



# **Hall County Regional Planning Commission**

**Wednesday, March 2, 2022  
Regular Meeting**

## **Item J4**

**Preliminary Plat - High Point Development - Doniphan - Located  
west of U.S Highway 281 and north of Platte River Drive**

**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 Greg W Robb c/o Elsbury Construction LLC  
Address 2920 W Old Hwy 30  
City Grand Island, State NE Zip 68803  
Phone 308-390-3282

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 Andrist (Applicant) Date: 02-10-2022

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 630

SUBDIVISION NAME: HIGH POINT DEVELOPMENT LLC 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 36  
Number of Acres 14.617 FINAL

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 \$ 830 / \$2295

\* 15 Pages are to be printed on 11X17, larger sizes maybe requested if needed



## FEBRUARY 2022

SUBDIVISION AREA  
64.1 ACRES

ZONING  
EXISTING ZONE: HC,GC,TA  
PROPOSED ZONE: HC,GC,R3

OWNER  
HIGH POINT DEVELOPMENT, LLC  
PO BOX 323  
DONIPHAN, NE 68832

ENGINEER/LAND SURVEYOR  
OLSSON  
201 E. 2ND ST.  
GRAND ISLAND, NE 68802

LEGAL DESCRIPTION

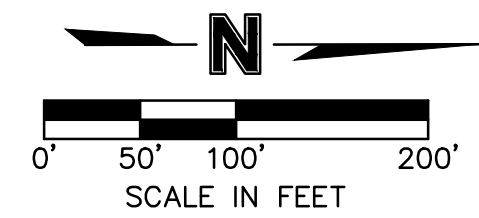
A TRACT OF LAND CONSISTING OF PART OF THE EAST HALF OF THE SOUTHEAST QUARTER (E1/2,SE1/4) AND PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE1/4, NE1/4) OF SECTION ONE (1), TOWNSHIP NINE (9) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4 SE1/4) OF SECTION 1-19N-R10W, SAID POINT BEING THE POINT OF BEGINNING; THENCE N00°04'36"E, ALONG THE WEST LINE OF THE E1/2, SE1/4, A DISTANCE OF 2647.94 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE1/4 NE1/4) OF SECTION 1-19N-R10W; THENCE N00°00'57"W, ALONG THE WEST LINE OF SAID SE1/4, NE1/4, A DISTANCE OF 30.00 FEET; THENCE N89°37'45"E A DISTANCE OF 906.39 FEET TO THE NORTHWEST CORNER OF CRANE-VIEW THIRD SUBDIVISION AND ON THE NORTH RIGHT-OF-WAY LINE OF CLARICE STREET; THENCE S00°11'50"W, ALONG THE WEST LINE OF SAID CRANE-VIEW THIRD SUBDIVISION, A DISTANCE OF 459.71 FEET TO THE SOUTHWEST CORNER OF LOT 1, CRANE-VIEW THIRD SUBDIVISION; THENCE N00°05'40"E ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 145.21 FEET TO THE WEST RIGHT-OF-WAY LINE OF US HIGHWAY 281; THENCE S00°38'04"W, ALONG SAID WEST RIGHT-OF-WAY LINE OF US HIGHWAY 281, A DISTANCE OF 64.03 FEET; THENCE S00°22'56"W, ALONG SAID WEST RIGHT-OF-WAY LINE OF US HIGHWAY 281, A DISTANCE OF 1338.31 FEET TO THE NORTHEAST CORNER OF A TRACT RECORDED IN INST. NO. 2004-07450, HALL CO REGISTER OF DEEDS; THENCE S89°41'29"W, ALONG THE NORTH LINE OF SAID INST. NO. 2004-07450, A DISTANCE OF 705.07 FEET; THENCE S00°04'01"E, ALONG THE WEST LINE OF SAID INST. NO. 2004-07450, A DISTANCE OF 100.06 FEET TO THE NORTHWEST CORNER OF A TRACT RECORDED IN INST. NO. 92-102131, HALL CO REGISTER OF DEEDS; THENCE S00°02'06"W, ALONG THE WEST LINE OF SAID INST. NO. 92-102131, A DISTANCE OF 684.08 FEET; THENCE S00°05'18"W A DISTANCE OF 32.92 FEET TO A POINT ON THE SOUTH LINE OF SAID SE1/4, SE1/4; THENCE S89°41'46"E A DISTANCE OF 538.42 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 2,603,442.57 SQUARE FEET OR 59.767 ACRES MORE OR LESS.

LEGAL DESCRIPTION

A TRACT OF LAND CONSISTING OF PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE1/4, NE1/4) OF SECTION ONE (1), TOWNSHIP NINE (9) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 1, CRANE VIEW SECOND SUBDIVISION, SAID POINT BEING THE POINT OF BEGINNING; THENCE S89°41'46"W, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 228.00 FEET; THENCE S00°31'25"W, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 227.99 FEET TO A POINT OF THE NORTH RIGHT-OF-WAY LINE OF CLARICE STREET AND ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 1; THENCE S89°39'02"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 70.00 FEET; THENCE N00°31'23"E A DISTANCE OF 419.04 FEET; THENCE N89°41'32"E A DISTANCE OF 298.01 FEET TO THE WEST RIGHT-OF-WAY LINE OF US HIGHWAY 281; THENCE S00°31'21"W, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 191.00 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 72874.31 SQUARE FEET OR 1.673 ACRES MORE OR LESS.



