



# **Hall County Regional Planning Commission**

**Wednesday, March 3, 2021  
Regular Meeting**

## **Item J3**

**Final Plat - Taylor Subdivision - Grand Island -**

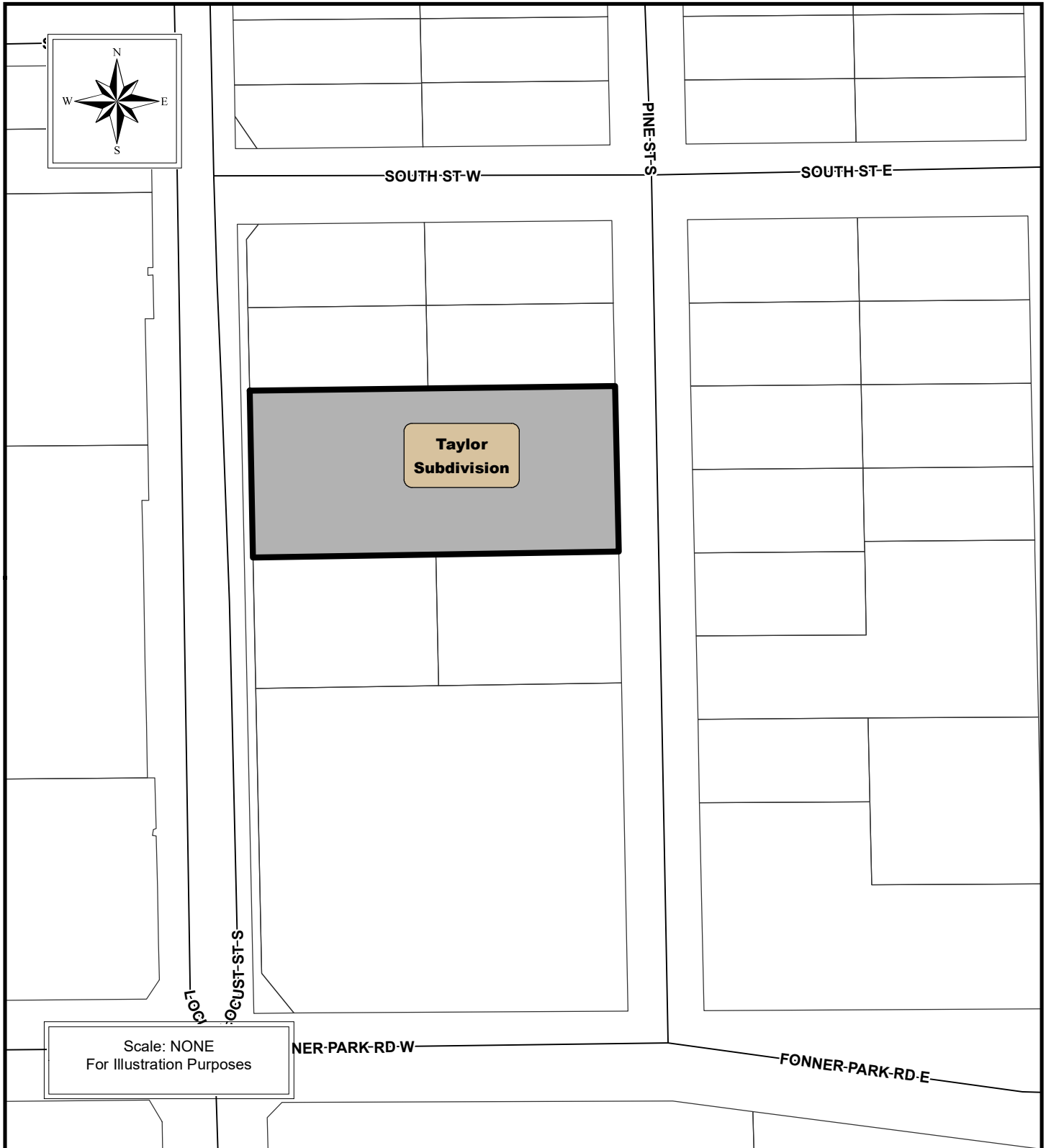
**Staff Contact:**

# PROPOSED SUBDIVISION AERIAL MAP



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

# PROPOSED SUBDIVISION LOCATION MAP



THE REGIONAL PLANNING COMMISSION of Hall  
County, Grand Island, Wood River and the Villages  
of Alda, Cairo and Doniphan, 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 Douglas and Pamala Taylor  
Address 1114 S. Pine Street  
City Grand Island, State NE Zip 68801  
Phone 308-383-1553

