



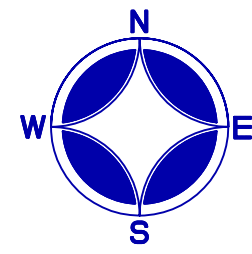
Hall County Regional Planning Commission

**Wednesday, August 5, 2020
Regular Meeting**

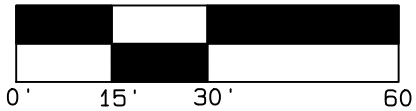
Item J1

Final Plat - Crane View Second Subdivision - Doniphan

Staff Contact:



ALL BEARINGS ARE ASSUMED
SCALE: 1"=30'



OWNER:
RADER COUNTRYVIEW, LLC
DEED INS. NO. 201508726

N89°25'57"E
228.00'

1064.27'
C

(C-D) S00°16'45"W 1292.27' M 1292.38' R SORGENFREI 2007

OWNER: STATE OF NEBRASKA
DEED BOOK 135, PAGE 233

U.S. HIGHWAY NO. 281

OWNER:
RADER COUNTRYVIEW, LLC
DEED INS. NO. 201508726

N00°16'45"E
228.00'

1.19 ACRES

PT. SE 1/4 OF
THE NE 1/4 OF
SEC. 1-T9N-R10W

S00°16'45"W
228.00'

30.0' X 40.0'
UTILITY EASEMENT
TO BE DEDICATED
WITH THIS PLAT

29.97' M 30.0' P
N00°16'45"E

(D-E) 219.94' M 220.15' P
S89°25'57"W 228.00'

CLARICE STREET

70.00' M-P-D
S89°22'49"W

CENTER EAST 1/16 CORNER
(A-B) S89°22'49"W
1321.51' M
1321.60' R
DAVIS 1999

ROW
60.00'

CRANE VIEW SUBDIVISION

CRANE VIEW SECOND SUBDIVISION

AN ADDITION TO THE VILLAGE OF DONIPHAN, HALL COUNTY, NEBRASKA.
A TRACT OF LAND BEING PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF
SECTION 1-T9N-R10W, OF THE 6TH P.M., HALL COUNTY, NEBRASKA.

LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 9 NORTH, RANGE 10 WEST, OF THE 6TH P.M., HALL COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 (EAST 1/4 CORNER) OF SAID SECTION 1, THENCE S89°22'49"W (ASSUMED BEARING) ON THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 A DISTANCE OF 70.00 FEET TO THE WEST RIGHT OF WAY LINE OF U.S. HIGHWAY NUMBER 281, THENCE N00°16'45"E ON SAID WEST RIGHT OF WAY LINE A DISTANCE OF 29.97 FEET TO THE NORTHEAST CORNER OF CRANE VIEW SUBDIVISION AND ALSO BEING THE NORTH RIGHT OF WAY LINE OF PLATTED CLARICE STREET, THENCE S89°25'57"W ON THE NORTH LINE OF SAID CRANE VIEW SUBDIVISION AND THE SAID NORTH RIGHT OF WAY LINE OF CLARICE STREET A DISTANCE OF 228.00 FEET, EXTENDING PAST THE NORTHWEST CORNER OF SAID CRANE VIEW SUBDIVISION, THENCE N00°16'45"E PARALLEL WITH THE SAID WEST RIGHT OF WAY LINE OF U.S. HIGHWAY NUMBER 281 A DISTANCE OF 228.00 FEET, THENCE N89°25'57"E PARALLEL WITH THE NORTH LINE OF SAID CLARICE STREET AND CRANE VIEW SUBDIVISION A DISTANCE OF 228.00 FEET TO THE SAID WEST RIGHT OF WAY LINE OF U.S. HIGHWAY NUMBER 281, THENCE S00°16'45"W ON SAID WEST RIGHT OF WAY LINE A DISTANCE OF 228.00 FEET TO THE POINT OF BEGINNING, CONTAINING 1.19 ACRES MORE OR LESS.