- |       |                           |
|-------|---------------------------|
| ===== | PHASING BOUNDARY          |
| ----- | PROPOSED PROPERTY LINE    |
| ----- | PROPOSED EASEMENT LINE    |
| ===== | FLOOD PLAIN ZONE BOUNDARY |
| ----- | EXISTING PROPERTY LINE    |
| ----- | EXISTING EASEMENT LINE    |
| ===== | WATER MAIN                |
| ===== | SANITARY SEWER            |
| ===== | STORM SEWER               |
| ===== | CULVERT                   |
| ===== | UNDERGROUND TELEPHONE     |
| ===== | UNDERGROUND CABLE TV      |
| ===== | GAS MAIN                  |
| ===== | OVERHEAD ELECTRIC         |
| ===== | STORM SEWER MANHOLE       |
| ===== | SANITARY SEWER MANHOLE    |
| ===== | FIRE HYDRANT              |
| ===== | WATER VALVE               |
| ===== | CURB STOP                 |
| ===== | POWER POLE                |
| ===== | TELEPHONE RISER           |
| ===== | GUY WIRE                  |
| ===== | TREE MASS                 |
| ===== | DECIDUOUS TREE            |
| ===== | CONIFEROUS TREE           |
| ===== | MEASURED DISTANCE         |
| ===== | RECORDED DISTANCE         |
| ===== | FOUND PROPERTY CORNER     |
| ===== | SECTION CORNER            |

**Olsson**

201 East 2nd Street  
Grand Island, NE 68801 TEL 308.384.8750 [www.olsson.com](http://www.olsson.com)

[illegible]

## LOT LAYOUT

# HIGH POINT DEVELOPMENT PRELIMINARY PLAT

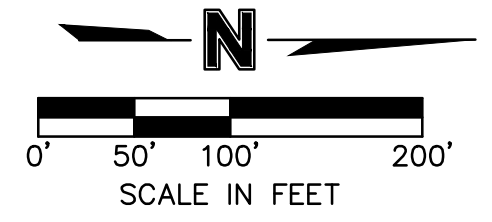
DONIPHAN, NEBRASKA

drawn by: \_\_\_\_\_  
checked by: \_\_\_\_\_  
approved by: \_\_\_\_\_  
QA/QC by: \_\_\_\_\_  
project no.: \_\_\_\_\_  
drawing no.: \_\_\_\_\_  
date: \_\_\_\_\_

SHEET  
1 of 3

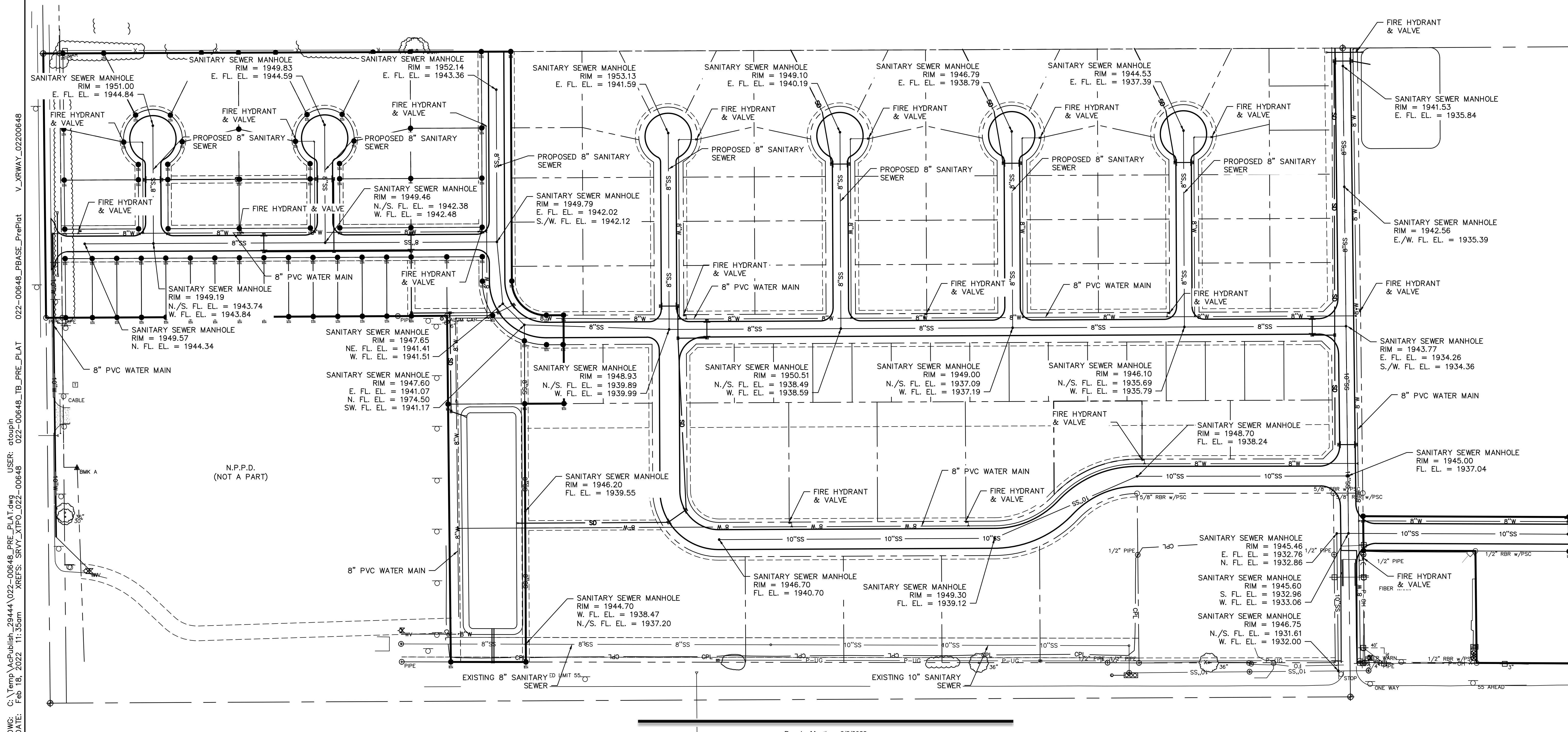
# HIGH POINT DEVELOPMENT SUBDIVISION PRELIMINARY PLAT

