



Hall County Regional Planning Commission

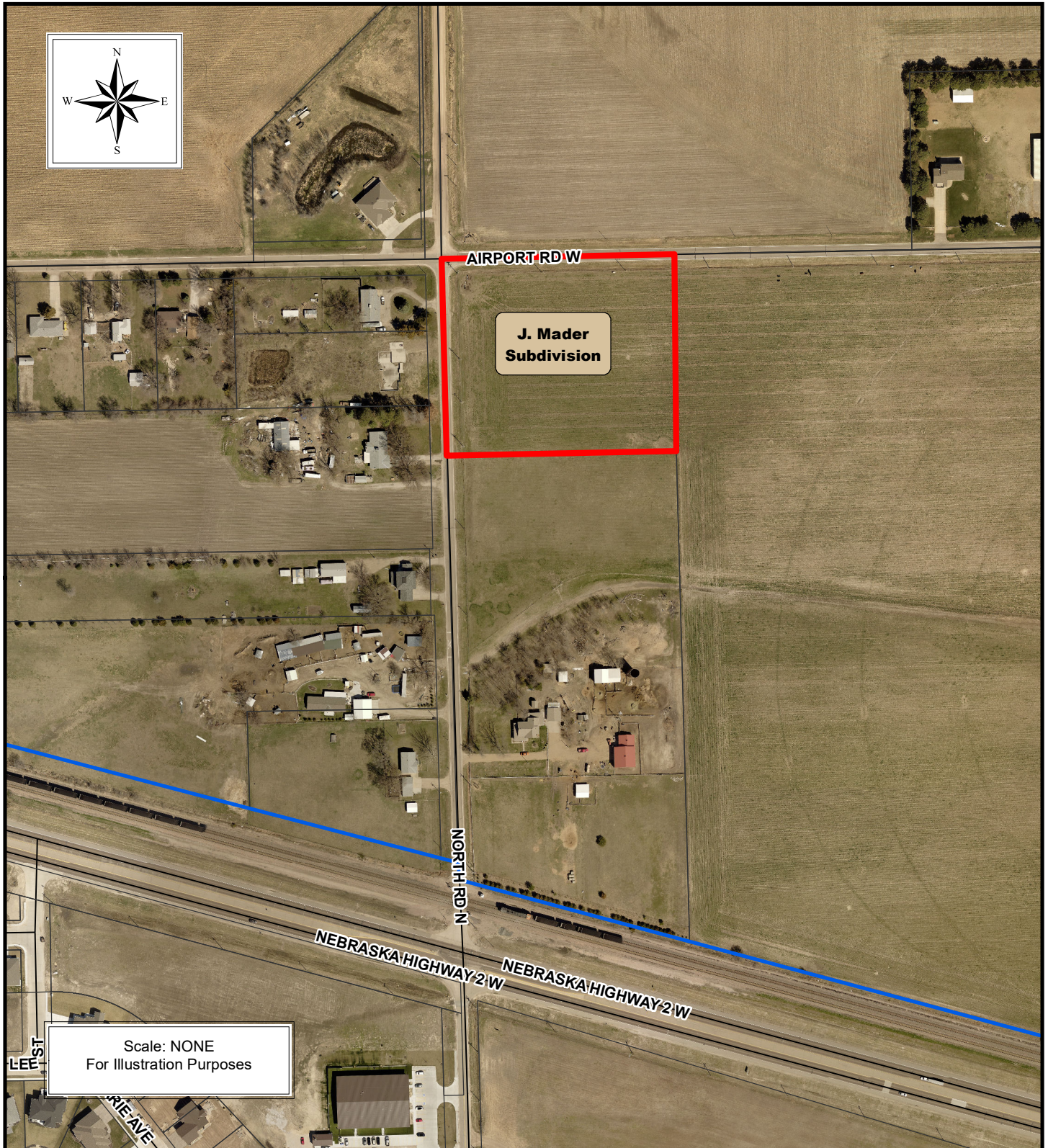
**Wednesday, April 7, 2021
Regular Meeting**

Item J3

Final Plat - J. Mader 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

**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 Todd A. Mader
Address 3930 N. Webb Road
City Grand Island, State NE Zip 68803
Phone _____

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 Jasnowski Surveying LLC
Address 1205 1st Street
City Aurora, State NE Zip 68818
Phone (402)694-8703
Surveyor/Engineer Name Evan Jasnowski License Number 776

SUBDIVISION NAME: J. Mader 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 4.314

