



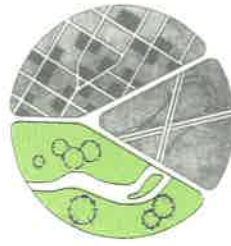
# **Hall County Regional Planning Commission**

**Wednesday, February 2, 2022  
Regular Meeting**

## **Item J1**

**Final Plat - Howard - Greely RPPD Subdivision - Hall County**

**Staff Contact:**



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

January 20, 2022

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 February 2, 2022** in the City Council Chambers located in Grand Island's City Hall.

Sincerely,

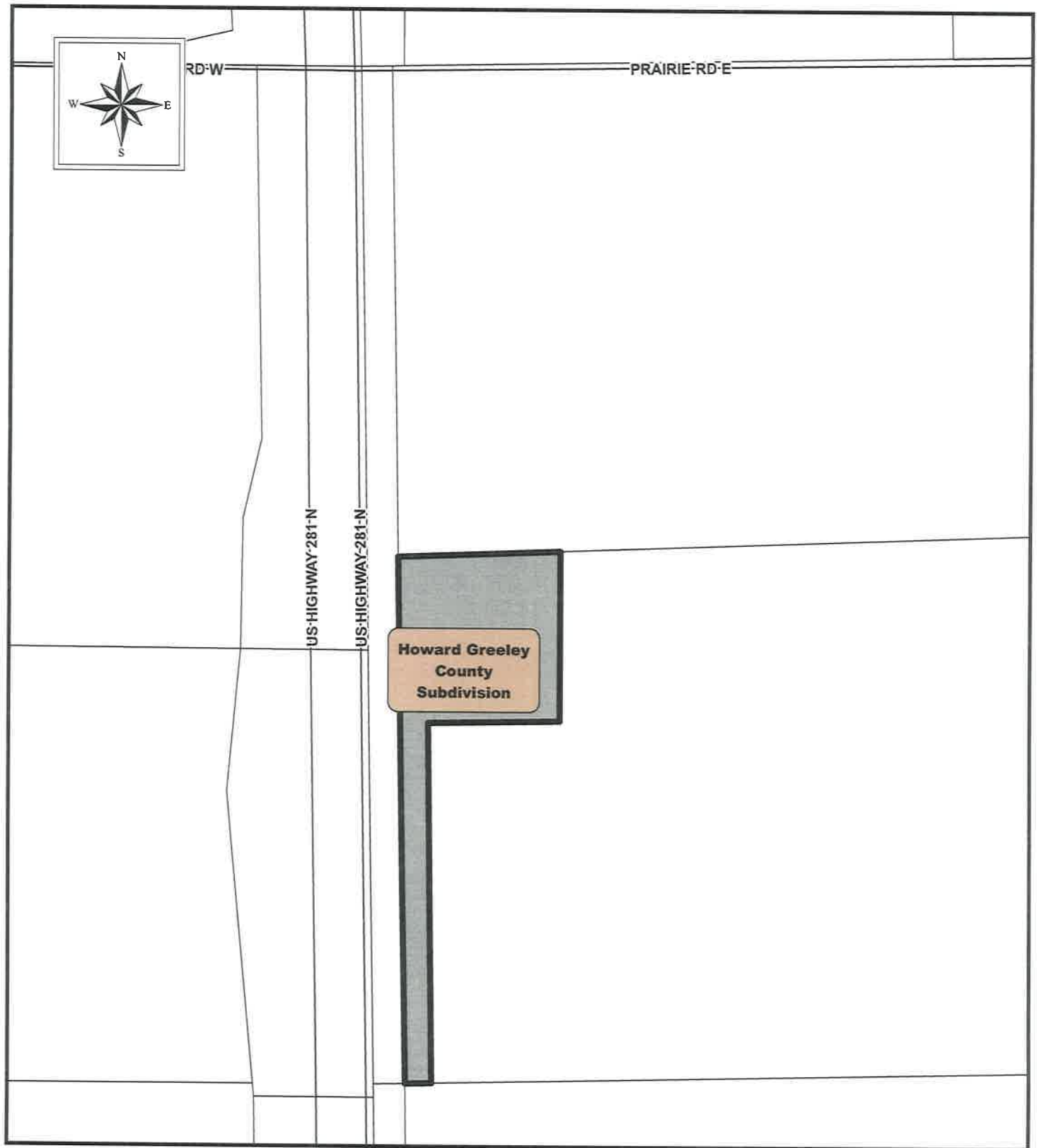
Chad Nabity, AICP  
Planning Director

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  |
|---------------------------------|-------|------|--|
| oward Greely County Subdivision | 1.27  | 1    | A Subdivision of land located in the North Half of the Northwest Quarter (N1/2, NW1/4) of Section 9, Township 12 North, Range 9 West of the 6th P.M., Hall County, Nebraska. |

