



Hall County Regional Planning Commission

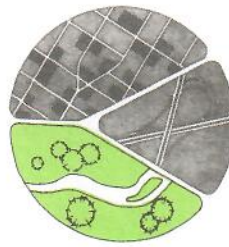
Wednesday, May 11, 2022

Regular Meeting

Item J1

Final Plat - Riskowski Acres Subdivision - Wood River ETJ

Staff Contact:



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

April 27, 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 May 11, 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 |
|--|-------|------|--|
| Graham Acres | 0.63 | 1 | A Parcel of Land Located In The Southwest Quarter of The Southeast Quarter of Section 18, Township 10 North, Range 11 West of The Sixth P.M., Hall County, Nebraska |
| Riskowski Acres | 3.32 | 1 | A tract of Land being Part of The Southeast Quarter of The Southeast Quarter of Section 17, Township 10 North, Range 11 West of The Sixth P.M., Hall County, Nebraska |
| Wild Rose Ranch Estates Second Subdivision | 2.042 | 1 | A Tract of Land Comprising all of Lots One, Two, Three, a part of Outlot "B" and a part of Outlot "D" which is referred to as Tern Drive, all being in Wild Rose Ranch Estates Subdivision, Hall County Nebraska |

PROPOSED SUBDIVISION LOCATION MAP

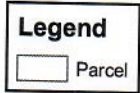


WOOD-RIVER-RD-W

BURWICK-RD-S

BURWICK-RD-S

US-HIGHWAY-30-W



THE REGIONAL PLANNING COMMISSION of Hall
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Scale: NONE
For Illustration Purposes

PROPOSED SUBDIVISION LOCATION MAP



Graham Acres

WOOD RIVER RD-W

GREEN-ST-E

VILLEY-ST

EAST-ST

WALNUT-ST

Legend

Parcel



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Scale: NONE
For Illustration Purposes

PROPOSED SUBDIVISION LOCATION MAP




WHOOPING-CRANE-DR

ALDA RD S

**Wild Rose Ranch
Estates Second
Subdivision**

Legend

 Parcel



THE REGIONAL PLANNING COMMISSION of Hall
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Scale: NONE
For Illustration Purposes

RISKOWSKI ACRES

A SUBDIVISION BEING PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4
OF SECTION 17, TOWNSHIP 10 NORTH, RANGE 11 WEST OF THE
SIXTH PRINCIPAL MERIDIAN, HALL COUNTY, NEBRASKA

LEGAL DESCRIPTION

A tract of land being part of the Southeast Quarter of the Southeast Quarter (SE1/4 SE1/4) of Section Seventeen (17), Township Ten (10) North, Range Eleven (11) West of the Sixth Principal Meridian, Hall County, Nebraska, more particularly described as follows: Beginning at the Southwest Corner of the Southeast 1/4 of the Southeast 1/4 of said Section 17 and assuming the south line of said Southeast 1/4 of the Southeast 1/4 as bearing N 89°24'57" E and all bearings contained herein are relative thereto; thence N 89°24'57" E on the aforesaid south line a distance of 346.00 feet; thence N 01°52'00" W a distance of 423.10 feet; thence S 89°24'57" W parallel with the aforesaid south line a distance of 338.81 feet to a point on the west line of said Southeast 1/4 of the Southeast 1/4; thence S 00°53'36" E on the aforesaid west line a distance of 423.00 feet to the place of beginning. Containing 3.32 acres, more or less.

SURVEYOR'S CERTIFICATE

I, Trenton D. Snow, a Professional Land Surveyor licensed in the State of Nebraska, do hereby certify that I surveyed "RISKOWSKI ACRES", a subdivision being part of the Southeast 1/4 of the Southeast 1/4 of Section 17, Township 10 North, Range 11 West of the Sixth Principal Meridian, Hall County, Nebraska, as shown on the above plat. The lots are well and accurately staked and marked; the dimensions of the lots are as shown on the above plat; the lots bear their own number; and the survey was made using known and recorded monuments. All information shown hereon is true and correct to the best of my knowledge and belief.

(S E A L)

Trenton D. Snow
Nebr. Reg. L.S. No. 626

Date

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Cheryl Riskowski and John Riskowski, wife and husband, being the sole owners of the land described hereon have caused the same to be surveyed, subdivided, platted and designated as "RISKOWSKI ACRES", a subdivision being part of the Southeast 1/4 of the Southeast 1/4 of Section 17, Township 10 North, Range 11 West of the Sixth Principal Meridian, Hall County, Nebraska, and said owners hereby ratify and approve the disposition of the property as shown on the above plat, and hereby dedicate to the use and benefit of the public, the streets and utility easements (if any) as shown upon said plat, and acknowledges said subdivision to be made with the free consent and in accord with the desires of said owners.

