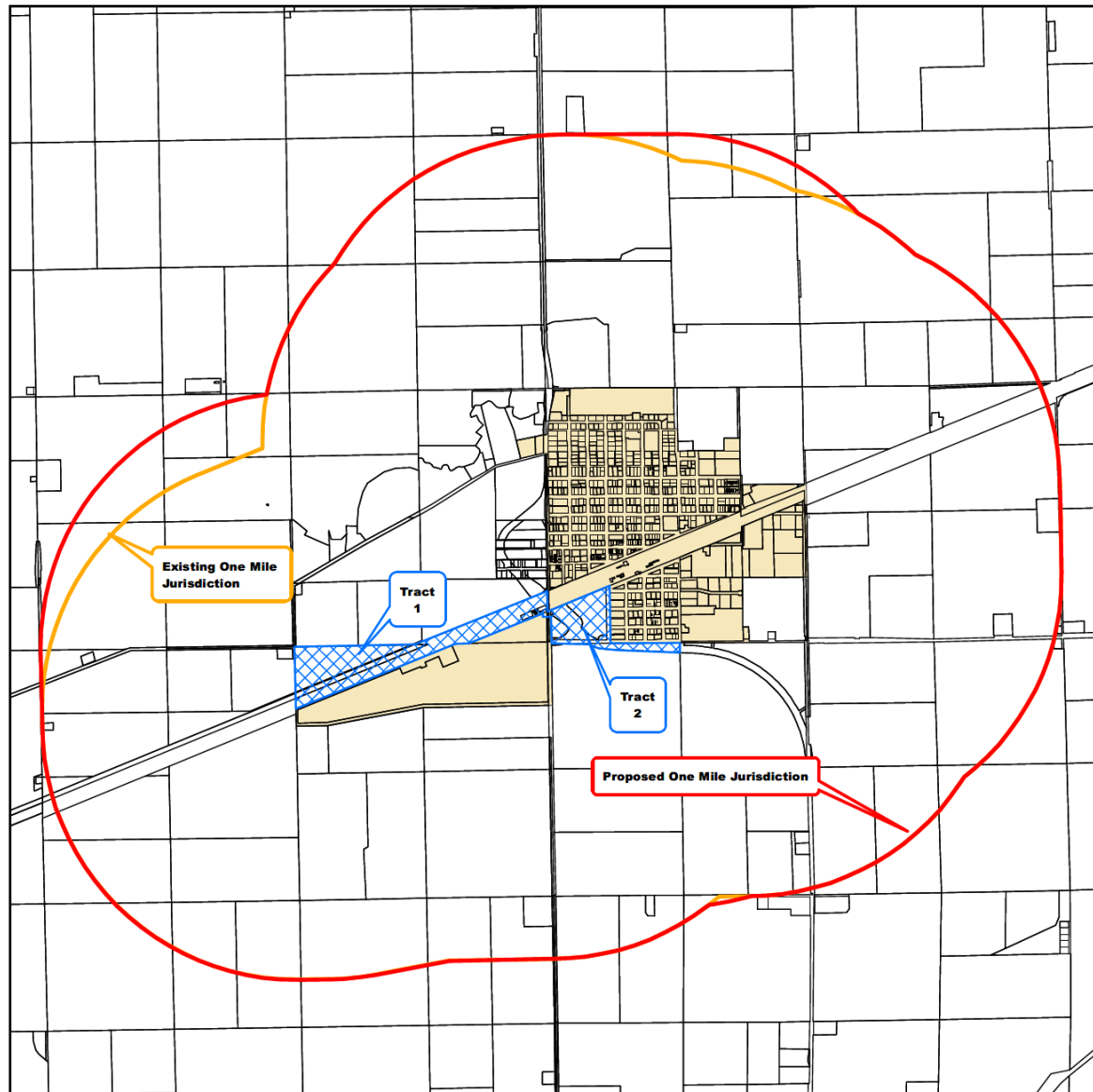
Legend

- | | |
|-------------------------------------|-----------------------------------|
| Wood River Proposed Jurisdiction | R3-High Density Residential Zone |
| AG-Agriculture Zone | CBG-Central General Business Zone |
| TA-Transitional Agriculture Zone | BG-General Business Zone |
| R-9-Low Density Residential Zone | I-1-Light Industrial Zone |
| R-6-Medium Density Residential Zone | I-2-Heavy Industrial Zone |

Scale:NONE
For Illustration Purposes



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



City of Wood River Zoning & One Mile Jurisdiction Map

Legend

- Wood River Proposed Jurisdiction
- Existing City Limits
- Wood River Existing Jurisdiction
- Proposed Annexation

