



Hall County Regional Planning Commission

Wednesday, June 3, 2020

Regular Meeting

Item J1

**Final Plat - Grand Island - Brooklyn Subdivision an addition to the
City Of 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 Gerald L. & Pamela K. Dean
Address 14 St. James Place
City Grand Island, State NE Zip 68803

Phone (308) 380-0344

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

All owners, lien holder's etc... will be required to sign the dedication certificate on the final plat.

As the applicant for this subdivision I do hereby certify that I have provided complete information regarding the ownership of the property included in this application:

By: _____
(Applicant)

Surveyor/Engineers Information

Surveyor/Engineering Firm Benjamin & Associates, Inc.
Address P. O. Box 339
City Grand Island, State NE Zip 68802-0339
Phone (308) 382-8465
Surveyor/Engineer Name Lee D. Wagner License Number 557

SUBDIVISION NAME: BROOKLYN 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)

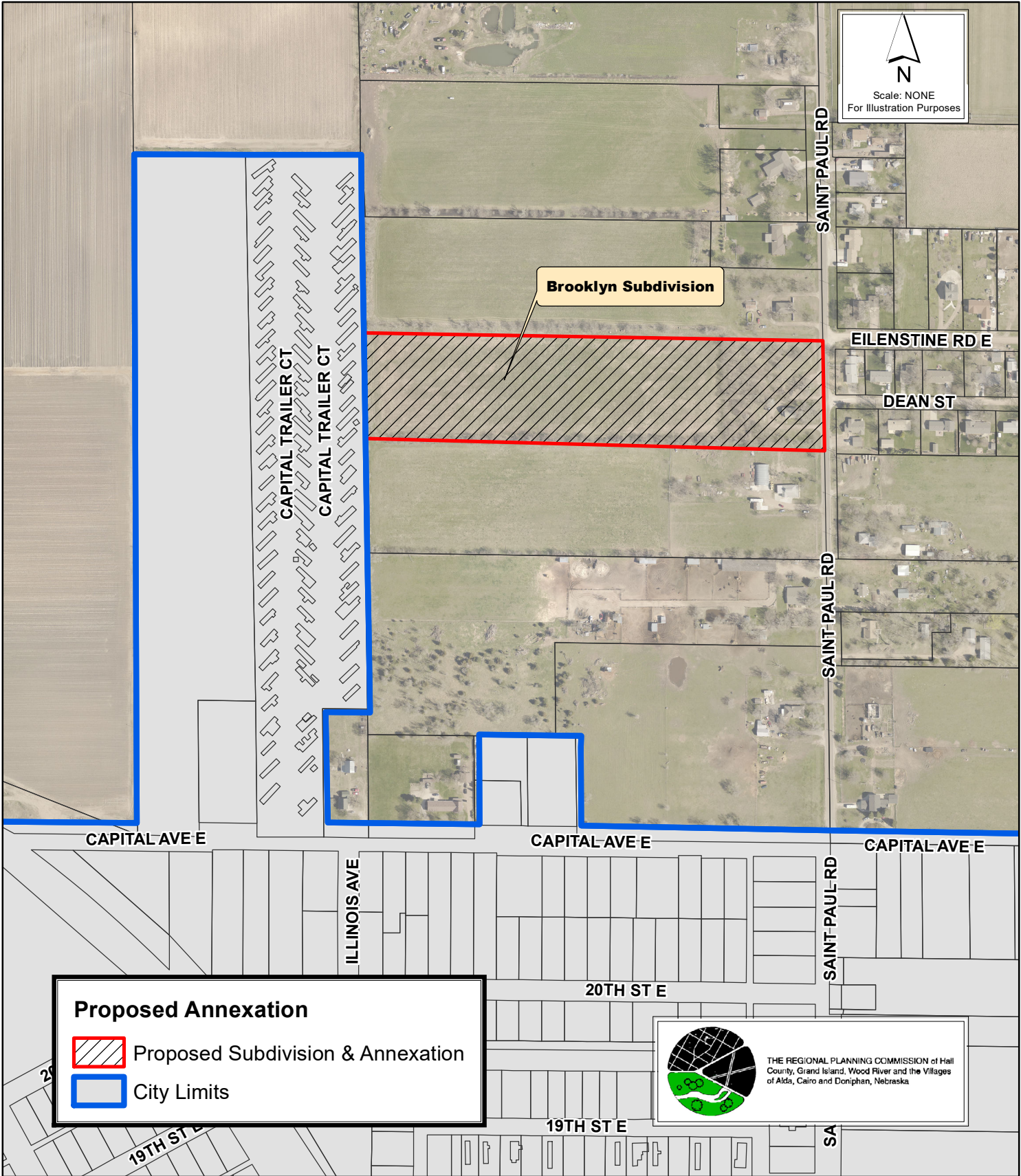
Number of Lots 2

