



Hall County Regional Planning Commission

Wednesday, May 5, 2021

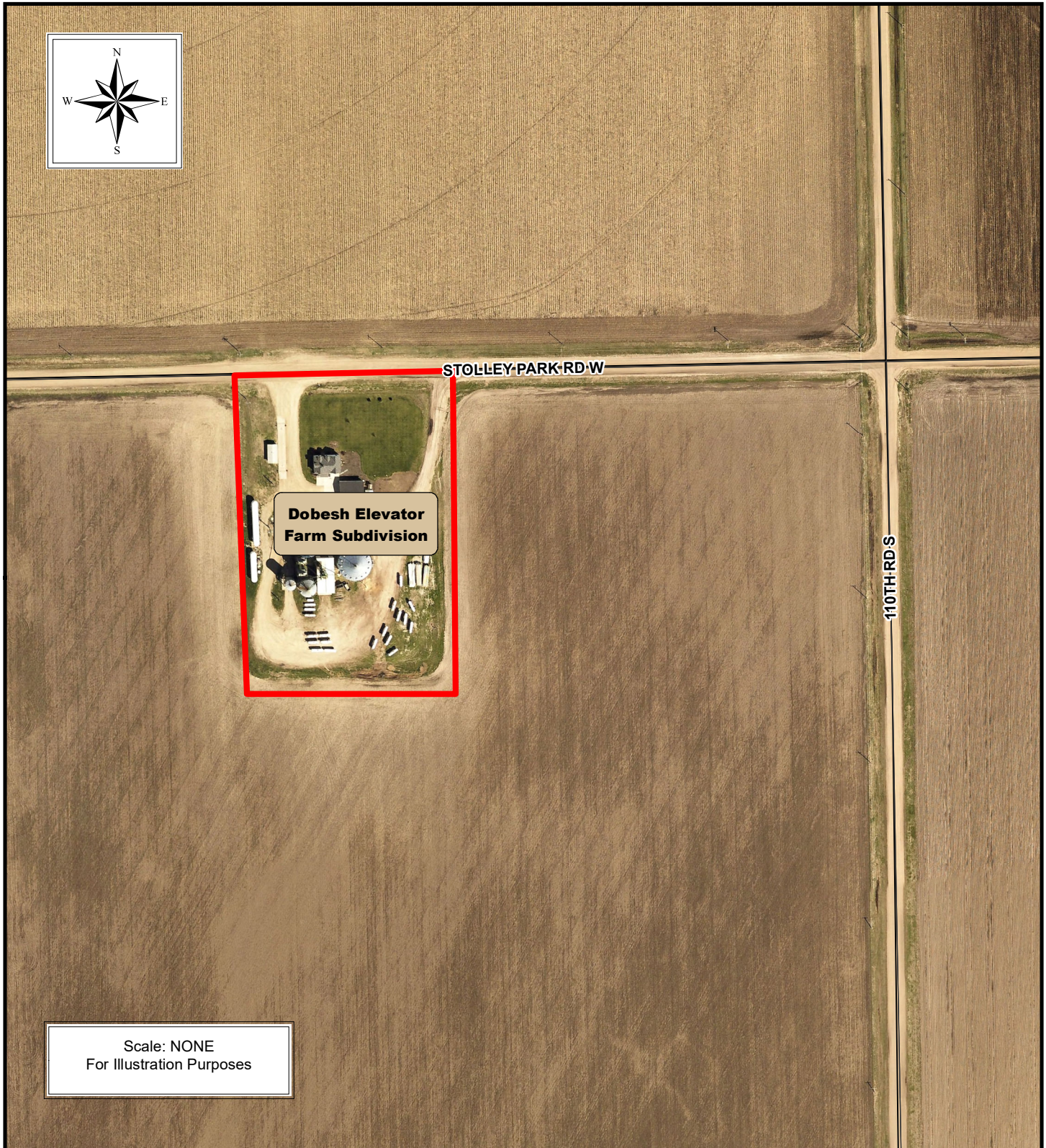
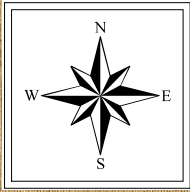
Regular Meeting

Item J3

Final Plat - Dobesh Elevator Farm 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 Gregory Dobesh
Address 3500 W. 2nd
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: Dobesh Elevator Farm 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 2.98

