



# **Hall County Regional Planning Commission**

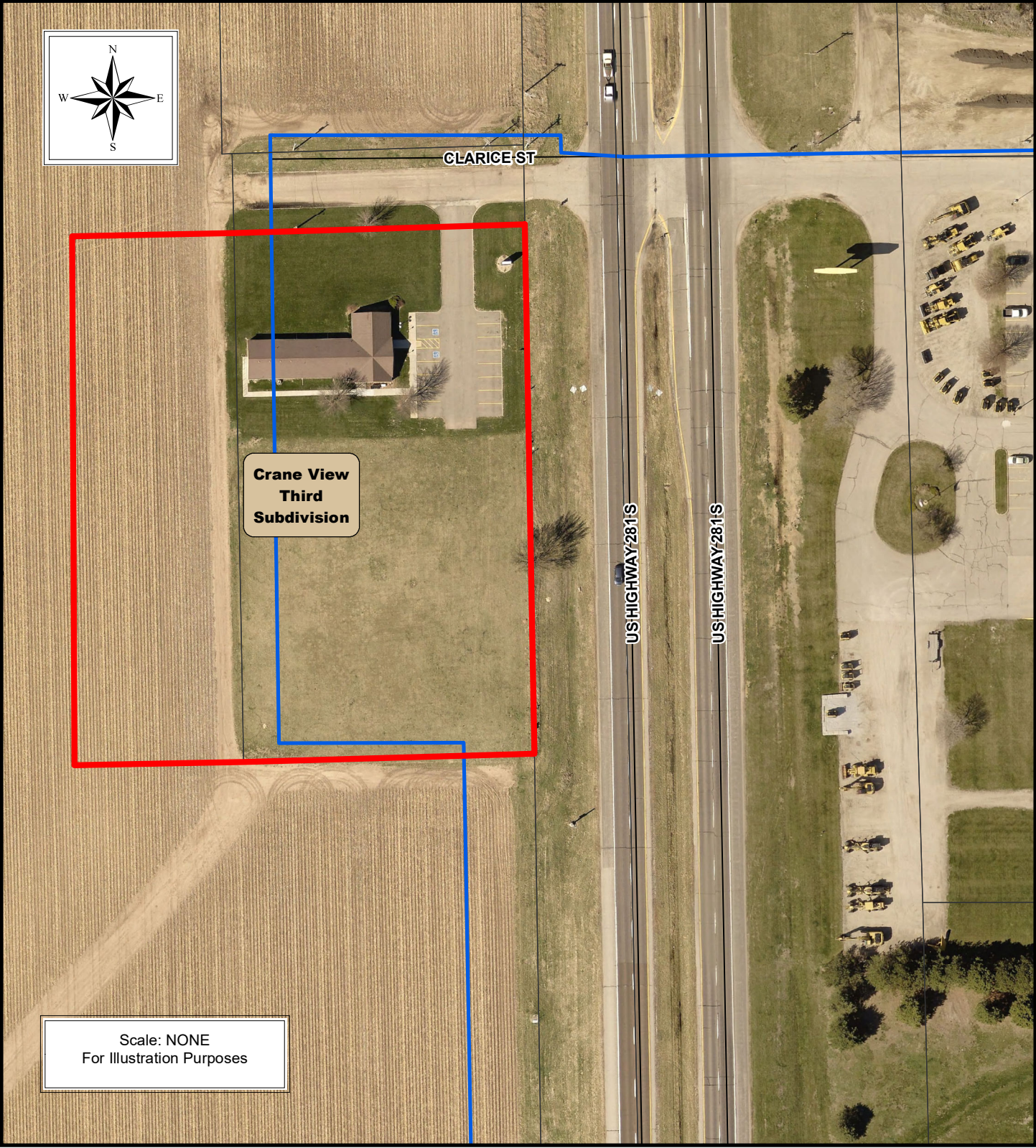
**Wednesday, October 7, 2020  
Regular Meeting**

