



Hall County Regional Planning Commission

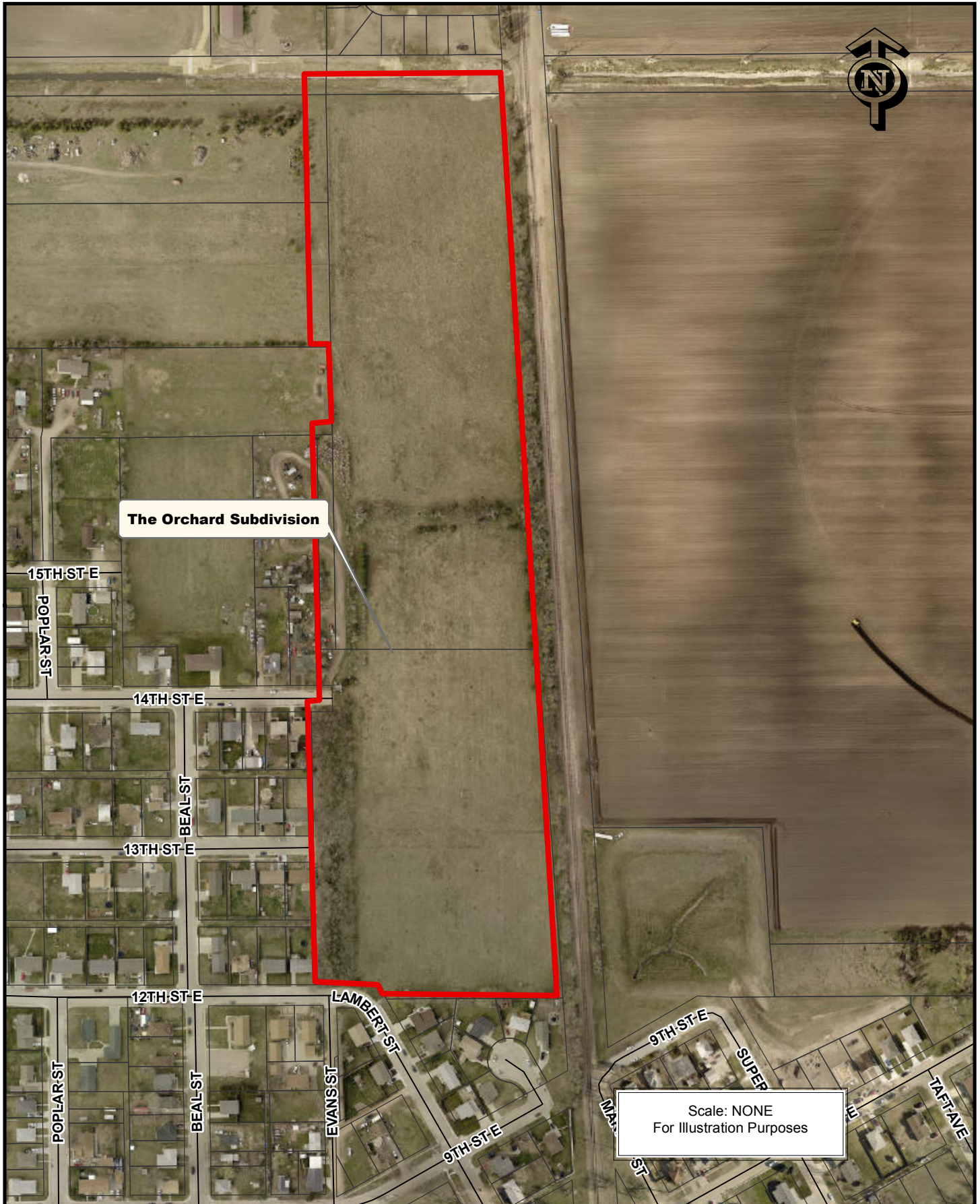
**Wednesday, May 1, 2019
Regular Meeting**

Item J2

Final Plat - Orchard Subdivision

Staff Contact:

PROPOSED AREA LOCATION MAP



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 The Orchard LLC
Address 5631 S 48th
City Lincoln, State NE Zip 68516
Phone 402-328-8100

