



Hall County Regional Planning Commission

Wednesday, January 5, 2022

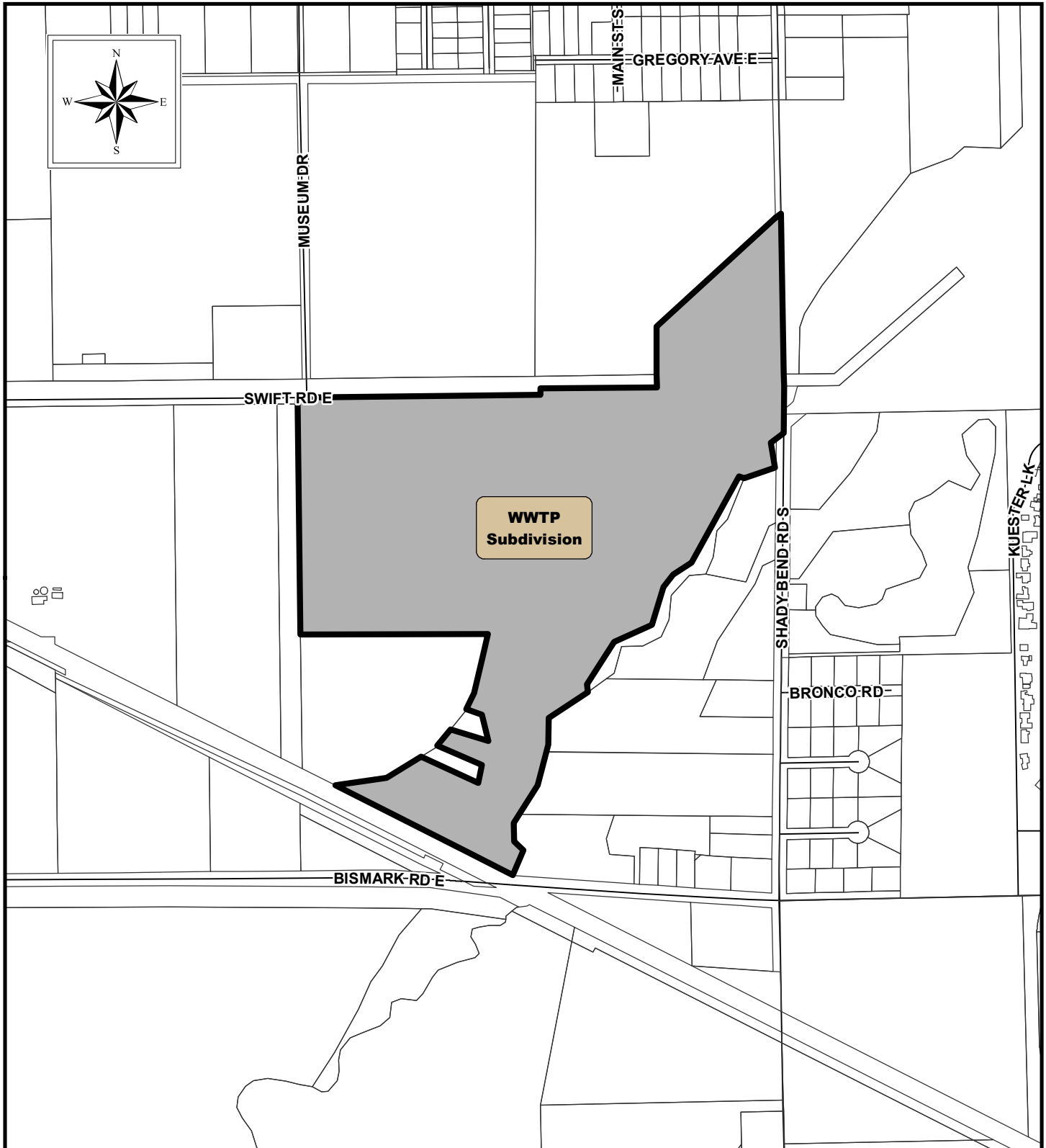
Regular Meeting

Item J2

Final Plat - WWTP Subdivision - Grand Island

Staff Contact:

PROPOSED SUBDIVISION LOCATION MAP



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

Scale: NONE
For Illustration Purposes



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

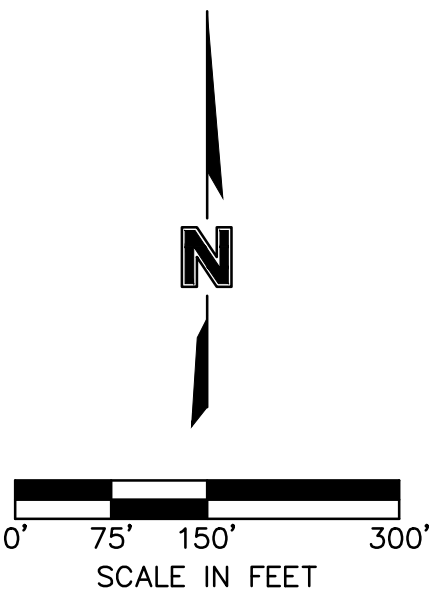
PROJECT NO. 2020-0854
WWTP SURVEY
FB GI 2020-2

SHEET 1 OF 3

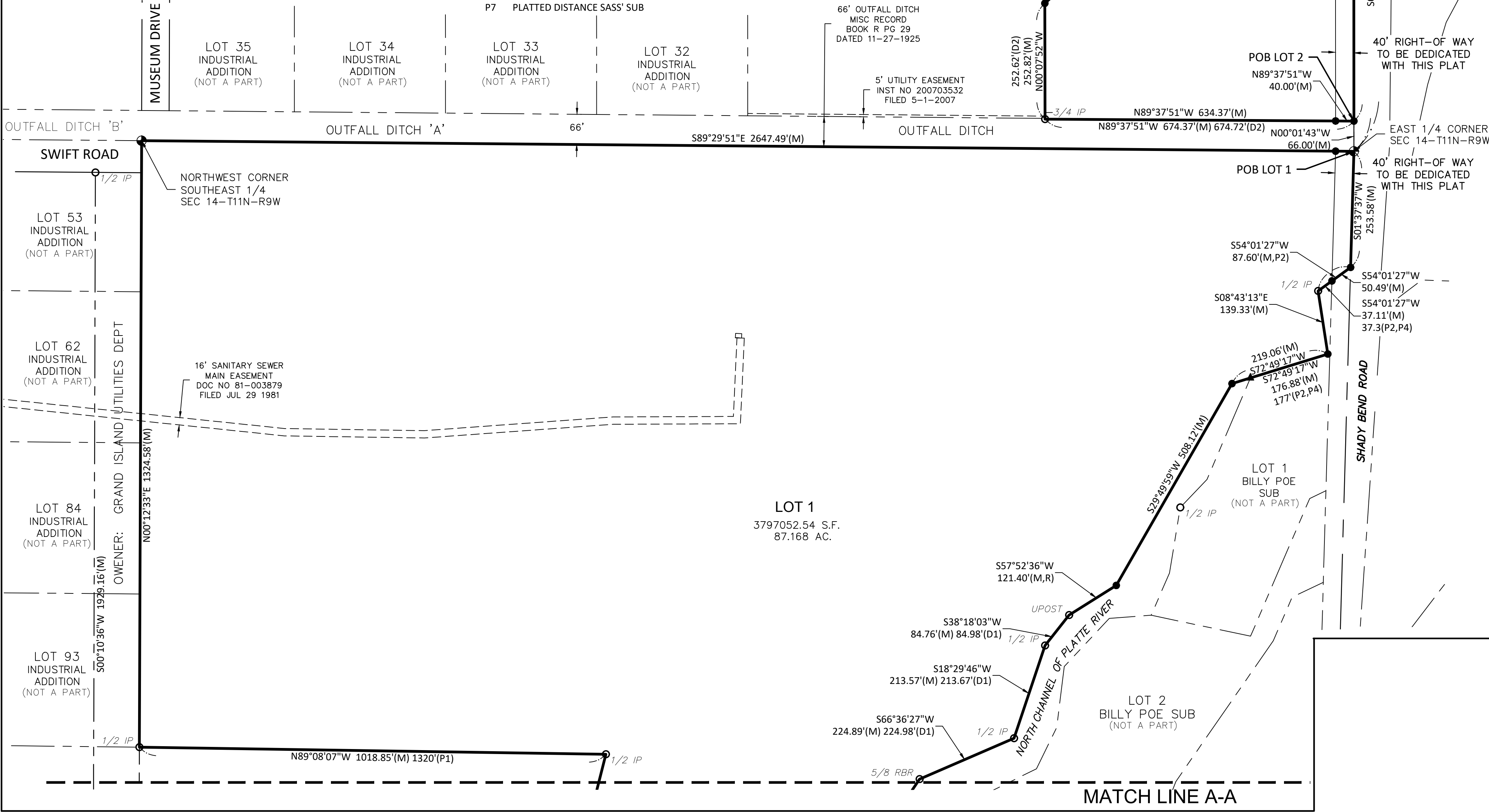
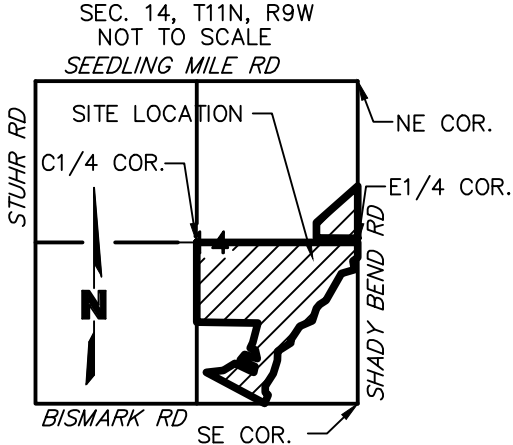
LEGEND

