



# **Hall County Regional Planning Commission**

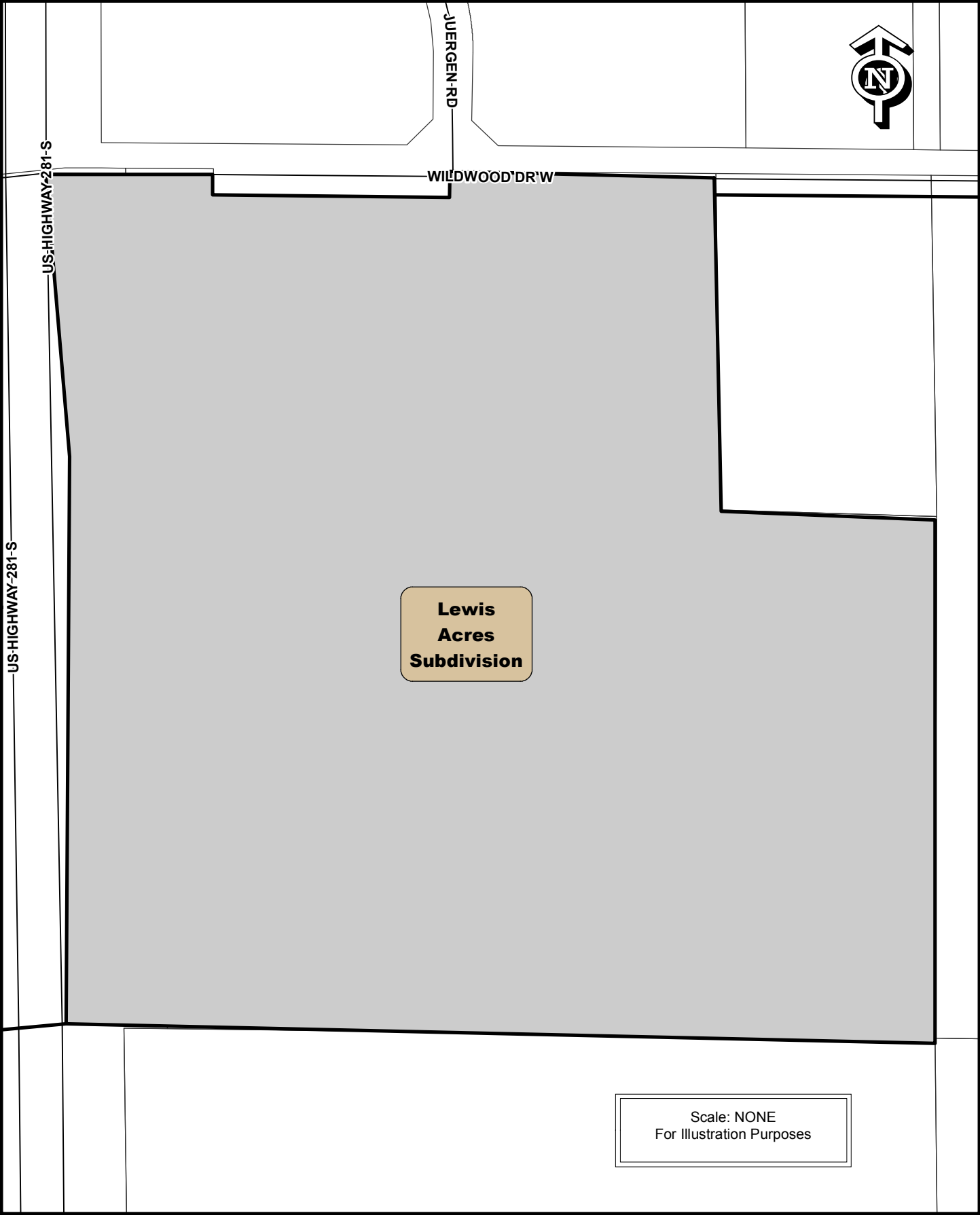
**Wednesday, April 3, 2019  
Regular Meeting**

