



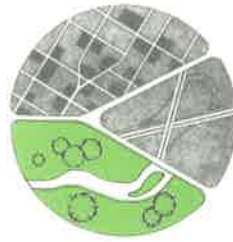
Hall County Regional Planning Commission

**Wednesday, October 2, 2019
Regular Meeting**

Item J1

Final Plat - GIPS South - Grand Island

Staff Contact:



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

September 19, 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 October 2, 2019** in the City Council Chambers located in Grand Island's City Hall.

Sincerely,

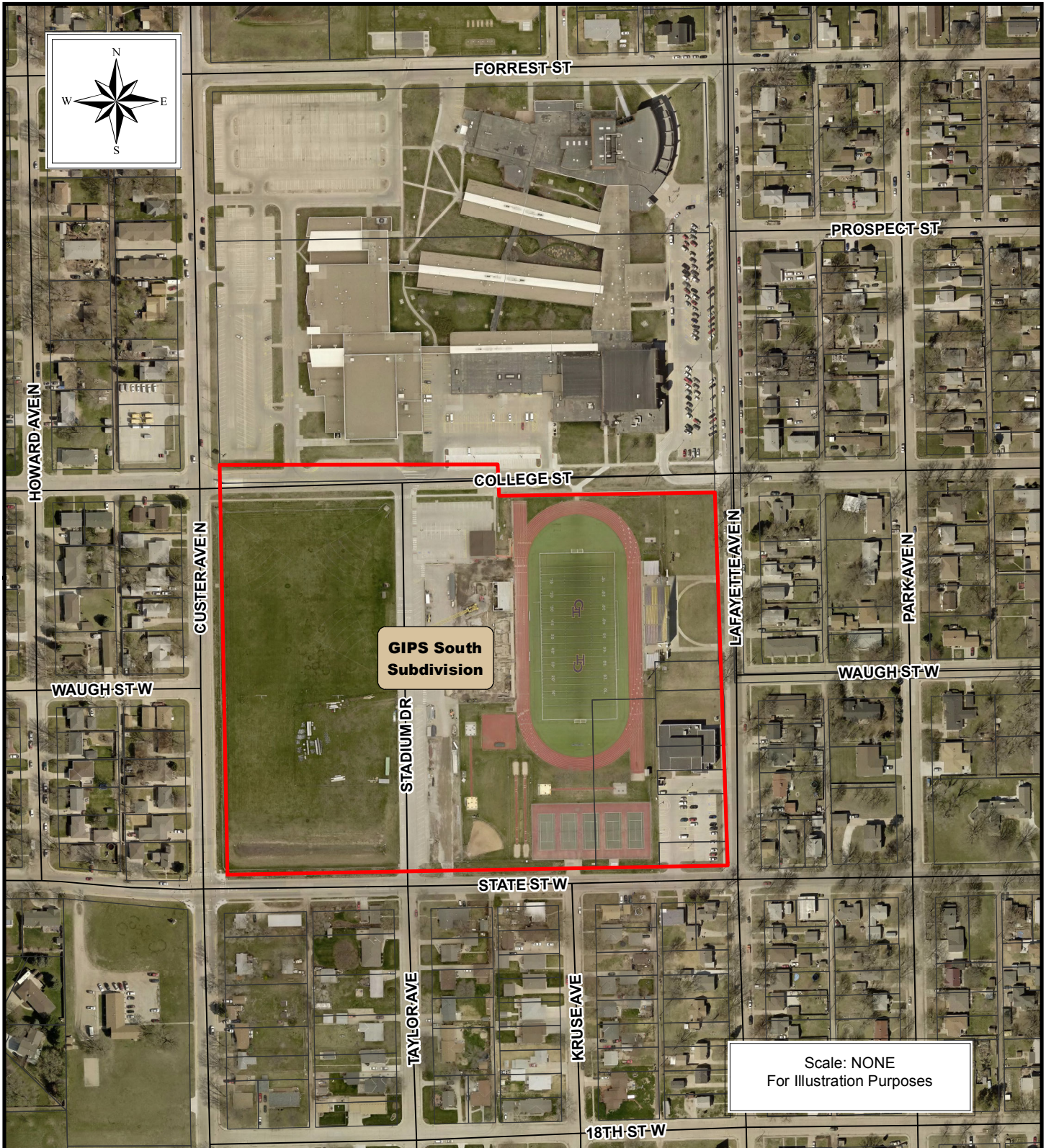
Chad Nabity, AICP
Planning Director

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.

