



# **Hall County Regional Planning Commission**

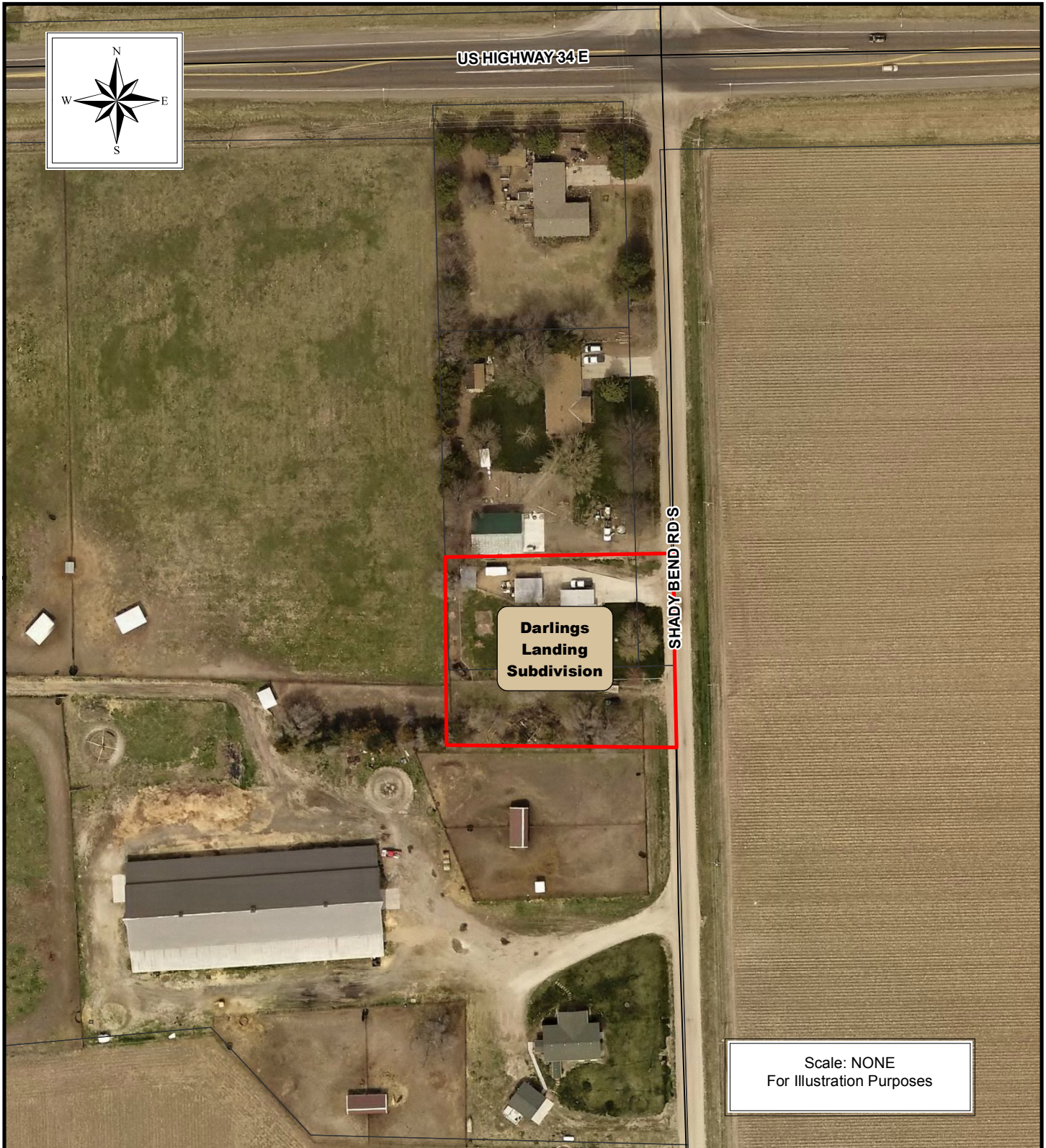
**Wednesday, August 7, 2019  
Regular Meeting**