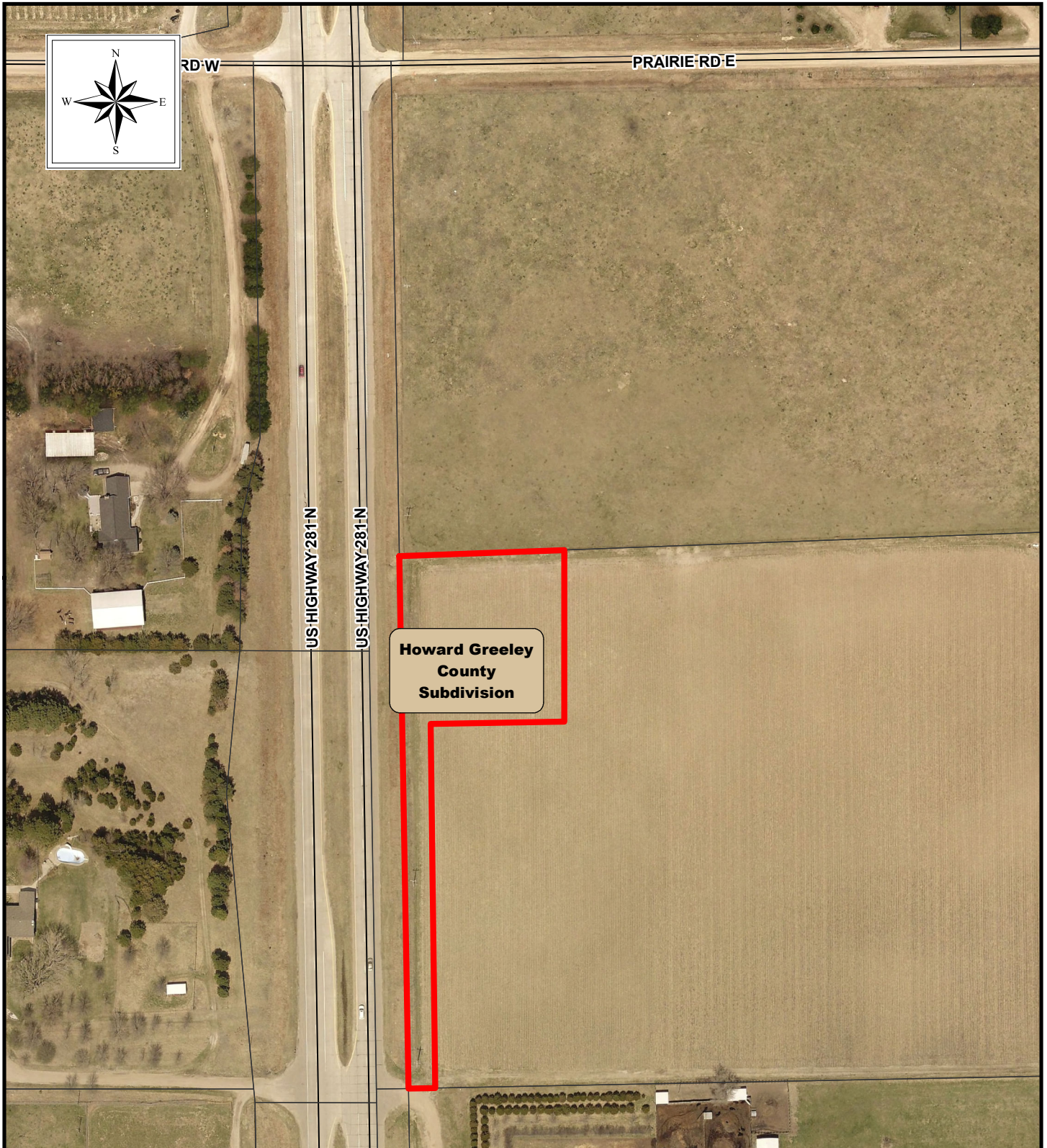
# PROPOSED SUBDIVISION LOCATION MAP



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



# PROPOSED SUBDIVISION AERIAL 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

# HOWARD GREELEY COUNTY SUBDIVISION

IN THE NORTHWEST QUARTER (NW1/4), SECTION 9, TOWNSHIP 12 NORTH, RANGE 9 WEST OF THE 6th P.M., HALL COUNTY, NEBRASKA



LAND SURVEYING

P.O. BOX 173  
Central City, NE 68826  
Phone: 308-946-3601

## HOWARD GREELEY COUNTY SUBDIVISION DESCRIPTION:

A Subdivision of land located in the North Half of the Northwest Quarter (N1/2, NW1/4) of Section 9, Township 12 North, Range 9 West of the 6th P.M., Hall County, Nebraska, more particularly described as follows:

Referring at the Southwest Corner of the North Half of the Northwest Quarter (N1/2, NW1/4); thence on an assigned bearing of South 89°58'00" East on the southerly line of the said North Half of the Northwest Quarter (N1/2, NW1/4) a distance of 40.50 feet to the easterly Right-of-way line of Highway No. 281 and the Southwest Corner of a record tract being recorded and described in Instrument No. 200602204 and also being the POINT OF BEGINNING; thence North 00°11'35" East on said easterly right-of-way and the westerly line of said record tract a distance of 675.82 feet to the Northwest Corner of said record tract; thence North 89°03'03" East on the northerly line of said record tract a distance of 209.00 feet; thence South 00°11'35" West a distance of 209.00 feet; thence South 89°03'03" West a distance of 184.00 feet; thence South 