



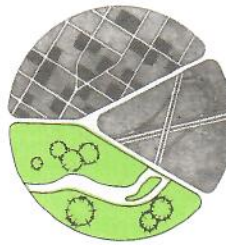
Hall County Regional Planning Commission

**Wednesday, February 3, 2021
Regular Meeting**

Item J1

**Final Plat - Beukenhorst Subdivisions - Hall County - Located east
of Locust Street and north of Binifield Road Hall.**

Staff Contact:



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

January 20, 2021

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 the following Subdivision Plat at the next meeting that will be held at **6:00 p.m. on February 3, 2021** 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
Beukenhorst Subdivision	7.22	1	Commencing at the Southwest Corner of the Southwest Quarter of Section 10, Township 9 North, Range 9 West of the 6th P.M., Hall County, Nebraska
Cooper Creek Estates Subdivision: Preliminary Plat	75.55	184	A Tract of Land Consisting of Part of the Northwest Quarter (NW1/4) of Section Twenty-Three (23), Township Eleven (11) North, Range Ten (10) West of the 6th P.M., in the City of Grand Island, Hall County, Nebraska
Highland North Subdivision	25.1	135	A Tract of Land Consisting of Part of the Northwest Quarter (NW1/4) of Section Two (2), Township Eleven (11) North, Range Ten (10) West of the 6th P.M., Hall County, Nebraska
Highland North First Subdivision	2.647	10	A Tract of Land Consisting of Part of the Northwest Quarter (NW1/4) of Section Two (2), Township Eleven (11) North, Range Ten (10) West of the 6th P.M., Hall County, Nebraska
Iglesia Eben-Ezer Subdivision	14.91	2	A tract of land comprising a part of the West Half of the East Half of the West Half of the Southeast Quarter (W 1/2 E 1/2 W 1/2 SE 1/4) of Section Four (4), Township Eleven (11) North, Range Nine (9) West of the 6th P.M., in Hall County, Nebraska,
NuView Second Subdivision	0.75	2	Lot One (1) and Two (2), Nu View Subdivision, in the City of Grand Island, Hall County, 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 Beukenhorst Family Trust

Address 11911 S. Locust

City Doniphan, State NE Zip 68232

Phone (402) 469-0219 Travis Augustin - Richter Auction & Realty, Inc.

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: Tom Krueger
(Applicant)

Date: JAN 6, 2021

Surveyor/Engineers Information

Surveyor/Engineering Firm KRUEGER LAND SURVEYING

Address 2837 WEST HIGHWAY 6 #204

City HASTINGS, State NE Zip 68901

Phone 402-984-2176

Surveyor/Engineer Name TOM KRUEGER License Number LS-448

SUBDIVISION NAME: Beukenhorst 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 6.17

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 \$ _____

* 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.

NW COR SW ¼ SEC 20 T9N-R9W
FOUND A SURVEY SPIKE IN THE ASPHALT

SE 41.93' TO A CHISELED "X" FOUND IN THE EAST END OF AN
18-INCH REINFORCED CONCRETE PIPE
NE 62.93' TO THE BOTTOM OF A STEEL FENCE POST
NW 31.49' TO THE NORTHWEST CORNER OF A CONCRETE WITNESS CORNER
SW 71.72' SET A NAIL IN A BOTTLE CAP IN THE TOP OF A FENCE POST
S 9' TO A FENCE LINE RUNNING WEST

SW COR SEC 10 T9N-R9W
FOUND A SURVEY MARKER IN THE ASPHALT

SE 54.52' TO A ¼" DRILL HOLE SET IN THE SOUTH END OF A CORRUGATED METAL PIPE
NE 69.02' TO A NAIL IN A BOTTLE CAP SET IN THE TOP OF A CORNER FENCE POST
NW 46.78' TO THE HEAD OF A NAIL FOUND 0.7-FOOT ABOVE GROUND IN
THE NORTHEAST FACE OF A POWER POLE
SW 63.46' TO A NAIL FOUND 1-FOOT ABOVE GROUND IN THE NORTHWEST
FACE OF A POWER POLE

SE COR W ½ NW ¼ SEC 10 T9N-R9W
FOUND A 1-INCH BAR BETWEEN 2 RED BRICKS 2.5-FOOT DEEP
SET A 5/8" BY 24" REBAR ABOVE 1-INCH BAR