## **Item J1**

**Final Plat - Darlings Landing Subdivision - Grand Island**

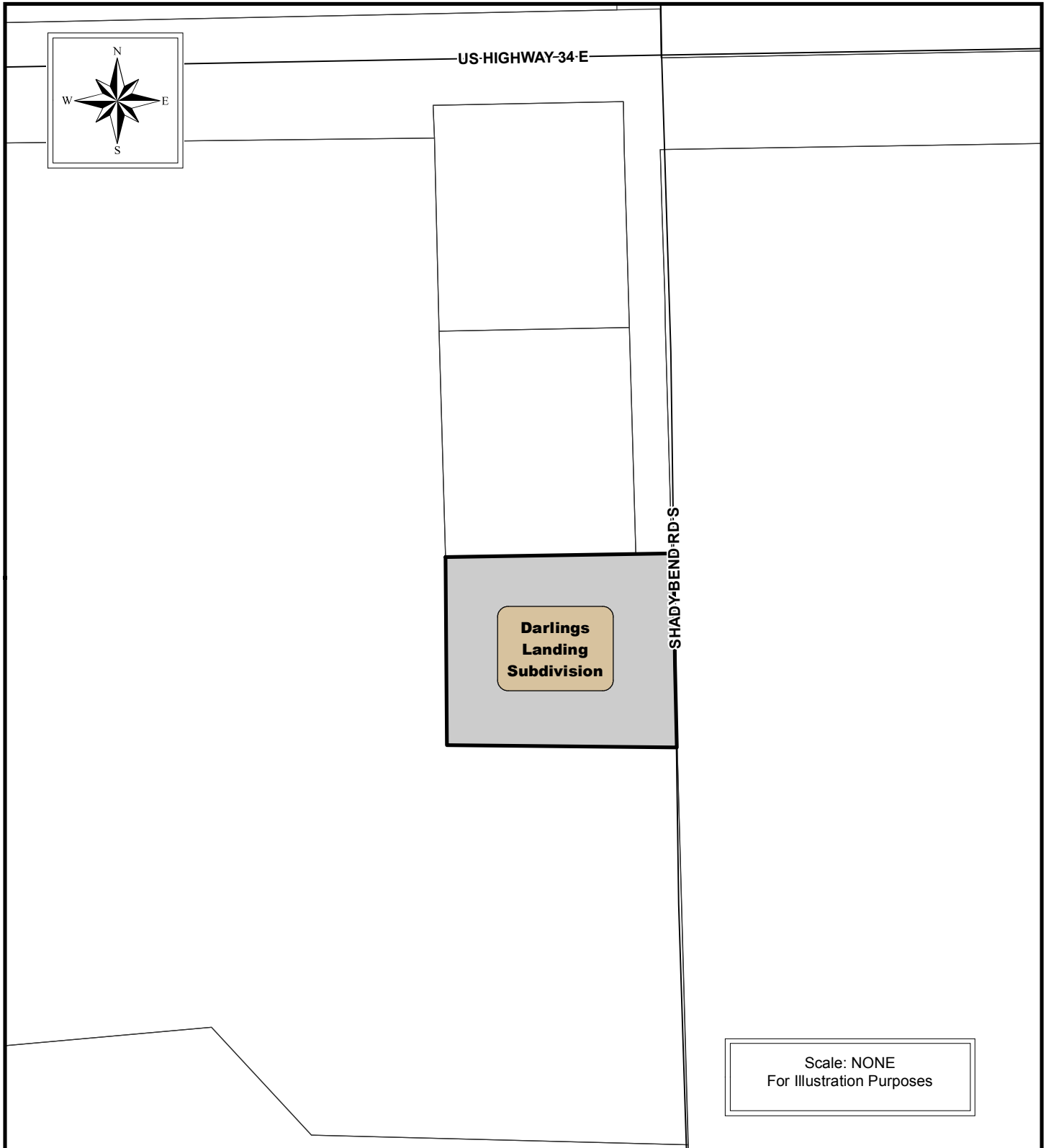
**Staff Contact:**

# PROPOSED SUBDIVISION AERIAL MAP