00°11'35" West a distance of 467.25 feet to the southerly line of said record tract and the southerly line of said North Half of the Northwest Quarter (N1/2, NW1/4); thence North 89°58'00" West on said southerly line a distance of 25.00 feet to the point of beginning, containing a calculated area of 1.27 Acres, more or less, Subject to all easements, restrictions, and agreements of record.

Part of the NW1/4  
( Not Part of Plat )

N 89°03'03" E  
209.84' (M) 2008.82' (R)

LOT 1  
55348.0 SQ. FT.  
1.27 ACRES

S 89°03'03" W  
184.00' (M)

Part of the NW1/4  
Sec. 9, (T12N, R9W)  
WD Inst# 200602204  
( Not Part of Plat )

N 00°11'59" E  
710.29' (M) 710.19' (R)

Part of the N1/2, SW1/4, NW1/4  
( Not Part of Plat )

1314.87' (M) 1314.93' (R)

S 89°58'00" E  
2009.37' (M) 2009.66' (M)

CENTER SIXTEENTH CORNER OF THE  
NORTHWEST QUARTER (C1/16, NW1/4)  
SECTION 9 (T.12 N., R. 9 W.)  
Found 5/8" Rebar  
W 16.48' Nail & Tag in Fence Post  
E 16.89' Nail & Tag in Corner Post  
SE 24.92' Nail & Tag in Fence Post

Access Easement  
Int# 93-104892

Access Easement  
Int# 93-108864

N 89°58'00" W  
25.00' (M)

N 00°11'35" E  
675.82' (M) 675.77' (R)

S 00°11'35" W  
467.25' (M)

S 00°11'35" W  
209.00' (M)

N 89°03'03" E  
209.00' (M)

Found 5/8" Bar

INST# 93-014891  
Deed Record Book 77, page 63

HIGHWAY NO. 281

40.00' (M) & (R)

NORTHWEST CORNER OF  
SECTION 9 (T. 12 N, R 9 W)  
Found Alumn. Cap  
NE 92.16' Nail & Washer in Fence Post  
ENE 62.22' Nail in Corner Fence Post  
SE 52.29' Chiseled X in ROW Marker  
SSE 107.35' Nail in Fence Post