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: Ward F. Hoppe

(Applicant)

Surveyor/Engineers Information

Surveyor/Engineering Firm Husker Surveying
Address 4535 Normal Blvd., Ste. 101
City Lincoln, State NE Zip 68506
Phone 402-423-5202
Surveyor/Engineer Name Jayne M. Malone License Number 440

SUBDIVISION NAME: The Orchard

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 65

Number of Acres 23.861

Checklist of things Planning Commission Needs

- ☒ An emailed copy of the AutoCAD file and a PDF to rashadm@grand-island.com
☒ 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 \$ 1070.00

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.



project no: _____

sheet name: _____

PROPOSED
SITE PLAN

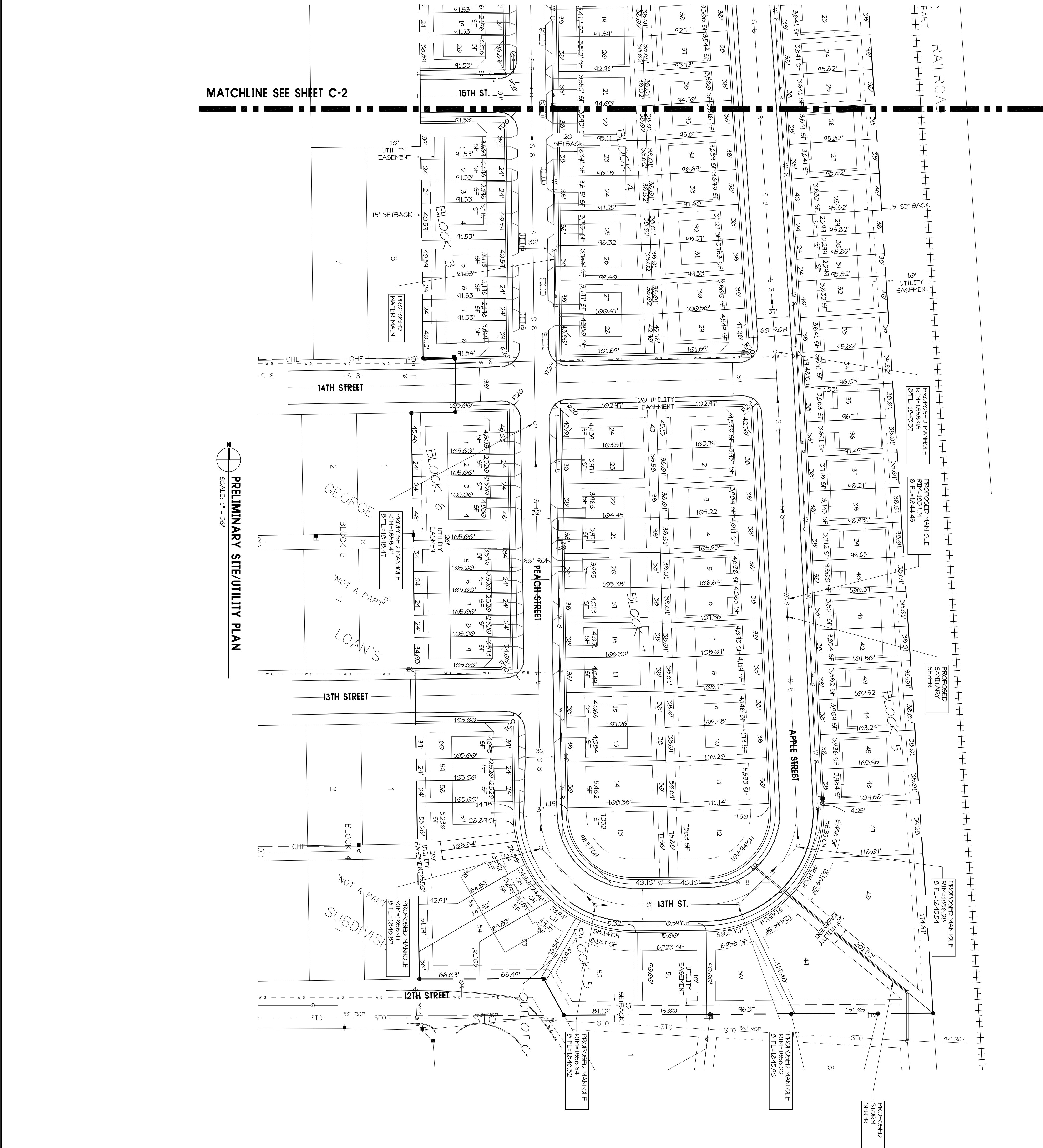
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25 APR 2010

