



# **Hall County Regional Planning Commission**

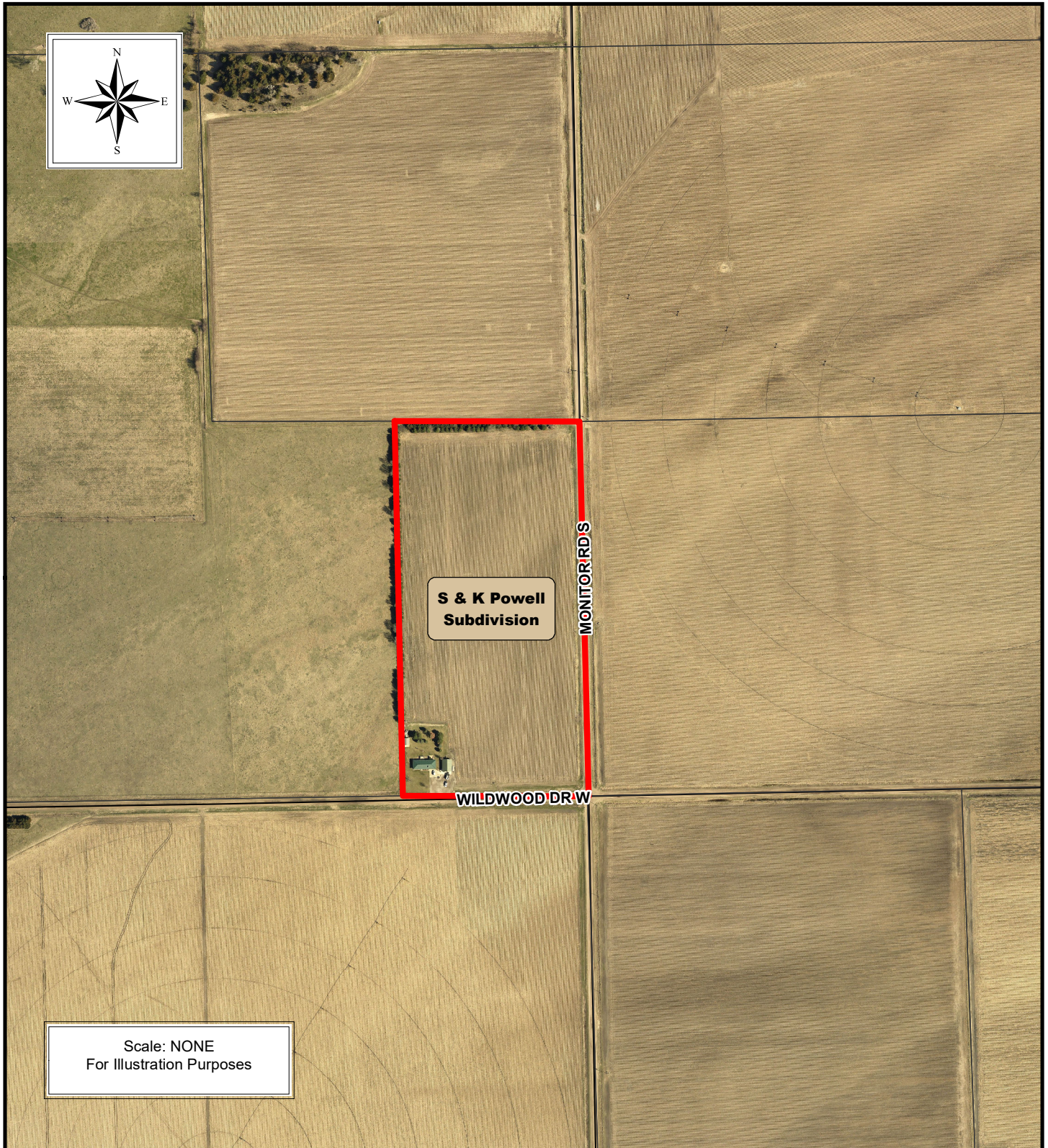
**Wednesday, April 7, 2021  
Regular Meeting**

## **Item J8**

**Final Plat - S&K Powell Subdivision - Alda**

**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 Steven & Kathleen Powell  
Address 5112 W. Wildwood Drive  
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:** S & K Powell 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