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

THIS _____ DAY OF _____, 2020.

CHAIRMAN

APPROVED AND ACCEPTED BY THE VILLAGE OF DONIPHAN, HALL COUNTY, NEBRASKA

THIS _____ DAY OF _____, 2020.

CHAIRMAN OF THE BOARD

VILLAGE CLERK

SURVEYOR'S CERTIFICATE:

I CERTIFY THAT ON _____, 2020, I COMPLETED AN ACCURATE SURVEY (MADE BY ME OR UNDER MY SUPERVISION) OF "CRANE VIEW SECOND SUBDIVISION" LOCATED IN HALL COUNTY, NEBRASKA 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 A 1/2" x 24" REBAR WITH AN AFFIXED BLUE CAP STAMPED GRUMMERT, LS-783, WERE PLACED AT ALL CORNERS AS SHOWN ON THE PLAT; THAT EACH LOT BEARS ITS OWN NUMBER; AND THAT SAID SURVEY WAS MADE IN REFERENCE TO KNOWN AND RECORDED MONUMENTS.

JOSHUA E. GRUMMERT, LS-783

GRUMMERT PROFESSIONAL SERVICES, LLC

2837 W. HWY 6, STE # 206, HASTINGS NE, 68901
PHONE-402-879-5701 EMAIL- jmgrummert@yahoo.com
WEBSITE- www.grummertsurveying.com

G. P. S. PROJECT # 051-2020

SEAL

DEDICATION:

KNOWN ALL MEN BY THESE PRESENTS, THAT RADER COUNTRYVIEW LLC, A NEBRASKA LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED, AND DESIGNATED AS CRANE VIEW SECOND SUBDIVISION, AN ADDITION TO THE VILLAGE OF DONIPHAN, HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF, AND DO HEREBY DEDICATE ANY STREETS OR EASEMENTS AS SHOWN THEREON TO THE PUBLIC FOR THEIR USE FOREVER, AND ANY OTHER 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 PROHIBIT THE PLANTING OF TREES, BUSHES AND SHRUBS, OR PLACING ANY OTHER OBSTRUCTIONS UPON, OVER, ALONG OR UNDERNEATH THE SURFACE OF SUCH EASEMENTS, AND 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 AT GRAND ISLAND, NEBRASKA, THIS _____ DAY OF _____, 2020.

MICHAEL R. RADER
MANAGING MEMBER OF RADER COUNTRYVIEW, L.L.C.

ACKNOWLEDGEMENT:

STATE OF NEBRASKA }
COUNTY OF HALL } SS

ON THE _____ DAY OF _____, 20____, BEFORE ME, _____, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY,

PERSONALLY APPEARED MICHAEL R. RADER TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURES ARE AFFIXED HERETO, AND THEY DID ACKNOWLEDGE THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED.

IN WITNESS WHEREOF, I HAVE HEREUTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT _____, NEBRASKA, ON THE DATE LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES _____, 20____.

NOTARY PUBLIC

(SEAL)

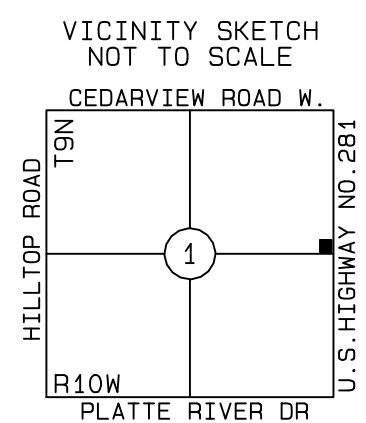
LEGEND :

D-DEED DISTANCE
M-MEASURED DISTANCE
R-RECORD DISTANCE
G-GOVERNMENT DISTANCE
P-PLATTED DISTANCE

FOUND 1/2" PIPE
UNLESS NOTED

○ CALCULATED POINT

● SET 1/2" X 24" REBAR
WITH BLUE LS-783 CAP
UNLESS NOTED OTHERWISE



HALL COUNTY REGISTER OF DEEDS

ALTA / NSPS LAND TITLE SURVEY

FILE NO. GI0000415
WITH A COMMITMENT DATE OF 08/01/2016
ISSUING OFFICE:
CHICAGO TITLE COMPANY, LLC
POLICY ISSUED TO RADER COUNTRYVIEW, L.L.C., A
NEBRASKA LIMITED LIABILITY COMPANY
PROPOSED TO VAQUERO VENTURES MANAGEMENT, L.L.C.

LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 9 NORTH, RANGE 10 WEST, OF THE 6TH P.M., HALL COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 (EAST 1/4 CORNER) OF SAID SECTION 1 THENCE S89°22'49"W (ASSUMED BEARING) ON THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 A DISTANCE OF 70.00 FEET TO THE WEST RIGHT OF WAY LINE OF U.S. HIGHWAY NUMBER 281, THENCE N00°16'45"E ON SAID WEST RIGHT OF WAY LINE A DISTANCE OF 29.97 FEET TO THE NORTHEAST CORNER OF CRANE VIEW SUBDIVISION AND ALSO BEING THE NORTH RIGHT OF WAY LINE OF PLATTED CLARICE STREET, THENCE S89°25'57"W ON THE NORTH LINE OF SAID CRANE VIEW SUBDIVISION AND THE SAID NORTH RIGHT OF WAY LINE OF CLARICE STREET A DISTANCE OF 228.00 FEET, EXTENDING PAST THE NORTHWEST CORNER OF SAID CRANE VIEW SUBDIVISION, THENCE N00°16'45"E PARALLEL WITH THE SAID WEST RIGHT OF WAY LINE OF U.S. HIGHWAY NUMBER 281 A DISTANCE OF 228.00 FEET, THENCE N89°25'57"E PARALLEL WITH THE NORTH LINE OF SAID CLARICE STREET AND CRANE VIEW SUBDIVISION A DISTANCE OF 228.00 FEET TO THE SAID WEST RIGHT OF WAY LINE OF U.S. HIGHWAY NUMBER 281, THENCE S00°16'45"W ON SAID WEST RIGHT OF WAY LINE A DISTANCE OF 228.00 FEET TO THE POINT OF BEGINNING, CONTAINING 1.19 ACRES MORE OR LESS.

ENCROACHMENTS

E-1 (EXISTING FIRE HYDRANT AND WATER VALVES/LINE, AND THE OVERHEAD POWERLINE LOCATED AT THE SOUTHEAST CORNER OF THIS SURVEY.

MISCELLANEOUS NOTES

1. DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF, UNLESS OTHERWISE NOTED.

THE BASIS OF BEARINGS FOR THIS SURVEY IS S89°22'49"W AS THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, T9N-R10, AS EVIDENCE BY MONUMENTS FOUND.

2. THE SUBJECT PROPERTY HAS NO CURRENT STREET ADDRESS.

3. SUBJECT PROPERTY IS IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.) FROM EVIDENCE OF FIRM MAP 31079C0269D, WITH AN EFFECTIVE DATE OF SEPTEMBER 26TH, 2008.

4. THE SUBJECT PROPERTY HAS A GROSS LAND AREA OF 1.19 ACRES.

5. VERTICAL RELEIF/CONTOURING WAS PREPARED BY A TOPOGRAPHICAL SURVEY. ALL ELEVATIONS ARE NAVD 1988 UTILIZING NGS BENCHMARK A-270

8. ALL LANDSCAPING, SIGNS AND OTHER FEATURES ARE NOTED.

9. THERE ARE NO CURRENT PARKING STALLS.

13. NAMES OF THE CURRENT ADJOINING OWNERS ARE NOTED.

14. THE DISTANCE TO THE NEAREST INTERSECTING STREET IS NOTED.

16. THERE IS NO OBSERVED EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WITHIN THE RECENT MONTHS ON THE SUBJECT PROPERTY.