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: [Signature] Date: 2-11-2021  
(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 308-675-4141  
Surveyor/Engineer Name Brent D Cyboron License Number 727

**SUBDIVISION NAME:** Taylor 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

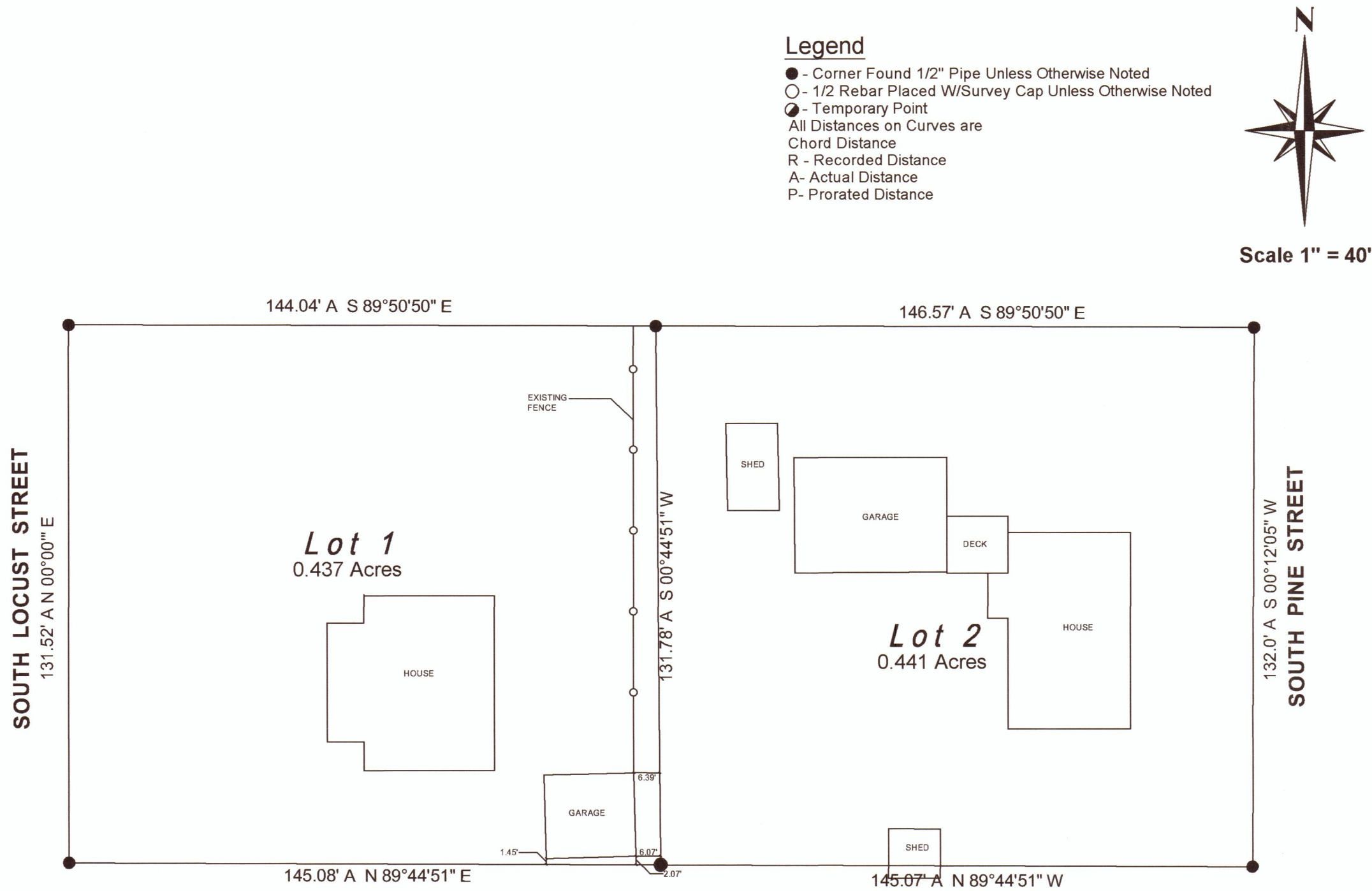
Number of Acres 0.878 Acres

**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 \$490.00

\* 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.