Checklist of things Planning Commission Needs

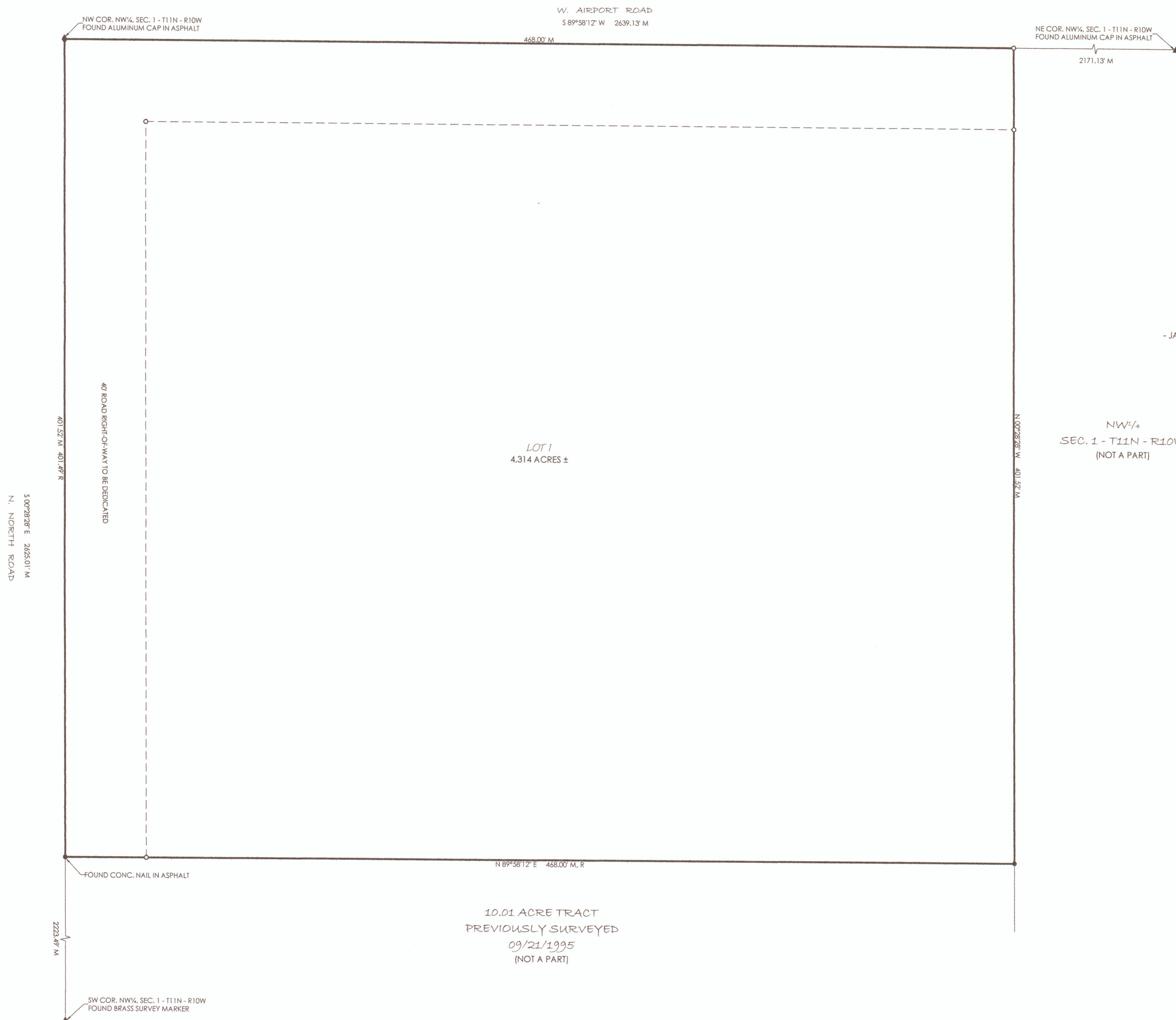
- ☐ AutoCAD file (Scaled 1:100) and a PDF sent to rashadm@grand-island.com
- ☐ _____

J. MADER SUBDIVISION

Pt. NW¹/₄, SECTION 1 - T11N - R10W

HALL COUNTY, NEBRASKA

PRELIMINARY/SITE PLAT



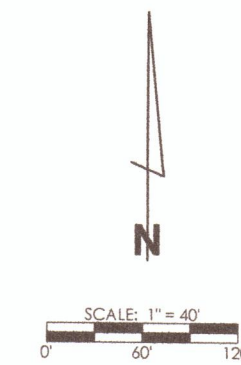
OWNER
- TODD MADER

SUBDIVIDER
- JEFF REED

SURVEYOR
- JASNOWSKI SURVEYING LLC

NUMBER OF LOTS
- 1

NW¹/₄
SEC. 1 - T11N - R10W
(NOT A PART)