S 2' TO THE CENTERLINE OF A GRAVEL ROAD AS DRIVEN EAST AND WEST
N 34.60' TO A NAIL IN A BOTTLE CAP SET 1-FOOT ABOVE GROUND
IN THE EAST FACE OF A POWER POLE
NE 62.47' TO A PLASTIC CAP STAMPED "REF MONUMENT 2020" ATTACHED
TO A 5/8" BY 24" REBAR SET FLUSH WITH THE GROUND
SE 60.43' TO A PLASTIC CAP STAMPED "REF MONUMENT 2020" ATTACHED
TO A 5/8" BY 24" REBAR SET FLUSH WITH THE GROUND
S 32.64' TO A NAIL IN A BOTTLE CAP SET IN THE TOP OF A FENCE POST

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THIS PLAT OF A SURVEY WAS MADE BY
ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE
TO THE BEST OF MY KNOWLEDGE AND THAT I AM A DULY
REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE
OF NEBRASKA.

THOMAS L. KRUEGER LS-448		
FILE NAME HALL COUNTY SEC 10 T9N-R9W		
SCALE 200 Ft/In	DATE 01-06-2021	DRAWN BY T. KRUEGER
JOB KLS-20172	FIELD WORK TK	SHEET 1 OF 1

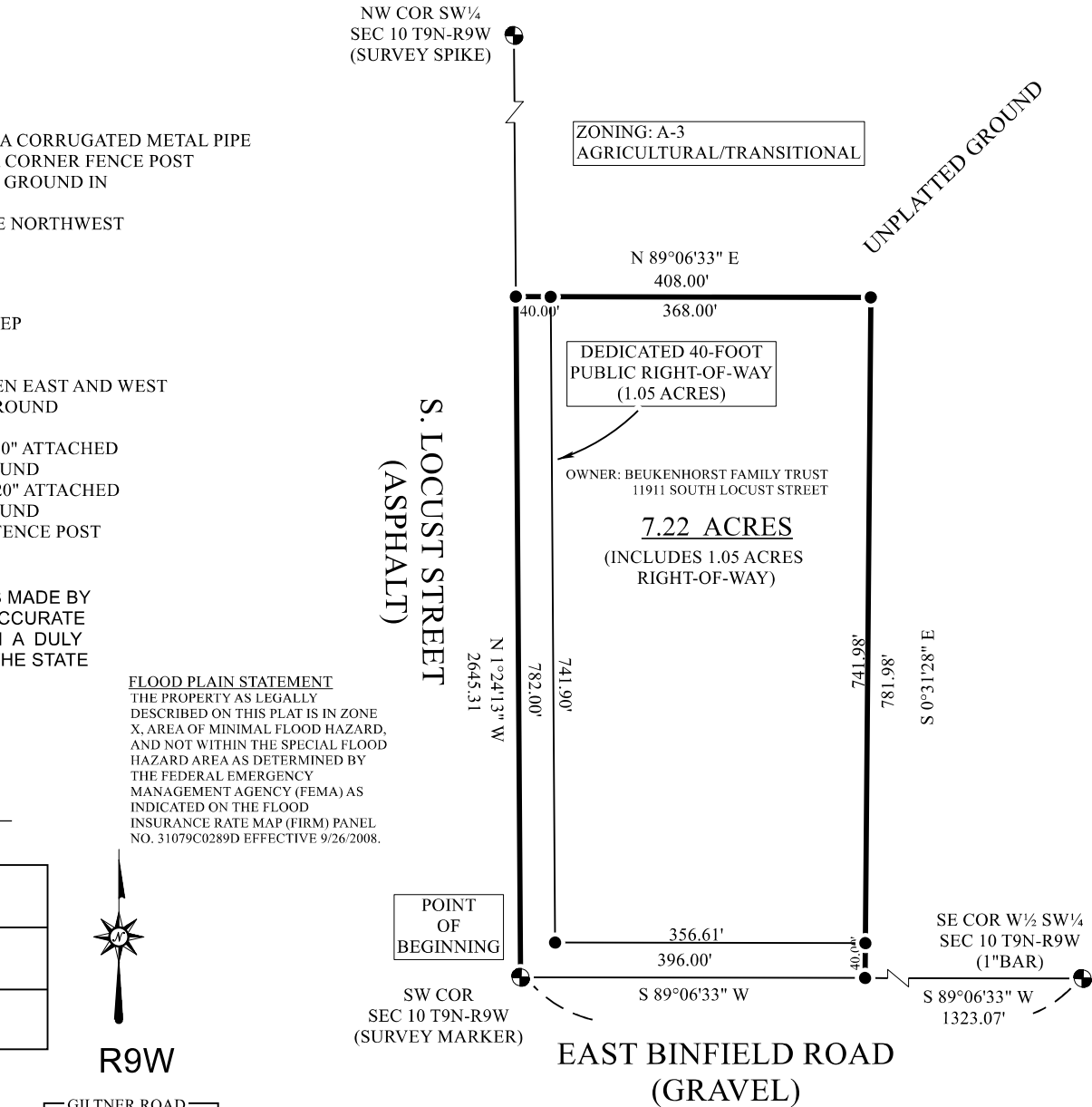
NOTE: ALL BEARINGS ARE ASSUMED

LEGEND	
●	SET PLASTIC CAP (LS-448) ON ½" REBAR
⦿	CORNER FOUND
M	MEASURED DISTANCE
R	RECORD DISTANCE

KRUEGER LAND SURVEYING
2837 WEST U.S. HIGHWAY 6 #204
HASTINGS, NE 68901
402-984-2176

BEUKENHORST SUBDIVISION

LOCATED IN THE WEST HALF OF SOUTHWEST QUARTER OF SECTION 10,
TOWNSHIP 9 NORTH, RANGE 9 WEST OF THE 6TH P.M.,
HALL COUNTY, NEBRASKA



DEDICATION
KNOW ALL MEN BY THESE PRESENTS, THAT GAIL G. BEUKENHORST AND CAROL J. BEUKENHORST, HUSBAND AND WIFE, AS TRUSTEES OF THE BEUKENHORST FAMILY REVOCABLE LIVING TRUST, BEING THE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS BEUKENHORST SUBDIVISION, HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF, AND