



Hall County Regional Planning Commission

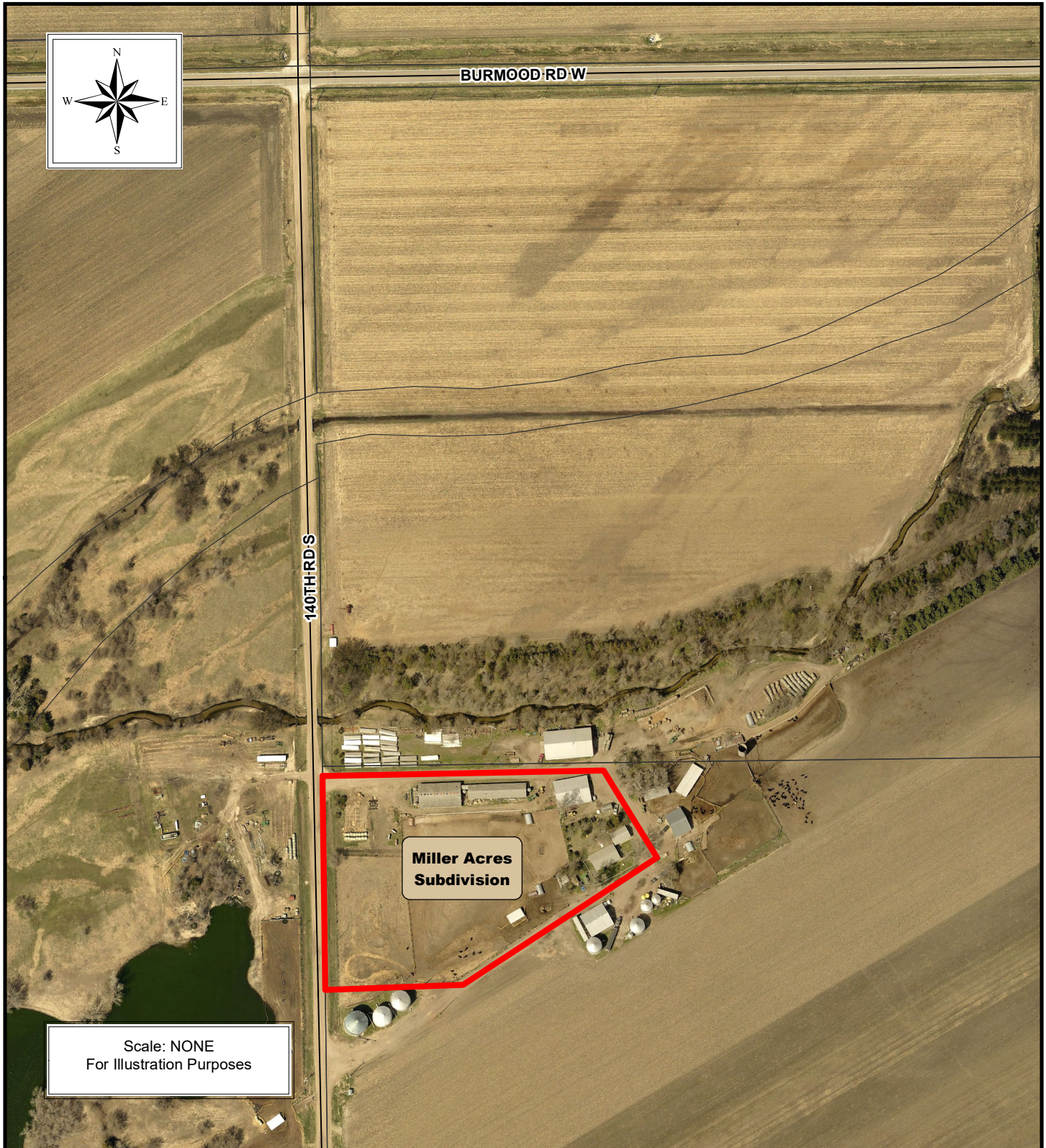
**Wednesday, April 7, 2021
Regular Meeting**

Item J7

Final Plat - Miller Acres 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 Allen Miller
Address 13872 W Guenther Rd
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 Date: 3-9-21
(Applicant)