FEBRUARY 2022      SHEET 2 OF 3  
SITE & UTILITY LAYOUT



**Olson**

201 East 2nd Street  
Grand Island, NE 68801 TEL 308.384.8750 [www.olsson.com](http://www.olsson.com)



drawn by: _____ checked by: _____ approved by: _____ QA/QC by: _____ project no.: _____ drawing no.: _____ date: _____	SITE & UTILITY LAYOUT		REV. NO.	DATE	REVISIONS DESCRIPTION
	HIGH POINT DEVELOPMENT PRELIMINARY PLAT				
DONIPHAN, NEBRASKA		2022	REVISIONS		

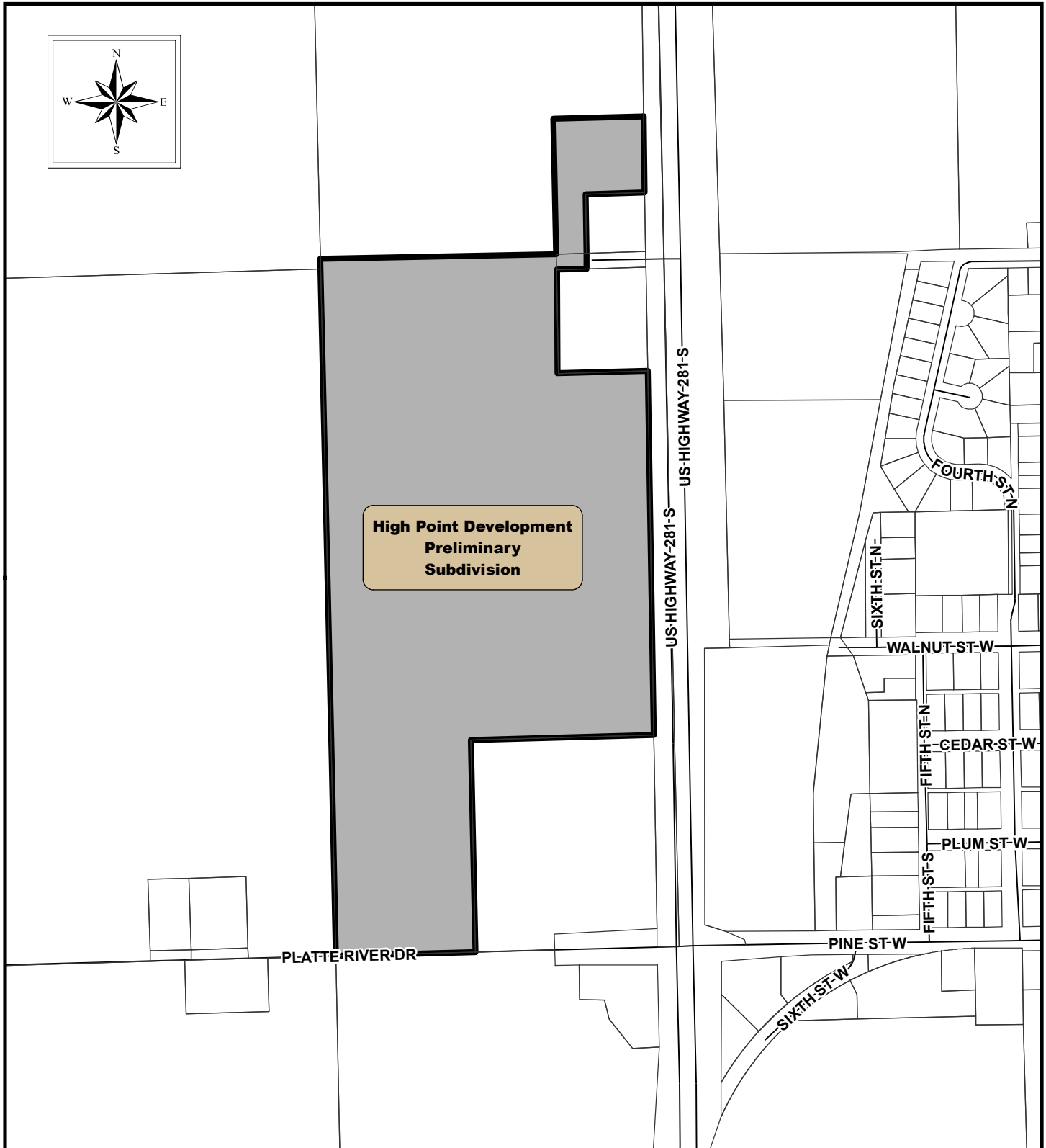
**SHEET**

2 of 3





# 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

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 Greg W Robb c/o Elsbury Construction LLC  
Address 2920 W Old Hwy 30  
City Grand Island, State NE Zip 68803  
Phone 308-390-3282