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Regular Meeting - 5/1/2019

Grand Island



sheet no.

C-3

Design Associates

of Lincoln, Inc.

ARCHITECTS • ENGINEERS • PLANNERS

PERSHING SQUARE 1609 "N" STREET LINCOLN NEBRASKA 68508
Voice: 402-474-3000 office@DofLincoln.com Fax: 402-474-4045

project no.

PROPOSED
SITE PLAN

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THE ORCHARD SUBDIVISION

PRELIMINARY STUDY

GRAND ISLAND, NEBRASKA

25 APR 2019

THE ORCHARD SUBDIVISION

CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA
FINAL PLAT

LEGAL DESCRIPTION

LOT 1, LINCOLN HEIGHTS SUBDIVISION, PART OF LOT 8, NORWOOD SUBDIVISION, PART OF LOTS 2, 3, 4, AND 5, NORWOOD SUBDIVISION, PART OF THE EAST HALF OF THE NORTHWEST QUARTER LYING WESTERLY FROM THE UNION PACIFIC RAILROAD RIGHT-OF-WAY, ALL LOCATED IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 11 NORTH, RANGE 9 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AND BEING MORE PARTICULARY DESCRIBED AS FOLLOWS:

REFERRING TO THE CENTER OF SAID SECTION 10, A 3" IRON PIPE FOUND FOR CORNER; THENCE WESTERLY ON AN ASSUMED BEARING OF SOUTH 89°40'03" WEST, ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 10, 795.96 FEET, TO THE SOUTHEAST CORNER OF LOT 1, LINCOLN HEIGHTS SUBDIVISION, ALSO BEING THE TRUE POINT OF BEGINNING; THENCE FOLLOWING THE SOUTHERLY LINE OF LINCOLN HEIGHTS SUBDIVISION ON THE FOLLOWING BEARINGS AND DISTANCES: SOUTH 89°40'03" WEST, 403.60 FEET; THENCE NORTH 28°59'12" WEST, 45.21 FEET; THENCE SOUTH 89°40'51" WEST, 136.00 FEET, TO THE SOUTHWEST CORNER OF LOT 1, LINCOLN HEIGHTS SUBDIVISION; THENCE FOLLOWING THE WESTERLY LINE OF LINCOLN HEIGHTS SUBDIVISION ON THE FOLLOWING BEARINGS AND DISTANCES: NORTH 00°48'38" WEST, 619.72 FEET; THENCE NORTH 89°40'21" EAST, 48.29 FEET; THENCE NORTH 00°37'11" WEST, 59.97 FEET; THENCE SOUTH 89°42'12" WEST, 35.00 FEET; THENCE NORTHERLY NORTH 00°34'59" WEST, 574.66 FEET; THENCE NORTH 89°40'45" EAST, 35.04 FEET; THENCE NORTH 00°37'01" WEST, 199.80 FEET; THENCE SOUTH 89°40'32" WEST, 75.00 FEET; THENCE NORTH 00°35'50" WEST, 575.26 FEET; THENCE NORTH 89°39'52" EAST, 479.05 FEET, TO A POINT OF INTERSECTION ON THE WESTERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD; THENCE SOUTH 03°39'59" EAST, ON THE WESTERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD, 2072.64 FEET, TO THE TRUE POINT OF BEGINNING.

CONTAINING A TOTAL CALCULATED AREA OF 1,039,394 SQUARE FEET, OR 23.861 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON MARCH 5, 20019, I COMPLETED AN ACCURATE SURVEY (MADE UNDER MY SUPERVISION) OF "THE ORCHARD 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 KNOWN AND RECORDED MONUMENTS.