Dated this _____ day of _____, 20____.

_____(signature)
Cheryl Riskowski, wife of John Riskowski

_____(signature)
John Riskowski, husband of Cheryl Riskowski

ACKNOWLEDGMENTS

STATE OF _____)
COUNTY OF _____)ss

The foregoing instrument was acknowledged before me this _____ day of _____, 2022,
by Cheryl Riskowski, wife of John Riskowski.

_____(signature) (S E A L)
Notary Public
My Commission Expires _____

STATE OF _____)
COUNTY OF _____)ss

The foregoing instrument was acknowledged before me this _____ day of _____, 2022,
by John Riskowski, husband of Cheryl Riskowski.

_____(signature) (S E A L)
Notary Public
My Commission Expires _____

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 City of Wood River, Nebraska, this _____ day of _____, 2022.

_____(signature) (S E A L)
Mayor

Attested

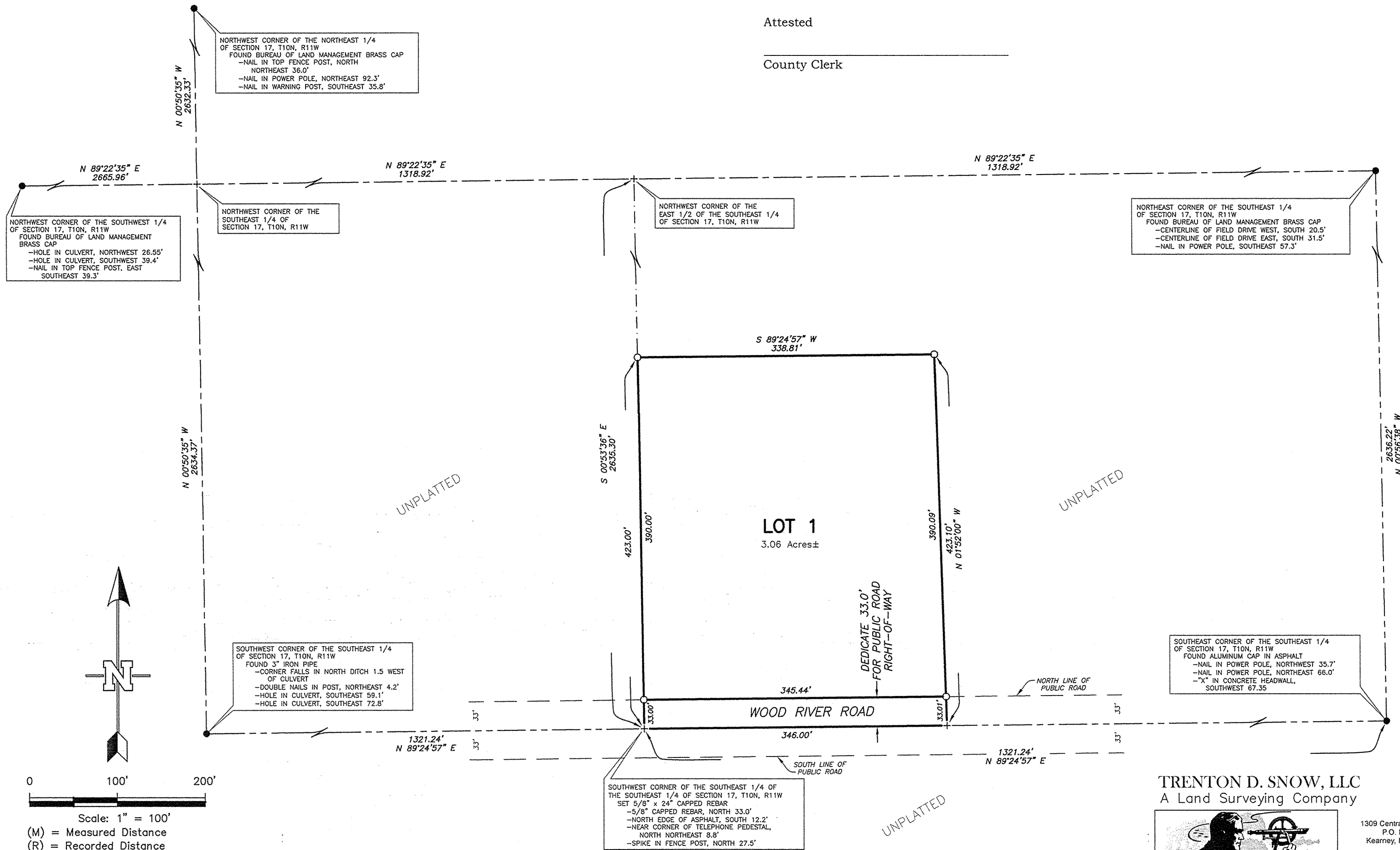
City Clerk

Approved and Accepted by the Hall County Board of Commissioners, this _____ day of _____, 2022.

