



Hall County Regional Planning Commission

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

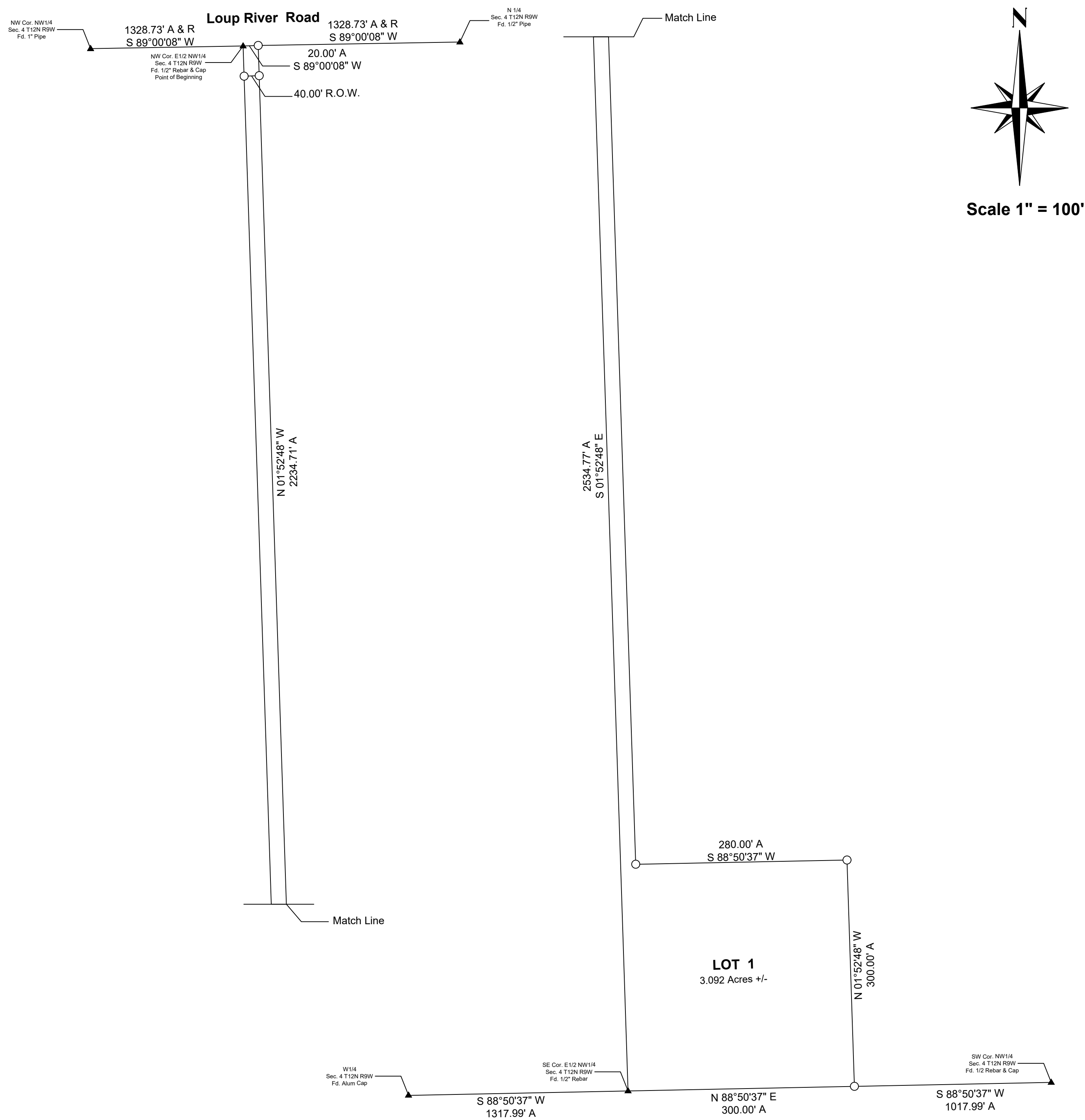
Item J2

Final Plat - A & N Shriner - Kohn Subdivision - Hall County

Staff Contact:

A & N SHRINER-KROHN SUBDIVISION

Hall County, Nebraska



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:
A Tract in Pt. E1/2NW 1/4 of Section 4,
Township 12 North, Range 9 West

TITLE
A & N Shriner-Krohn Subdivision Plat
Hall County, Nebraska

SCALE AT AS:
1" = 100'

DATE:
6/15/2020

DRAWN:
Brent C.

