



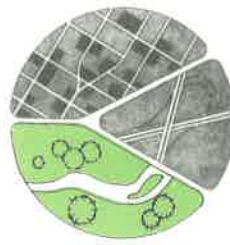
Hall County Regional Planning Commission

**Wednesday, December 5, 2018
Regular Meeting**

Item M1

Bolanos Second Subdivsion

Staff Contact:



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

November 19, 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 final plat of Bolanos 2nd Subdivision, located in Hall County, Nebraska

This final plat proposes to create 2 lots on, "comprising of Lot 1, Bolanos Subdivision, City of Grand Island, Hall County, Nebraska. Said tract contains 0.998 acres more or less".

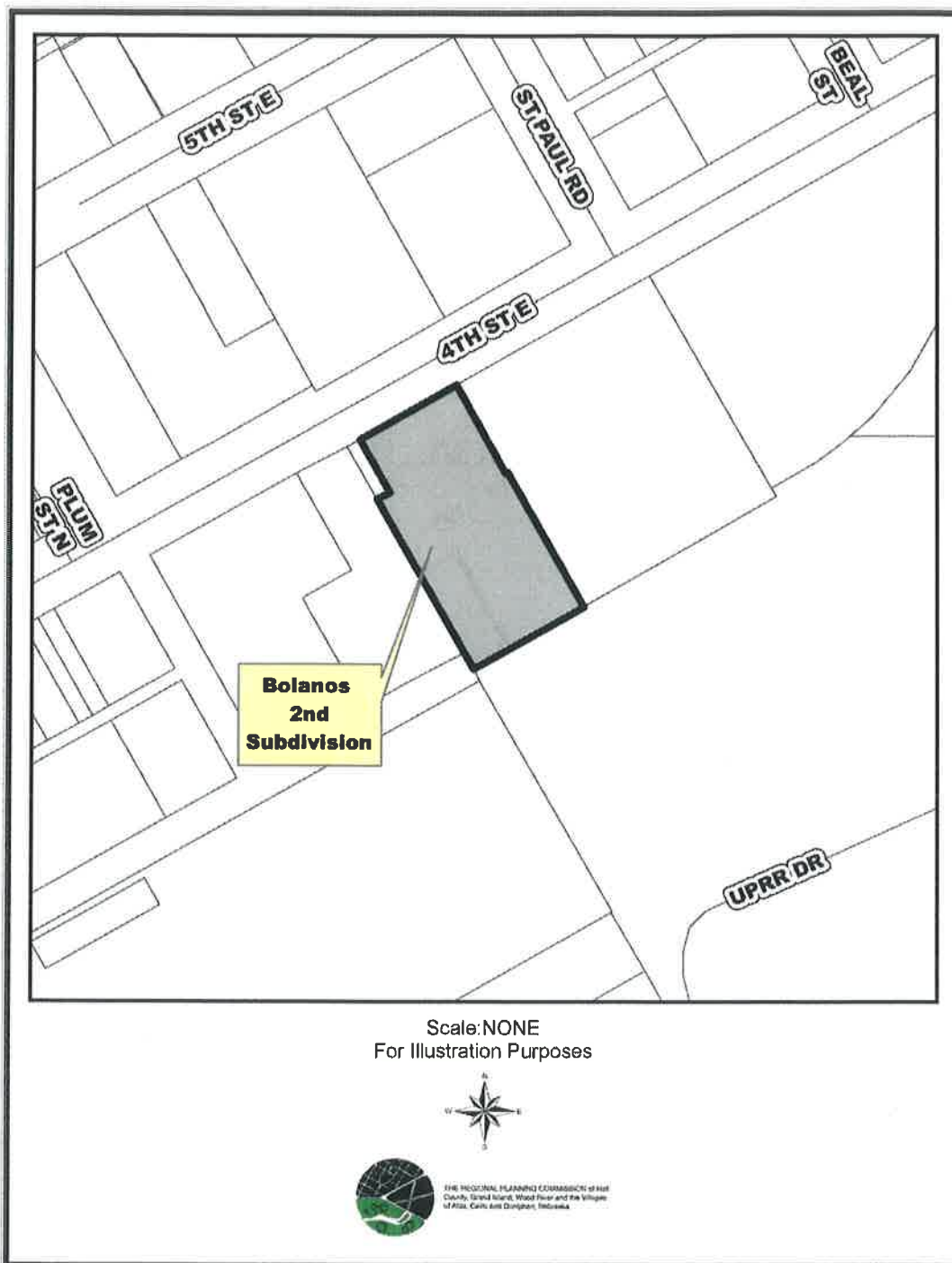
You are hereby notified that the Regional Planning Commission will consider these Subdivision Plats at the next meeting that will be held at 6:00 p.m. on December 5th, 2018, in the City Council Chambers located in Grand Island's City Hall.