## **Item J4**

### **Final Plat - Crane-View Third Subdivision**

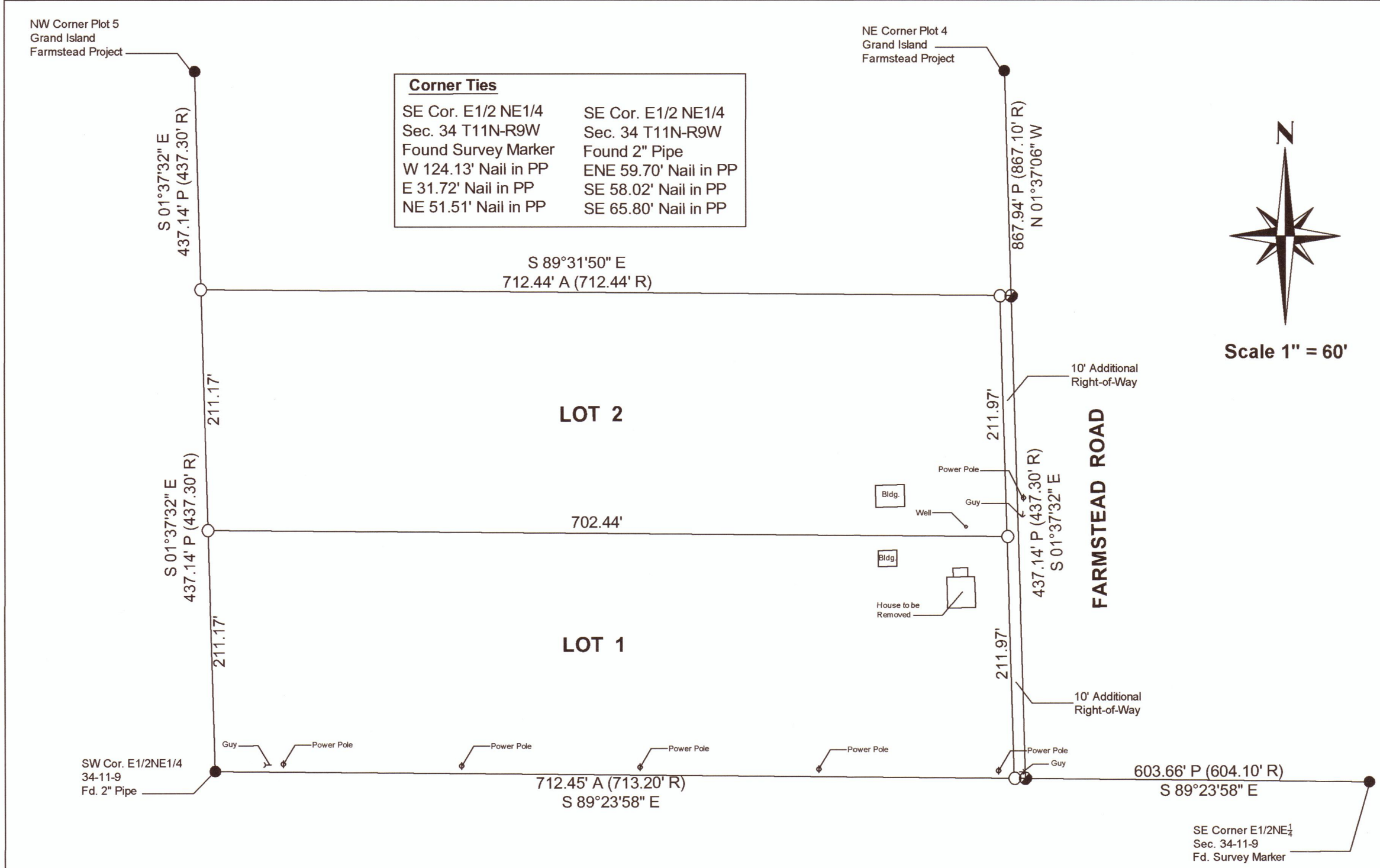
**Staff Contact:**

# PROPOSED SUBDIVISION AERIAL MAP



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





LEGAL DESCRIPTION

A Replat of Plot Six (6) Grand Island Farmstead Project, Hall County, Nebraska, contains a area of 6.916 Acres More or Less and 0.097 Acres More or Less for Road Right-of Way.

SURVEYORS CERTIFICATE

I hereby certify that on August 24, 2020, I completed an accurate survey of 'FARMSTEAD SOUTH 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

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  
Chairman of the Board

Approved and accepted by the City of Grand Island, Hall County, Nebraska this Day of , 2020  
Mayor City Clerk

FARMSTEAD SOUTH SUBDIVISION  
UTILITY EXIHIBT

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Justin P. Oseka and Anna Oseka Husband and Wife, being the owners of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as FARMSTEAD SOUTH SUBDIVISION' in Hall County, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate 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.

Justin P. Oseak

Date

Anna Oseka

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 Justin P. Oseka 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 Anna Oseka 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.

