



Hall County Regional Planning Commission

Wednesday, July 1, 2020

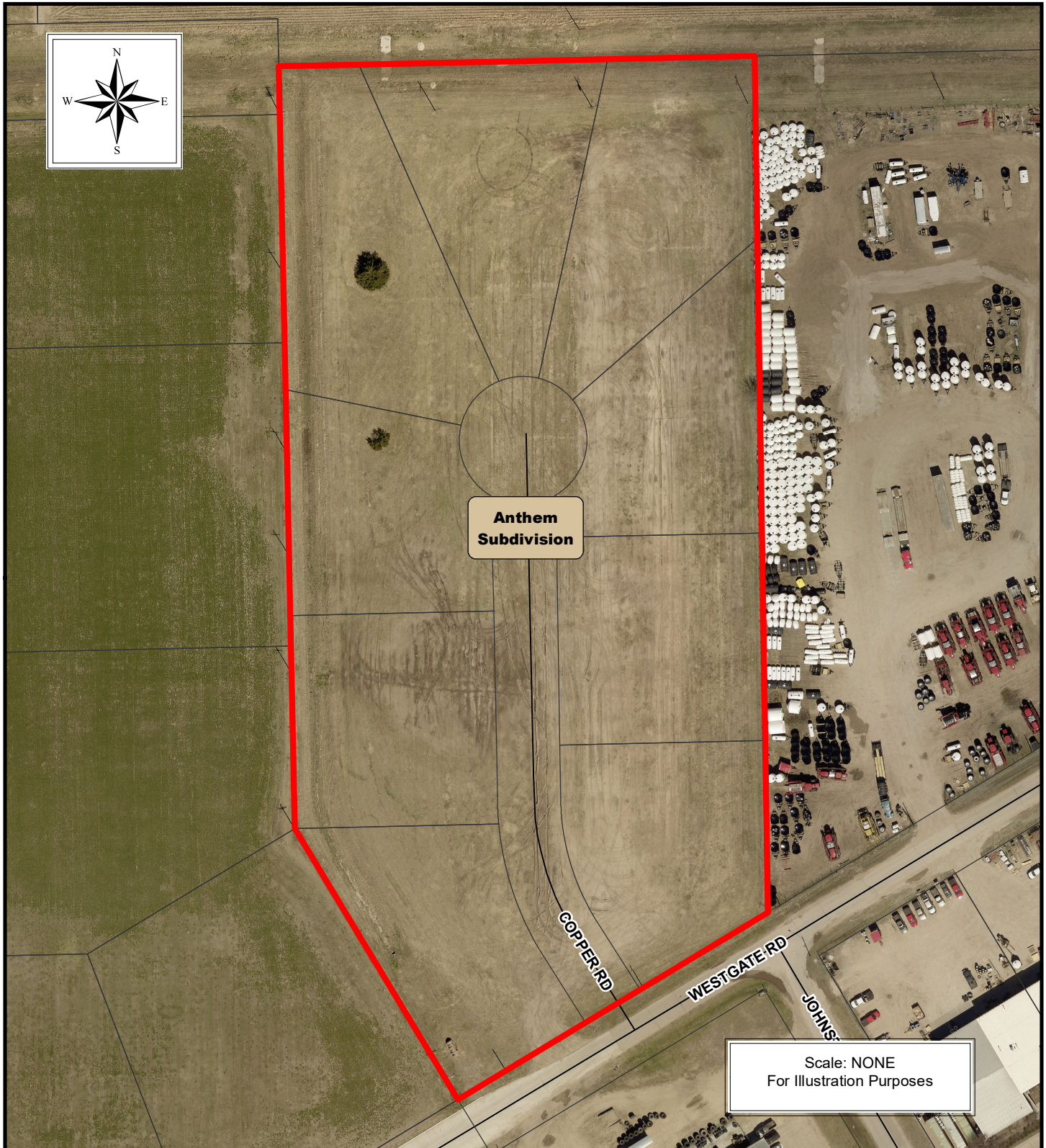
Regular Meeting

Item J1

Final Plat - Athem Subdivision - Grand Island

Staff Contact:

PROPOSED SUBDIVISION AERIAL MAP



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

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

Owners Information

Name Brian Levander

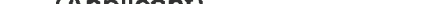
Address 3620 W. Old

City Grand Island State NE Zip 68803

Phone (308) 390-6494

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:  Date: 6-8-20
(Applicant)

Surveyor/Engineers Information

Surveyor/Engineering Firm Initial Point Surveying LLC
Address 1811 W 2nd Street; Suite 280
City Grand Island, State NE Zip 68803
Phone 308-383-6754
Surveyor/Engineer Name Brent D Cyboron License Number 72

SUBDIVISION NAME: Anthem

Please check the appropriate location

- ☐ Hall County
- ☒ The City of Grand Island or 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

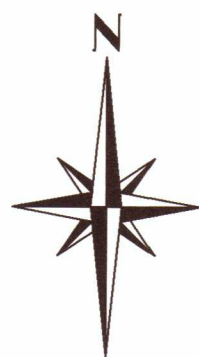
- ☐ Preliminary Plat
☒ Final Plat

Number of Lots 2

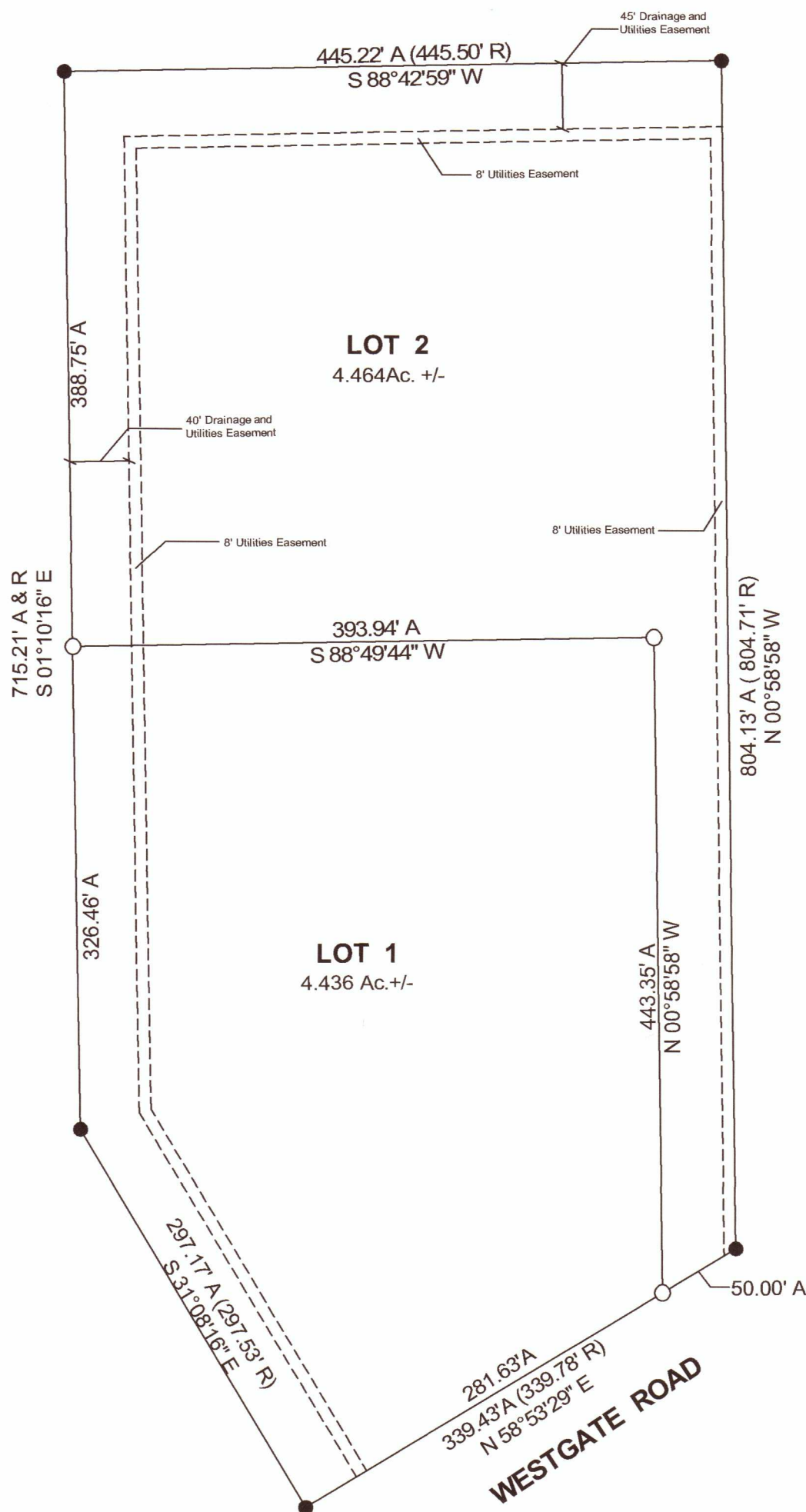
Number of Acres 8.900

Checklist of things Planning Commission Needs

ANTHEM SUBDIVISION
Grand Island, Nebraska



Scale 1" = 100'



LEGAL DESCRIPTION

A Replat of Lot Twelve (12), Westgate Subdivision in the City of Grand Island, Hall County, Nebraska, contains a area of 8.900 Acres More or Less.

SURVEYORS CERTIFICATE

I hereby certify that on May 26, 2020, I completed an accurate survey of 'ANTHEM SUBDIVISION', in the City of Grand Island, Hall County, Nebraska, as shown on the accompanying plat thereof; that the lots, blocks, streets, avenues, alleys, parks, commons and other grounds as contained in said subdivision as shown on the accompanying plat thereof are well and accurately staked off and marked; that iron markers were placed at all 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

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Brian Levander, being the owner of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as 'ANTHEM SUBDIVISION' A Replat of Lot Twelve (12), Westgate Subdivision 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.