PAGE:
1 OF 2

BENESCH PROJECT NO:
20-044

DRAWING NO:
6/22/2020

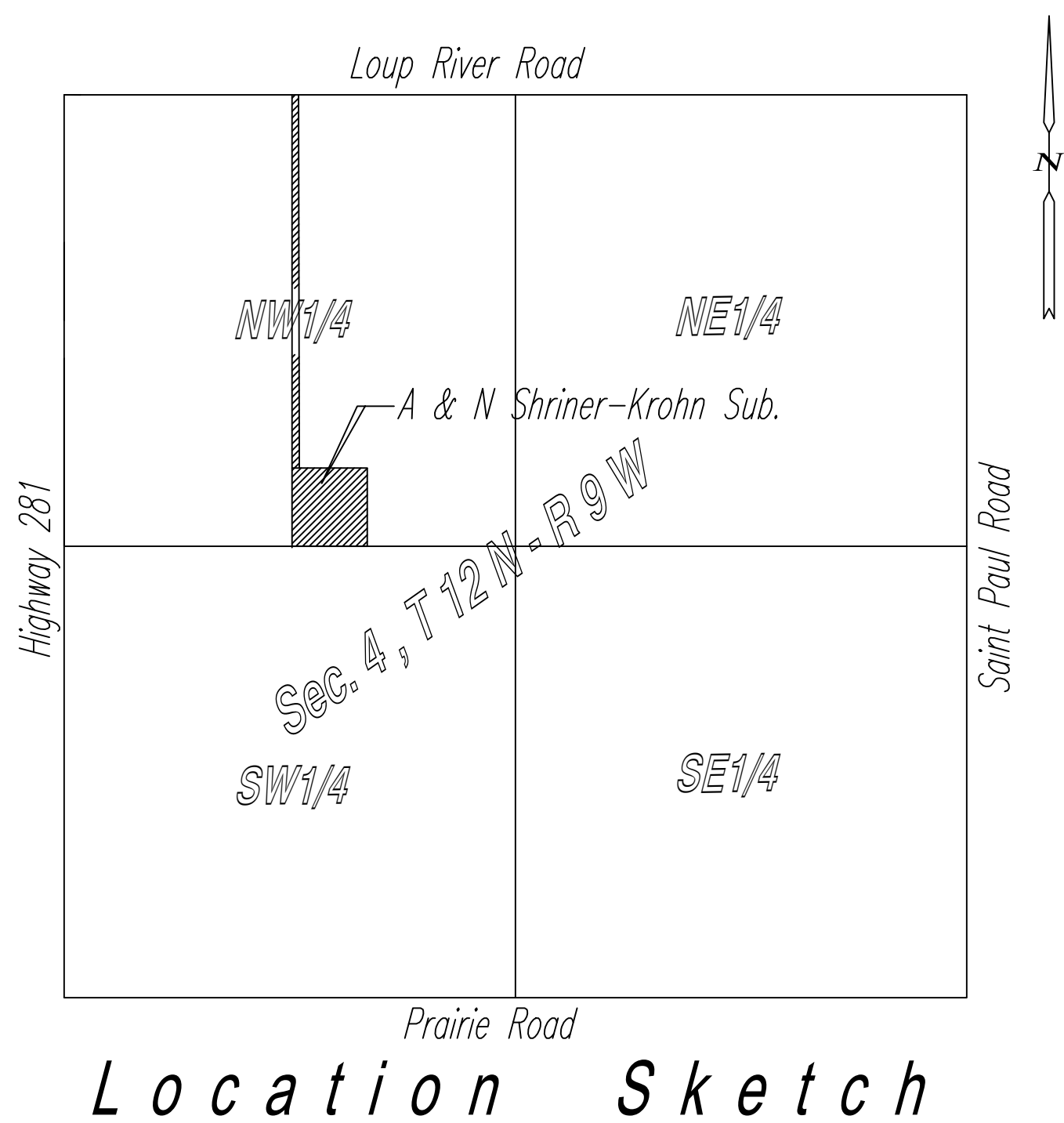
REVISION:

Grand Island

Regular Meeting - 8/5/2020

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A & N SHRINER-KROHN SUBDIVISION
Hall County, Nebraska



DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Robert H. Krohn and Connie K. Krohn husband and wife, being the owner of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as "A & N Shriner-Krohn Subdivision" 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.

Robert H. Krohn
Date
Connie K. Krohn
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 Robert H. Krohn a married person, 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.

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 Connie K. Krohn a married person, 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.

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 Hall County Board of Supervisors, this
Day of , 2020

(Seal)

Chairman of the Board
County Clerk

LEGAL DESCRIPTION

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. beginning more particularly described as follow:

Beginning at the Northwest Corner of the East 1/2 of the Said Northwest Quarter (NW1/4); thence along the West line of said East 1/2 of the Northwest Quarter on a bearing of S 01°52'48" E, a distance of Two Thousand Five Hundred Thirty Four And Seventy Seven Hundredths (2534.77 ') feet; thence East on the South Line of the Northwest Quarter on a bearing of N 88°50'37" E, a distance of Three Hundred (300.00') feet; thence N 01°52'48" W, a distance of Three Hundred (300.00') feet; thence S 88°50'37" W, a distance of Two Hundred Eighty (280.00') feet; thence N 01°52'48" W, a distance of Two Thousand Two Hundred Thirty Four and Seventy One Hundredths (2234.71') feet, thence S 89°00'08" W, a distance of Twenty (20.00') to the point of beginning, said tract containing 3.092 acres more or less, of which is 0.018 acres is for road right of way.