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: 02-10-2022  
(Applicant)

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 630

SUBDIVISION NAME: KRACKLIN KIRIKS 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 1.673

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  
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☒ Closure Sheet  
☐ Utilities Sheet  
☒ Receipt for Subdivision Application Fees in the amount of \$ 480.00

\* 15 Pages are to be printed on 11X17, larger sizes maybe requested if needed

*FINAL PLAT*

A TRACT OF LAND CONSISTING OF PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE1/4, NE1/4) OF SECTION ONE (1), TOWNSHIP NINE (9) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 1, CRANE VIEW SECOND SUBDIVISION, SAID POINT BEING THE POINT OF BEGINNING; THENCE S89°41'46"W, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 228.00 FEET; THENCE S00°31'25"W, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 227.99 FEET TO A POINT OF THE NORTH RIGHT-OF-WAY LINE OF CLARICE STREET AND ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 1; THENCE S89°39'02"W, ALONG SAID NORTH RIGHT-OF-WAY LINE. A DISTANCE OF 70.00 FEET; THENCE N00°31'23"E A DISTANCE OF 419.04 FEET; THENCE N89°41'32"E A DISTANCE OF 298.01 FEET TO THE WEST RIGHT-OF-WAY LINE OF US HIGHWAY 281; THENCE S00°31'21"W, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 191.00 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 72870.92 SQUARE FEET OR 1.673 ACRES MORE OR LESS OF WHICH 0.673 ACRES IS NEW DEDICATED ROAD RIGHT-OF-WAY.

I HEREBY CERTIFY THAT ON \_\_\_\_\_, 2022, I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION, OF A TRACT OF LAND CONSISTING OF PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE1/4, NE1/4) OF SECTION ONE (1), TOWNSHIP NINE (9) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., 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

KNOW ALL MEN BY THESE PRESENTS, THAT GREG W. ROBB, A SINGLE PERSON, BEING THE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "***KRACKLIN KIRKS SUBDIVISION***" IN PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE1/4, NE1/4) OF SECTION ONE (1), TOWNSHIP NINE (9) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., 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 HEREBY DEDICATE THE EASEMENTS, AS SHOWN THEREON TO THE PUBLIC FOR THEIR USE FOREVER FOR THE LOCATION, CONSTRUCTION AND MAINTENANCE FOR PUBLIC SERVICE UTILITIES, TOGETHER WITH THE RIGHTS OF INGRESS AND EGRESS HERETO, 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 ADDITION 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 \_\_\_\_\_, 2022.

---

GREG W. ROBB

STATE OF NEBRASKA  
COUNTY OF HALL

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED GREG W. ROBB, A SINGLE PERSON, TO BE PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURES 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

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.

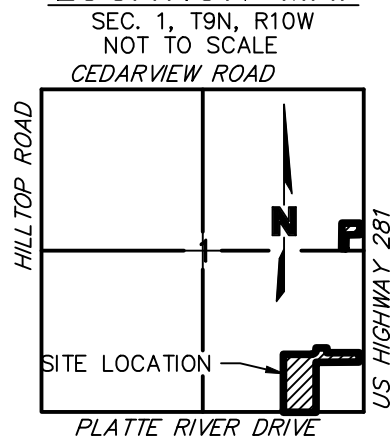
CHAIRPERSON

DATE \_\_\_\_\_

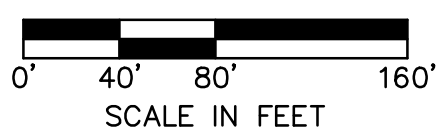
APPROVED AND ACCEPTED BY THE HALL COUNTY BOARD OF COMMISSIONERS THIS                      DAY OF                      , 2022.

CHAIRPERSON

COUNTY CLERK



U.S. HIGHWAY 281



DWG: F:\2022\00501-01000\022-00648\40-Design\Survey\SRVY\Sheets\V\_FPLAT KRACKLIN KIRKS\_02200648.dwg  
DATE: Feb 14, 2022 8:39am XREFS: SRVY\_XTPO\_022-00648 V\_XRWAY\_02200648 USER: jjimenez

s\V\_FPLAT KRACKLIN KIRKS\_02200648.dwg

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DATE: Feb 14, 2022 8:39am

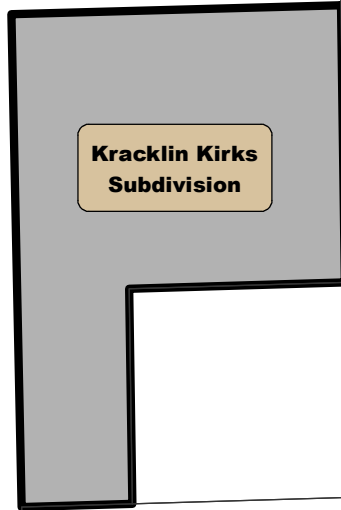
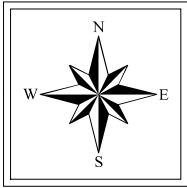
**olsson**

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

PROJECT NO. 2022-00650

ELSBURY CONST  
SURVEY

# PROPOSED SUBDIVISION LOCATION MAP



**Kracklin Kirks  
Subdivision**

CLARICE ST

US HIGHWAY-281-S

US HIGHWAY-281-S



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

# SITE PLAT

PART SE1/4 SE1/4  
(NOT A PART)

PART SE1/4 SE1/4  
(NOT A PART)

0' 40' 80' 160

SCALE IN FEET

EXIST. 30"  
WATER LINE  
EASEMENT  
INST NO 20200114

M  
R

SECTION CORNER  
SET CORNER (5/8"x24" REBAR W/CAP)  
FOUND CORNER (3/4" IRON PIPE)  
ROW LINE  
NEW ROW LINE  
SITE LOCATION  
SECTION LINE  
PROPERTY LINE  
MEASURED DISTANCE  
RECORDED DISTANCE  
SW COR.