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: MILLER ACRES 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 4.575

Checklist of things Planning Commission Needs

MILLER ACRES SUBDIVISION

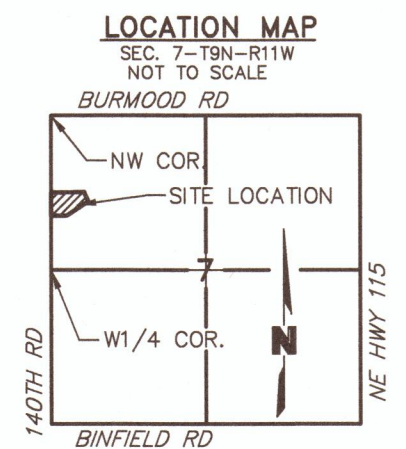
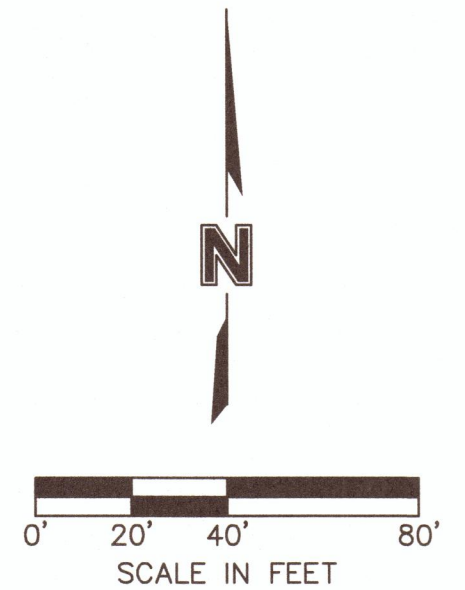
HALL COUNTY, NEBRASKA

SITE PLAT

LEGAL DESCRIPTION

A TRACT OF LAND CONSISTING OF PART OF THE NORTHWEST QUARTER (NW1/4) OF SECTION SEVEN (7), TOWNSHIP NINE (9) NORTH, RANGE ELEVEN (11) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 7-T9N-R11W; THENCE ON AN ASSUMED BEARING OF S00°21'30"E, ALONG THE WEST LINE OF THE NORTHWEST QUARTER (NW1/4), A DISTANCE OF 1317.98 FEET TO THE POINT OF BEGINNING; THENCE N88°29'13"E A DISTANCE OF 558.56 FEET; THENCE S25°40'46"E A DISTANCE OF 175.63 FEET; THENCE S56°42'27"W A DISTANCE OF 435.97 FEET; THENCE S88°02'46"W A DISTANCE 267.76 FEET TO A POINT ON SAID WEST LINE OF NW1/4; THENCE N00°21'30"W, ALONG SAID WEST LINE, A DISTANCE OF 391.98 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 199278.72 SQUARE FEET OR 4.575 ACRES MORE OR LESS OF WHICH 0.360 ACRES IS DEDICATED ROAD RIGHT-OF-WAY.