## **Item J1**

### **Final Plat - Lewis Acres Subdivision**

**Staff Contact:**

# PROPOSED AREA LOCATION MAP



**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 GIAEDC Stations 31  
Address PO Box 1151  
City GRAND ISLAND, State NE Zip 68801  
Phone 308-381-7500

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: Jai Andrist  
(Applicant)

**Surveyor/Engineers Information**

Surveyor/Engineering Firm Olsson  
Address 201 E. 2nd Street  
City Grand Island, State NE Zip 68801  
Phone (308) 384-8750  
Surveyor/Engineer Name Jai Jason Andrist License Number LS-630

**SUBDIVISION NAME:** LEWIS ACRES 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

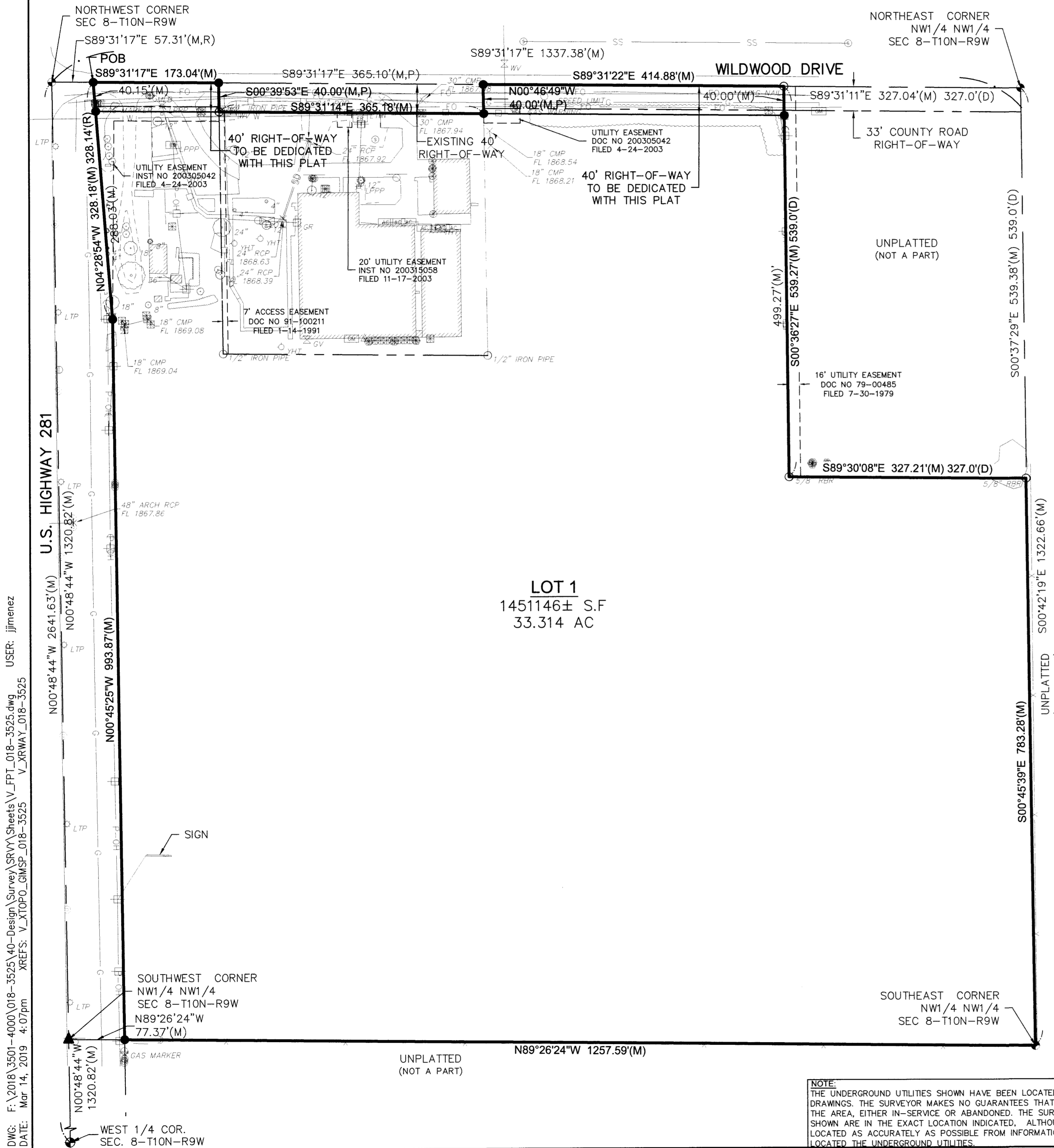
Number of Acres 33.852

**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 \$ 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.

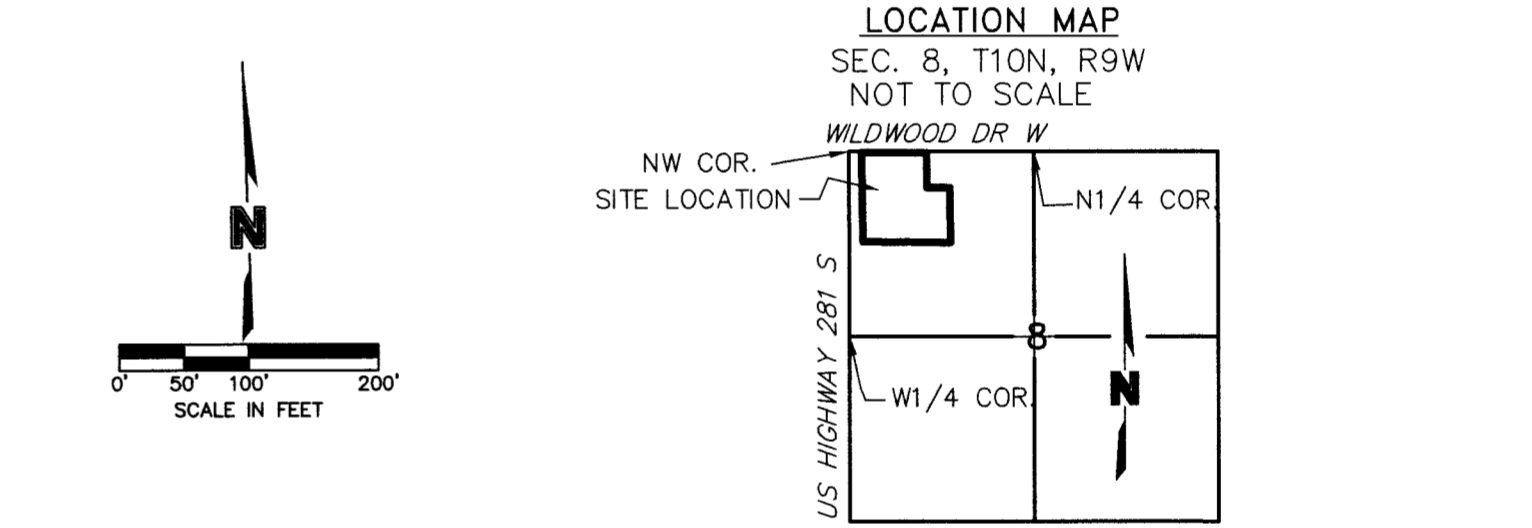
LEWIS ACRES SUBDIVISION  
AN ADDITION TO THE CITY OF GRAND ISLAND  
HALL COUNTY, NEBRASKA  
SITE PLAT