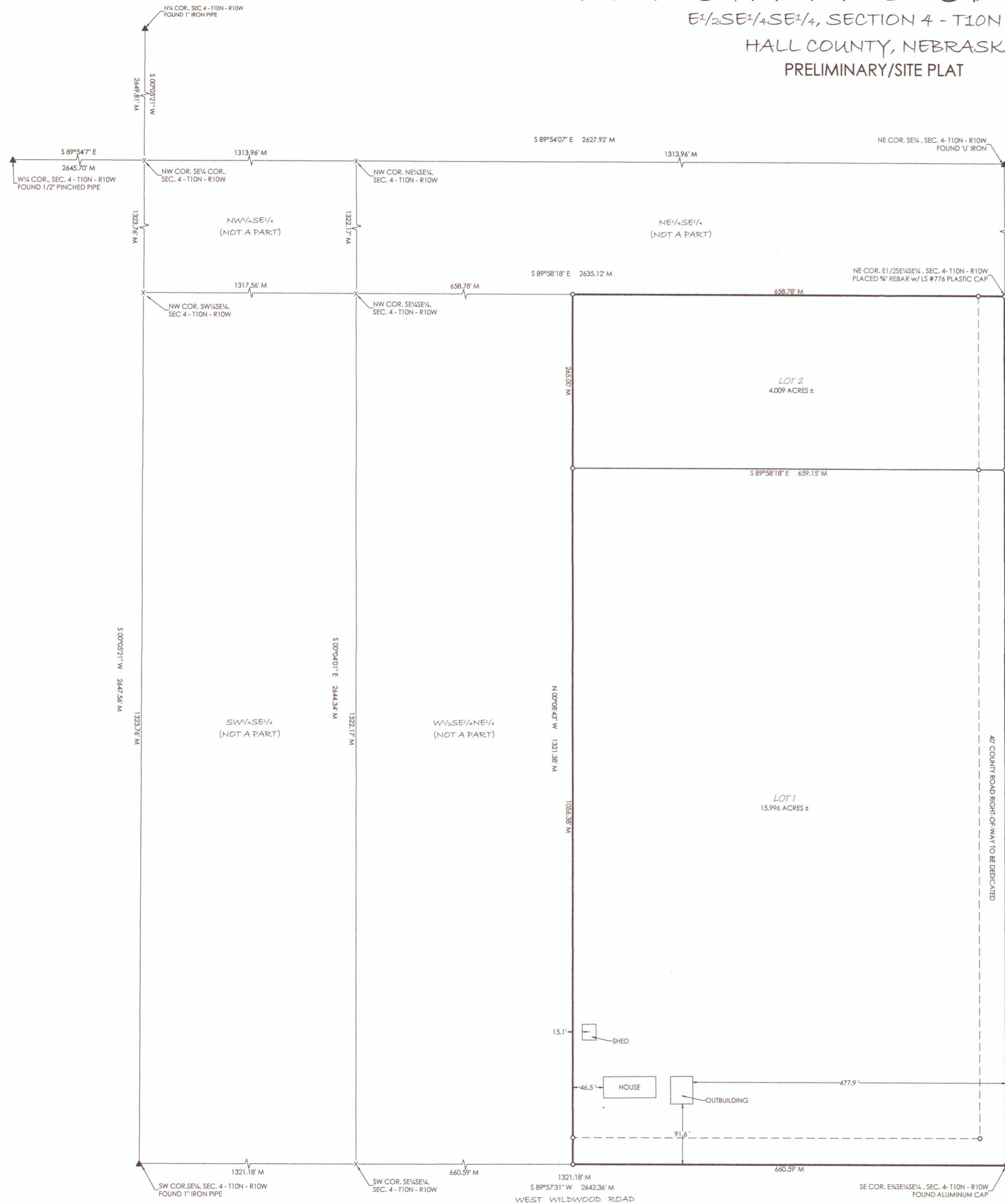
Number of Acres 20.005

**Checklist of things Planning Commission Needs**

☐ AutoCAD file (Scaled 1:100) and a PDF with the same information

# S & K POWELL SUBDIVISION

E<sup>1</sup>/<sub>2</sub>SE<sup>1</sup>/<sub>4</sub>SE<sup>1</sup>/<sub>4</sub>, SECTION 4 - T10N - R10W  
HALL COUNTY, NEBRASKA  
PRELIMINARY/SITE PLAT



OWNER  
- STEVEN & KATHLEEN POWELL

SUBDIVIDER  
- DANNY POWELL

SURVEYOR  
- JASNOWSKI SURVEYING LLC

NUMBER OF LOTS  
- 2

NW COR., SEC. 4 - T10N - R10W  
FOUND 1/2" PINCHED PIPE  
37.81' NE to NAIL IN FENCE POST  
32.65' E to TOP CENTER OF CONC. WITNESS COR. POST  
33.17' W to NAIL IN RAILROAD TIE FENCE POST

N/4 COR., SEC. 4 - T10N - R10W  
FOUND 1" IRON PIPE  
50.02' NE to 1/2" IRON PIPE  
189.74' ESE to NAIL IN POWER POLE  
32.64' S to 1/2" REBAR IN TOP OF CONC. WITNESS COR. POST