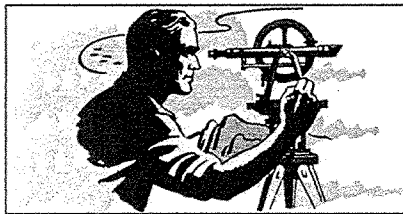
_____(signature) (S E A L)
Chairman of the Board

Attested

County Clerk



TRENTON D. SNOW, LLC
A Land Surveying Company

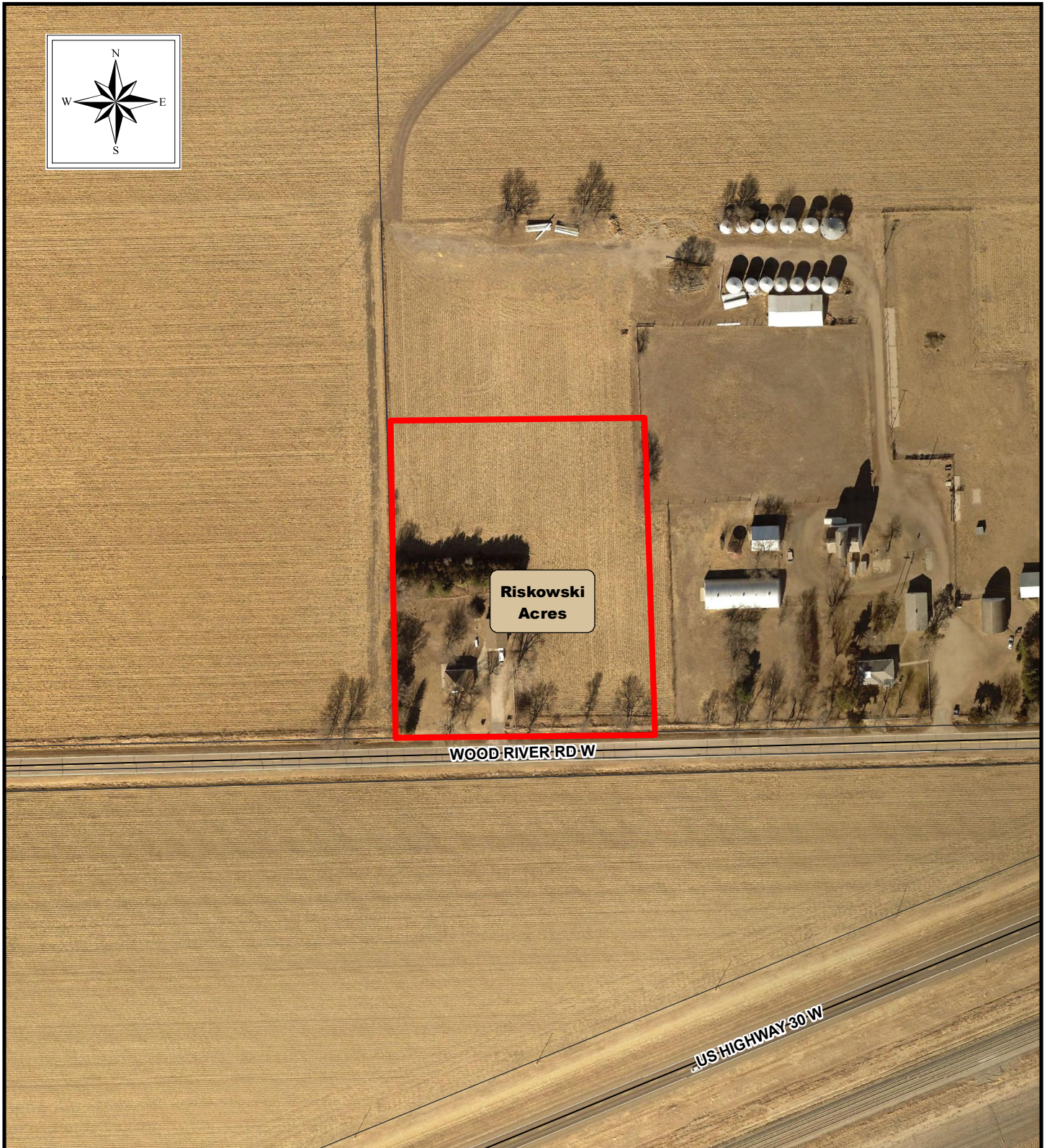


1309 Central Avenue
P.O. Box 1772
Kearney, NE 68848
Office: (308) 234-1764
Fax: (308) 237-7679
Cellular: (308) 293-1085