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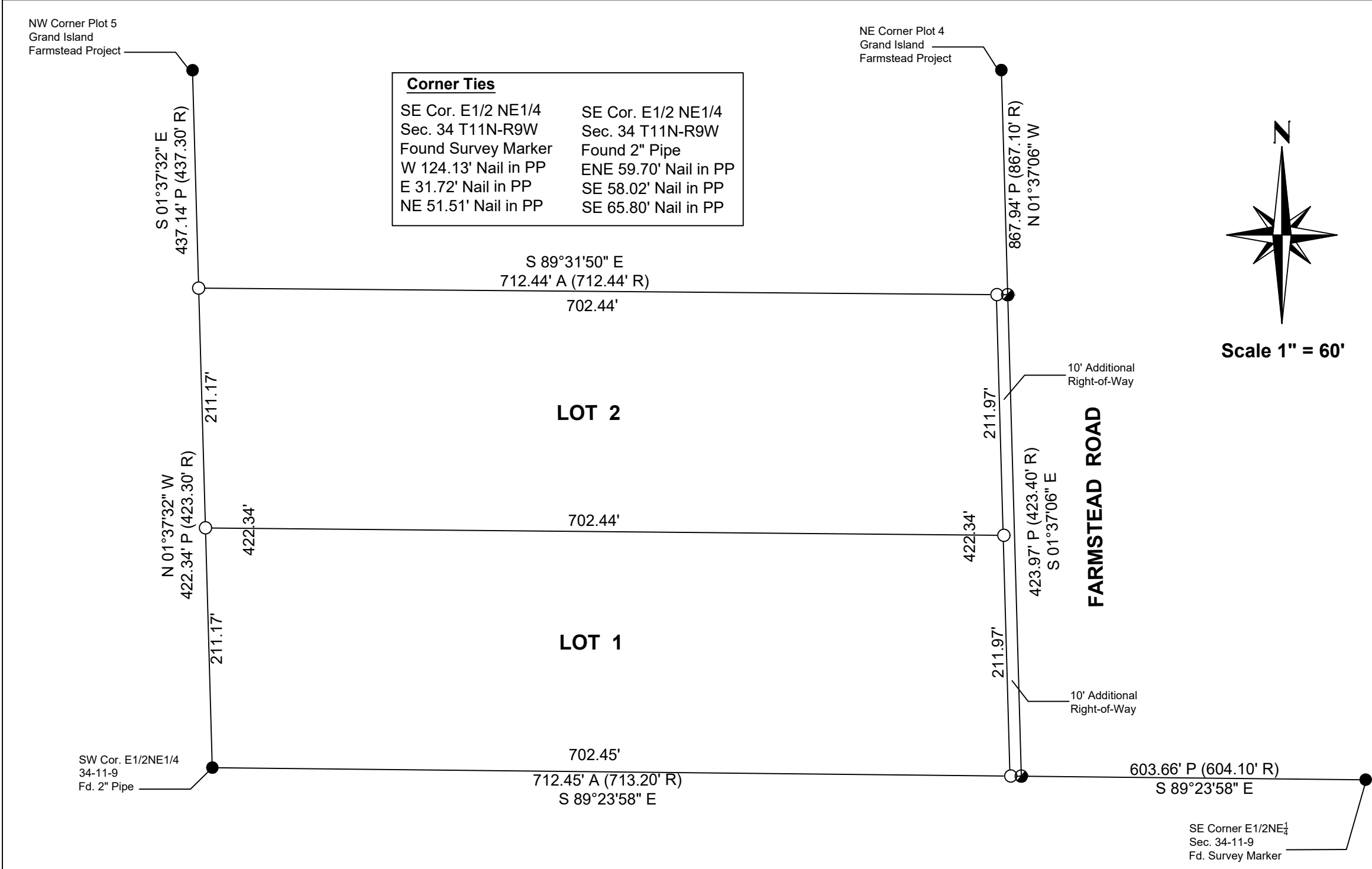
Notary Public

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 Plot Six (6) Grand Island Farmstead Project			
TITLE: Hall County, Nebraska			
SCALE: AT AS 1" = 60'	DATE: 8/26/2020	DRAWN: Brent C.	PAGE: 1 OF 1
BENESCH PROJECT NO:	DRAWING NO: 20-082	REVISION:	





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Day of \_\_\_\_\_, 2020

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FARMSTEAD SOUTH SUBDIVISION

DEDICATION

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TITLE: Hall County, Nebraska			
SCALE AT AS: 1" = 60'	DATE: 8/26/2020	DRAWN: Brent C.	PAGE: 1 OF 1
BENESCH PROJECT NO:	DRAWING NO: 20-082	REVISION: 9/8/2020	

**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 Rader County View, LLC Michael Rader  
Address 271 Road 324  
City Trimble State NE Zip 68980  
Phone 402-743-2216

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: Rader County View LLC by Michael Rader Date: 9-14-2020  
(Applicant)

**Surveyor/Engineers Information**

Surveyor/Engineering Firm Initial Point Surveying LLC  
Address 1811 W. 2nd Street; STE 280  
City Grand Island State NE Zip 68803  
Phone 308-6754141  
Surveyor/Engineer Name Brent D Cyboron License Number 727

**SUBDIVISION NAME:** Crane-View Third 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 3.642

**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.