



Hall County Regional Planning Commission

Wednesday, August 7, 2019
Regular Meeting Packet

Commission Members:

Judd Allan	Hall County	
Tony Randone	Grand Island	
Derek Apfel	Grand Island	
Hector Rubio	Grand Island	
Leonard Rainforth	Hall County	
Carla Maurer	Doniphan	
Dean Kjar	Wood River	
Robin Hendricksen	Grand Island	
Jaye Monter	Cairo	Vice Chairperson
Pat O'Neill	Hall County	Chairperson
Greg Robb	Hall County	
Leslie Ruge	Alda	Secretary

Regional Planning Director: Chad Nabity

Planning Technician:
Rashad Moxey

Administrative Assistant:
Norma Hernandez

6:00 PM

Call to Order

Roll Call

A - SUBMITTAL OF REQUESTS FOR FUTURE ITEMS

Individuals who have appropriate items for City Council consideration should complete the Request for Future Agenda Items form located at the Information Booth. If the issue can be handled administratively without Council action, notification will be provided. If the item is scheduled for a meeting or study session, notification of the date will be given.

B - RESERVE TIME TO SPEAK ON AGENDA ITEMS

This is an opportunity for individuals wishing to provide input on any of tonight's agenda items to reserve time to speak. Please come forward, state your name and address, and the Agenda topic on which you will be speaking.

DIRECTOR COMMUNICATION

This is an opportunity for the Director to comment on current events, activities, and issues of interest to the commission.



Hall County Regional Planning Commission

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

Item A1

Agenda 8-7-19

Staff Contact:



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

AGENDA AND NOTICE OF MEETING

Wednesday, August 7, 2019

6:00 p.m.

City Hall Council Chambers — Grand Island

- 1. Call to Order - This is a public meeting subject to the open meetings laws of the State of Nebraska. The requirements for an open meeting are posted on the wall in this room and anyone who would like to find out what those are is welcome to read through them.**

The Planning Commission may vote to go into Closed Session on any Agenda Item as allowed by State Law.

The Commission will discuss and may take action on any item listed on this agenda.

The order of items on the agenda may be reorganized by the Chair to facilitate the flow of the meeting to better accommodate the public.

- 2. Minutes of the July 10, 2019.**

- 3. Request Time to Speak.**

- 4. Final Plat – Darlings Landing Subdivision- Grand Island-** A Tract of Land Consisting of all of Lot 2 of Niedfelt First Subdivision and a part of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of 35-11-9 all in , Hall County, Nebraska. Located south of U.S. Highway 34/Husker Highway and west of Shady Bend Road.

- 5. Final Plat – The Orchard Second Subdivision – Grand Island-** A tract of land comprised of Lots 7-11 Block 2 and all of Outlot B of The Orchard Subdivision all in Grand Island, Hall County, Nebraska. Located north of south of Capital Avenue and west of the Central Nebraska Railroad line

- 6. Directors Report**

- 7. Next Meeting September 4, 2019.**

- 8. Adjourn.**

PLEASE NOTE: This meeting is open to the public, and a current agenda is on file at the office of the Regional Planning Commission, located on the second floor of City Hall in Grand Island, Nebraska.

**Staff Recommendation Summary
For Regional Planning Commission Meeting
August 7, 2019**

- 4. Final Plat – Darlings Landing- Grand Island-** A Tract of Land Consisting of all of Lot 2 of Niedfelt First Subdivision and a part of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of 35-11-9 all in , Hall County, Nebraska. Located south of U.S. Highway 34/Husker Highway and west of Shady Bend Road. The final plat is one lot and 0.839 acres. The property is zoned TA- Transitional Agriculture. This subdivision increases the size of an existing legal non-conforming lot of record making it more compliant with current regulations.

- 5. Final Plat – The Orchard Second Subdivision – Grand Island-** A tract of land comprised of Lots 7-11 Block 2 and all of Outlot B of The Orchard Subdivision all in Grand Island, Hall County, Nebraska. Located south of Capital Avenue and west of the Central Nebraska Railroad line. The final plat is seven lots and one outlot and 0.568 acres. This property is zone R-3SL Medium Density Small Lot Residential. This plat corrects a measurement error on the original plat and creates 2 additional lots with the reconfigured lot line.



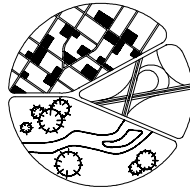
Hall County Regional Planning Commission

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

Item E1

Meeting Minutes 7-10-19

Staff Contact:



THE REGIONAL PLANNING COMMISSION OF HALL COUNTY, GRAND ISLAND,
WOOD RIVER AND THE VILLAGES OF ALDA, CAIRO, AND DONIPHAN,
NEBRASKA

Minutes
for
July 10, 2019

The meeting of the Regional Planning Commission was held Wednesday, July 10, 2019, at City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" on July 3, 2019.

Present: Pat O'Neill	Leslie Ruge
Darrel Nelson	Tony Randone
Gregg Robb	Leonard Rainforth
Hector Rubio	

Absent: Judd Allan, Carla Maurer, Jaye Monter, Robin Hendricksen and Dean Kjar

Other:

Staff: Chad Nabity, Norma Hernandez, Rashad Moxey (excused)

Press:

1. Call to order.

Chairman O'Neill called the meeting to order at 6:00 p.m.

O'Neill stated that this was a public meeting subject to the open meetings laws of the State of Nebraska. He noted that the requirements for an open meeting are posted on the wall in the room and easily accessible to anyone who may be interested in reading them.

O'Neill also noted the Planning Commission may vote to go into Closed Session on any agenda item as allowed by State Law.

The Commission will discuss and may take action on any item listed on this agenda.

The order of items on the agenda may be reorganized by the Chair to facilitate the flow of the meeting to better accommodate the public.

2. Minutes of the June 5, 2019 meeting.

A motion was made by Nelson and second by Rubio to approve the minutes of the June 5, 2019 meeting.

The motion carried with six members in favor (O'Neill, Nelson, Ruge, Rubio, Randone and Rainforth) and one member (Robb) abstaining.

3. Request Time to Speak.

The following requested time to speak during discussion: None

4. Public Hearing – Substandard and Blight Study: Concerning a study to determine if the proposed CRA Area #30 qualifies as substandard and blighted and to forward a recommendation on the study to the Grand Island City Council. Proposed CRA Area #30 is approximately 2.57 acres of property in central Grand Island between 4th and 5th Street and Carey Street and Ruby Avenue. (C-27-2019GI)

O'Neill opened the public hearing.

