



Hall County Regional Planning Commission

Wednesday, February 5, 2020
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
Council Chambers

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.



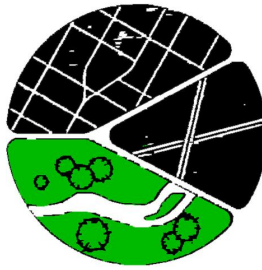
Hall County Regional Planning Commission

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

Item A1

Agenda 2/5/2020 Meeting

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, February 5, 2020

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 January 8, 2020.**

- 3. Request Time to Speak.**

- 4. Public hearing – One and Six Year Street Improvement Plan – Grand Island – Public hearing and action on the 2020 to 2025 street improvement plan for the City of Grand Island, Hall County, Nebraska (C-11-2020GI)**

Consent Agenda:

- 5. Final Plat – Amick Acres East Second Subdivision- Hall County-** Located east of Hilltop Road and south of Sonja Drive Hall County, Nebraska. (1 lot, 2.435 acres). This will enlarge the existing outlot for drainage purposes
- 6. Final Plat – Jarzynka Subdivision-Hall County-** Located east of 80th Road and north of Abbott Road in Hall County, Nebraska. (1 lots, 4.695 acres). This property is zoned A2 Secondary Agricultural District
- 7. Final Plat – Copper Creek Estates Fifteenth Subdivision- Grand Island-** Located east of Engleman Road south of Old Potash Highway in Grand Island, Nebraska. (28 lots, 7.91 acres). This property is zoned R2 Low Density Residential.
- 8. Final Plat – TDM Subdivision Grand Island-** Located south of 7th Street and west of

Kimball Avenue in Grand Island, Nebraska. (2 lots, 0.199 acres). This property is zoned R4 High Density Residential.

9. Directors Report

10. Next Meeting March 12, 2020.

11. 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
February 5, 2020**

- 4. Public Hearing – One and Six Year Street Plan – City of Grand Island** Public hearing and action on the 2020 to 2025 street improvement plan for the City of Grand Island, Hall County, Nebraska (C-11-2020GI). **See attached presentation.**
- 5. Final Plat – Amick Acres East Second Subdivision- Hall County-** Located east of Hilltop Road and south of Sonja Drive Hall County, Nebraska. (1 lot, 2.435 acres). This will enlarge the existing outlot for drainage and stormwater storage purposes
- 6. Final Plat – Jarzynka Subdivision-Hall County-** Located east of 80th Road and north of Abbott Road in Hall County, Nebraska. (1 lots, 4.695 acres). This property is zoned A2 Secondary Agricultural District. This splits an existing farmstead from the tract.
- 7. Final Plat – Copper Creek Estates Fifteenth Subdivision- Grand Island-** Located east of Engleman Road south of Old Potash Highway in Grand Island, Nebraska. (28 lots, 7.91 acres). This property is zoned R2 Low Density Residential. This is the next phase of Copper Creek Subdivision.
- 8. Final Plat – TDM Subdivision Grand Island-** Located south of 7th Street and west of Kimball Avenue in Grand Island, Nebraska. (2 lots, 0.199 acres). This property is zoned R4 High Density Residential. This is two existing houses on the same lot. Both houses have separate sewer, water and electrical services. This will allow the houses to be sold separately. The this will create 2 lots that do not meet the minimum requirements for lot width and size similar to what has been approved on other properties with 2 existing homes.
- 9. Directors Report**
- 10. Next Meeting March 11, 2019 (Note this is a SECOND Wednesday).**



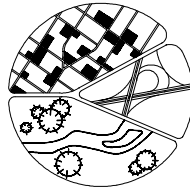
Hall County Regional Planning Commission

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

Item E1

Minutes 1/8/2020

Staff Contact:



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

Minutes
for
January 8, 2020

The meeting of the Regional Planning Commission was held Wednesday, January 8, 2020 at City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" on December 28, 2019.

Present:	Pat O'Neill	Leslie Ruge	Judd Allan
	Jaye Monter	Gregg Robb	
	Carla Maurer	Hector Rubio	
	Darrel Nelson	Leonard Rainforth	

Absent: Tony Randone, Robin Hendricksen and Dean Kjar

Other:

Staff: Chad Nabity, Rashad Moxey, Norma Hernandez

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 December 4, 2019 meeting.

A motion was made by Maurer and second by Nelson to approve the minutes of the December 4, 2019 meeting.

The motion carried with five members in favor (O'Neill, Ruge, Maurer, Monter and Rainforth) and four member abstaining (Nelson, Allan, Robb and Rubio).

3. Request Time to Speak.

The following requested time to speak during discussion:

Linna Dee Donaldson, 1012 E. Oklahoma Grand Island, NE; Item #4;

Bob Meyer, 648 E. Memorial Dr. Grand Island, NE; Item #4

Gayle Bonners, 812 Redwood Rd Grand Island, NE; Item #5

John Nikodym, 1104 E. Oklahoma Ave. Grand Island, NE; Item #5

Ann Miller, 704 S. Cherry Grand Island, NE; Item #4

Greg Baxter, 2121 N. Monitor Grand Island, NE; Item #5

4. Public Hearing – Zoning Change – Superbowl Subdivision - Lot 1 of Superbowl Subdivision 641 S. Cherry Street from CD Commercial Development Zone to Amended CD Commercial Development Zone and RD Residential Development Zone. (C-06-2020GI)

Preliminary and Final Plat of Nikodym Subdivision

O'Neill opened the public hearing.

Nabity stated the Superbowl Subdivision includes 15 acres on the corner of Bismark and Cherry. The proposal is to divide the 3 parcels. Lot 1 where the bowling alley is will remain commercial zone. Lot 2 will be a single family house. Lot 2 will be set with the same restrictions as the R2 Zone. Lot 3 is planned for future development. There is no specific plan for the future development yet but will restrict any development until plans are brought forward. Lot 1 will be used for a museum, reception hall. Mr. Nikodym is the librarian for a nation car club. He will maintain the library there and cars.

Linna Dee Donaldson, 1012 E. Oklahoma Grand Island, NE said in 2013 a community garden was started on that property. The Superbowl allowed them to use the land and Cherry Park Apartments watered the garden. Will the Community Garden be able to continue? Linna Dee believes it will be a lot more attractive if something was built in the empty field. She also has a concern with the crowding it could cause to Dodge School.

Bob Meyer, 648 East Memorial Drive. Bob mentioned his concern is the traffic.

John Nikodym, 1104 E. Oklahoma Ave. Grand Island, NE – John mentioned he would not attempt to market Lot 3 for a few years until he's settled. The Lounge area will be available for Heartland Lutheran School to use for extra activities.

Ann Miller, 704 S. Cherry Grand Island, NE. Ann mentioned the traffic is an issue in the area.

O'Neill closed the public hearing.

A motion was made by Ruge and second by Rubio to approve the Superbowl Subdivision zoning change from CD Commercial Development Zone to Amended Commercial Development Zone and RD Residential Development Zone, subdivision name change to Nikodym Subdivision and approve the Preliminary and Final Plat of Nikodym Subdivision.

The motion carried with nine members voting in favor (Nelson, Allan, O'Neill, Ruge, Maurer, Monter, Robb, Rainforth and Rubio) and no members voting no.

5. Public Hearing – Zoning Change – Part of the NW ¼ Section 14, Township 11 north Range 10 west of the 6th P.M. – Approximately 138 acres south of 13th Street east of Engleman Road from TA Transitional Agriculture to R1. (C-06-2020GI)

O'Neill opened the public hearing.

Rashad stated the property includes 137 acres of land currently being used as farm ground. Property owners zone from TA Transitional Agriculture Zone to R1 Suburban Residential Zone which allows 4 dwelling units per acre.

It is consistent with the comprehensive plan and future land use map.

It is also consistent with the surrounding properties in the area. The only drawback is the zoning change will allow encroachment of urban uses near an existing feed lot.

Gayle Bonners, 812 Redwood Rd Grand Island said she has lived in the area for 20 years. Gayle's concern is bike trail behind her house. Children have been able to take the trail to school without any traffic concerns and will any roads break the path up. There are lots of kids using the bike trail to get to school. Nabity explained Faidley will continue through and Cherokee will probably continue through as well.

Greg Baxter, 2121 N. Monitor Grand Island, NE stated he wanted to express some of his concerns. Greg mentioned he was not opposing to the request of rezoning of the property. He did explain his business is directly across the street from this property. Greg stated if the property will be developed for residential purposes and will be opposing in defense of his business, agricultural and what he believes is material conflict.

O'Neill closed the public hearing.

A motion was made by Ruge and second by Monter to approve the Zoning Change

The motion was carried with 8 members voting in favor (Nelson, Allan, O'Neill, Ruge, Maurer, Monter, Robb, and Rubio) and one member voting no (Rainforth).

6. Public Hearing – Redevelopment Plan Amendment – Tabitha Grand Island Inc.

Prairie Commons Phase 3 - Concerning an amendment to the redevelopment plan for CRA Area No. 17 for Phase “3 of the Prairie Commons Development. The request from Tabitha Grand Island Inc. for redevelopment of 1 lot west of Ewoldt Street and south of Husker Highway for senior living facilities including independent living, assisted living, memory care and skilled nursing care.
(C-08-2020GI)

O’Neill opened the public hearing.

Nabity stated the proposed redevelopment plan using TIF. Tabitha Inc. is proposing to build 157 units of senior housing which includes 157 units which includes 80 units of independent living, 20 units of assisted living, 20 units of memory care and 36 units of skilled nursing care. They are requesting TIF. The plan for the property is commercial and residential transition to residential to the west. The proposal is consistent to the Comprehensive Plan. Nabity is recommending approval.

O’Neill closed the public hearing.

A motion was made by Monter and second by Robb to approve the redevelopment plan CRA Area #17 of the Prairie Commons Development and Resolution 2020-04.

The motion was carried with nine members voting in favor (Nelson, Allan, O’Neill, Ruge, Maurer, Monter, Robb, Rainforth and Rubio) and no members voting no.

7. Public Hearing – Zoning Change – Re-adoption of the Wood River Zoning Map with proposed changes – Re-adoption of the Wood River Zoning map incorporating all amendments and annexations since October 31, 2018 and making changes to some zoning districts to better accommodate the growth and development of the city.

O’Neill opened the public hearing.

Nabity explained the City of Wood River has proposed some changes to the north and west of downtown between Dodd and Marshall Streets and Eighth and Ninth Streets. Changing that area to an R-6 Medium Density Residential. Staff is recommending approval of the proposed changes as they are consistent with the Comprehensive Plan and Future Land Use Map.

O’Neill closed the public hearing.

A motion was made by Monter and second by Robb to approve the changes to the Wood River Zoning Map as presented.

The motion was carried with nine members voting in favor (Nelson, Allan, O’Neill, Ruge, Maurer, Monter, Robb, Rainforth and Rubio) and no members voting no.

8. Public Hearing – Regulation Change – Chapter 36 of the Grand Island City Code

Article XI Wireless Communications Tower – Consideration of proposed changes to Chapter 36 sections 168 to 187 regarding regulations for wireless communications towers. (C-10-2020GI)

O'Neill opened the public hearing.

Nabity explained this is an update the telecommunications section of the City of Grand Island Zoning regulations. There have been a number of changes to the federal requirements in the last few years. Mr. Duchon, an attorney with River Oaks Communications Corporation, made suggestions for changes to the Grand Island Zoning Ordinance to update regulations for Macro Cell Towers on private property. All of the proposed regulation changes are compliant with the current FCC Rules and Nebraska State Statute.

O'Neill closed the public hearing.

A motion was made by Robb and second by Allan to approve the regulation change to Chapter 36 of the Grand Island City Code Article XI Wireless Communications Tower.

The motion was carried with nine members voting in favor (Nelson, Allan, O'Neill, Ruge, Maurer, Monter, Robb, Rainforth and Rubio) and no members voting no.

9. Director's Report.

Nebraska Planning Conference March 4-6, 2020
March meeting will be moved to March 11, 2020

10. Next meeting February 5, 2020.

11. Adjourn.

O'Neill adjourned the meeting at 7:00 p.m.

Leslie Ruge, Secretary
By Norma Hernandez



Hall County Regional Planning Commission

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

Item F1

**Public Hearing - One and Six Year Street Improvement Plan -
Grand Island**

Staff Contact:

CITY OF

Grand Island

NEBRASKA

PUBLIC WORKS

1 & 6 YEAR STREET IMPROVEMENT PLAN 2020

Presented by: John Collins, PE

2019 SUBSTANTIALLY COMPLETE PROJECTS (FROM 1 & 6 STREET IMPROVEMENT PLAN)

PROJECT	TOTAL PROJECT	CITY SHARE
Stolley Park Rehab & Reconfiguration- Construction	\$ 1,350,000	\$ 133,000
Sycamore Underpass Rehab- Retaining Wall Rehab/Storm Pump Replacement	\$ 800,000	\$ 800,000
2019 Asphalt Maintenance Project	\$ 835,000	\$ 835,000
Highway 281 Street Lighting- Stolley Park Rd to Highway 30 Interchange	\$ 95,000	\$ 95,000
Husker Highway Improvements- Highway 281 to Prairieview St	\$ 2,000,000	\$ 0
Jefferson Street Reconfiguration	\$ 200,000	\$ 200,000
TOTAL	\$ 5,280,000	\$ 2,063,000

****DOES NOT INCLUDE ALL CAPITAL PROJECTS**

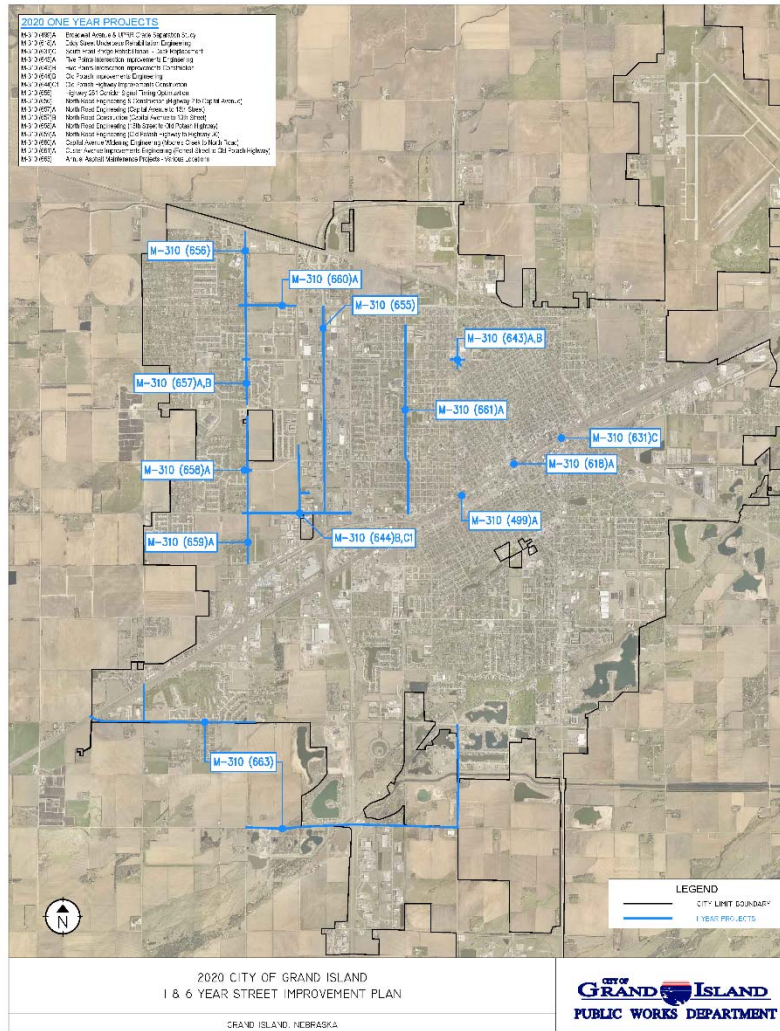
1 & 6 YEAR STREET IMPROVEMENT PLAN

(NOTES CITY COSTS)

OBLIGATED TO OTHER AGENCIES	2020	2021	2022	2023	2024	2025
Five Points Intersection Improvements (HSIP funding)	\$ 339,000	\$ 800,000				
Hwy 30 Realignment, S-30-4(1046) - City Share Est. \$10M				\$ 1,000,000		
Hwy 2 Resurfacing NDOR, NH-2-4(112) - City Share Est. \$600K			\$ 198,000			
Hwy 30 Bridges NDOT, NH-30-4(162)			\$ 227,000			
Highway 34/ 281 Overlay				\$ 900,407		
RECONSTRUCTION/NEW CONSTRUCTION						
Asphalt Resurfacing (annual)	\$ 900,000	\$ 900,000	\$ 900,000	\$ 900,000	\$ 900,000	\$ 900,000
Old Potash Improvements- North Rd to Webb Rd, PE/ROW	\$ 1,426,732	\$ 8,887,500	\$ 4,775,000			
Hwy 281 Corridor Signal Timing Optimization	\$ 85,000					
Sycamore Underpass- S Front St Bridge Deck Replacement	\$ 1,018,644					
Eddy St Underpass and Associated Bridges- Rehab	\$ 600,000	\$ 636,540				
North Rd- 13 th to Hwy 2- Widen to 3-Lane	\$ 3,668,000	\$ 3,490,000	\$ 2,854,000			
North Rd- Old Potash to 13 th - Widen to 3-Lane	\$ 230,300	\$ 630,000	\$ 3,538,000	\$ 1,800,000		
North Rd- Hwy 30 to Old Potash- Widen to 3-Lane	\$ 76,944		\$ 150,000	\$ 2,650,000		
Capital Ave- Moores Creek to North Rd- Widen to 3-Lane	\$ 95,000		\$ 150,000	\$ 2,100,000		
Custer Ave- Forrest to Old Potash- Rehab	\$ 100,900	\$ 530,450				
Broadwell Ave/UPRR- Planning & Environmental	\$ 415,000		\$ 546,364	\$ 562,754		
Locust St Reconstruction; Koenig St to Fonner Park Rd				\$ 450,204	\$ 2,898,185	\$ 2,985,131
Stolley Park Rd; State Fair Entrance to Stuhr Rd				\$ 393,928	\$ 1,738,911	\$ 835,837
Independence Ave; Capital Ave to Manchester/ Macron					\$ 463,710	\$ 1,343,309
TOTAL	\$ 8,955,520	\$ 15,874,490	\$ 13,338,364	\$ 10,757,293	\$ 6,000,806	\$ 6,064,277