17. THERE ARE NO CURRENT CHANGES IN STREET RIGHT OF WAYS OR ANY OTHER OBSERVED EVIDENCE OF RECENT CONSTRUCTION.

SCEDULE B PART II EXCEPTIONS

8. Reservation of oil, gas and other minerals made in the deed recorded on 08/14/1943 in Book 83, Page 667; records of Hall County, Nebraska.

(This easement does effect all of the legally described property, and is a blanket easement, see E-8 note).

No other exceptions effect this survey.

ALTA/NSPS LAND TITLE SURVEY

TO:
VAQUERO DONIPHAN PARTNERS, LP
POLICY ISSUED TO RADER COUNTRYVIEW, L.L.C., A
NEBRASKA LIMITED LIABILITY COMPANY

ITEM 11: UTILITY NOTES

UTILITIES WERE CONTACTED AND MARKED UTILIZING NEBRASKA 811, TICKET NUMBER 201571509, VILLAGE OF DONIPHAN SEWER AND WATER, BLACK HILLS ENERGY, SOUTHERN PUBLIC POWER DISTRICT, WINDSTREAM COMMUNICATIONS, GREAT PLAINS COMMUNICATION, HAMILTON TELECOMMUNICATIONS, CHARTER

LEGEND OF SYMBOLS & ABBREVIATIONS

- CONCRETE SURFACE

ASPHALT SURFACE

WATER LINE

OVERHEAD OR UNDERGROUND ELECTRIC LINE

PROPERTY OR SECTION LINE

BOUNDARY LINE

UNDERGROUND CABLE OR TELEPHONE LINE
- SIGN GENERIC

POWER POLE

TELEPHONE OR CABLE PEDESTAL

D-DEED DISTANCE
M-MEASURED DISTANCE
R-THOMSON 08-08-2017
G-GOVERNMENT DISTANCE
P-PLATTED DISTANCE

FOUND 1/2" PIPE UNLESS NOTED

CALCULATED POINT

SET 1/2" X 24" REBAR WITH BLUE LS-783 CAP UNLESS NOTED OTHERWISE
- SANITARY SEWER MAN HOLE

STORM SEWER MAN HOLE

FIRE HYDRANT

LIGHT POLE

WATER VALVE

STUMP

CONIFEROUS TREE

DECIDUOUS TREE

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYES, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 5, 8, 9, 11, 13, 14, 16 AND 17 OF TABLE A THEREOF, THE FIELD WORK WAS COMPLETED ON JUNE 10TH, 2020.

DATE OF PLAT: JUNE 23RD, 2020.

DATE: Signed on 07/08/2020

Joshua E. Grummert
JOSHUA E. GRUMMERT



REGISTRATION
NO. 783

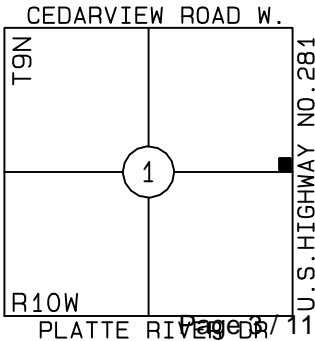
Regular Meeting - 8/5/2020

CORNER TIES:

CENTER EAST 1/16 CORNER
SECTION 1-T9N-R10W
FOUND 3/4" PIPE
SSW 6.74' NAIL TOP B-POST
NW 2.68' NAIL TOP C.F.P.
NNW 27.20' NAIL TOP B-POST

EAST 1/4 CORNER
SECTION 1-T9N-R10W
FOUND SURVEY MARKER
WITH LS-DISK IN ASPHALT
NE 168.69' TOP CENTER NUT F.H.
SW 102.33' NE CORNER CONC. PAD
NW 75.71' 1/2" PIPE

VICINITY SKETCH
NOT TO SCALE



GRUMMERT PROFESSIONAL SERVICES, LLC

2837 W. HWY 6, STE # 206, HASTINGS NE, 68901
PHONE-402-879-5701 EMAIL- jmgrummert@yahoo.com
WEBSITE- www.grummertsurveying.com
G.P.S. PROJECT # 051-2020