A TRACT OF LAND CONSISTING OF PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4, SE1/4) OF SECTION ONE (1), TOWNSHIP NINE (9) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4 SE1/4) OF SECTION 1-T9N-R10W, SAID POINT BEING THE POINT OF BEGINNING; THENCE N00°04'36"E, ALONG THE WEST LINE OF THE SE1/4, SE1/4, A DISTANCE OF 40.00 FEET; THENCE N00°04'36"E, ALONG SAID WEST LINE, A DISTANCE OF 912.75 FEET; THENCE S89°57'15"E A DISTANCE OF 467.49 FEET TO A POINT OF CURVATURE; THENCE AROUND A CURVE IN A COUNTER-CLOCKWISE DIRECTION, HAVING AN ANGLE OF 90°00'00", HAVING A RADIUS OF 70.00 FEET, AND CHORD BEARING N45°02'45"E A DISTANCE OF CHORD 99.00 FEET; THENCE N00°02'45"E A DISTANCE OF 35.00 FEET; THENCE S89°57'15"E A DISTANCE OF 180.00 FEET; THENCE S00°02'45"W A DISTANCE OF 80.00 FEET; THENCE S89°57'15"E A DISTANCE OF 526.06 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF US HIGHWAY 281; THENCE S00°22'56"W, ALONG SAID WEST RIGHT-OF-WAY LINE OF US HIGHWAY 281, A DISTANCE OF 153.04 FEET; THENCE S89°41'29"W A DISTANCE OF 705.07 FEET; THENCE S00°04'01"E A DISTANCE OF 100.06 FEET; THENCE S00°02'06"W A DISTANCE OF 677.00 FEET; THENCE S00°05'06"W A DISTANCE OF 40.00 FEET TO A POINT ON THE SOUTH LINE OF SAID SE1/4, SE1/4; THENCE S89°41'46"W A DISTANCE OF 538.42 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 636717.24 SQUARE FEET OR 14.617 ACRES MORE OR LESS OF WHICH 3.440 ACRES IS NEW DEDICATED ROAD RIGHT-OF-WAY.

LINE TABLE		
LINE ID	DIRECTION	LENGTH (FT)
L1	S00°04'01"E	27.46
L2	S00°02'06"W	22.54
L3	N89°57'15"W	31.11
L4	S89°57'15"E	31.11
L5	N89°57'15"W	31.11
L6	S89°57'15"E	31.11
L7	S89°57'15"E	49.89
L8	N00°02'45"E	35.00

