



Hall County Regional Planning Commission

**Wednesday, September 4, 2019
Regular Meeting**

Item J3

Final Plat - The Wanda's Estate Subdivision

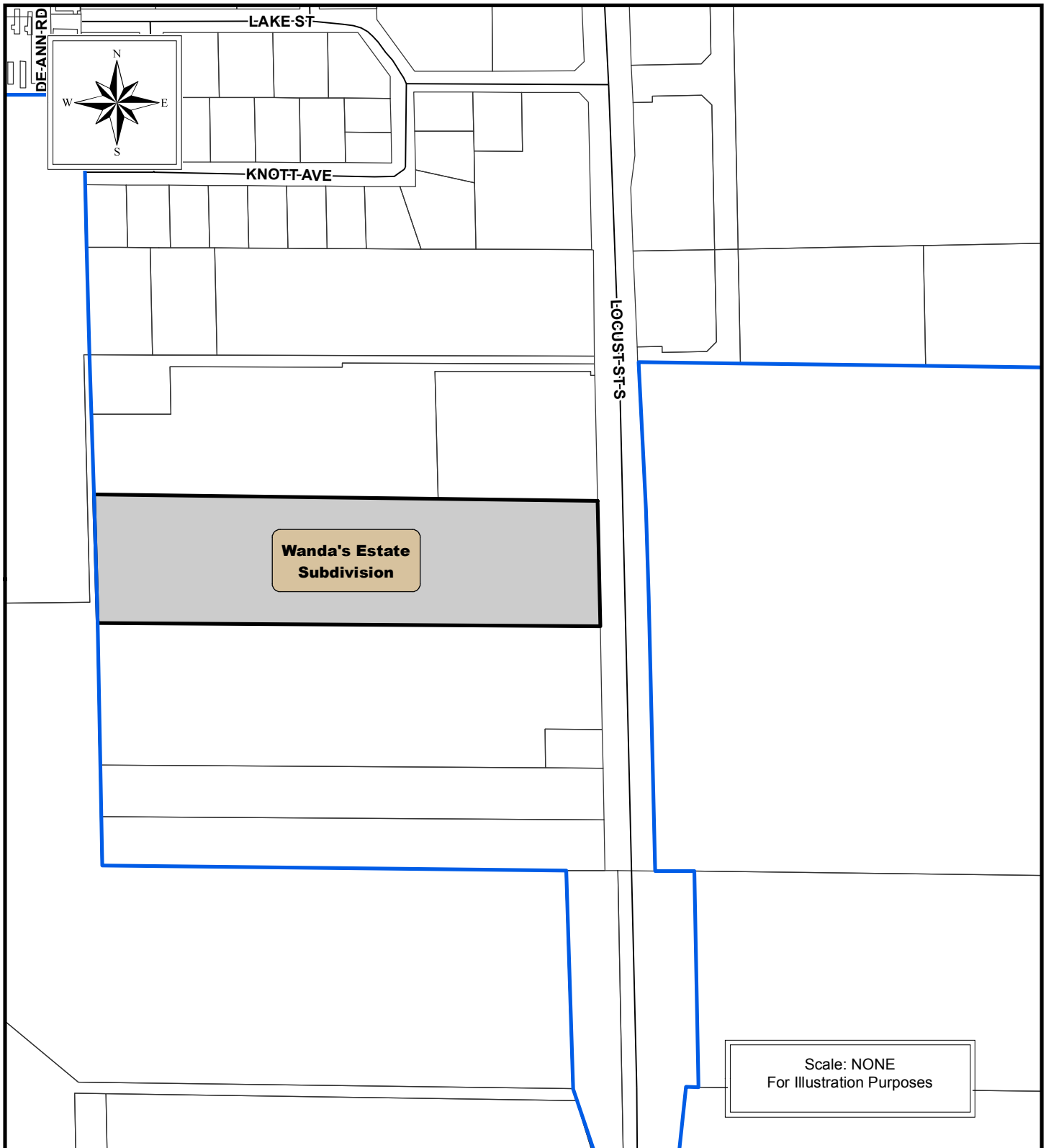
Staff Contact:

PROPOSED SUBDIVISION AERIAL MAP



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

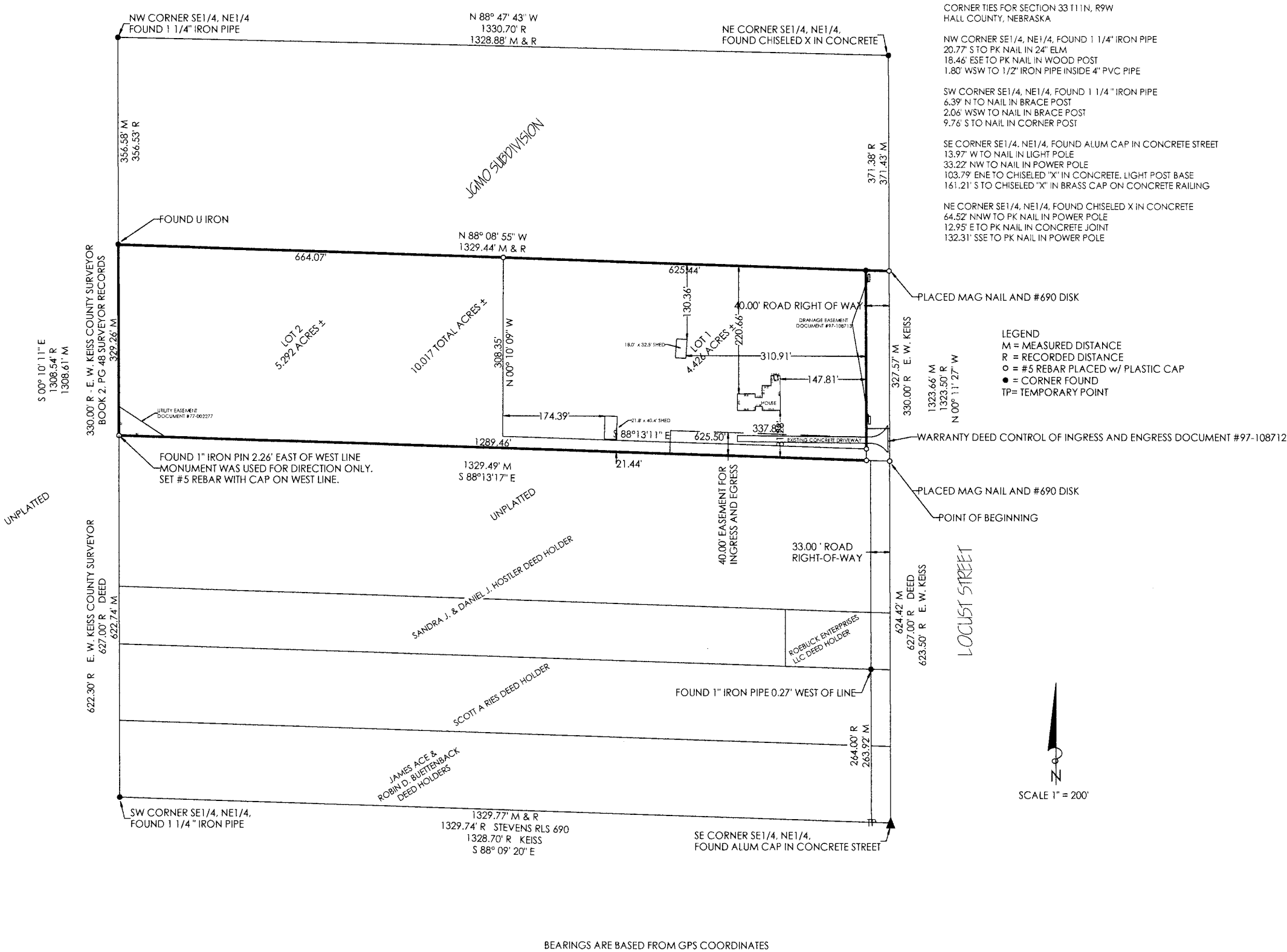
PROPOSED SUBDIVISION LOCATION MAP



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

WANDA'S ESTATE

A TRACT OF LAND IN THE SE1/4, NE1/4 OF SECTION 33, T11N, R9W, GRAND ISLAND, HALL COUNTY, NEBRASKA



DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that WANDA A. KAYL owner being the owner of the land described hereon has caused same to be surveyed, subdivided, platted and designated as 'WANDA'S ESTATE', an addition to the Grand Island, Hall County, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the streets as shown thereon to the public 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 thereto, and hereby prohibiting the planting of trees, bushes and shrubs, or placing other obstruction 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 proprietors. IN WITNESS WHEREOF, we have affixed our signatures hereto, at Grand Island, Nebraska, this _____ day of _____, 2019.

WANDA A. KAYL

ACKNOWLEDGEMENT
State Of Nebraska
County Of Hall SS

On the _____ day of _____, 2019, before me _____
a Notary Public within and for said County, personally appeared WANDA A. KAYL, to me personally known to be the identical person whose signature is affixed hereto, and that she did acknowledge the execution hereof to be her voluntary act and deed. IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal at Grand Island, Nebraska, on the last date above written.

My commission expires _____

Notary Public

LEGAL DESCRIPTION

A tract of land in the SE1/4, NE1/4 of Section of 33, T11N, R9W, Hall County, Nebraska, more particularly described as follows:

Commencing at the southeast corner of said SE1/4, NE1/4; thence N 00° 11' 27" W on and upon the east line of said SE1/4, NE1/4 a distance of 624.42 feet to the Point of Beginning; thence continuing on the afore said bearing a distance of 327.57 feet to a point; thence N 88° 08' 55" W on and upon the south line of JGMO Subdivision a distance of 1329.44 feet to a point on the west line of said SE1/4, NE1/4; thence S 00° 10' 11" E on and upon the west line of said SE1/4, NE1/4 a distance of 329.26 feet to a point; thence S 88° 13' 17" E a distance of 1329.3449 feet to the Point of Beginning. Said tract contains 10.017 acres more or less of which 0.299 acres more or less are Road right-of-way.

SURVEYORS CERTIFICATE

I hereby certify that on August 5, 2019 I completed an accurate survey under my supervision of (WANDA'S ESTATE), 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 and I am a duly Registered Land Surveyor under the laws of the State of Nebraska.

