



Hall County Regional Planning Commission

**Wednesday, February 5, 2020
Regular Meeting**

Item J4

Final Plat - TDM Subdivision - Grand Island

Staff Contact:

**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 Dennis Mcquillen
Address 14709 Ferry Glen Dr
City Plattsmouth, State NE Zip 68048
Phone 402-203-7029

Attach additional information as necessary for all parties listed as an owner on the plat and any other parties such as partners Deed of Trust holders, etc...

All owners, lien holders, 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: Brent Cyboron Date: 1/16/2020
(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: TDM Subdivision

Please check the appropriate location

- ☒ Grand Island City Limits or ETJ
- ☐ The City of Grand Island 2-Mile Grand Island Jurisdiction
- ☐ The City of Wood River or 1 Mile Jurisdiction
- ☐ Village of Alda or 1 Mile Jurisdiction
- ☐ Village of Cairo or 1 Mile Jurisdiction
- ☐ Village of Doniphan or 1 Mile Jurisdiction

\$490 Fees

Please check the appropriate Plat

- ☐ Preliminary Plat
- ☒ Final Plat

Number of Lots 2

Number of Acres 0.199 Acres

Checklist of things Planning Commission Needs

- ☒ AutoCAD file (Scaled 1:100) and a PDF sent 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.
- ☒ Closure Sheet
- ☒ Utilities Sheet
- ☒ Receipt for Subdivision Application Fees in the amount of \$ _____

* 15 Pages are to be printed on 11X17, larger sizes maybe requested if needed

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) 385-5240.

Lot Closure Report - Lot : tdm Sub

=====

file- C:\Users\Brent\Desktop\TDM Subdivision.ms\lc_tdm22.txt

Tuesday, January 21, 2020, 12:15:43p.m.

Starting location (North, East) = (4732.793, 4598.503)

(In the table below, the Length of Curves refers to the chord length.

and the Bearing of Curves refers to the chord bearing.)

Leg	Segment	Bearing	Length	Front	End_Northing
End_Easting					
1	Line	N29°30'37"W	132.000	No	
4847.668		4533.483			
2	Line	N60°35'38"E	66.000	No	
4880.074		4590.979			
3	Line	S29°30'35"E	132.306	No	
4764.931		4656.150			
4	Line	S60°51'33"W	66.000	No	
4732.792		4598.503			

Ending location (North, East) = (4732.792, 4598.503)

Total Distance : 396.306

Total Traverse Stations : 5

Misclosure Distance : < 0.001000

Error of Closure : 1:INFINITY

Frontage : 0.000

Frontage/Perimeter : 0.0 percent

AREA : 8722.013 sq. ft.