### Legal Description

A part of Lot Twelve (12), Vantine's Subdivision to the City of Grand Island, Hall County, Nebraska, more particularly described as follows:

Commencing at the Northwest corner of said Lot 12 and running Easterly along and upon the North side of Lot 12 a distance of 184.00' feet, running thence Southerly to a point on the South line of said Lot 12 which is 443.50' feet west of the Southeast corner of said Lot 12, running thence West, along and upon the South line of said Lot 12, a distance of 183.50' feet to the Southwest corner of said Lot 12, and running thence North along and upon the West side of said Lot 12, a distance of 132.00' feet to the point of beginning, excepting therefrom a tract more particularly described in Warranty Deed recorded in Book 165, Page 102 in the Register of Deeds Office in Hall County, Nebraska and excepting therefrom a tract of land deeded to the City of Grand Island, Nebraska by Warranty Deed recorded as Documents No. 82-001401

And

A tract of Land comprising a part of Lot Twelve (12) Vantine's Subdivision, to the City of Grand Island, Hall County Nebraska more particularly described as follows:

Beginning at a point on the North Line of said Lot 12, said point being 100.00' feet west of the Northwest corner of said Lot 12; thence westerly and parallel to the south line of said Lot 12 a distance of 13.00' feet; thence southerly and parallel to the east line of said Lot 12, a distance of 132.00' feet to a point on the south line of said Lot 12; thence easterly along and upon said south line of said Lot 12, a distance of 13.50' feet; to a point 100.00' feet West of the Southeast corner of said Lot 12; thence northerly a distance of 132.00' feet to the point of beginning; said tract abutting the west side of a tract deeded to said grantees by deed recorded in Book 165, Page 684 in the Hall County Nebraska, Register of deeds.

### Surveyor's Certificate

I hereby certify that on February 2, 2021, I completed an accurate survey of 'TAYLOR SUBDIVISION', an Addition to the City of Grand Island, 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, Reg. Land Surveyor No. 727

## TAYLOR SUBDIVISION GRAND ISLAND, NEBRASKA UTILITY PLAN

### Dedication

KNOW ALL MEN BY THESE PRESENTS, that Douglas P. Taylor and Pamela S. Taylor, both husband and wife, being the owners of the land described hereon, have caused same to be surveyed, subdivided, platted and designated as 'TAYLOR SUBDIVISION', an Subdivision in the City of Grand Island, 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 owners and proprietors.

IN WITNESS WHEREOF, we have affixed our signatures hereto, at Grand Island, Nebraska, this \_\_\_ day of \_\_\_\_\_, 2021.

Douglas P. Taylor

Pamela S. Taylor

Date

Date

### Acknowledgement

State Of Nebraska  
County Of Hall SS

On the \_\_\_ day of \_\_\_\_\_, 2021, before me, \_\_\_\_\_ a Notary Public within and for said County, personally appeared Douglas P. Taylor and Pamela S. Taylor, both husbands and wife, and to me personally known to be the identical persons whose signatures are affixed hereto, and that each did acknowledge the execution thereof to be his or her 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 \_\_\_\_\_.

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.

Chairman

Date

Approved and accepted by the City of Grand Island, Nebraska, this \_\_\_ day of \_\_\_\_\_, 2021.