Hwy 30 Realignment- \$1.3M of \$2,775,764 City share was paid in FY 17/18

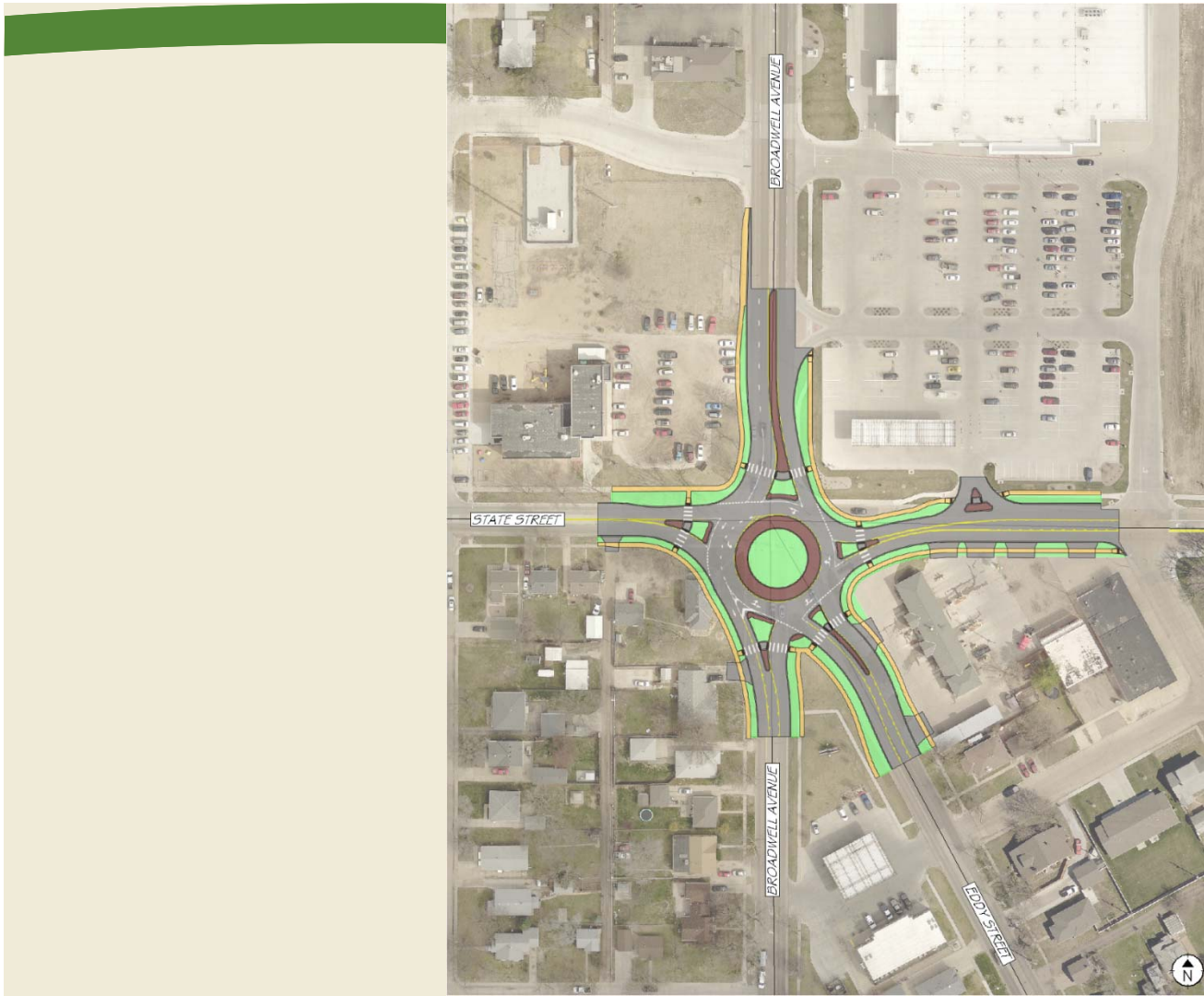
****DOES NOT INCLUDE ALL CAPITAL PROJECTS****



2020 ONE YEAR PROJECTS MAP

FIVE POINTS INTERSECTION IMPROVEMENTS M-310 (643)

- 80% Federally funded safety project through Nebraska Department of Transportation (NDOT)
- Right size the lane configuration to optimize safety and efficiency, and meet the Federal Highway Administration (FHWA) safety program requirements



LOCAL RESURFACING M-310 (654)

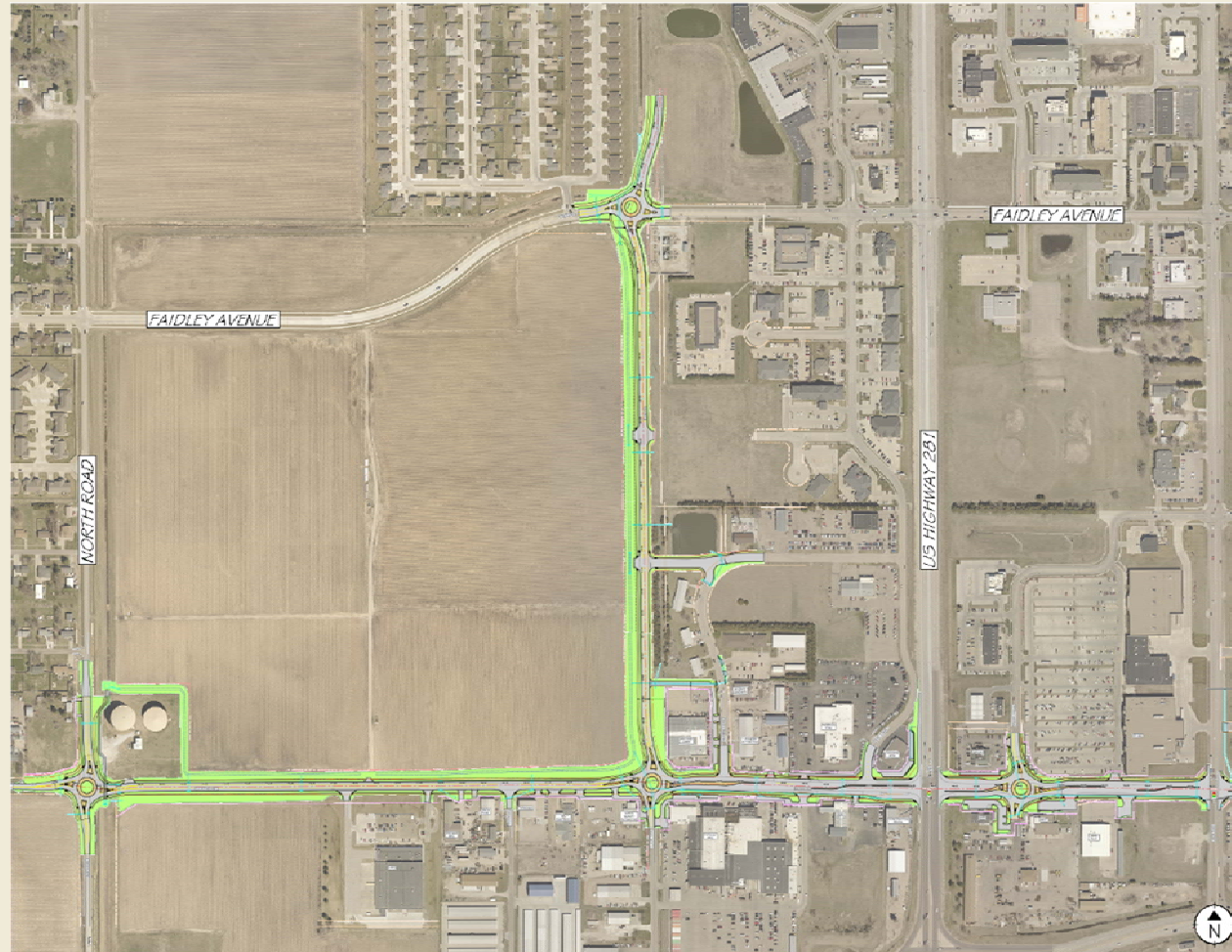
- 🌊 Husker Hwy; US Hwy 30 to Regal Dr
- 🌊 Engleman Rd; Husker Hwy to US Hwy 30
- 🌊 Schimmer Rd; North Rd to Blaine St
- 🌊 Blaine St; Schimmer Rd to US Hwy 34



OLD POTASH HIGHWAY IMPROVEMENTS

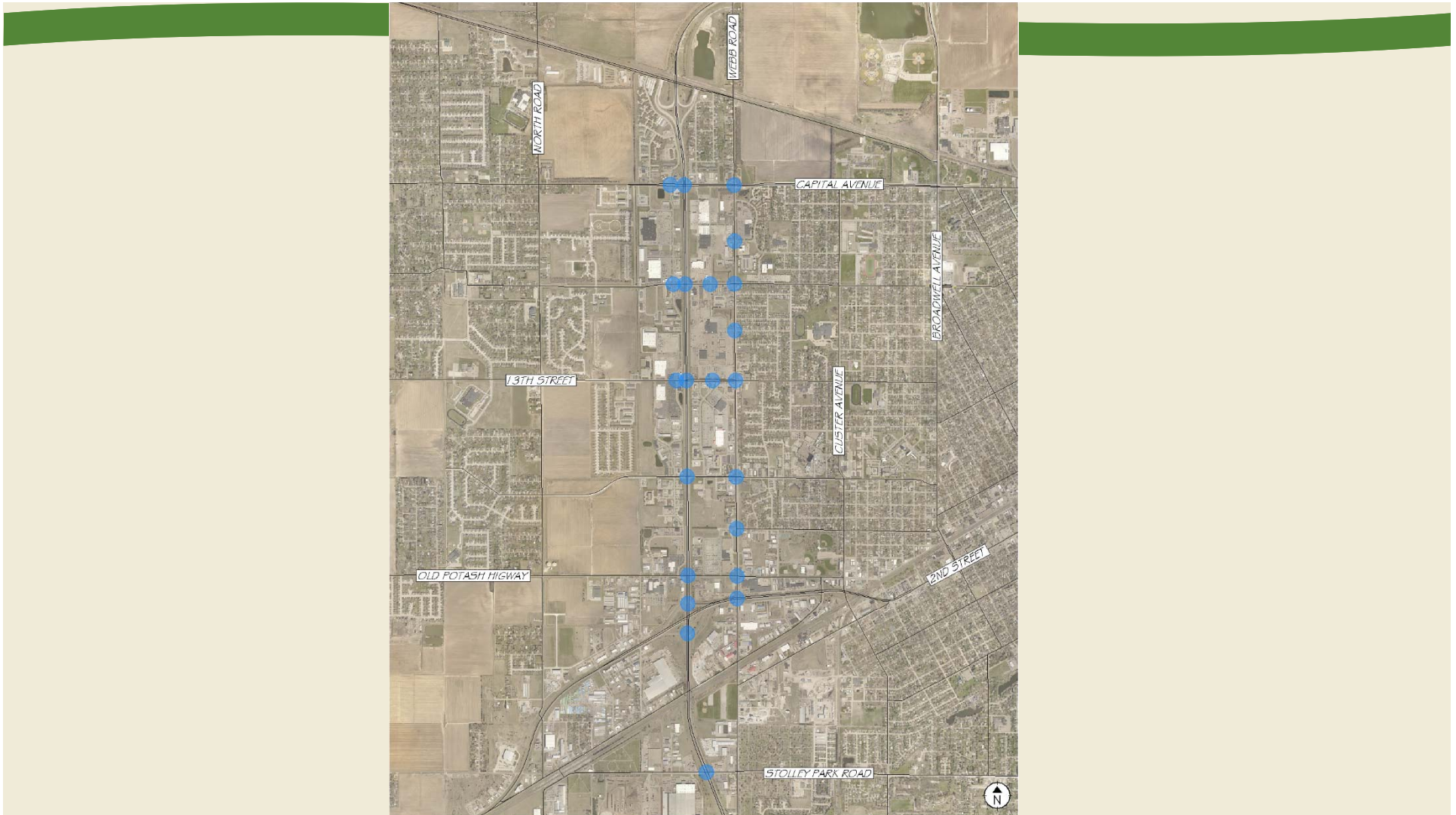
M-310 (644)

- 🌊 Improve Old Potash Hwy from North Rd to Webb Rd, including intersections to the north and south
- 🌊 The interaction between the various traffic features is complex for the corridor and this project ensures that individual streets and intersections will function together and addresses other safety issues
- 🌊 The roadway will be widened, with signal and geometric improvements at each intersection, and increased connectivity to roadway network



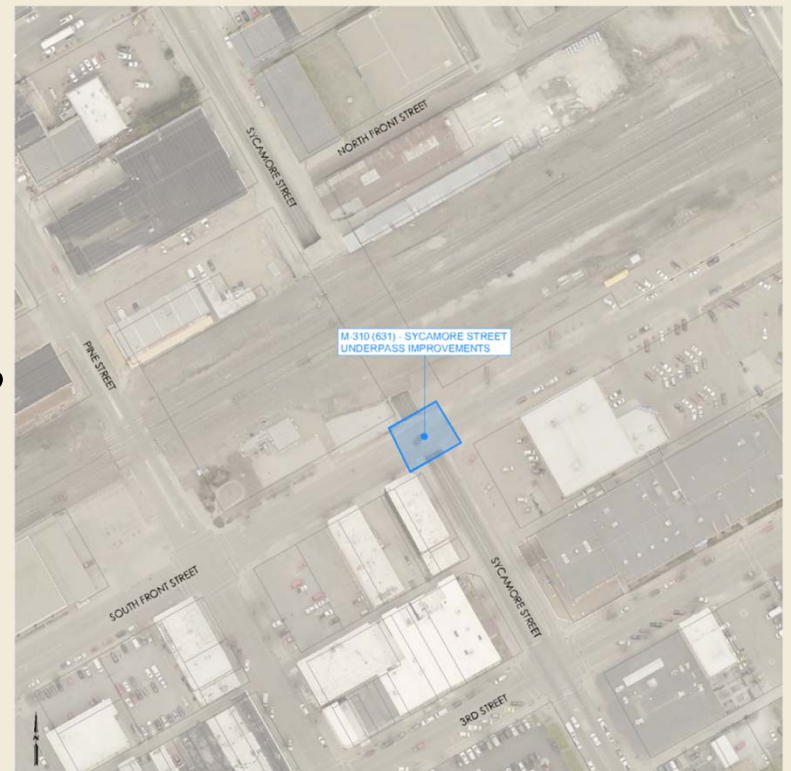
HIGHWAY 281 CORRIDOR SIGNAL TIMING OPTIMIATION M-310 (655)

- Optimization of traffic signal timings/operations along the US 281 corridor from Capital Avenue to Highway 30 interchange
- Four optimized timing plans were implemented; AM, Midday, PM and Off-Peak



SYCAMORE UNDERPASS REHAB M-310 (631)

- 🌊 Replace bridge deck, two (2) abutment walls, patch and seal retaining walls, improve drainage, and reconstruct pump station
- 🌊 Construction began in 2018 with completion slated in 2020



EDDY STREET UNDERPASS AND ASSOCIATED BRIDGES- REHABILITATION M310 (618)

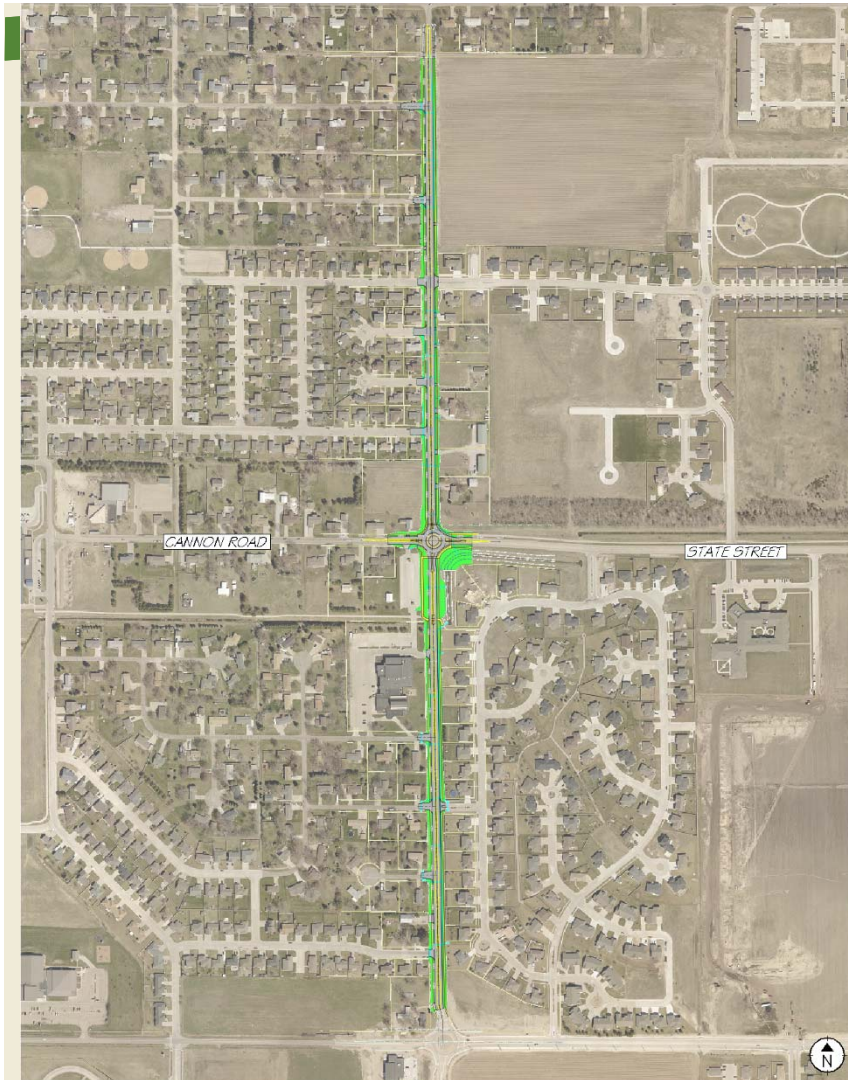
- 🌊 Evaluate condition and status of underpass, which was built in 1950: Concrete retaining walls of the structure, condition of the Mill Drive and North Front Street bridges, and storm sewer pumping system
- 🌊 Outline any repairs and/or replacements necessary to extend the life of the structure