SOUTHEAST CORNER  
SEC. 1-T9N-R10W

PROJECT NO. 2022-00648
ELSBURY CONST SURVEY
FR

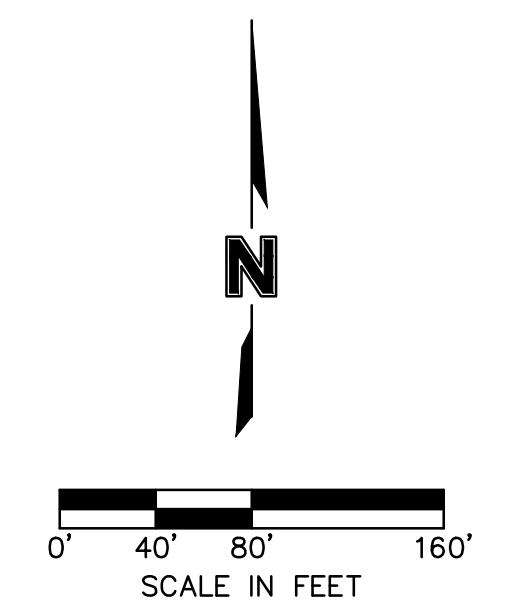
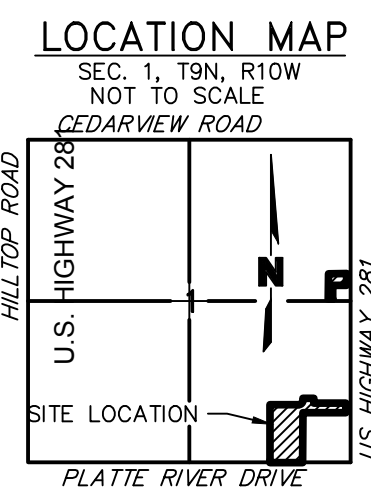
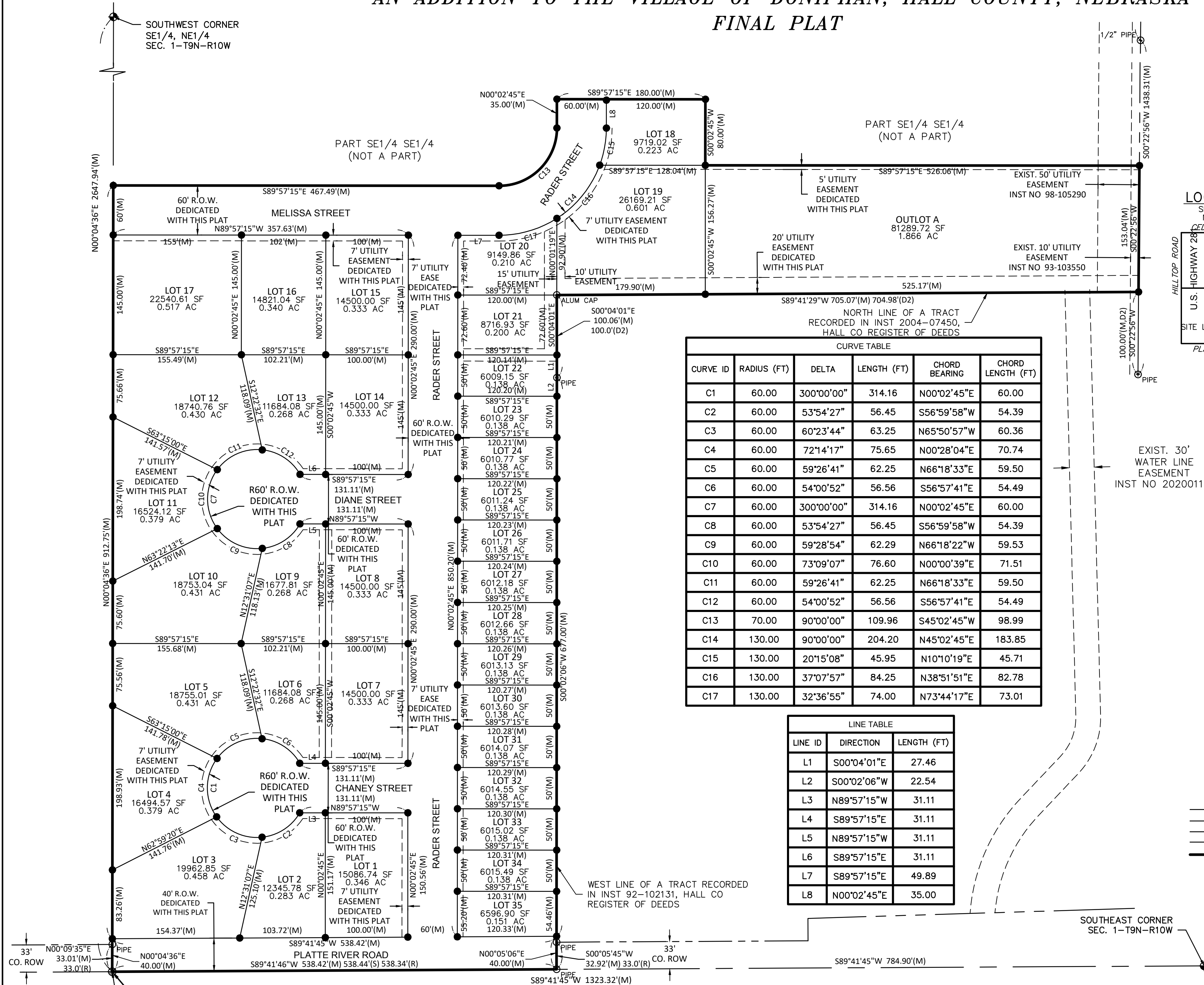


# HIGH POINT DEVELOPMENT LLC SUBDIVISION

## AN ADDITION TO THE VILLAGE OF DONIPHAN, HALL COUNTY, NEBRASKA

### FINAL PLAT

DWG: F:\2022\00501-01000\022-00648\40-Design\Survey\SRV\Sheets\V\_FPLAT HIGH PNT DEV\_02200648.dwg  
 DATE: Feb 14, 2022 7:48am  
 USER: jjimenez  
 XREFS: V\_XRWAY\_02200648 SRV\_XTPO\_022-00648



CURVE TABLE					
CURVE ID	RADIUS (FT)	DELTA	LENGTH (FT)	CHORD BEARING	CHORD LENGTH (FT)
C1	60.00	300°00'00"	314.16	N00°02'45"E	60.00
C2	60.00	53°54'27"	56.45	S56°59'58"W	54.39
C3	60.00	60°23'44"	63.25	N65°50'57"W	60.36
C4	60.00	72°14'17"	75.65	N00°28'04"E	70.74
C5	60.00	59°26'41"	62.25	N66°18'33"E	59.50
C6	60.00	54°00'52"	56.56	S56°57'41"E	54.49
C7	60.00	300°00'00"	314.16	N00°02'45"E	60.00
C8	60.00	53°54'27"	56.45	S56°59'58"W	54.39
C9	60.00	59°28'54"	62.29	N66°18'22"W	59.53
C10	60.00	73°09'07"	76.60	N00°00'39"E	71.51
C11	60.00	59°26'41"	62.25	N66°18'33"E	59.50
C12	60.00	54°00'52"	56.56	S56°57'41"E	54.49
C13	70.00	90°00'00"	109.96	S45°02'45"W	98.99
C14	130.00	90°00'00"	204.20	N45°02'45"E	183.85
C15	130.00	20°15'08"	45.95	N10°10'19"E	45.71
C16	130.00	37°07'57"	84.25	N38°51'51"E	82.78
C17	130.00	32°36'55"	74.00	N73°44'17"E	73.01

LINE TABLE		
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L1	S00°04'01"E	27.46
L2	S00°02'06"W	22.54
L3	N89°57'15"W	31.11
L4	S89°57'15"E	31.11
L5	N89°57'15"W	31.11
L6	S89°57'15"E	31.11
L7	S89°57'15"E	49.89
L8	N00°02'45"E	35.00