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

# PROPOSED SUBDIVISION LOCATION MAP

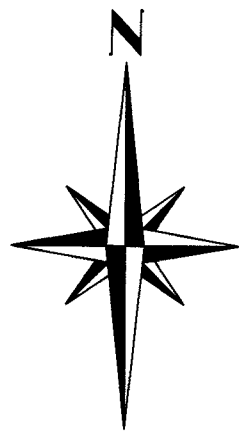
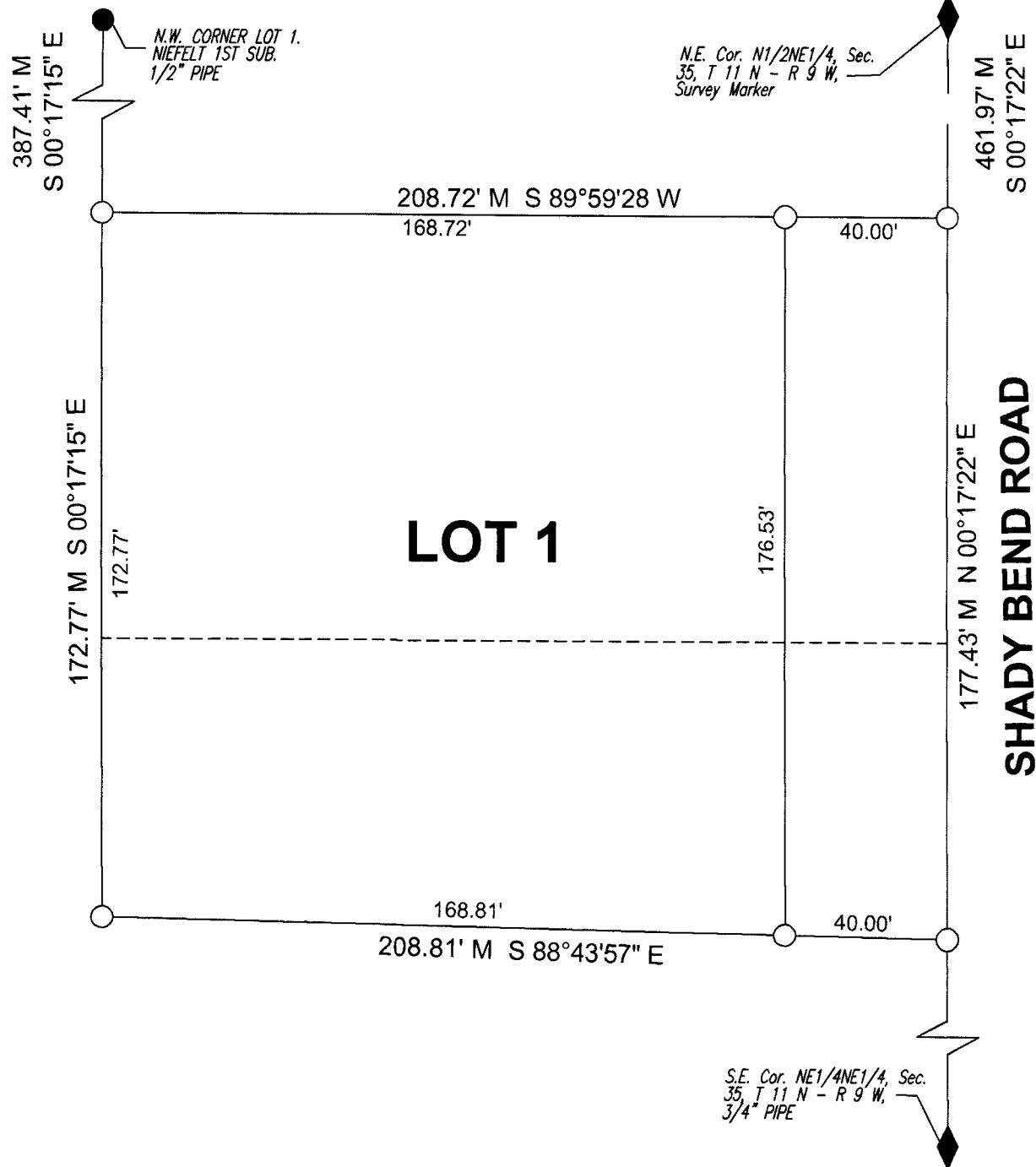


