



Hall County Regional Planning Commission

Wednesday, March 2, 2022

Regular Meeting

Item J1

**Final Plat - Hall County Home Place Subdivision - Hall County -
Located east of U.S. Highway 281 and south of Prairie Road**

Staff Contact:

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 Holmes Farms Inc.
Address 1107 West 12th Street
City Hastings, State NE Zip 68901
Phone 402-469-0647

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: Meg A. Powell (Applicant) Date: 07-10-2022

Surveyor/Engineers Information

Surveyor/Engineering Firm Initial Point Surveying
Address 1811 W. 2nd St Suite 280
City Grand Island, State NE Zip 68803
Phone 308-675-4141
Surveyor/Engineer Name Brent D Cyboron License Number 727

SUBDIVISION NAME: Hall County Home Place 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 2.871

Checklist of things Planning Commission Needs

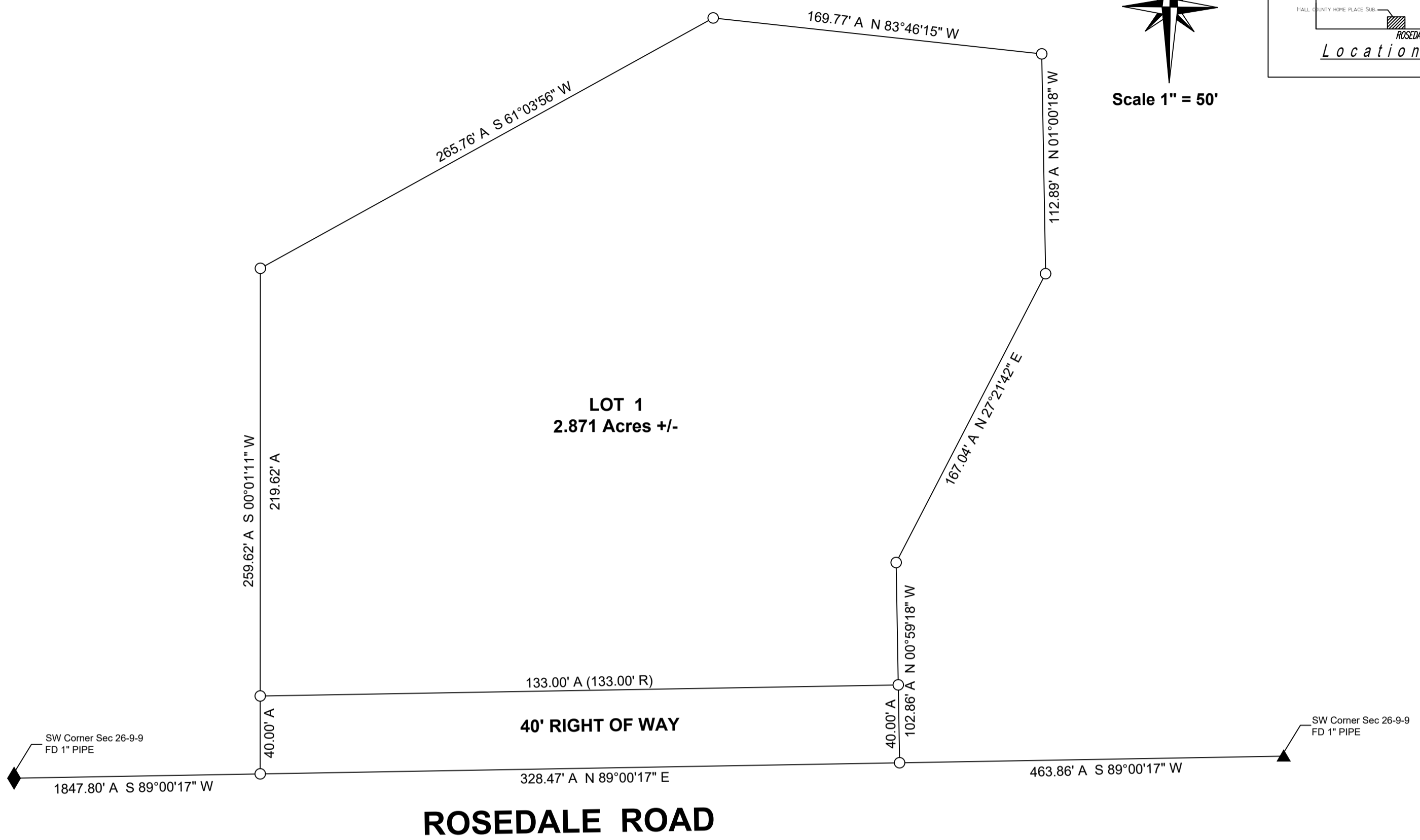
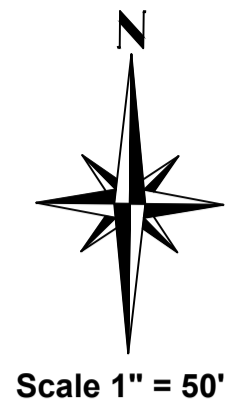
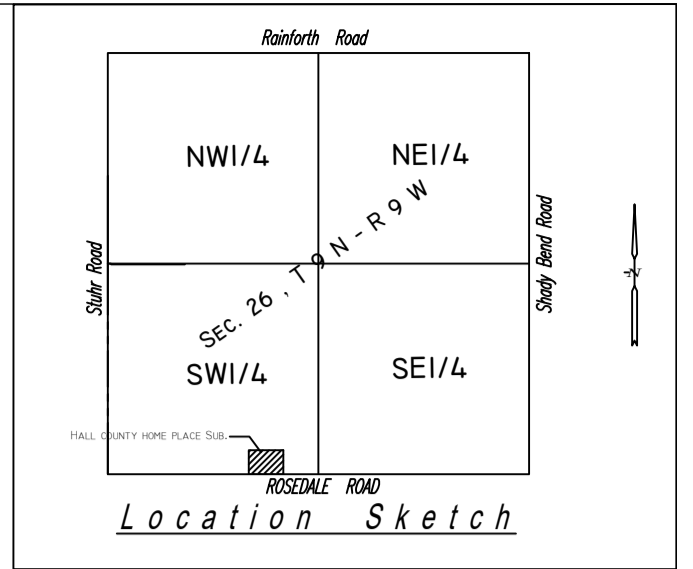
- AutoCAD file (Scaled 1:100) and a PDF sent to rashadm@grand-island.com
- 10 + 15* copies if in City limits or the two mile jurisdiction of Grand Island
- 5 + 15* copies if in Hall County, City of Wood River, Village of Cairo, Doniphan or Alda.
- Closure Sheet
- Utilities Sheet
- Receipt for Subdivision Application Fees in the amount of \$ 8480⁰⁰

