



Hall County Regional Planning Commission

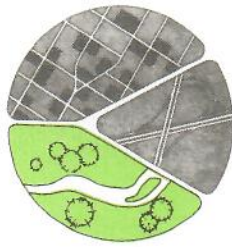
Wednesday, July 7, 2021

Regular Meeting

Item J1

**Final Plat - B & D 2nd Subdivision - Hall County - Located east of
Locust and north of Cedarview Road Hall County, Nebraska**

Staff Contact:



THE REGIONAL PLANNING COMMISSION of Hall
County, Grand Island, Wood River and the Villages
of Alda, Cairo and Doniphan, Nebraska

June 25, 2021

Dear Members of the Board:

RE: Final Plat – Subdivision List.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a list of Subdivision Plats, for properties located in Hall County, Nebraska as attached.

You are hereby notified that the Regional Planning Commission will consider the following Subdivision Plat at the next meeting that will be held at **6:00 p.m. on July 7, 2021** in the City Council Chambers located in Grand Island's City Hall.

Sincerely,

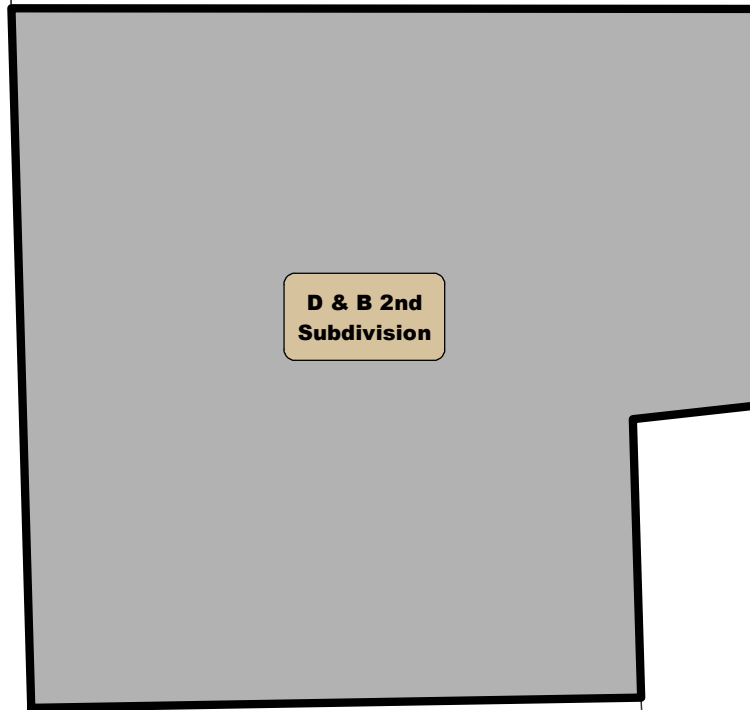
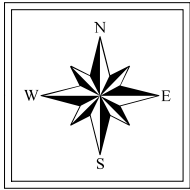
Chad Nabity, AICP
Planning Director

CC: City Clerk
City Attorney
City Public Works
City Utilities
City Building Director
County Assessor/Register of Deeds
Manager of Postal Operations

This letter was sent to the following School Districts 2, 19, 82, 83, 100, 126.

Name	Acres	Lots	Legal Description
B & D 2nd Subdivision	2.56	1	A tract of land being part of the South 1/2 of the Southwest 1/4 of Section 34, Township 10 North, Range 9 West, of the 6th p.m., Hall County, Nebraska, and also being all that part of lot 1 of D & B Subdivision.
Kleier Subdivision	4.33	4	A tract of land located in the Southeast Quarter (SE 1/4) Of Section 5, Township 9 North, Range 9 West of the sixth P.M., Hall County, Nebraska.

PROPOSED SUBDIVISION LOCATION MAP



**D & B 2nd
Subdivision**

CEDARVIEW RD W

LOCUST ST S

CEDARVIEW RD E

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

D & B 2ND SUBDIVISION

PART OF THE S.1/2 OF THE SW 1/4 OF SECTION 34-T10N-R9W, HALL COUNTY, NEBRASKA.