THE REGIONAL PLANNING COMMISSION of Hall  
County, Grand Island, Wood River and the Villages  
of Alda, Cairo and Doniphan, Nebraska

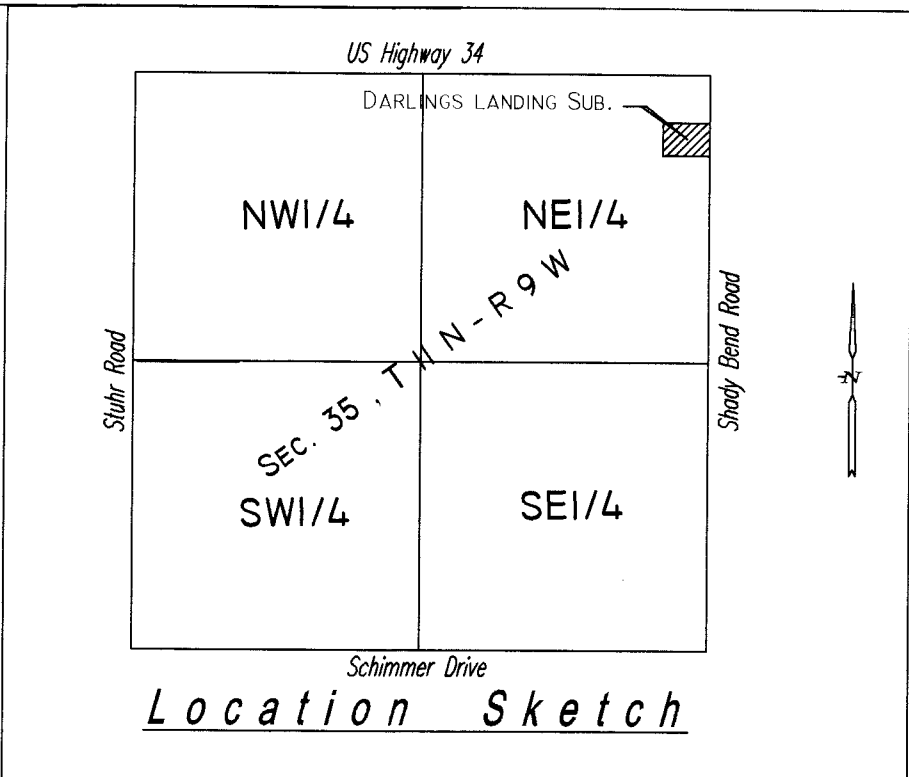


DARLINGS LANDING SUBDIVISION

LOT THREE (3) NIEDELT 1ST SUBDIVISION AND  
PT. OF THE NE1/4NE1/4 SEC 35 T 11 N - R 9 W



Scale 1" = 40'



DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Brian J Darling and Renee E. Ruzicka Husband and Wife, Norbert J. Zoucha, Trustee of the Norbert J. Zoucha Revocable Trust, and Elizabeth L Zoucha, Trustee of the Elizabeth L. Zoucha Revocable Living Trust, being the owners of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as DARLINGS LANDING SUBDIVISION' in the City of Grand Island, Hall County, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the easements, if any, 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 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 consent and in accordance with the desires of the undersigned owner and proprietor.

IN WITNESS WHEREOF, I have affixed my signature hereto, at Grand Island, Nebraska.