- SECTION CORNER
- SET CORNER (5/8"x24" REBAR W/CAP)
- FOUND CORNER (AS NOTED)
- CALCULATED CORNER (CORNER FALLS IN WATER)
- COUNTY ROAD ROW LINE
- NEW ROW LINE
- SECTION LINE
- PROPERTY LINE
- SUBDIVISION/PROPERTY LINE
- R RECORDED DISTANCE L. R. RUDD 8-5-1942
- R1 RECORDED DISTANCE L. R. RUDD 3-29-1934 SURVEY REC VOL 2, PG 254
- D DEEDED DISTANCE DOC NO 94-101233 FILED 2-11-1994
- D1 DEEDED DISTANCE DOC NO 77-001804 FILED 4-11-1977
- D2 DEEDED DISTANCE INST NO 200409168 FILED 9-15-2004
- D3 DEEDED DISTANCE INST NO 200105340 FILED 6-5-2001
- D4 DEEDED DISTANCE INST NO 201006308 FILED 9-2-2010
- D5 DEEDED DISTANCE INST NO 200401243 FILED 2-12-2004
- P PLATTED DISTANCE
- P1 PLATTED DISTANCE INDUSTRIAL ADD
- P2 PLATTED DISTANCE B&T SUB
- P3 PLATTED DISTANCE SHADY LANE SUB
- P4 PLATTED DISTANCE BILLY POE SUB
- P5 PLATTED DISTANCE ADVENT SUB
- P6 PLATTED DISTANCE SHADY LANE SECOND SUB
- P7 PLATTED DISTANCE SASS' SUB