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 Michael Rader
Address 271 Road 324
City Trumbull, State NE Zip 68980
Phone rader1@hamilton.net

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: Kaylee Hurych Date: 7/14/2020
(Applicant)

Surveyor/Engineers Information

Surveyor/Engineering Firm Josh Grummert / W Design Associates
Address 2837 W. Hwy 6
City Hastings, State NE Zip 68901
Phone 402-879-5701
Surveyor/Engineer Name Josh Grummert / April Hock License Number _____

SUBDIVISION NAME: Crane View Second Subdivision

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 1

Number of Acres _____

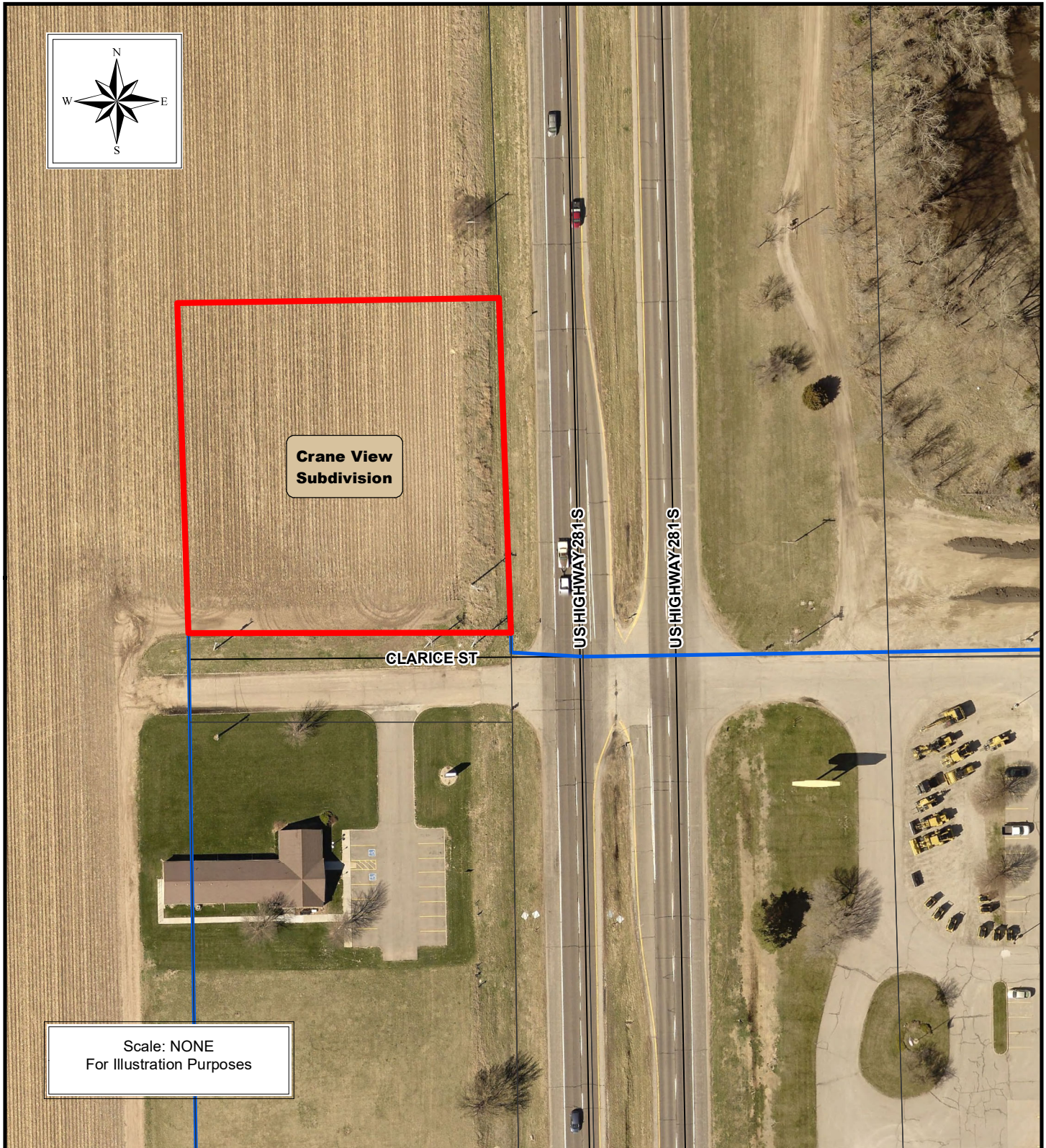
Checklist of things Planning Commission Needs