**SECTION TIES**

**SOUTHWEST CORNER, SE1/4, SE1/4, SEC. 1-T9N-R10W**  
 FOUND MAG NAIL IN EAST/WEST ASPHALT CO. ROAD CENTERLINE AT GRADE  
 N 34.34 TO NAIL w/SHINER IN CORNER CONCRETE POST  
 NW 35.16' TO NAIL w/SHINER IN BRACE POST  
 NW 50.72' TO NAIL w/SHINER IN FENCE POST  
 SW 57.81' TO MAG NAIL IN TOP OF 15" CMP ONLINE RANGE FENCE NORTH

**SOUTHWEST CORNER, SE1/4, NE1/4, SEC. 1-T9N-R10W**  
 FOUND 3/4" IRON PIPE, 0.2' BELOW GRADE  
 E 2.0' OF NORTH/SOUTH FENCE LINE  
 WNW 2.72' TO NAIL w/SHINER IN CORNER FENCE POST  
 SSW 6.78' TO NAIL w/SHINER IN BRACE POST  
 NNW 27.25' TO NAIL w/SHINER IN GUARD POST  
 N 2.0' TO RANGE FENCE WEST

**SOUTHEAST CORNER, SEC. 1-T9N-R10W**  
 FOUND SURVEY SPIKE, 0.3' BELOW GRADE IN US HIGHWAY 281 INTERSECTION  
 NW 109.35' TO 1" IRON PIPE  
 SW 70.84' TO 5/8" REBAR IN CENTERLINE DITCH  
 NE 107.38' TO 5/8" REBAR  
 W 10.0' TO CENTERLINE SOUTH BOUND LANES OF US HWY 281 ON CENTERLINE EAST/WEST ASPHALT CO. ROAD

**LEGEND**

- SECTION CORNER
- SET CORNER (5/8"x24" REBAR W/CAP)
- FOUND CORNER (3/4" IRON PIPE)
- EXISTING PROPERTY LINE
- ROW LINE
- SECTION LINE
- NEW PROPERTY LINE
- NEW SUBDIVISION LINE
- MEASURED DISTANCE
- RECORDED DISTANCE

OWNERS: GREG W ROBB  
 SUBDIVIDER: ELSBURY CONSTRUCTION LLC  
 SURVEYOR: OLSSON  
 ENGINEER: OLSSON  
 NUMBER OF LOTS: 35 / 1 OUTLOT

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

PROJECT NO. 2022-00648

ELSBURY CONST SURVEY

FB

DWG: F:\2022\00501-01000\022-00648\40-Design\Survey\SRVY\Sheets\V\_FPLAT HIGH PNT DEV\_02200648.dwg  
DATE: Feb 14, 2022 7:14am XREFS: V\_XRWAY\_02200648 SRVY\_XTPO\_022-00648 USER: jjimenez

# HIGH POINT DEVELOPMENT LLC SUBDIVISION

## AN ADDITION TO THE VILLAGE OF DONIPHAN, HALL COUNTY, NEBRASKA

### FINAL PLAT

LEGAL DESCRIPTION

A TRACT OF LAND CONSISTING OF PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4, SE1/4) OF SECTION ONE (1), TOWNSHIP NINE (9) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4 SE1/4) OF SECTION 1-T9N-R10W, SAID POINT BEING THE POINT OF BEGINNING; THENCE N00°04'36"E, ALONG THE WEST LINE OF THE SE1/4, SE1/4, A DISTANCE OF 40.00 FEET; THENCE N00°04'36"E, ALONG SAID WEST LINE, A DISTANCE OF 912.75 FEET; THENCE S89°57'15"E A DISTANCE OF 467.49 FEET TO A POINT OF CURVATURE; THENCE AROUND A CURVE IN A COUNTER-CLOCKWISE DIRECTION, HAVING AN ANGLE OF 90°00'00", HAVING A RADIUS OF 70.00 FEET, AND CHORD BEARING N45°02'45"E A DISTANCE OF CHORD 99.00 FEET; THENCE N00°02'45"E A DISTANCE OF 35.00 FEET; THENCE S89°57'15"E A DISTANCE OF 180.00 FEET; THENCE S00°02'45"W A DISTANCE OF 80.00 FEET; THENCE S89°57'15"E A DISTANCE OF 526.06 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF US HIGHWAY 281; THENCE S00°22'56"W, ALONG SAID WEST RIGHT-OF-WAY LINE OF US HIGHWAY 281, A DISTANCE OF 153.04 FEET; THENCE S89°41'29"W A DISTANCE OF 705.07 FEET; THENCE S00°04'01"E A DISTANCE OF 100.06 FEET; THENCE S00°02'06"W A DISTANCE OF 677.00 FEET; THENCE S00°05'06"W A DISTANCE OF 40.00 FEET TO A POINT ON THE SOUTH LINE OF SAID SE1/4, SE1/4; THENCE S89°41'46"W A DISTANCE OF 538.42 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 636717.24 SQUARE FEET OR 14.617 ACRES MORE OR LESS OF WHICH 3.440 ACRES IS NEW DEDICATED ROAD RIGHT-OF-WAY.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON \_\_\_\_\_, 2022, I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION, OF A TRACT OF LAND CONSISTING OF PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4, SE1/4) OF SECTION ONE (1), TOWNSHIP NINE (9) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., 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

APPROVALS

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 HALL COUNTY BOARD OF COMMISSIONERS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

\_\_\_\_\_  
CHAIRPERSON                      COUNTY CLERK

DEDICATION OF PLAT

KNOW ALL MEN BY THESE PRESENTS, THAT GREG W. ROBB, A SINGLE PERSON, BEING THE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "*HIGH POINT DEVELOPMENT LLC SUBDIVISION*" IN PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4, SE1/4) OF SECTION ONE (1), TOWNSHIP NINE (9) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., 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 HEREBY DEDICATE THE EASEMENTS, AS SHOWN THEREON TO THE PUBLIC FOR THEIR USE FOREVER FOR THE LOCATION, CONSTRUCTION AND MAINTENANCE FOR PUBLIC SERVICE UTILITIES, TOGETHER WITH THE RIGHTS OF INGRESS AND EGRESS HERETO, 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 ADDITION 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 \_\_\_\_\_, 2022.