SECTION TIES

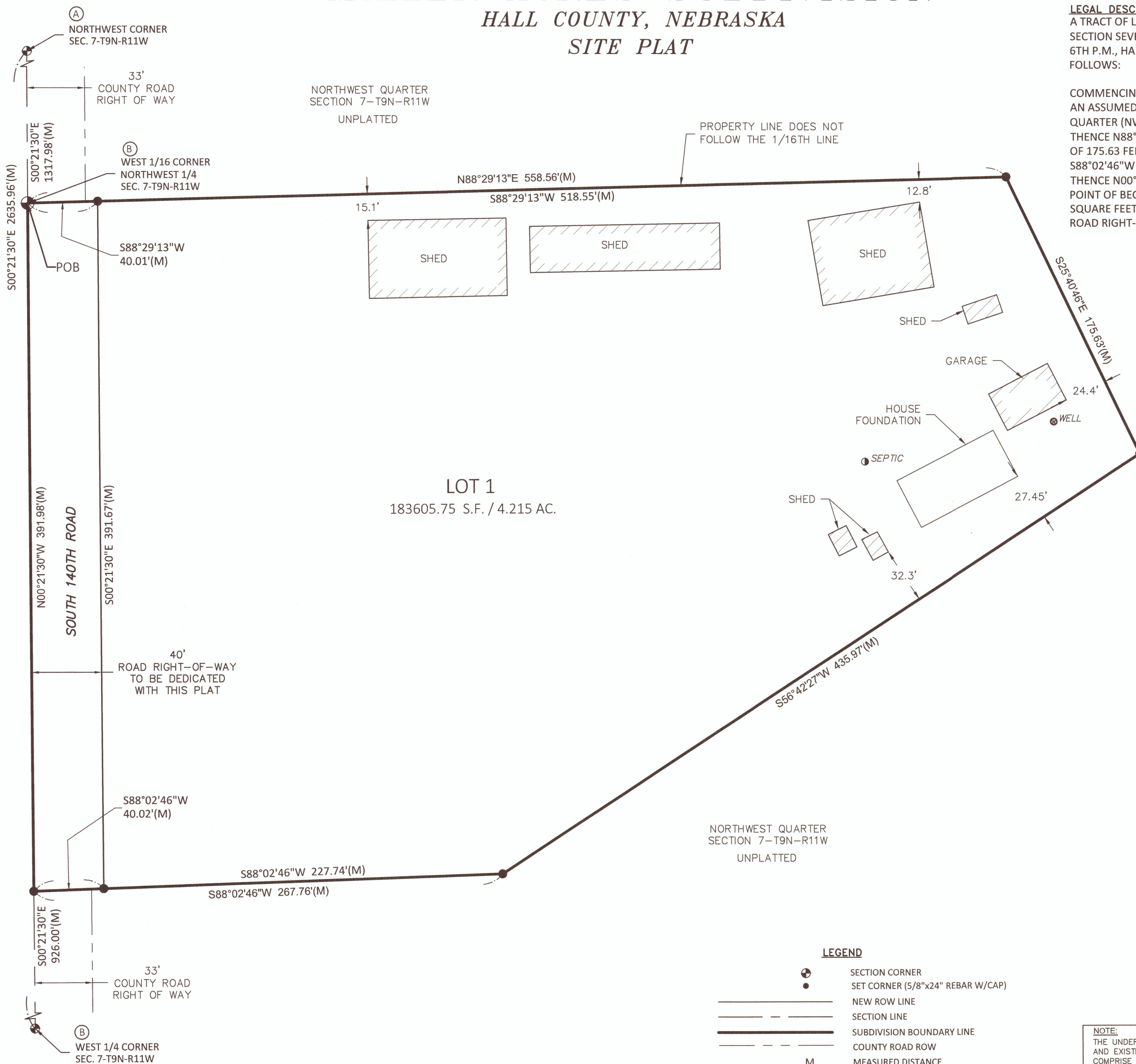
- (A) NORTHWEST CORNER, SEC. 7-T9N-R11W
FOUND SURVEY SPIKE w/WASHER AT GRADE IN EAST/WEST ASPHALT ROAD (BURMOOD RD)
NW 55.81' TO RED HEAD NAIL IN POWER POLE
SW 56.34' TO RED HEAD NAIL IN POWER POLE
SE 56.81' TO RED HEAD NAIL IN POWER POLE
NE 82.35' TO NAIL & SHINER IN GUY POLE
N 1.0' TO CENTERLINE EAST/WEST ASPHALT ROAD
- (B) WEST 1/16 CORNER, NORTHWEST QUARTER, SEC. 7-T9N-R11W
SET 5/8" REBAR w/PSC, 0.4' BELOW GRADE IN NORTH/SOUTH COUNTY ROAD (140TH RD)
NW 38.80' TO NAIL & SHINER IN POWER POLE
WSW 35.17' TO NAIL & SHINER IN BRACE POST
NE 36.82' TO NAIL & SHINER IN GATE POST
SE 39.77' TO NAIL & SHINER IN GATE POST
E 40.00' TO 5/8" REBAR w/PSC
- (C) WEST 1/4 CORNER, SEC. 7-T9N-R11W
FOUND ALUMINUM CAP, 0.8'± BELOW GRADE IN NORTH/SOUTH COUNTY ROAD (140TH RD)
WSW 34.88' TO RED HEAD NAIL IN POWER POLE
NW 67.65' TO RED HEAD NAIL IN POWER POLE
E 35.17' TO RED HEAD NAIL IN GATE POST
W 2.0' TO CENTERLINE COUNTY ROAD

