



Hall County Regional Planning Commission

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

Item J6

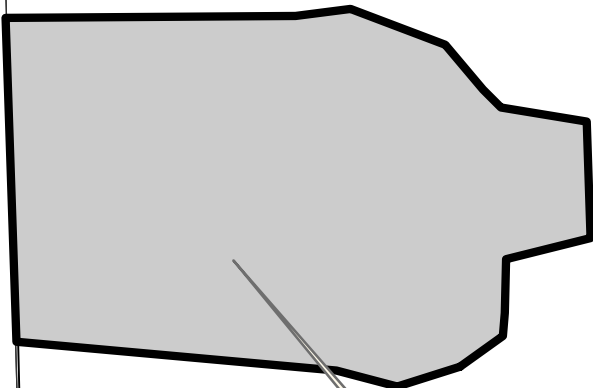
Final Plat - JRMorton Farm Subdivision

Staff Contact:

PROPOSED AREA LOCATION MAP



**PROPOSED AREA
LOCATION MAP**



JRMorton Farms Subdivision

STUHR RD S

SCHULTZ RD E

Scale: NONE
For Illustration Purposes

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 JRMorton Farms LLC
Address 5626 Red Fern
City Littleton, State CO Zip 80125
Phone PHONE# 303-514-0973

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 Olsson
Address 201 E. 2nd Street
City Grand Island, State NE Zip 68801
Phone (308) 384-8750
Surveyor/Engineer Name Jesse E. Hurt License Number LS-674

SUBDIVISION NAME: JRMORTON FARMS 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 3.541

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.

FEE SCHEDULE ON REVERSE SIDE

JRMORTON FARMS SUBDIVISION
HALL COUNTY, NEBRASKA
FINAL PLAT

SECTION TIES

WEST 1/4 CORNER, SEC. 23-T10N-R9W
FOUND 3" ALUMINUM CAP, 0.7' BELOW GRADE
N 0.58' TO RED HEAD NAIL IN SOUTH FACE OF BRACE POST
W 33.01' TO CENTER OF CONCRETE WITNESS POST
W 32.04' TO DUPLEX NAIL w/SHINER IN POWER POLE
E 33.44' TO PK NAIL IN WEST FACE OF BRACE POST
SOUTHWEST CORNER, SEC. 23-T10N-R9W
FOUND 3" ALUMINUM CAP, 1.2' BELOW GRADE
S 1' TO CENTERLINE OF SCHULTZ ROAD
W 2' TO CENTERLINE OF STUHR ROAD
SW 50.75' TO RED HEAD NAIL IN SE FACE OF GUY POLE
SW 49.28' TO ALUMINUM CAP CITY OF GRAND ISLAND BMK 508
NW 48.46' TO DUPLEX NAIL w/SHINER IN SE FACE OF POWER POLE
NW 46.33' TO REBAR IN TOP OF CENTER OF CONCRETE WITNESS POST

LEGAL DESCRIPTION

A TRACT OF LAND CONSISTING OF PART OF THE WEST HALF OF THE SOUTHWEST QUARTER (W 1/2 SW 1/4) OF SECTION TWENTY-THREE (23), TOWNSHIP TEN (10) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER (W 1/4) CORNER; THENCE ON AN ASSUMED BEARING OF S01°30'37"E, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER (SW 1/4), A DISTANCE OF 1388.03 FEET TO THE POINT OF BEGINNING; THENCE N89°21'17"E A DISTANCE OF 353.98 FEET; THENCE S78°19'33"E A DISTANCE OF 56.50 FEET; THENCE S50°41'46"E A DISTANCE OF 88.06 FEET; THENCE S65°48'30"E A DISTANCE OF 83.34 FEET; THENCE S01°31'04"E A DISTANCE OF 89.21 FEET; THENCE S80°27'17"W A DISTANCE OF 70.19 FEET; THENCE S18°32'25"W A DISTANCE OF 119.88 FEET; THENCE S72°30'53"W A DISTANCE OF 75.28 FEET; THENCE N80°53'37"W A DISTANCE OF 119.46 FEET; THENCE N85°37'20"W A DISTANCE OF 251.63 FEET TO A POINT ON SAID WEST LINE OF THE SW 1/4; THENCE N01°30'37"W, ALONG SAID WEST LINE, A DISTANCE OF 296.46 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS A CALCULATED AREA OF 154263.53 SQUARE FEET OR 3.541 ACRES MORE OR LESS OF WHICH 0.274 ACRES IS NEW DEDICATED ROAD RIGHT-OF-WAY.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON 2019, I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION, OF A TRACT OF LAND CONSISTING OF PART OF THE WEST HALF OF THE SOUTHWEST QUARTER (W 1/2 SW 1/4) OF SECTION TWENTY-THREE (23), TOWNSHIP TEN (10) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M., 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.

JESSE E. HURT, REGISTERED LAND SURVEYOR NUMBER, LS-674

DEDICATION OF PLAT

KNOW ALL MEN BY THESE PRESENTS, THAT JRMORTON FARMS L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "JRMORTON FARMS SUBDIVISION" OF PART OF THE WEST HALF OF THE SOUTHWEST QUARTER (W 1/2 SW 1/4) OF SECTION TWENTY-THREE (23), TOWNSHIP TEN (10) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M., HALL COUNTY, 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 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.

JAMES ROBERT MORTON, MANAGER
JRMORTON FARMS L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY

ACKNOWLEDGMENT

STATE OF NEBRASKA
COUNTY OF HALL

ON THIS DAY OF 2019, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED JAMES ROBERT MORTON, MANAGER, JRMORTON FARMS L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY, 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

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

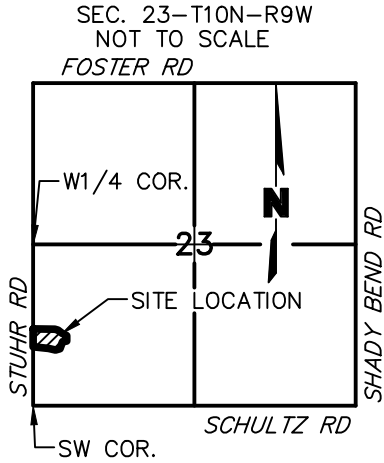
APPROVED AND ACCEPTED BY THE HALL COUNTY BOARD OF SUPERVISORS
THIS DAY OF 2019

CHAIRPERSON COUNTY CLERK

LEGEND

- SECTION CORNER
- SET CORNER (5/8"x24" REBAR W/CAP)
- COUNTY ROAD ROW LINE
- NEW ROW LINE
- SECTION LINE
- SUBDIVISION LINE
- M MEASURED DISTANCE
- R RECORDED DISTANCE RUDD 1936
- H RECORDED DISTANCE A.V. HIATT 1961

LOCATION MAP



WEST 1/4 COR. SEC. 23-T10N-R9W
33' COUNTY ROAD R.O.W.
40' ROAD RIGHT-OF-WAY TO BE DEDICATED WITH THIS PLAT
STUHR ROAD
LOT 1
142,335± S.F.
3.268 AC.
UNPLATTED (NOT A PART)
UNPLATTED (NOT A PART)
33' COUNTY ROAD R.O.W.
SOUTHWEST COR. SEC. 23-T10N-R9W

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DATE: Apr 10, 2019 9:52pm
USER: jjimenez
XREFS: V_XRWAY_0190878 V_XTOPO_0190878

olsson

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

PROJECT NO. 2019-0878
JRMORTON SURVEY
FB HALL CO 5