Brian J. Darling	Renee E. Ruzicka	Norbert J. Zoucha	Elizabeth L. Zoucha
		Trustee of the Norbert J. Zoucha	Trustee of the Elizabeth L. Zoucha
		Revocable Trust	Revocable Living Trust
Date _____	Date _____	Date _____	Date _____

ACKNOWLEDEGERMENT

State of Nebraska

County of Hall

On the \_\_\_\_ day of \_\_\_\_\_, 2019, before me \_\_\_\_\_ a Notary Public within and for said County, personally appeared Brian J. Darling and Renee E Ruzicka, Husband and Wife, and to me personally known to be the identical person whose signature is affixed hereto, and that they did acknowledge the execution thereof to be their voluntary act and deed and the voluntary act and deed of said Company, and that he was empowered to make the above dedication for and in behalf of said Company.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal at Grand Island, Nebraska, on the date last above written.

My commission expires \_\_\_\_\_ .20\_\_

Notary Public

ACKNOWLEDEGERMENT

State of Nebraska

County of Hall

On the \_\_\_\_ day of \_\_\_\_\_, 2019, before me \_\_\_\_\_ a Notary Public within and for said County, personally appeared Norbert J. Zoucha, Trustee of the Norbert J. Revocable Trust, and to me personally known to be the identical person whose signature is affixed hereto, and that he did acknowledge the execution thereof to be his voluntary act and deed and the voluntary act and deed of said Company, and that he was empowered to make the above dedication for and in behalf of said Company.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal at Grand Island, Nebraska, on the date last above written.

My commission expires \_\_\_\_\_ .20\_\_

Notary Public

ACKNOWLEDEGERMENT

State of Nebraska

County of Hall

On the \_\_\_\_ day of \_\_\_\_\_, 2019, before me \_\_\_\_\_ a Notary Public within and for said County, personally appeared Elizabeth L. Zoucha, Trustee of the Elizabeth L. Zoucha Revocable Living Trust, and to me personally known to be the identical person whose signature is affixed hereto, and that she did acknowledge the execution thereof to be her voluntary act and deed and the voluntary act and deed of said Company, and that he was empowered to make the above dedication for and in behalf of said Company.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal at Grand Island, Nebraska, on the date last above written.

My commission expires \_\_\_\_\_ .20\_\_

Notary Public

LEGAL DESCRIPTION

A Tract of land comprising of Lot 3 Niedfelt 1st Subdivision and a part of the Northeast Quarter of the Northeast Quarter (NE1/4NE1/4) of Section Thirty-Five (35), Township Eleven (11) North, Range Nine (9) West of the 6th P.M., Hall County, Nebraska more particularly described as Follow:

Commencing at the northeast corner of said Northeast Quarter of the Northeast Quarter (NE1/4NE1/4); thence on an Assumed bearing S 00°17'22" E, a distance of Four Hundred Sixty One and Ninety Seven Hundredths (461.97') feet, to the Actual point of beginning; thence S 89°59'28" W to the Southwest Corner Lot Two (2) Niedfelt First Subdivision, a distance of Two Hundred Eight and Seventy Two (208.72') feet, thence S 00°17'15" E , a distance of One Hundred Seventy Two and Seventy Seven Hundredths (172.77') feet, thence S 88°43'57" E, a distance of Two Hundred Eight and Eighty One hundredths (208.81') feet, thence N 00°17'22" W, a distance of One Hundred Seventy Seven and Forty Two Hundredths (177.42') feet, to the point of beginning, Said tract contains an area of 36546.468 Sq. Ft of which 7078.832 Sq. Ft. is reserved for road Right of Way.

SURVEYORS CERTIFICATE

I hereby certify that on June 5, 2019, I completed an accurate survey of 'DARLINGS LANDING SUBDIVISION', in 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 lot corners; that the dimensions of each lot are 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.