JAYME M. MALONE, L.S. 440

DATE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT WARD F. HOPPE, MEMBER OF THE ORCHARD, LLC, WILLIAM P. & JULANN K. ZILLER, AND ROGER STEELE, CITY OF GRAND ISLAND MAYOR, BEING THE OWNERS OF THE LAND DESCRIBED HEREON, HAS CAUSED SOME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "THE ORCHARD SUBDIVISION", IN THE CITY OF GRAND ISLAND, HALL COUNTY NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF, AND DO HEREBY DEDICATE 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 WHEREOF, WE HAVE AFFIXED OUR SIGNATURES HERETO, AT GRAND ISLAND, NEBRASKA, THE ____ DAY OF _____, 2019.

WARD F. HOPPE, MEMBER OF THE ORCHARD, LLC

WILLIAM P. ZILLER (HUSBAND)

JULIANN K. ZILLER (WIFE)

ROGER STEELE, CITY OF GRAND ISLAND MAYOR

ACKNOWLEDEGEMENT

STATE OF NEBRASKA)
) SS
COUNTY OF HALL)

ON THE ____ DAY OF _____, 20____, BEFORE ME, _____ A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED WARD F. HOPPE, MEMBER OF THE ORCHARD, LLC, TO ME PERSONALLY KNOW TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED HERETO, AND THEY DID ACKNOWLEDGE THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED.
MY COMMISSION EXPIRES _____

NOTARY PUBLIC

(SEAL)

ACKNOWLEDEGEMENT

STATE OF NEBRASKA)
) SS
COUNTY OF HALL)

ON THE ____ DAY OF _____, 20____, BEFORE ME, _____ A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED WILLIAM P. & JULANN K. ZILLER, HUSBAND AND WIFE, 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

(SEAL)

ACKNOWLEDEGEMENT

STATE OF NEBRASKA)
) SS
COUNTY OF HALL)

ON THE ____ DAY OF _____, 20____, BEFORE ME, _____ A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED ROGER STEELE, CITY OF GRAND ISLAND MAYOR, TO ME PERSONALLY KNOW TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED HERETO, AND THEY DID ACKNOWLEDGE THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED.
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 _____, 20____.

MAYOR

CITY CLERK

(SEAL)



