



# Hall County Regional Planning Commission

Wednesday, January 5, 2022

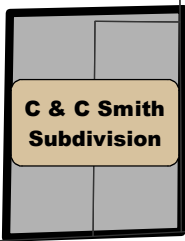
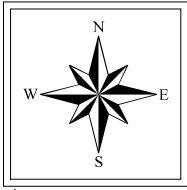
Regular Meeting

## Item J3

**Final Plat - C & C Smith Subdivision - (ETJ) -**

Staff Contact:

# PROPOSED SUBDIVISION LOCATION MAP



**C & C Smith  
Subdivision**

GUENTHER RD W

US HIGHWAY-281-S

US HIGHWAY-281-S

## Legend

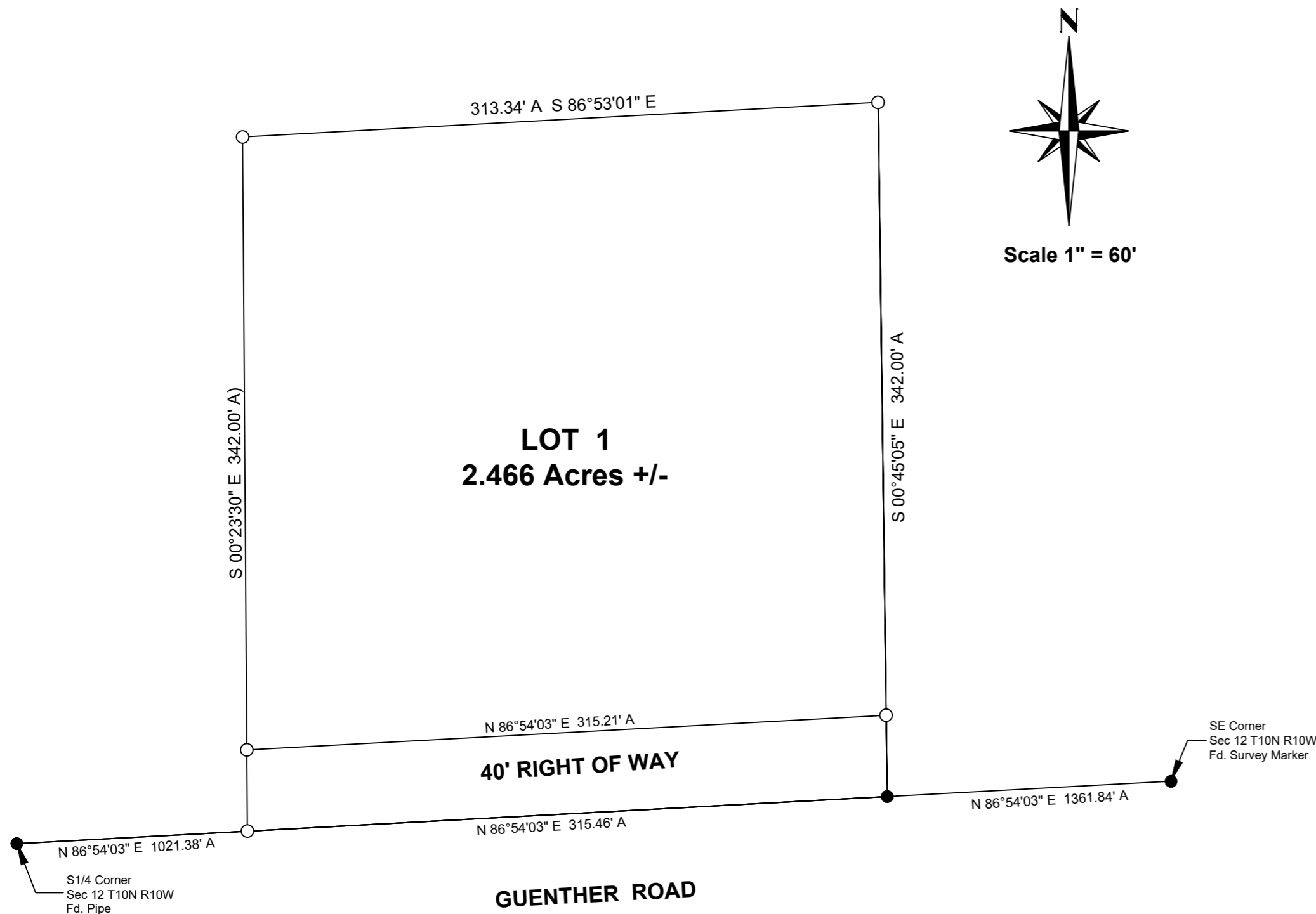
 Parcel



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

# C & C SMITH SUBDIVISION



## LEGAL DESCRIPTION

Part of the Instrument Number: 0200700153

The East Half of the East Half of the Southwest Quarter of the Southeast Quarter (E1/2 E1/2 SW1/4 SE1/4) of Section Twelve (12), Township Ten (10) North, Range Ten (10) West of the 6th P.M., Hall County, Nebraska excepting a tract of ground more particularly described as follows: A Tract of land located in the Southwest Quarter of the Southeast Quarter (SW1/4SE1/4) of Section Twelve (12), Township Ten (10) North, Range Ten (10) West of the 6th P.M., Hall County, Nebraska, described as commencing at the Southeast corner of the Southwest Quarter of the Southeast Quarter (SW1/4SE1/4) of Section Twelve (12) above described, thence running in a Northerly direction along and upon the East line of the Southwest Quarter of the Southeast Quarter (SW1/4SE1/4) a distance of 330 feet; thence at right angle West a distance of 132 feet; thence at a right angle South a distance of 330 feet to a point on the South line of the Southwest Quarter of the Southeast Quarter (SW1/4SE1/4), thence at a right angle on said line a distance of 132 feet to the place of beginning

&

A tract of land located in the Southwest Quarter of the Southeast Quarter (SW1/4SE1/4) of Section Twelve (12), Township Ten (10) North, Range Ten(10) West of the 6th P.M., Hall County, Nebraska, described as commencing at the Southeast corner of the Southwest Quarter of the Southeast Quarter (SW1/4SE1/4) of Section Twelve (12), thence running in a Northerly direction along and upon the East line of the Southwest Quarter of the Southeast Quarter(SW1/4SE1/4) a distance of 330 Feet; thence at right angle West a distance of 132 feet; thence at a right angle South a distance of 330 :Feet to a point on the South line of the Southwest Quarter of the Southeast Quarter (SW1/4SE1/4), thence at a right angle on said line a distance of 132 feet to the place of beginning

## Legend

- - Corner Found 1/2" Pipe Unless Otherwise Noted
- - 1/2 Rebar Placed W/Survey Cap Unless Otherwise Noted
- ⊙ - Temporary Point
- All Distances on Curves are Chord Distance
- R - Recorded Distance
- A- Actual Distance
- P- Prorated Distance

## SURVEYORS CERTIFICATE

I hereby certify that on December 2, 2021, I completed an accurate survey of 'C & C SMITH SUBDIVISION', 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 iron markers were placed at all lot corners; that the dimensions of each lot are as shown on the plat; that each lot bears its own number; and that said survey was made with reference to known and recorded monuments.