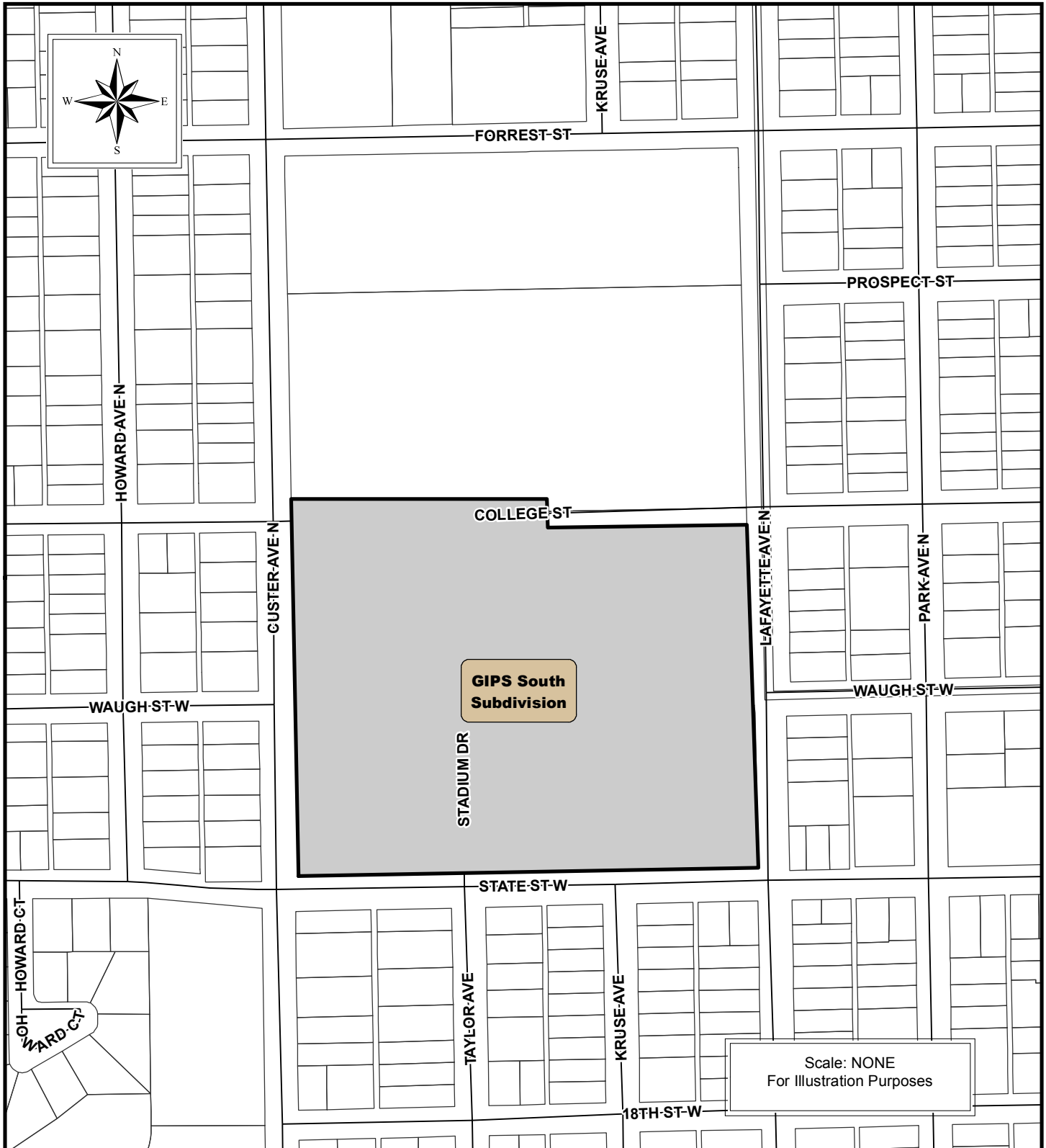
Name	Acres	Lots	Legal Description
GIPS South Subdivision	21.128	8	A Tract Of Land Consisting Of All Of Lots 1-14, Block 5, All Of Lots 1-14, Block 6, All Of Lots 1-14, Block 7, All Of Lots 1-14, Block 10, All Of Lots 1-14, Block 11, And All Of Lots 1-14, Block 12, All In Scarff's Addition To West Lawn, 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
Prairie Commons Fourth Subdivision	18.869	2	A Replat Of All Of Lot 2, Block 1, Prairie Commons Third Subdivision, In The City Of Grand Island, Hall County, Nebraska.

