



Hall County Regional Planning Commission

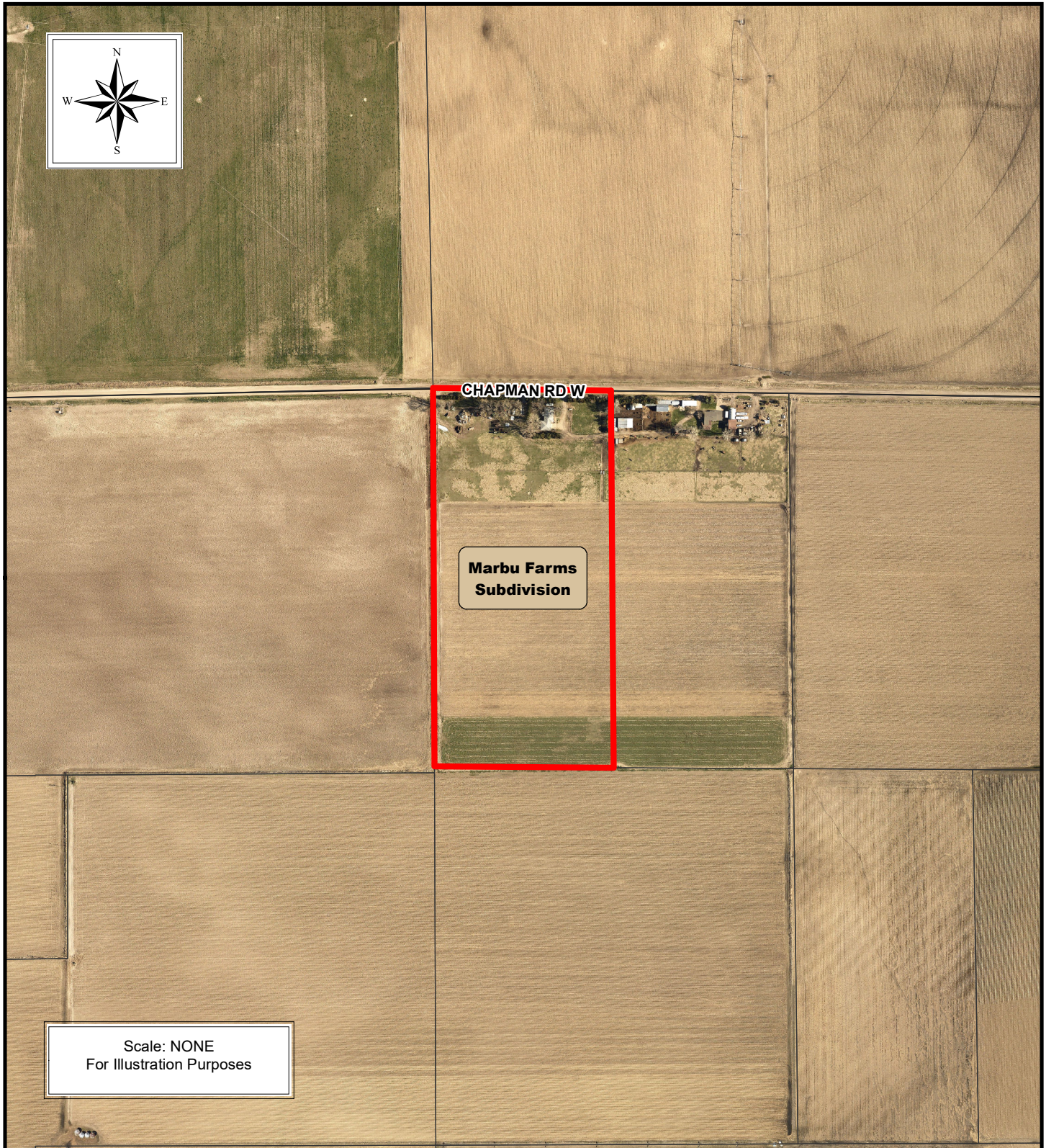
**Wednesday, April 7, 2021
Regular Meeting**

Item J6

Final Plat - Marbu Farms Subdivision - Hall County

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 Martha Gordon
Address 907 W. Chapman 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: Marbu Farms 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 19.280

