



# **Hall County Regional Planning Commission**

**Wednesday, October 7, 2020  
Regular Meeting**

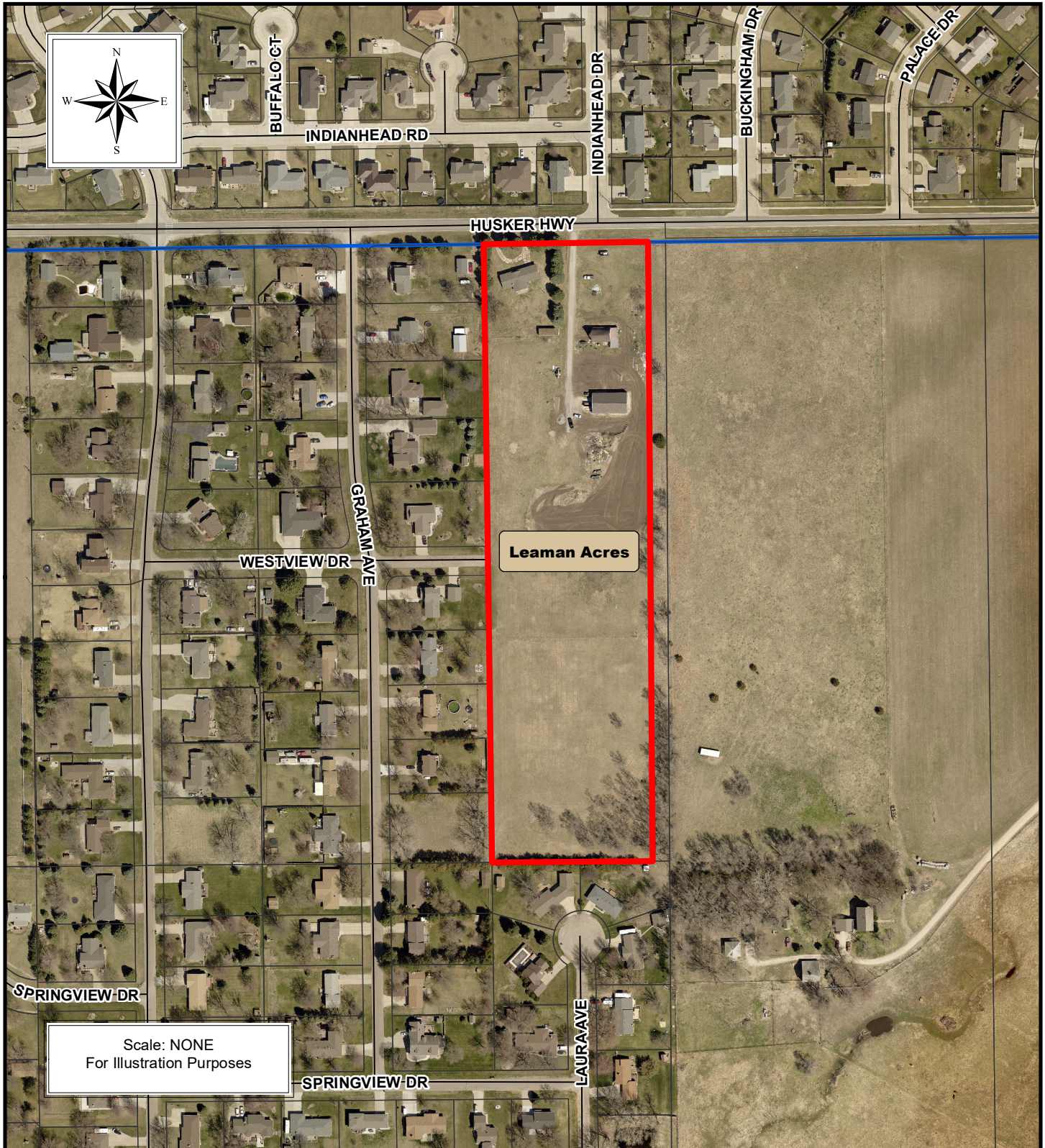
## **Item J2**

### **Final Plat - Leaman Acres Subdivision**

**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



LEAMAN ACRES

A SUBDIVISION IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA.