LEGAL DESCRIPTION:

A TRACT OF LAND BEING PART OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 10 NORTH, RANGE 9 WEST, OF THE 6TH P.M., HALL COUNTY, NEBRASKA, AND ALSO BEING ALL THAT PART OF LOT 1 OF D & B SUBDIVISION, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1 OF D & B SUBDIVISION AND ALSO BEING THE EAST RIGHT OF WAY LINE OF SOUTH LOCUST STREET, THENCE N00°00'53"E PARALLEL WITH THE WEST LINE OF SAID SOUTH 1/2 OF THE SOUTHWEST 1/4 A DISTANCE OF 77.53 FEET, THENCE S89°26'17"E A DISTANCE OF 361.85 FEET, THENCE S00°38'28"E A DISTANCE OF 181.00 FEET, THENCE S87°52'13"W A DISTANCE OF 54.03 FEET TO THE EAST LINE OF SAID LOT 1, THENCE S00°00'28"E ON SAID EAST LINE A DISTANCE OF 145.05 FEET TO THE DEDICATED NORTH RIGHT OF WAY LINE OF CEDARVIEW ROAD, THENCE N89°15'45"W ON SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 310.00 FEET TO THE SAID EAST RIGHT OF WAY LINE OF SOUTH LOCUST STREET, THENCE N00°00'53"E ON SAID EAST RIGHT OF WAY LINE AND THE WEST LINE OF SAID LOT 1 AND PARALLEL WITH THE WEST LINE OF SAID SOUTH 1/2 OF THE SOUTHWEST 1/4 A DISTANCE OF 250.07 FEET TO THE POINT OF BEGINNING, CONTAINING 2.56 ACRES MORE OR LESS.

APPROVALS:

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

THIS_____ DAY OF _____, 2021.

CHAIRMAN_____

APPROVED AND ACCEPTED BY THE HALL COUNTY BOARD OF SUPERVISORS

THIS_____ DAY OF _____, 2021.

CHAIRMAN OF THE BOARD_____ COUNTY CLERK_____

SURVEYOR'S CERTIFICATE:

I CERTIFY THAT ON _____, 2021, I COMPLETED AN ACCURATE SURVEY (MADE BY ME

OR UNDER MY SUPERVISION) OF "D & B 2ND SUBDIVISION", LOCATED IN HALL COUNTY, NEBRASKA AS SHOWN ON THE ACCOMPANYING PLAT THEREOF; THAT THE LOTS, BLOCKS, STREETS, AVENUES, ALLEYS, PARKS, COMMONS AND OTHER GROUNDS AS CONTAINED IN SAID SUBDIVISION AS SHOWN ON THE ACCOMPANYING PLAT THEREOF ARE WELL AND ACCURATELY STAKED OFF AND MARKED; THAT A 1/2"x24" REBAR WITH AN AFFIXED BLUE CAP STAMPED GRUMMERT, LS-783, WERE PLACED AT ALL CORNERS AS SHOWN ON THE PLAT; THAT EACH LOT BEARS ITS OWN NUMBER; AND THAT SAID SURVEY WAS MADE IN REFERENCE TO KNOWN AND RECORDED MONUMENTS.

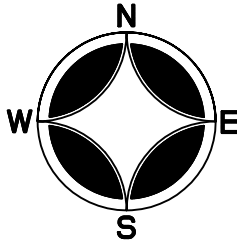
SEAL

JOSHUA E. GRUMMERT, LS-783

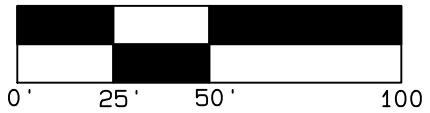
GRUMMERT PROFESSIONAL SERVICES, LLC

2837 W. HWY 6, STE # 206, HASTINGS NE, 68901
PHONE-402-879-5701 EMAIL- jmgrummert@yahoo.com
WEBSITE- www.grummertsurveying.com

G. P. S. PROJECT # 047-2021



ALL BEARINGS ARE ASSUMED
SCALE: 1"=50'



