



Hall County Regional Planning Commission

Wednesday, June 1, 2022

Regular Meeting

Item J1

**Final Plat - Stuhr Acres Subdivision - Grand Island - ETJ -
Located east of Stuhr Road and north of U.S Highway 34**

Staff Contact:



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

May 18, 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 June 1, 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
Prairie Creek Hills Subdivision	8.015	1	A tract of land comprising a part of the East Half of the Northwest Quarter (E1/2, NW1/4), Section Eleven (11), Township Twelve (12) North, Range Ten (10) West of the 6th P.M., Hall County, Nebraska
Stuhr Acres Subdivision	57.474	5	A tract of land comprising a part of the North Half of the Southwest Quarter (N1/2, SW1/4), Section Twenty Six (26), Township Eleven (11) North, Range Nine (9) West of the 6th P.M., Hall County, Nebraska
Westgate 13th Subdivision	4.02	3	A REPLAT OF ALL OF LOT 14, WESTGATE SUBDIVISION, CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA



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

May 20, 2022

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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 June 1, 2022** in the City Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

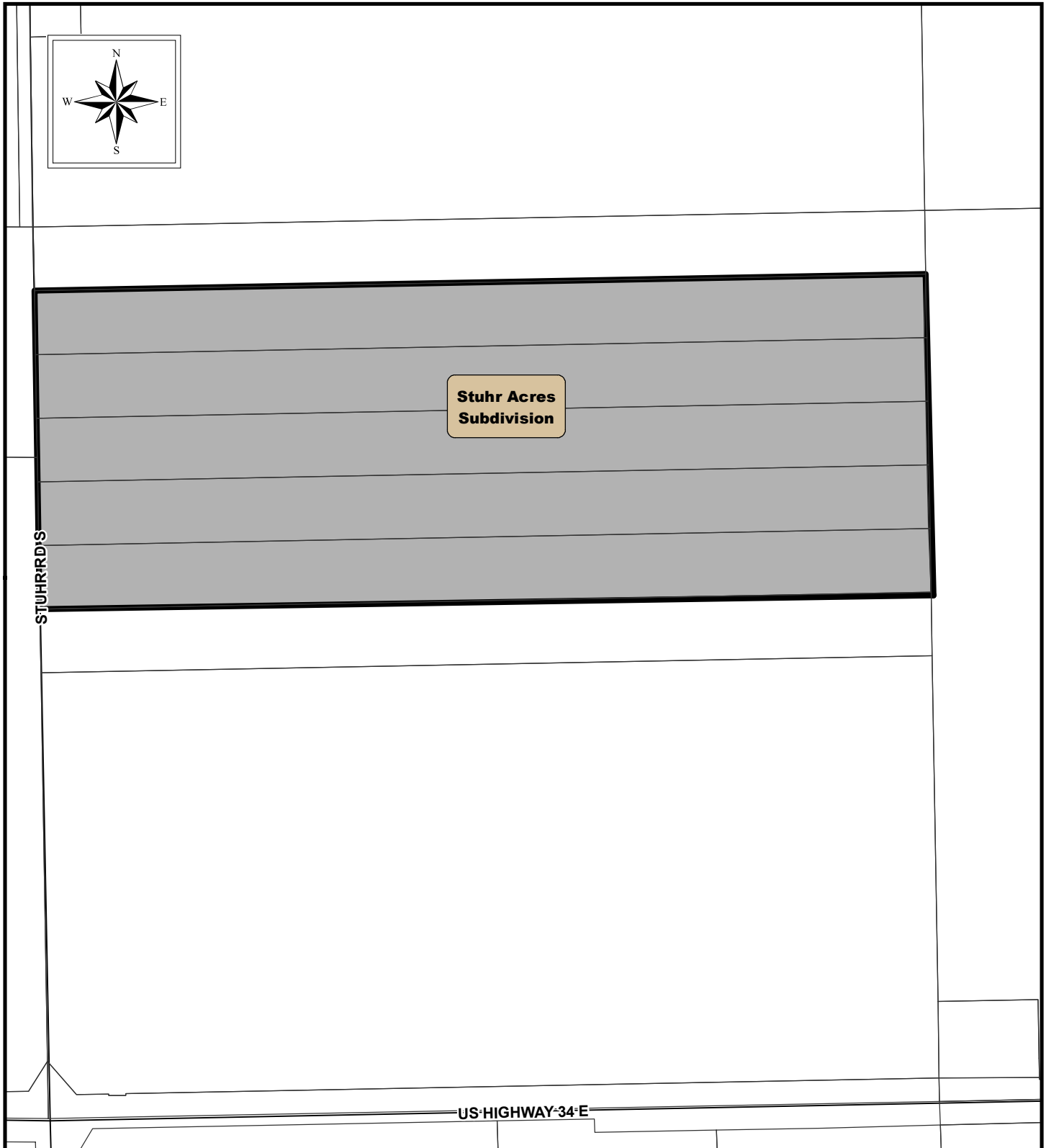
CC: City Clerk
City Attorney
City Public Works
City Utilities
City Building Director
County Assessor/Register of
Deeds