= 0.200230 Acres

PROPOSED SUBDIVISION AERIAL MAP



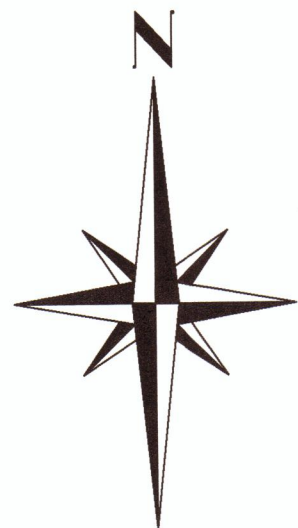
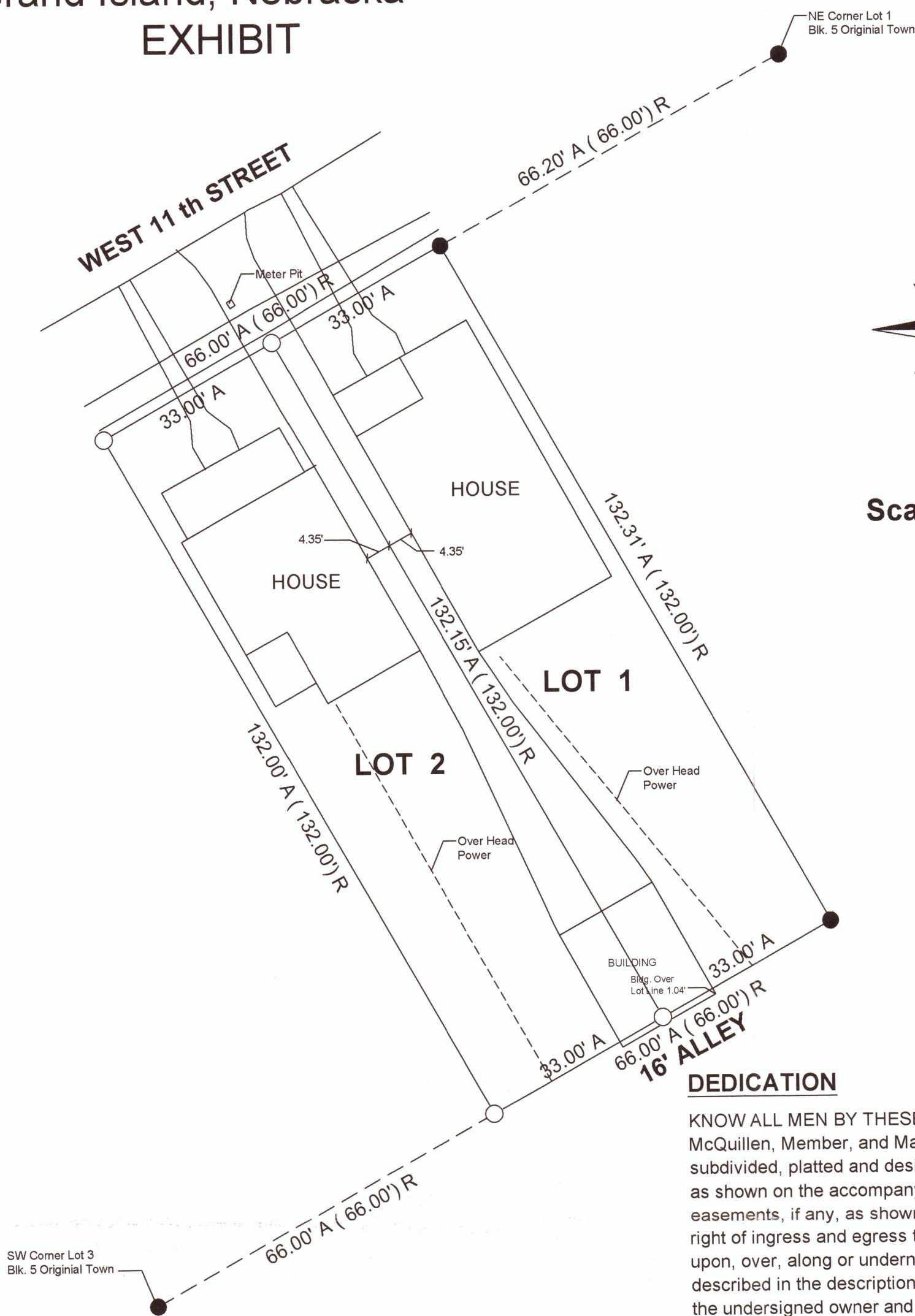
THE REGIONAL PLANNING COMMISSION of Hall
County, Grand Island, Wood River and the Villages
of Alda, Cairo and Doniphan, Nebraska