Scale: NONE
For Illustration Purposes



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



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,

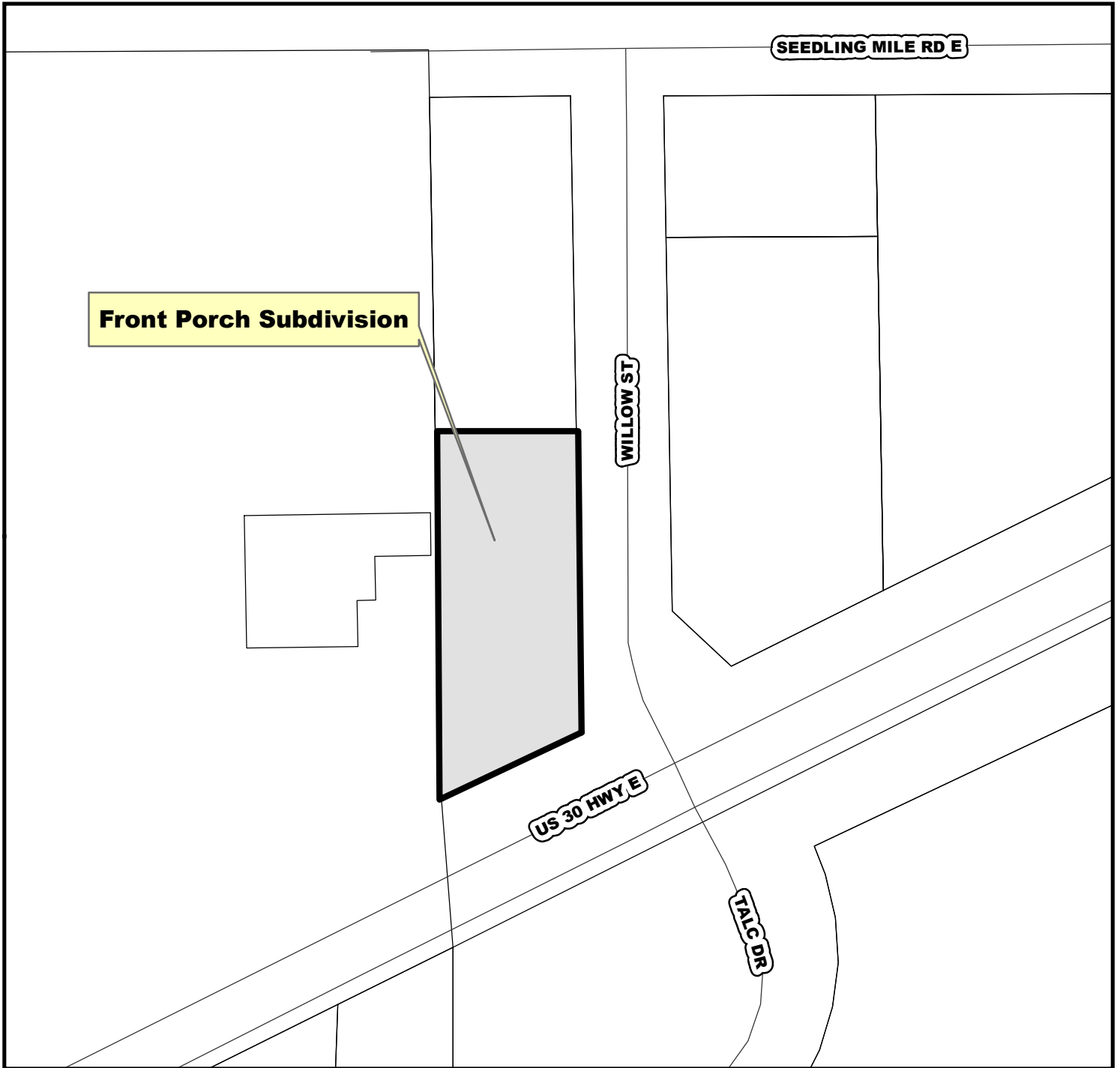

Chad Nabity, AICP
Planning Director

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

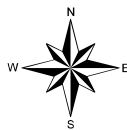
This letter was sent to the following School Districts 2, 19, 82, 83, 100, 126.