WWTP SUBDIVISION
GRAND ISLAND, HALL COUNTY, NEBRASKA
FINAL PLAT



LOCATION MAP

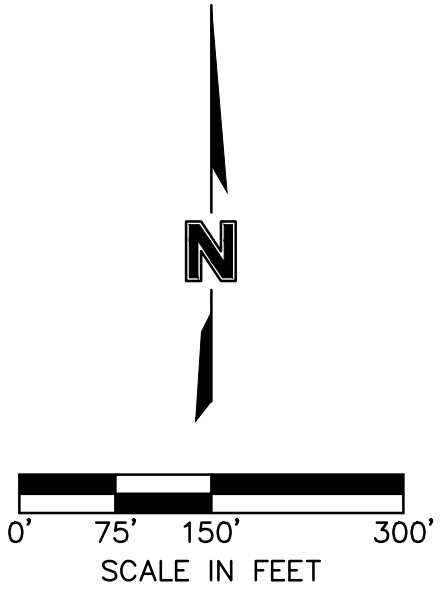
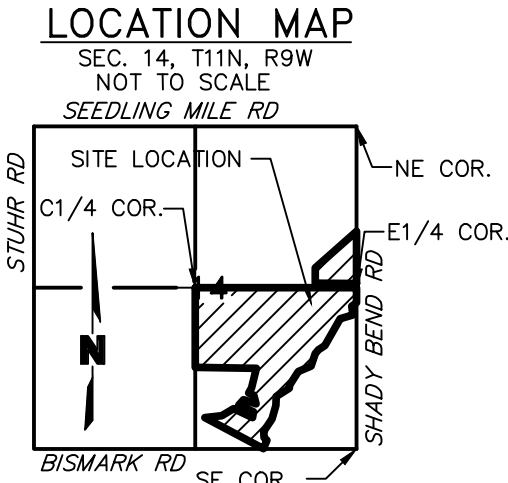


