



Hall County Regional Planning Commission

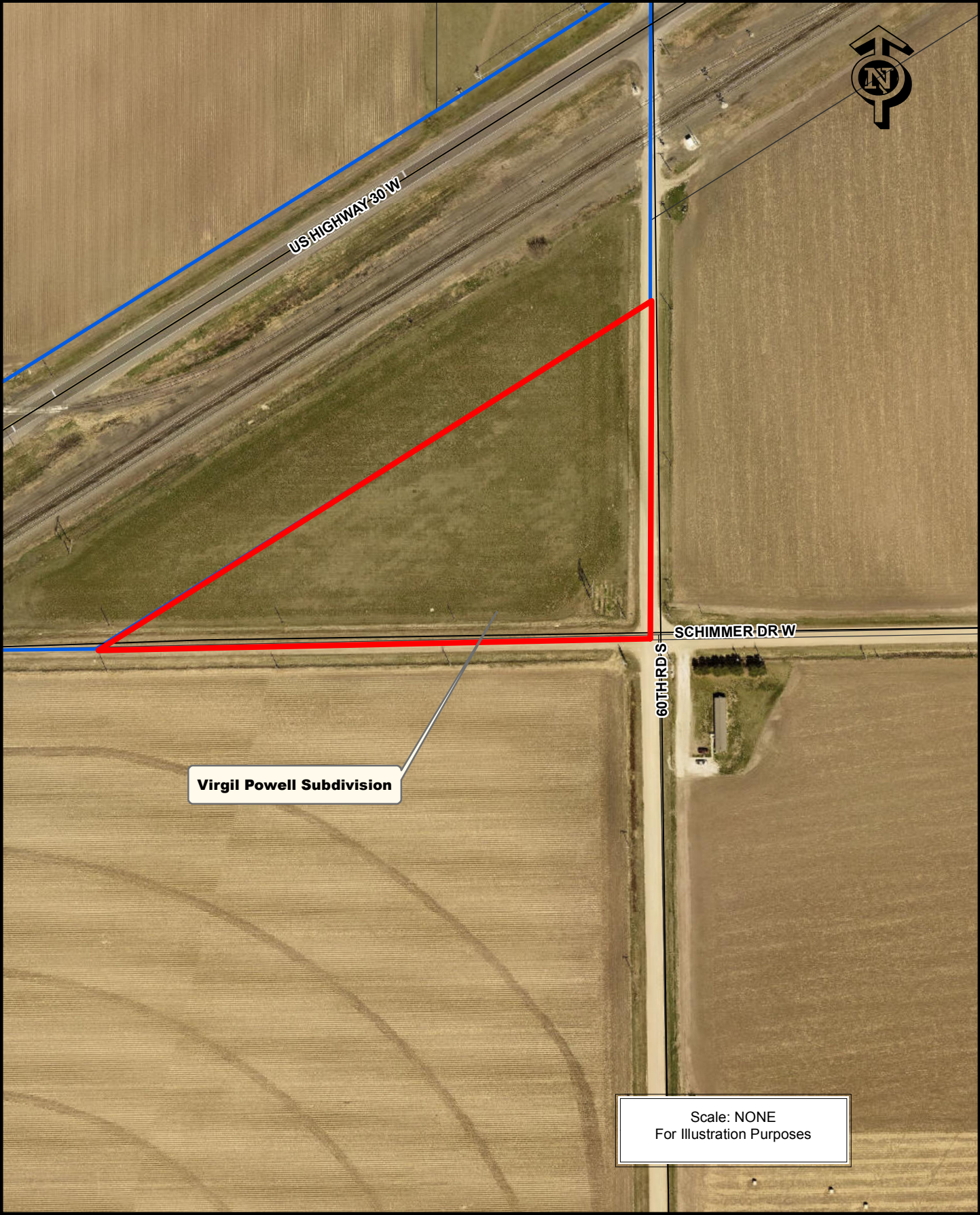
**Wednesday, May 1, 2019
Regular Meeting**