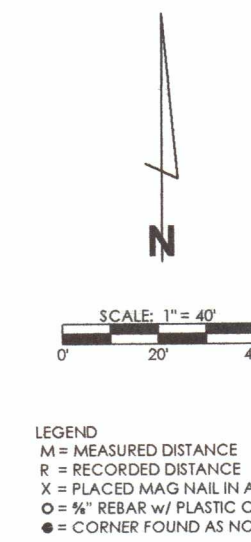
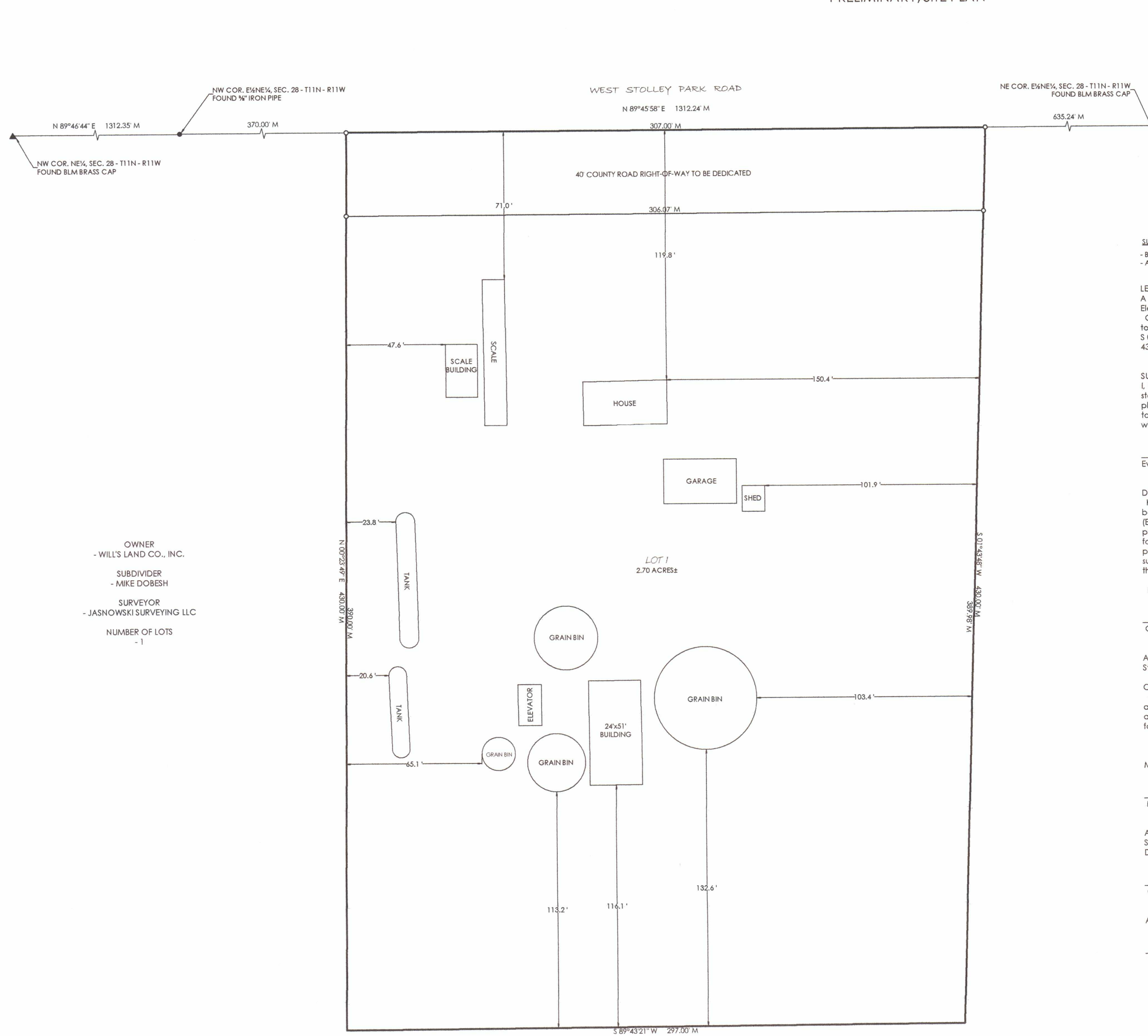
Checklist of things Planning Commission Needs

- ☒ AutoCAD file (Scaled 1:100) and a PDF sent to rashadm@grand-island.com
☐ 10 + 15* copies if in City limits or the two mile jurisdiction of Grand Island
☒ 5 + 15* copies if in Hall County, City of Wood River, Village of Cairo, Doniphan or Alda.
☒ Closure Sheet
☐ Utilities Sheet
☒ Receipt for Subdivision Application Fees in the amount of \$ _____

* 15 Pages are to be printed on 11X17, larger sizes maybe requested if needed

DOBESH ELEVATOR FARM SUBDIVISION

Pt. E¹/₂NE¹/₄, SECTION 28 - T11N - R11W
HALL COUNTY, NEBRASKA
PRELIMINARY/SITE PLAN



CORNER TIES

NW COR. E¹/₂NE¹/₄, SEC. 28 - T11N - R11W
FOUND BLM BRASS CAP, 0.5' BELOW GRADE
30.13' N to MAG NAIL w/ WASHER IN WEST END OF CMP
66.25' NE to 1/2" BOLT IN SE COR. OF CONC. WELL PAD
79.91' ENE to NAIL IN POWER POLE
35.23' S to FRONT FACE OF 8.5' CAST IRON PIPE, 1' ABOVE GRADE