Nabity stated the study was commissioned by **JOJA Investments Inc.** Heath Rinders and his mother purchased the 3 lots with an existing house on the property. The house has been vacant for about 10 years. They are looking into building 3 single family homes on the property. The study was done by Keith Marvin. The study does indicate the property can be blighted and substandard. This does not approve a TIF project. A Redevelopment plan will be brought forward if they decide to apply for TIF. Due to changes to state law, demolish and acquisition are eligible cost even if they occur before the TIF application. Nabity recommends approval.

O'Neill closed the public hearing.

A motion was made by Ruge and second Rainforth by to approve the Substandard and Blight Study concerning CRA Area #30 and Resolution 2019-11 finding that this declaration would be consistent with the Grand Island Comprehensive Plan.

The motion carried with seven members in favor (Nelson, O'Neill, Ruge, Rubio, Robb, Rainforth and Randone) and no members voting no.

5. Public Hearing – Rezoning: Concerning proposed amendments to the Development Plan for Autumn Park Third Subdivision from RD to Amended RD Zone located north of State Street and east of Ebony Lane. (C-28-2019GI)

O'Neill opened the public hearing.

Nabity explained the property was originally platted with Autumn Park Subdivision in 1997. A second and third phase to add an additional 288 apartment units was approved in 2004. The second and third phase was never completed. Nabity went on to explain they are now proposing a total of 92 units. A combination of 44 duplex building and 4 single family detached units. Plans have been submitted for the duplex and single family detached units. Three of the plans submitted for the single family units will need to be modified as they are wider east to west than the buildable area on the lot. The developer will submit new plans.

Most likely this will be phased with the east side being done first. They will, however make the connection between Ebony Road and the original Autumn Park development with the first phase so there are entrances from both the east and the west. They will have additional parking in between some of the units. All of the streets will be private streets. The developer will be responsible for maintaining the private streets. Mr. Thomas stated all the units will be single level units that will match all the other townhomes and duplexes in the neighborhood.

O'Neill closed the public hearing

A motion was made by Ruge and second by Randone to approve the rezoning and the preliminary and final plat for McCoy Meadows Subdivision with the developer submitting revised 3 single family units to fit the buildable area of the lot

The motion carried with seven members voting in favor (Nelson, O'Neill, Ruge, Rainforth, Rubio, Robb, and Randone) and no members voting no.

- 6. Preliminary and Final Plat for McCoy Meadows Subdivision a replat of Autumn Park Third Subdivision.** A tract of land consisting of all of Autumn Park Third Subdivision. Located north of State Street and east of Ebony Lane.

This item was discussed and approved with the motion to rezone the property considered with item 5.

Consent Agenda:

- 7. Preliminary and Final Plat – Ellington Pointe – Grand Island** – A tract of land consisting of all of Lot 2 Hanover Second Subdivision, all of Lots 2 and 4 of Hanover Third Subdivision all in Grand Island, Hall County, Nebraska. Located south of 13th Street and west of North Road.
- 8. Final Plat – Four Aces Subdivision** – A tract of land located in part of the Southwest Quarter of the Southeast Quarter (SW1/4 SE1/4) of Section

Eighteen(18), Township Ten (10) North, Range Ten (10) West of the 6th P.M.
Hall County, Nebraska. Located west of Alda Road and North of Wood River
Road.

A motion was made by Rainforth and second by Rubio to approve all items on the
consent agenda.

The motion was carried with seven members in favor (Nelson, O'Neill, Ruge, Robb
Rainforth, Rubio, and Randone) no members voting no.

9. Director's Report

10. Next Meeting August 7, 2019

11. Adjourn.

O'Neill adjourned the meeting at 6:22 p.m.

Next Planning Commission meeting August 7, 2019

Leslie Ruge, Secretary
By Norma Hernandez



Hall County Regional Planning Commission

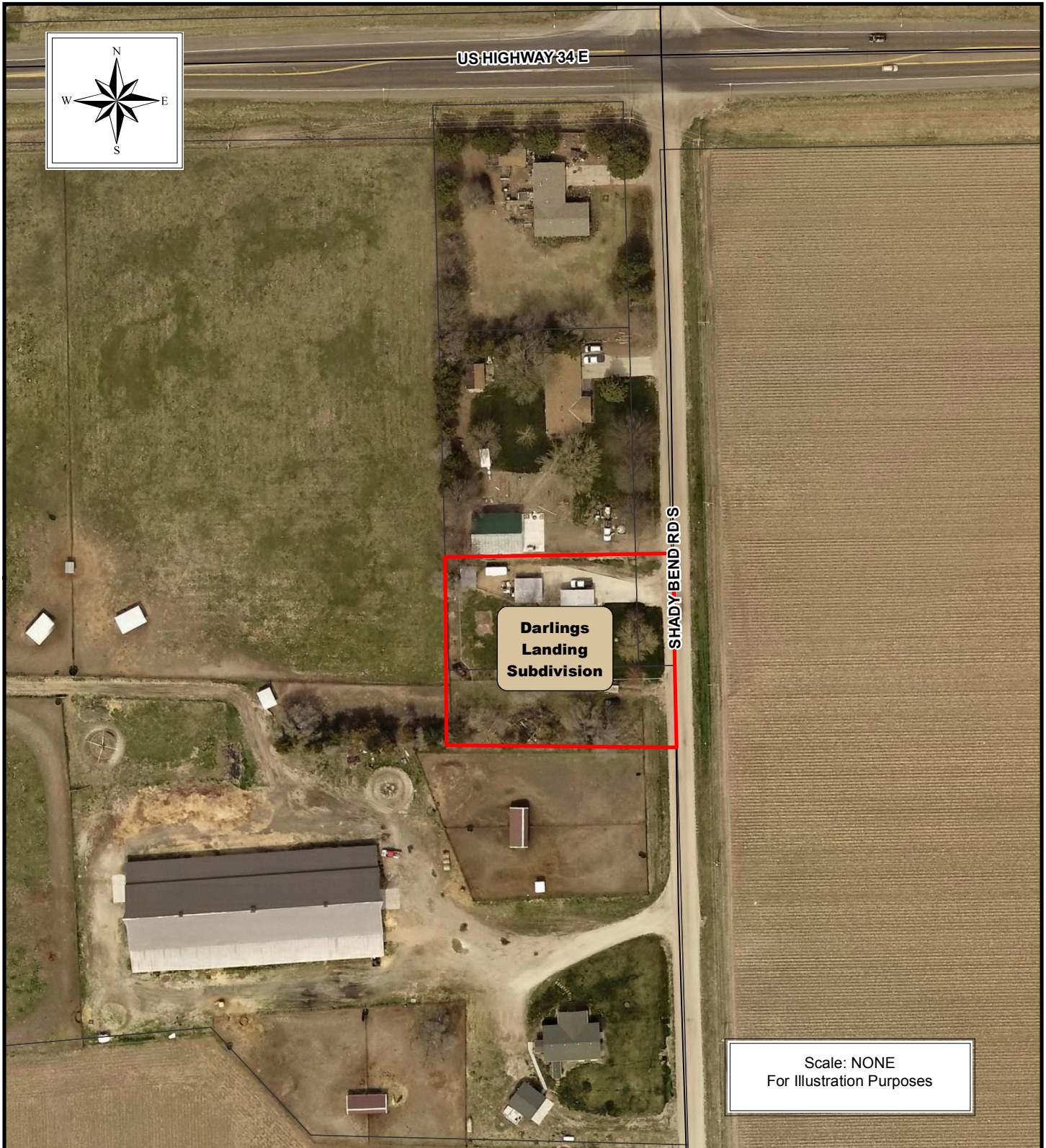
**Wednesday, August 7, 2019
Regular Meeting**