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

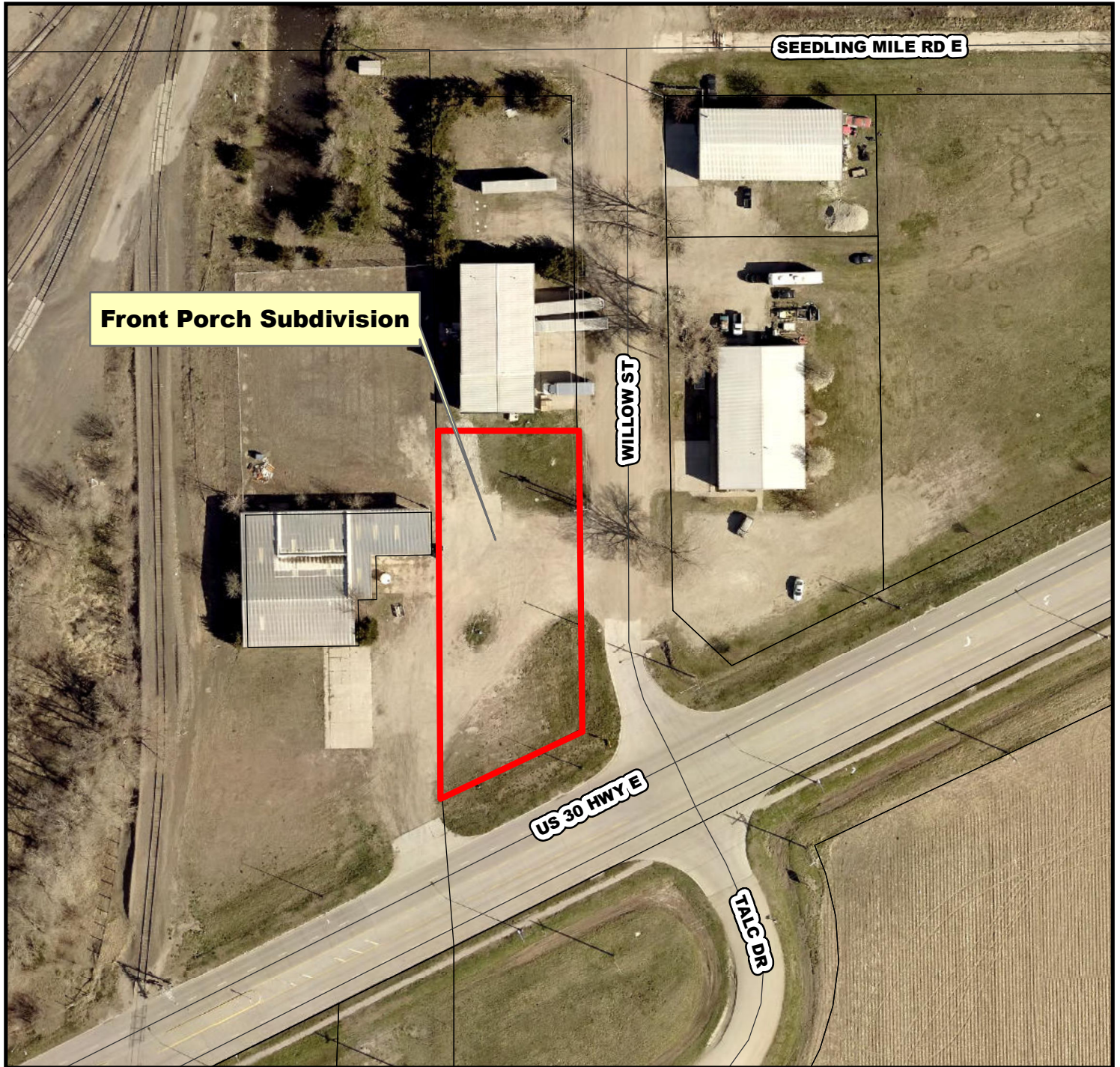


Scale:NONE
For Illustration Purposes

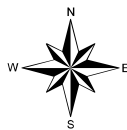


THE REGIONAL PLANNING COMMISSION of Hall
County, Grand Island, Wood River and the Villages
of Alda, Cairo and Doniphan, Nebraska

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

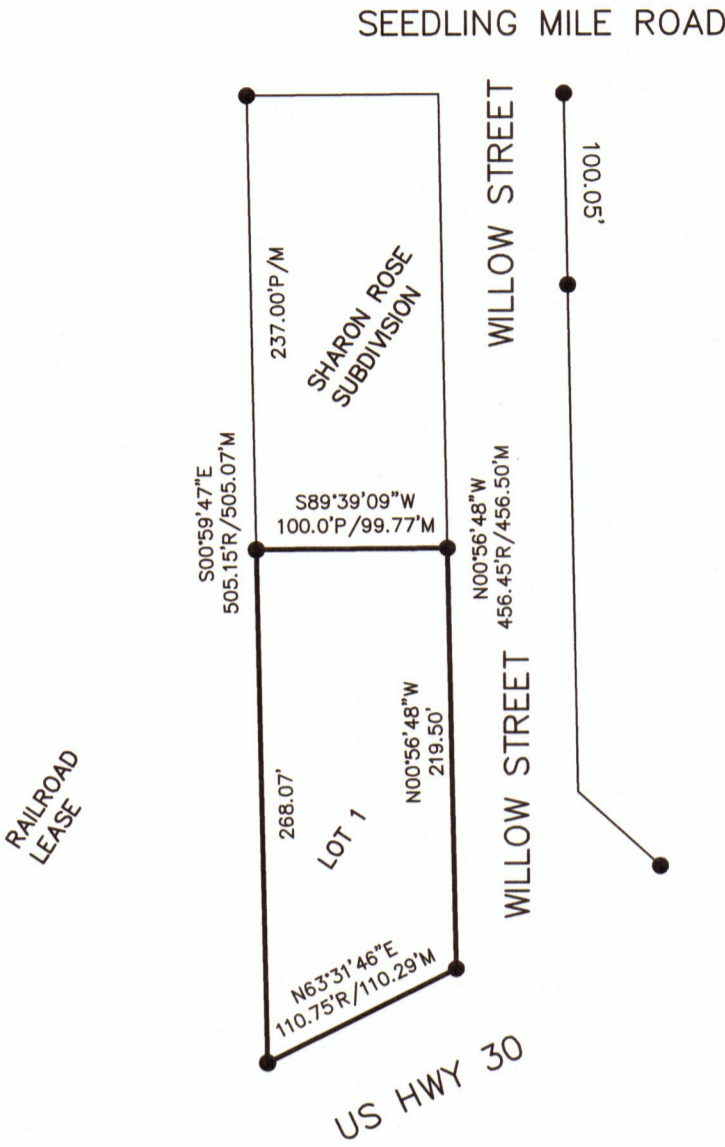
SUBMITTED TO AND APPROVED BY THE REGIONAL PLANNING
COMMISSION OF HALL COUNTY, GRAND ISLAND, WOOD RIVER, AND
THE VILLAGES OF ALDA, CAIRO, AND DONIPHAN, NEBRASKA.