LEGEND
M = MEASURED DISTANCE
R = RECORDED DISTANCE (LS #178 SURVEY - 09/21/1995)
X = PLACED MAG NAIL IN ASPHALT
O = 1/2" REBAR w/ LS #776 PLASTIC CAP PLACED
● = 1/2" IRON PIPE w/ LS #557 CAP FOUND UNLESS NOTED

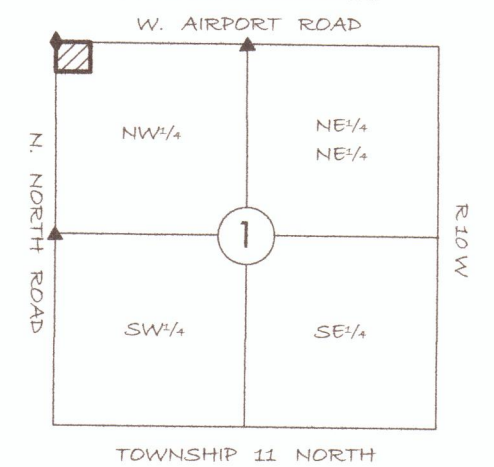
CORNER TIES

SW COR. NW¹/₄, SEC. 1 - T11N - R10W
FOUND BRASS SURVEY MARKER
47.87' NE to NAIL IN POWER POLE
28.00' ENE to CENTER OF STORM INLET MANHOLE LID
87.89' SE to NAIL POWER POLE
32.94' W to 1/2" IRON PIPE

NW COR. NW¹/₄, SEC. 1 - T11N - R10W
FOUND ALUMINUM CAP IN ASPHALT
46.07' NNE to MAG NAIL POWER POLE
56.79' SE to 1/2" REBAR w/ LS #776 PLASTIC CAP
45.02' SW to NAIL IN POWER POLE
38.46' NW to SOUTHEASTERN MOST 1" HOLE OF METAL PLATE GRATE COVER

NE COR. NW¹/₄, SEC. 1 - T11N - R10W
FOUND ALUMINUM CAP IN ASPHALT
83.87' ESE to NAIL IN POWER POLE
61.43' SE to NW COR. CONC. WELL PAD
32.92' S to 1/2" IRON PIPE
84.97' WSW to NAIL IN POWER POLE

SITUATION SKETCH: NOT TO SCALE



LEGAL DESCRIPTION

A tract of land comprising a part of the Northwest Quarter (NW¹/₄), Section One (1), Township Eleven (11) North, Range Ten (10) West of the 6th P.M., Hall County, Nebraska. More particularly described as follows:
Beginning at the northwest corner of said NW¹/₄; thence S 00°28'28" E on and upon the west line of said NW¹/₄ a distance of 401.52 feet to a point; thence N 89°58'12" E and parallel with the north line of said NW¹/₄ a distance of 468.00 feet to a point; thence N 00°28'28" W and parallel with the west line of said NW¹/₄ a distance of 401.52 feet to a point on the north line of said NW¹/₄; thence S 89°58'12" W on and upon the north line of said NW¹/₄ a distance of 468.00 feet the Point of Beginning. Said tract contains 4.314 acres more or less, of which 0.762 acres is road right-of-way to be dedicated.

SURVEYOR'S CERTIFICATE

I, Evan A. Jasnowski, Nebraska Registered Land Surveyor #776, duly registered under the Land Surveyor's Regulation Act, do hereby state that at the request of Jeff Reed, I have caused to be made a survey of the land depicted on the accompanying plat; that said plat is a true delineation of said survey performed personally or under my direct supervision; that said survey was made with reference to known and recorded monuments marked as shown, and to the best of my knowledge and belief is true, correct, and in accordance with the Minimum Standards for Surveys in effect at the time of this survey.

Evan A. Jasnowski
Evan A. Jasnowski

03/10/2021
Date



PROJECT NUMBER 21-LS-24 - DATE 03/10/2021
DRAWN BY E.A.J. - CHECKED BY E.P.J.
1203 1st STREET, AURORA, NE 68818
PHONE 402-694-8703 - EMAIL ejasnowski@rail.com