Item J1

Final Plat - Darlings Landing Subdivision - Grand Island

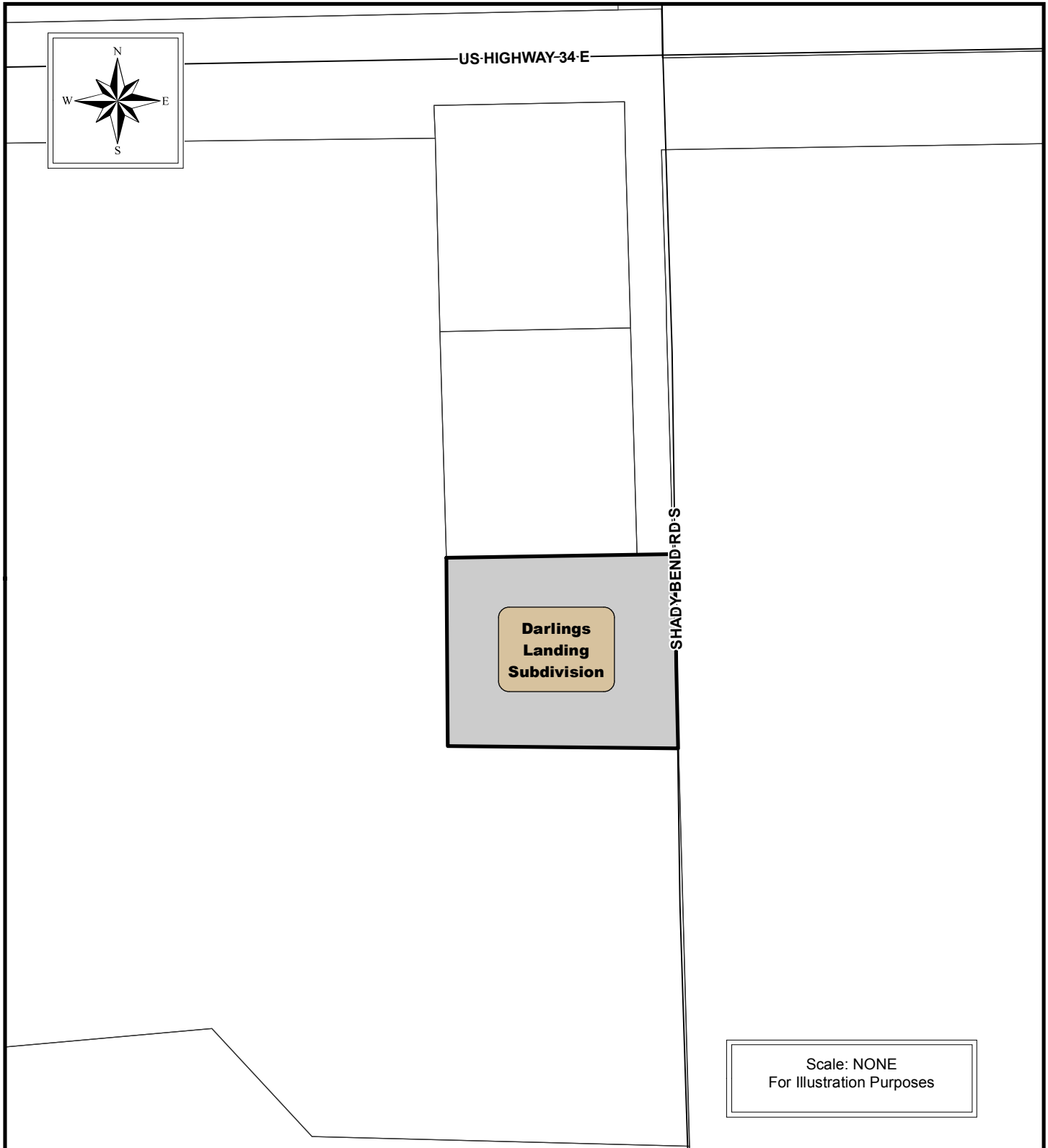
Staff Contact:

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

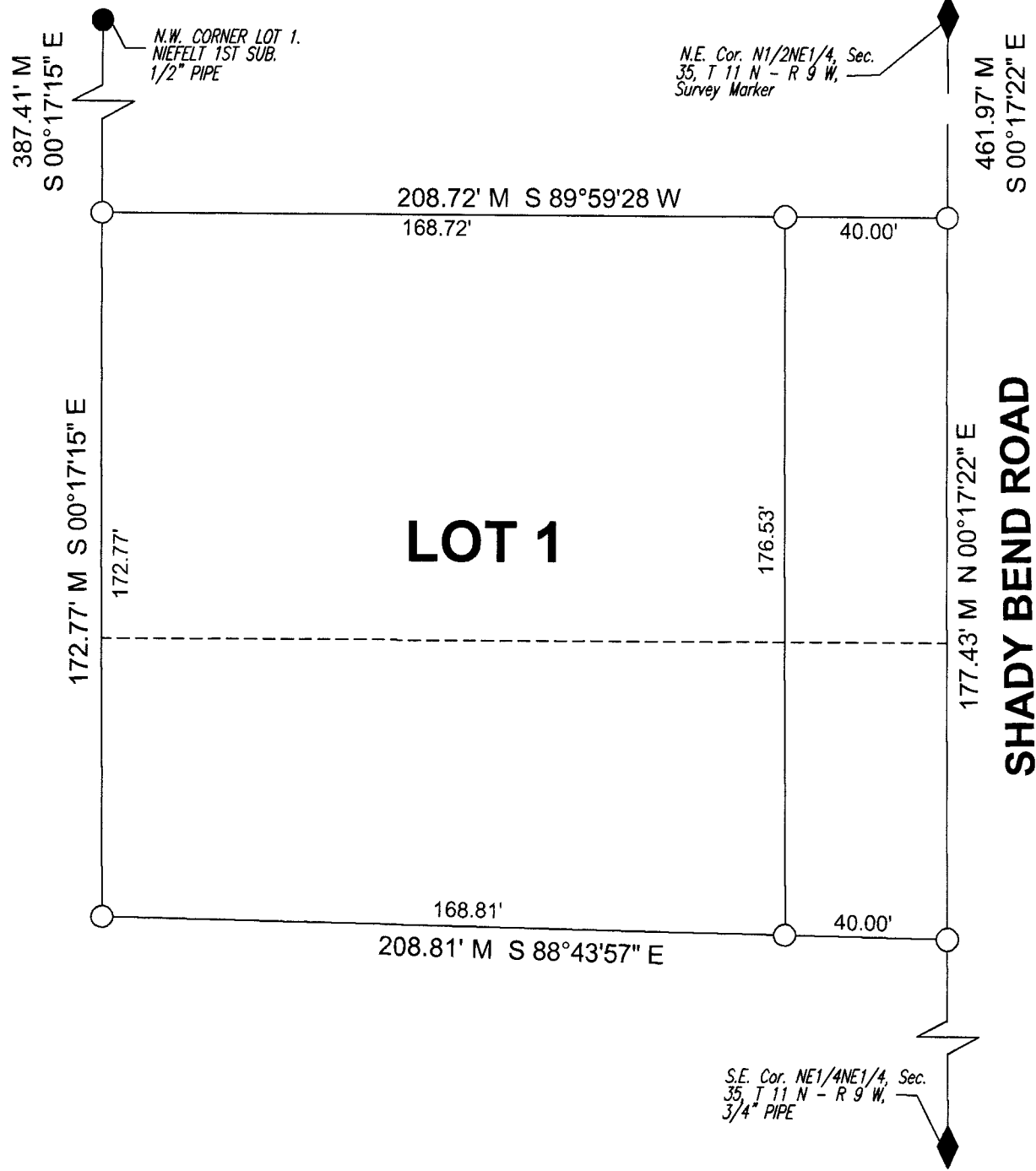


Scale: NONE
For Illustration Purposes

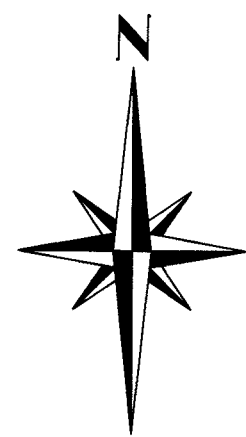


THE REGIONAL PLANNING COMMISSION of Hall
County, Grand Island, Wood River and the Villages
of Alda, Cairo and Doniphan, Nebraska

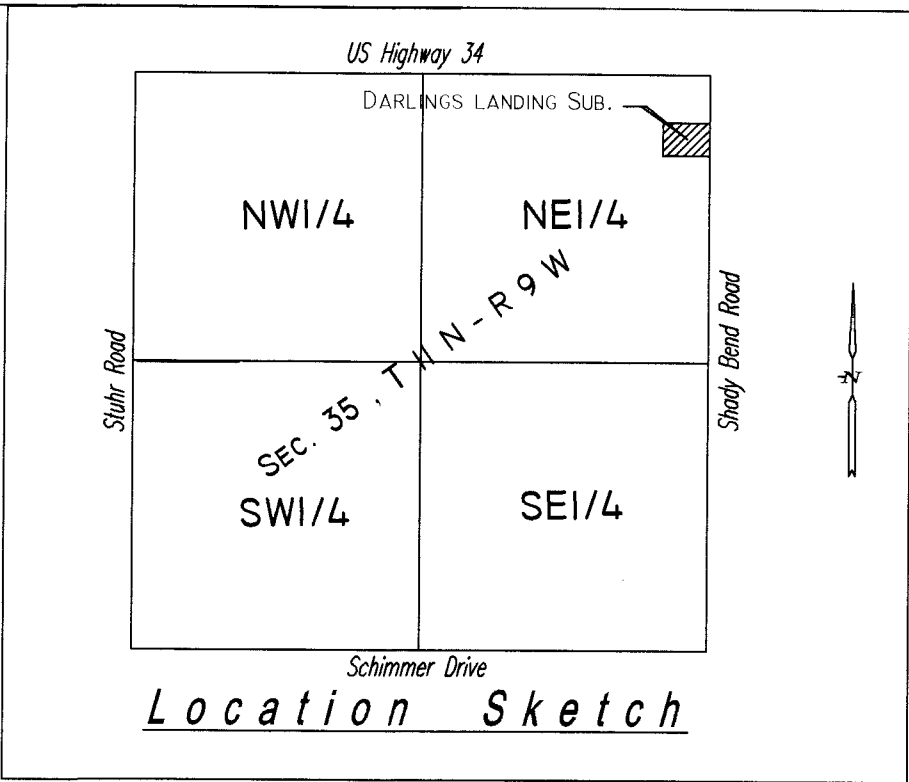
DARLINGS LANDING SUBDIVISION



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



Scale 1" = 40'



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

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

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: AS SHOWN
1" = 40'

DATE:
6/27/19

DRAWN:
Brent C.