SURVEYORS CERTIFICATE

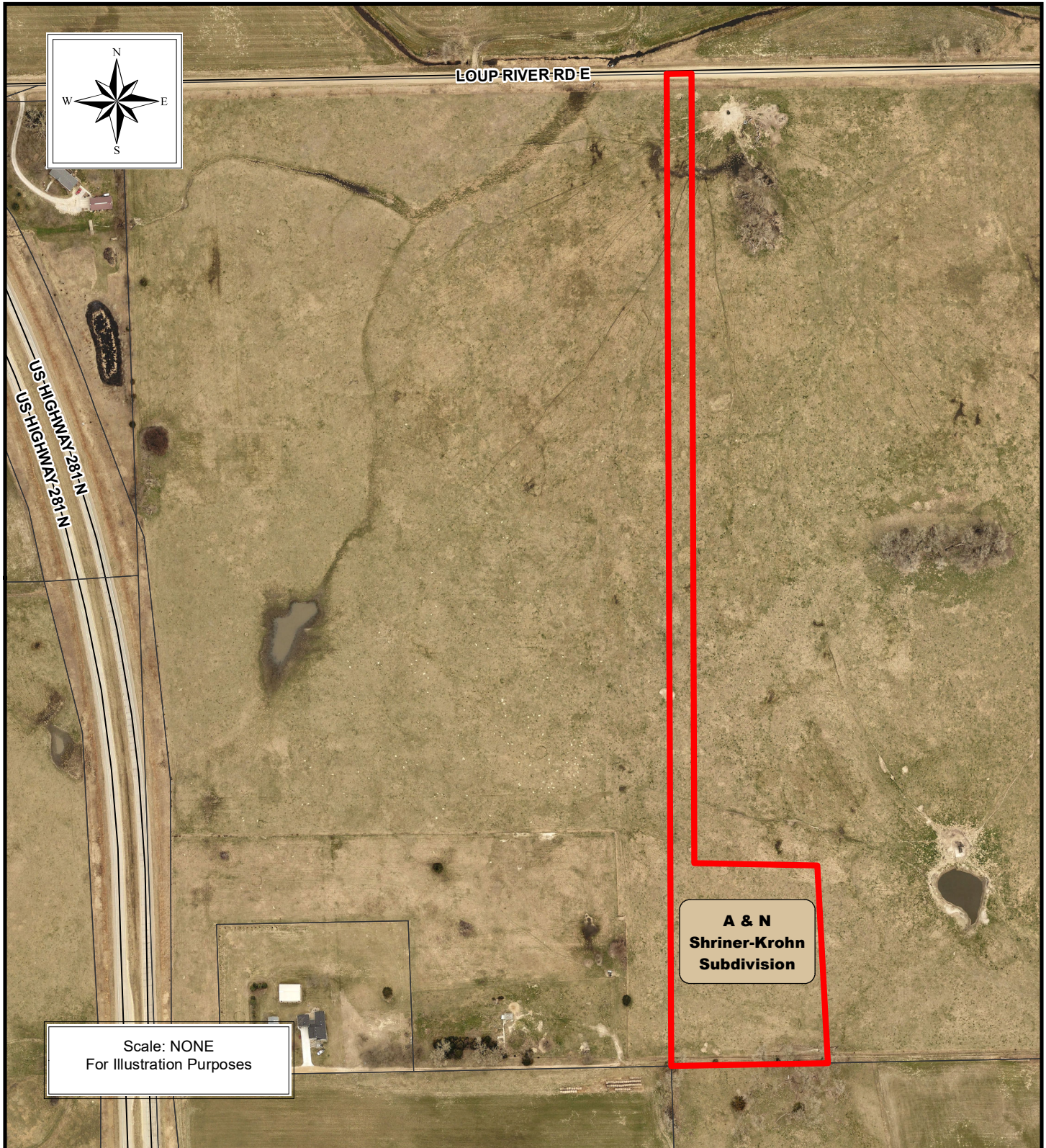
I hereby certify that on May 18, 2020, I completed an accurate survey of 'A & N Shriner-Krohn SUBDIVISION', in Hall County, Nebraska, as shown on the accompanying plat thereof; that the lots, blocks, streets, avenues, alleys, parks, commons and other grounds as contained in said subdivision as shown 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

