



Hall County Regional Planning Commission

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

Item J3

Final Plat - Kroeger 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 LAJEAN KROEGER
Address 367 LIBERTY ROAD
City DANNEBROG, State NE Zip 68831
Phone 308-750-7687

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: Jesse Hurt (Applicant) Date: July 14, 2020

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 JESSE E. HURT License Number LS-674

SUBDIVISION NAME: KROEGER 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

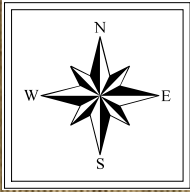
Please check the appropriate Plat

- ☐ Preliminary Plat
☒ Final Plat

Number of Lots 1
Number of Acres 3.471

Checklist of things Planning Commission Needs

PROPOSED SUBDIVISION AERIAL MAP

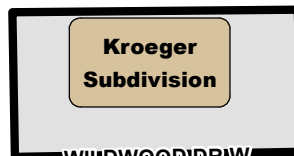
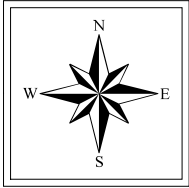


Scale: NONE
For Illustration Purposes



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

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

DWG: F:\2020\1501-2000\020-1944\40-Design\Survey\SRV\Sheets\V_FPLAT_0201944.dwg
DATE: Jul 14, 2020 4:41pm XREFS: USER: bpeters

KROEGER SUBDIVISION

HALL COUNTY, NEBRASKA

FINAL PLAT

SOUTHEAST QUARTER
SECTION 4-T10N-R12W

UNPLATTED

S89°59'48"E 510.00'(M)

N00°00'12"E 296.50'(M)
256.50'(M)

LOT 1
130815.36 SF.
3.003 ACRES

256.50'(M)
S00°00'12"W 296.50'(M)

33.00'
COUNTY ROAD
RIGHT OF WAY
40.00'(M)
N89°59'48"W 1174.45'(M)
SOUTH 1/4 COR.
SEC. 4-T10N-R12W

WILDWOOD DRIVE

S89°59'48"E 510.00'

N89°59'48"W 510.00'(M)
N89°59'48"W 2644.45'(M)

40.00'
ROAD RIGHT-OF-WAY
TO BE DEDICATED WITH THIS PLAT

40.00'(M)

POB
N89°59'48"W 960.00'(M)
SOUTHEAST COR.
SEC. 4-T10N-R12W



0' 50' 100' 200'
SCALE IN FEET

SECTION TIES

① SOUTHEAST CORNER, SEC. 4-T10N-R12W
FOUND BLM BRASS CAP 1.0' BELOW GRADE IN GRAVELED COUNTY ROAD INTERSECTION
NW 50.52' TO NAIL AND DISK IN POWER POLE
SW 47.02' TO NAIL AND DISK IN POWER POLE
NE 48.78' TO NAIL AND DISK IN POWER POLE
SE 48.14' TO NAIL AND DISK IN POWER POLE
ON CENTER LINE INTERSECTION NORTH-SOUTH EAST-WEST COORDINATES

② SOUTH 1/4 CORNER, SEC. 4-T10N-R12W
FOUND BLM BRASS CAP 0.7' BELOW GRADE IN GRAVELED COUNTY ROAD ON CENTER LINE
EAST-WEST
S 33.73' TO NAIL WITH DISK IN POWER POLE
SSE 35.45' TO NAIL WITH DISK IN FENCE POST
N 60.81' TO RED HEAD NAIL WITH DISK IN POWER POLE
NE 53.97' TO CHISELED 'X' ON SOUTHEAST CORNER OF CONCRETE PAD FOR IRRIGATION WELL

ACKNOWLEDGMENT

STATE OF NEBRASKA
COUNTY OF _____ SS

ON THIS ____ DAY OF _____, 2020, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED LAJEAN D. KROEGER, TRUSTEE OF THE LAJEAN D. KROEGER REVOCABLE LIVING TRUST 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

LEGEND

● SECTION CORNER
● SET CORNER (5/8"x24" REBAR W/CAP)
— NEW ROW LINE
— SECTION LINE
— SUBDIVISION BOUNDARY LINE
- - - COUNTY ROAD ROW
M MEASURED DISTANCE

LOCATION MAP

SEC. 4 T10N R12W
NOT TO SCALE
SCHIMMER DRIVE WEST
BLUFF CENTER ROAD SOUTH
SITE LOCATION
WILDWOOD DRIVE WEST
S1/4 COR. SW COR.
MCGUIRE ROAD SOUTH

LEGAL DESCRIPTION

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 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 4-T10N-R12W; THENCE ON AN ASSUMED BEARING OF S89°59'48"W, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE1/4), A DISTANCE OF 960.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S89°59'48"W, ALONG SAID SOUTH LINE, A DISTANCE OF 510.00 FEET; THENCE N00°00'12"E AND PERPENDICULAR TO THE SOUTH LINE A DISTANCE OF 296.50 FEET; THENCE S89°59'48"E AND PARALLEL TO SAID SOUTH LINE A DISTANCE OF 510.00 FEET; THENCE S00°00'12"W PERPENDICULAR TO SAID SOUTH LINE, A DISTANCE OF 296.50 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 151215.40 SQUARE FEET OR 3.471 ACRES MORE OR LESS OF WHICH 0.045 ACRES IS 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 SOUTHEAST QUARTER (SE1/4) OF SECTION FOUR (4), TOWNSHIP TEN (10) NORTH, RANGE TWELVE (12) 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

DEDICATION OF PLAT

KNOW ALL MEN BY THESE PRESENTS, THAT LAJEAN D. KROEGER, TRUSTEE OF THE LAJEAN D. KROEGER REVOCABLE LIVING TRUST; BEING THE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "KROEGER SUBDIVISION" IN PART OF THE SOUTHWEST QUARTER (SE1/4) OF SECTION FOUR (4), TOWNSHIP TEN (10) NORTH, RANGE TWELVE (12) 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.