PAGE:
1 OF 1

DENOTES PREVIOUS 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.

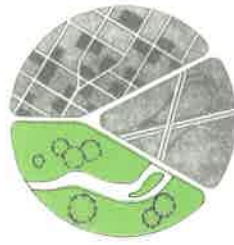
Sincerely,

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 th 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 th 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,

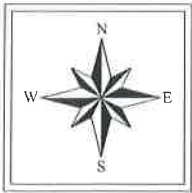
Chad Nabity, AICP
Planning Director

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**

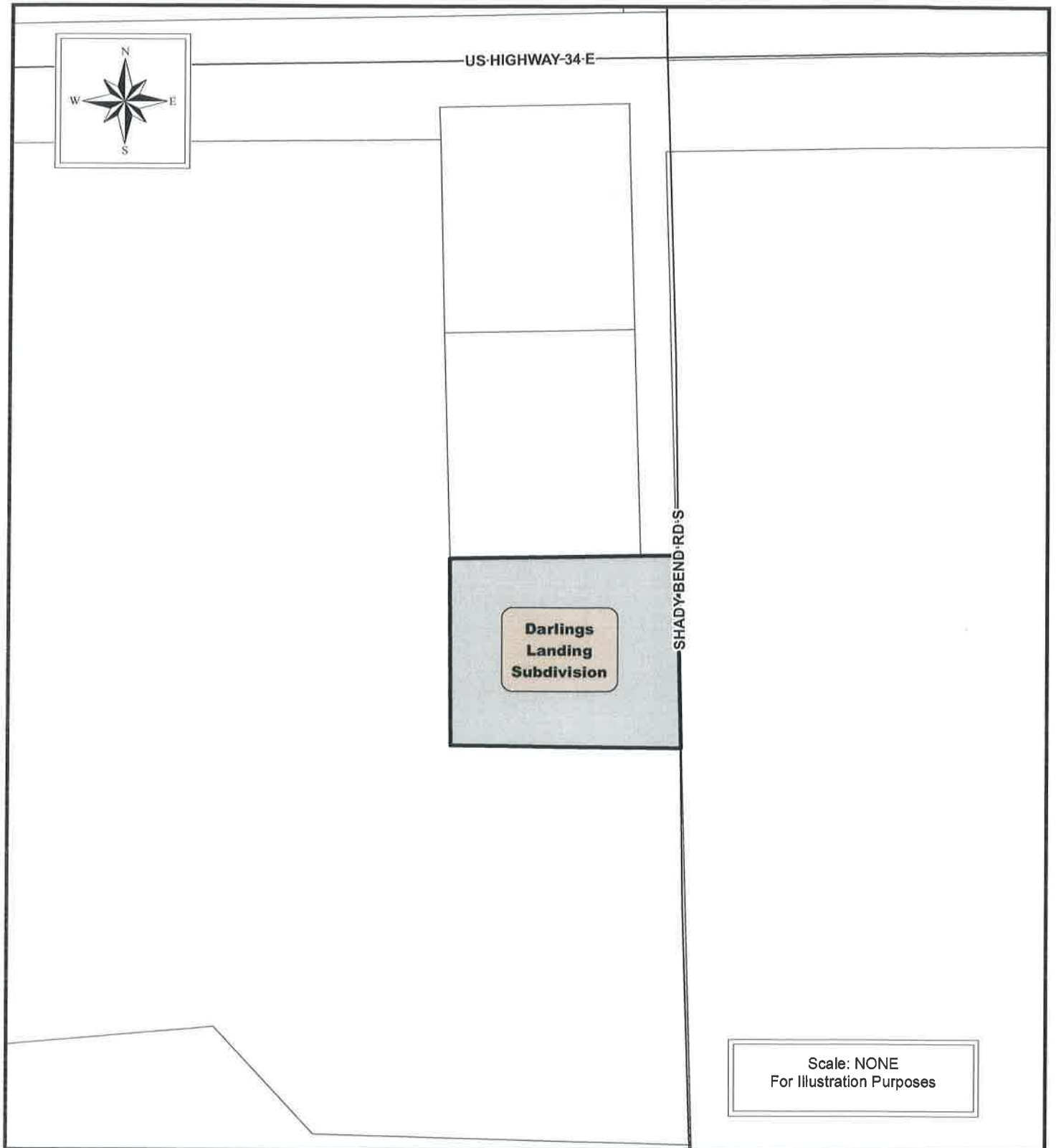
LYNN-LN

Scale: NONE
For Illustration Purposes



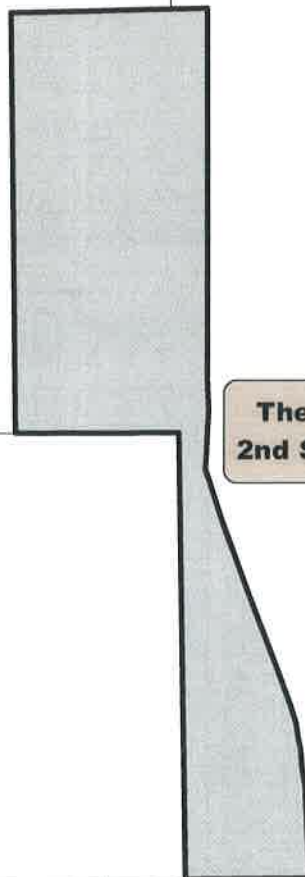
THE REGIONAL PLANNING COMMISSION of Hall
County, Grand Island, Wood River and the Villages
of Alda, Cairo and Doniphan, Nebraska

PROPOSED SUBDIVISION LOCATION MAP



THE REGIONAL PLANNING COMMISSION of Hall
County, Grand Island, Wood River and the Villages
of Atte, 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