* 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.

HALL COUNTY HOME PLACE SUBDIVISION HALL COUNTY, NEBRASKA

PT. OF THE SW1/4SW1/4 SEC 26 T 9 N - R 9 W



SURVEYOR'S CERTIFICATE

I hereby certify that on January 24, 2022, I completed an accurate survey of 'HALL COUNTY HOME PLACE SUBDIVISION', in Hall, Nebraska, as shown on the accompanying plat thereof; that the lots, block, 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, Reg. Land Surveyor No. 727

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that "KRISTIN POWELL - PRESIDENT, HOLMES FARMS INC" being the owner of the land described hereon have caused same to be surveyed, subdivided, platted and designated as 'HALL COUNTY HOME PLACE SUBDIVISION', in Hall, 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 owners and proprietors.

IN WITNESS WHEREOF, we have affixed our signatures hereto, at Grand Island, Nebraska this ___ day of ___, 2022

Kristin Powell - President, Holmes Farms Inc. _____ 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 Kristin Powell, President, to me personally known to be the identical person whose signatures are affixed hereto, and that each did acknowledge the execution thereof to be his or her 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 _____

Notary Public

LEGAL DESCRIPTION

A tract of land comprising a part of the Southwest Quarter of the Southeast Quarter (SW1/4SE1/4), of Section Twenty Six (26), Township Nine (9) North, Range Nine (9) West of the 6th. P.M., in Hall County, Nebraska, more particularly described as follows:
Beginning at the Southeast Corner of the Southwest Quarter said Section Twenty Six (26); thence running westerly along the south line of said Section Twenty Six (26), a distance of Four Sixty Three and Eighty Six Hundredths (463.86') feet, to the ACTUAL point of beginning; thence N 00°59'18" W, a distance of One Hundred Two and Eighty Six Hundredths (102.86) feet; thence N 27°21'42" E, a distance of One Hundred Sixty Seven and Four Hundredths (167.04') feet; thence N 01°00'18" W, a distance of One Hundred Twelve and Eighty Nine Hundredths (112.89') feet; thence N 83°46'15" W, a distance of One Hundred Sixty Nine and Seventy Seven Hundredths (169.77') feet; thence S 61°03'56" W, a distance of Two Hundred Sixty Five and Seventy Six Hundredths (265.76') feet; thence S 00°01'11" W, a distance of Two Fifty Nine and Sixty Two Hundredths (259.62') feet; thence N 89°00'17" E, a distance of Three Hundred Twenty Eight and Forty Seven Hundredths (328.47') feet, to the ACTUAL point of beginning and containing 2.871 acres more or less.

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

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

LOCATION: Pt. Sw1/4 Section 26 T9N R9W Hall County, Nebraska			
TITLE: Hall County Home Place Subdivision Hall County, Nebraska			
SCALE AT A3: 1" = 50'	DATE: 2/09/2022	DRAWN: Brent C.	PAGE: 1 OF 1
BENESCH PROJECT NO:	DRAWING NO: 22-006	REVISION:	

- 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

**PROPOSED SUBDIVISION
LOCATION MAP**



ROSEDALE RD E

SHADYBEND RD S



THE REGIONAL PLANNING COMMISSION of Hall
County, Grand Island, Wood Place and the Village
of Ada, Oita and Emporia, Missouri

Scale: NONE
For Illustration Purposes