\_\_\_\_\_  
Brent D Cyboron  
Nebraska Professional Registered Land Surveyor No. 727

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Curt Smith and Christine Smith Husband and Wife, being the owners of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as C & C SMITH SUBDIVISION' in Hall County, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the easements, if any, 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 obstructions upon, over, along or underneath the surface of such easements; 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 owner and proprietor.

IN WITNESS WHEREOF, I have affixed my signature hereto, at Grand Island, Nebraska.

\_\_\_\_\_  
Curt Smith

Date \_\_\_\_\_

\_\_\_\_\_  
Christine Smith

Date \_\_\_\_\_

## ACKNOWLEDGEMENT

State of Nebraska

County of Hall

On the \_\_\_ day of \_\_\_\_\_, 2022, before me \_\_\_\_\_ a Notary Public within and for said County, personally appeared Curt Smith and Christine Smith married Couple, and to me personally known to be the identical person whose signature is affixed hereto, and that he did acknowledge 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 Grand Island, Nebraska, on the date last above written.

My commission expires \_\_\_\_\_ .20\_\_

\_\_\_\_\_  
Notary Public

## APPROVALS

Submitted to and approved by the Regional Planning Commission of Hall County, Grand Island and Wood River, and The Villages of Alda, Cairo, and Doniphan, Nebraska

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Date

Approved and accepted by the Hall County Board of Supervisors, this Day of \_\_\_\_\_, 2022

\_\_\_\_\_  
Chairman of the Board

Approved and accepted by the City of Grand Island, Hall County, Nebraska this \_\_\_\_\_  
Day of \_\_\_\_\_, 2022

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

INITIAL POINT SURVEYING LLC  
1811 W 2nd Street, Suite 280  
Grand Island, NE 68803  
308-383-6754 Cell  
308-675-4141 Office

LOCATION: (E1/2 E1/2 SW1/4 SE1/4) of Section Twelve (12), Township Ten (10) North, Range Ten (10) West			
TITLE: C & C Smith Subdivision Hall County, Nebraska			
SCALE AT ALL: 1" = 100'	DATE: 12/22/2021	DRAWN BY: Brent C.	PAGE: 1 OF 1
BENESCH PROJECT NO:	DRAWING NO:	REVISION:	

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 Curt Smith  
Address 3468 W Guenther Road  
City Grand Island State NE Zip 68803  
Phone 308-383-6512

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: Curt Smith Date: 12-13-21  
(Applicant)

Surveyor/Engineers Information

Surveyor/Engineering Firm Initial Point Surveying LLC  
Address 1811 W. 2nd St. Suite 280  
City Grand Island State NE Zip 68803  
Phone 308-383-6754  
Surveyor/Engineer Name Brent Cyboron License Number 727

SUBDIVISION NAME: C+C Smith Sub

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 10.542

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