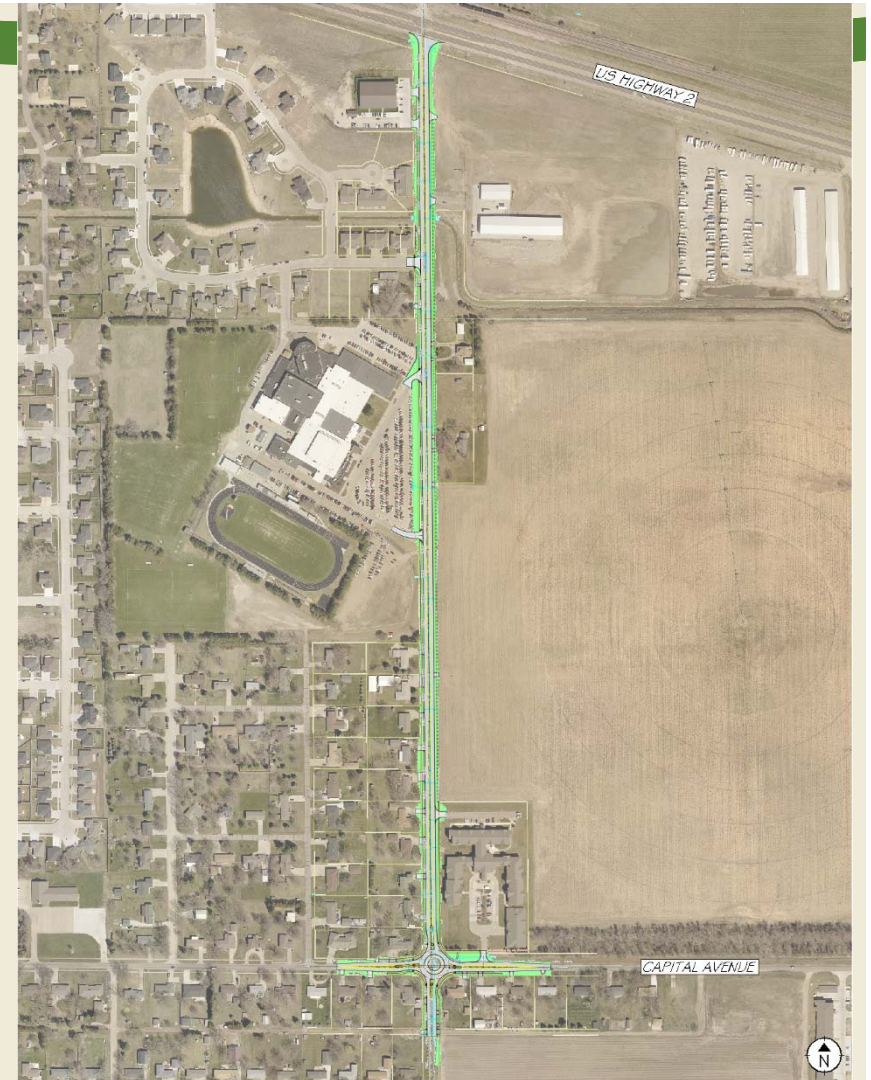
14

NORTH ROAD NORTH; 13TH STREET TO
HIGHWAY 2
M-310 (656/ 657)

Widen to 3-lane roadway with a concrete curb and gutter roadway section, associated sidewalk, traffic control, drainage and other related improvements

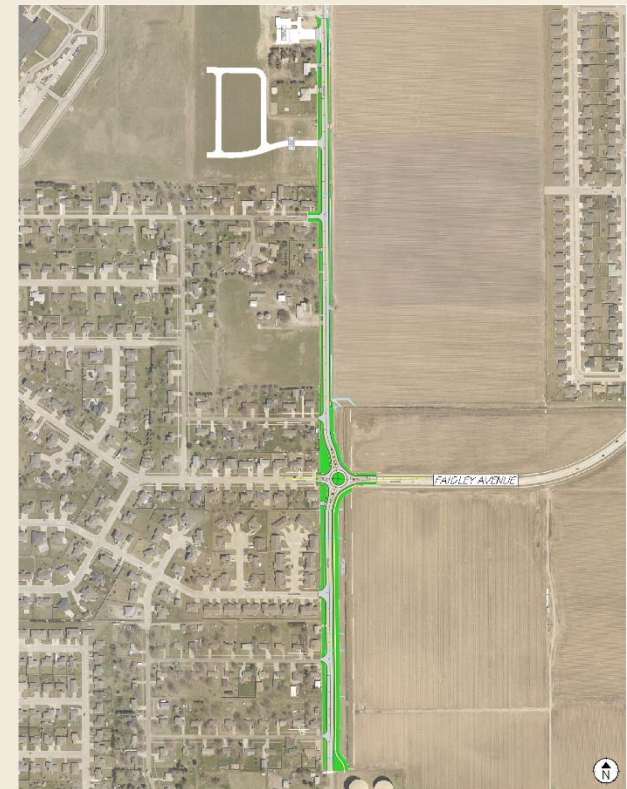


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NORTH ROAD SOUTH; OLD POTASH HWY TO 13TH ST M-310 (658)

Widen to 3-lane roadway with a concrete curb and gutter roadway section, associated sidewalk, traffic control, drainage and other related improvements



17

NORTH ROAD; HWY 30 TO OLD POTASH HWY M-310 (659)

Widen to 3-lane roadway with a concrete curb and gutter roadway section, associated sidewalk, traffic control, drainage and other related improvements



CAPITAL AVE; MOORES CREEK TO NORTH RD M-310 (660)

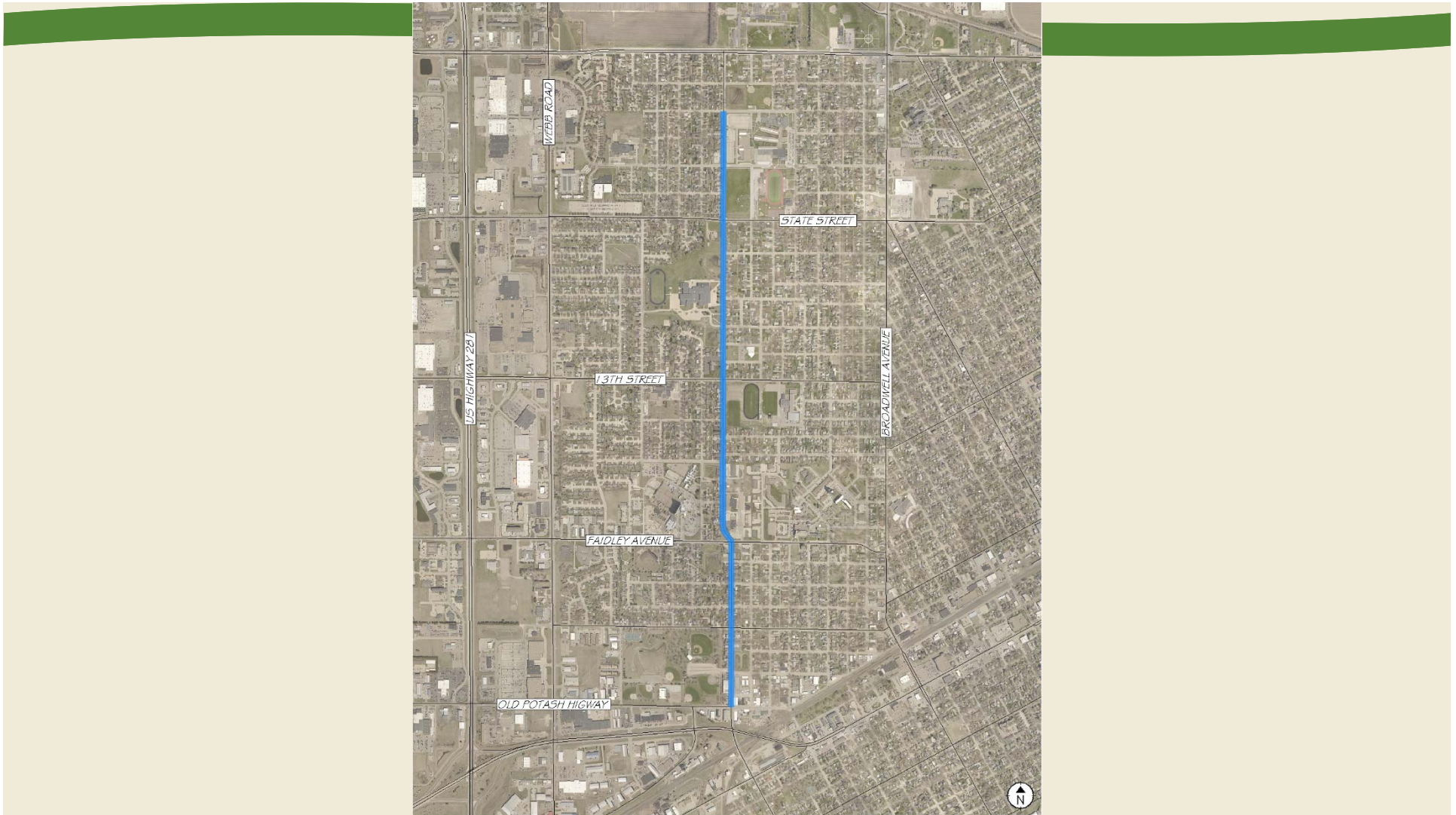
- 🌊 Widen Capital Avenue from Moore's Creek to the proposed roundabout at the intersection of Capital Avenue and North Road
- 🌊 Proposal is for a concrete curb and gutter section, associated sidewalk, traffic control, drainage and other associated improvements



20

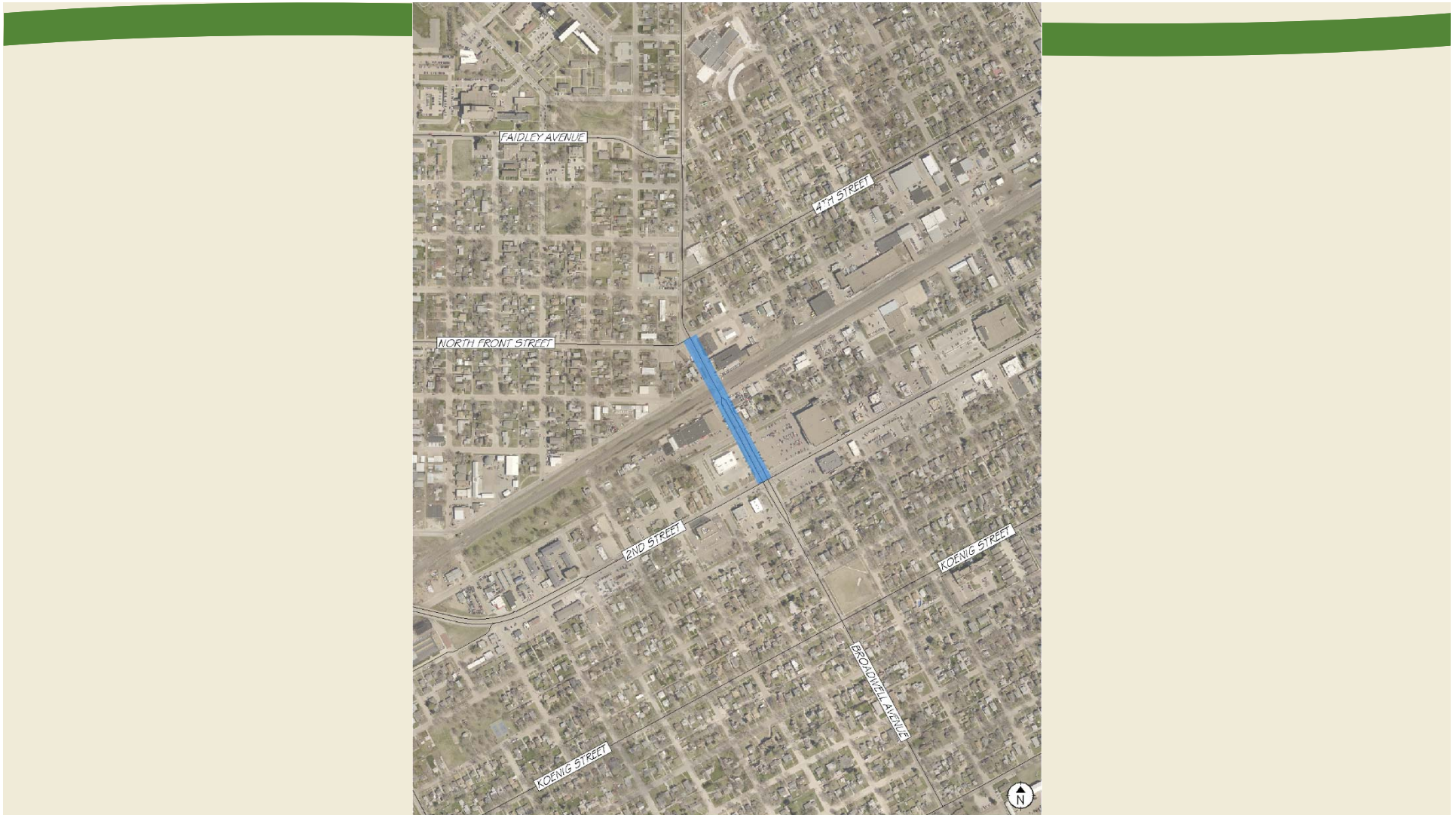
CUSTER AVENUE; FORREST STREET TO OLD POTASH HIGHWAY M-310 (661)

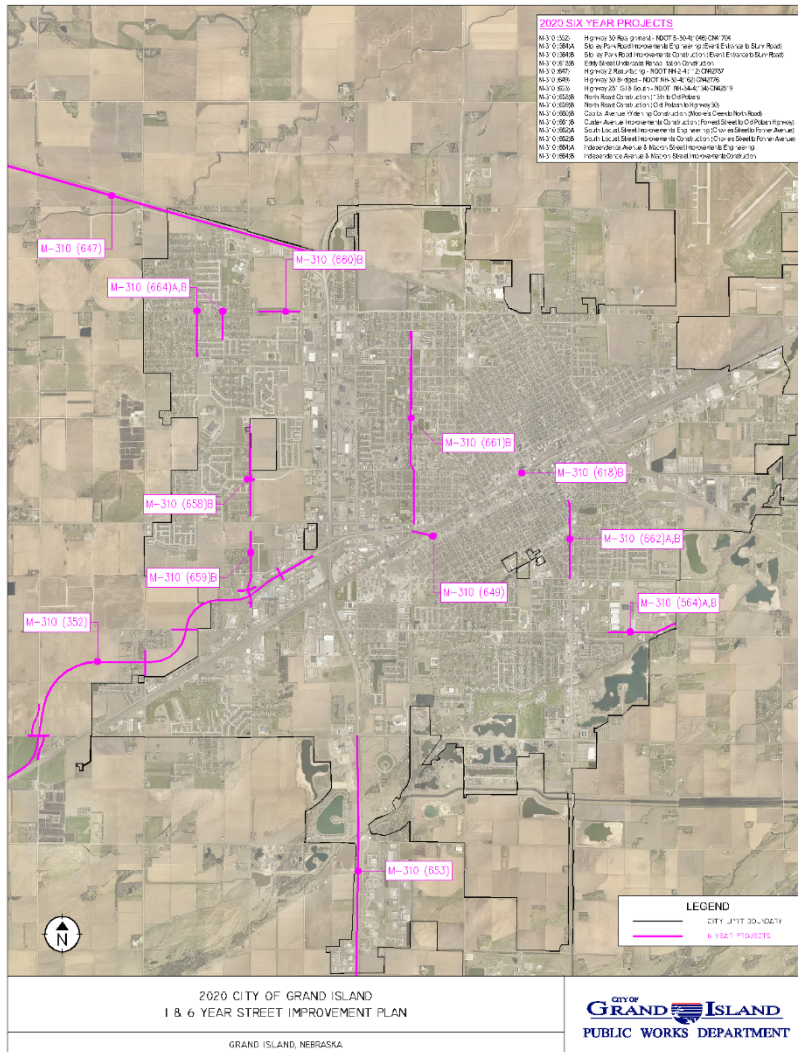
- 🌐 Improve the ride/pavement condition with one of the following options:
 - 🌐 Full replacement of panels
 - 🌐 Concrete grinding
 - 🌐 Asphalt overlay



BROADWELL AVE/UPRR GRADE SEPARATION M-310 (499)

- 🌊 Environmental study for grade separation structure with the Union Pacific Railroad to be located at or around the existing Broadwell Avenue crossing north of 3rd Street
- 🌊 Required by the Department of Transportation for the City to secure Federal funding





