



Hall County Regional Planning Commission

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

Item J4

Final Plat - Iglesia Eben-Ezer Subdivision - Grand Island - located west of Capital Trail Court and north of Capital Ave in Grand Island

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 Iglesia De Dios Eban-Ezer, A Nebraska Non-Profit Corporation/Rene Lopez
Address 502 E Capital Avenue
City Grand Island, State NE Zip 68801
Phone 308-370-3557

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: _____ Date: _____
(Applicant)

Surveyor/Engineers Information

Surveyor/Engineering Firm Miller & Associates
Address 1111 Central Ave
City Kearney, State NE Zip 68847
Phone 308-234-6456
Surveyor/Engineer Name Chad Dixon License Number 672

SUBDIVISION NAME: Iglesia Eban-Ezer 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 2
Number of Acres 15.05

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

PRELIMINARY PLAT
-IGLESIA EBEN-EZER SUBDIVISION-
A REPLAT OF LOT 1, SMITH ACRES SUBDIVISION, AN ADDITION TO
THE CITY OF GRAND ISLAND AND PART OF THE WEST HALF
OF THE EAST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER
OF SECTION 4, TOWNSHIP 11 NORTH, RANGE 9 WEST OF THE 6th P.M.,
HALL COUNTY, NEBRASKA

LEGAL DESCRIPTION AS RECORDED ON INSTRUMENT NO. 200411175 and 201304564

A tract of land comprising a part of the West Half of the East Half of the West Half of the Southeast Quarter (W1/2 E1/2 W1/2 SE1/4) of Section Four (4), Township Eleven (11) North, Range Nine (9) West of the 6th P.M., in Hall County, Nebraska, more particularly described as follows: Beginning at the southwest corner of said West Half of the East Half of the West Half of the Southeast Quarter (W1/2 E1/2 W1/2 SE1/4); thence running northerly along the west line of said West Half of the East Half of the West Half of the Southeast Quarter (W1/2 E1/2 W1/2 SE1/4) on Assumed Bearing of N00°06'21"W, a distance of One Thousand Nine Hundred Eighty One and Forty Six Hundredths (1981.46) feet; thence running S89°00'06"E, a distance of Three Hundred Thirty Three and Eighty Five Hundredths (333.85) feet; to a point on the east line of said West Half of the East Half of the West Half of the Southeast Quarter (W1/2 E1/2 W1/2 SE1/4); thence running S00°09'15"E, along the east line of said West Half of the East Half of the West Half of the Southeast Quarter (W1/2 E1/2 W1/2 SE1/4), a distance of One Thousand Five Hundred Eighty Six and Forty Nine Hundredths (1586.49) feet, to the northeast corner of Lot One (1), Smith Acres Subdivision; thence running N88°58'38"W, along the north line of Lot One (1), Smith Acres Subdivision, a distance of One Hundred Sixty Seven and Seventy Two Hundredths (167.72) feet to the northwest corner of Lot One (1), Smith Acres Subdivision; thence running S00°09'51"E, along the west line of Smith Acres Subdivision, a distance of Three Hundred Ninety Five and Twenty Hundredths (395.20) feet, to a point on the south line of said West Half of the East Half of the West Half of the Southeast Quarter (W1/2 E1/2 W1/2 SE1/4), thence running N88°57'24"W, along the south line of said West Half of the East Half of the West Half of the Southeast Quarter (W1/2 E1/2 W1/2 SE1/4), a distance of One Hundred Sixty Seven and Eight Eight Hundredths (167.88) feet, to the point of beginning;

and

Lot One (1), Smith Acres Subdivision, an Addition to the City of Grand Island, Hall County, Nebraska.

SURVEYOR'S CERTIFICATE

I, Chad Dixon, Nebraska Professional Registered Land Surveyor No. 762, do hereby certify that on December 7, 2020, I completed an accurate survey of "IGLESIA EBEN-EZER SUBDIVISION", a replat of Lot 1, Smith Acres Subdivision, an addition to the City of Grand Island and part of the West Half of the East Half of the West Half of the Southeast Quarter of Section 4, Township 11 North, Range 9 West of the 6th P.M., 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.