CHAIRMAN _____ DATE _____

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

MAYOR _____ CITY CLERK _____

(SEAL)



LEGAL DESCRIPTION

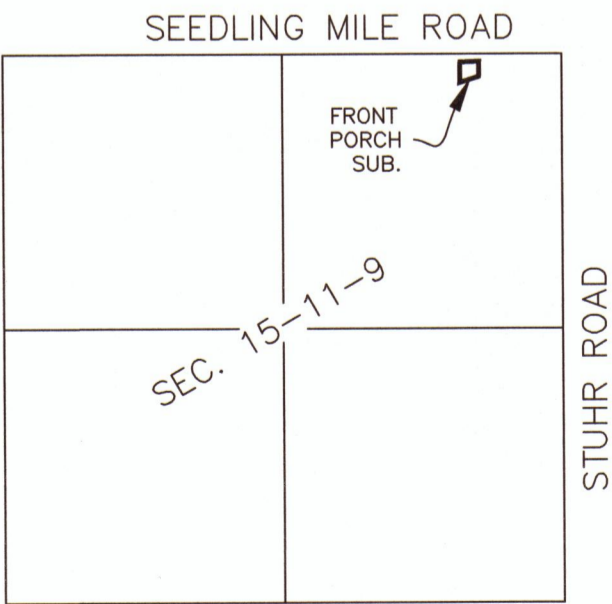
A TRACT OF LAND IN THE NE1/4 OF THE NE1/4 SECTION 15, TOWNSHIP 11
NORTH, RANGE 9 WEST OF THE SIXTH PRINCIPAL MERIDIAN IN THE CITY OF
GRAND ISLAND, HALL COUNTY, NEBRASKA DESCRIBED AS FOLLOWS:

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 ROSE
SUBDIVISION THENCE S89°39'09"W(ON A ASSUMED BEARING AND ALL
BEARINGS CONTAINED HEREIN, ARE RELATIVE THERETO;) ON THE SOUTH LINE
OF SHARON ROSE SUBDIVISION A DISTANCE OF 100.0 FEET TO THE
SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE S00°59'47"E ON THE
WEST LINE OF SHARON ROSE SUBDIVISION EXTENDING SOUTH A DISTANCE
OF 268.07 FEET TO THE NORTHERLY RIGHT OF WAY OF US HWY 30;
THENCE N63°31'46"E ON SAID RIGHT OF WAY A DISTANCE OF 110.75 FEET
TO THE WEST LINE OF WILLOW STREET; THENCE N00°56'48"W ON WEST LINE
OF SAID STREET A DISTANCE OF 219.50 FEET TO THE POINT OF BEGINNING.
SAID TRACT CONTAINS 0.55 ACRES MORE OR LESS.

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.



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,

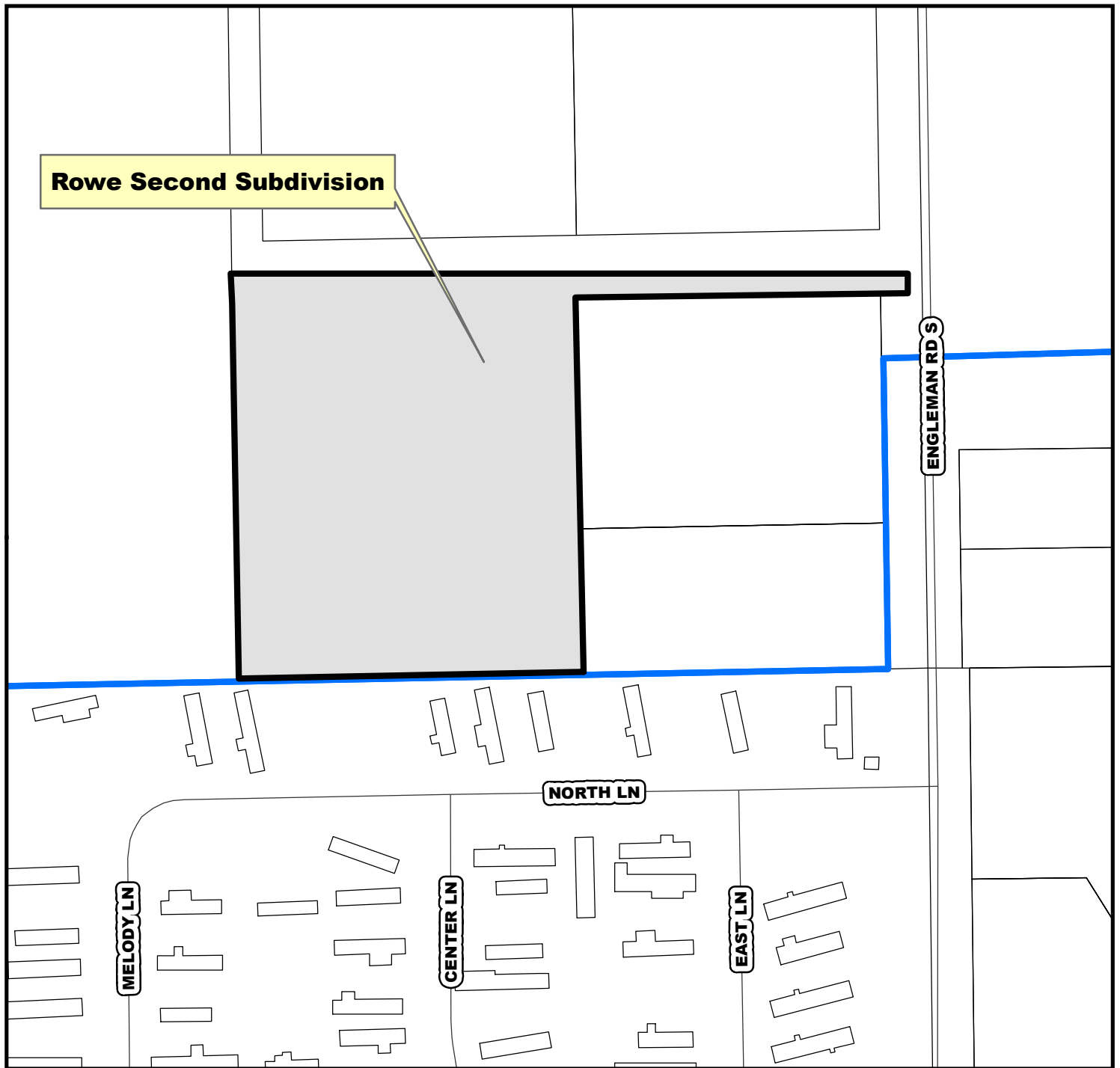

Chad Nabity, AICP
Planning Director

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

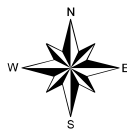
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Name	Acres	Lots	Legal Description
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Rowe Second Subdivision	3.1922	1	A tract of land comprising a part of the East Half of the Northeast Quarter (NE1/4) of Section Twenty Seven (27), Township Eleven (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

