



# **Hall County Regional Planning Commission**

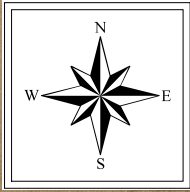
**Wednesday, April 7, 2021  
Regular Meeting**

## **Item J4**

**Final Plat - J&K Estates Subdivision - Hall County**

**Staff Contact:**

# PROPOSED SUBDIVISION AERIAL MAP



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



**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 John Harders  
Address 11644 W Old Potash Hwy  
City Wood River, State NE Zip 68883  
Phone 308-390-6861

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: Jesse Hurt (Applicant) Date: 3-5-21

**Surveyor/Engineers Information**

Surveyor/Engineering Firm Olsson, Inc  
Address 201 E 2nd Street  
City Grand Island, State NE Zip 68801  
Phone 308-384-8750  
Surveyor/Engineer Name Jesse E Hurt License Number 674

**SUBDIVISION NAME:** J & K ESTATES 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 3.481

**Checklist of things Planning Commission Needs**

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



# J & K ESTATES SUBDIVISION

## HALL COUNTY, NEBRASKA

### SITE PLAT

#### LEGAL DESCRIPTION

A TRACT OF LAND CONSISTING OF PART OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION SEVENTEEN (17), TOWNSHIP ELEVEN (11) NORTH, RANGE ELEVEN (11) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 17-T11N-R11W; THENCE ON AN ASSUMED BEARING OF N00°02'06"W, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER (SE1/4), A DISTANCE OF 906.00 FEET TO THE POINT OF BEGINNING; THENCE S89°57'51"W A DISTANCE OF 40.00 FEET; THENCE S81°55'19"W A DISTANCE OF 251.62 FEET; THENCE N89°44'22"W A DISTANCE OF 41.45 FEET; THENCE N00°34'58"W A DISTANCE OF 49.98 FEET; THENCE N44°24'48"W A DISTANCE OF 84.06 FEET; THENCE N89°52'12"W A DISTANCE OF 113.34 FEET; THENCE N00°35'59"E A DISTANCE OF 182.57 FEET; THENCE N77°36'21"E A DISTANCE OF 472.12 FEET; THENCE N89°57'51"E A DISTANCE OF 40.00 FEET TO A POINT ON SAID EAST LINE OF THE SE1/4; THENCE S00°02'06"E, ALONG SAID EAST LINE, A DISTANCE OF 359.00 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 151631.98 SQUARE FEET OR 3.481 ACRES MORE OR LESS OF WHICH 0.330 ACRES IS DEDICATED ROAD RIGHT-OF-WAY.

#### SECTION TIES

- (A) EAST 1/4 CORNER, SEC. 17-T11N-R11W  
FOUND ALUMINUM CAP, 0.3'± BELOW GRADE  
E 1.5' TO CENTERLINE NORTH/SOUTH GRAVEL ROAD  
SE 45.03' TO RED HEAD NAIL IN POWER POLE  
N 12.0' TO CENTERLINE FIELD DRIVE EAST
- (B) SOUTHEAST CORNER, SEC. 17-T11N-R11W  
FOUND ALUMINUM CAP, 1.0' BELOW GRADE  
NW 72.75' TO NAIL IN POWER POLE  
SE 49.83' TO NAIL IN TOP CORNER FENCE POST  
SW 56.10' TO NAIL IN POWER POLE  
NE 48.43' TO NAIL IN POWER POLE

SOUTHEAST QUARTER  
SECTION 17-T11N-R11W  
UNPLATTED

LOT 1  
137271.98 S.F. / 3.151 AC.