Manager of Postal Operations

This letter was sent to the following School Districts 2.

Name	Acres	Lots	Legal Description
Trinity Heights Subdivision	14.18	53	Lot 2 of Skag-Way Fourth Subdivision, Lots 1 and 2 of Natrass Subdivision and Lot 9 of Home Subdivision all in Grand Island, Hall County, Nebraska

PROPOSED SUBDIVISION LOCATION MAP



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

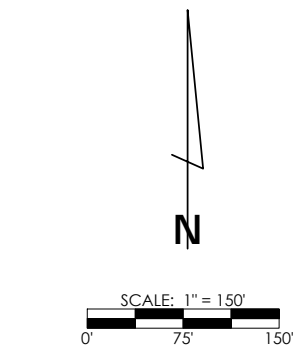
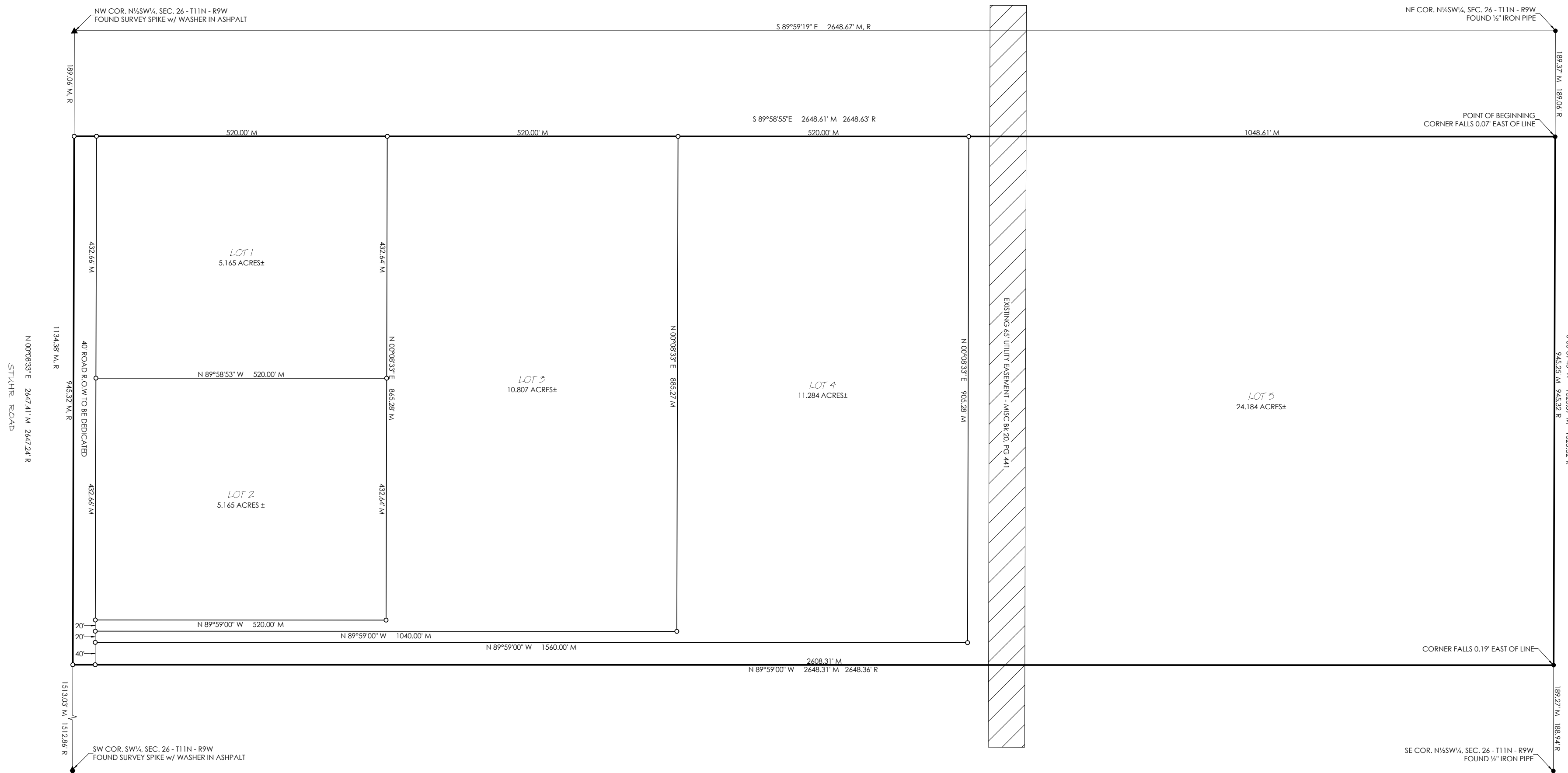
Scale: NONE
For Illustration Purposes