LAJEAN D. KROEGER, TRUSTEE
OF THE LAJEAN D. KROEGER REVOCABLE LIVING TRUST

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.

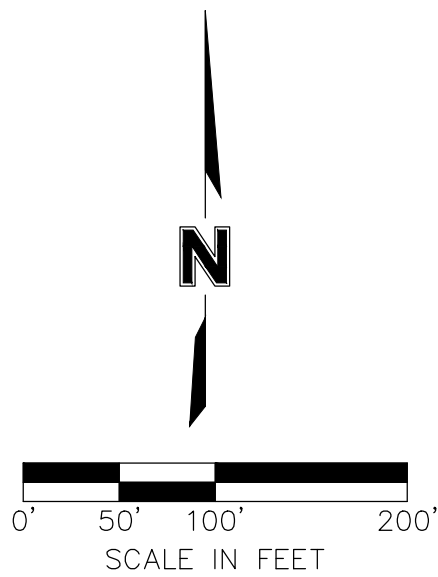
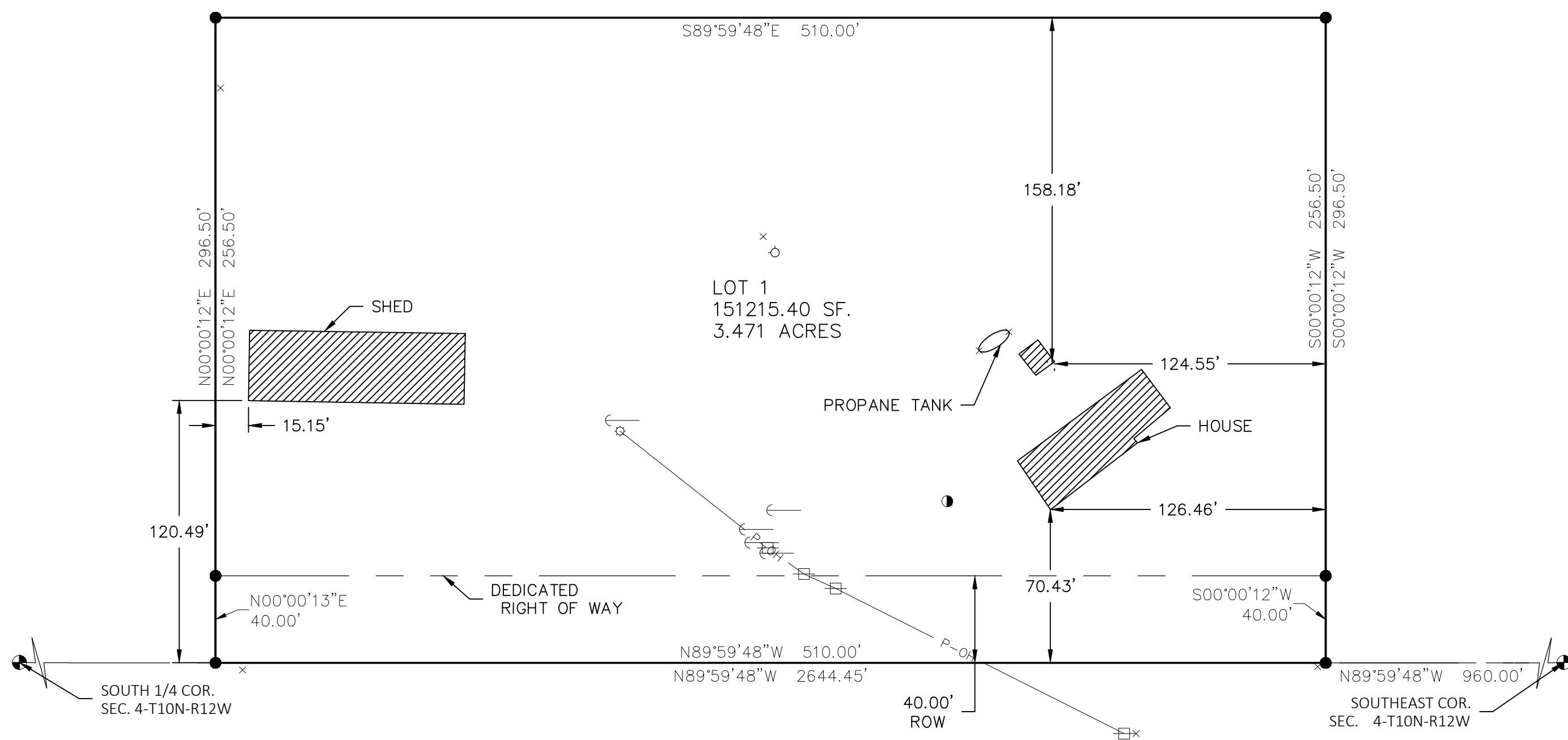
CHAIRPERSON _____ COUNTY CLERK _____

olsson

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

PROJECT NO. 2020-1944
KROEGER SURVEY
FB HALL CO #4

KROEGER SUBDIVISION
HALL COUNTY, NEBRASKA
SITE PLAN



LEGEND

- TELEPHONE POLE
- SECTION CORNER
- SET CORNER (5/8"x24" REBAR W/CAP)
- FOUND CORNER (3/4" IRON PIPE)
- ROW LINE
- SECTION LINE
- SUBDIVISION BOUNDARY LINE
- MEASURED DISTANCE

olsson

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

PROJECT NO. 2020-1944
KROEGER SURVEY
FB HALL CO #4