Number of Acres 10.0986

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 ANNEXATION LOCATION MAP



N
Scale: NONE
For Illustration Purposes

Brooklyn Subdivision

EILENSTINE RD E

DEAN ST

SAINT PAUL RD

SAINT PAUL RD

CAPITAL AVE E

CAPITAL AVE E



CAPITAL AVE E

ILLINOIS AVE

SAINT PAUL RD

20TH ST E

Proposed Annexation

-  Proposed Subdivision & Annexation
-  City Limits

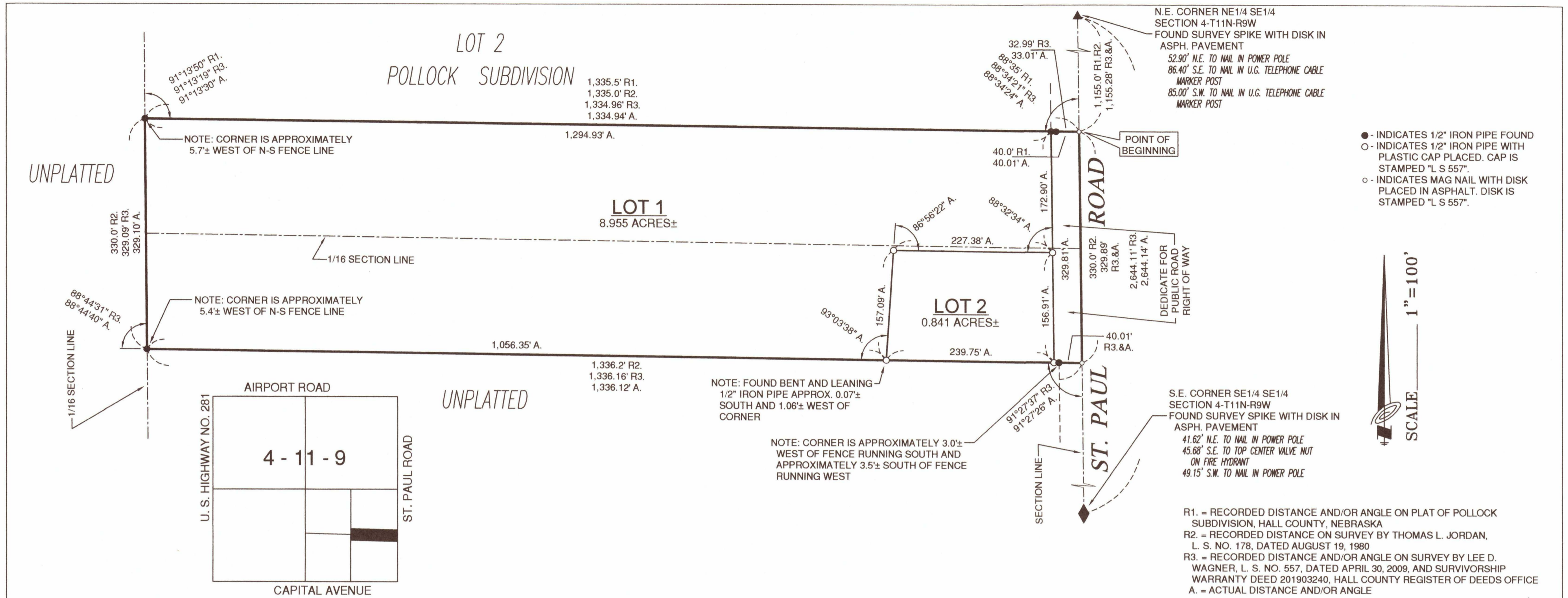


THE REGIONAL PLANNING COMMISSION of Hall County, Grand Island, Wood River and the Villages of Alda, Cairo and Doniphan, Nebraska

19TH ST E

19TH ST E

SA



LEGAL DESCRIPTION (Per Survivorship Warranty Deed No. 201903240, Hall County Register of Deeds Office)

A tract of land comprising the South Five (5.0) acres of the Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4), and the North Five (5.0) acres of the Southeast Quarter of the Southeast Quarter (SE1/4 SE1/4) of Section Four (4), Township Eleven (11) North, Range Nine (9) West of the 6th P.M., Hall County, Nebraska, and more particularly described as follows:

Beginning at a point on the east line of said Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4), said point being One Thousand One Hundred Fifteen and Twenty Eight Hundredths (1,115.28) feet south of the northeast corner of said Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4), said point also being the southeast corner of Pollock Subdivision; thence running southerly, along and upon the east line of said Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4), and along and upon the east line of said Southeast Quarter of the Southeast Quarter (SE1/4 SE1/4), a distance of Three Hundred Twenty Nine and Eighty Nine Hundredths (329.89) feet; thence deflecting right 91°27'37" and running westerly, a distance of One Thousand Three Hundred Thirty Six and Sixteen Hundredths (1,336.16) feet to a point on the west line of said Southeast Quarter of the Southeast Quarter (SE1/4 SE1/4); thence deflecting right 88°44'43" and running northerly, along and upon the west line of said Southeast Quarter of the Southeast Quarter (SE1/4 SE1/4), and along and upon the west line of said Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4), a distance of Three Hundred Twenty Nine and Nine Hundredths (329.09) feet to the southwest corner of said Pollock Subdivision; thence deflecting right 91°13'19" and running easterly, along and upon the south line of said Pollock Subdivision, a distance of One Thousand Three Hundred Thirty Four and Ninety Six Hundredths (1,334.96) feet to the point of beginning.

Actual tract containing 10.099 acres, more or less.

SURVEYOR'S CERTIFICATE

I hereby certify that on _____, 2020, I completed an accurate survey (made under my supervision) of "BROOKLYN SUBDIVISION", an addition to the City of Grand Island, Hall County, Nebraska, as shown on the accompanying plat thereof; that the lots, blocks, streets, avenues, alleys, parks, commons, and other grounds as contained in said subdivision as shown on the accompanying plat thereof, are well and accurately staked off and marked; that iron markers were placed at all corners as shown on the plat; that each lot bears its own number; and that said survey was made with reference to known and recorded monuments.

Lee D. Wagner, Registered Land Surveyor No. 557

BROOKLYN SUBDIVISION
AN ADDITION TO THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

BENJAMIN & ASSOCIATES, INC. - ENGINEERS & SURVEYORS - GRAND ISLAND, NEBRASKA

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that we, Gerald L. Dean and Pamela K. Dean, husband and wife, being the owners of the land described hereon, have caused same to be subdivided, platted and designated as "BROOKLYN SUBDIVISION", an addition to the City of Grand Island, Hall County, Nebraska, as shown on the accompanying plat thereof, and do hereby the streets as shown thereon, to the public for their use forever, and the easements, if any, for the location construction and maintenance of public service utilities forever, 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 owners and proprietors.

IN WITNESS WHEREOF, we have affixed our signatures hereto at _____, Nebraska, this _____ day of _____, 2020.

Gerald L. Dean

Pamela K. Dean

ACKNOWLEDGEMENT

State of Nebraska
County of Hall ss

On the _____ day of _____, 2020, before me, _____, a Notary Public within and for said County, personally appeared Gerald L. Dean and Pamela K. Dean, husband and wife, to me personally known to be the identical persons whose signatures are affixed hereto, and they did acknowledge the execution thereof to be his and her voluntary act and deed.

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

My commission expires _____

Notary Public

(SEAL)

APPROVALS

Submitted to and approved by the Regional Planning Commission of Hall County, Grand Island and Wood River, and the Villages of Alda, Cairo and Doniphan, Nebraska.

Chairman

Date

Approved and accepted by the City of Grand Island, Nebraska, this _____ day of _____, 2020.

Mayor

City Clerk

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

Chairman of the Board

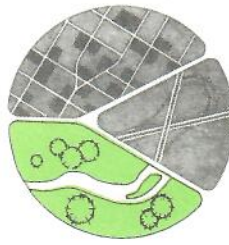
County Clerk

BROOKLYN SUBDIVISION

AN ADDITION TO THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

BENJAMIN & ASSOCIATES, INC. - ENGINEERS & SURVEYORS - GRAND ISLAND, NEBRASKA

SHEET 2 OF 2



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

May 21, 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 final plat of **Brooklyn Subdivision** to be an **Addition to the City of Grand Island** in Hall County, Nebraska located at **2670 N St. Paul Rd** as attached.

This final plat proposes to create 2 lots, on a tract of land comprising the South Five (5.0) acres of the Northeast Quarter of the Southeast Quarter (NE1/4, SE1/4), and the North Five (5.0) acres of the Southeast Quarter of the Southeast Quarter (SE1/4, SE1/4) of Section Four (4), Township Eleven (11) North, Range Nine (9) West of the 6th P.M., Hall County, Nebraska, said tract containing 10.099 acres.

You are hereby notified that the Regional Planning Commission will consider the following Subdivision Plat at the next meeting that will be held at **6:00 p.m. on June 3, 2020** in the City Council Chambers located in Grand Island's City Hall.

Due to COVID-19 precautions, the Regional Planning Commission is encouraging members of the public to email comments and concerns about the above mentioned public hearing to regionalplanning@grand-island.com and/or attend the meeting through Zoom (web service).

If you have questions please call me at my office (308) 385-5240 or email cnabity@grand-island.com.

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.

Phone (308) 385-5240

P.O. BOX 1968 - CITY HALL
GRAND ISLAND, NEBRASKA 68802-1968

Fax (308) 385-5423