2021 – 2025 YEAR PROJECTS MAP

25



Hall County Regional Planning Commission

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

Item J1

Final Plat - Amick Acres East Second Subdivision - Hall County

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 Myron Lautenschlager - Co-trustee (see reverse)
Address 5767 W. Binfield Road
City Doniphan, State NE Zip 68832
Phone _____

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: Evan Jasnowski Date: 1/15/20
(Applicant)

Surveyor/Engineers Information

Surveyor/Engineering Firm Jasnowski Surveying LLC
Address 1205 1st Street
City Aurora, State NE Zip 68818
Phone (402) 694-8703
Surveyor/Engineer Name Evan Jasnowski License Number 776

SUBDIVISION NAME: Amick Acres East Second 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

Please check the appropriate Plat

- ☐ Preliminary Plat
- ☒ Final Plat

Number of Lots 1

Number of Acres ~~2.490~~ 2.435

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 \$ 1400

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

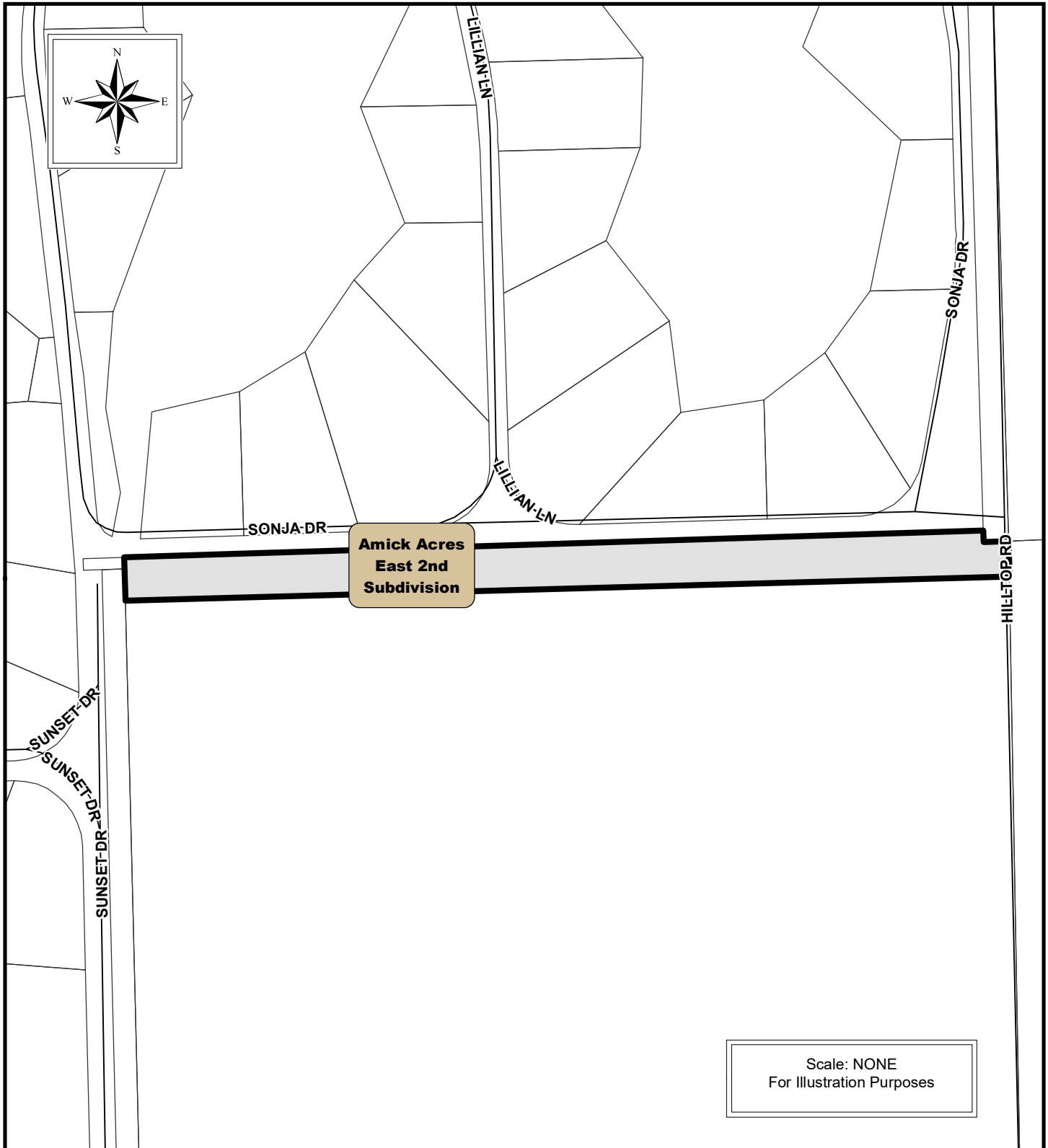
Providing false information on this application will result in nullification of the application and forfeiture of all related fees. If you have any questions regarding this form or subdivision regulations administered by the Hall County Regional Planning Department call (308) 385-5240.

PROPOSED SUBDIVISION AERIAL MAP

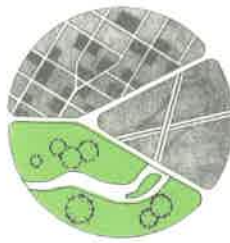


THE REGIONAL PLANNING COMMISSION of Hall
County, Grand Island, Wood River and the Villages
of Alda, Cairo and Doniphan, Nebraska

PROPOSED SUBDIVISION LOCATION MAP



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



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



Hall County Regional Planning Commission

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

Item J2

Final Plat - Jarzynka Subdivision - Hall County

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 LEVERNE JARZYNKA
Address 7470 N NE HWY 11
City CAIRO, State NE Zip 68824
Phone 308-380-4220

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: Jesse Hurt
(Applicant)

Surveyor/Engineers Information

Surveyor/Engineering Firm Olsson
Address 201 E. 2nd Street
City Grand Island, State NE Zip 68801
Phone (308) 384-8750
Surveyor/Engineer Name Jesse E. Hurt License Number LS-674

SUBDIVISION NAME: JARZYNKA 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 4.695

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 \$ 480.00

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.

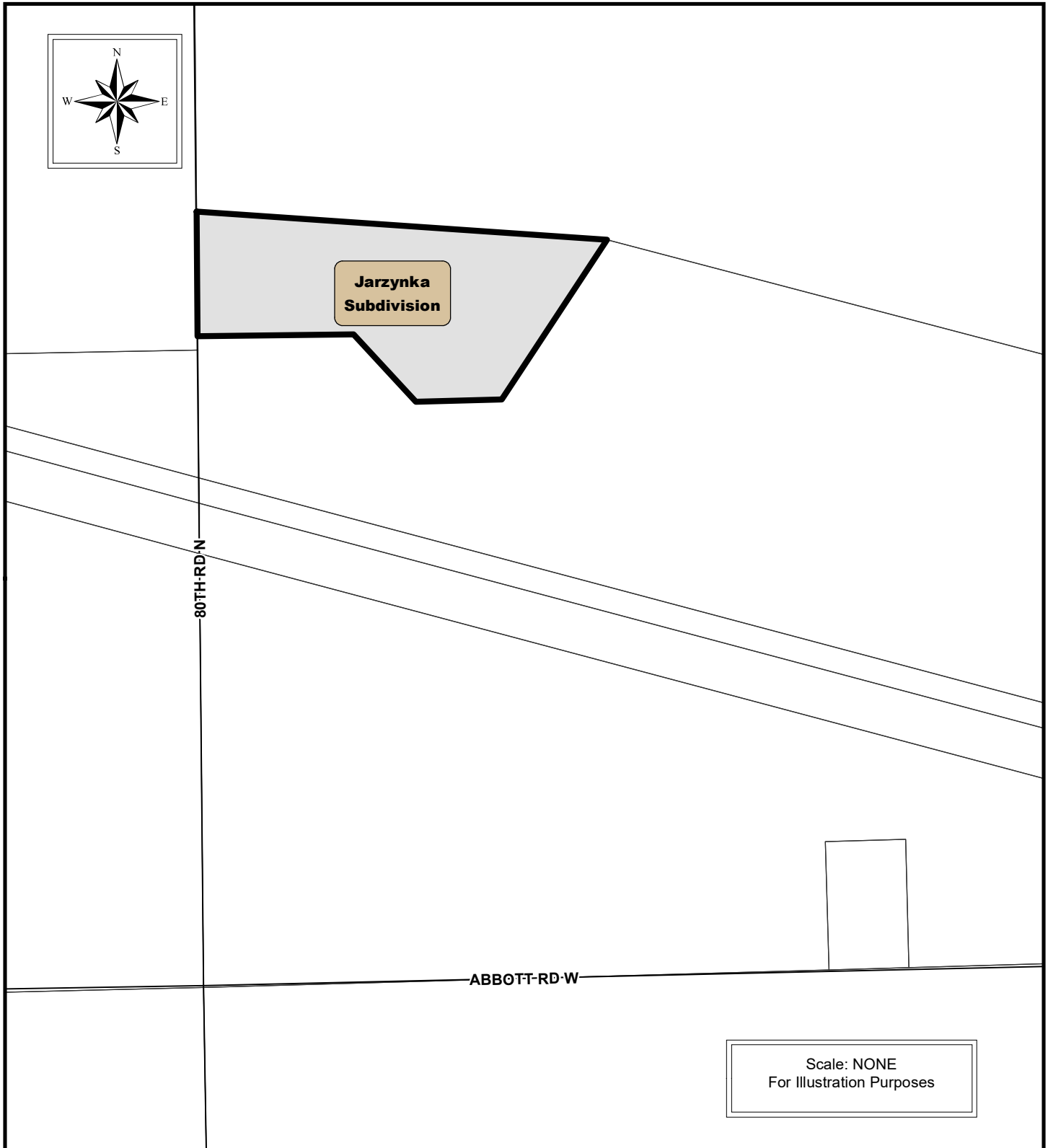
FEE SCHEDULE ON REVERSE SIDE

PROPOSED SUBDIVISION AERIAL MAP



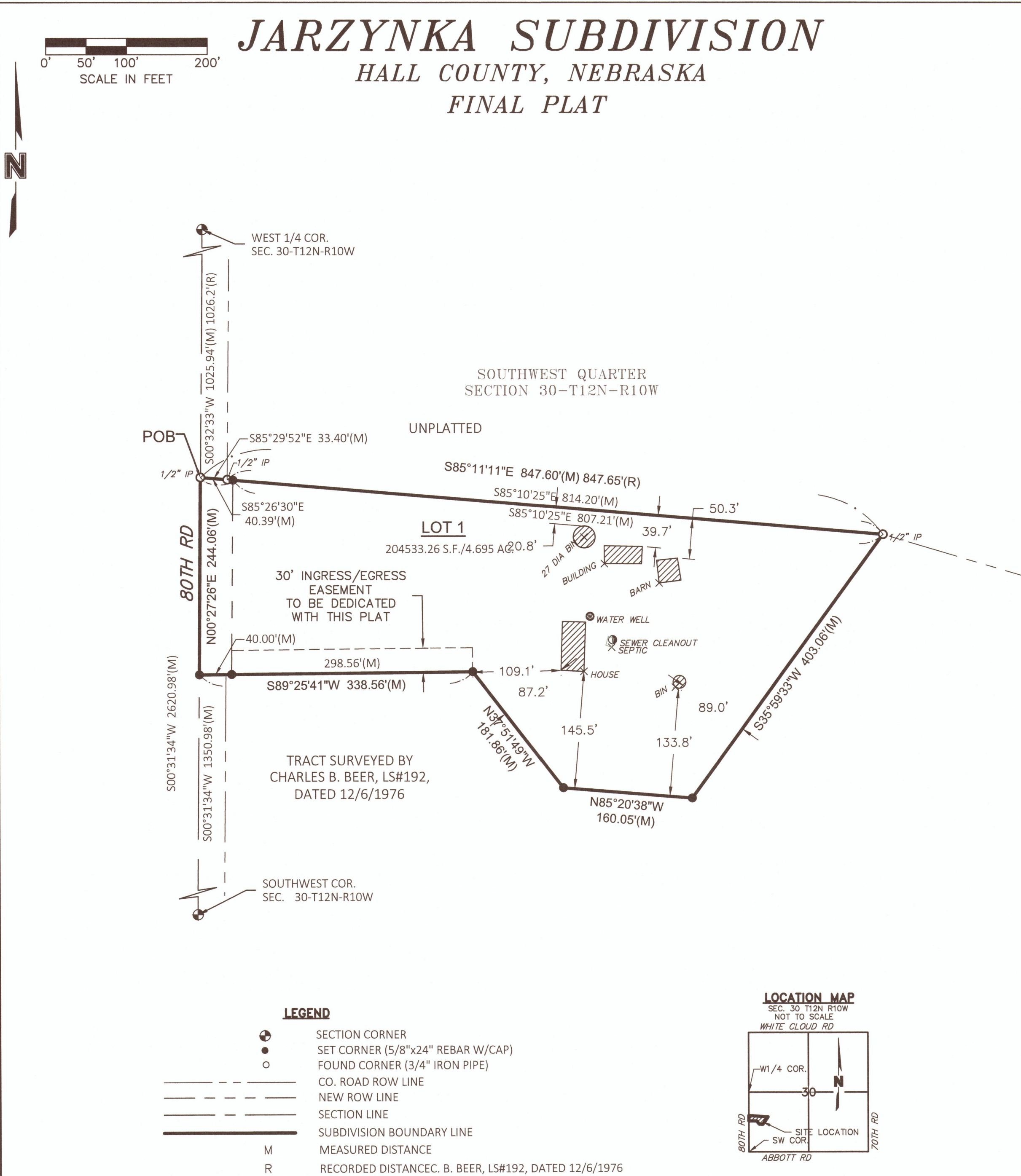
THE REGIONAL PLANNING COMMISSION of Hall
County, Grand Island, Wood River and the Villages
of Alda, Cairo and Doniphan, Nebraska

PROPOSED SUBDIVISION LOCATION MAP



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

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DATE: Jan 09, 2020 12:18pm XREFS: V_XTOPO_0194007 cnyfml
USER: jjimenez



LEGAL DESCRIPTION

A TRACT OF LAND CONSISTING OF PART OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION THIRTY (30), TOWNSHIP TWELVE (12) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SECTION 30-T12N-R10W; THENCE ON AN ASSUMED BEARING OF S00°32'33"W, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER (SW1/4), A DISTANCE OF 1025.94 FEET TO THE NORTHWEST CORNER OF A TRACT SURVEYED BY CHARLES B. BEER, LS#192, DATED 12/6/1976 AND ALSO BEING THE POINT OF BEGINNING; THENCE S85°29'52"E, ALONG THE NORTHERLY LINE OF SAID TRACT SURVEY, A DISTANCE OF 33.40 FEET; THENCE S85°10'25"E, ALONG SAID NORTHERLY LINE, A DISTANCE OF 814.20 FEET; THENCE S35°59'33"W A DISTANCE OF 403.06 FEET; THENCE N85°20'38"W A DISTANCE OF 160.05 FEET; THENCE N37°51'49"W A DISTANCE OF 181.86 FEET; THENCE S89°25'41"W A DISTANCE OF 338.56 FEET TO A POINT ON SAID WEST LINE OF SW 1/4; THENCE N00°27'26"E, ALONG SAID WEST LINE, A DISTANCE OF 244.06 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 204533.26 SQUARE FEET OR 4.695 ACRES MORE OR LESS OF WHICH 0.223 ACRES IS NEW DEDICATED ROAD RIGHT-OF-WAY.