- ☒ 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 \$ 480

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

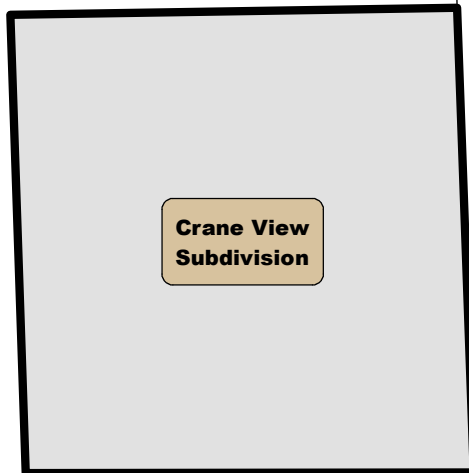
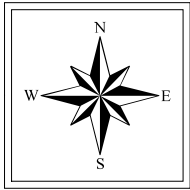
Providing false information on this application will result in nullification of the application and forfeiture of all related fees. If you have any questions regarding this form or subdivision regulations administered by the Hall County Regional Planning Department call (308) 385-5240.

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



CLARICE-ST

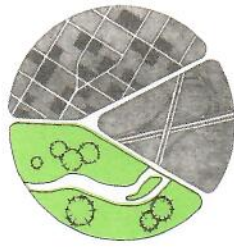
US-HIGHWAY-281-S

US-HIGHWAY-281-S

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



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

July 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 August 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
A&N Shriner-Krohn Subdivision	3.092	1	A Tract in part of the East 1/2 of the Northwest Quarter (E1/2NW1/4) of Section 4, Township 12 North, Range 9 West of the 6th P.M.
Crane View Second Subdivision	1.19	1	A tract of land comprising a part of the Southeast Quarter (SW 1/4) of the Northeast Quarter (NE 1/4), Section One (1), Township Nine (9) North, Range Ten (10) West of the 6th P.M., Hall County Nebraska.
Kroeger Subdivision	3.471	1	A tract of land consisting of part of the Southeast Quarter (Se1/4) of Section Four (4), Township Ten(10) North, Range Twelve (12) West of the 6th P.M., Hall County, Nebraska