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

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.



olsson

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

PROJECT NO. 2021-02609
ALLAN MILLER
HALL CO. SURVEY
FB HALL CO 5

USER: jjimenez

DWG: F:\2021\02501-03000\021-02609\40-Design\Survey\SRV\1\Sheets\1\FPLAT_02102609.dwg

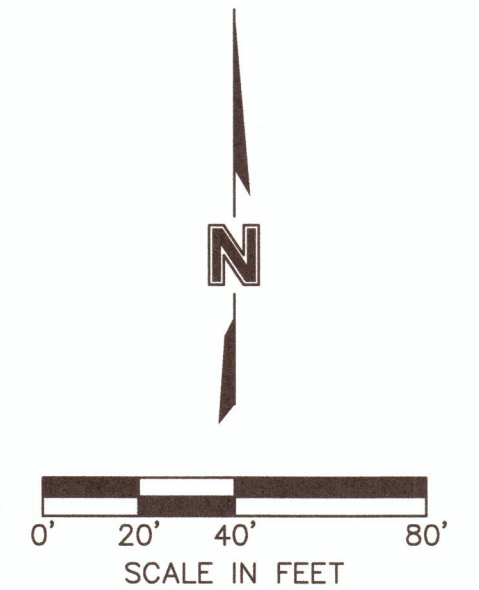
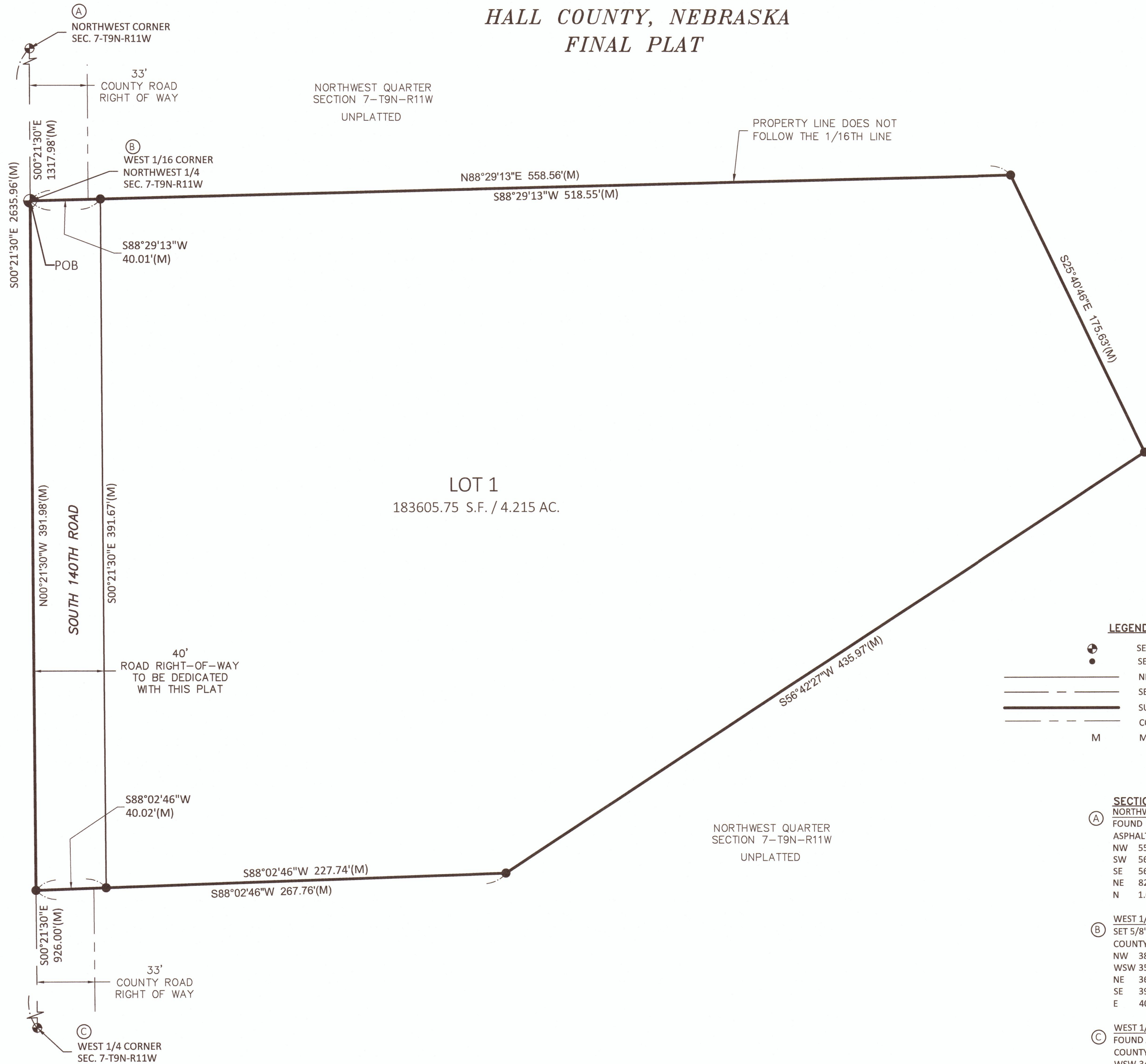
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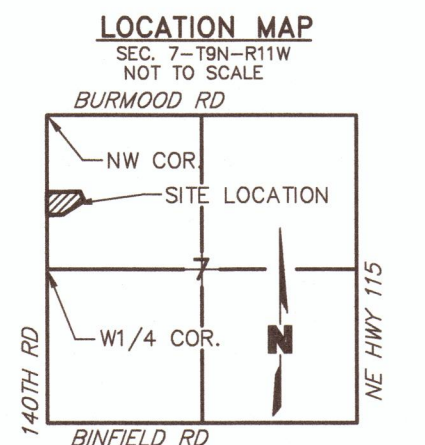
MILLER ACRES SUBDIVISION