SECTION TIES

WEST 1/4 CORNER, SEC. 30-T12N-R10W

FOUND 3/4" STEEL BAR, 0.8' BELOW GRADE IN GRAVELED COUNTY ROAD INTERSECTION

W 2.0' TO CENTERLINE N-S ROAD ON CENTERLINE E-W COUNTY ROAD

NE 50.31' TO RED HEAD NAIL IN POWER POLE

SE 46.93' TO RED HEAD NAIL IN SAWED OFF POWER POLE

SE 53.97' TO CHISELED 'X' NW CORNER CONCRETE PAD FOR IRRIGATION WELL

NW 48.42' TO MAG NAIL w/WASHER IN CORNER FENCE POST

SOUTHWEST CORNER, SEC. 30-T12N-R10W

FOUND 3" ALUMINUM CAP, 0.5' BELOW GRADE IN GRAVELED COUNTY ROAD,
ON CENTERLINE ROAD IN LINE RAGE FENCE EAST

W 32.59' TO NAIL w/BOTTLE CAP IN POWER POLE

E 34.75' TO NAIL w/BOTTLE CAP IN SAWED OFF POWER POLE

E 32.16' TO NEAR FACE CONC. WITNESS CORNER

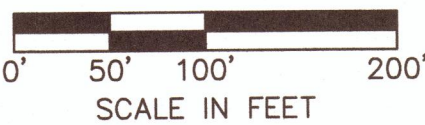
NW 30.73' TO MAG NAIL W/WASHER NORTH END CMP

olsson

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

PROJECT NO. 2019-4007
WIECK AUCTION JARZYNK A SURVEY
FB HALL CO #4

DWG: F:\2019\4001-4500\019-4007\40-Design\Survey\SRVY\Sheets\1_V_FPLAT_0194007.dwg
DATE: Jan 09, 2020 12:19pm
USER: jjimenez
XREFs: V_XTOPO_0194007
cntyhnl



SECTION TIES

WEST 1/4 CORNER, SEC. 30-T12N-R10W
FOUND 3/4" STEEL BAR, 0.8' BELOW GRADE IN
GRAVELED COUNTY ROAD INTERSECTION
W 2.0' TO CENTERLINE N-S ROAD ON CENTERLINE
E-W COUNTY ROAD
NE 50.31' TO RED HEAD NAIL IN POWER POLE
SE 46.93' TO RED HEAD NAIL IN SAWED OFF
POWER POLE
SE 53.97' TO CHISELED 'X' NW CORNER CONCRETE
PAD FOR IRRIGATION WELL
NW 48.42' TO MAG NAIL w/WASHER IN CORNER
FENCE POST

SOUTHWEST CORNER, SEC. 30-T12N-R10W
FOUND 3" ALUMINUM CAP, 0.5' BELOW GRADE IN
GRAVELED COUNTY ROAD, ON CENTERLINE ROAD IN
LINE RAGE FENCE EAST
W 32.59' TO NAIL w/BOTTLE CAP IN POWER POLE
E 34.75' TO NAIL w/BOTTLE CAP IN SAWED OFF POWER POLE
E 32.16' TO NEAR FACE CONC. WITNESS CORNER
NW 30.73' TO MAG NAIL W/WASHER NORTH END CMP

olsson

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

PROJECT NO. 2019-4007
WIECK AUCTION JARZYNK A SURVEY
FB HALL CO #4

LEGEND



SECTION CORNER
SET CORNER (5/8"x24" REBAR W/CAP)
FOUND CORNER (3/4" IRON PIPE)

CO. ROAD ROW LINE
NEW ROW LINE
SECTION LINE

SUBDIVISION BOUNDARY LINE
MEASURED DISTANCE

RECORDED DISTANCE
SEC. B. BEER, LS#192, DATED 12/6/1976

JARZYNK A SUBDIVISION
HALL COUNTY, NEBRASKA
FINAL PLAT

SOUTHWEST QUARTER
SECTION 30-T12N-R10W

UNPLATTED

LOT 1

204533.26 S.F./4.695 AC.

DEDICATION OF PLAT

KNOW ALL MEN BY THESE PRESENTS, THAT LAVERNE JARZYNK A AND SHARON JARZYNK A, HUSBAND AND WIFE; RANDALL JARZYNK A AND DEBRA JARZYNK A, HUSBAND AND WIFE; GERALD JARZYNK A AND ROSE JARZYNK A, HUSBAND AND WIFE; BLAINE J. ELDER AND BARBARA ELDER, HUSBAND AND WIFE; DAVE KRAFT AND MARIE KRAFT, HUSBAND AND WIFE; BEING THE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "JARZYNK A SUBDIVISION" IN PART OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION THIRTY (30), TOWNSHIP TWELVE (12) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF AND DO HEREBY DEDICATE THE ROAD RIGHT OF WAY, AS SHOWN THEREON TO THE PUBLIC FOR THEIR USE FOREVER: AND DO HEREBY DEDICATE THE ROAD RIGHT OF WAY, AS SHOWN THEREON TO THE PUBLIC FOR THEIR USE FOREVER: AND 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 HERETO, 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 OWNERS AND PROPRIETORS.

IN WITNESS WHEREOF, WE HAVE AFFIXED MY SIGNATURE HERETO,

AT _____, NEBRASKA,
ON _____, 2020.

LAVERNE JARZYNK A

SHARON JARZYNK A

ACKNOWLEDGMENT

STATE OF NEBRASKA
COUNTY OF _____ SS

ON THIS ____ DAY OF _____, 2020, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED RANDALL JARZYNK A AND DEBRA JARZYNK A, HUSBAND AND WIFE, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSONS WHOSE SIGNATURES ARE AFFIXED HERETO AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR 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

LEGAL DESCRIPTION

A TRACT OF LAND CONSISTING OF PART OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION THIRTY (30), TOWNSHIP TWELVE (12) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SECTION 30-T12N-R10W; THENCE ON AN ASSUMED BEARING OF S00°32'33"W, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER (SW1/4), A DISTANCE OF 1025.94 FEET TO THE NORTHWEST CORNER OF A TRACT SURVEYED BY CHARLES B. BEER, LS#192, DATED 12/6/1976 AND ALSO BEING THE POINT OF BEGINNING; THENCE S85°11'11"E, ALONG THE NORTHERLY LINE OF SAID TRACT SURVEY, A DISTANCE OF 847.60 FEET; THENCE S35°59'33"W A DISTANCE OF 403.06 FEET; THENCE N85°20'38"W A DISTANCE OF 160.05 FEET; THENCE N37°51'49"W A DISTANCE OF 181.86 FEET; THENCE S89°25'41"W A DISTANCE OF 338.56 FEET TO A POINT ON SAID WEST LINE OF SW 1/4; THENCE N00°27'26"E, ALONG SAID WEST LINE, A DISTANCE OF 244.06 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 204533.26 SQUARE FEET OR 4.695 ACRES MORE OR LESS OF WHICH 0.223 ACRES IS NEW DEDICATED ROAD RIGHT-OF-WAY.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON _____, 2020, I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION, OF A TRACT OF LAND CONSISTING OF PART OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION THIRTY (30), TOWNSHIP TWELVE (12) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., 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.

JESSE E. HURT, REGISTERED LAND SURVEYOR NUMBER, LS-674

AT _____, NEBRASKA,
ON _____, 2020.

RANDALL JARZYNK A

DEBRA JARZYNK A

ACKNOWLEDGMENT

STATE OF NEBRASKA
COUNTY OF _____ SS

ON THIS ____ DAY OF _____, 2020, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED GERALD JARZYNK A AND ROSE JARZYNK A, HUSBAND AND WIFE, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSONS WHOSE SIGNATURES ARE AFFIXED HERETO AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR 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

AT _____, NEBRASKA,
ON _____, 2020.

GERALD JARZYNK A

ROSE JARZYNK A

ACKNOWLEDGMENT

STATE OF _____ SS
COUNTY OF _____

ON THIS ____ DAY OF _____, 2020, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED BLAINE J. ELDER AND BARBARA ELDER, HUSBAND AND WIFE, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSONS WHOSE SIGNATURES ARE AFFIXED HERETO AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR 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

AT _____, NEBRASKA,
ON _____, 2020.

BLAINE J. ELDER

BARBARA ELDER

AT _____, NEBRASKA,
ON _____, 2020.

DAVE KRAFT

MARIE KRAFT

ACKNOWLEDGMENT

STATE OF NEBRASKA
COUNTY OF _____ SS

ON THIS ____ DAY OF _____, 2020, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED DAVE KRAFT AND MARIE KRAFT, HUSBAND AND WIFE, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSONS WHOSE SIGNATURES ARE AFFIXED HERETO AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR 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

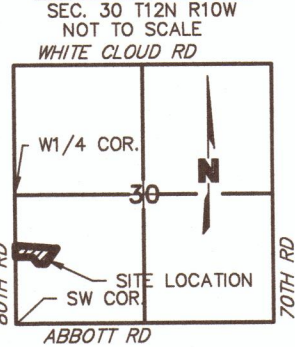
APPROVALS

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 HALL COUNTY BOARD OF SUPERVISORS THIS ____ DAY OF _____, 2020.

CHAIRPERSON _____ COUNTY CLERK _____

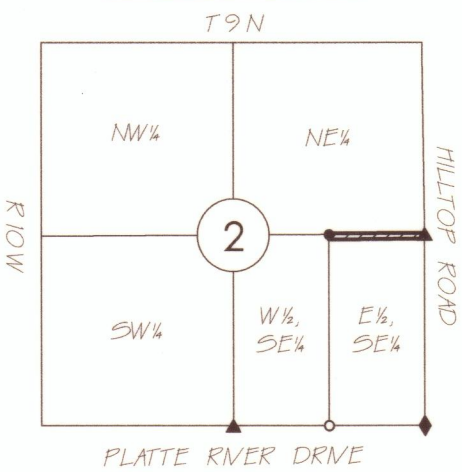
LOCATION MAP



AMICK ACRES EAST SECOND SUBDIVISION

HALL COUNTY, NEBRASKA
- FINAL PLAT -

SITUATION SKETCH: NOT TO SCALE



CORNER TIES

NE COR. E½, SE¼, SEC. 2 - T9N - R10W
FOUND SURVEY SPIKE IN ASPHALT
40.00' W to ½" REBAR w/ PLASTIC CAP
41.12' E to NAIL IN FENCE BRACE POST
66.04' S to MAG NAIL IN ASPHALT
44.36' WNW to MAG NAIL IN ASPHALT

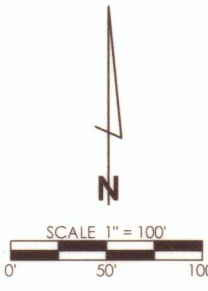
NE COR. SEC. 2 - T9N - R10W
FOUND SURVEY SPIKE IN ASPHALT
46.45' NW to REBAR IN CONCRETE WITNESS CORNER
43.49' N to NAIL IN FENCE POST
47.43' SW to NAIL IN POWER POLE
44.74' NE to NAIL IN FENCE POST

NW COR. E½, SE¼, SEC. 2 - T9N - R10W
FOUND ½" IRON PIPE
7.68' E to ½" REBAR w/ PLASTIC CAP
66.04' S to ½" REBAR w/ PLASTIC CAP
19.62' NE to ½" REBAR w/ PLASTIC CAP
33.43' W to ½" IRON PIPE

SW COR. SE¼, SEC. 2 - T9N - R10W
FOUND SURVEY SPIKE IN ASPHALT
25.08' ENE to NAIL IN TOP OF BRIDGE RAIL POST
31.38' ESE to NAIL IN TOP OF BRIDGE RAIL POST
60.78' NW to SW CORNER OF CONC. WELL PAD
58.88' NW to SE CORNER OF CONC. WELL PAD

SW COR. E½, SE¼, SEC. 2 - T9N - R10W
PLACED MAG NAIL IN ASPHALT
35.12' S to NAIL IN CORNER FENCE POST
59.67' SE to NAIL IN POWER POLE
84.17' N to NAIL IN POWER POLE

SE COR. E½, SE¼, SEC. 2 - T9N - R10W
FOUND SURVEY SPIKE IN ASPHALT
48.93' SW to NAIL IN CUT OFF POWER POLE
55.88' SE to REBAR IN CONCRETE WITNESS CORNER
47.27' NE to NAIL IN FENCE POST



LEGEND
M = MEASURED DISTANCE
R = RECORDED DISTANCE, LS #178, AMICK ACRES EAST SUB. (10/13/1992)
P.O.B. = POINT OF BEGINNING
X = PLACED MAG NAIL IN ASPHALT
O = PLACED ½" REBAR w/ PLASTIC CAP UNLESS NOTED
● = FOUND ½" IRON PIPE
----- = PROPERTY LINE AMICK ACRES EAST SUB. / ¼ SECTION LINE

AMICK ACRES EAST SUBDIVISION

LEGAL DESCRIPTION
A tract of land comprising of Outlot 'C6', Amick Acres East Subdivision and the Northerly Two (2) acres of the East Half of the Southeast Quarter (E½, SE¼), Section Two (2), Township Nine (9) North, Range Ten (10) West of the 6th P.M., Hall County, Nebraska. More particularly described as follows:
Beginning at the northeast corner of said E½, SE¼; thence S 89°38'18" W on and upon north line of said E½, SE¼ a distance of 40.00 feet to a point; thence N 00°10'37" W a distance of 17.00 feet to a point; thence S 89°38'18" W and parallel with the north line of said E½, SE¼ a distance of 1269.45 feet to a point; thence S 06°42'02" W a distance of 17.13 feet to a point on the north line of said E½, SE¼; thence S 89°38'18" W on and upon the north line of said E½, SE¼ a distance of 7.68 feet to the northwest corner of said E½, SE¼; thence S 00°19'00" E on and upon the west line of said E½, SE¼ a distance of 66.04 feet to a point; thence N 89°38'18" E and parallel with the north line of said E½, SE¼ a distance of 1319.10 feet to a point on the east line of said E½, SE¼; thence N 00°14'36" W on and upon the east line of said E½, SE¼ a distance of 66.04 feet to the Point of Beginning. Said tract contains 2.435 acres more or less.

SURVEYORS CERTIFICATE
I hereby certify that on January 10, 2020, I completed an accurate survey of "AMICK ACRES EAST SECOND SUBDIVISION", Hall County, Nebraska, as shown on the accompanying plat; that iron markers were placed at all lot corners; that all dimensions of the lots are shown on the plat; and that said survey was made with reference to known and recorded monuments.

Evan A. Jasnowski
Evan A. Jasnowski R.L.S. #776



DEDICATION
KNOW ALL MEN BY THESE PRESENTS, that Karen L. Kissinger and Myron Lautenschlager, co-trustees, and Bill Brown, President of Amick Acres East Home Owners Association Inc., owners of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as "Amick Acres East Second Subdivision", 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 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 foregoing subdivision as more particularly described in the description 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 _____, 2020.

IN WITNESS WHEREOF, I have affixed my signature hereto at _____, Hawaii, this _____ day of _____, 2020.

Karen L. Kissinger, Co-Trustee Myron Lautenschlager, Co-Trustee Bill Brown, President - Amick Acres East H.O.A., Inc.

ACKNOWLEDGEMENT
State of Nebraska ss
County of Hall
On this, the _____ day of _____, 2020, before me _____, a Notary Public within and for said County, Personally appeared Myron Lautenschlager and Bill Brown, 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 that they are empowered to make the above dedication for and in behalf of said "Amick Acres East Second Subdivision".

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

ACKNOWLEDGEMENT
State of Hawaii ss
County of Maui
On this, the _____ day of _____, 2020, before me _____, a Notary Public within and for said County, Personally appeared Karen L. Kissinger, 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 that they are empowered to make the above dedication for and in behalf of said "Amick Acres East Second Subdivision".

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal at _____, Hawaii, on the date last 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

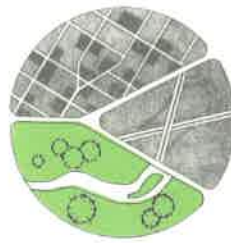
Approved and accepted by the Hall County Board of Supervisors this _____ day of _____, 2020.

Board Chairman County Clerk

OWNER
- KAREN L. KISSINGER
- MYRON LAUTENSCHLAGER
- AMICK ACRES EAST SUBDIVISION
SUBDIVIDER
- DAVE NIEMOTH
SURVEYOR
- JASNOWSKI SURVEYING LLC
NUMBER OF LOTS
- 1



SURVEY REQUESTED BY DAVE NIEMOTH
PROJECT NUMBER 19-LS-106 - DATE: 01/14/2020
DRAWN BY E.A.J. - CHECKED BY E.D.J.
1825 14th STREET, AURORA, NE 68018
PHONE: 402-694-8103 - EMAIL: ejasnowski@gmail.com



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



Hall County Regional Planning Commission

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

Item J3

**Final Plat - Copper Creek Estates Fifteenth 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 GUARANTEE GROUP LLC
Address PO BOX 5916
City GRAND ISLAND, State NE Zip 68802
Phone (308) 379-1482

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: Jai Andrist Date: _____
(Applicant)