BEING PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35-T11N-R10W, OF THE 6TH P.M., HALL COUNTY, NEBRASKA.

DEDICATION:

KNOWN ALL MEN BY THESE PRESENTS, THAT MICHAEL T. AND RALISA E. LEAMAN (HUSBAND AND WIFE), BEING THE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED, AND DESIGNATED AS LEAMAN ACRES, A SUBDIVISION IN THE CITY OF GRAND ISLAND, 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 T. LEAMAN RALISA E. LEAMAN

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 T. LEAMAN AND RALISA E. LEAMAN (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 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)

LEGAL DESCRIPTION: (REF. DEED INS. #201705815)

A TRACT OF LAND LOCATED IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 11 NORTH, RANGE 10 WEST, OF THE 6TH P.M., HALL COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35 (NORTH 1/4 CORNER) THENCE S89°41'01"E (ASSUMED BEARING) ON THE NORTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 A DISTANCE OF 943.57 FEET, THENCE S00°18'02"W A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING S00°18'02"W ON THE EAST LINE OF BLOCK 2 FIRESIDE ESTATES SUBDIVISION AND THE EAST LINE OF BLOCK 2 FIRESIDE ESTATES SECOND SUBDIVISION A DISTANCE OF 1279.89 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 2 FIRESIDE ESTATES SECOND SUBDIVISION AND ALSO BEING THE NORTHWEST CORNER OF LOT 20 WESTROADS ESTATES THIRD SUBDIVISION, THENCE S89°24'08"E ON THE NORTH LINE OF SAID WESTROADS ESTATES THIRD SUBDIVISION A DISTANCE OF 334.94 FEET, THENCE N00°39'26"E ON A LINE PARALLEL WITH AND 33.00 FEET WEST OF THE EAST LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 A DISTANCE OF 1281.55 FEET TO THE SOUTH RIGHT OF WAY LINE OF HUSKER HIGHWAY, THENCE N89°41'01"W ON SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 342.91 FEET TO THE POINT OF BEGINNING, CONTAINING 9.96 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 CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

THIS DAY OF , 2020.

COUNCIL PRESIDENT CITY CLERK

APPROVED AND ACCEPTED BY THE HALL COUNTY BOARD OF SUPERVISORS

THIS DAY OF , 2020.

CHAIRMAN COUNTY CLERK

HALL COUNTY REGISTER OF DEEDS

SURVEYOR'S CERTIFICATE:

I CERTIFY THAT ON , 2020, I COMPLETED AN ACCURATE SURVEY (MADE BY ME

OR UNDER MY SUPERVISION) OF "LEAMAN ACRES", LOCATED IN THE CITY OF GRAND ISLAND, 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"x24" 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.grummersurveying.com