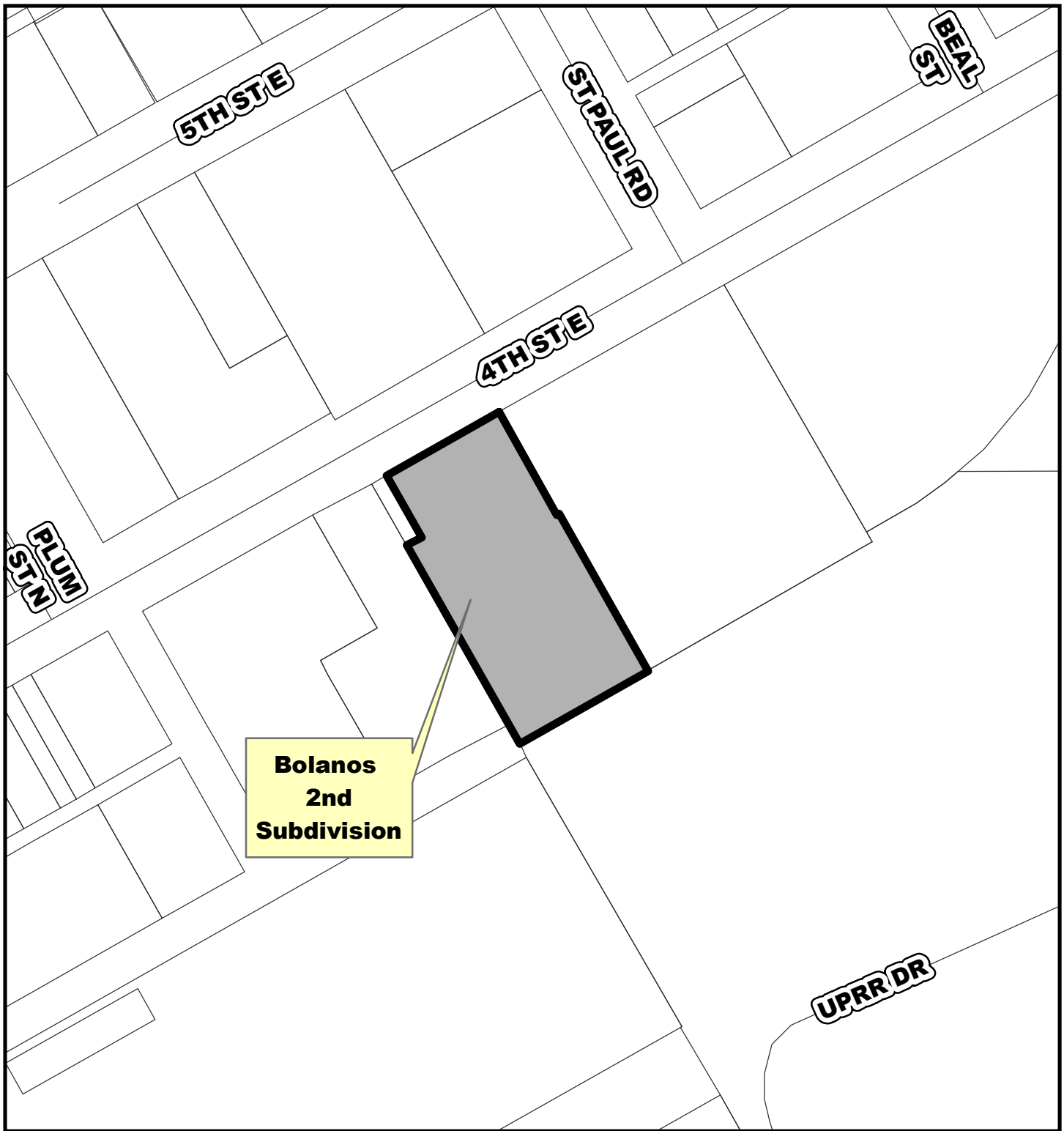
Sincerely,

Chad Nabity, AICP
Planning Director

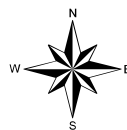
CC: City Clerk
City Attorney
City Public Works
City Utilities
City Building Director
County Assessor/Register of Deeds
Manager of Postal Operations
Applicant's Surveying Company
Applicant

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





Scale:NONE
For Illustration Purposes

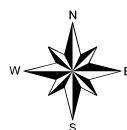


THE REGIONAL PLANNING COMMISSION of Hall
County, Grand Island, Wood River and the Villages
of Alda, Cairo and Doniphan, Nebraska



