



Hall County Regional Planning Commission

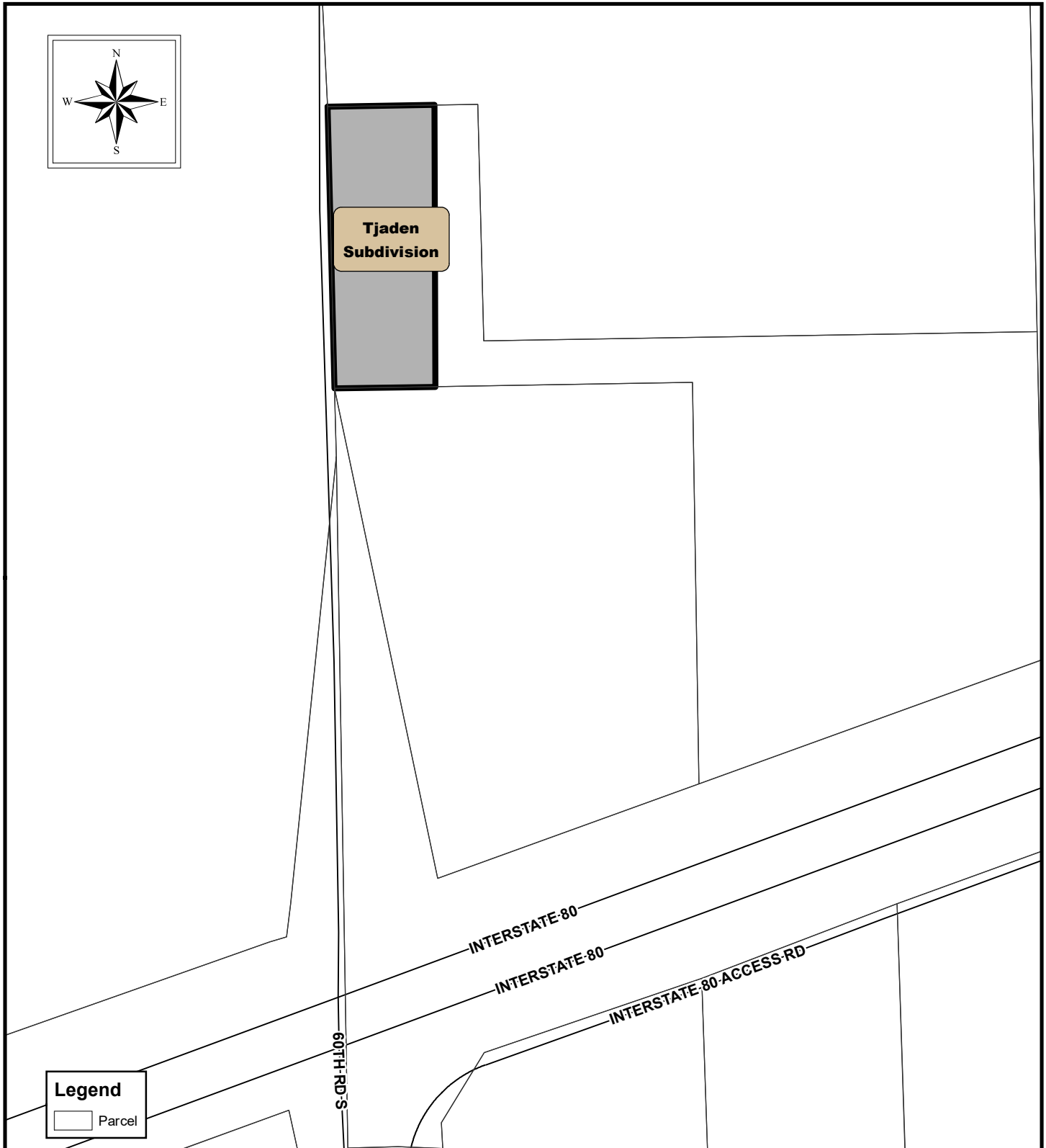
**Wednesday, April 6, 2022
Regular Meeting**