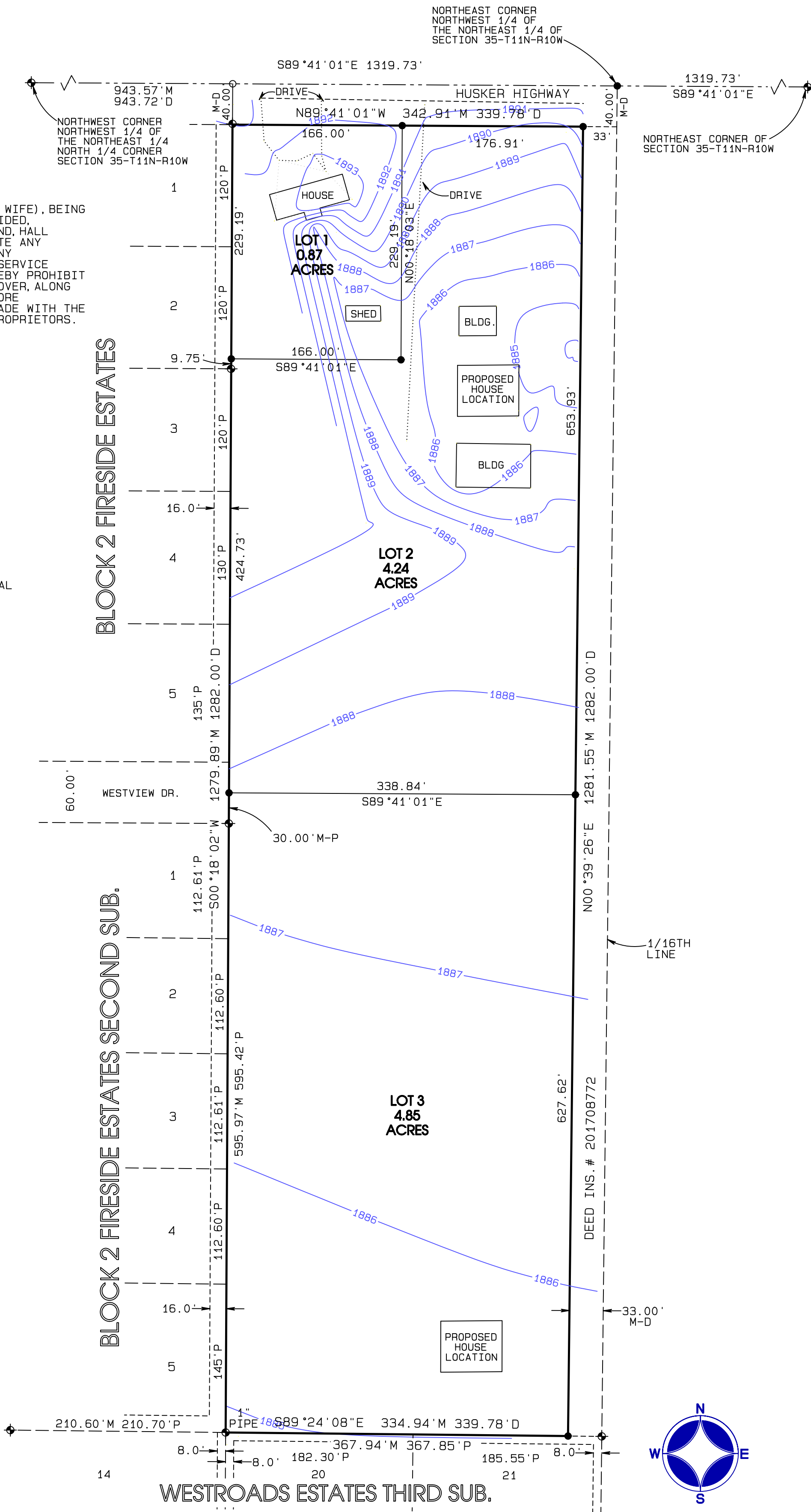
G. P. S. PROJECT # 051-2020

SEAL

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- M-MEASURED DISTANCE
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- UTILITY EASEMENT
- ◆ FOUND 1/2" PIPE UNLESS NOTED
- CALCULATED POINT
- SET 1/2" X 24" REBAR WITH BLUE LS-783 CAP UNLESS NOTED OTHERWISE