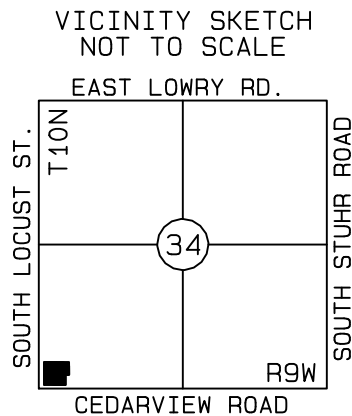
LEGEND :

D-DEED DISTANCE
M-MEASURED DISTANCE
R-RECORD DISTANCE
G-GOVERNMENT DISTANCE
P-PLATTED DISTANCE

◆ FOUND CORNER

○ CALCULATED POINT

● SET 1/2" X 24" REBAR
WITH BLUE LS-783 CAP
UNLESS NOTED OTHERWISE



WEST 1/4 CORNER
SEC. 34-T10N-R9W
FD. MAG-NAIL LS-636 DISK
E. 49.60' NAIL IN C.F.P.
SE 72.95' RED-HEAD NAIL
IN CEDAR TREE BRANCH
W. 66.45' NAIL IN W. P.P.

SOUTHWEST CORNER
SEC. 34-T10N-R9W
FD. MAG-NAIL LS-636 DISK
NE 63.63' 1/2" PIPE
SE 61.60' NAIL IN C.F.P.
NW. 75.68' NAIL IN W. P.P.

DEDICATION:

KNOWN ALL MEN BY THESE PRESENTS, THAT DONALD R. SPIEHS AND BEULAH G. SPIEHS, HUSBAND AND WIFE AND RHONDA K. SPIEHS, BEING THE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED, AND DESIGNATED AS D & B 2ND SUBDIVISION, IN HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF, AND DO HEREBY DEDICATE ANY STREETS OR EASEMENTS AS SHOWN THEREON TO THE PUBLIC FOR THEIR USE FOREVER, AND ANY OTHER EASEMENTS IF ANY FOR THE LOCATION, CONSTRUCTION AND MAINTENANCE OF PUBLIC SERVICE UTILITIES FOREVER, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERETO, AND HEREBY PROHIBIT THE PLANTING OF TREES, BUSHES AND SHRUBS, OR PLACING ANY OTHER OBSTRUCTIONS UPON, OVER, ALONG OR UNDERNEATH THE SURFACE OF SUCH EASEMENTS, AND 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 OUR SIGNATURES AT GRAND ISLAND, NEBRASKA, THIS _____ DAY OF _____, 2021.

DONALD R. SPIEHS BEULAH G. SPIEHS RHONDA K. SPIEHS

ACKNOWLEDGEMENT:

STATE OF NEBRASKA }
COUNTY OF HALL } SS

ON THE _____ DAY OF _____, 20____, BEFORE ME, _____, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY,

PERSONALLY APPEARED DONALD R. SPIEHS AND BEULAH G. SPIEHS, HUSBAND AND WIFE, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURES ARE AFFIXED HERETO, AND THEY DID ACKNOWLEDGE THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED.

IN WITNESS WHEREOF, I HAVE HEREUTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT _____, NEBRASKA,
ON THE DATE LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES _____, 20____.

NOTARY PUBLIC (SEAL)

ACKNOWLEDGEMENT:

STATE OF NEBRASKA }
COUNTY OF HALL } SS

ON THE _____ DAY OF _____, 20____, BEFORE ME, _____, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY,

PERSONALLY APPEARED RHONDA K. SPIEHS TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURES ARE AFFIXED HERETO, AND THEY DID ACKNOWLEDGE THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED.

IN WITNESS WHEREOF, I HAVE HEREUTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT _____, NEBRASKA,
ON THE DATE LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES _____, 20____.

NOTARY PUBLIC (SEAL)

**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 Rhonda Spiehs
Address 50 E Cedarview RD
City Doniphan, State NE Zip 68956
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 Grummert Professional Services
Address PO Box 37
City Kenesaw, State NE Zip 68956
Phone 402-879-5701
Surveyor/Engineer Name Josh Grummert License Number LS-783

SUBDIVISION NAME: D & B 2nd 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 2.56

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**

Providing false information on this application will result in nullification of the application and forfeiture of all related fees. If you have any questions regarding this form or subdivision regulations administered by the Hall County Regional Planning Department call (308) 385-5240.