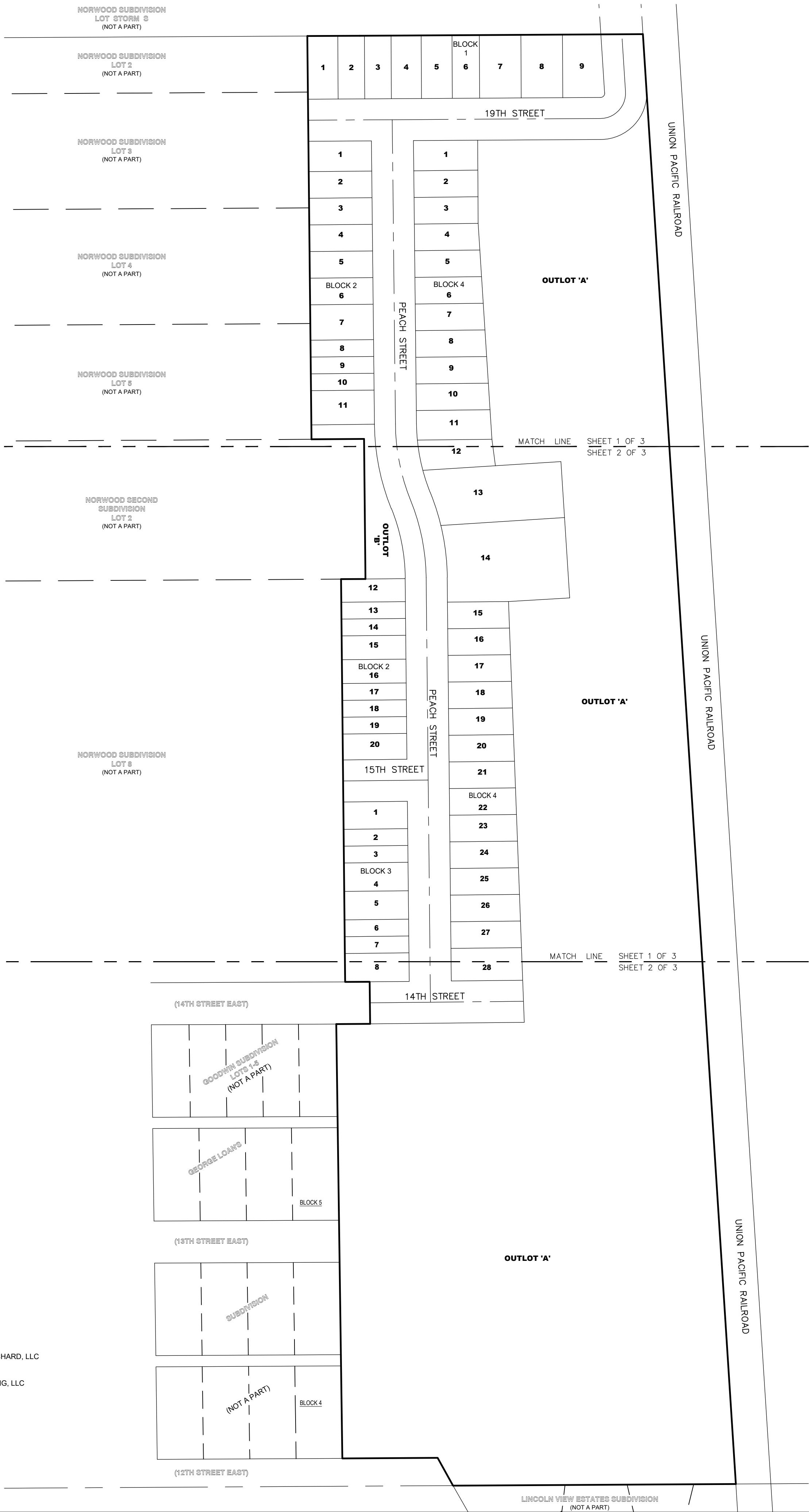
HUSKER SURVEYING
4535 Normal Blvd. Ste #101
Lincoln, Ne 68506
(402)423-5202
(402)423-5211
www.huskersurveying.com

OWNERS: WARD F. HOPPE, MEMBER OF THE ORCHARD, LLC
WILLIAM P & JULANN K ZILLER
SUBDIVIDER: THE ORCHARD, LLC
SURVEYOR: JAYME M. MALONE, HUSKER SURVEYING, LLC
ENGINEER: DESIGN ASSOCIATES OF LINCOLN, INC.
NUMBER OF LOTS: 65

THE ORCHARD SUBDIVISION
CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA
FINAL PLAT



SCALE: 1" = 100'



OWNERS: WARD F. HOPPE, MEMBER OF THE ORCHARD, LLC
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THE ORCHARD SUBDIVISION

CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

FINAL PLAT



SCALE: 1" = 40'

LASSONDE THIRD ADDITION
(NOT A PART)

Lot 14
Lassonde Third Add.
Dedicated R.O.W.

NORWOOD
SUBDIVISION
LOT STORM S
(NOT A PART)

Prt. of Lot Storm S
Dedicated R.O.W.

NORWOOD
SUBDIVISION
LOT 2
(NOT A PART)

NORWOOD
SUBDIVISION
LOT 3
(NOT A PART)

NORWOOD
SUBDIVISION
LOT 4
(NOT A PART)

NORWOOD
SUBDIVISION
LOT 5
(NOT A PART)

BLOCK 1

19TH STREET

UNION PACIFIC RAILROAD
(100' R.O.W.)

PEACH STREET

OUTLOT 'A'
652,748 s.f.
14.985 ac.

- = Cor. Fnd
- = Cor. Set #5
Rebar w/cap #440
- (M) = Meas. Dist.
- (P) = Plat Dist.
- (D) = Deed Dist.
- (R) = Record Dist.
- c = Chord Dist.