Surveyor/Engineers Information

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

SUBDIVISION NAME: COPPER CREEK ESTATES FIFTEENTH 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

Please check the appropriate Plat

- ☐ Preliminary Plat
- ☒ Final Plat

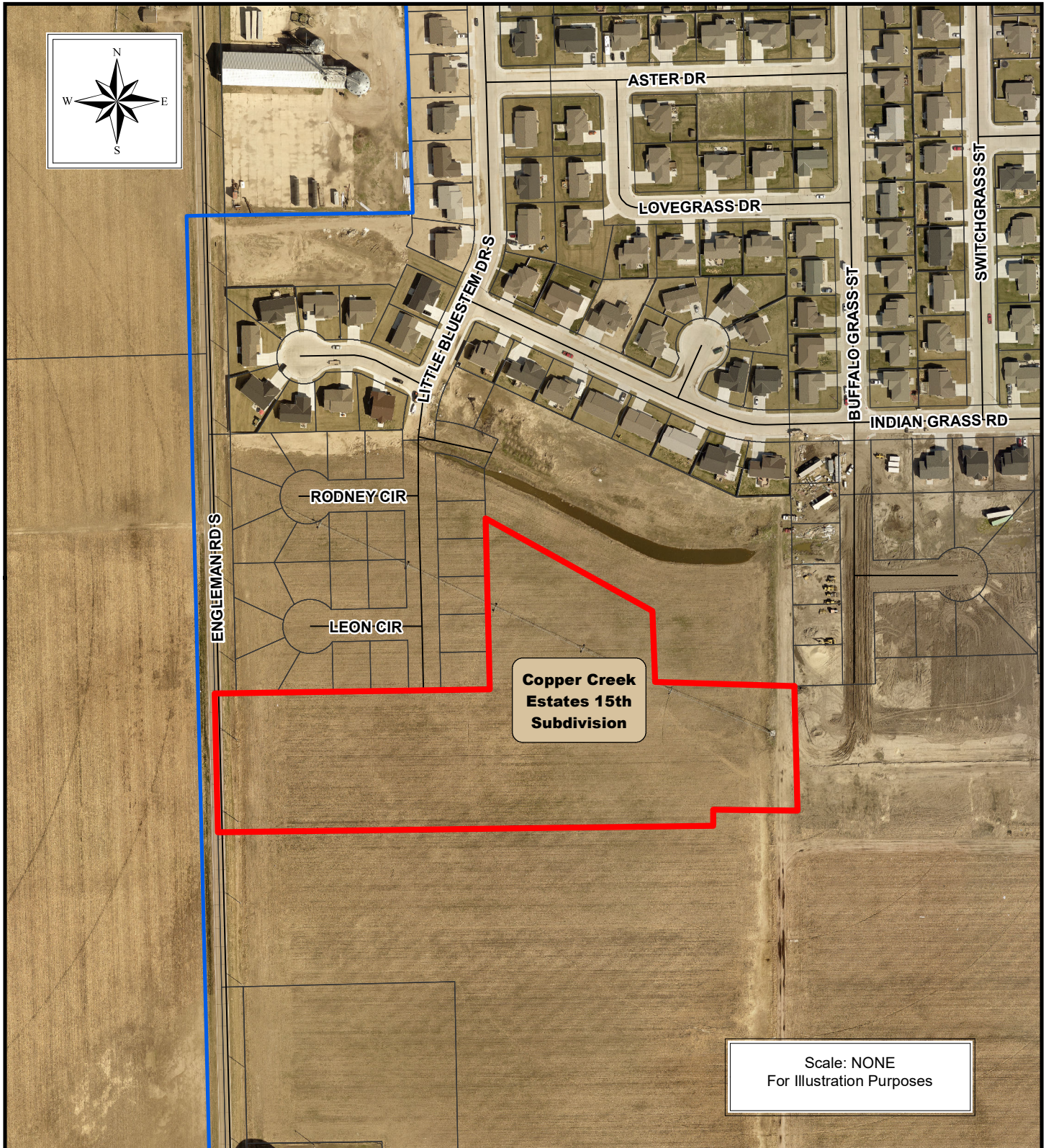
Number of Lots 28
Number of Acres 7.91

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 \$ 750.00

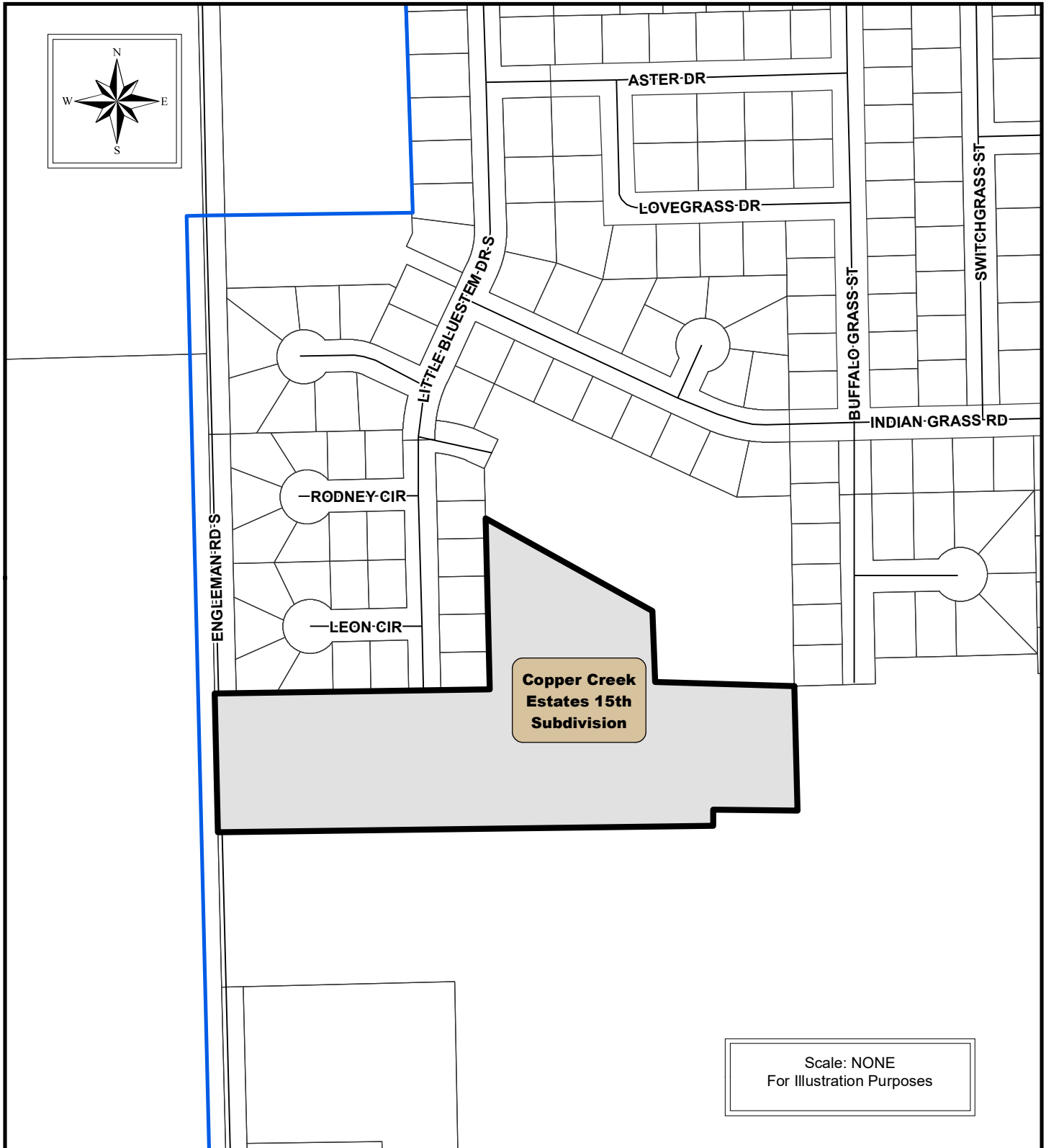
* 15 Pages are to be printed on 11X17, larger sizes maybe requested if needed

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

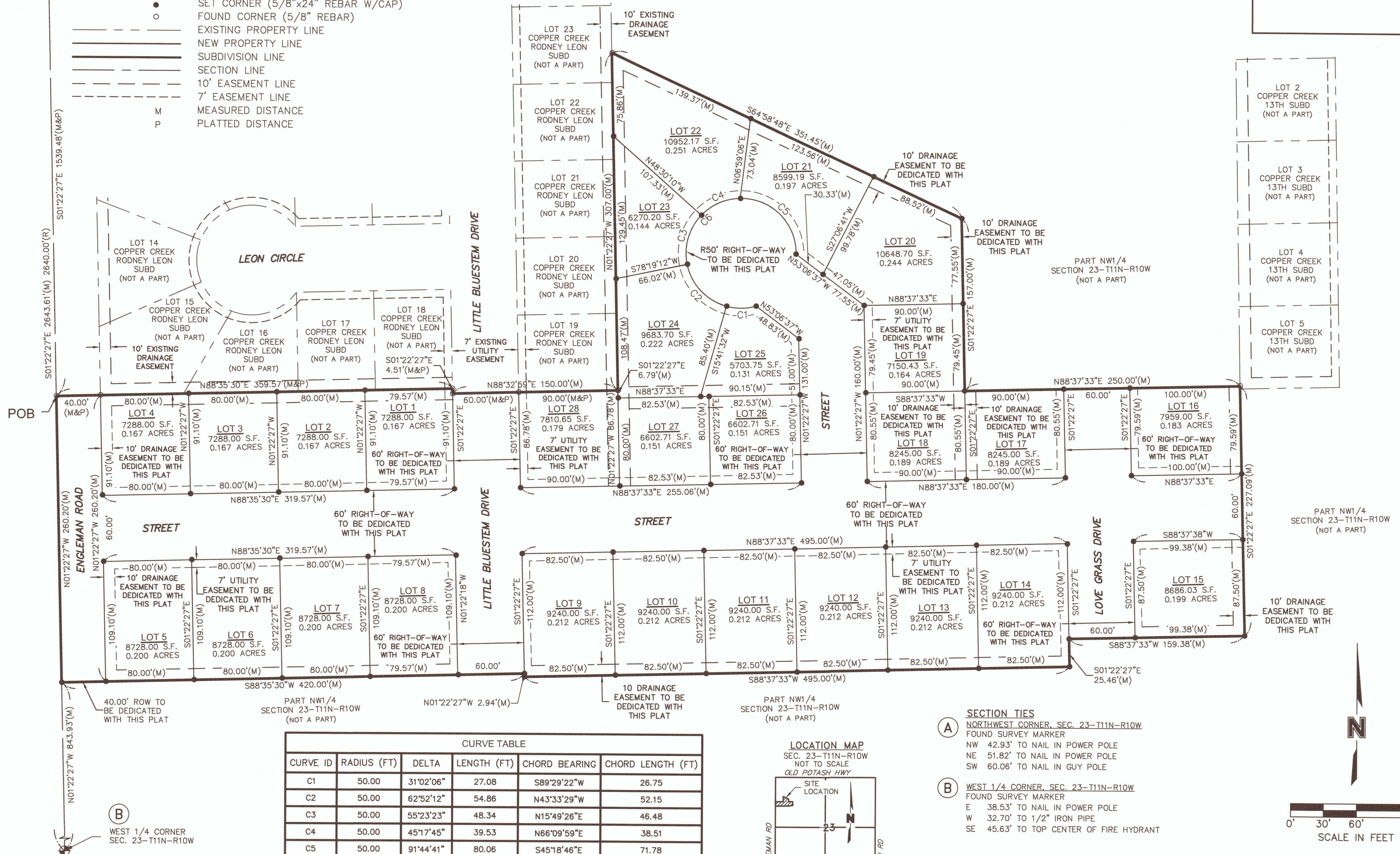
COPPER CREEK ESTATES FIFTEENTH SUBDIVISION

CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

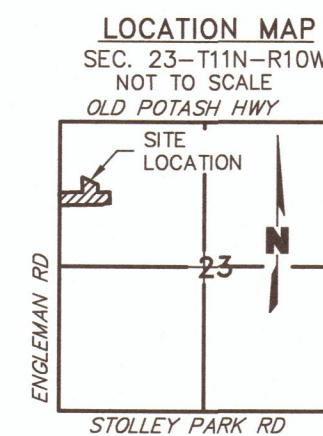
FINAL PLAT

LEGEND

- SECTION CORNER
- SET CORNER (5/8"x24" REBAR W/CAP)
- FOUND CORNER (5/8" REBAR)
- EXISTING PROPERTY LINE
- === NEW PROPERTY LINE
- SUBDIVISION LINE
- SECTION LINE
- 10' EASEMENT LINE
- 7' EASEMENT LINE
- MEASURED DISTANCE
- PLATTED DISTANCE



CURVE ID	RADIUS (FT)	DELTA	LENGTH (FT)	CHORD BEARING	CHORD LENGTH (FT)
C1	50.00	31°02'06"	27.08	S89°29'22"W	26.75
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- SECTION TIES**
- (A) NORTHWEST CORNER, SEC. 23-T11N-R10W**
 FOUND SURVEY MARKER
 NW 42.93' TO NAIL IN POWER POLE
 NE 51.82' TO NAIL IN POWER POLE
 SW 60.06' TO NAIL IN GUY POLE
- (B) WEST 1/4 CORNER, SEC. 23-T11N-R10W**
 FOUND SURVEY MARKER
 E 38.53' TO NAIL IN POWER POLE
 W 32.70' TO 1/2" IRON PIPE
 SE 45.63' TO TOP CENTER OF FIRE HYDRANT

SHEET 1 OF 2

olsson

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

PROJECT NO. 2018-0480
 GUARANTEE GROUP
 SURVEY
 FB

DWG: F:\2018\0001-0500\018-0480-Design\Survey\SRV\Xref\19_FPT_COPPER CREEK 15TH_18-0480.dwg
 DATE: Jan 16, 2020 4:05pm XREFS: C_Row_2019_80480 v_xtpo_gim_80480
 USER: jjimenez

COPPER CREEK ESTATES FIFTEENTH SUBDIVISION
CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA
FINAL PLAT

LEGAL DESCRIPTION

A TRACT OF LAND CONSISTING OF PART OF THE NORTHWEST QUARTER (NW1/4) 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 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF COPPER CREEK RODNEY LEON SUBDIVISION, SAID POINT BEING ON THE WEST LINE OF THE NW 1/4 OF SECTION 23-T11N-R10W AND ALSO BEING THE POINT OF BEGINNING; THENCE ON AN ASSUMED BEARING OF S88°35'30"E, ALONG THE SOUTH LINE OF COPPER CREEK RODNEY LEON SUBDIVISION, A DISTANCE OF 359.57 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF LITTLE BLUESTEM DRIVE; THENCE S01°22'27"E, ALONG SAID COPPER CREEK RODNEY LEON SUBDIVISION AND THE WEST RIGHT-OF-WAY LINE, A DISTANCE OF 4.51 FEET; THENCE S88°37'33"E, ALONG SAID SOUTH SUBDIVISION LINE, A DISTANCE OF 150 FEET TO THE SOUTHEAST CORNER OF LOT 19, OF SAID COPPER CREEK RODNEY LEON SUBDIVISION; THENCE N01°22'27"W, ALONG THE EAST LINE OF SAID COPPER CREEK RODNEY LEON SUBDIVISION, A DISTANCE OF 307.00 FEET; THENCE S64°58'48"E A DISTANCE OF 351.45 FEET; THENCE S01°22'27"E A DISTANCE OF 157.00 FEET; THENCE N88°37'33"E A DISTANCE OF 250.00 FEET TO THE SOUTHWEST CORNER OF LOT 5, COPPER CREEK THIRTEENTH SUBDIVISION, GRAND ISLAND, NEBRASKA; THENCE S01°22'27"E A DISTANCE OF 227.09 FEET; THENCE S88°37'33"W A DISTANCE OF 159.38 FEET; THENCE S01°22'27"W A DISTANCE OF 25.46 FEET; THENCE S88°37'33"W A DISTANCE OF 495.00 FEET; THENCE N01°22'27"W A DISTANCE OF 2.94 FEET; THENCE S88°35'30"W A DISTANCE OF 420.00 FEET TO A POINT ON SAID WEST LINE OF THE NW 1/4; THENCE N01°22'27"W, ALONG SAID WEST LINE, A DISTANCE OF 260.20 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 344,798.34 SQUARE FEET OR 7.915 ACRES MORE OR LESS OF WHICH 2.62 ACRES IS NEW DEDICATED ROAD RIGHT-OF-WAY.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON [blank], 2020, I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION, OF A TRACT OF LAND CONSISTING OF PART OF THE NORTHWEST QUARTER (NW1/4) 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, 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

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 [blank] DAY OF [blank], 2020.

MAYOR

CITY CLERK

DEDICATION OF PLAT

KNOW ALL MEN BY THESE PRESENTS, THAT THE GUARANTEE GROUP, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, BEING THE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "COPPER CREEK FIFTEENTH SUBDIVISION" IN PART OF THE NORTHWEST QUARTER (NW1/4) 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, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF AND DO HEREBY DEDICATE THE ROAD RIGHT OF WAY, AS SHOWN THEREON TO THE PUBLIC FOR THEIR USE FOREVER: AND 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 HERETO, 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 ADDITION 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 OWNERS AND PROPRIETORS.

IN WITNESS WHEREOF, I HAVE AFFIXED MY SIGNATURE HERETO, AT [blank], NEBRASKA THIS [blank] DAY OF [blank], 2020.

SEAN P. O'CONNOR, A MEMBER
THE GUARANTEE GROUP, LLC, A NEBRASKA LIMITED LIABILITY COMPANY

ACKNOWLEDGMENT

STATE OF NEBRASKA SS
COUNTY OF HALL

ON THIS [blank] DAY OF [blank], 2020, BEFORE ME [blank], A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED SEAN P. O'CONNOR, A MEMBER, THE GUARANTEE GROUP, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED HERETO AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED. IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT [blank], NEBRASKA, ON THE DATE LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES [blank]