INITIAL POINT SURVEYING LLC
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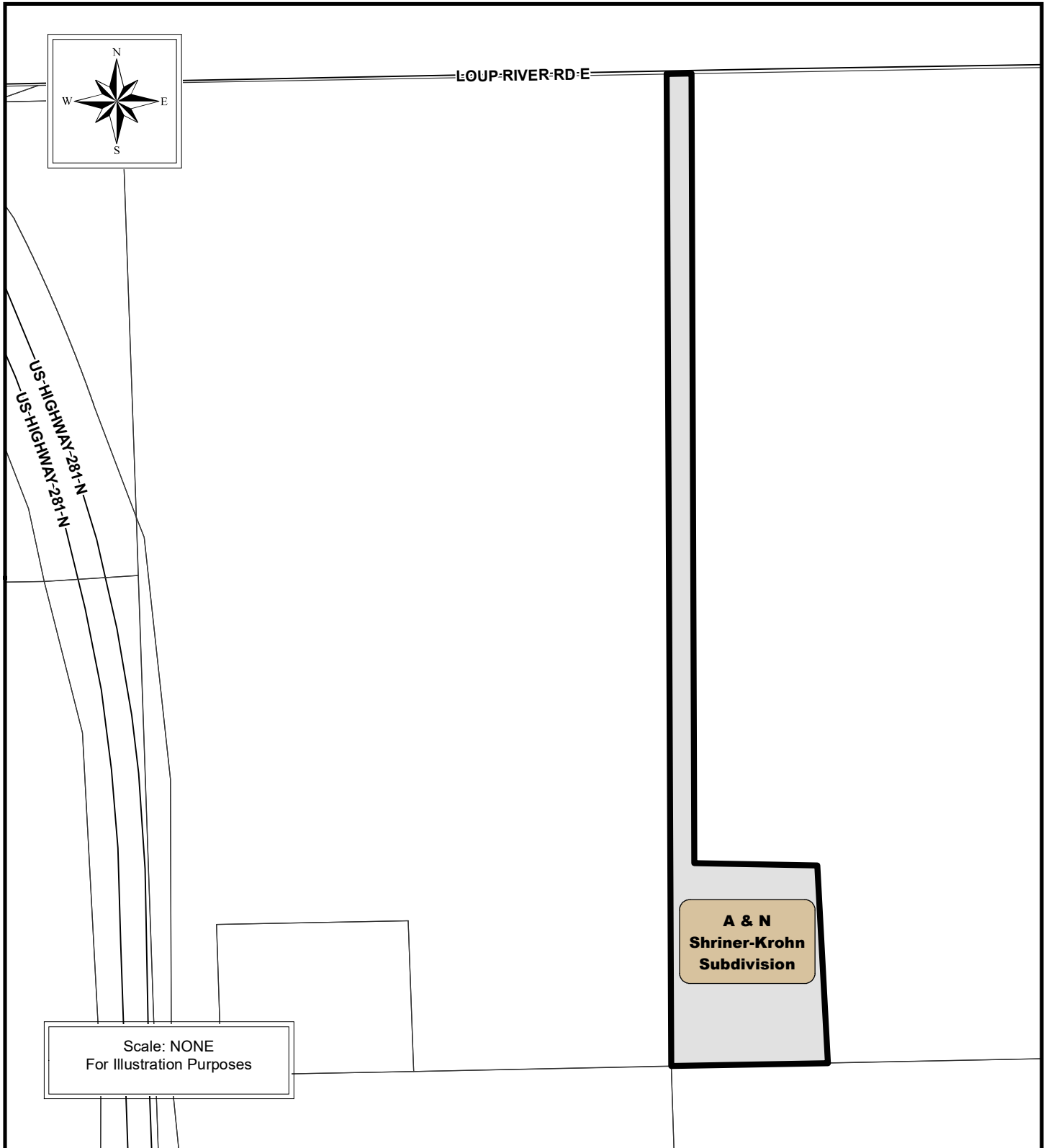
LOCATION: A Tract in Pt. NW1/4 of Section 4, Township 12 North, Range 9 West
TITLE: A & N Shriner-Krohn Subdivision Plat Hall County, Nebraska
SCALE AT AS: 1" = 100' DATE: 6/15/2020 DRAWN: Brent C. PAGE: 2 OF 2
BENESCH PROJECT NO. DRAWING NO. 20-044 REVISION: 6/22/2020

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

**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 Amber Shriner
Address 7 Navajo Dr
City Grand Island, State NE Zip 68803
Phone (308) 379-1560

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: Amber Shriner Date: 10/22/20
(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 727

SUBDIVISION NAME: A&N Shriner-Krohn

Please check the appropriate location

- ☐ Grand Island City Limits or ETJ
☒ Hall County
☐ 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 3.092

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 \$ 480.00

* 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.