\_\_\_\_\_  
GREG W. ROBB

ACKNOWLEDGMENT

STATE OF NEBRASKA                      SS  
COUNTY OF HALL

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED GREG W. ROBB, A SINGLE PERSON, TO BE PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURES 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

OWNERS: GREG W ROBB  
SUBDIVIDER: ELSBURY CONSTRUCTION LLC  
SURVEYOR: OLSSON  
ENGINEER: OLSSON  
NUMBER OF LOTS: 35 / 1 OUTLOT

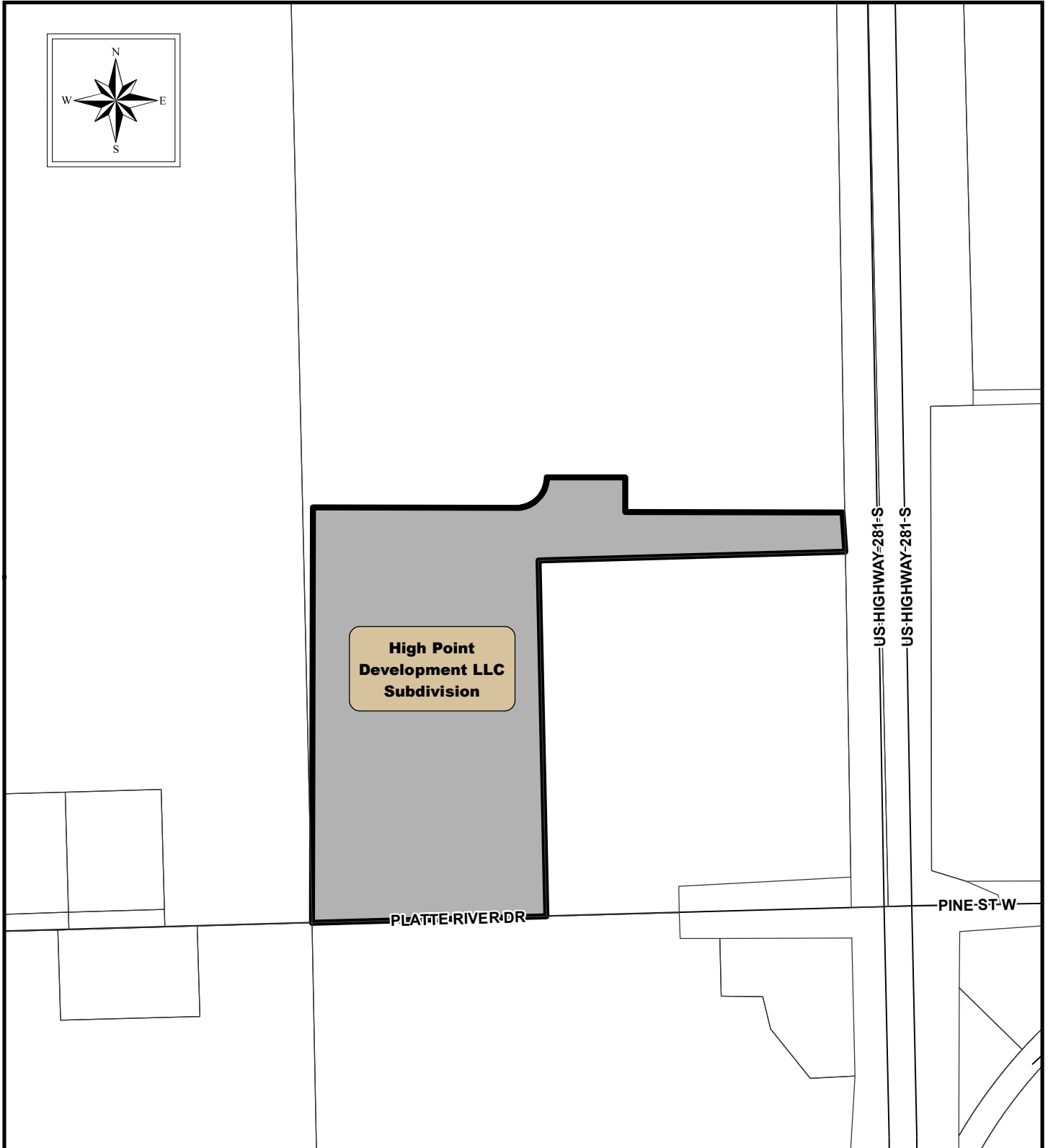
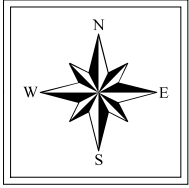
olsson

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PROJECT NO. 2022-00648
ELSBURY CONST SURVEY
FB

SHEET 2 OF 2

# 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