VICINITY SKETCH  
NOT TO SCALE  
HUSKER HIGHWAY  
ENGLEMAN ROAD T11N  
NORTH ROAD  
R10W  
SCHIMMER DRIVE



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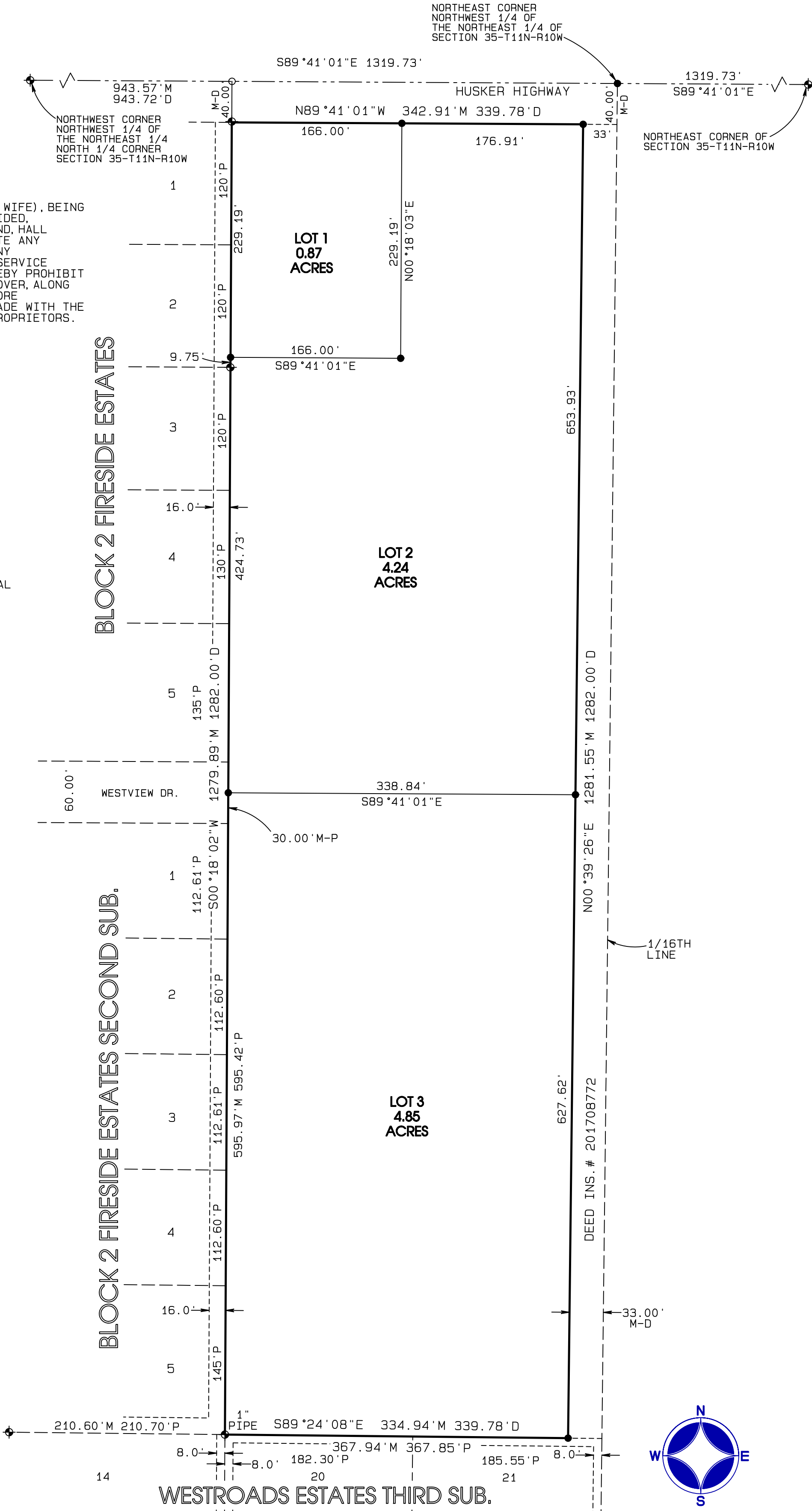
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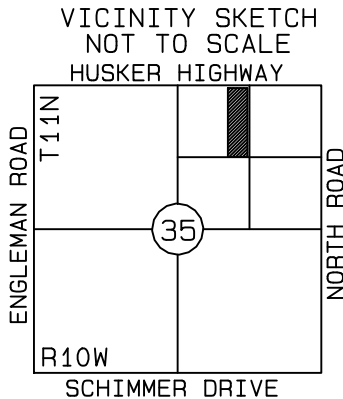
GRUMMERT PROFESSIONAL SERVICES, LLC

2837 W. HWY 6, STE # 206, HASTINGS NE, 68901  
PHONE-402-879-5701 EMAIL- jmgrummert@yahoo.com  
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**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 & Ralisa Leaman  
Address 42 Sonja Dr.  
City Doniphan, State NE Zip 68832  
Phone 308-383-3426

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: Michael Leaman (Applicant) Date: 8-28-20

**Surveyor/Engineers Information**

Surveyor/Engineering Firm Josh Grummer, Grummer Professional Services  
Address 2837 N. Hwy 6  
City Hastings, State NE Zip 68901  
Phone (402) 879-5701  
Surveyor/Engineer Name JOSH GRUMMER License Number \_\_\_\_\_

**SUBDIVISION NAME:** Leaman Acres

**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 3

Number of Acres 10.2

**Checklist of things Planning Commission Needs**