Brian Levander

Date _____

ACKNOWLEDEGEMENT

State of Nebraska SS
County of Hall

On the ____ day of _____, 2020, before me _____ a Notary Public within and for said County, personally appeared Brian Levander, 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

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 _____

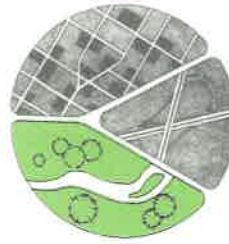
Day of _____, 2020

Mayor

City Clerk

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
A- Actual Distance
P- Prorated Distance

INITIAL POINT SURVEYING LLC 1811 W 2nd Street; Suite 280 Grand Island, NE 68803 308-383-6754 Cell 308-675-4141 Office			
LOCATION: Replat Lot Twelve (12), Westgate Subdivision			
TITLE: Anthem Subdivision Plat Grand Island, Nebraska			
SCALE AT AS: 1" = 100'	DATE: 5/28/2020	DRAWN BY: Brent C.	PAGE: 1 OF 1
BENCHMARK PROJECT NO:	DRAWING NO: 20-045	REVISION:	



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

June 17, 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 July1, 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
nthem Subdivision	8.900	2	A Replat of Lot Twelve (12), Westgate Subdivision in The City Of Grand Island, Hall County, Nebraska
orthwest Gateway Subdivision	5.516	15	A Replat of All of Lot Two (2), HW Subdivision in The City Of Grand Island, Hall County, Nebraska.
ownview Subdivision	2.565	1	A Tract of Land Comprising a Part of the Southwest Quarter (SW1/4), Section Twenty Four (24), Township Twelve (12) North, Range Twelve (12) West of the 6 th P.M., Hall County, Nebraska



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

June 19, 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 for Fritz Third Subdivision**, 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 July 1, 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
ritz Third Subdivision	5.230	2	A Tract of Land Comprising all of Lots One (1) and Two (2), Fritz Second Subdivision, Hall County, Nebraska.