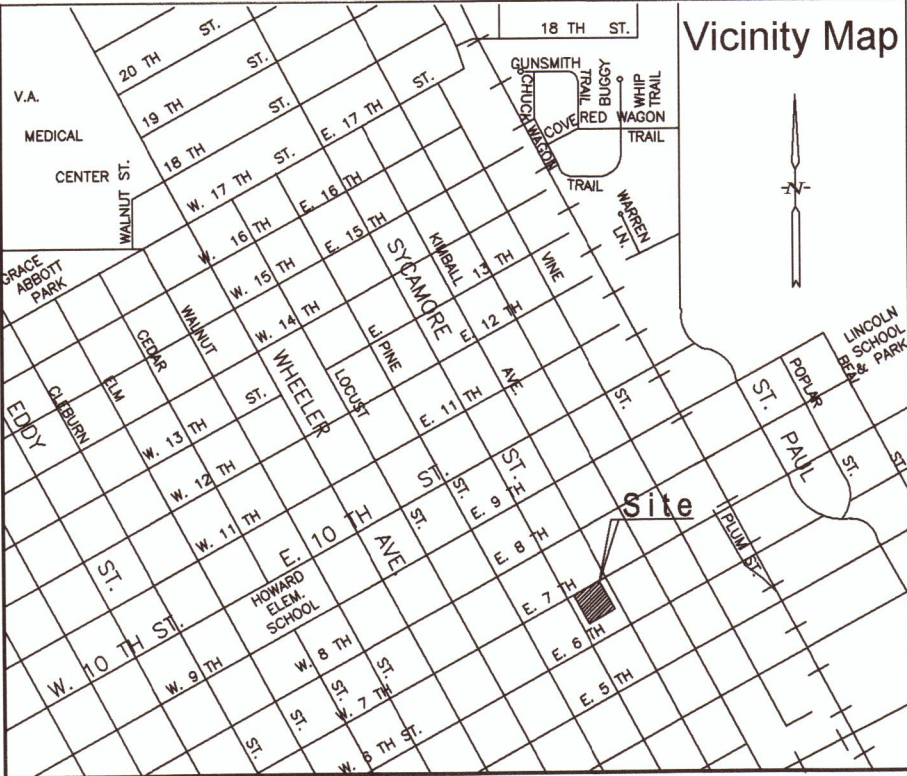
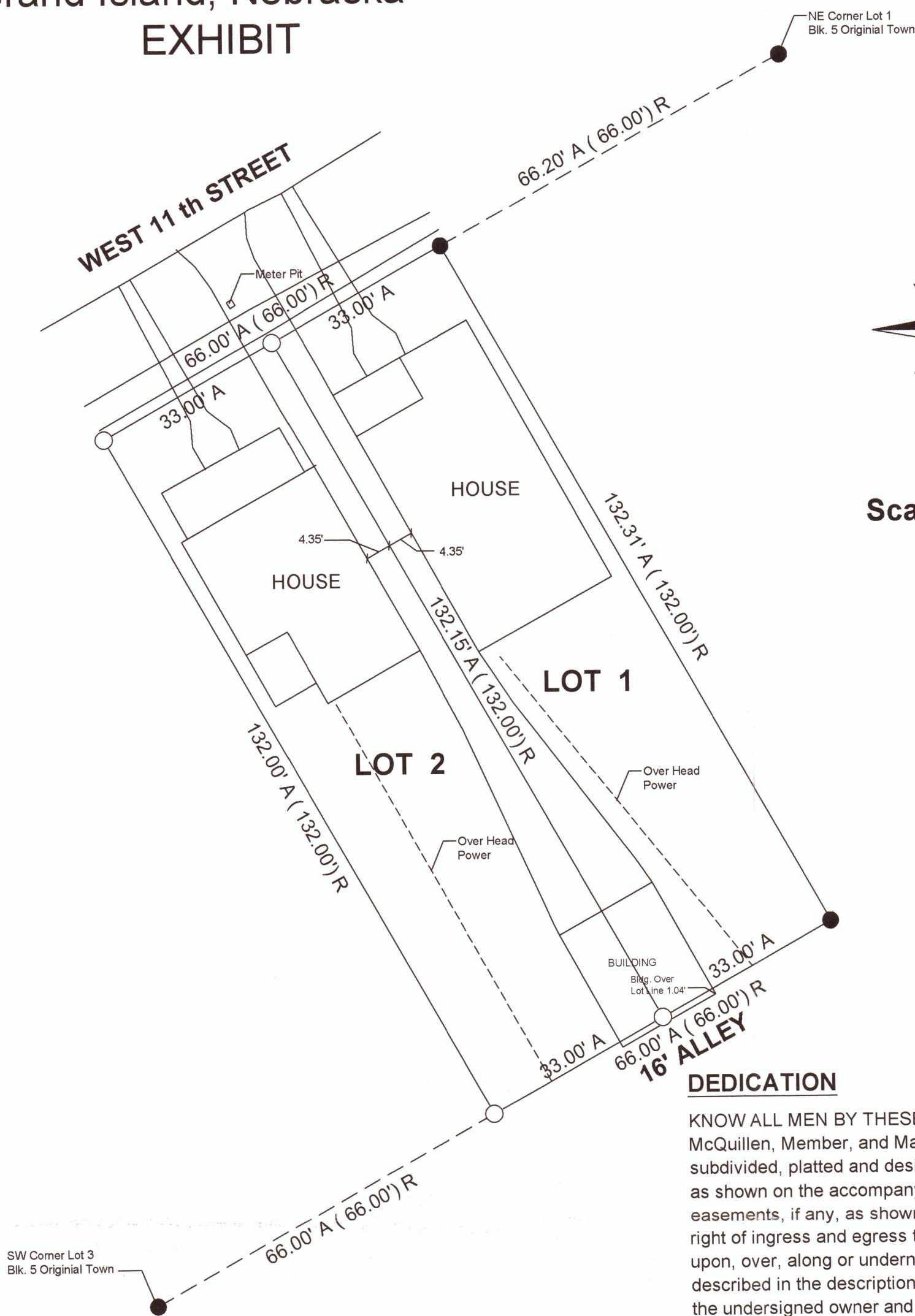
NOTARY PUBLIC

OWNERS: THE GUARANTEE GROUP, LLC
SUBDIVIDER: THE GUARANTEE GROUP, LLC
SURVEYOR: OLSSON
ENGINEER: OLSSON
NUMBER OF LOTS: 28

olsson
201 East 2nd Street
Grand Island, NE 68801
TEL 308.384.8750
FAX 308.384.8752
PROJECT NO. 2018-0480
GUARANTEE GROUP SURVEY
FB

DWG: F:\2018\0001-0500\018-0480\40-Design\Survey\SRVY\Xref\19_FPT_COPPER CREEK 15TH_18-0480.dwg
DATE: Jan 16, 2020 4:08pm
XREFS: C_Row_2019_80480 v_xtpo_gim_80480
USER: jjimenez

TDM SUBDIVISION
Grand Island, Nebraska
EXHIBIT



- 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 _____

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.

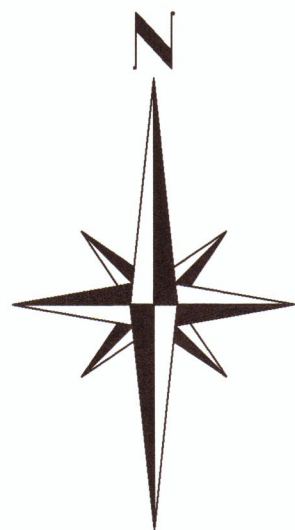
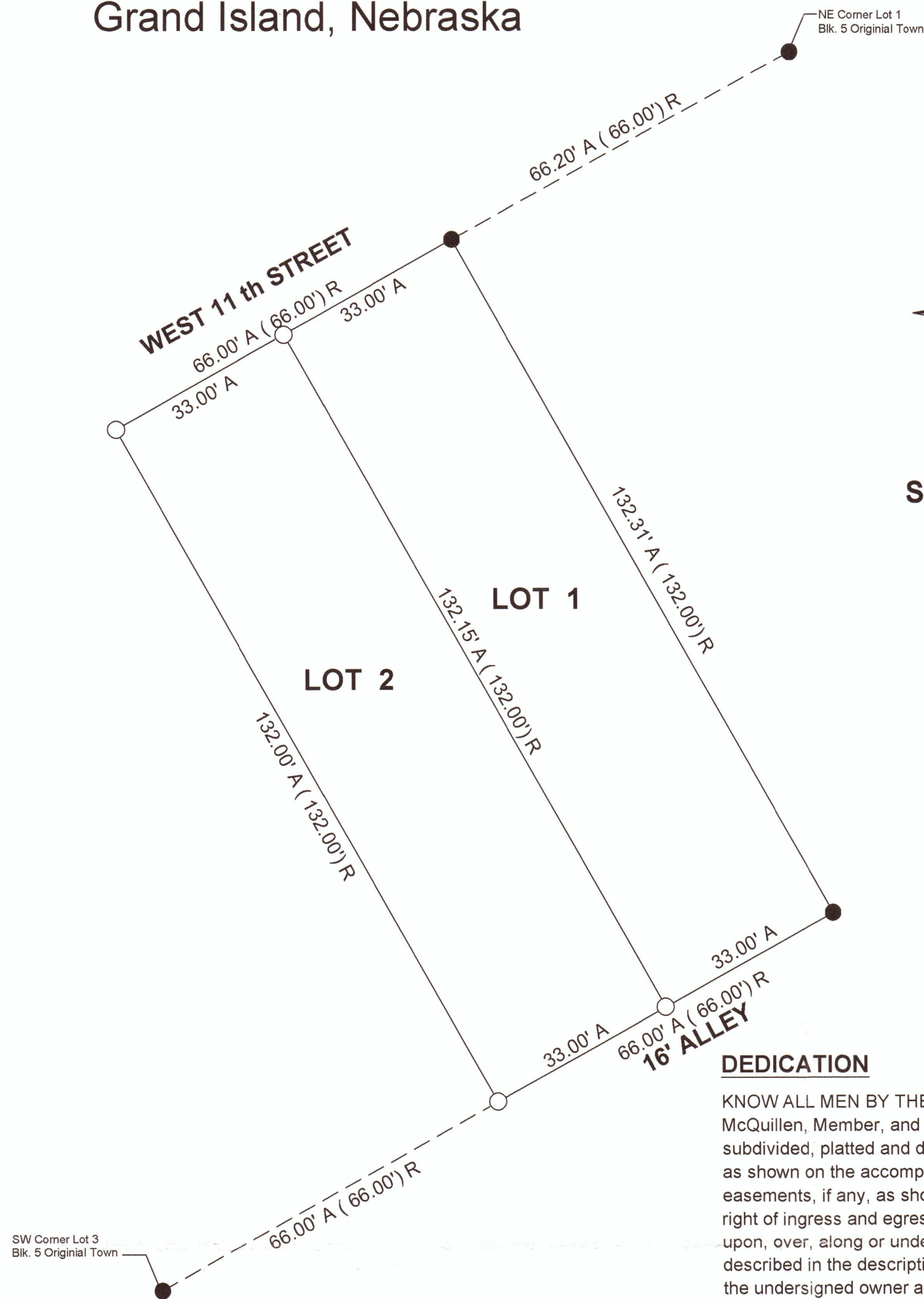
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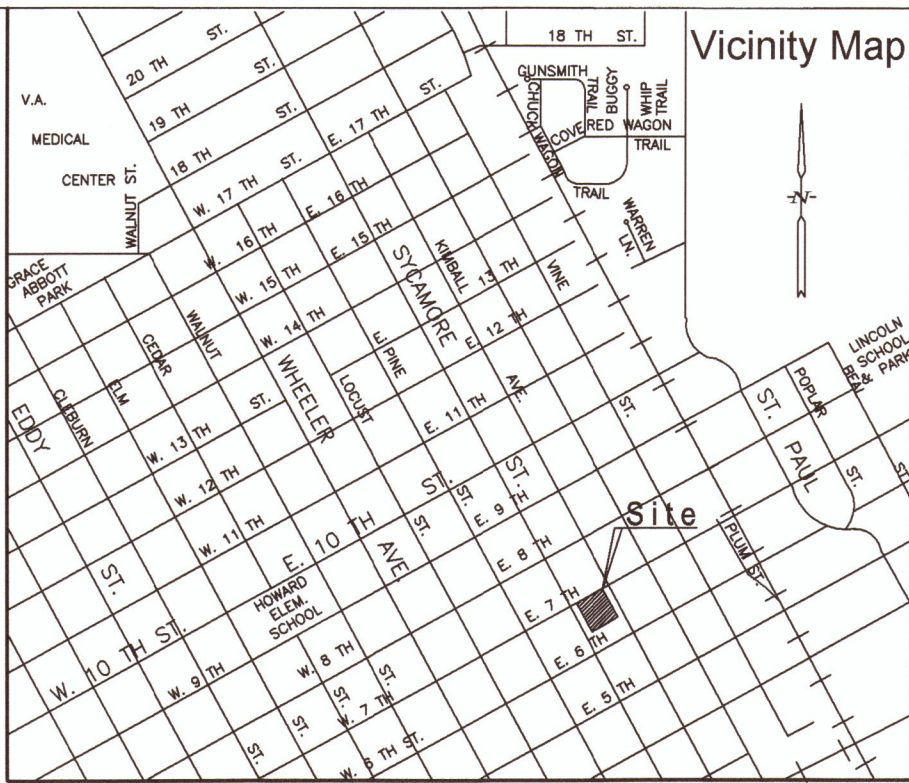
Notary Public

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: AS SHOWN 1" = 20'	DATE: 1/20/20	DRAWN BY: Brent C.	REVISION: 1 OF 1
PROJECT NO: 20-003		REVISION:	

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
 - All Distances on Curves are Chord Distance
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APPROVALS

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Chairman _____ Date _____
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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 _____

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County of Hall
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SCALE: AS SHOWN 1" = 20'	DATE: 1/20/20	DRAWN: Brent C.	PAGE: 1 OF 1
REVISION: PROJECT NO. 20-003	REVISION:		

COPPER CREEK ESTATES FIFTEENTH SUBDIVISION

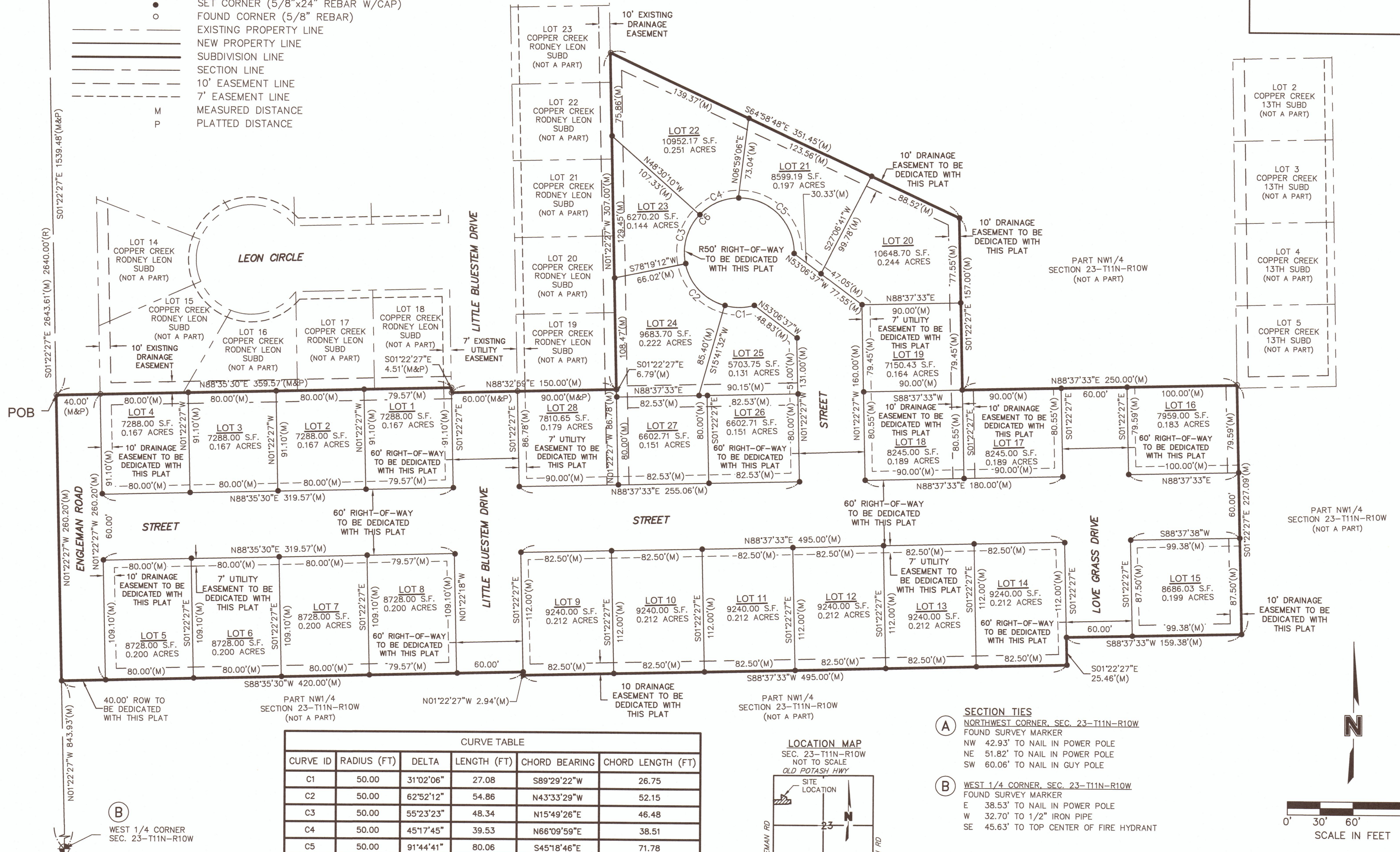
CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

FINAL PLAT

A
NORTHWEST CORNER
SEC. 23-T11N-R10W

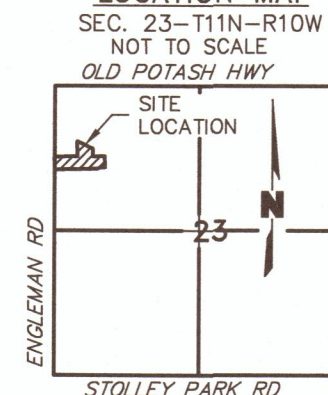
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- NEW PROPERTY LINE
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- 10' EASEMENT LINE
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C6	50.00	286°35'17"	250.10	N37°15'58"E	59.77

LOCATION MAP



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FOUND SURVEY MARKER
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NE 51.82' TO NAIL IN POWER POLE
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- B
WEST 1/4 CORNER, SEC. 23-T11N-R10W
FOUND SURVEY MARKER
E 38.53' TO NAIL IN POWER POLE
W 32.70' TO 1/2" IRON PIPE
SE 45.63' TO TOP CENTER OF FIRE HYDRANT

OWNERS: THE GUARANTEE GROUP, LLC
SUBDIVIDER: THE GUARANTEE GROUP, LLC
SURVEYOR: OLSSON
ENGINEER: OLSSON
NUMBER OF LOTS: 28

olsson

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

PROJECT NO. 2018-0480
GUARANTEE GROUP
SURVEY
FB

SHEET 1 OF 2

COPPER CREEK ESTATES FIFTEENTH SUBDIVISION
CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA
FINAL PLAT

LEGAL DESCRIPTION

A TRACT OF LAND CONSISTING OF PART OF THE NORTHWEST QUARTER (NW1/4) 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 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF COPPER CREEK RODNEY LEON SUBDIVISION, SAID POINT BEING ON THE WEST LINE OF THE NW 1/4 OF SECTION 23-T11N-R10W AND ALSO BEING THE POINT OF BEGINNING; THENCE ON AN ASSUMED BEARING OF S88°35'30"E, ALONG THE SOUTH LINE OF COPPER CREEK RODNEY LEON SUBDIVISION, A DISTANCE OF 359.57 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF LITTLE BLUESTEM DRIVE; THENCE S01°22'27"E, ALONG SAID COPPER CREEK RODNEY LEON SUBDIVISION AND THE WEST RIGHT-OF-WAY LINE, A DISTANCE OF 4.51 FEET; THENCE S88°37'33"E, ALONG SAID SOUTH SUBDIVISION LINE, A DISTANCE OF 150 FEET TO THE SOUTHEAST CORNER OF LOT 19, OF SAID COPPER CREEK RODNEY LEON SUBDIVISION; THENCE N01°22'27"W, ALONG THE EAST LINE OF SAID COPPER CREEK RODNEY LEON SUBDIVISION, A DISTANCE OF 307.00 FEET; THENCE S64°58'48"E A DISTANCE OF 351.45 FEET; THENCE S01°22'27"E A DISTANCE OF 157.00 FEET; THENCE N88°37'33"E A DISTANCE OF 250.00 FEET TO THE SOUTHWEST CORNER OF LOT 5, COPPER CREEK THIRTEENTH SUBDIVISION, GRAND ISLAND, NEBRASKA; THENCE S01°22'27"E A DISTANCE OF 227.09 FEET; THENCE S88°37'33"W A DISTANCE OF 159.38 FEET; THENCE S01°22'27"W A DISTANCE OF 25.46 FEET; THENCE S88°37'33"W A DISTANCE OF 495.00 FEET; THENCE N01°22'27"W A DISTANCE OF 2.94 FEET; THENCE S88°35'30"W A DISTANCE OF 420.00 FEET TO A POINT ON SAID WEST LINE OF THE NW 1/4; THENCE N01°22'27"W, ALONG SAID WEST LINE, A DISTANCE OF 260.20 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 344,798.34 SQUARE FEET OR 7.915 ACRES MORE OR LESS OF WHICH 2.62 ACRES IS NEW DEDICATED ROAD RIGHT-OF-WAY.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON [blank], 2020, I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION, OF A TRACT OF LAND CONSISTING OF PART OF THE NORTHWEST QUARTER (NW1/4) 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, 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

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 [blank] DAY OF [blank], 2020.