PROPOSED SUBDIVISION LOCATION MAP

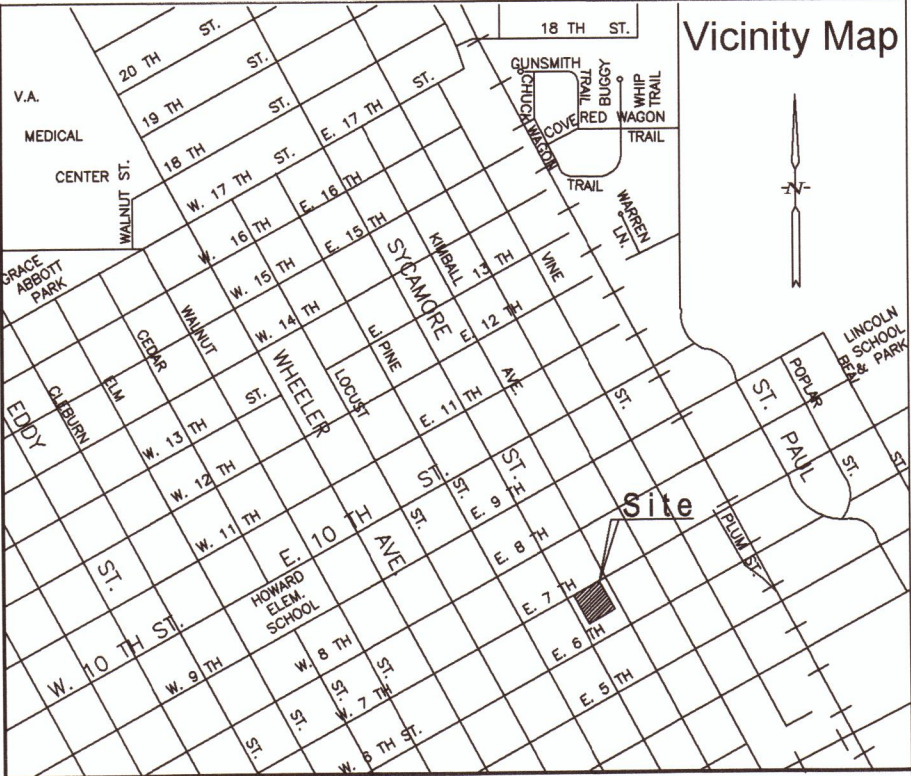


THE REGIONAL PLANNING COMMISSION of Hall
County, Grand Island, Wood River and the Villages
of Alda, Cairo and Doniphan, Nebraska

TDM SUBDIVISION
Grand Island, Nebraska
EXHIBIT



Scale 1" = 20'



- 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 TDM Enterprises L.L.C., a Nebraska Limited Liability Company, by Dennis M. McQuillen, Member, and Mark R. Kramer, being the owner of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as TDM SUBDIVISION' A Replat of Lots 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 forever and 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.

LEGAL DESCRIPTION

A Replat of land consisting of Lot Two (2), Block Five (5), Original Town, City of Grand Island, Hall County, Nebraska, contains a area of 0.199 Acres More or Less.

SURVEYORS CERTIFICATE

I hereby certify that on January 15, 2020, I completed an accurate survey of 'TDM SUBDIVISION', in 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 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 City of Grand Island, Hall County, Nebraska this
Day of , 2020
Mayor City Clerk

Dennis M. McQuillen - Member
TDM Enterprises L.L.C.
Date
Mark R. Kramer - Member
TDM Enterprises L.L.C.
Date

ACKNOWLEDEGEMENT

State of Nebraska
County of Hall
On the day of , 2020, before me a Notary Public within and for said County, personally appeared Dennis M. McQuillen - Member, TDM Enterprises, L.L.C., a Nebraska Limited Liability Company, 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