Brent D Cyboron

Nebraska Professional Registered Land Surveyor No. 727

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 Hall County Board of Supervisors, this  
Day of \_\_\_\_\_, 2019

Chairman of the Board Planning Director

Approved and accepted by the City of Grand Island, Hall County, Nebraska this \_\_\_\_\_  
Day of \_\_\_\_\_, 2019

Mayor

City Clerk

Legend

- - Corner Found 1/2" Pipe Unless Otherwise Noted
- - 1/2 Rebar Placed W/Survey Cap Unless Otherwise Noted
- - Temporary Point
- All Distances on Curves are Chord Distance
- R - Recorded Distance
- M- Measured Distance

INITIAL POINT SURVEYING LLC  
410 S. Webb Rd.; Suite 4B  
Grand Island, NE 68803  
308-383-6754 Cell  
308-675-4141 Office

LOCATION: LOT THREE (3) NIEDELT FIRST SUBDIVISION AND A TRACT IN THE Northeast Quarter of the Northeast Quarter Section 35 - Township 11 N - Range 9 W			
TITLE: DARLINGS LANDING SUBDIVISION FINAL PLAT			
SCALE AT AS 1" = 40'	DATE: 6/27/19	DRAWN: Brent C.	PAGE: 1 OF 1
DENESCH PROTECT NO. DRAWING NO: 19-051	REVISION: 19-051		

# 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 Brian Darling  
Address 3456 S. Shady Bend Road  
City Grand Island, State NE Zip 68801  
Phone 308-379-3618

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 Initial Point Surveying LLC  
Address 410 S. Webb Road Suite 4B  
City Grand Island, State NE Zip 68803  
Phone 308-675-4141  
Surveyor/Engineer Name Brent D. Cyboron License Number 727

SUBDIVISION NAME: Darlings Landing 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 0.839 Acres

#### 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 \$

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.



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

July 25, 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 Aug 7, 2019 in the City Council Chambers located in Grand Island's City Hall.

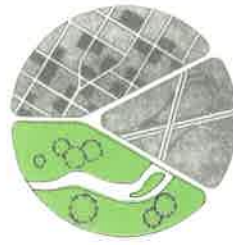
Sincerely,

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

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

Name	Acres	Lots	Legal Description
Darlings Landing Subdivision	0.839	1	A tract of land comprising a part of the Northeast Quarter of the Northeast Quarter (NE1/4, NE1/4) of Section thirty-five (35), Township Eleven (11) North, Range Nine (9) west of the 6 <sup>th</sup> P.M., Hall County, Nebraska
The Orchard 2nd Subdivision	0.396	8	Lots 7, 8, 9, 10, 11, Block 2 and all of Outlot "B", The Orchard Subdivision. Located in the Northwest Quarter of Section 10, Township 11 North, Range 9 West of the 6 <sup>th</sup> Principal Meridian, Hall County, Nebraska



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

July 25, 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 City of Grand Island 2 – Mile Jurisdiction, as attached.

You are hereby notified that the Inter-Jurisdiction Planning Commission of Grand Island and Merrick County will consider the following Subdivision Plat at the next meeting that will be held at 5:30 p.m. on Aug 7, 2019 in the City Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP  
Planning Director

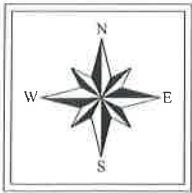
CC: City Clerk  
City Attorney  
City Public Works  
City Utilities  
City Building Director  
County Assessor/Register of Deeds  
Manager of Postal Operations

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



Name	Acres	Lots	Legal Description
Cedar Estates Subdivision	6.95	2	A tract of land comprising all of Lot Two (2), Cedar Lane Subdivision and a part of the Northwest Quarter of the Northeast Quarter (NW 1/4, NE 1/4), all being in Section Seven (7), Township Eleven (11) North, Range Eight (8) West of 6th P.M. Merrick County, Nebraska.