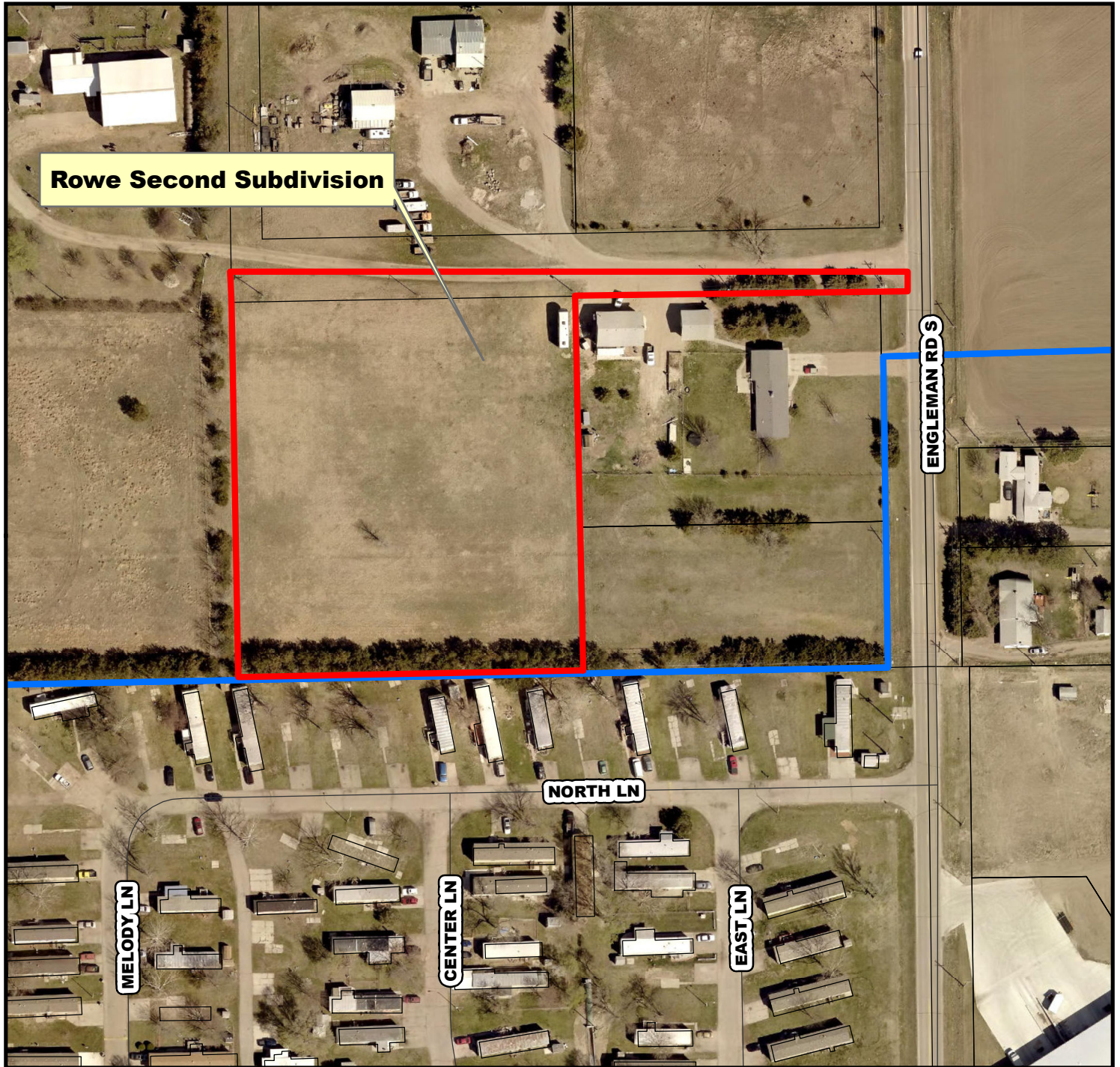


Scale: NONE
For Illustration Purposes

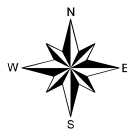


THE REGIONAL PLANNING COMMISSION of Hall
County, Grand Island, Wood River and the Villages
of Alda, Cairo and Doniphan, Nebraska