NW COR. E¹/₂NE¹/₄, SEC. 28 - T11N - R11W
FOUND 1/2" IRON PIPE, 0.3' BELOW GRADE
139.92' ENE to NAIL IN POWER POLE
32.36' SE to MAG NAIL w/ WASHER IN EAST END OF CMP
25.57' S to MAG NAIL w/ WASHER IN WEST END OF CMP
104.68' WNW to NAIL IN POWER POLE

NE COR. E¹/₂NE¹/₄, SEC. 28 - T11N - R11W
FOUND BLM BRASS CAP, 1.4' BELOW GRADE
48.05' NE to NAIL IN POWER POLE
54.44' SE to NAIL IN POWER POLE
38.98' SW to MAG NAIL w/ WASHER IN SOUTH END OF CMP
48.45' NW to NAIL IN POWER POLE

LEGEND
M = MEASURED DISTANCE
R = RECORDED DISTANCE
X = PLACED MAG NAIL IN ASPHALT
O = 1/2" REBAR w/ PLASTIC CAP PLACED
● = CORNER FOUND AS NOTED

SURVEYOR'S NOTES

- BEARINGS ARE BASED OFF OF WORLD GEODETIC SYSTEM OF 1984 (WGS84).
- ALL DISTANCES SHOWN ARE REPRESENTED AS GROUND DISTANCES.

LEGAL DESCRIPTION

A tract of land comprising a part of the East Half of the Northeast Quarter (E¹/₂NE¹/₄), Section Twenty Eight (28), Township Eleven (11) North, Range Eleven (11) West of the 6th P.M., Hall County, Nebraska. More particularly described as follows:

Commencing at the northwest corner of said E¹/₂NE¹/₄; thence N 89°45'58" E on and upon the north line of said E¹/₂NE¹/₄ a distance of 370.00 feet to the Point of Beginning; thence N 89°45'58" E continuing on and upon the north line of said E¹/₂NE¹/₄ a distance of 307.00 feet to a point; thence S 01°43'45" W a distance of 430.00 feet to a point; thence S 89°43'21" W a distance of 297.00 feet to a point; thence N 00°23'49" E a distance of 430.00 feet to the Point of Beginning. Said tract contains 2.980 acres more or less, of which 0.280 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 Mike Dobesh, 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

04/07/2021
Date

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Gregory E. Dobesh, President of Will's Land Co., Inc., owners of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as 'Dobesh Elevator Farm Subdivision', in a part of the East Half of the Northeast Quarter (E¹/₂NE¹/₄), Section Twenty Eight (28), 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 the easements, as shown thereon for the location, construction and maintenance of public service utilities, together with the right of ingress and egress thereto, and hereby prohibiting the planting of trees, bushes and shrubs, or placing other obstruction upon, over, along or underneath the surface of such easements; and that foregoing subdivision as more particularly described in the description as appears on this plat is made with the free consent and in accordance with the desires of the undersigned owner and proprietors.

IN WITNESS WHEREOF, I have affixed my signature hereto at _____, Nebraska, this ____ day of _____, 2021.

Gregory E. Dobesh, President of Will's Land Co., Inc.

ACKNOWLEDGEMENT

State of Nebraska ss

County of Hall

On this, the ____ day of _____, 2021, before me _____, a Notary Public within and for said County, personally appeared Gregory E. Dobesh, President of Will's Land Co., Inc., owners of the land, to me personally known to be the identical person whose signature is affixed hereto, and that they did acknowledge the execution thereof to be their voluntary act and deed, and that they are empowered to make the above dedication for and in behalf of said "Dobesh Elevator Farm Subdivision".

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

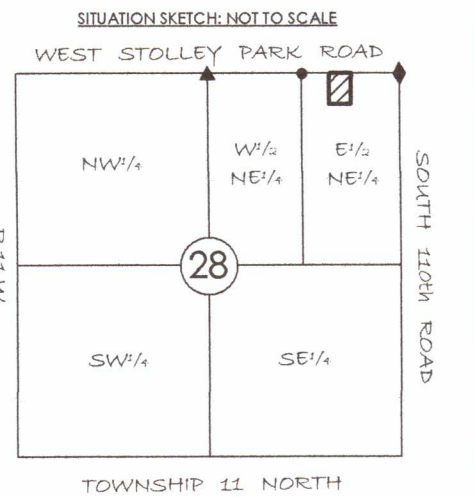
APPROVALS

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



PROJECT NUMBER 21-LS-52 - DATE 04/07/2021
DRAWN BY: E.A.J. - CHECKED BY: E.B.J.
1203 14TH STREET, AURORA, NE 68018
PHONE 402-694-8703 - EMAIL ejasnowski@gmail.com