Item J5

**Final Plat - Tjaden Subdivision - Hall County - Located east of
60th Road and south of Schutz Road**

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

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

TJADEN SUBDIVISION

IN THE WEST HALF OF THE NORTHWEST QUARTER (W1/2, NW1/4), SECTION 28,
TOWNSHIP 10 NORTH, RANGE 10 WEST OF THE 6th P.M., HALL COUNTY, NEBRASKA



LAND
SURVEYING

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

W. SCHULTZ RD.

NORTHWEST CORNER OF THE WEST
HALF OF THE NORTHWEST QUARTER
(W1/2, NW1/4) (NW SEC. COR.)
SECTION 28 (T. 10 N, R 10 W)
Found 3/4" Pipe
NW 46.77' Nail in Corner Post
NE 73.81' SW Cor. Pivot Pad
SE 46.19' Nail in Power Pole
SW 46.52' Nail in Tele. Post

TJADEN SUBDIVISION:

A Subdivision of land being part of a tract of land recorded and described in Instrument No. 200007681 in the Hall County Register of Deeds and located in the West Half of the Northwest Quarter (W1/2, NW1/4) of Section 28, Township 10 North, Range 10 West of the 6th P.M., Hall County, Nebraska, more particularly described as follows:

Commencing at the Northwest Corner of said West Half of the Northwest Quarter (W1/2, NW1/4); thence on an assigned bearing of South 00°15'40" East on the westerly line of said West Half of the Northwest Quarter (W1/2, NW1/4) a distance of 685.00 feet to the corner of said record tract and also being the POINT OF BEGINNING; thence North 89°43'24" East on the northerly line of said record tract a distance of 171.91 feet to the corner of said record tract; thence South 00°16'13" East on the northerly line of said record tract a distance of 437.07 feet to the corner of said record tract; thence continuing South 00°16'13" East a distance of 84.73 feet to the southerly line of said record tract; thence North 89°41'22" West on the said southerly line of said record tract a distance of 172.00 feet to the westerly line of the said West Half of the Northwest Quarter (W1/2, NW1/4) and the corner of said record tract; thence North 00°15'40" West on the said westerly section line and the westerly line of said record tract a distance of 520.03 feet to the point of beginning, containing a calculated area of 2.06 acres, more or less. Subject to all easements, restrictions, and agreements of record.

North

Scale: 1" = 100'

Legend

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

DEDICATION OF PLAT

Know all Men by these presents, Wesley T. Tjaden Jr., a single person, being the owner of land described hereon, have caused the same to be surveyed, subdivided, platted and designated as the **TJADEN 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__

Wesley T. Tjaden Jr.

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 Wesley T. Tjaden Jr., 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 **TJADEN 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 2/25/2022

JOB NUMBER 21152

**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 Wesley T Tjaden &
Address 8175 South 60th Rd
City Alda, State NE Zip 68810
Phone 308 370 8175

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: Wesley T Tjaden Date: 3/11/22
(Applicant)

Surveyor/Engineers Information

Surveyor/Engineering Firm D-Line Land Surveying
Address P.O. Box 173
City Central City, State NE Zip 68826
Phone 308-946-3601
Surveyor/Engineer Name Jamie L. Blodgett License Number 610

SUBDIVISION NAME: T Jaden 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 _____

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 \$ 480.00

* 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.

REGIONAL PLANNING COMMISSION FEES AND CHARGES

Effective October 1, 2019

Service or Product		Fee
Category 2. Subdivision:		
a. Preliminary Plat		\$ 450.00 + \$15.00/lot
b. Final Plat	(Grand Island and 2 mile limit)	\$ 470.00 + \$10.00/lot
	(Elsewhere in region)	\$ 470.00** + \$10.00/lot
c. Plat Vacation		\$275.00
d. Administrative Subdivisions		\$55.00

** An additional \$50.00 fee is charged in the Villages of Alda, and Doniphan payable to the pertaining clerk's office.

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