STUHR ACRES SUBDIVISION

Pt. N¹/₂SW¹/₄, SECTION 26- T11N - R9W

HALL COUNTY, NEBRASKA

- FINAL PLAT -



LEGEND
M = MEASURED DISTANCE
R = RECORDED DISTANCE (LS #178 SURVEYS - 04/11/1984)
X = COMPUTED POINT
○ = 1/2" REBAR w/ LS #776 PLASTIC CAP PLACED
● = 1/2" IRON PIPE FOUND UNLESS NOTED

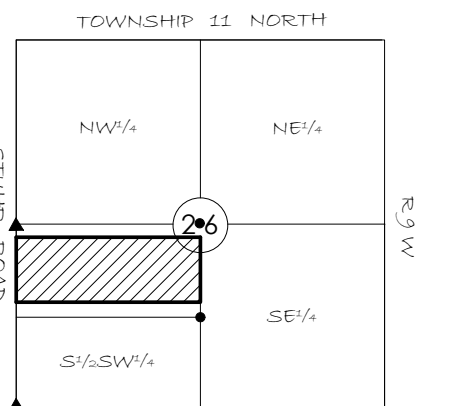
CORNER TIES
NE COR. N¹/₂SW¹/₄, SEC. 26 - T11N - R9W
FOUND 1/2" IRON PIPE
22.94' NE to NAIL IN FENCE POST
4.76' E to NAIL IN CORNER FENCE POST
2.82' SE to NAIL IN POWER POLE

SE COR. N¹/₂SW¹/₄, SEC. 26 - T11N - R9W
FOUND 1/2" IRON PIPE
9.34' NE to NAIL IN RR TIE
4.62' E to NAIL IN FENCE POST
3.44' SE to NAIL IN RR TIE

NW COR. N¹/₂SW¹/₄, SEC. 26 - T11N - R9W
FOUND SURVEY SPIKE w/ WASHER IN ASPHALT
32.94' E to CHISELED 'X' IN TOP OF CONCRETE WITNESS CORNER
32.44' WSW to MAG NAIL IN POWER POLE
30.62' W to NAIL w/ RIBBON IN CUT OFF POWER POLE
32.93' W to REBAR IN TOP OF CONCRETE WITNESS CORNER
47.76' NW to NAIL w/ RIBBON IN TOP OF FENCE POST

SW COR. SW¹/₄, SEC. 26 - T11N - R9W
FOUND SURVEY SPIKE w/ WASHER IN ASPHALT
99.38' SE to CHISELED 'X' IN LEANING R.O.W. MARKER
74.20' SW to NAIL IN POWER POLE
98.50' NW to NAIL IN POWER POLE

SITUATION SKETCH: NOT TO SCALE



OWNER
- PHIL BECKETT

SUBDIVIDER
- PHIL BECKETT

SURVEYOR
- JASNOWSKI SURVEYING LLC

NUMBER OF LOTS
- 5

SURVEYOR'S NOTES

- BEARINGS ARE BASED OFF OF WORLD GEODETIC SYSTEM OF 1984 (WGS84).
- ALL DISTANCES SHOWN ARE REPRESENTED AS GROUND DISTANCES.
- BEARINGS AND DISTANCES ARE SHOWN ON AND UPON EXISTING SECTION LINES WITH LEGAL DESCRIPTIONS WRITTEN ACCORDINGLY.
- THE PROPERTY CORNERS SET ON STUHR ROAD ARE MAG NAILS WITH AN LS #776 WASHER DRIVEN INTO THE ASPHALT.
- THE 65' UTILITY EASEMENT IS RECORDED IN THE OFFICE OF THE HALL COUNTY REGISTER OF DEEDS, MISCELLANEOUS BOOK 20, PAGE 441.