DO HEREBY DEDICATE THE STREETS AS SHOWN THEREON TO THE PUBLIC FOR THEIR USE FOREVER, AND THE EASEMENTS, IF ANY, AS SHOWN THEREON FOR THE LOCATION, CONSTRUCTION, AND MAINTENANCE OF PUBLIC SERVICE UTILITIES FOREVER, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERETO, AND HEREBY PROHIBITING THE PLANTING OF TREES BUSHES AND SHRUBS O PLACING OTHER OBSTRUCTIONS UPON, OVER, ALONG OR UNDERNEATH THE SURFACE OF SUCH EASEMENTS AND THAT THE FORGOING SUBDIVISION AS MORE PARTICULARLY DESCRIBED IN THE LEGAL DESCRIPTION HEREON AS APPEARS ON THIS PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNS AND PROPRIETORS. IN WITNESS WHEREOF, I HAVE AFFIXED MY SIGNATURE HERETO, AT GRAND ISLAND, NEBRASKA, THIS DAY OF _____ 2021.

GAIL G. BEUKENHORST, TRUSTEE CAROL J. BEUKENHORST, TRUSTEE

ACKNOWLEDGEMENT
STATE OF NEBRASKA)
) SS
COUNTY OF HALL)

ON THE _____ DAY OF _____ 2021, BEFORE ME _____ A NOTARY PUBLIC
WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED GAIL G. BEUKENHORST AND CAROL J. BEUKENHORST, HUSBAND AND WIFE, AS TRUSTEES OF THE BEUKENHORST FAMILY REVOCABLE LIVING TRUST TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSONS WHOSE SIGNATURES ARE AFFIXED HERETO, AND THEY DID ACKNOWLEDGE THE EXECUTION THEREOF TO BE HIS AND HER VOLUNTARY ACT AND DEED.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC (SEAL)

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.

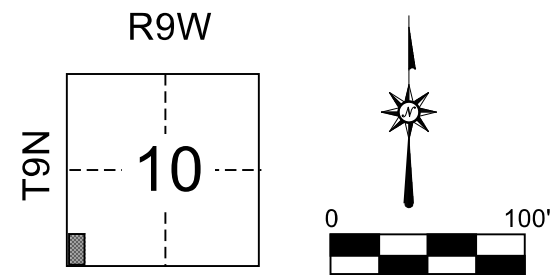
CHAIRMAN DATE

APPROVED AND ACCEPTED BY THE HALL COUNTY BOARD OF SUPERVISORS, THIS _____ DAY OF _____ 2021.