Kelly Stevens, Registered Land Surveyor No. 690

APPROVALS
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

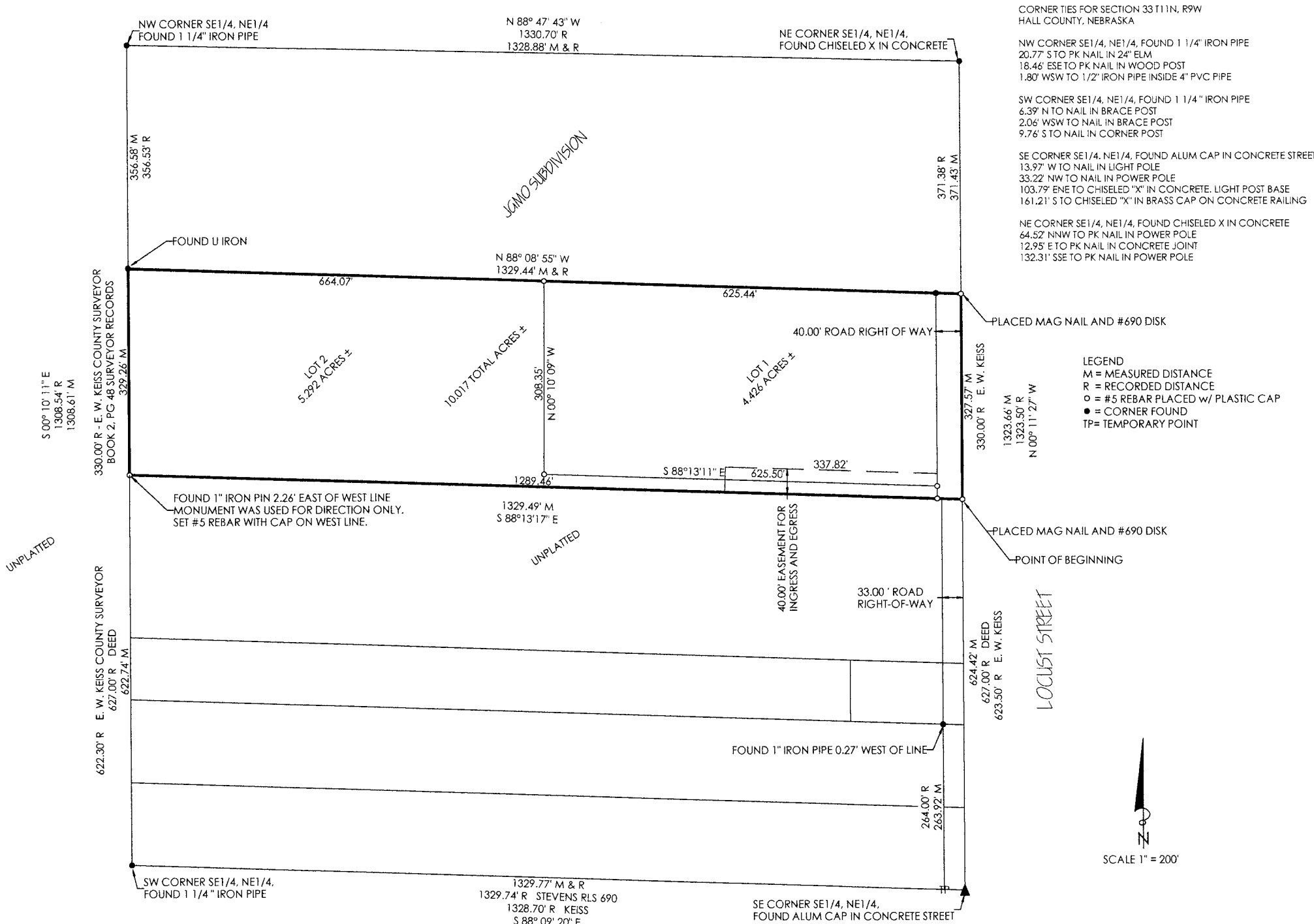
Approved and accepted by the City of Grand Island, Nebraska, this _____ day of _____, 2019.

Mayor City Clerk

(Seal)