LEGAL DESCRIPTION

A tract of land comprising a part of the North Half of the Southwest Quarter (N¹/₂SW¹/₄), Section Twenty Six (26), Township Eleven (11) North, Range Nine (9) West of the 6th P.M., Hall County, Nebraska. More particularly described as follows:
Commencing at the northeast corner of said N¹/₂SW¹/₄; thence S 00°09'40" W on and upon the east line of said N¹/₂SW¹/₄ a distance of 189.37 feet to the Point of Beginning; thence continuing S 00°09'40" W on and upon the east line of said N¹/₂SW¹/₄ a distance of 945.25 feet to a point; thence N 89°59'00" W a distance of 2648.31 feet to a point on the west line of said N¹/₂SW¹/₄; thence N 00°08'33" E on and upon the west line of said N¹/₂SW¹/₄ a distance of 945.32 feet to the Point of Beginning. Said tract contains 57.474 acres more or less, of which 0.868 acres is road right-of-way to be dedicated.

SURVEYOR'S CERTIFICATE

I, Evan A. Jasnowski, Nebraska Registered Land Surveyor #776, duly registered under the Land Surveyor's Regulation Act, do hereby state that at the request of Phil Beckett, I have caused to be made a survey of the land depicted on the accompanying plat; that said plat is a true delineation of said survey performed personally or under my direct supervision; that said survey was made with reference to known and recorded monuments marked as shown, and to the best of my knowledge and belief is true, correct, and in accordance with the Minimum Standards for Surveys in effect at the time of this survey.

Evan A. Jasnowski

05/11/2022
Date

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Phillip A. Beckett II, owners of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as "Stuhr Acres Subdivision", a part of the North Half of the Southwest Quarter (N¹/₂SW¹/₄), Section Twenty Six (26), Township Eleven (11) North, Range Nine (9) 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 the easements, 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 obstruction upon, over, along or underneath the surface of such easements; and that foregoing subdivision as more particularly described in the description as appears on this plat is made with the free consent and in accordance with the desires of the undersigned owner and proprietors.

IN WITNESS WHEREOF, I have affixed my signature hereto at _____, Nebraska, this ____ day of _____, 2022.

Phillip A. Beckett II

ACKNOWLEDGEMENT

State of Nebraska

ss

County of Hall
On this, the ____ day of _____, 2022, before me _____, a Notary Public within and for said County, personally appeared Phillip A. Beckett II, owner of the land, to me personally known to be the identical person whose signature is affixed hereto, and that they did acknowledge the execution thereof to be their voluntary act and deed, and that they are empowered to make the above dedication for and in behalf of said "Stuhr Acres Subdivision".

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

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 Supervisors this ____ day of _____, 2022.

Chairperson _____ County Clerk _____

Approved and accepted by the City of Grand Island this ____ day of _____, 2022.

Mayor _____ City Clerk _____

PROJECT NUMBER 22-LS-55 - DATE 05/11/2022
DRAWN BY: E.A.J. - CHECKED BY: E.B.J.
1205 14th STREET, AURORA, NE 68018
PHONE 402-694-8703 - EMAIL ejasnowski@gmail.com

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 Phillip A Beckett II
Address 2110 E. Stolley Park Road
City Grand Island, State NE Zip 68801
Phone 402-968-1702

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: _____
(Applicant)

Surveyor/Engineers Information

Surveyor/Engineering Firm Jasnowski Surveying LLC
Address 1205 1st Street
City Aurora, State NE Zip 68818
Phone 402-694-8703
Surveyor/Engineer Name Evan Jasnowski License Number 776

SUBDIVISION NAME: Stuhr Acres 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 5

Number of Acres 57.474

Checklist of things Planning Commission Needs