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

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 HALL COUNTY DISTRICT 2 X
Address P.O. BOX 4904
City Grand Island, State NE Zip 68802
Phone 308-385-5900

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 Jai Andrist
(Applicant)

Surveyor/Engineers Information

Surveyor/Engineering Firm OLSSON ASSOCIATES
Address 201 EAST 2ND STREET
City GRAND ISLAND, State NE Zip 68801
Phone 308-384-8750
Surveyor/Engineer Name JAI ANDRIST License Number LS-630

SUBDIVISION NAME: GIPS SOUTH 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)

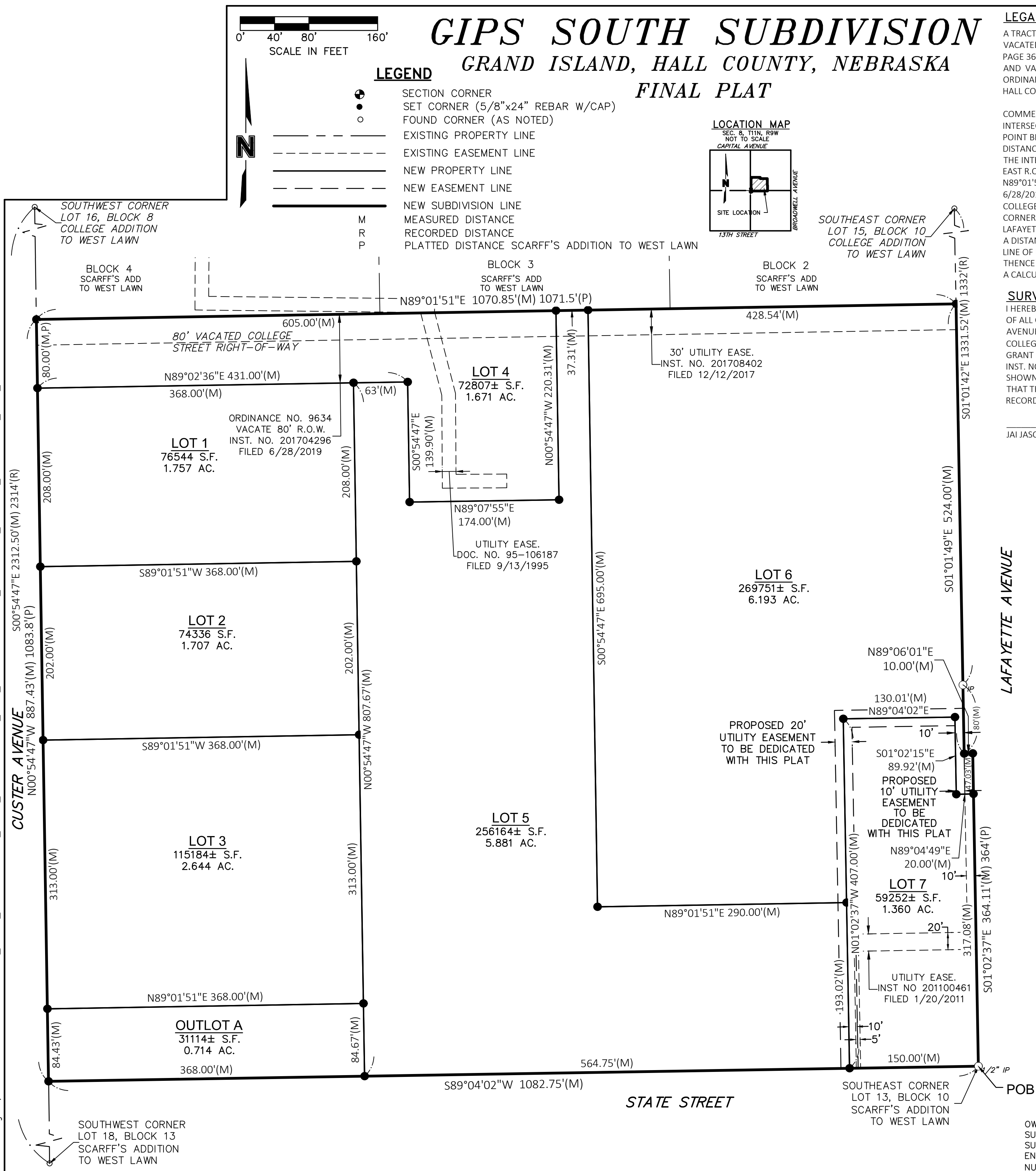
Number of Lots 8

Number of Acres 21.128

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 \$ 500.00

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) 284-2241



LEGAL DESCRIPTION

A TRACT OF LAND CONSISTING OF ALL OF BLOCK 5 - 7, AND ALL OF BLOCKS 10 - 12, ALL IN SCARFF'S ADDITION TO WEST LAWN; AND VACATED WAUGH STREET, GRANT AVENUE AND VACATED ALLEYS IN BLOCKS 5, 6, 7, AND 10, AS DESCRIBED IN MISC. RECORD BOOK R, PAGE 361; AND PART OF VACATED COLLEGE STREET AS DESCRIBED IN ORDINANCE NO. 9634, INST. NO. 201704296, FILED 6/28/2019; AND VACATED WAUGH STREET, GRANT AVENUE, GARFIELD AVENUE AND VACATED ALLEYS IN BLOCKS 11 AND 12, AS DESCRIBED IN ORDINANCE NO. _____, INST. NO. _____, FILED _____; ALL IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 13, BLOCK 10, SCARFF'S ADDITION TO WEST LAWN AND ALSO BEING THE INTERSECTION OF THE NORTH RIGHT-OF-WAY (R.O.W.) LINE OF STATE STREET AND THE WEST R.O.W. LINE OF LAFAYETTE AVENUE, SAID POINT BEING THE POINT OF BEGINNING; THENCE ON AN ASSUMED BEARING OF S89°04'02"W, ALONG SAID NORTH R.O.W. LINE, A DISTANCE OF 1082.75 FEET TO THE SOUTHWEST CORNER OF LOT 14, BLOCK 12, SCARFF'S ADDITION TO WEST LAWN AND ALSO BEING THE INTERSECTION OF SAID NORTH R.O.W. LINE AND THE EAST