Hall County Regional Planning Commission

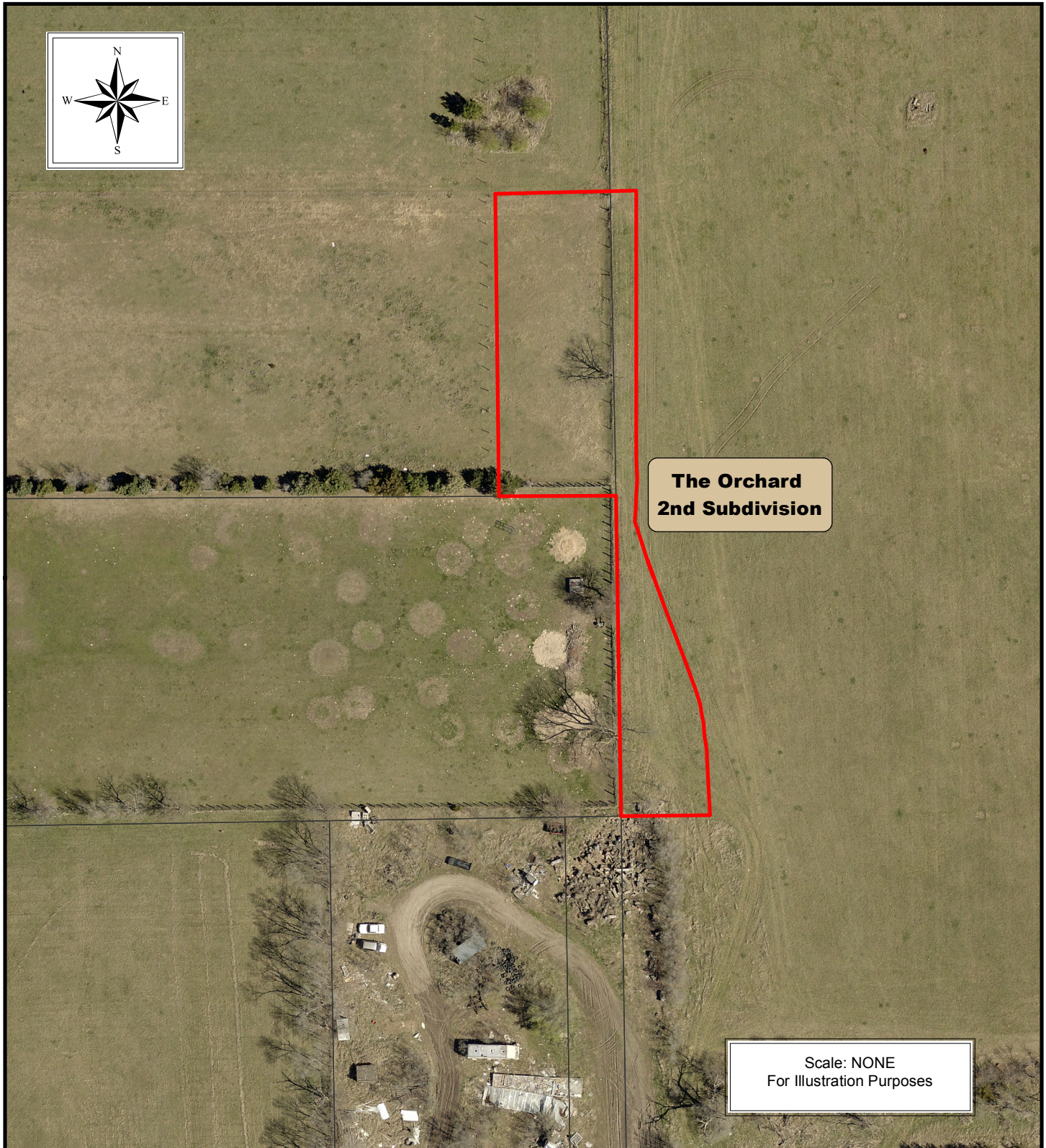
**Wednesday, August 7, 2019
Regular Meeting**

Item J2

Final Plat - The Orchard Second Subdivision - Grand Island

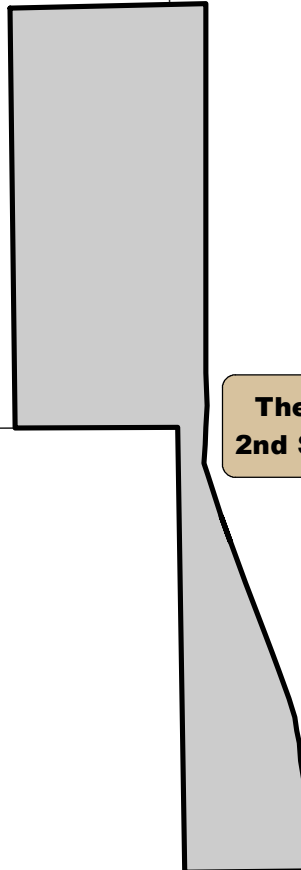
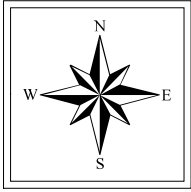
Staff Contact:

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 Orchard
2nd Subdivision**

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

THE ORCHARD 2ND SUBDIVISION

CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA
FINAL PLAT

LEGAL DESCRIPTION

LOTS 7, 8, 9, 10 AND 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 6TH PRINCIPAL MERIDIAN, HALL COUNTY, NEBRASKA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF LOT 6, BLOCK 2, THE ORCHARD SUBDIVISION, A #5 REBAR WITH CAP MARKED HUSKER 440, FOUND FOR CORNER; THENCE SOUTHERLY ON AN ASSUMED BEARING OF SOUTH 00°35'08" EAST, ON THE WESTERLY RIGHT OF WAY LINE OF PEACH STREET, ON THE FOLLOWING BEARINGS AND DISTANCES: SOUTH 00°35'08" EAST, 171.24 FEET, TO A POINT OF CURVATURE; THENCE ON A CURVE TO THE LEFT, HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 21°27'00", WITH A CHORD BEARING OF SOUTH 11°19'20" EAST, A CHORD DISTANCE OF 122.82 FEET, TO A POINT OF REVERSE CURVATURE; THENCE ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 21°27'51", WITH A CHORD BEARING OF SOUTH 11°18'54" EAST, A CHORD DISTANCE OF 100.56 FEET, TO A POINT OF TANGENCY; THENCE SOUTH 00°34'59" EAST, 1.25 FEET, TO THE SOUTHEAST CORNER OF OUTLOT "B", THE ORCHARD SUBDIVISION; THENCE DEPARTING THE WESTERLY RIGHT OF WAY LINE OF PEACH STREET, WESTERLY SOUTH 89°25'04" WEST, ON THE SOUTHERLY LINE OF OUTLOT "B", THE ORCHARD SUBDIVISION, 56.56 FEET, TO THE SOUTHWEST CORNER OF OUTLOT "B", THE ORCHARD SUBDIVISION; THENCE NORTHERLY, NORTH 00°35'14" WEST, ON THE WESTERLY LINE OF OUTLOT "B", THE ORCHARD SUBDIVISION, 199.80 FEET, TO THE NORTHEAST CORNER OF LOT 2, NORWOOD SECOND SUBDIVISION; THENCE WESTERLY SOUTH 89°40'32" WEST, ON THE NORTHERLY LINE OF LOT 2, NORWOOD SECOND SUBDIVISION, 75.00 FEET, TO A POINT OF INTERSECTION ON THE WESTERLY LINE OF BLOCK 2, THE ORCHARD SUBDIVISION; THENCE DEPARTING THE NORTHERLY LINE OF LOT 2, NORWOOD SECOND SUBDIVISION, NORTHERLY, NORTH 00°35'50" WEST, ON THE WESTERLY LINE OF SAID BLOCK 2, 191.80 FEET, TO THE SOUTHWEST CORNER OF LOT 6, BLOCK 2, THE ORCHARD SUBDIVISION; THENCE EASTERLY, NORTH 89°24'10" EAST, ON THE SOUTHERLY LINE OF LOT 6, BLOCK 2, THE ORCHARD SUBDIVISION, 90.00 FEET, TO THE POINT OF BEGINNING.
CONTAINING A TOTAL CALCULATED AREA OF 24,729 SQUARE FEET, OR 0.568 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON JULY 2, 2019, I COMPLETED AN ACCURATE SURVEY (MADE UNDER MY SUPERVISION) OF "THE ORCHARD 2ND 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, BEING THE OWNER OF THE LAND DESCRIBED HEREON, HAS CAUSED SOME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "THE ORCHARD 2ND 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, MANAGER OF THE ORCHARD, LLC

ACKNOWLEDEEMENT

STATE OF NEBRASKA)
) SS
COUNTY OF LANCASTER)

ON THE ____ DAY OF _____, 20____, BEFORE ME, _____ A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED WARD F. HOPPE, MANAGER OF THE ORCHARD, LLC, TO ME PERSONALLY KNOWN 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)



OWNER: WARD F. HOPPE, MANAGER OF THE ORCHARD, LLC
SUBDIVIDER: THE ORCHARD, LLC
SURVEYOR: JAYME M. MALONE, HUSKER SURVEYING, LLC
ENGINEER: DESIGN ASSOCIATES OF LINCOLN, INC.
NUMBER OF LOTS: 7

THE ORCHARD 2ND SUBDIVISION

CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA
FINAL PLAT

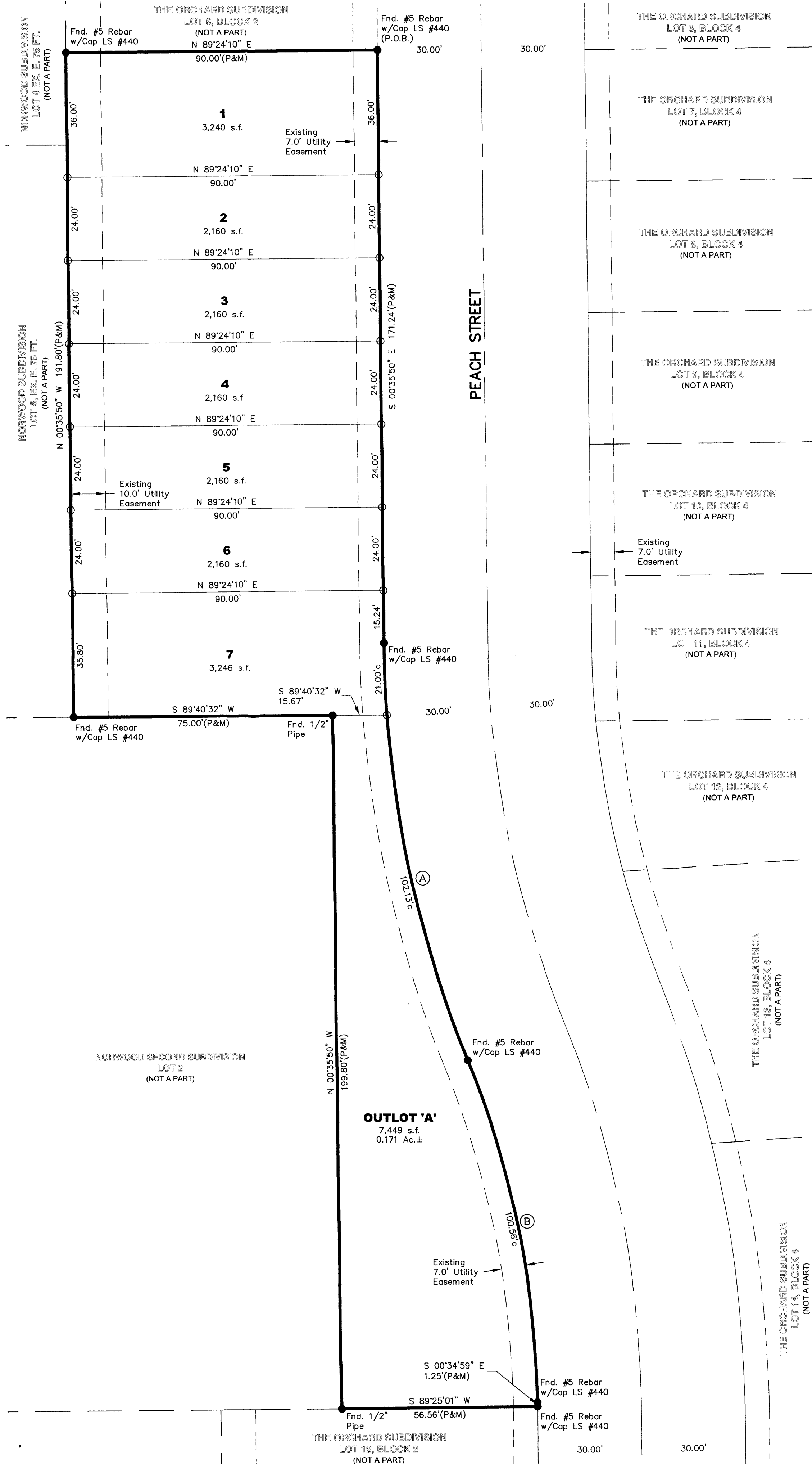


Scale: 1"=20'