**Bolanos
2nd
Subdivision**

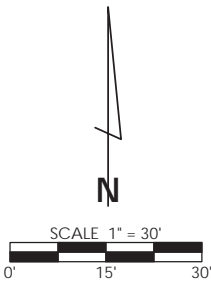
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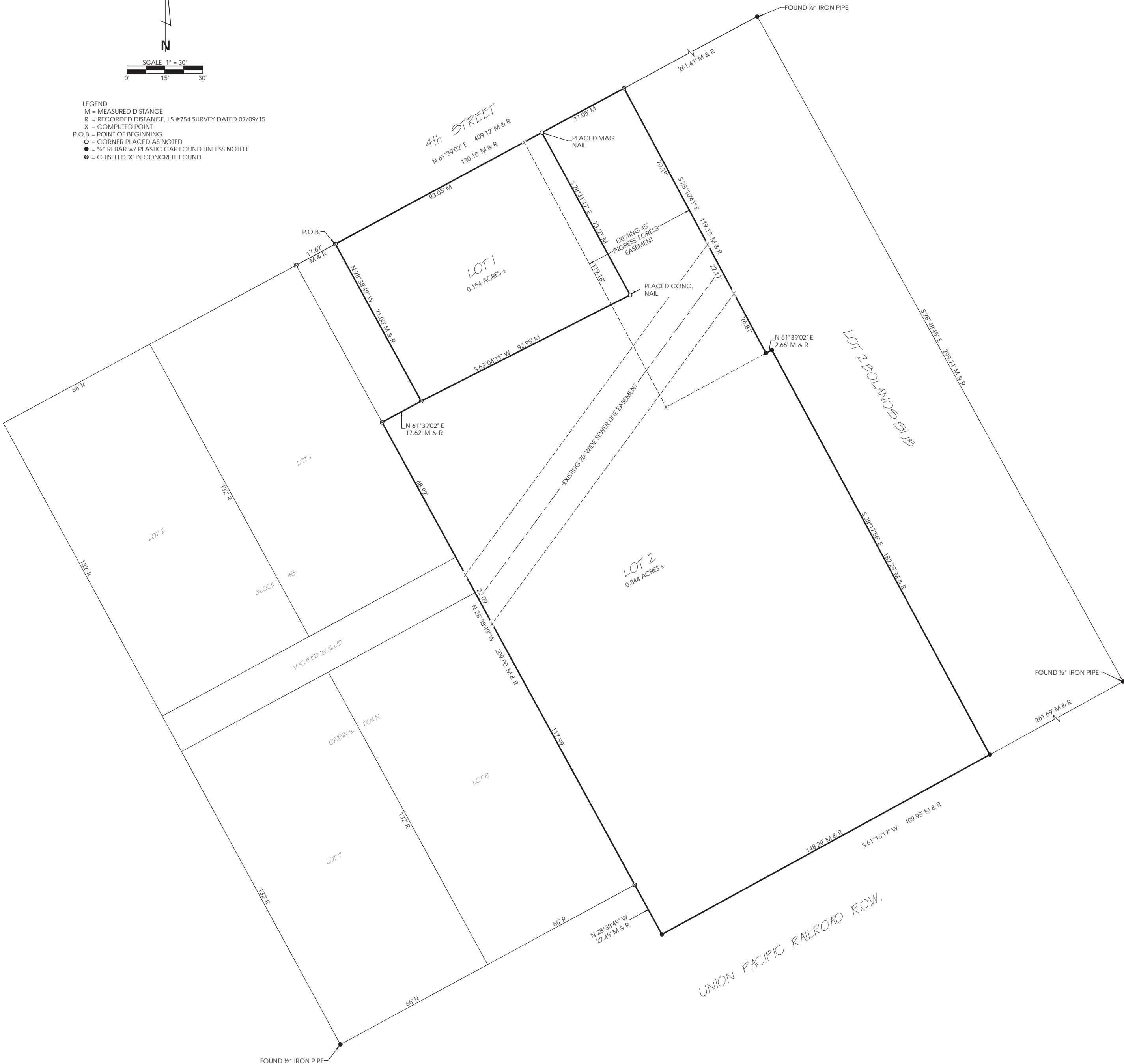
THE REGIONAL PLANNING COMMISSION of Hall
County, Grand Island, Wood River and the Villages
of Alda, Cairo and Doniphan, Nebraska

BOLANOS 2nd SUBDIVISION

CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA
- FINAL PLAT -



LEGEND
M = MEASURED DISTANCE
R = RECORDED DISTANCE, LS #754 SURVEY DATED 07/09/15
X = COMPUTED POINT
P.O.B. = POINT OF BEGINNING
● = CORNER PLACED AS NOTED
● = 1/4" REBAR W/ PLASTIC CAP FOUND UNLESS NOTED
● = CHISELED 'X' IN CONCRETE FOUND