R.O.W. LINE OF CUSTER AVENUE; THENCE N00°54'47"W, ALONG SAID EAST R.O.W. LINE, A DISTANCE OF 887.43 FEET TO THE SOUTHWEST CORNER OF BLOCK 4, SCARFF'S ADDITION TO WEST LAWN; THENCE N89°01'51"E, ALONG THE NORTH VACATED R.O.W. LINE OF COLLEGE STREET, ORDINANCE NO. 9634, INST. NO. 201704296, FILED 6/28/2019 A DISTANCE OF 605.00 FEET; THENCE S00°54'47"E A DISTANCE OF 80.00 FEET TO THE SOUTH VACATED R.O.W. LINE OF SAID COLLEGE STREET; THENCE N89°01'51"E, ALONG SAID SOUTH VACATED R.O.W. LINE, A DISTANCE OF 466.01 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 7, SCARFF'S ADDITION TO WEST LAWN AND ALSO BEING THE INTERSECTION OF SAID WEST R.O.W. LINE OF LAFAYETTE AVENUE AND SAID SOUTH VACATED R.O.W. LINE OF COLLEGE STREET; THENCE S01°01'51"E, ALONG SAID WEST R.O.W. LINE, A DISTANCE OF 444.00 FEET TO THE INTERSECTION OF THE SOUTH VACATED R.O.W. LINE OF WAUGH STREET AND SAID WEST R.O.W. LINE OF LAFAYETTE AVENUE; THENCE S89°06'01"E, ALONG SAID SOUTH R.O.W. LINE OF WAUGH STREET, A DISTANCE OF 10.00 FEET; THENCE S01°02'37"E, ALONG SAID WEST R.O.W. LINE, A DISTANCE OF 364.11 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 917,859.51 SQUARE FEET OR 21.071 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON _____, 2019, I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION, OF ALL OF BLOCKS 5 - 7, AND ALL OF BLOCKS 10 - 12, ALL IN SCARFF'S ADDITION TO WEST LAWN; AND VACATED WAUGH STREET, GRANT AVENUE AND VACATED ALLEYS IN BLOCKS 5, 6, 7, AND 10, AS DESCRIBED IN MISC. RECORD BOOK R, PAGE 361; AND PART OF VACATED COLLEGE STREET AS DESCRIBED IN ORDINANCE NO. 9634, INST. NO. 201704296, FILED 6/28/2019; AND VACATED WAUGH STREET, GRANT AVENUE, GARFIELD AVENUE AND VACATED ALLEYS IN BLOCKS 11 AND 12, AS DESCRIBED IN ORDINANCE NO. _____. INST. NO. _____, FILED _____; ALL IN THE CITY OF GRAND ISLAND, 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.