MAYOR

CITY CLERK

DEDICATION OF PLAT

KNOW ALL MEN BY THESE PRESENTS, THAT THE GUARANTEE GROUP, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, BEING THE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "COPPER CREEK FIFTEENTH SUBDIVISION" IN PART OF THE NORTHWEST QUARTER (NW1/4) 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, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF AND DO HEREBY DEDICATE THE ROAD RIGHT OF WAY, AS SHOWN THEREON TO THE PUBLIC FOR THEIR USE FOREVER: AND 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 HERETO, 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 ADDITION 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 OWNERS AND PROPRIETORS.

IN WITNESS WHEREOF, I HAVE AFFIXED MY SIGNATURE HERETO, AT [blank], NEBRASKA THIS [blank] DAY OF [blank], 2020.

SEAN P. O'CONNOR, A MEMBER
THE GUARANTEE GROUP, LLC, A NEBRASKA LIMITED LIABILITY COMPANY

ACKNOWLEDGMENT

STATE OF NEBRASKA SS
COUNTY OF HALL

ON THIS [blank] DAY OF [blank], 2020, BEFORE ME [blank], A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED SEAN P. O'CONNOR, A MEMBER, THE GUARANTEE GROUP, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED HERETO AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED. IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT [blank], NEBRASKA, ON THE DATE LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES [blank]

NOTARY PUBLIC

OWNERS: THE GUARANTEE GROUP, LLC
SUBDIVIDER: THE GUARANTEE GROUP, LLC
SURVEYOR: OLSSON
ENGINEER: OLSSON
NUMBER OF LOTS: 28

olsson
201 East 2nd Street
Grand Island, NE 68801
TEL 308.384.8750
FAX 308.384.8752
PROJECT NO. 2018-0480
GUARANTEE GROUP SURVEY
FB

DWG: F:\2018\0001-0500\018-0480\40-Design\Survey\SRVY\Xref\19_FPT_COPPER CREEK 15TH_18-0480.dwg
DATE: Jan 16, 2020 4:08pm
XREFS: C_Row_2019_80480 v_xtpo_gim_80480
USER: jjimenez



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 End_Easting	Segment	Bearing	Length	Front	End_Northing
-----	-----	-----	-----	-----	-----
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



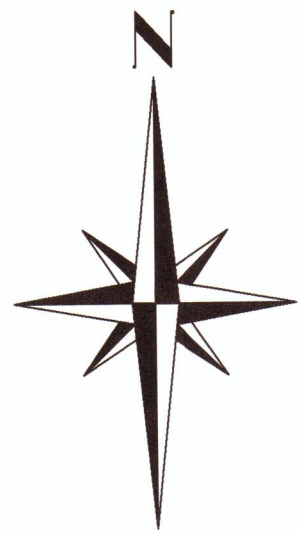
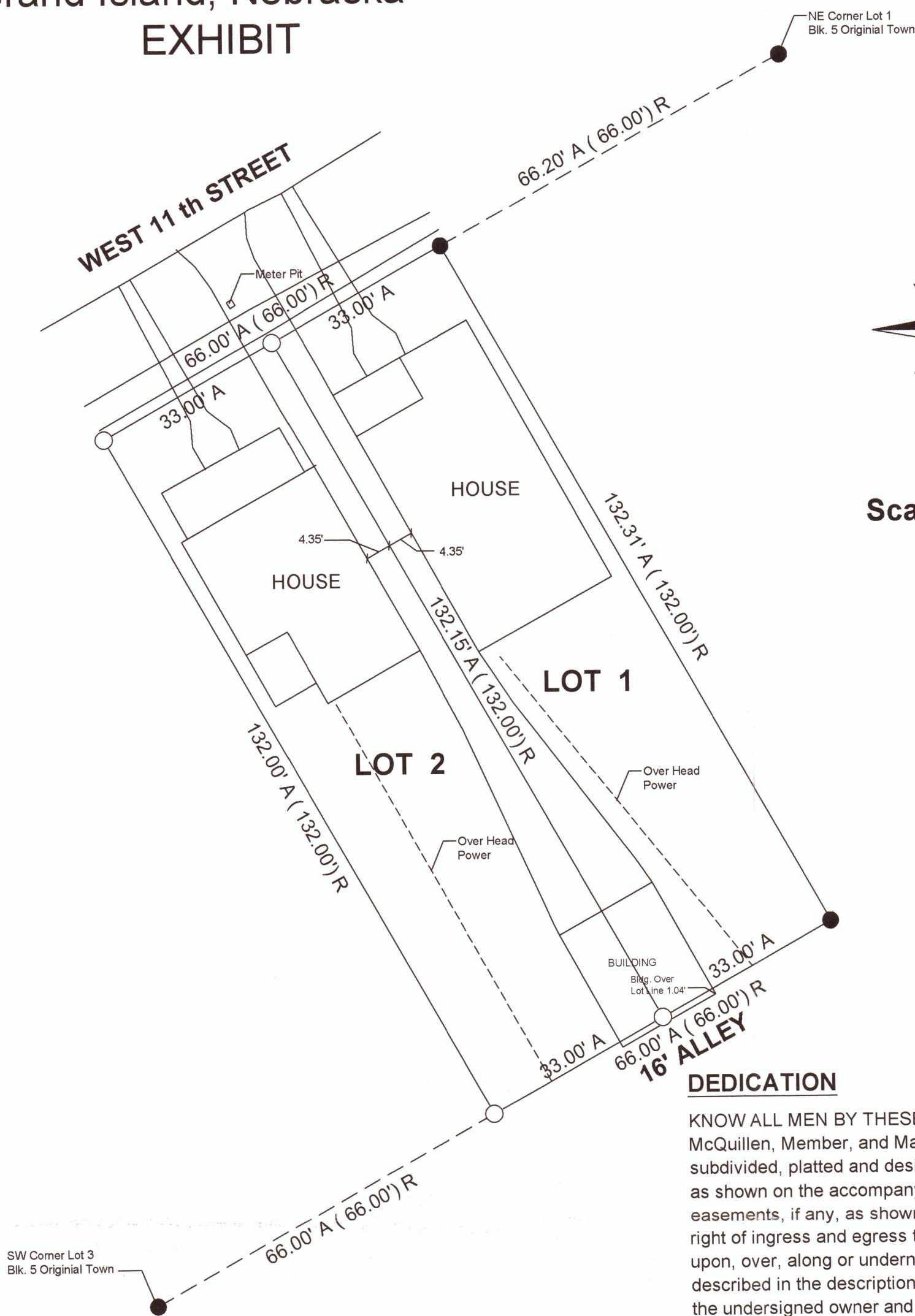
THE REGIONAL PLANNING COMMISSION of Hall
County, Grand Island, Wood River and the Villages
of Alda, Cairo and Doniphan, Nebraska

PROPOSED SUBDIVISION LOCATION MAP

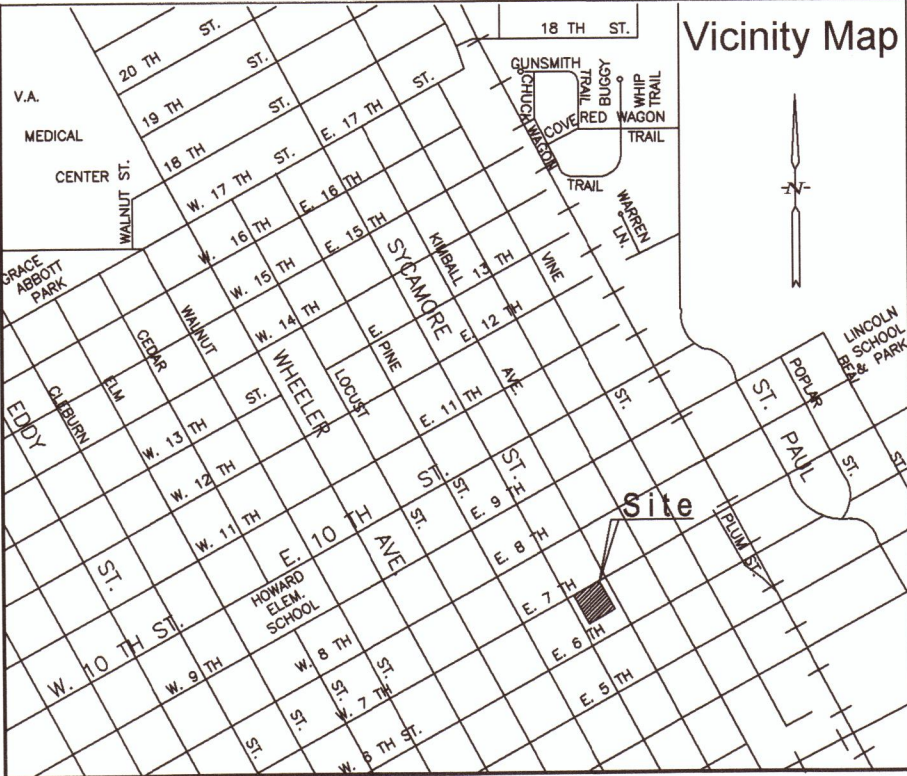


THE REGIONAL PLANNING COMMISSION of Hall
County, Grand Island, Wood River and the Villages
of Alda, Cairo and Doniphan, Nebraska

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

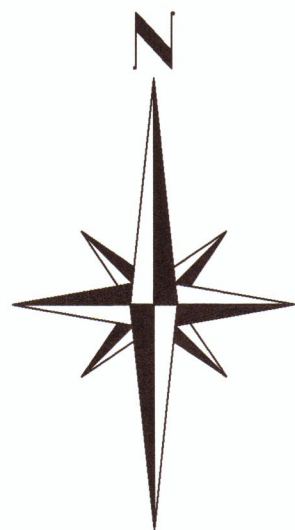
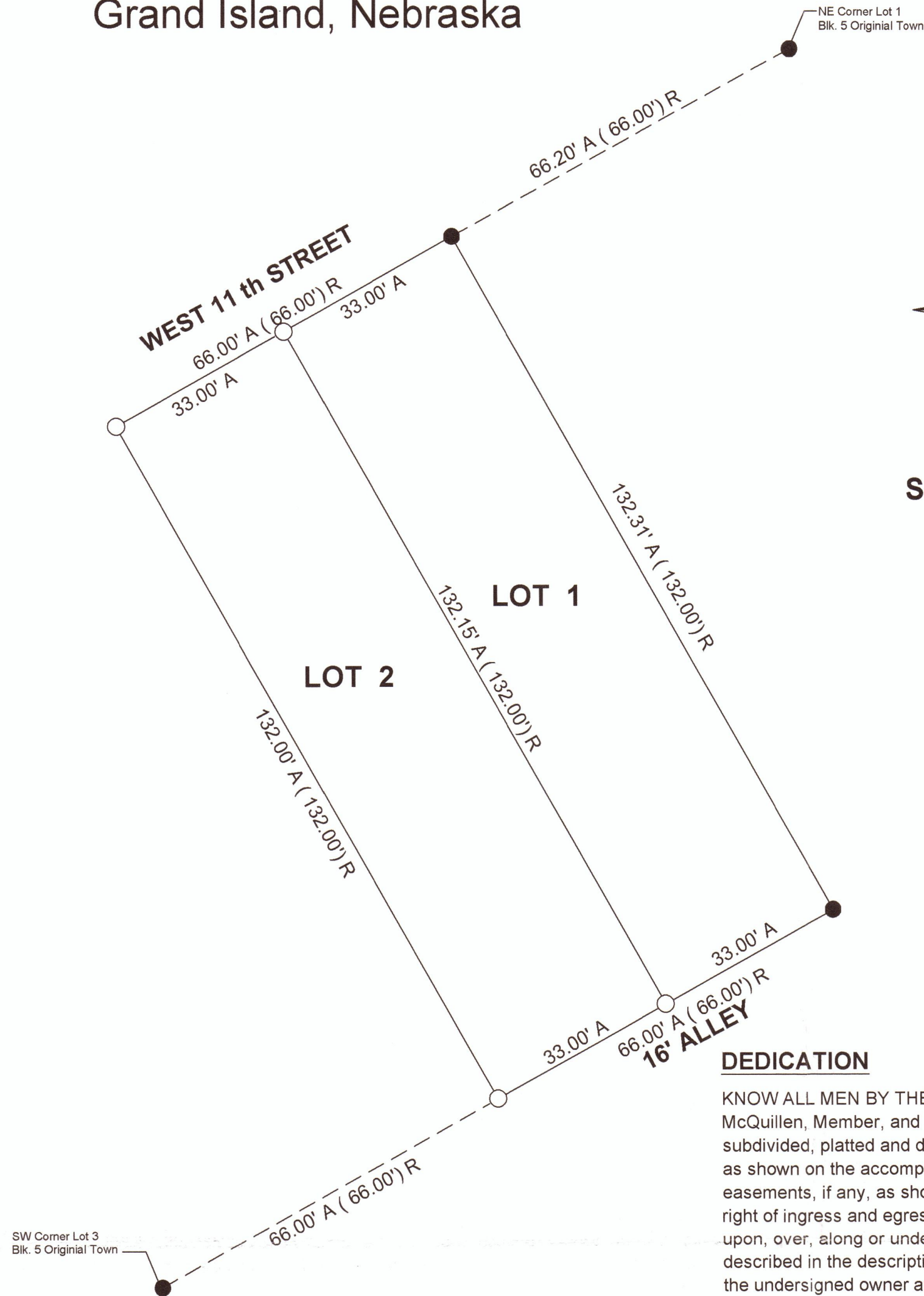
Notary Public
ACKNOWLEDEGEMENT

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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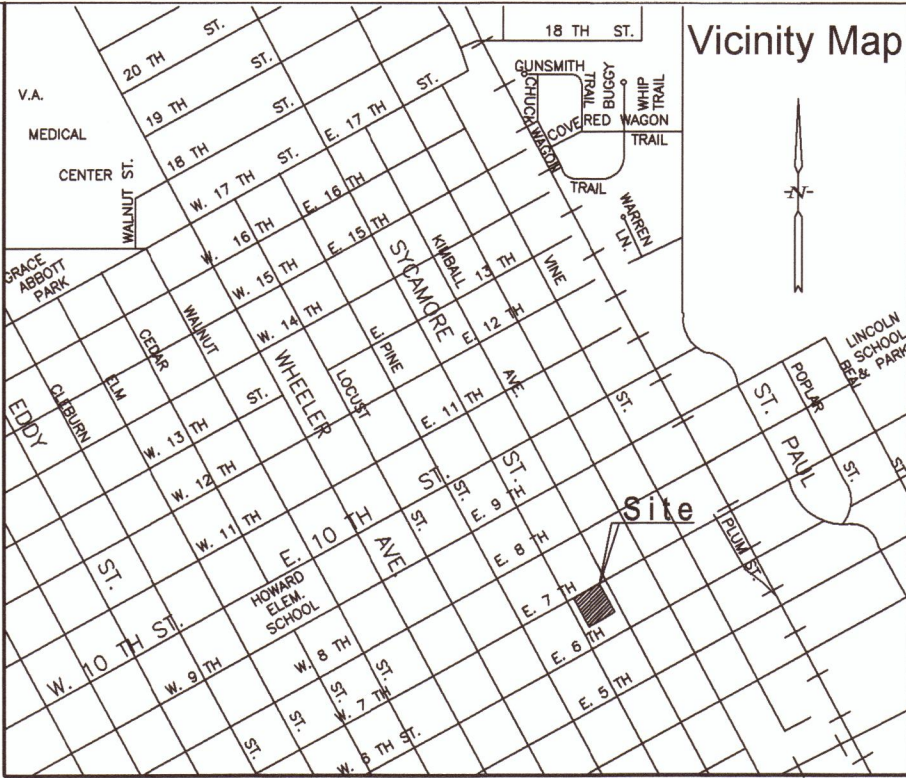
Notary Public

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
 - All Distances on Curves are Chord Distance
 - R - Recorded Distance
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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.

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

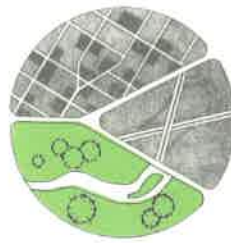
State of Nebraska
County of Hall
On the ____ day of _____, 2020, before me _____ a Notary Public within and for said County, personally appeared Mark R. Kramer - Member, TDM Enterprises, L.L.C., a Nebraska Limited Liability Company, and to me personally known to be the identical person whose signature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