WANDA'S ESTATE

A TRACT OF LAND IN THE SE1/4, NE1/4 OF SECTION 33, T11N, R9W, GRAND ISLAND, HALL COUNTY, NEBRASKA



BEARINGS ARE BASED FROM GPS COORDINATES

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CORNER TIES FOR SECTION 33 T11N, R9W
HALL COUNTY, NEBRASKA
NW CORNER SE1/4, NE1/4, FOUND 1 1/4" IRON PIPE
20.77' S TO PK NAIL IN 24" ELM
18.46' ESE TO PK NAIL IN WOOD POST
1.80' WSW TO 1/2" IRON PIPE INSIDE 4" PVC PIPE
SW CORNER SE1/4, NE1/4, FOUND 1 1/4" IRON PIPE
6.39' N TO NAIL IN BRACE POST
2.06' WSW TO NAIL IN BRACE POST
9.76' S TO NAIL IN CORNER POST
SE CORNER SE1/4, NE1/4, FOUND ALUM CAP IN CONCRETE STREET
13.97' W TO NAIL IN LIGHT POLE
33.22' NW TO NAIL IN POWER POLE
103.79' ENE TO CHISELED "X" IN CONCRETE, LIGHT POST BASE
161.21' S TO CHISELED "X" IN BRASS CAP ON CONCRETE RAILING
NE CORNER SE1/4, NE1/4, FOUND CHISELED X IN CONCRETE
64.52' NNW TO PK NAIL IN POWER POLE
12.95' E TO PK NAIL IN CONCRETE JOINT
132.31' SSE TO PK NAIL IN POWER POLE

LEGEND
M = MEASURED DISTANCE
R = RECORDED DISTANCE
● = CORNER FOUND
TP = TEMPORARY POINT

DEDICATION

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WANDA A. KAYL

ACKNOWLEDGEMENT
State Of Nebraska SS
County Of Hall

On the _____ day of _____, 2019, before me _____
a Notary Public within and for said County, personally appeared WANDA A. KAYL, to me personally known to be the identical person whose signature is affixed hereto, and that she did acknowledge the execution hereof to be her voluntary act and deed. IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal at Grand Island, Nebraska, on the last date above written.

My commission expires _____

Notary Public

APPROVALS

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 City of Grand Island, Nebraska, this _____ day of _____, 2019.

Mayor

City Clerk

(Seal)

SURVEY REQUESTED BY WANDA A. KAYL

STEVENS LAND SURVEYING LLC - 1604 RAINBOW ROAD, GRAND ISLAND, NE 68801 - 308-579-0464 - E-MAIL: kstevens690@gmail.com

PROJECT NUMBER 19-18_A - DATE 4/20/2019 - DRAWN BY K.S. - CHECKED BY A.E.S.

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 Wanda A. Kayl

Address 3642 South Locust

City Grand Island, State NE Zip 68801

Phone 308-850-3441

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: Kelly Stevens
(Applicant)

Date: 8-9-2019

Surveyor/Engineers Information

Surveyor/Engineering Firm Stevens Land Surveying LLC

Address 1604 Rainbow Road

City Grand Island, State NE Zip 68801

Phone 308-379-0464

Surveyor/Engineer Name Kelly Stevens License Number RLS 690

SUBDIVISION NAME: Wanda's Estate

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 2

Number of Acres 10.017

Checklist of things Planning Commission Needs - Minimum acceptable scale — 1 inch equals 100 feet.

- ☒ 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 \$ 440.00

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.

August 22, 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 September 4, 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
Bosselville 5th Subdivision	36.544	5	A tract of land consisting of all of Outlot 1, Block 2, Bosselville Subdivision, Part Of The East Half Of The Southeast Quarter (E1/2, SE1/4) And Part Of The Northeast Quarter Of The Southwest Quarter Of The Southeast Quarter (NE L/4, SW1/4, SE1/4) All Of Section Thirteen (13), Township Ten (10) North, Range Ten (10) West Of The 6th P.M., Hall County, Nebraska
GIPS South Subdivision	21.128	8	A Tract Of Land Consisting Of All Of Lots 1-14, Block 5, All Of Lots 1-14, Block 6, All Of Lots 1-14, Block 7, All Of Lots 1-14, Block 10, All Of Lots 1-14, Block 11, And All Of Lots 1-14, Block 12, All In Scarff's Addition To West Lawn, And Parts Of Vacated Waugh Street And Vacated Kruse Avenue, And Part Of Vacated College Street As Described In Ordinance No. 9634, Inst. No. 201704296, Filed 6/28/2019 All In The City Of Grand Island, Hall County, Nebraska
Wanda's Estate Subdivision	10.017	2	A tract of land in the SE1/4, NE1/4 of Section of 33, T11N, R9W, Hall County, Nebraska,