NORTH SIXTEENTH CORNER OF THE  
NORTHWEST QUARTER (NW1/4)  
SECTION 9 (T.12 N., R. 9 W.)  
Found 5/8" Rebar  
SW 36.09' Nail & Washer in Fence Post  
NW 38.62' Nail & Washer in Fence Post  
NE 72.70' Nail & Tag in Power Pole

North

Scale: 1" = 100'

## Legend

- ▲ = Section Corner  
(See Description)
- = Corner Set 1/2" x 24"  
Rebar w/ Cap #610
- = Corner Found  
(See Description)
- × = Calculated Corner
- (M) = Measured Distance
- (R) = Recorded Distance

## POINT OF BEGINNING

S 89°58'00" E  
40.50' (M) & (R)

SOUTHWEST CORNER OF THE NORTH  
HALF OF THE NORTHWEST QUARTER  
(N1/2, NW1/4) SECTION 9 (T.12 N., R. 9 W.)  
Set Maze Nail and #610 Washer  
On the Edge of Conc. Roadway  
N 27.46' Center of 2 in Station Mark  
NE 49.78' Near Corner of ROW Marker  
E 40.40' Capped Rebar

## DEDICATION OF PLAT

Know all Men by these presents, Jason R. Mohr, being the owner of land described hereon, have caused the same to be surveyed, subdivided, platted and designated as the **HOWARD GERRLEY COUNTY SUBDIVISION**, Hall County, Nebraska and said sole owners hereby ratify and approve the deposition of their property as shown on the above plat, and hereby dedicate for the use and benefit of the public, the streets and utility easements (if any) as shown upon said plat, and acknowledge said subdivision to be made with the free consent and in accordance with the desires of the undersigned owners and proprietors.

In witness thereof I have affixed my signature hereto at \_\_\_\_\_, Nebraska on, \_\_\_\_\_, 20\_\_

Jason R. Mohr

## ACKNOWLEDGMENT

State of Nebraska )  
County of \_\_\_\_\_ ) SS

Acknowledgment  
of  
Notary

on this \_\_\_\_\_ Day of \_\_\_\_\_, 20\_\_ before me, a Notary Public in and for said County and State, came Jason R. Mohr, to me personally known to be the same identical persons, acknowledged the execution of the same in testimony thereof, I have hereunto set my hand and affixed my Notary Seal the Day and Year above written.

Notary Public

My Comm. Expires:

## APPROVAL

Submitted 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 this \_\_\_\_\_, 20\_\_

Chairman

Approved and Accepted by the Hall County Board of

Supervisors this \_\_\_\_\_, 20\_\_

Chairman

County Clerk

## SURVEYOR'S CERTIFICATE

I hereby certify that this \_\_\_\_\_, 20\_\_, I completed an accurate survey of **HOWARD GREELEY COUNTY SUBDIVISION**, Hall County, Nebraska, as shown on the accompanying plat thereof; that iron markers, except where indicated were found and placed at all property corners, the dimensions of the property are shown on the plat, and that the Subdivision Survey was prepared by me and the related survey work was performed by me or under my direct personal supervision and that I am a duly Registered Land Surveyor under the laws of the State of Nebraska.



Jamie L. Blodgett  
License Number 610  
N-Line Land Surveying  
P.O. Box 173  
Central City, NE  
1-308-946-3601

DATE OF SURVEY 1/9/2022

JOB NUMBER 21160



**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 Howard Greeley Rural Public Power District  
Address 422 Howard Ave.  
City Saint Paul, State NE Zip 68873  
Phone (308) 754-4457

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: Howard Greeley RPPD Date: 1/10/22  
(Applicant)

**Surveyor/Engineers Information**

Surveyor/Engineering Firm N Line Land Surveying  
Address 1410 17th Ave  
City Central City, State NE Zip 68826  
Phone (308) 946-3601  
Surveyor/Engineer Name Jamie Blodgett License Number #610

**SUBDIVISION NAME:** Howard Greeley RPPD

**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 \_\_\_\_\_

**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.

*Application for Substation  
for HGRPPD*