Chad Dixon
Chad Dixon
Nebraska Professional Registered Land Surveyor No. 762



NOTES

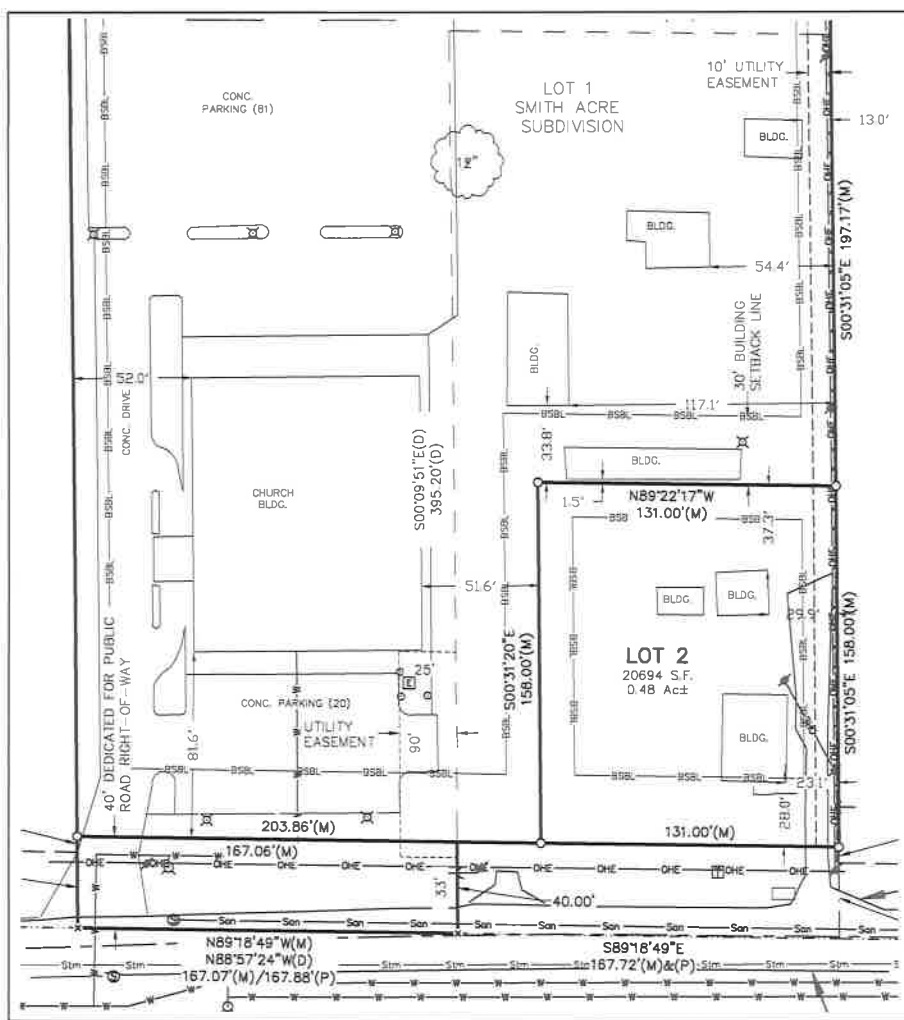
This plat prepared December, 2020 for:

Iglesia De Dios Eban-Ezer, a Nebraska Non-Profit Corporation
Rene Lopez
502 E Capital Avenue
Grand Island, NE 68801

BY: Miller & Associates
1111 Central Avenue
Kearney, NE 68847

Current Zoning:
LLR Large Lot Residential Zone

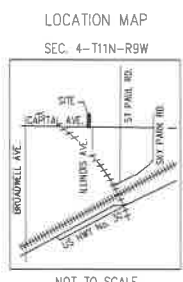
BUILDING DETAIL
Scale 1=50



- LEGEND
- ▲ = SECTION CORNERS FOUND
 - = CORNERS FOUND (1/2" IRON PIPE, UNLESS OTHERWISE NOTED)
 - = CORNERS ESTABLISHED (CAPPED 5/8" x 24" REBAR)
 - x = TEMPORARY POINT
 - (M) = MEASURED DISTANCES
 - (R) = RECORDED DISTANCES
 - (P) = PLATTED DISTANCES
 - (D) = DEEDED DISTANCES
 - = SECTION LINE
 - = BOUNDARY LINE
 - = NEW EASEMENT LINE
 - = EXISTING EASEMENT LINE
 - = EXISTING LOT LINES
 - = BUILDING SETBACK LINE
 - = POWER POLE
 - = OVERHEAD ELECTRIC LINE
 - = ELECTRIC BOX
 - ⊗ = LIGHT POLE
 - = WATER LINE
 - ⊕ = FIRE HYDRANT
 - ⊖ = VALVE
 - ⊙ = SANITARY SEWER MANHOLE
 - = SANITARY SEWER LINE
 - = STORM SEWER LINE
 - ⊠ = TELEPHONE BOX
 - ⊡ = MAILBOX

BASIS OF BEARINGS:

All bearings are based on Hall County Low Distortion Projection from Nebraska State Surveyor's Office.
Projection = Transverse Mercator
Scale Factor = 1.0000868
Central Meridian = 98°26'00" West
Standard Parallel = 40°52'00" North
False N/E = 25000/30000 (meters)
Spheroid - Datum = GRS80 - NAD83



SOUTHWEST CORNER, SOUTHEAST QUARTER SECTION 4, T 11 N, R 9 W
FOUND DJ HOSTLER ALUMINUM CAP IN ASPHALT
N 33.00' IRON PIPE
NW 67.00' NAIL IN POWER POLE
N 2.70' BACK OF CURB
NW 56.00' SOUTHEAST CORNER CONC. RETAINING WALL

P.O.B. SOUTHWEST CORNER, WEST 1/2 EAST 1/2 WEST 1/2 SOUTHEAST QUARTER, SECTION 4, T 11 N, R 9 W

PARTY CHIEF: JARED YENDRA
DRAWN BY: BYRON MARSON
JOB NUMBER: 143-LS-063-20
1111 CENTRAL AVENUE
KEARNEY, NE 68847-5833
Tel: 308-234-4548
Fax: 308-234-1146
www.miller-engineers.com



HALL CO-GRAND ISLAND-IGLESIA EBEN-EZER SUB

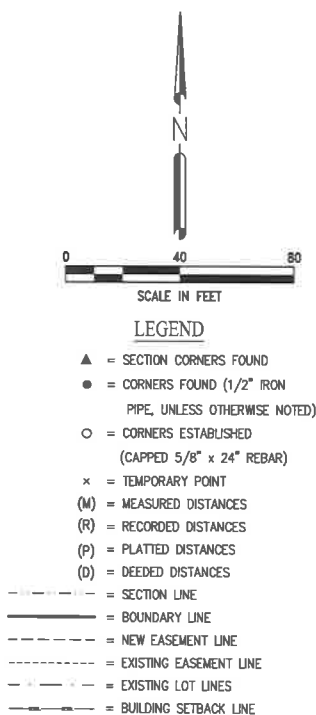
FINAL PLAT
-IGLESIA EBEN-EZER SUBDIVISION-
A REPLAT OF LOT 1, SMITH ACRES SUBDIVISION, AN ADDITION TO
THE CITY OF GRAND ISLAND AND PART OF THE WEST HALF
OF THE EAST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER
OF SECTION 4, TOWNSHIP 11 NORTH, RANGE 9 WEST OF THE 6th P.M.,
HALL COUNTY, NEBRASKA

LEGAL DESCRIPTION AS RECORDED ON INSTRUMENT NO. 200411175 and 201304564

A tract of land comprising a part of the West Half of the East Half of the West Half of the Southeast Quarter (W1/2 E1/2 W1/2 SE1/4) of Section Four (4), Township Eleven (11) North, Range Nine (9) West of the 6th P.M., in Hall County, Nebraska, more particularly described as follows: Beginning at the southwest corner of said West Half of the East Half of the West Half of the Southeast Quarter (W1/2 E1/2 W1/2 SE1/4); thence running northerly along the west line of said West Half of the East Half of the West Half of the Southeast Quarter (W1/2 E1/2 W1/2 SE1/4) on Assumed Bearing of N00°06'21"W, a distance of One Thousand Nine Hundred Eighty One and Forty Six Hundredths (1981.46) feet; thence running S89°00'06"E, a distance of Three Hundred Thirty Three and Eighty Five Hundredths (333.85) feet; to a point on the east line of said West Half of the East Half of the West Half of the Southeast Quarter (W1/2 E1/2 W1/2 SE1/4); thence running S00°09'15"E, along the east line of said West Half of the East Half of the West Half of the Southeast Quarter (W1/2 E1/2 W1/2 SE1/4), a distance of One Thousand Five Hundred Eighty Six and Forty Nine Hundredths (1586.49) feet, to the northeast corner of Lot One (1), Smith Acres Subdivision; thence running N88°58'38"W, along the north line of Lot One (1), Smith Acres Subdivision, a distance of One Hundred Sixty Seven and Seventy Two Hundredths (167.72) feet to the northwest corner of Lot One (1), Smith Acres Subdivision; thence running S00°09'51"E, along the west line of Smith Acres Subdivision, a distance of Three Hundred Ninety Five and Twenty Hundredths (395.20) feet, to a point on the south line of said West Half of the East Half of the West Half of the Southeast Quarter (W1/2 E1/2 W1/2 SE1/4), thence running N88°57'24"W, along the south line of said West Half of the East Half of the West Half of the Southeast Quarter (W1/2 E1/2 W1/2 SE1/4), a distance of One Hundred Sixty Seven and Eight Eight Hundredths (167.88) feet, to the point of beginning;

and

Lot One (1), Smith Acres Subdivision, an Addition to the City of Grand Island, Hall County, Nebraska.