SOUTHEAST QUARTER  
SECTION 17-T11N-R11W  
UNPLATTED

(A)  
EAST 1/4 CORNER  
SEC. 17-T11N-R11W  
33'  
COUNTY ROAD  
RIGHT OF WAY

40.00'(M)  
N89°57'51"E  
1365.91'(M)  
S00°02'06"E  
S00°02'06"E 2630.91'(M)

40.00'(M)  
N89°57'51"E  
S00°02'06"E 359.00'(M)  
NORTH BURWICK ROAD  
S00°02'06"E 359.00'(M)

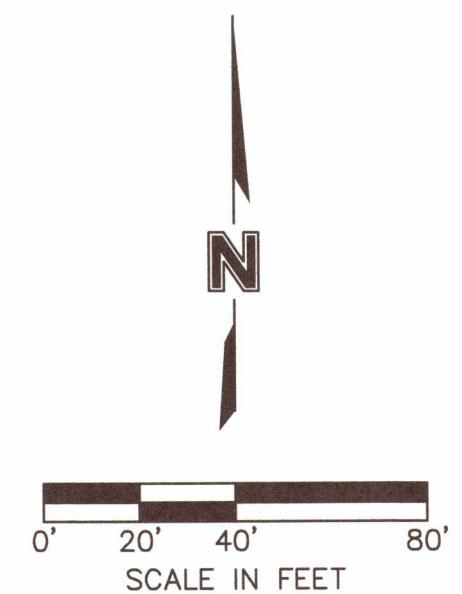
40'  
ROAD RIGHT-OF-WAY  
TO BE DEDICATED  
WITH THIS PLAT

S89°57'51"W  
40.00'(M)

POB

33'  
COUNTY ROAD  
RIGHT OF WAY

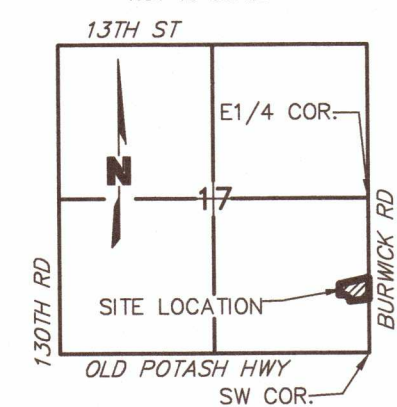
(B)  
SOUTHEAST CORNER  
SEC. 17-T11N-R11W



#### LEGEND

- SECTION CORNER
- SET CORNER (5/8"x24" REBAR W/CAP)
- NEW ROW LINE
- SECTION LINE
- SUBDIVISION BOUNDARY LINE
- COUNTY ROAD ROW
- MEASURED DISTANCE
- BUILDING LINE

#### LOCATION MAP



NOTE:  
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

DWG: F:\2021\02001-02500\021-02352\40-Design\Survey\SRVY\Sheets\V\_FPLAT\_02102352.dwg  
DATE: Mar 09, 2021 2:24pm  
USER: jjimenez  
XREFS: V\_XTOPO\_02102352

olsson

201 East 2nd Street  
Grand Island, NE 68801  
TEL 308.384.8750  
FAX 308.384.8752

PROJECT NO. 2021-02352  
JOHN HARDERS  
HALL CO. SURVEY  
FB HALL CO 5



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USER: jjimenez

# J & K ESTATES SUBDIVISION

## HALL COUNTY, NEBRASKA

### FINAL PLAT

#### LEGAL DESCRIPTION

A TRACT OF LAND CONSISTING OF PART OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION SEVENTEEN (17), TOWNSHIP ELEVEN (11) NORTH, RANGE ELEVEN (11) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 17-T11N-R11W; THENCE ON AN ASSUMED BEARING OF N00°02'06"W, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER (SE1/4), A DISTANCE OF 906.00 FEET TO THE POINT OF BEGINNING; THENCE S89°57'51"W A DISTANCE OF 40.00 FEET; THENCE S81°55'19"W A DISTANCE OF 251.62 FEET; THENCE N89°44'22"W A DISTANCE OF 41.45 FEET; THENCE N00°34'58"W A DISTANCE OF 49.98 FEET; THENCE N44°24'48"W A DISTANCE OF 84.06 FEET; THENCE N89°52'12"W A DISTANCE OF 113.34 FEET; THENCE N00°35'59"E A DISTANCE OF 182.57 FEET; THENCE N77°36'21"E A DISTANCE OF 472.12 FEET; THENCE N89°57'51"E A DISTANCE OF 40.00 FEET TO A POINT ON SAID EAST LINE OF THE SE1/4; THENCE S00°02'06"E, ALONG SAID EAST LINE, A DISTANCE OF 359.00 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 151631.98 SQUARE FEET OR 3.481 ACRES MORE OR LESS OF WHICH 0.330 ACRES IS DEDICATED ROAD RIGHT-OF-WAY.

#### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON \_\_\_\_\_, 2021, I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION, OF A TRACT OF LAND CONSISTING OF PART OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION SEVENTEEN (17), TOWNSHIP ELEVEN (11) NORTH, RANGE ELEVEN (11) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF; THAT IRON MARKERS, EXCEPT WHERE INDICATED, WERE FOUND AT ALL CORNERS; THAT THE DIMENSIONS ARE AS SHOWN ON THE PLAT; AND THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS.

\_\_\_\_\_  
JESSE E. HURT, REGISTERED LAND SURVEYOR NUMBER, LS-674

#### APPROVALS

SUBMITTED TO AND APPROVED BY THE REGIONAL PLANNING COMMISSION OF HALL COUNTY, CITIES OF GRAND ISLAND, WOOD RIVER, AND THE VILLAGES OF ALDA, CAIRO, AND DONIPHAN, NEBRASKA.

\_\_\_\_\_  
CHAIRPERSON

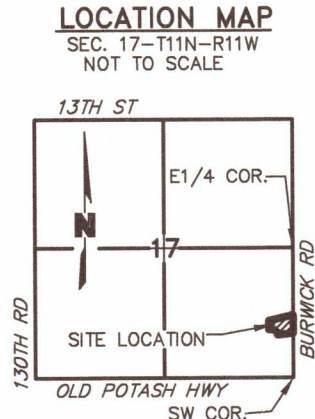
\_\_\_\_\_  
DATE

APPROVED AND ACCEPTED BY THE HALL COUNTY BOARD OF SUPERVISORS

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

\_\_\_\_\_  
CHAIRPERSON

\_\_\_\_\_  
COUNTY CLERK



**olsson**

201 East 2nd Street  
Grand Island, NE 68801  
TEL 308.384.8750  
FAX 308.384.8752

PROJECT NO. 2021-02352
JOHN HARDERS HALL CO. SURVEY
FB HALL CO 5

#### DEDICATION OF PLAT

KNOW ALL MEN BY THESE PRESENTS, THAT DANIEL HARDERS AND LAURA HARDERS, HUSBAND AND WIFE; AND KENNETH HARDERS AND DEBORAH HARDERS, HUSBAND AND WIFE; BEING THE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "*J & K ESTATES SUBDIVISION*" IN PART OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION SEVENTEEN (17), TOWNSHIP ELEVEN (11) NORTH, RANGE ELEVEN (11) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF AND DO HEREBY DEDICATE THE ROAD RIGHT OF WAY, AS SHOWN THEREON TO THE PUBLIC FOR THEIR USE FOREVER: 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 MY SIGNATURE HERETO,

AT \_\_\_\_\_, NEBRASKA ,

DATED \_\_\_\_\_, 2021.

\_\_\_\_\_  
DANIEL HARDERS

AT \_\_\_\_\_, NEBRASKA ,

DATED \_\_\_\_\_, 2021.

\_\_\_\_\_  
KENNETH HARDERS

AT \_\_\_\_\_, NEBRASKA ,

DATED \_\_\_\_\_, 2021.

\_\_\_\_\_  
LAURA HARDERS

AT \_\_\_\_\_, NEBRASKA ,

DATED \_\_\_\_\_, 2021.