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USER: jjimenez

LEGEND

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WWTP SUBDIVISION
GRAND ISLAND, HALL COUNTY, NEBRASKA
FINAL PLAT



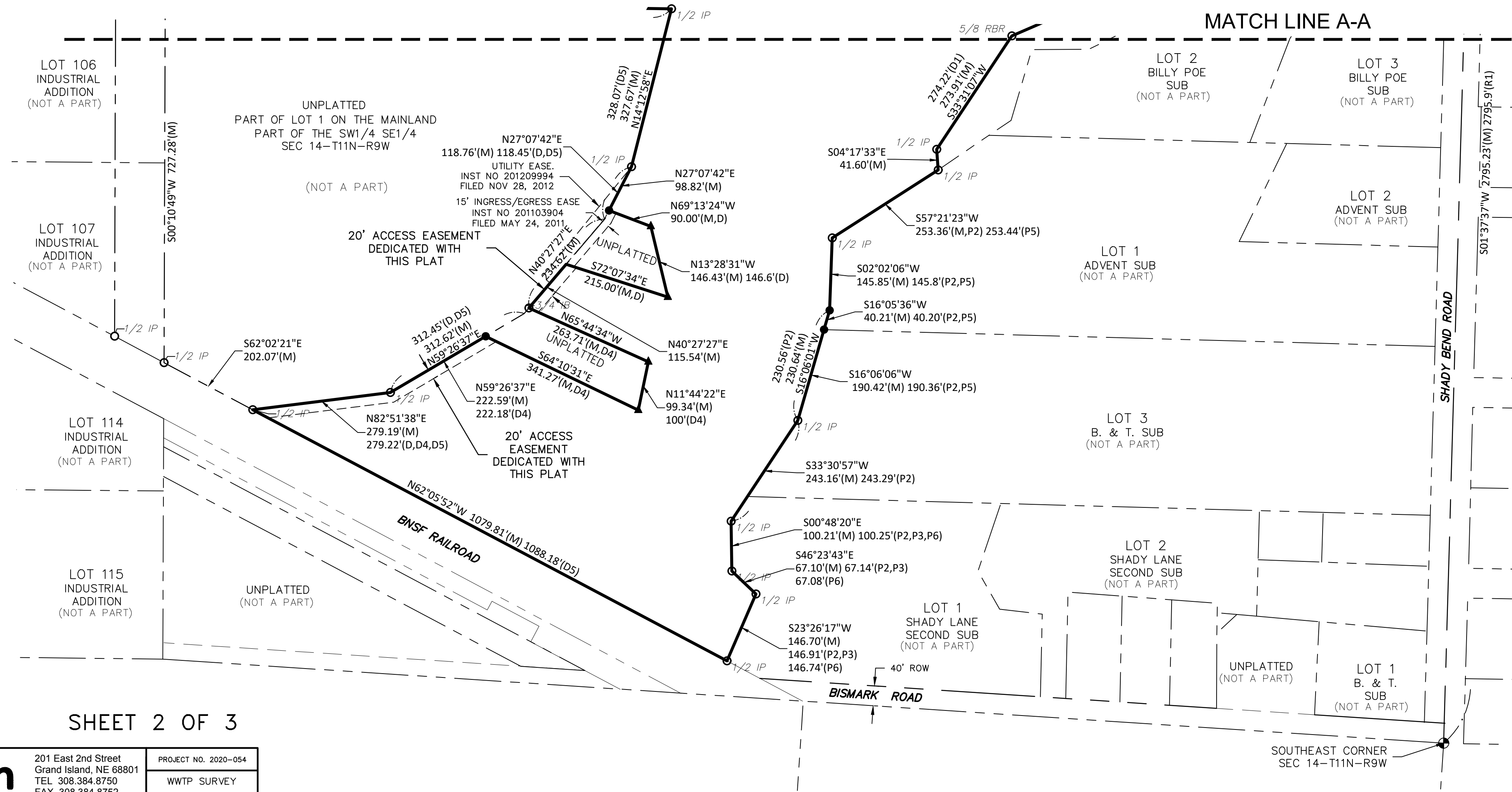
SECTION TIES

NORTHEAST CORNER, SEC. 14-T11N-R9W
FOUND SURVEY SPIKE w/ID WASHER AT GRADE IN CENTERLINE ASPHALT ROAD INTERSECTION
NW 51.18' TO RED HEAD NAIL IN POWER POLE
SW 45.08' TO RED HEAD NAIL IN POWER POLE
SSW 62.05' TO TOP OPERATION NUT ON FIRE HYDRANT
SE 48.80' TO NEAR FACE OF STEEL CORNER FENCE POST

NORTHWEST CORNER, SOUTHEAST 1/4, SEC. 14-T11N-R9W
FOUND 1/2" IRON PIPE w/PSC, 0.3' BELOW GRADE, SOUTH BANK OF OUTFALL DITCH
S 14.70' TO BACK OF CURB ON SWIFT ROAD
SE 66.90' TO 'X' NAIL IN POWER POLE
ESE 14.72' TO 5/8" REBAR
NE 47.63' TO CHISELED 'X' NORTH END OF WEST CONCRETE BRIDGE RAIL

EAST 1/4 CORNER, SEC. 14-T11N-R9W
FOUND SURVEY SPIKE w/WASHER AT GRADE IN CENTERLINE NORTH/SOUTH ASPHALT ROAD
E 22.32' TO CHISELED 'X' IN SE WGW
W 21.42' TO CHISELED 'X' IN SW WGW
SW 46.53' TO MAG NAIL IN POWER POLE
WSW 25.90' TO MAG NAIL IN WOODEN GDR POST

SOUTH 1/4 CORNER, SEC. 14-T11N-R9W
FOUND SURVEY SPIKE AT GRADE IN ASPHALT ROAD INTERSECTION
N 2.0' TO CENTERLINE EAST/WEST ROAD
E 4.0' TO CENTERLINE NORTH/SOUTH ROAD
NW 54.13' TO MAG NAIL w/WASHER IN POWER POLE
SW 43.81' TO MAG NAIL w/WASHER IN POWER POLE
SE 51.75' TO MAG NAIL w/WASHER IN POWER POLE



SHEET 2 OF 3



201 East 2nd Street Grand Island, NE 68801 TEL 308.384.8750 FAX 308.384.8752	PROJECT NO. 2020-054
	WWTP SURVEY
	FB GI 2020-2

DWG: F:\2020\0501-1000\020-0854\40-Design\Survey\SRVY\Sheets\1_V_FPLAT_0200854.dwg USER: jjimenez
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WWTP SUBDIVISION
GRAND ISLAND, HALL COUNTY, NEBRASKA
FINAL PLAT