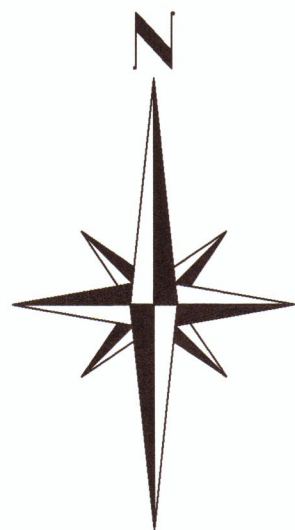
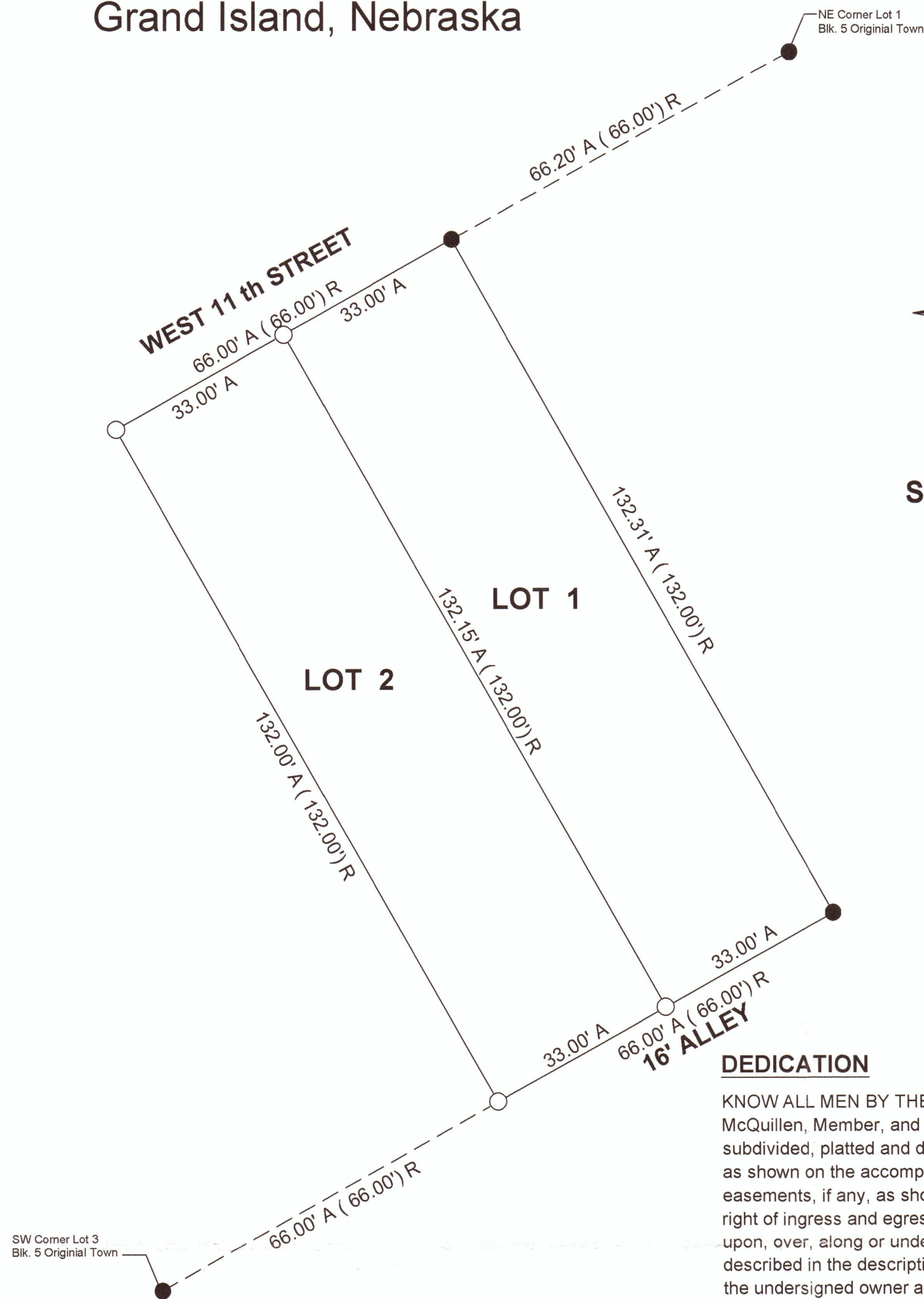
Notary Public
ACKNOWLEDEGEMENT

State of Nebraska
County of Hall
On the day of , 2020, before me a Notary Public within and for said County, personally appeared Mark R. Kramer - Member, TDM Enterprises, L.L.C., a Nebraska Limited Liability Company, 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.
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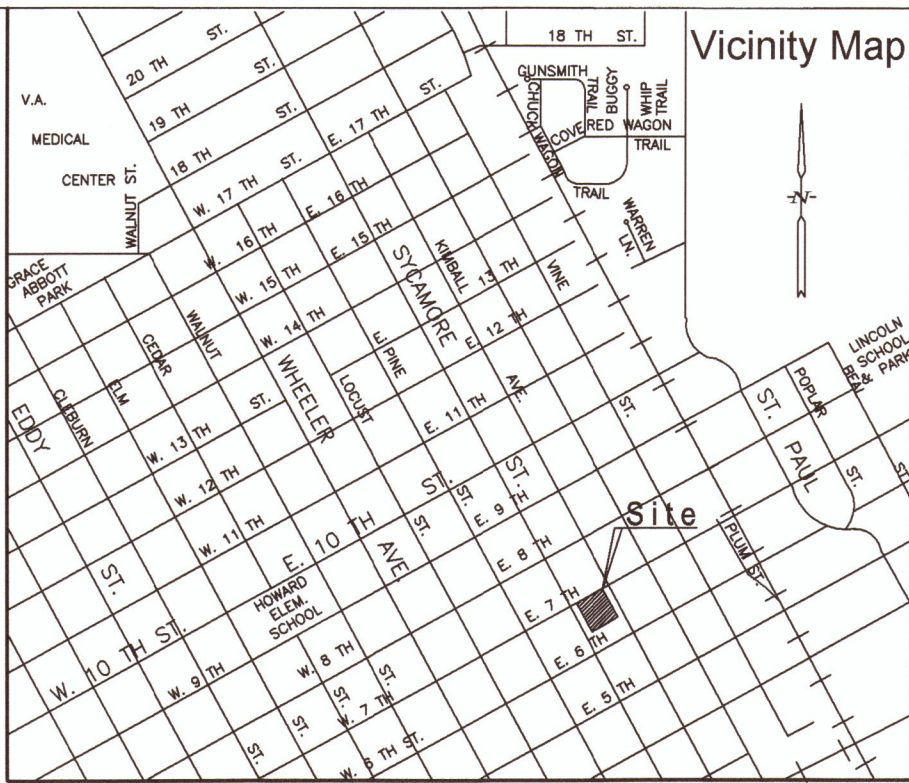
Notary Public

