



Hall County Regional Planning Commission

Wednesday, June 1, 2022

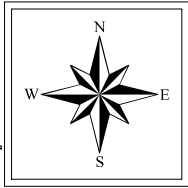
Regular Meeting

Item J2

**Final Plat - Prairie Creek Hills Subdivision - Hall County -
Generally located south of Prairie Road and east of Engleman
Road**

Staff Contact:

PROPOSED SUBDIVISION LOCATION MAP



PRAIRIE RD-W

**Prairie
Creek Hills
Subdivision**



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

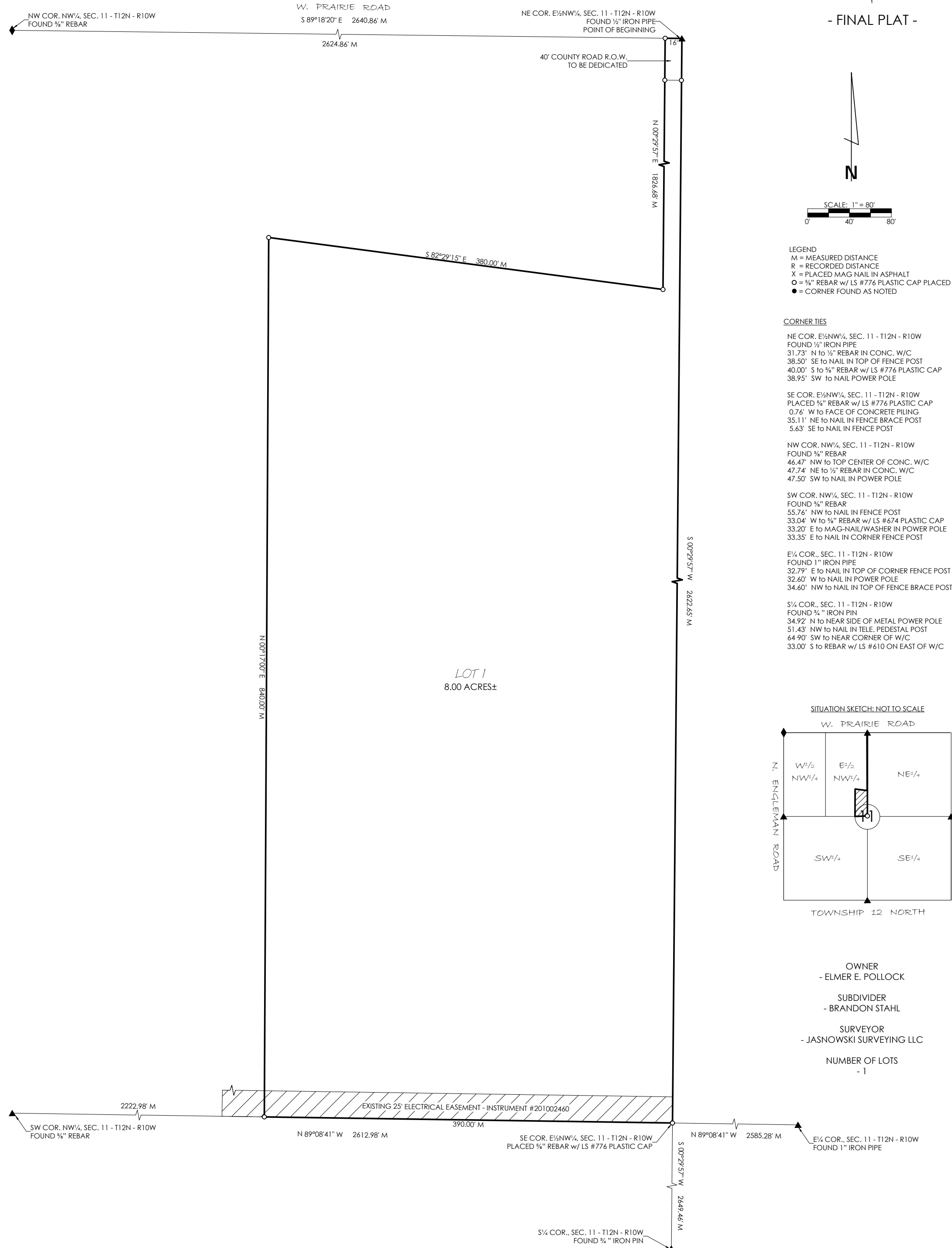
Scale: NONE
For Illustration Purposes

PRAIRIE CREEK HILLS SUBDIVISION

Pt. E $\frac{1}{2}$ NW $\frac{1}{4}$, SECTION 11 - T12N - R10W

HALL COUNTY, NEBRASKA

- FINAL PLAT -



LEGEND
M = MEASURED DISTANCE
R = RECORDED DISTANCE
X = PLACED MAG NAIL IN ASPHALT
O = 1/2" REBAR w/ LS #776 PLASTIC CAP PLACED
● = CORNER FOUND AS NOTED