NOTES

This plat prepared December, 2020 for:

Iglesia De Dios Eban-Ezer, a Nebraska Non-Profit Corporation
Rene Lopez
502 E Capital Avenue
Grand Island, NE 68801

BY: Miller & Associates
1111 Central Avenue
Kearney, NE 68847

Current Zoning:
LLR Large Lot Residential Zone



BASIS OF BEARINGS:

All bearings are based on Hall County Low Distortion Projection from Nebraska State Surveyor's Office.
Projection = Transverse Mercator
Scale Factor = 1.0000868
Central Meridian = 98°26'00" West
Standard Parallel = 40°52'00" North
False N/E = 25000/30000 (meters)
Spheroid - Datum = GRS80 - NAD83

SOUTHWEST CORNER, SOUTHEAST QUARTER SECTION 4, T 11 N, R 9 W
FOUND DJ HOSTLER ALUMINUM CAP IN ASPHALT
N 33.00' IRON PIPE
NW 67.00' NAIL IN POWER POLE
N 2.70' BACK OF CURB
NW 56.00' SOUTHEAST CORNER CONC. RETAINING WALL

P.O.B. SOUTHWEST CORNER, WEST 1/2 EAST 1/2 WEST 1/2 SOUTHEAST QUARTER, SECTION 4, T 11 N, R 9 W

SHEET 1 OF 2

MA
Miller & Associates
Consulting Engineers, P.C.

PARTY CHIEF: JARED YENDRA
DRAWN BY: BYRON MAXSON
JOB NUMBER: 148-E-202-220
1111 CENTRAL AVENUE
KEARNEY, NE 68847-6833
Tel: 308-234-6456
Fax: 308-234-1146
www.miller-engineers.com

PERSON-SITE & REASON

ACKNOWLEDGMENTS

KNOW ALL MEN BY THESE PRESENTS, that

Iglesia De Dios Eben-Ezer, a Nebraska Non-Profit Corporation

(print name) _____, (print title) _____

Home Federal Savings & Loan Association of Grand Island, beneficiary, b

(print name) _____, (print title) _____

Aren R. Baack, trustee

"being the owner of and described herein", has caused said site to be surveyed, subdivided, platted and designated as "GENSLA BENE-EZER SUBDIVISION", a replat of L. L. Smith Acres subdivision, an addition to the City of Grand Island and part of the West Half of the East Half of the West Half of the Southeast Quarter of Section 4, Township 11 North, Range 9 West of the 6th P.M., Hall County, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the acres as shown thereon to the public for their use forever; and the easements as shown thereon for the location, construction and maintenance of public service utilities, together with the right of ingress and egress thereon, 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 the accompanying plat is made with the free consent and in accordance with the desires of the undersigned owner and proprietor.

IN WITNESS WHEREOF, We have affixed our signatures hereto, at Grand Island, Nebraska, this _____ day of _____, 20____.

(signature) _____
Iglesia De Dios Eban-Ezer, a Nebraska Corporation

(signature) _____
Home Federal Savings & Loan Association of
Grand Island, beneficiary

(signature) _____
Aren R. Baack, trustee

ACKNOWLEDGMENTS

STATE OF _____)

SS

On the _____ day of _____, 20____, before me _____, a Notary Public within and for said County, personally appeared (print name) _____, (print title) _____.

of Iglesia De Dios Eben-Ezer, a Nebraska Non-Profit Corporation, 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 and that he was empowered to make the above declaration for and in behalf of said Company, voluntarily,

(SEAL)

My commission expires _____

Notary Public _____

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.

Chad Nabity (signature)

(date)

SURVEYOR'S CERTIFICATE

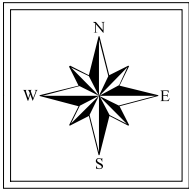
1. Chad Dixon, Nebraska Professional Registered Land Surveyor No. 762, do hereby certify that on December 7, 2020, I completed an accurate survey of "TCLISA EBERN-EZER SUBDIVISION", a portion of Lot 1, South Acres Subdivision, an addition to the City of Grand Island and West 6th H of the East Half of the West Half of the Southeast Quarter of Section 4, Township 11 North, Range 5 West and the 6th P. M., 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 surveyed 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.

(SEAL)

Chad Dixon

Nebraska Professional Registered Land Surveyor No. 76.

PROPOSED SUBDIVISION LOCATION MAP



**Iglesia
Eben-Ezer
Subdivision**

Scale: NONE
For Illustration Purposes

CAPITAL-AVE-E



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