INITIAL POINT SURVEYING LLC
410 S. Webb Rd., Suite 4B
Grand Island, NE 68803
308-383-6754 Cell
308-675-4141 Office
LOCATION: Two (2) Block Five (5) Original Town
TITLE: TDM Subdivision Plat
SCALE: 1" = 20' DATE: 1/20/20 DRAWN BY: Brent C. REVISION: 1 OF 1
PROJECT NO: 20-003

TDM SUBDIVISION
Grand Island, Nebraska



Scale 1" = 20'



- Legend**
- - Corner Found 1/2" Pipe Unless Otherwise Noted
 - - 1/2 Rebar Placed W/Survey Cap Unless Otherwise Noted
 - ⊙ - Temporary Point
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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 City of Grand Island, Hall County, Nebraska this _____
Day of _____, 2020

Mayor _____ City Clerk _____

Dennis M. McQuillen - Member
TDM Enterprises L.L.C.

Date _____

Mark R. Kramer - Member
TDM Enterprises L.L.C.

Date _____

ACKNOWLEDEGEMENT

State of Nebraska
County of Hall
On the ____ day of _____, 2020, before me _____ a Notary Public within and for said County, personally appeared Dennis M. McQuillen - Member, TDM Enterprises, L.L.C., a Nebraska Limited Liability Company, 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.

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My commission expires _____ .20__

Notary Public

ACKNOWLEDEGEMENT

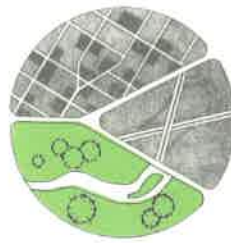
State of Nebraska
County of Hall
On the ____ day of _____, 2020, before me _____ a Notary Public within and for said County, personally appeared Mark R. Kramer - Member, TDM Enterprises, L.L.C., a Nebraska Limited Liability Company, and to me personally known to be the identical person whose signature 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.

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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: Two (2) Block Five (5) Original Town			
TITLE: TDM Subdivision Plat			
SCALE: AS SHOWN 1" = 20'	DATE: 1/20/20	DRAWN: Brent C.	PAGE: 1 OF 1
REVISION: PROJECT NO. 20-003	REVISION:		



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

January 24, 2020

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 February 5, 2020** 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
Amick Acres East 2 nd Subdivision	2.435	1	A Tract of Land Consisting of Outlot 'C6', Amick Acres East Subdivision and the Northerly Two (2) Acres of the East Half of the Southeast Quarter (E1/2, SE1/4), Section Two (2), Township Nine (9) North, Range Ten (10) West of the 6th P.M., Hall County, Nebraska
Copper Creek Estates 15 th Subdivision	7.91	28	A Tract of Land Consisting of Part of the Northwest Quarter (NW1/4) of Section Thirty (30), Township Twelve (12) North, Range Ten (10) West of the 6 th P.M., Hall County, Nebraska
Jarzynka Subdivision	4.695	1	A Tract of Land Consisting of Part of the Southwest Quarter (SW1/4) of Section Twenty-Three (23), Township Eleven (11) North, Range Ten (10) West of the 6th P.M., in the City of Grand Island Hall County, Nebraska
TDM Subdivision	0.199	2	A Replat Of All Of Lot 2, Block 5, Original Town City of Grand Island Hall County, Nebraska