# PROPOSED SUBDIVISION LOCATION MAP



CAPITAL-AVE

EVERGREEN-LN

**Cedar  
Estates  
Subdivision**

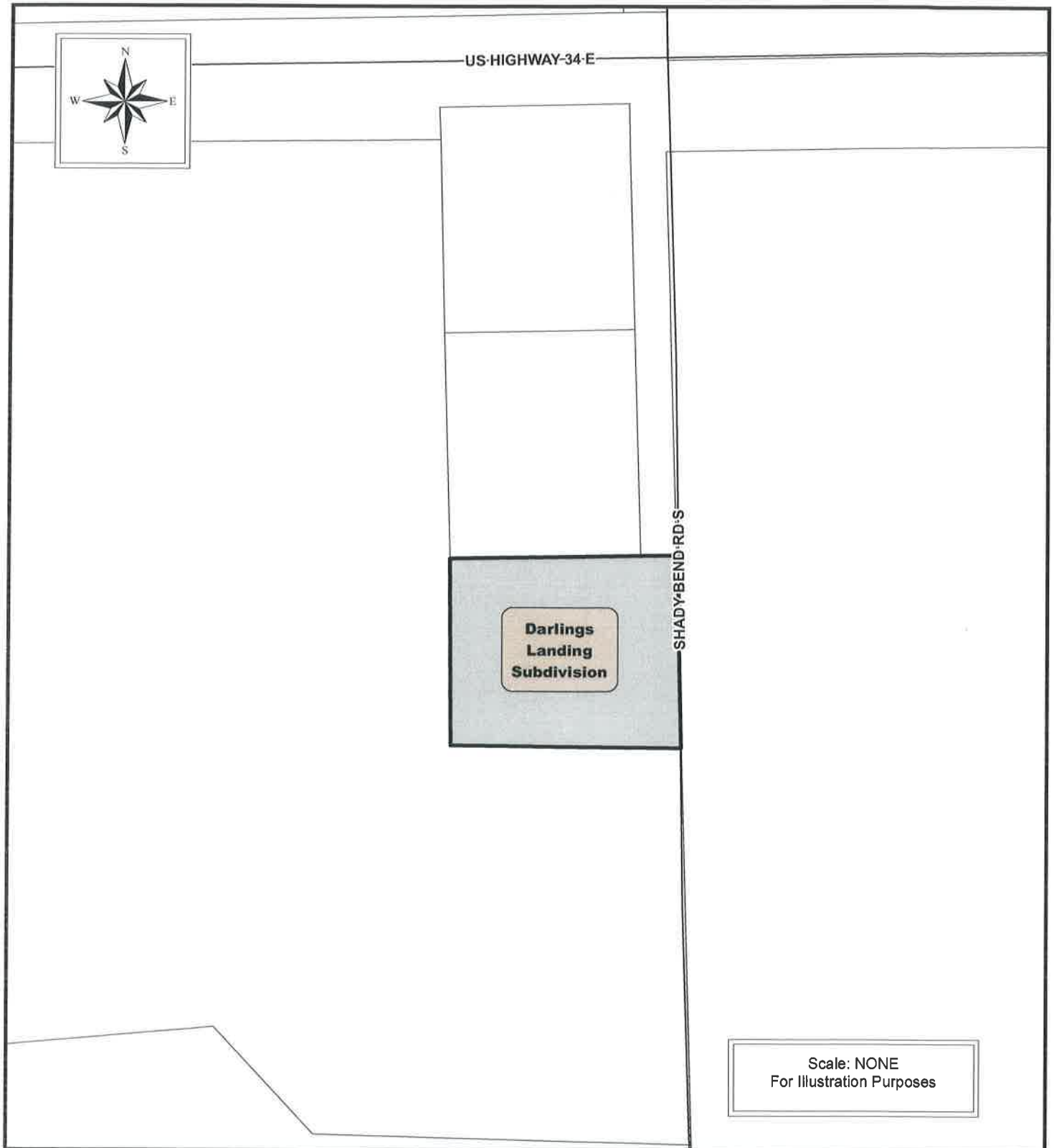
LYNN-LN

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

# PROPOSED SUBDIVISION LOCATION MAP



Scale: NONE  
For Illustration Purposes



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

# PROPOSED SUBDIVISION LOCATION MAP



**The Orchard  
2nd Subdivision**

Scale: NONE  
For Illustration Purposes



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