PROPOSED SUBDIVISION LOCATION MAP



**Kroeger
Subdivision**

WILDWOOD DR W

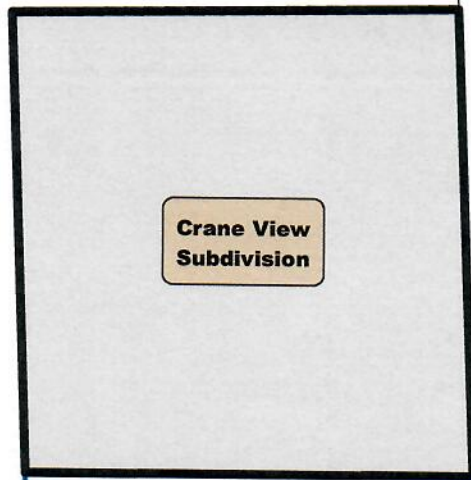
MCGUIRE RD S

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

PROPOSED SUBDIVISION LOCATION MAP



CLARICE-ST

US-HIGHWAY-281-S

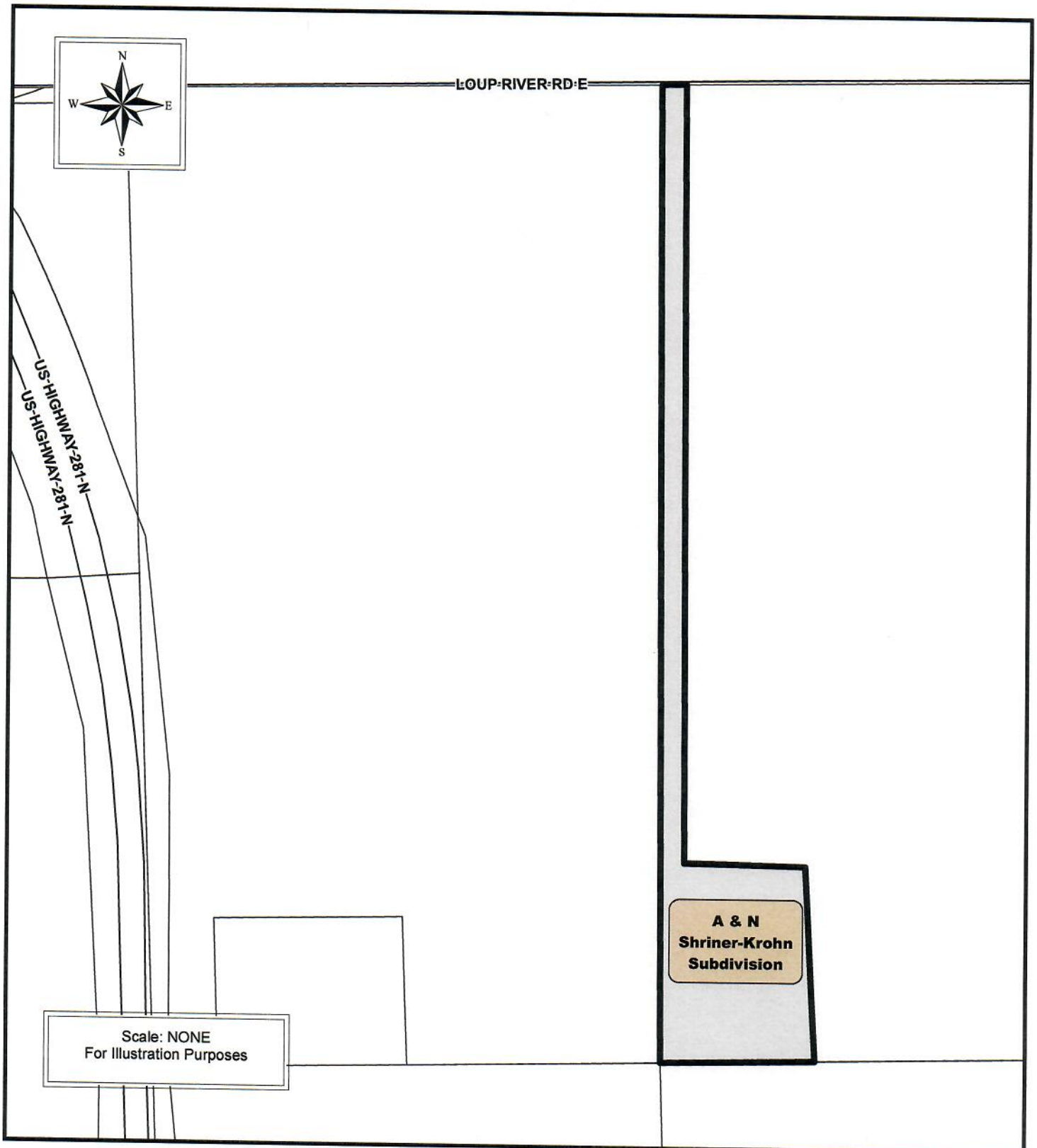
US-HIGHWAY-281-S

Scale: NONE
For Illustration Purposes



THE REGIONAL PLANNING COMMISSION of Hall
County, Grand Island, Wood River and the Villages
of Aldo, 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