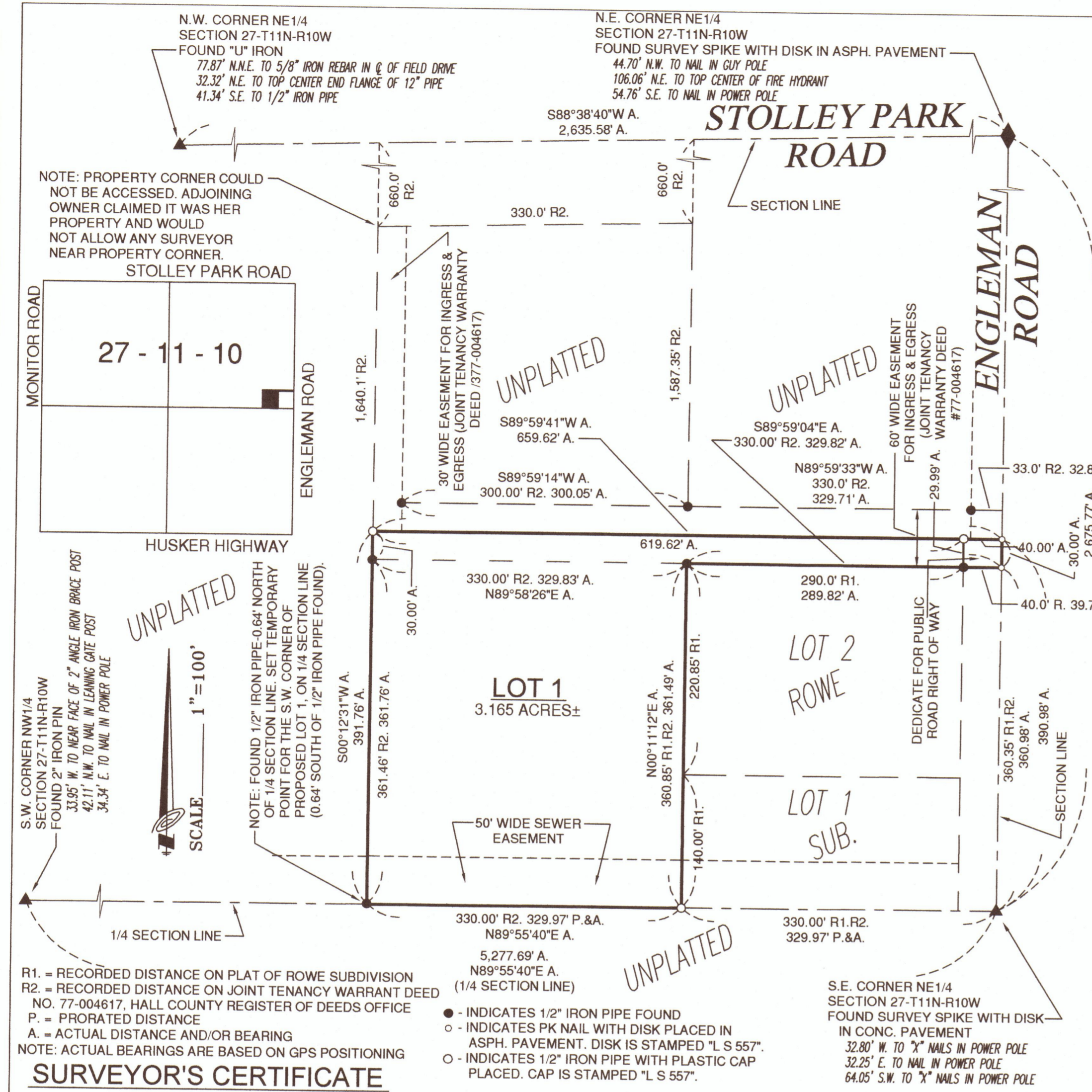
LOCATION MAP



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



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



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,

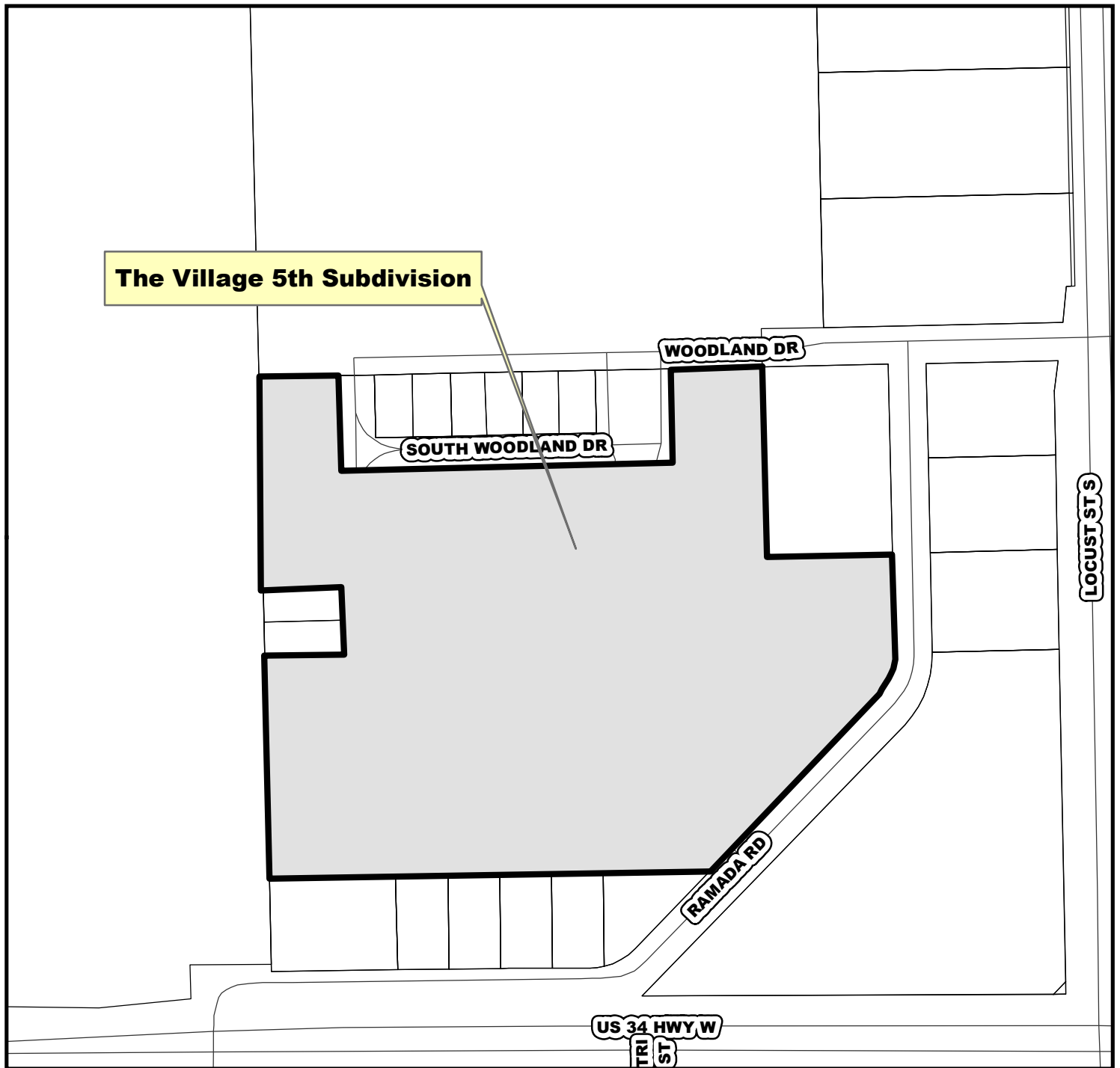

Chad Nabity, AICP
Planning Director

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

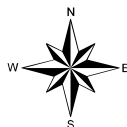