HALL COUNTY, NEBRASKA

FINAL PLAT



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



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olsson

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Grand Island, NE 68801
TEL 308.384.8750
FAX 308.384.8752

PROJECT NO. 2021-02609
ALLAN MILLER HALL CO. SURVEY
FB HALL CO 5

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USER: jjimenez
XREFS: V_XTOPO_02102609

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MILLER ACRES SUBDIVISION

HALL COUNTY, NEBRASKA

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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 NORTHWEST QUARTER (NW1/4) OF SECTION SEVEN (7), TOWNSHIP NINE (9) 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.

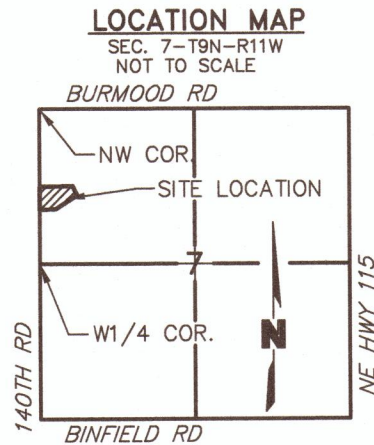
CHAIRPERSON

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. 2021-02609
ALLAN MILLER
HALL CO. SURVEY
FB HALL CO 5

DEDICATION OF PLAT

KNOW ALL MEN BY THESE PRESENTS, THAT LEROY D. MILLER, A SINGLE PERSON; AND ALLEN E. MILLER AND JOYCE E. MILLER, HUSBAND AND WIFE; BEING THE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "**MILLER ACRES SUBDIVISION**" IN PART OF THE NORTHWEST QUARTER (NW1/4) OF SECTION SEVEN (7), TOWNSHIP NINE (9) 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.

LEROY D. MILLER

AT _____, NEBRASKA ,

DATED _____, 2021.

ALLEN E. MILLER

AT _____, NEBRASKA ,

DATED _____, 2021.

JOYCE E. MILLER

ACKNOWLEDGMENT

STATE OF NEBRASKA SS
COUNTY OF _____

ON THIS ____ DAY OF _____, 2021, BEFORE ME , A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED LEROY D. MILLER, 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 ALLEN E. MILLER, 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 JOYCE E. MILLER, 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