JAI JASON ANDRIST, REGISTERED LAND SURVEYOR NUMBER, LS-630

DEDICATION OF PLAT

KNOW ALL MEN BY THESE PRESENTS, THAT HALL COUNTY DISTRICT 2, BEING THE OWNER OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "***GIPS SOUTH SUBDIVISION***" A REPLAT OF ALL OF BLOCK 5 - 7, AND ALL OF BLOCKS 10 - 12, ALL IN SCARFF'S ADDITION TO WEST LAWN; AND VACATED WAUGH STREET, GRANT AVENUE AND VACATED ALLEYS IN BLOCKS 5, 6, 7, AND 10, AS DESCRIBED IN MISC. RECORD BOOK R, PAGE 361; AND PART OF VACATED COLLEGE STREET AS DESCRIBED IN ORDINANCE NO. 9634, INST. NO. 201704296, FILED 6/28/2019; AND VACATED WAUGH STREET, GRANT AVENUE, GARFIELD AVENUE AND VACATED ALLEYS IN BLOCKS 11 AND 12, AS DESCRIBED IN ORDINANCE NO. _____, INST. NO. _____, FILED _____; ALL IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF AND DO HEREBY DEDICATE THE EASEMENTS, AS SHOWN THEREON TO THE PUBLIC FOR THEIR USE FOREVER FOR THE LOCATION, CONSTRUCTION AND MAINTENANCE FOR PUBLIC SERVICE UTILITIES, TOGETHER WITH THE RIGHTS 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 IS 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.

BONNIE HINKLE - SCHOOL BOARD PRESIDENT

ACKNOWLEDGMENT

STATE OF NEBRASKA
COUNTY OF HALL SS
ON THIS _____ DAY OF _____, 2019, BEFORE ME _____, A NOTARY PUBLIC WITHIN AND FOR SAID
COUNTY, PERSONALLY APPEARED BONNIE HINKLE, SCHOOL BOARD PRESIDENT, TO ME PERSONALLY KNOWN TO BE THE
IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED HERETO AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HER
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

APPROVAL

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 CITY OF GRAND ISLAND, NEBRASKA

THIS ____ DAY OF _____, 2019.

MAYOR

CITY CLERK

OWNERS: HALL COUNTY DISTRICT 2
SUBDIVIDER: HALL COUNTY DISTRICT 2
SURVEYOR: OLSSON ASSOCIATES
ENGINEER: OLSSON ASSOCIATES
NUMBER OF LOTS: 7 LOTS/1 OUTLOT

olsson

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

PROJECT NO. 2019-0318
GIPS SPORTS COMPLEX REPLATTING
FB