LEGAL DESCRIPTION

A TRACT OF LAND CONSISTING OF ALL OF LOT 1, GREENSCAPE INC. SUBDIVISION, GRAND ISLAND AND PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW1/4 NW1/4) OF SECTION EIGHT (8), TOWNSHIP TEN (10) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M., ALL IN HALL COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 8-T10N-R9W; THENCE ON AN ASSUMED BEARING OF S89°31'17"E, ALONG THE NORTH LINE OF THE NW1/4 NW1/4, A DISTANCE OF 57.31 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 281, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING S89°31'17"E, ALONG SAID NORTH LINE, A DISTANCE OF 173.04 FEET TO THE NORTHWEST CORNER OF GREENSCAPE INC. SUBDIVISION; THENCE S00°39'53"E, ALONG THE WEST LINE OF SAID GREENSCAPE INC. SUBDIVISION, A DISTANCE OF 40.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF WILDWOOD DRIVE, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 1, SAID GREENSCAPE INC. SUBDIVISION; THENCE S89°31'14"E, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 365.18 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE N00°46'49"E, ALONG THE EAST LINE OF SAID GREENSCAPE INC. SUBDIVISION, A DISTANCE OF 40.00 FEET TO THE NORTHEAST CORNER OF SAID GREENSCAPE INC. SUBDIVISION; THENCE S89°31'22"E, ALONG THE NORTH LINE OF SAID NW1/4 NW1/4, A DISTANCE OF 414.88 FEET; THENCE S00°36'27"E A DISTANCE OF 539.27 FEET; THENCE S89°30'08"E A DISTANCE OF 327.21 FEET TO A POINT ON THE EAST LINE OF SAID NW1/4 NW1/4; THENCE S00°45'39"E, ALONG SAID EAST LINE, A DISTANCE OF 783.28 FEET TO THE SOUTHEAST CORNER OF SAID NW1/4 NW1/4; THENCE N89°26'24"W, ALONG THE SOUTH LINE OF SAID NW1/4 NW1/4, A DISTANCE OF 1257.59 FEET TO A POINT ON SAID EAST RIGHT-OF-WAY LINE OF U.S. HWY 281; THENCE N00°45'25"W, ALONG THE EAST RIGHT-OF-WAY OF U.S. HIGHWAY 281, A DISTANCE OF 993.87 FEET; THENCE N04°28'54"W, ALONG SAID EAST RIGHT-OF-WAY OF U.S. HIGHWAY 281, A DISTANCE OF 328.18 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 1,474,608.13 SQUARE FEET OR 33.852 ACRES MORE OR LESS OF WHICH 0.539 ACRES ARE NEW DEDICATED ROAD RIGHT-OF-WAY.



SECTION TIES

**NORTHWEST CORNER, SECTION 8 T10N R9W**  
FOUND SURVEY SPIKE W/WASHER IN ASPHALT EAST RETURN HWY 281 & WILDWOOD DR  
S 88.74' TO CHISELED "X" ON LIGHT POLE BASE  
ESE 68.03' TO CHISELED "X" TOP OF ROW MARKER  
ENE 65.42' TO CHISELED "X" TOP OF ROW MARKER  
NE 69.40 TO 3/4 IRON PIN

**NORTHEAST CORNER, NW1/4 NW1/4, SECTION 8 T10N R9W**  
FOUND MAG NAIL IN ASPHALT COUNTY ROAD  
NNW 86.31' TO MAG NAIL W/WASHER IN POWER POLE  
NE 41.28' TO RED HEAD NAIL IN CORNER FENCE POST  
SSE 34.87' TO MAG NAIL W/WASHER IN CORNER FENCE POST ON CENTERLINE E-W ASPHALT COUNTY ROAD

**WEST 1/4 CORNER, SECTION 8 T10N R9W**  
FOUND SURVEY SPIKE W/WASHER IN ASPHALT SHOULDER OF HWY 281  
S 89.83' TO CHISELED "X" ON CONCRETE LIGHT POLE BASE  
ENE 79.07' TO PLUG ON 2" PIPE OF GAS REGULATOR  
NE 69.08' TO NAIL IN POWER POLE  
SSE 26.99' TO MAG NAIL IN CONCRETE JOINT