Item J5

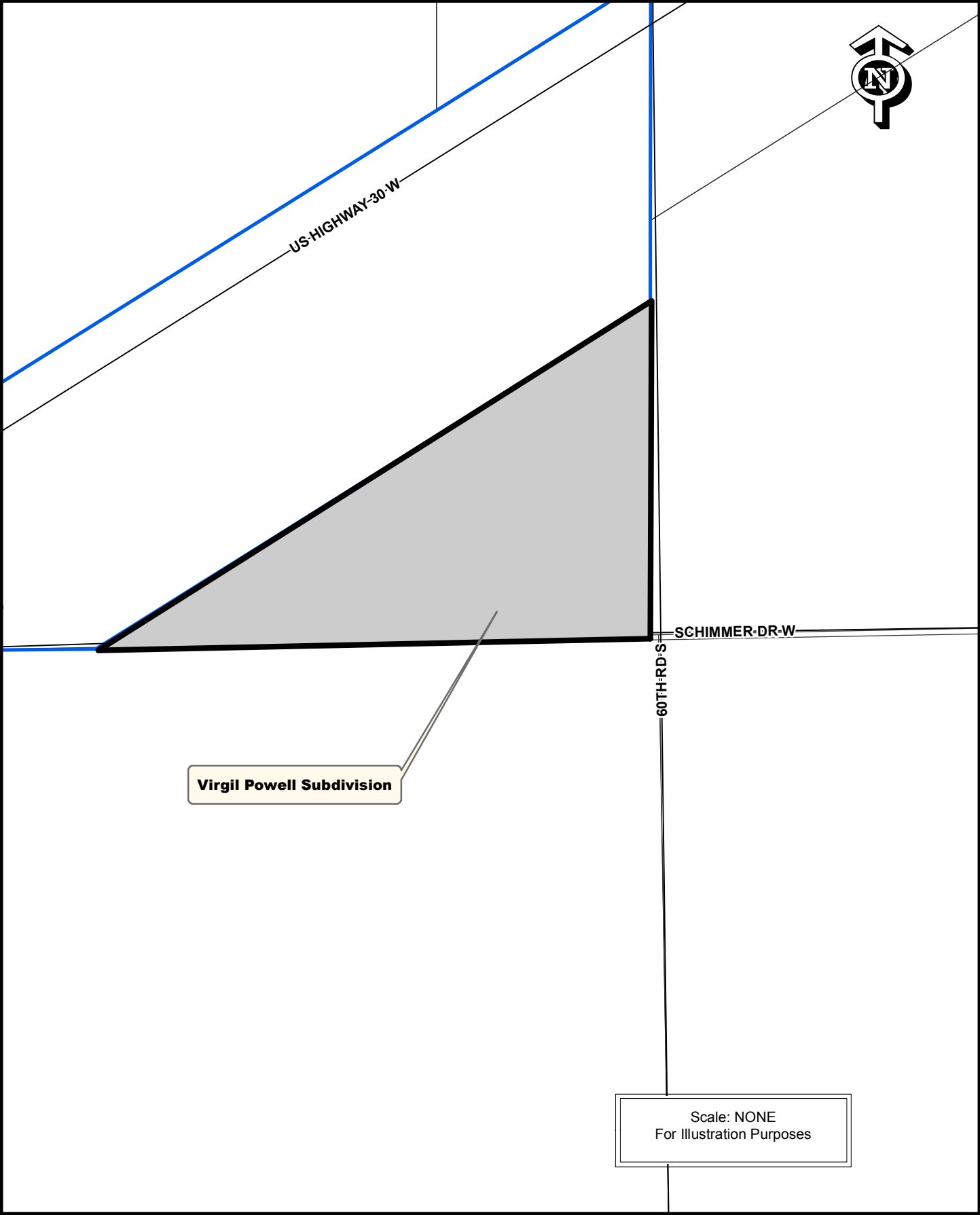
Final Plat - Virgil Powell Subdivision

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 Virgil H. Powell
Address 5368 W. Schumacher Dr.
City Grand Island, State NE Zip 68803
Phone 308-380-4965

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: Virgil H. Powell
(Applicant)

Surveyor/Engineers Information

Surveyor/Engineering Firm Stevens Surveying
Address 1604 RAINBOW RD
City GRAND ISLAND, State NE Zip 68801
Phone 308-379-0464
Surveyor/Engineer Name KELLY STEVENS License Number 690

SUBDIVISION NAME: Virgil Powell 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 4.51