This letter was sent to the following School Districts 2, 19, 82, 83, 100, 126.

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

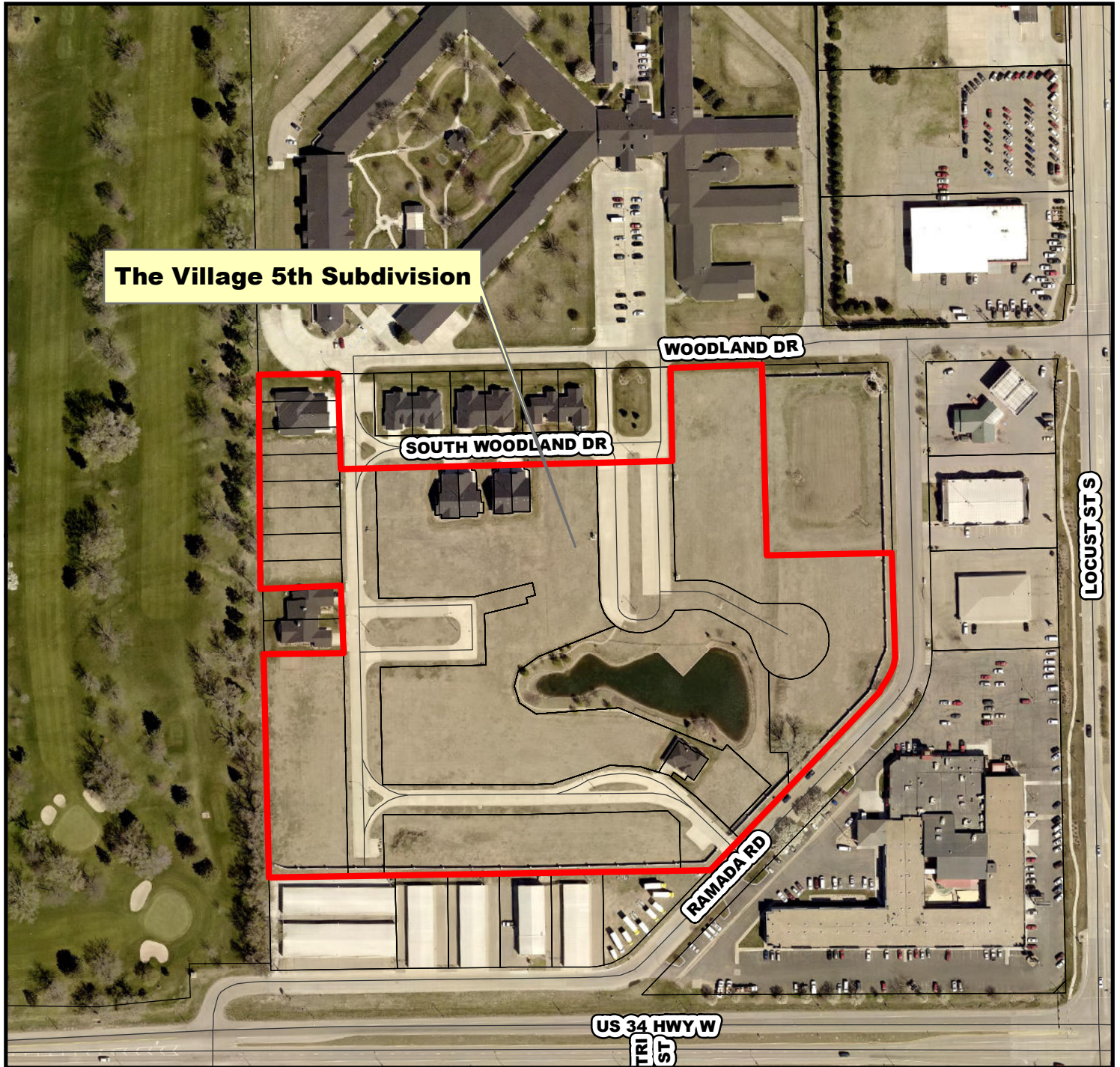


Scale:NONE
For Illustration Purposes

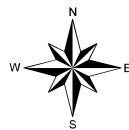


THE REGIONAL PLANNING COMMISSION of Hall
County, Grand Island, Wood River and the Villages
of Alda, Cairo and Doniphan, Nebraska