LEGAL DESCRIPTION

LOT 1

A TRACT OF LAND CONSISTING OF PART OF LOTS 57-61 AND 85-92, ALL IN INDUSTRIAL ADDITION; PART OF LOTS 1 AND 2, ON THE MAINLAND; PART OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION FOURTEEN (14), TOWNSHIP ELEVEN (11) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M., CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER, SAID POINT BEING THE POINT OF BEGINNING; THENCE ON AN ASSUMED BEARING OF S01°37'37"W, ALONG THE EAST LINE OF THE SOUTHEAST 1/4, A DISTANCE OF 253.58 FEET TO A NORTHERLY CORNER OF B & T SUBDIVISION; THENCE S54°01'27"W A DISTANCE OF 87.60 FEET TO A WESTERLY CORNER OF LOT 1, BILLY POE SUBDIVISION; THENCE S08°43'13"E, ALONG A WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 139.33 FEET; THENCE S72°49'17"W A DISTANCE OF 219.06 FEET; THENCE S29°49'59"W A DISTANCE OF 508.12 FEET; THENCE S57°52'36"W A DISTANCE OF 121.40 FEET; THENCE S38°18'03"W A DISTANCE OF 84.76 FEET; THENCE S38°18'03"W A DISTANCE OF 84.76 FEET; THENCE S18°29'46"W A DISTANCE OF 213.57 FEET; THENCE S66°36'27"W A DISTANCE OF 224.89 FEET; THENCE S33°31'07"W A DISTANCE OF 273.91 FEET; THENCE S04°17'33"E A DISTANCE OF 41.60 FEET TO A POINT ON THE WESTERLY LINE OF LOT 1, ADVENT SUBDIVISION; THENCE S57°21'23"W, ALONG SAID WESTERLY LINE OF LOT 1, ADVENT SUBDIVISION, A DISTANCE OF 253.36 FEET; THENCE S02°02'21"W, ALONG SAID WESTERLY LINE OF LOT 1, A DISTANCE OF 145.85 FEET; THENCE S16°11'42"W, ALONG SAID WESTERLY LINE OF LOT 1, A DISTANCE OF 36.31 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, ADVENT SUBDIVISION AND ALSO BEING THE NORTHWEST CORNER OF LOT 3, B & T SUBDIVISION; THENCE S16°04'46"W, ALONG THE WESTERLY LINE OF SAID LOT 3, B & T SUBDIVISION, A DISTANCE OF 194.33 FEET; THENCE S33°30'57"W, ALONG SAID WESTERLY LINE OF LOT 3, B & T SUBDIVISION AND THE WESTERLY LINE OF LOT 1, SHADY LANE SECOND SUBDIVISION, A DISTANCE OF 243.16 FEET; THENCE S00°48'20"E, ALONG SAID WESTERLY LINE OF LOT 1, SHADY LANE SECOND SUBDIVISION, A DISTANCE OF 100.21 FEET; THENCE S46°23'43"E, ALONG SAID WESTERLY LINE OF LOT 1, A DISTANCE OF 67.10 FEET; THENCE S23°26'17"W, ALONG SAID WESTERLY LINE OF LOT 1, A DISTANCE OF 146.70 FEET TO A POINT ON THE NORTHEASTERLY BNSF RAILROAD RIGHT-OF-WAY LINE; THENCE N62°05'52"W, ALONG SAID NORTHEASTERLY RAILROAD RIGHT-OF-WAY LINE, A DISTANCE OF 1079.81 FEET; THENCE N82°51'38"E A DISTANCE OF 279.19 FEET; THENCE N59°26'37"E A DISTANCE OF 222.59 FEET; THENCE S64°10'31"E A DISTANCE OF 341.27 FEET; THENCE N11°44'22"E A DISTANCE OF 99.34 FEET; THENCE N65°44'34"W A DISTANCE OF 263.71 FEET; THENCE N40°27'27"E A DISTANCE OF 115.54 FEET; THENCE S72°07'34"E A DISTANCE OF 215.00 FEET; THENCE N13°28'31"W A DISTANCE OF 146.43 FEET; THENCE N69°13'24"W A DISTANCE OF 90.00 FEET; THENCE N27°07'42"E A DISTANCE OF 98.82 FEET; THENCE N14°12'58"E A DISTANCE OF 327.67 FEET TO A POINT ON THE SOUTH LINE OF LOT 89, INDUSTRIAL ADDITION; THENCE N89°08'07"W, ALONG THE SOUTH LINE OF LOTS 89-92, INDUSTRIAL ADDITION, A DISTANCE OF 1018.85 FEET TO THE SOUTHWEST CORNER OF SAID LOT 92, INDUSTRIAL ADDITION; THENCE N00°12'33"E ALONG THE WEST LINE OF LOTS 92, 85, 61, AND 54, INDUSTRIAL ADDITION, A DISTANCE OF 1324.58 FEET TO THE NORTHWEST CORNER OF LOT 54 AND ALSO BEING THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 14-T11N-R9W; THENCE S89°29'51"E, ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 14, A DISTANCE OF 2647.49 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 3,807,796.03 SQUARE FEET OR 87.415 ACRES MORE OR LESS OF WHICH 0.247 ACRES IS NEW DEDICATED ROAD RIGHT-OF-WAY.