NE COR., SEC. 4 - T10N - R10W  
FOUND 1" IRON PIPE  
34.27' E to NAIL IN POWER POLE  
66.99' SE to NAIL IN FENCE POST  
32.83' W to TOP CENTER OF CONC. WITNESS COR. POST

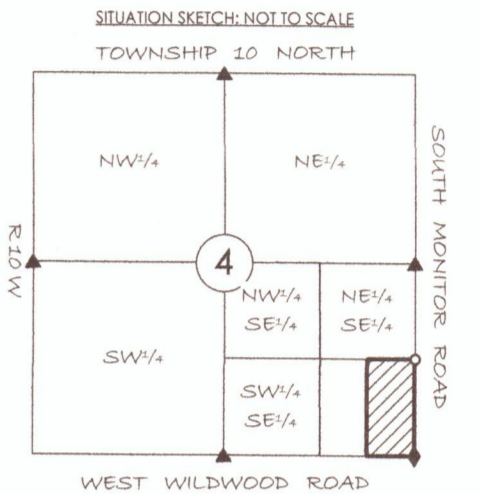
NE COR. E1/2SE1/4SE1/4, SEC. 4 - T10N - R10W  
PLACED 1/2" REBAR w/ LS #776 PLASTIC CAP

NE COR. E1/2SE1/4SE1/4, SEC. 4 - T10N - R10W  
PLACED 1/2" REBAR w/ LS #776 PLASTIC CAP  
33.29' ENE to NAIL IN POWER POLE  
38.65' SW to 1/2" REBAR w/ PLASTIC CORNER TIE CAP  
40.00' S to 1/2" REBAR w/ LS #776 PLASTIC CAP

SE COR. E1/2SE1/4SE1/4, SEC. 4 - T10N - R10W  
FOUND ALUMINUM CAP  
52.72' NE to NAIL IN POWER POLE  
48.48' SE to NAIL IN POWER POLE  
48.35' SW to NAIL IN POWER POLE BRACE POST

SW COR., SEC. 4 - T10N - R10W  
FOUND 1" IRON PIPE  
36.34' N to NAIL IN CORNER FENCE POST  
43.97' SE to NAIL IN UNDERGROUND UTILITY WARNING POST  
38.16' S to NAIL IN GATE POST

## CORNER TIES



## LEGAL DESCRIPTION

A tract of land comprising of the East Half of the Southeast Quarter of the Southeast Quarter (E<sup>1</sup>/<sub>2</sub>SE<sup>1</sup>/<sub>4</sub>SE<sup>1</sup>/<sub>4</sub>), Section Four (4), Township Ten (10) North, Range Ten (10) West of the 6th P.M., Hall County, Nebraska. More particularly described as follows:

Beginning at the northeast corner of said E<sup>1</sup>/<sub>2</sub>SE<sup>1</sup>/<sub>4</sub>SE<sup>1</sup>/<sub>4</sub>; thence S 00°13'25" E on and upon the east line of said E<sup>1</sup>/<sub>2</sub>SE<sup>1</sup>/<sub>4</sub>SE<sup>1</sup>/<sub>4</sub> a distance of 1320.58 feet to the southeast corner of said E<sup>1</sup>/<sub>2</sub>SE<sup>1</sup>/<sub>4</sub>SE<sup>1</sup>/<sub>4</sub>; thence S 89°57'31" W on and upon the south line of said E<sup>1</sup>/<sub>2</sub>SE<sup>1</sup>/<sub>4</sub>SE<sup>1</sup>/<sub>4</sub> a distance of 660.59 feet to the southwest corner of said E<sup>1</sup>/<sub>2</sub>SE<sup>1</sup>/<sub>4</sub>SE<sup>1</sup>/<sub>4</sub>; thence N 00°08'43" W on and upon the west line of said E<sup>1</sup>/<sub>2</sub>SE<sup>1</sup>/<sub>4</sub>SE<sup>1</sup>/<sub>4</sub> a distance of 1321.38 feet to the northwest corner of said E<sup>1</sup>/<sub>2</sub>SE<sup>1</sup>/<sub>4</sub>SE<sup>1</sup>/<sub>4</sub>; thence S 89°58'18" E on and upon the north line of said E<sup>1</sup>/<sub>2</sub>SE<sup>1</sup>/<sub>4</sub>SE<sup>1</sup>/<sub>4</sub> a distance of 658.78 feet the Point of Beginning. Said tract contains 20.005 acres more or less, of which 1.783 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 Danny Powell, 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

03/11/2021  
Date



PROJECT NUMBER 21-LS-21 - DATE 03/11/2021  
DRAWN BY: E.A.J. - CHECKED BY: E.B.J.  
1200 S. 14th STREET, AURORA, NE 68815  
PHONE 402-694-8702 - EMAIL: ejasnowski@gmail.com