CHAIRMAN OF THE BOARD COUNTY CLERK (SEAL)

BEUKENHORST SUBDIVISION

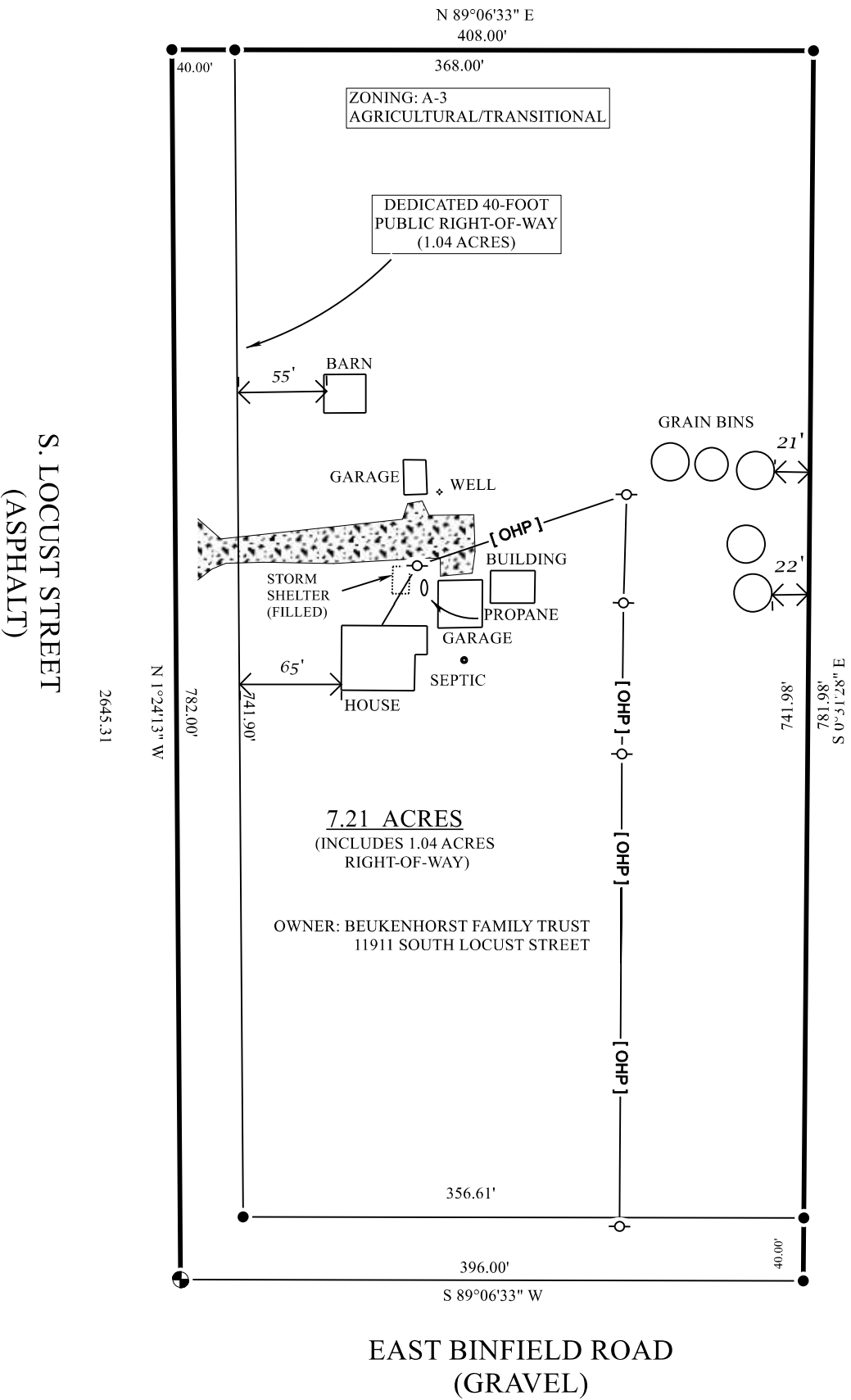
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TOWNSHIP 9 NORTH, RANGE 9 WEST OF THE 6TH P.M.,
HALL COUNTY, NEBRASKA



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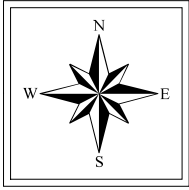
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●	CORNER FOUND
M	MEASURED DISTANCE
R	RECORD DISTANCE
○	POWER POLE
⊗	SEPTIC
⊕	WELL

KRUEGER LAND SURVEYING
2837 WEST U.S. HIGHWAY 6 #204
HASTINGS, NE 68901
402-984-2176



FILE NAME HALL COUNTY SEC 10 T9N-R9W		
SCALE 100 Ft/In	DATE 01-08-2021	DRAWN BY T. KRUEGER
JOB KLS-20172	FIELD WORK TK	SHEET 1 OF 1

PROPOSED SUBDIVISION LOCATION MAP



LOCUST ST-S

**Beukenhorst
Subdivision**

BINFIELD RD-W

BINFIELD RD-E

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