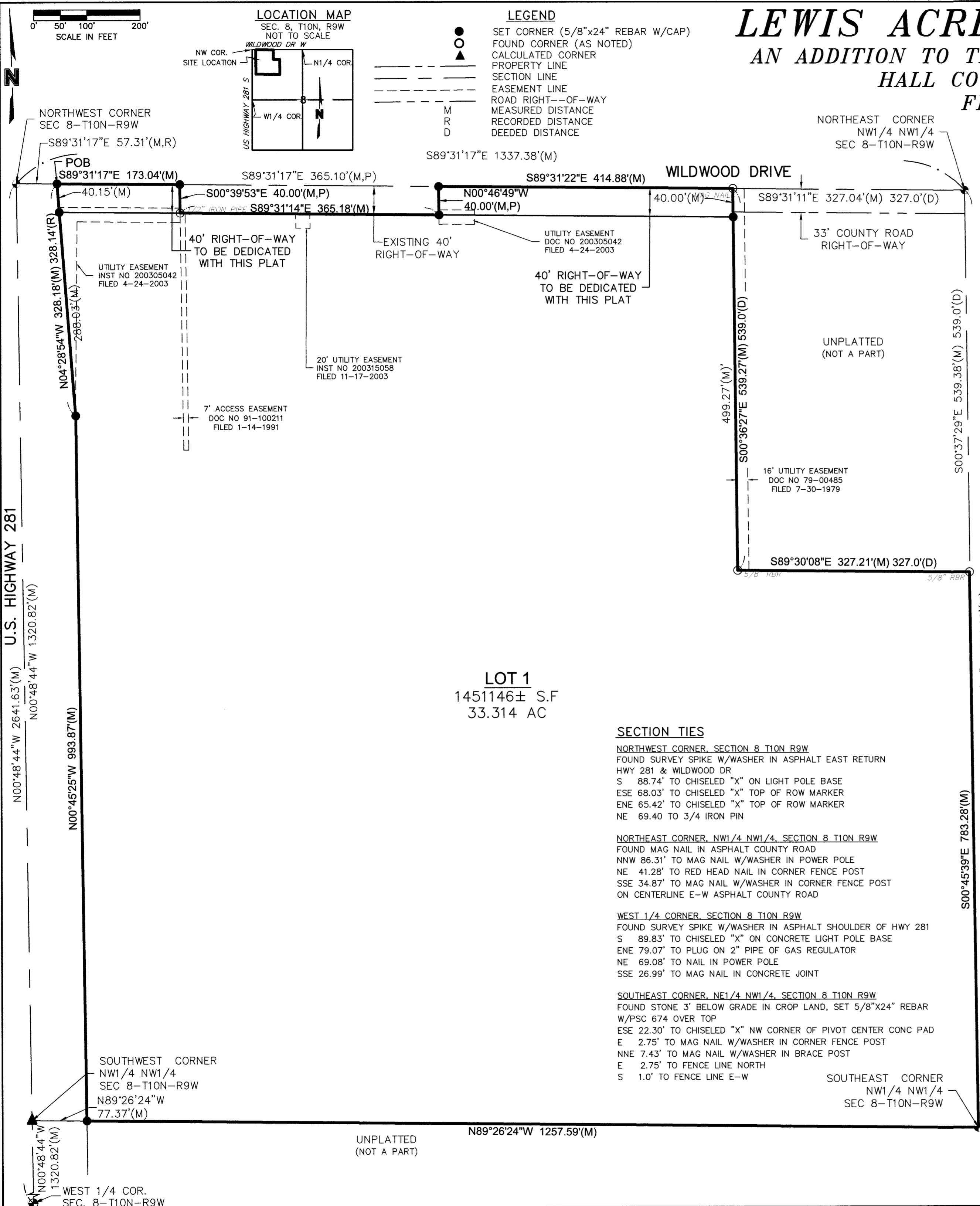
**SOUTHEAST CORNER, NE1/4 NW1/4, SECTION 8 T10N R9W**  
FOUND STONE 3' BELOW GRADE IN CROP LAND, SET 5/8"x24" REBAR W/PSC 674 OVER TOP  
ESE 22.30' TO CHISELED "X" NW CORNER OF PIVOT CENTER CONC PAD  
E 2.75' TO MAG NAIL W/WASHER IN CORNER FENCE POST  
NNE 7.43' TO MAG NAIL W/WASHER IN BRACE POST  
E 2.75' TO FENCE LINE NORTH  
S 1.0' TO FENCE LINE E-W