Checklist of things Planning Commission Needs

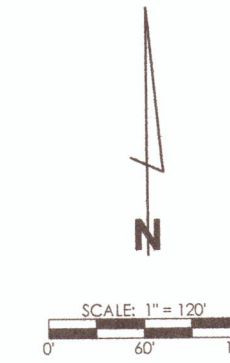
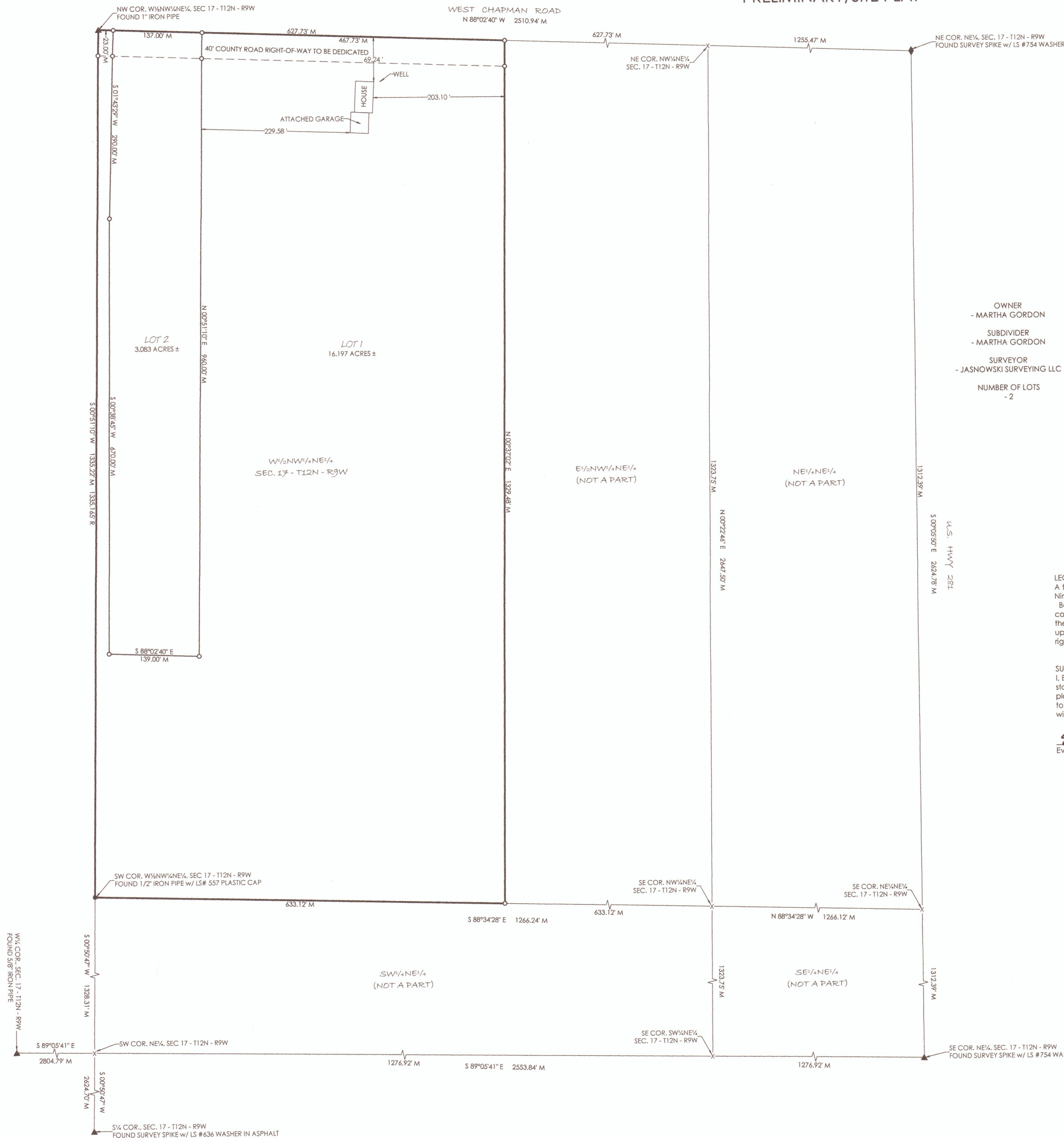
☐ AutoCAD File (Scaled 1:400) and PDF (Unscaled) _____

MARBU FARMS SUBDIVISION

W¹/₂NW¹/₄NE¹/₄, SECTION 17 - T12N - R9W

HALL COUNTY, NEBRASKA

PRELIMINARY/SITE PLAT

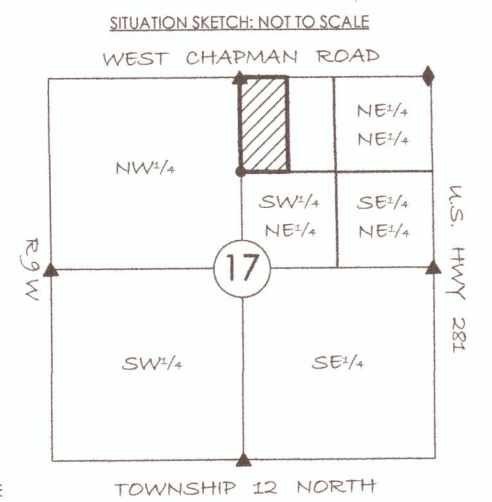


LEGEND
M = MEASURED DISTANCE
R = RECORDED DISTANCE
X = PLACED MAG NAIL IN ASPHALT
O = 1/2" REBAR w/ PLASTIC CAP PLACED
● = 1/2" IRON PIPE w/ LS #557 PLASTIC CAP FOUND