Mayor

City Clerk

INITIAL POINT SURVEYING LLC  
1811 W 2nd Street, Suite 280  
Grand Island, NE 68803  
308-383-6754 Cell  
308-675-4141 Office

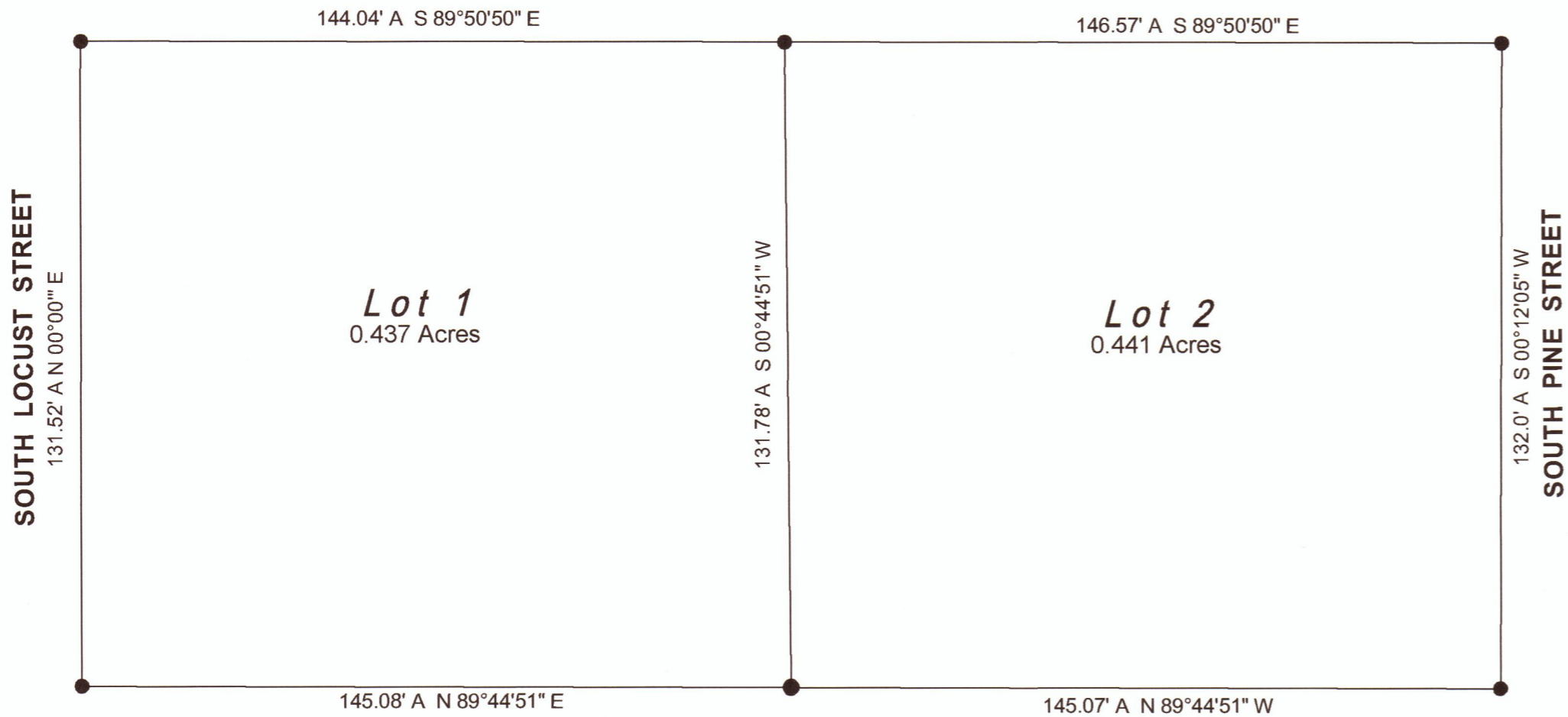
LOCATION: Grand Island, Hall County, Nebraska			
TITLE: Taylor Subdivision			
SCALE: AS SHOWN 1" = 40'	DATE: 2/09/2021	DRAWN: Brent C.	PAGE: 2 OF 2
REVISIONS PROJECT NO: 21-010	DRAWING NO:	REVISION:	

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



Scale 1" = 40'



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**TAYLOR SUBDIVISION**  
**GRAND ISLAND, NEBRASKA**

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