\_\_\_\_\_  
DEBORAH HARDERS

#### ACKNOWLEDGMENT

STATE OF NEBRASKA      SS  
COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021, BEFORE ME , A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED DANIEL HARDERS, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED HERETO AND ACKNOWLEDGED 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 \_\_\_\_\_, NEBRASKA, ON THE DATE LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES \_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC

#### ACKNOWLEDGMENT

STATE OF NEBRASKA      SS  
COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021, BEFORE ME , A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED LAURA HARDERS, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSONS WHOSE SIGNATURE IS AFFIXED HERETO AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HER VOLUNTARY ACT AND DEED. IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT \_\_\_\_\_, NEBRASKA, ON THE DATE LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES \_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC

#### ACKNOWLEDGMENT

STATE OF NEBRASKA      SS  
COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021, BEFORE ME , A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED KENNETH HARDERS, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSONS WHOSE SIGNATURE IS AFFIXED HERETO AND ACKNOWLEDGED 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 \_\_\_\_\_, NEBRASKA, ON THE DATE LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES \_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC

#### ACKNOWLEDGMENT

STATE OF NEBRASKA      SS  
COUNTY OF \_\_\_\_\_

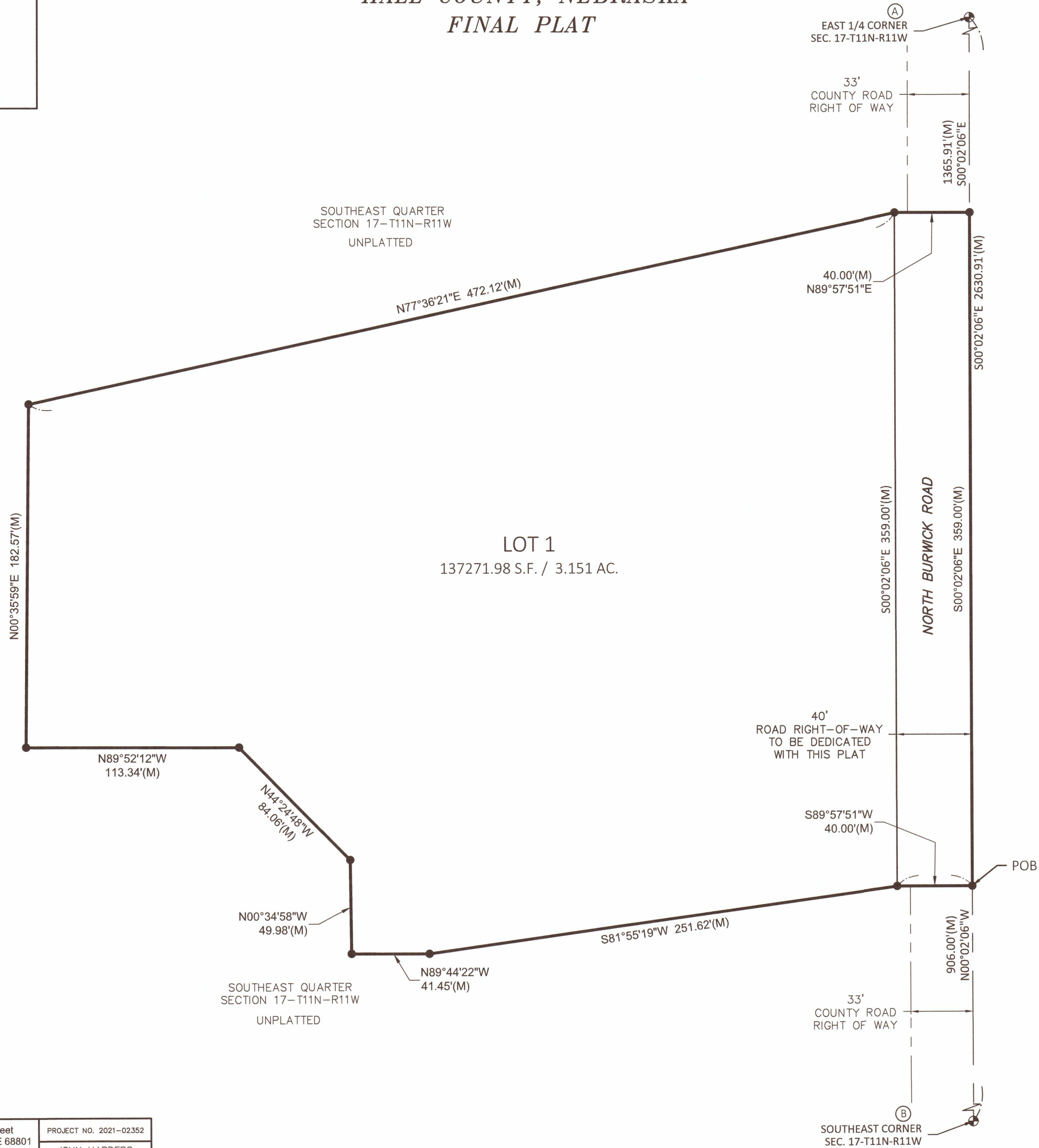
ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021, BEFORE ME , A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED DEBORAH HARDERS, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSONS WHOSE SIGNATURE IS AFFIXED HERETO AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HER VOLUNTARY ACT AND DEED. IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT \_\_\_\_\_, NEBRASKA, ON THE DATE LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES \_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC



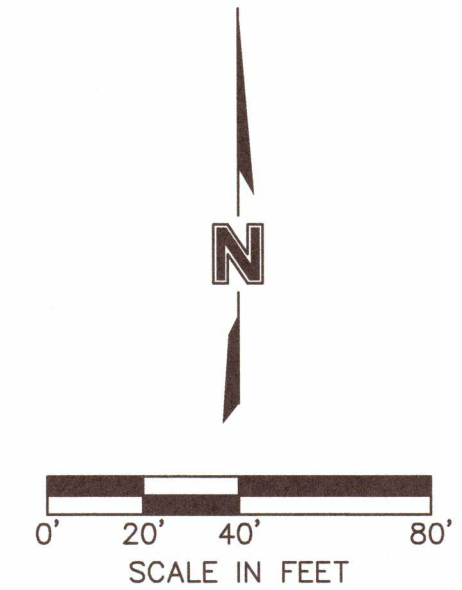
*J & K ESTATES SUBDIVISION*  
*HALL COUNTY, NEBRASKA*  
*FINAL PLAT*










## SECTION TIES

**(A) EAST 1/4 CORNER, SEC. 17-T11N-R11W**  
FOUND ALUMINUM CAP, 0.3'± BELOW GRADE  
E 1.5' TO CENTERLINE NORTH/SOUTH GRAVEL ROAD  
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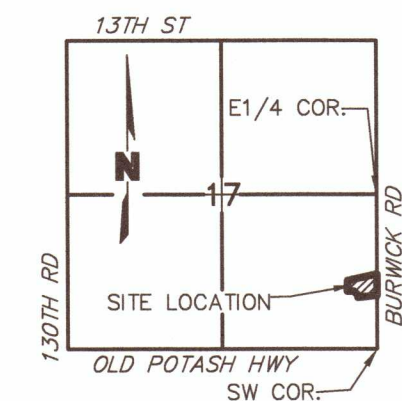


LEGEND

- |   |                                   |
|---|-----------------------------------|
|  | SECTION CORNER                    |
|  | SET CORNER (5/8"x24" REBAR W/CAP) |
|  | NEW ROW LINE                      |
|  | SECTION LINE                      |
|  | SUBDIVISION BOUNDARY LINE         |
|  | COUNTY ROAD ROW                   |
|  | MEASURED DISTANCE                 |

LOCATION MAP

SEC. 17-T11N-R11W  
NOT TO SCALE



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