LOCATION MAP



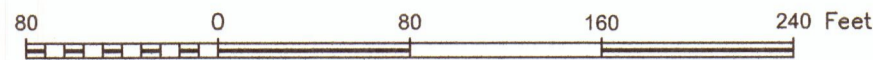
Scale: NONE
For Illustration Purposes



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:

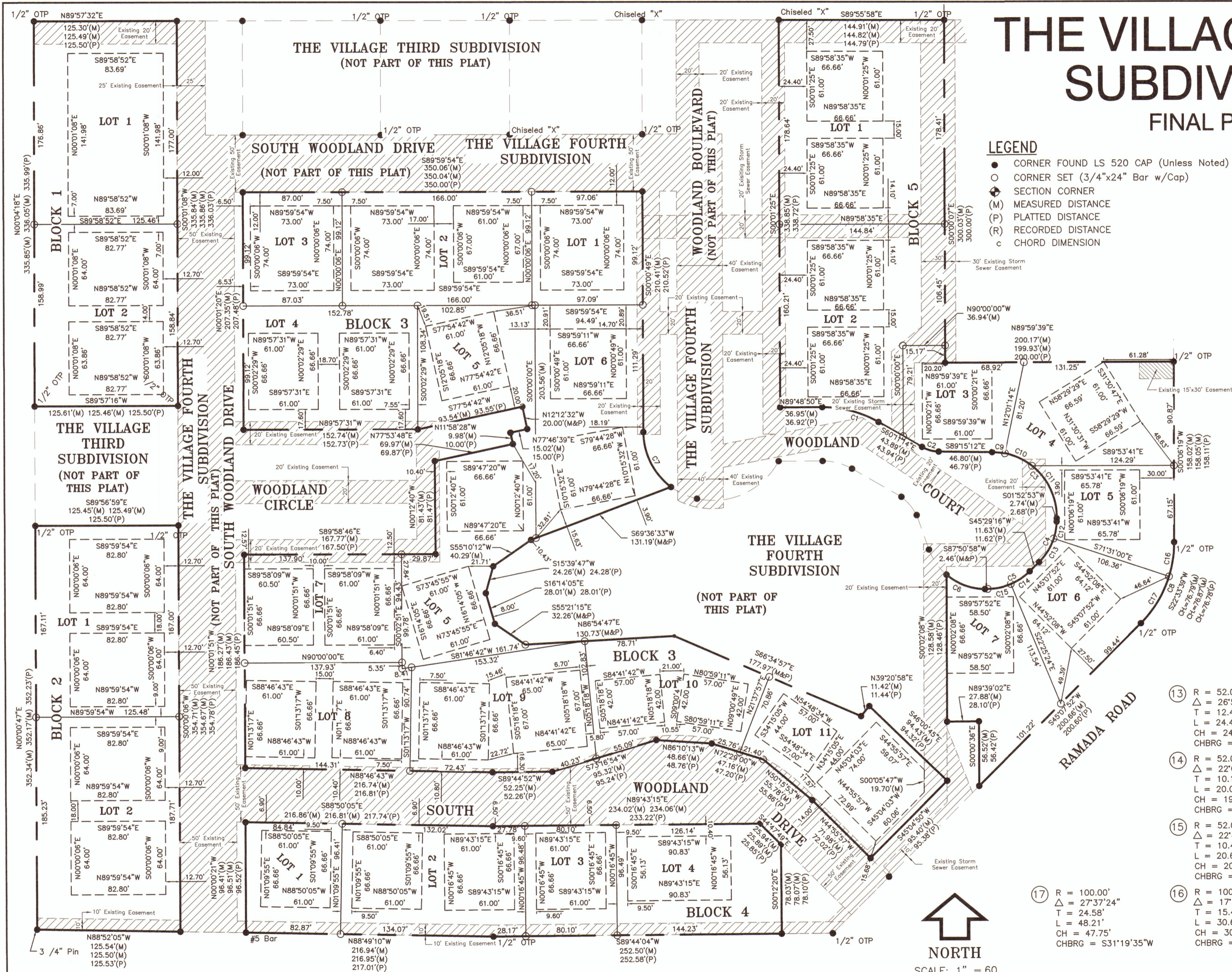
- R = 98.50'
Δ = 30°00'05"
T = 26.39'
L = 51.58'
CH = 50.99'
CHBRG = S75°04'41"E
- R = 30.00'
Δ = 29°10'28"
T = 7.81'
L = 15.28'
CH = 15.11'
CHBRG = S74°20'09"E
- R = 57.00'
Δ = 90°49'49"
T = 57.83'
L = 90.36'
CH = 81.19'
CHBRG = S43°51'08"E
- R = 52.00'
Δ = 43°41'41"
T = 20.85'
L = 39.66'
CH = 38.70'
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 = 52.00'
Δ = 22°45'31"
T = 10.47'
L = 20.66'
CH = 20.52'
CHBRG = S78°57'22"W
- R = 52.00'
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

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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

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☐ 5 copies if Administrative Plat
☐ Closure Sheet
☐ Utilities Sheet
☐ Receipt for Subdivision Application Fees in the amount of \$ _____

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