MATCH LINE

SHEET 1 OF 3
SHEET 2 OF 3



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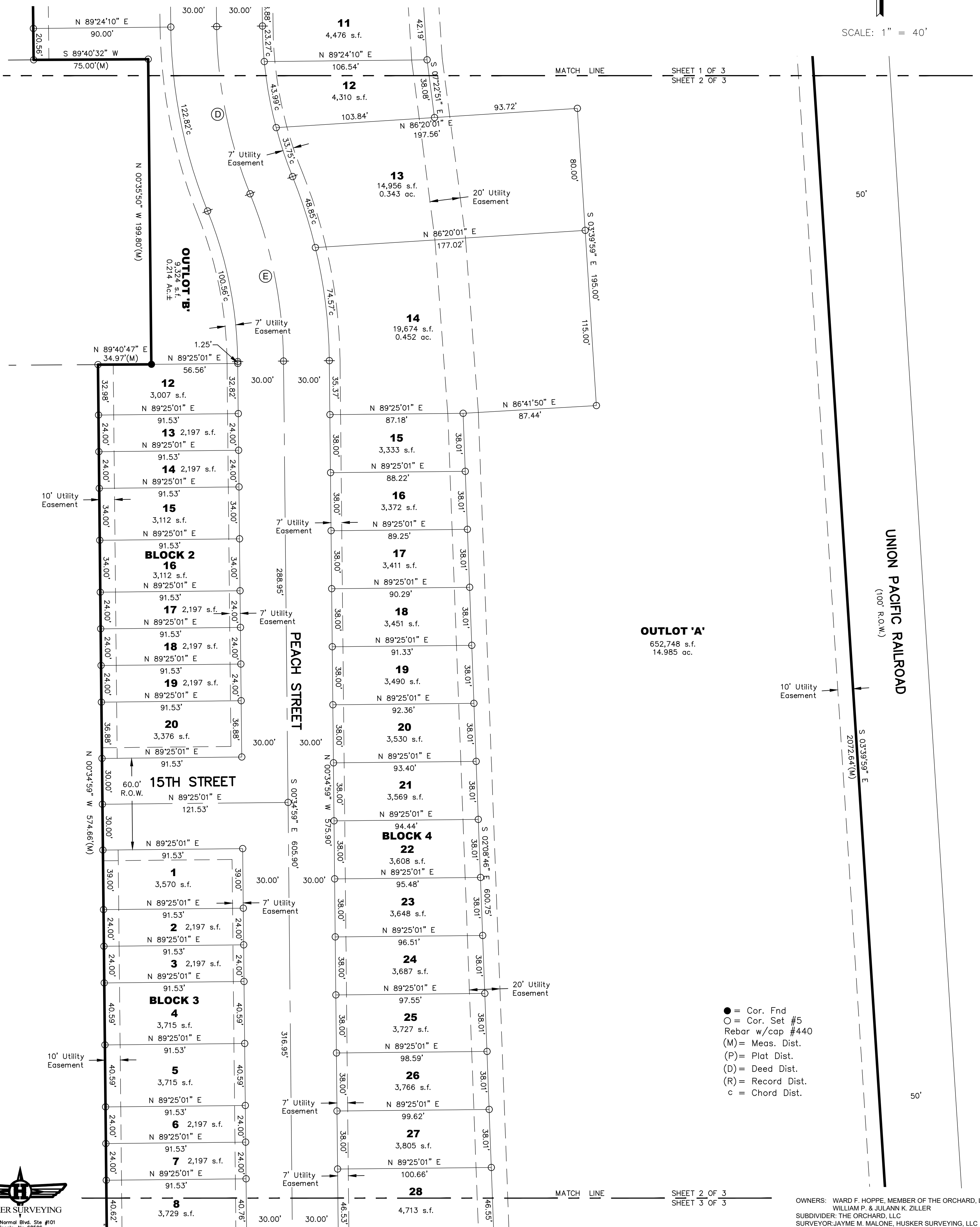
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THE ORCHARD SUBDIVISION

CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA
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SCALE: 1" = 40'



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