AND

LOT 2

A TRACT OF LAND CONSISTING OF PART OF THE NORTHEAST QUARTER (NE1/4) OF SECTION FOURTEEN (14), TOWNSHIP ELEVEN (11) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M., CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER; THENCE ON AN ASSUMED BEARING OF N00°01'43"W, ALONG THE EAST LINE OF THE NORTHEAST QUARTER, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING; THENCE N89°37'51"W, ALONG THE NORTH LINE OF A 66 FT. WIDE OUTFALL DITCH RECORDED IN MISC BOOK R, PAGE 29, DATED 11-27-1925, A DISTANCE OF 674.37 FEET; THENCE N00°07'52"W A DISTANCE OF 252.82 FEET; THENCE N48°29'58"E A DISTANCE OF 900.60 FEET TO A POINT ON SAID EAST LINE; THENCE S00°01'43"E, ALONG SAID EAST LINE, A DISTANCE OF 853.93 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 373,362.92 SQUARE FEET OR 8.571 ACRES MORE OR LESS OF WHICH 0.768 ACRES IS NEW DEDICATED ROAD RIGHT-OF-WAY.

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 LOTS 57-61 AND 85-92, ALL IN INDUSTRIAL ADDITION; PART OF LOTS 1 AND 2, ON THE MAINLAND; PART OF THE SOUTHEAST QUARTER (SE1/4) AND PART OF THE NORTHEAST QUARTER (NE1/4), ALL OF SECTION FOURTEEN (14), TOWNSHIP ELEVEN (11) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M., CITY OF GRAND ISLAND, 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.

JAI JASON ANDRIST, REGISTERED LAND SURVEYOR NUMBER, LS-630

DEDICATION OF PLAT

KNOW ALL MEN BY THESE PRESENTS, THAT THE CITY OF GRAND ISLAND, BEING THE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "WWTP SUBDIVISION" IN PART OF LOTS 57-61 AND 85-92, ALL IN INDUSTRIAL ADDITION; PART OF LOTS 1 AND 2, ON THE MAINLAND; PART OF THE SOUTHEAST QUARTER (SE1/4) AND PART OF THE NORTHEAST QUARTER (NE1/4), ALL OF SECTION FOURTEEN (14), TOWNSHIP ELEVEN (11) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M., CITY OF GRAND ISLAND, 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, I HAVE AFFIXED MY SIGNATURE HERETO, AT _____, NEBRASKA, THIS ____ DAY OF _____, 2021.

ROGER STEELE, MAYOR, CITY OF GRAND ISLAND

ACKNOWLEDGMENT

STATE OF NEBRASKA
COUNTY OF HALL

ON THIS ____ DAY OF _____, 2021, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED ROGER STEELE, MAYOR, CITY OF GRAND ISLAND, TO BE 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

APPROVAL

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 CITY OF GRAND ISLAND, NEBRASKA

THIS ____ DAY OF _____, 2021.

MAYOR

CITY CLERK

OWNERS: CITY OF GRAND ISLAND
SUBDIVIDER: CITY OF GRAND ISLAND
SURVEYOR: OLSSON
ENGINEER: OLSSON
NUMBER OF LOTS: 2

SHEET 3 OF 3

olsson

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

PROJECT NO. 2020-0854

WWTP SURVEY

FB GI 2020-2

**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 City of Grand Island
Address PO Box 1968
City Grand Island, State NE Zip 68802
Phone 308-385-5444

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: Jai Jason Andrist (Applicant) Date: 11-11-2021

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 Jai Jason Andrist License Number LS-630

SUBDIVISION NAME: WWTP 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 95.986

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 \$ 490.00

*** 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.