**NOTE:**  
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

201 East 2nd Street  
Grand Island, NE 68801  
TEL 308.384.8750  
FAX 308.384.8752

PROJECT NO. 2018-3525  
GIAEDC STATION 31  
SURVEY  
FB

DWG: F:\2018\3501-4000\018-3525\40-Design\Survey\SRV\Sheets\1\_FPT\_018-3525.dwg USER: jlmenez  
DATE: Mar 14, 2019 4:08pm XREFS: V\_XTOPO\_GMSP\_018-3525 V\_XRWAY\_018-3525



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SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON \_\_\_\_\_, 2019, I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION, OF ALL OF LOT 1, GREENSCAPE INC. SUBDIVISION IN THE CITY OF GRAND ISLAND AND PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW1/4 NW1/4) OF SECTION EIGHT (8), TOWNSHIP TEN (10) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M., ALL IN HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF; THAT IRON MARKERS, EXCEPT WHERE INDICATED, WERE FOUND AT ALL CORNERS; THAT THE DIMENSIONS ARE AS SHOWN ON THE PLAT; AND THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS.

JAI JASON ANDRIST, REGISTERED LAND SURVEYOR NUMBER, LS-630

DEDICATION OF PLAT

KNOW ALL MEN BY THESE PRESENTS, STATION 31, LLC, BEING THE OWNER OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "**LEWIS ACRES SUBDIVISION**" CONSISTING OF ALL OF LOT 1, GREENSCAPE INC. SUBDIVISION IN THE CITY OF GRAND ISLAND AND PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW1/4 NW1/4) OF SECTION EIGHT (8), TOWNSHIP TEN (10) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M., ALL IN HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT AND THAT THE FOREGOING ADDITION 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, I HAVE AFFIXED MY SIGNATURE HERETO, AT \_\_\_\_\_, NEBRASKA, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019.

ACKNOWLEDGMENT

STATE OF NEBRASKA SS  
COUNTY OF HALL  
ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019, BEFORE ME \_\_\_\_\_, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED WILLIAM B. WESTERING, MANAGER, STATION 31, LLC, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED HERETO AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS 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

APPROVAL

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 CITY OF GRAND ISLAND, NEBRASKA

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

**olsson**

201 East 2nd Street  
Grand Island, NE 68801  
TEL 308.384.8750  
FAX 308.384.8752

PROJECT NO. 2018-3525

GIAEDC STATION 31  
SURVEY  
FB

March 21<sup>st</sup>, 2019

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 April 3<sup>rd</sup>, 2019 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.

<b>Name</b>	<b>Acres</b>	<b>Lots</b>	<b>Legal Description</b>
Lewis Arcres Subdivision	33.314	1	A Tract of Land Consisting of All of Lot 1, Greenscape Inc. Subdivision, Grand Island And Part of the Northwest Quarter of the Northwest Quarter (NW ¼ NW ¼) of Section Eight (8), Township Ten (10) North, Range Nine (9) West of the 6 <sup>th</sup> P.M, Hall County, Nebraska.
Ponderosa Village 2nd Subdivision	15.205	3	A Replat of All of Outlot "A", Ponderosa Lake Estates Third Subdivision; Part of Vacated James Road and All of Outlot "C1" Ponderosa Lake Estates Fourth Subdivision; All of Lot 1 and All of Outlot "A", Ponderosa Lake Estates Seventh Subdivision; And Part of Lot 1, All of Lot 2, 3, And 4, Ponderosa Villade Subdivision, All in the Southeast Quarter (SE¼) of Section Thirty-Six (36), Township Eleven (11) North, Range Ten (10) West, of the 6 <sup>th</sup> P.M., in the City of Grand Island, Hall County, Nebraska
Silver Creek Subdivision	1.25	1	A Tract of Land Located in the South ½ of the Southeast ¼ of Section 10, Township 11 North, Range 11 West of the 6 <sup>th</sup> P.M., Hall County, Nebraska.