OWNER
- MARTHA GORDON
SUBDIVIDER
- MARTHA GORDON
SURVEYOR
- JASNOWSKI SURVEYING LLC
NUMBER OF LOTS
- 2

CORNER TIES

NW COR. W ¹ / ₂ NW ¹ / ₄ NE ¹ / ₄ , SEC. 17 - T12N - R9W FOUND 1" IRON PIPE 40.00' S to 1/2" REBAR w/ LS #776 PLASTIC CAP 23.00' E to 1/2" REBAR w/ LS #776 PLASTIC CAP 46.22' SE to 1/2" REBAR w/ LS #776 PLASTIC CAP 81.35' SW to NAIL IN POWER POLE	SE COR. NE ¹ / ₄ , SEC. 17 - T12N - R9W FOUND SURVEY SPIKE w/ LS #754 WASHER 55.80' NE to 'X' IN S. END OF BOX CULVERT WALL 75.05' SE to NAIL IN POWER POLE 57.83' SW to 'X' IN CONC. RETURN 60.55' NW to 'X' IN CONC. RETURN 0.65' E to EAST EDGE OF NORTHBOUND LANES	SW COR., SEC. 17 - T12N - R9W FOUND SURVEY SPIKE w/ LS #636 WASHER IN ASPHALT 43.50' NE to 1/2" IRON PIPE 61.83' SE to 1/2" IRON PIPE 46.75' S to 1/2" IRON PIPE 50.75' SW to 1/2" IRON PIPE	W ¹ / ₄ COR. SEC. 17 - T12N - R9W FOUND 1/2" IRON PIPE 27.35' WNW to MAG NAIL w/ LS #776 WASHER IN S. END OF CONC. CULVERT 40.67' NW to MAG NAIL w/ LS #776 WASHER IN N. END OF CONC. CULVERT 31.64' ENE to NAIL IN POWER POLE 48.53' SW to NAIL IN 16" TREE
SE COR. NE ¹ / ₄ , SEC. 17 - T12N - R9W FOUND SURVEY SPIKE w/ LS #754 WASHER 42.60' NNE to NDOR CONTROL POINT (77-909) 96.20' NE to NAIL IN POWER POLE 21.27' E to CONC. NAIL IN JOINT OF INTERSECTION OF CONCRETE RETURN	SW COR. W ¹ / ₂ NW ¹ / ₄ NE ¹ / ₄ , SEC. 17 - T12N - R9W FOUND 1/2" IRON PIPE w/ LS #557 PLASTIC CAP 40.00' NE to 1/2" REBAR w/ PLASTIC 'CORNER TIE' CAP 15.33' S to NAIL IN FENCE BRACE POST 31.83' SW to MIDDLE RIB OF 'T' POST, 0.5' ABOVE GRADE		



LEGAL DESCRIPTION

A tract of land comprising of the West Half of the Northwest Quarter of the Northeast Quarter (W¹/₂NW¹/₄NE¹/₄), Section Seventeen (17), Township Twelve (12) North, Range Nine (9) West of the 6th P.M., Hall County, Nebraska. More particularly described as follows:
Beginning at the northwest corner of said W¹/₂NW¹/₄NE¹/₄; thence S 00°51'10" W on and upon the west line of said W¹/₂NW¹/₄NE¹/₄ a distance of 1335.22 feet to the southwest corner of said W¹/₂NW¹/₄NE¹/₄; thence S 88°34'28" E on and upon the south line of said W¹/₂NW¹/₄NE¹/₄ a distance of 633.12 feet to the southeast corner of said W¹/₂NW¹/₄NE¹/₄; thence N 00°37'02" E on and upon the east line of said W¹/₂NW¹/₄NE¹/₄ a distance of 1329.48 feet to the northeast corner of said W¹/₂NW¹/₄NE¹/₄; thence N 88°02'40" W on and upon the north line of said W¹/₂NW¹/₄NE¹/₄ a distance of 627.73 feet the Point of Beginning. Said tract contains 19.280 acres more or less, of which 0.577 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 Martha Gordon, 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

03/09/2021
Date



PROJECT NUMBER 21-LS-20 - DATE 03/09/2021
DRAWN BY E.A.J. - CHECKED BY E.D.J.
1205 14TH STREET, AURORA, NE 68013
PHONE 402-694-8702 - EMAIL: ejasnowski@gmail.com