LEGAL DESCRIPTION

A tract of land comprising of Lot One (1), Bolanos Subdivision, City of Grand Island, Hall County, Nebraska. More particularly described as follows:
Commencing at the northeast corner of Lot 1, Block 48, Original Town; thence N 61° 39' 02" E on and upon the southerly right-of-way line of 4th Street a distance of 17.62 feet to the Point of Beginning; thence continuing N 61° 39' 02" E on and upon the southerly right-of-way line of 4th Street a distance of 130.10 feet to a point; thence S 28° 10' 41" E a distance of 119.18 feet to a point; thence N 61° 39' 02" E and parallel with the southerly right-of-way line of said 4th Street a distance of 2.66 feet to a point; thence S 28° 17' 56" E a distance of 182.29 feet to a point on the northerly right-of-way line of the Union Pacific Railroad; thence S 61° 16' 17" W on and upon said northerly right-of-way line a distance of 148.29 feet to a point on the easterly line of Block 48 extended; thence N 28° 38' 49" W on and upon the easterly line of said Block 48 extended a distance of 22.45 feet to the southeast corner of Lot 8, Block 48, Original Town; thence continuing N 28° 38' 49" W on and upon the easterly line of said Block 48 a distance of 209.00 feet to a point; thence N 61° 39' 02" E and parallel with the southerly right-of-way line of said 4th Street a distance of 17.62 feet to a point; thence N 28° 38' 49" W and parallel with the east line of said Lot 1, Block 48, Original Town a distance of 71.00 feet to the Point of Beginning. Said tract contains 0.998 acres more or less and shall know be known as "BOLANOS 2ND SUBDIVISION".

SURVEYORS CERTIFICATE

I hereby certify that on October 24, I completed an accurate survey of "BOLANOS 2ND SUBDIVISION" an addition to the City of Grand Island, Nebraska, as shown on the accompanying plat; that iron markers were placed at all lot corners; that all dimensions of the lots are shown on the plat; and that said survey was made with reference to known and recorded monuments.

Evan A. Jasnowski
Evan A. Jasnowski

R.L.S. #776



DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Edwin Bolanos and Angela M. Bolanos, husband and wife, owners of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as "Bolanos 2nd Subdivision", in the City of Grand Island, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the road right-of-way as shown thereon to the public for their use forever, and the easements, as shown thereon for the location, construction and maintenance of public service utilities, together with the right of ingress and egress thereto, and hereby prohibiting the planting of trees, bushes and shrubs, or placing other obstruction upon, over, along or underneath the surface of such easements; and that foregoing subdivision as more particularly described in the description 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, I have affixed my signature hereto at _____, Nebraska, this _____ day of _____, 2018.

Edwin Bolanos

Angela M. Bolanos

ACKNOWLEDGEMENT

State of Nebraska

ss

County of Hall

On this, the _____ day of _____, 2018, before me _____, a Notary Public within and for said County, personally appeared Edwin Bolanos and Angela M. Bolanos, husband and wife, owners of the land, to me personally known to be the identical persons whose signatures are affixed hereto, and that they did acknowledge the execution thereof to be their voluntary act and deed, and that they are empowered to make the above dedication for and in behalf of said "Bolanos 2nd Subdivision".

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, Cities of Grand Island, Wood River and the Villages of Alda, Cairo, and Doniphan, Nebraska.

Chairperson

Date

Approved and accepted by the Hall County Board of Supervisors this _____ day of _____, 2018.

Mayor

City Clerk



SURVEY REQUESTED BY EDWIN BOLANOS
PROJECT NUMBER 18-LS-149 - DATE 11/19/2018
DRAWN BY E.A.J. - CHECKED BY E.P.J.
1200 1st STREET, AURORA, NE 68018
PHONE 402-694-5103 - EMAIL: ejasnowski@gmail.com

OWNER
- EDWIN BOLANOS

SURVEYOR
- JASNOWSKI SURVEYING LLC

SUBDIVIDER
- EDWIN BOLANOS

NUMBER OF LOTS
- 2

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 Edwin Bolanos
Address 1620 E Capital Ave.
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: [Signature]
(Applicant)

Surveyor/Engineers Information

Surveyor/Engineering Firm Jasnowski Surveying LLC
Address 1205 1st Street
City Aurora, State NE Zip 68818
Phone 402-694-8703
Surveyor/Engineer Name Evann Jasnowski License Number 776

SUBDIVISION NAME: Bolanos^{2nd} 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 2
Number of Acres 0.998

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 \$ 440.00

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, contact the planning commission at 781-222-1111.