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

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

PART OF THE E1/2, SE 1/4 OF SECTION 32, T11N, R10W HALL COUNTY, NEBRASKA

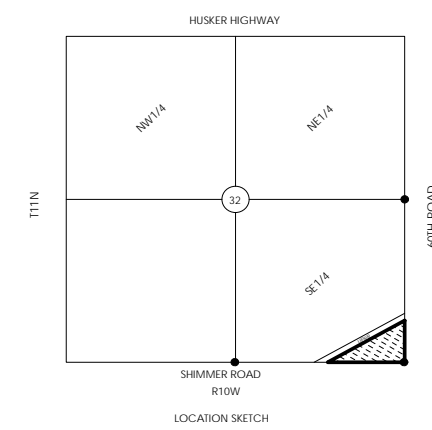
CORNER TIES FOR SECTION 32, T11N, R10W
HALL COUNTY, NEBRASKA

NE CORNER SE1/4, FOUND 1" IRON PIPE
32.40' E TO NAIL IN POWER POLE
33.80' W TO NAIL IN FENCE POST
70.63' NE TO #5 REBAR
43.68' SE TO #5 REBAR

SE CORNER SE1/4, FOUND BLM CAP
45.75' NW TO NAIL IN POWER POLE
46.45' SW TO REBAR IN RM
47.50' SE TO NAIL IN POWER POLE
45.77' NE TO NAIL IN POWER POLE

SW CORNER SE1/4, FOUND 1" IRON PIPE
32.99' N TO FRONT FACE OF RM
40.42' SW TO NAIL IN LIGHT POLE
74.31' NE TO SW CORNER OF CONCRETE WELL PAD
46.77' NW TO #5 REBAR

LEGEND
M = MEASURED DISTANCE
R = RECORDED DISTANCE
○ = #5 REBAR PLACED w/ PLASTIC CAP
● = CORNER FOUND 3/4" PIPE UNLESS NOTED



KNOWN ALL MEN BY THESE PRESENTS, that Virgil H. Powell, being the owner of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as "VIRGIL POWELL SUBDIVISION", an addition to the Village of Alda, Hall County, Nebraska, as shown on the accompanying plat thereof, and does hereby dedicate street right of way as shown thereon to the public for their use forever, and the easements, if any, as shown thereon 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 consents and in accordance with the desires of the undersigned owner and proprietor.

IN WITNESS WHEREOF, We have affixed our signature at Grand Island, Nebraska, this _____ day of _____, 2019.

Virgil H. Powell

State Of Nebraska
County Of Hall ss

On the _____ day of _____, 2019, before me _____ a Notary Public within
and for said County, came Virgil H. Powell to me personally known to be the identical person whose signature is affixed hereto, and
he did acknowledge the execution hereof to be his voluntary act and deed. IN WITNESS WHEREOF, I have hereunto subscribed
my name and affixed my official seal on the last date above written.

My commission expires_____

Notary Public

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 Village of Alda, Nebraska this _____
day of _____, 2019.

Chairperson

Village Clerk

(Seal)

A tract of land comprising a part of the E1/2, SE1/4 Section 32, T11N, R10W, Hall County, Nebraska
More particularly described as follows:

Beginning at the southeast corner of said E1/2, SE1/4; thence N 01° 07' 21" E on and upon the east line of said E1/2, SE1/4 a distance of 489.74 feet to a point; thence S 58° 57' 58" W and parallel with the centerline of the Union Pacific Railroad main track a distance of 947.69 feet to a point on the south line of said E1/2, SE1/4; thence S 89° 55' 25" E on and upon the south line of said E1/2, SE1/4 a distance of 802.45 feet to the point of beginning. Said tract contains 4.510 acres more or less of which 0.528 acres more or less are County Road right-of-way.

I hereby certify that on March 30, 2019, I completed an accurate survey of 'VIRGIL POWELL SUBDIVISION' an addition the the Village of Alda, Nebraska, Hall County, Nebraska as shown on the accompanying plat; that iron markers were placed at all corners, that all dimensions of the subdivision are shown on the plat; that all dimensions are in feet and accurate to the best of my knowledge and belief; and that I am a duly Registered Land Surveyor under the laws of the State of Nebraska.

Kelly Stevens R.L.S. 690

SURVEY REQUESTED BY VIRGIL H. POWELL.

STEVENS LAND SURVEYING LLC - 1604 RAINBOW ROAD, GRAND ISLAND, NE 68801 - 308-379-0464 - E-MAIL kstevens690@gmail.com

| TRGUBIT INDIKATOR 12.01 | 2016/2017 | 2017/2018 | 2018/2019 | 2019/2020 |
|----------------------------|-----------|-----------|-----------|-----------|
| 1. TRGUBIT INDIKATOR 12.01 | 1.00 | 1.00 | 1.00 | 1.00 |