www.nebraskasurveys.com

FINAL PLAT

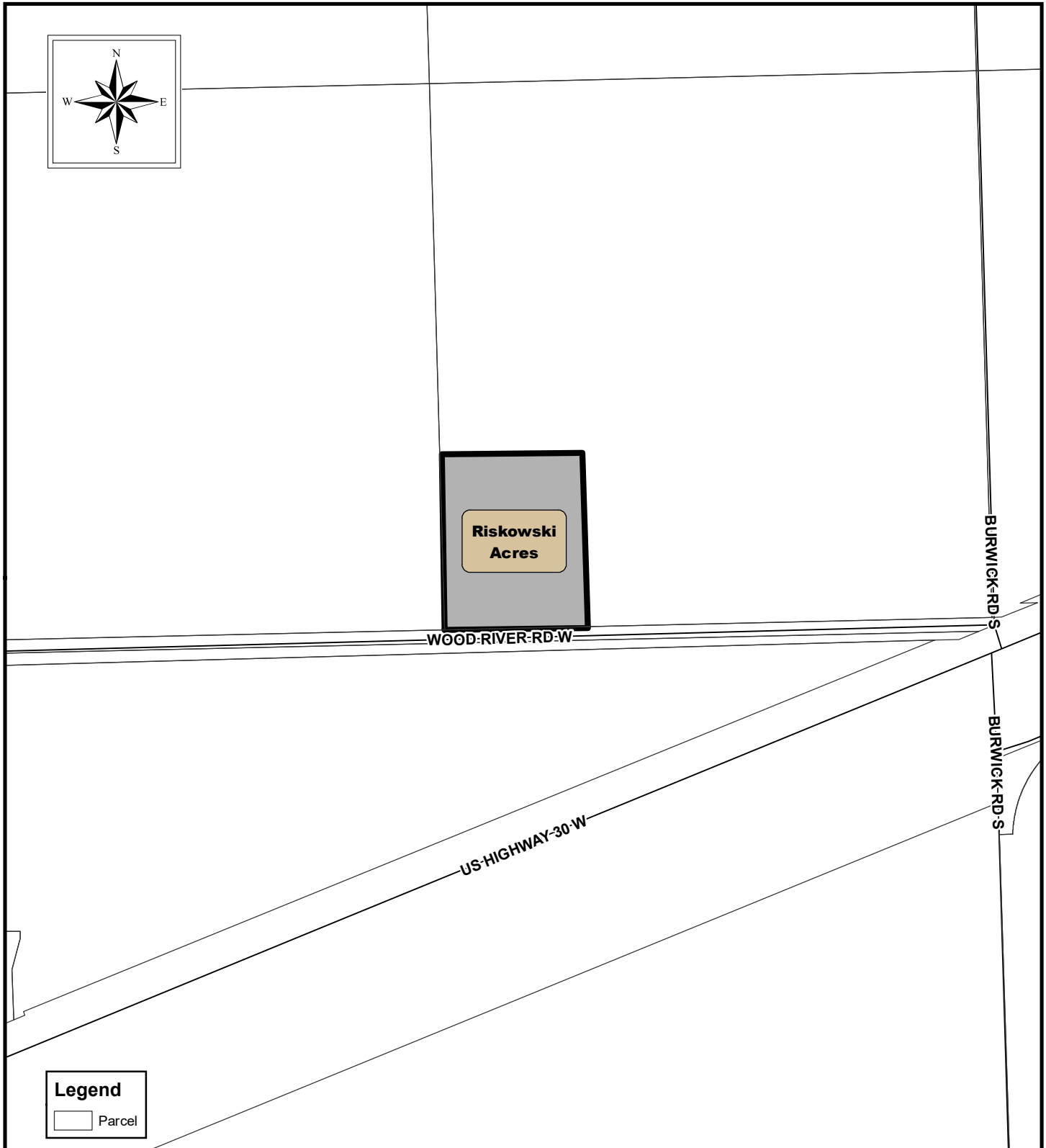
PROPOSED SUBDIVISION AERIAL MAP



THE REGIONAL PLANNING COMMISSION of Hall
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Scale: NONE
For Illustration Purposes

PROPOSED SUBDIVISION LOCATION MAP



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