● = Cor. Fnd
○ = Cor. Set #5
Rebar w/cap #440
(M) = Meas. Dist.
(P) = Plat Dist.
(D) = Deed Dist.
(R) = Record Dist.
c = Chord Dist.
P.O.B. = Point of Beginning

CURVE DATA

- (A) $\Delta=21^{\circ}27'00''$ (P&M)
 $R=330.00'$ (P&M)
 $L=123.54'$ (P&M)
 $C=122.82'$ (P&M)
 $CB=S\ 11^{\circ}19'20''\ E$ (P&M)
- (B) $\Delta=21^{\circ}27'51''$ (P&M)
 $R=270.00'$ (P&M)
 $L=101.15'$ (P&M)
 $C=100.56'$ (P&M)
 $CB=S\ 11^{\circ}18'54''\ E$ (P&M)



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

OWNER: WARD F. HOPPE, MANAGER OF THE ORCHARD, LLC
SUBDIVIDER: THE ORCHARD, LLC
SURVEYOR: JAYME M. MALONE, HUSKER SURVEYING, LLC
ENGINEER: DESIGN ASSOCIATES OF LINCOLN, INC.
NUMBER OF LOTS: 7

2 of 2

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: 
(Applicant)

Surveyor/Engineers Information

Surveyor/Engineering Firm Husker Surveying / Design Associates
Address 4535 Normal Blvd. #101 / 1609 N St. #2
City Lincoln, State NE Zip 68506 / 68508
Phone 402-423-5202 / 402-474-3000
Surveyor/Engineer Name Jayme Malone / Jeremy Williams License Number LS-400 / E-10521

SUBDIVISION NAME: The Orchard 2nd 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 7

Number of Acres 0.396

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 \$ 420 + (10x7) = \$490

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.

7.15.19



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.

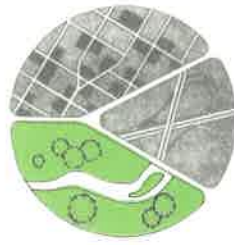
Sincerely,

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 th 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 th 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,

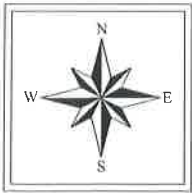
Chad Nabity, AICP
Planning Director

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**

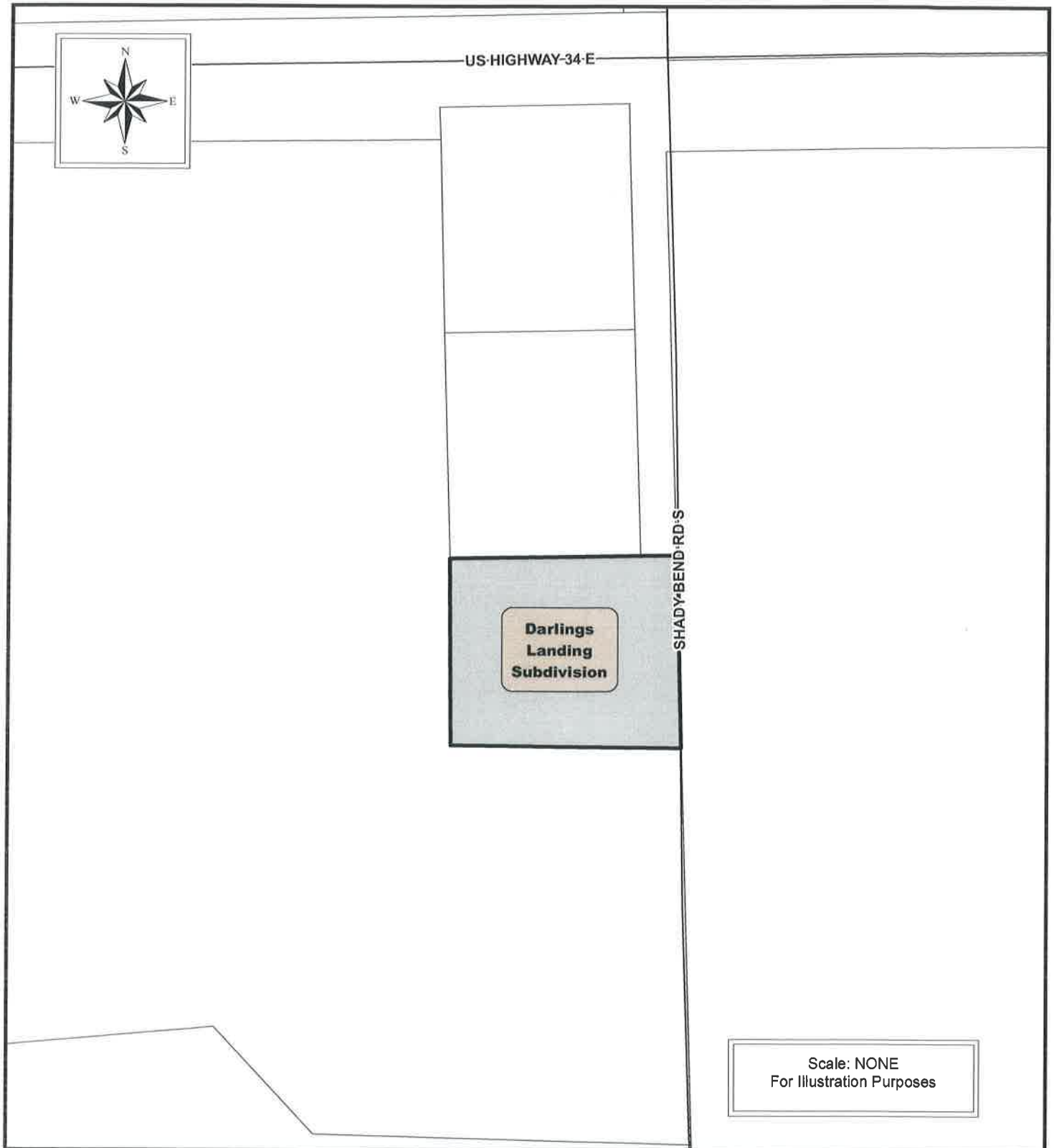
LYNN LN

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



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 Alda, Cairo and Dorpban, Nebraska