CORNER TIES

NE COR. E $\frac{1}{2}$ NW $\frac{1}{4}$, SEC. 11 - T12N - R10W
FOUND 1/2" IRON PIPE
31.73' N to 1/2" REBAR IN CONC. W/C
38.50' SE to NAIL IN TOP OF FENCE POST
40.00' S to 1/2" REBAR w/ LS #776 PLASTIC CAP
38.95' SW to NAIL POWER POLE

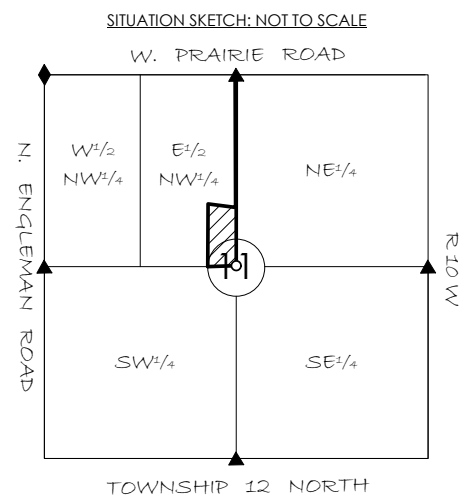
SE COR. E $\frac{1}{2}$ NW $\frac{1}{4}$, SEC. 11 - T12N - R10W
PLACED 1/2" REBAR w/ LS #776 PLASTIC CAP
0.76' W to FACE OF CONCRETE PILING
35.11' NE to NAIL IN FENCE BRACE POST
5.63' SE to NAIL IN FENCE POST

NW COR. NW $\frac{1}{4}$, SEC. 11 - T12N - R10W
FOUND 1/2" REBAR
46.47' NW to TOP CENTER OF CONC. W/C
47.74' NE to 1/2" REBAR IN CONC. W/C
47.50' SW to NAIL IN POWER POLE

SW COR. NW $\frac{1}{4}$, SEC. 11 - T12N - R10W
FOUND 1/2" REBAR
55.76' NW to NAIL IN FENCE POST
33.04' W to 1/2" REBAR w/ LS #474 PLASTIC CAP
33.20' E to MAG NAIL WASHER IN POWER POLE
33.35' E to NAIL IN CORNER FENCE POST

E $\frac{1}{4}$ COR., SEC. 11 - T12N - R10W
FOUND 1" IRON PIPE
32.79' E to NAIL IN TOP OF CORNER FENCE POST
32.60' W to NAIL IN POWER POLE
34.60' NW to NAIL IN TOP OF FENCE BRACE POST

S $\frac{1}{4}$ COR., SEC. 11 - T12N - R10W
FOUND 1" IRON PIPE
34.92' N to NEAR SIDE OF METAL POWER POLE
51.43' NW to NAIL IN TELE. PEDESTAL POST
64.90' SW to NEAR CORNER OF W/C
33.00' S to REBAR w/ LS #610 ON EAST OF W/C



OWNER
- ELMER E. POLLOCK

SUBDIVIDER
- BRANDON STAHL

SURVEYOR
- JASNOWSKI SURVEYING LLC

NUMBER OF LOTS
- 1

LEGAL DESCRIPTION

A tract of land comprising a part of the East Half of the Northwest Quarter (E $\frac{1}{2}$ NW $\frac{1}{4}$), Section Eleven (11), Township Twelve (12) North, Range Ten (10) West of the 6th P.M., Hall County, Nebraska. More particularly described as follows:
Beginning at the northeast corner of said E $\frac{1}{2}$ NW $\frac{1}{4}$; thence S 00°29'57" W on and upon the east line of said E $\frac{1}{2}$ NW $\frac{1}{4}$ a distance of 2622.65 feet to the southeast corner of said E $\frac{1}{2}$ NW $\frac{1}{4}$; thence N 89°08'41" W on and upon the south line of said E $\frac{1}{2}$ NW $\frac{1}{4}$ a distance of 390.00 feet to a point; thence N 00°17'00" E a distance of 840.00 feet to a point; thence S 82°29'15" E a distance of 380.00 feet to a point; thence N 00°29'57" E and parallel with the east line of said E $\frac{1}{2}$ NW $\frac{1}{4}$ a distance of 1826.68 feet to a point on the north line of said E $\frac{1}{2}$ NW $\frac{1}{4}$; thence S 89°18'20" E on and upon the north line of said E $\frac{1}{2}$ NW $\frac{1}{4}$ a distance of 16.00 feet to the Point of Beginning. Said tract contains 8.015 acres more or less, of which 0.015 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 Brandon Stahl, 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

05/12/2022

Date

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Elmer E. Pollock, owner of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as "Prairie Creek Hills Subdivision", in a part of the East Half of the Northwest Quarter (E $\frac{1}{2}$ NW $\frac{1}{4}$), Section Eleven (11), Township Twelve (12) 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 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.

Elmer E. Pollock

ACKNOWLEDGEMENT
State of Nebraska

County of Hall

On this, the ____ day of _____, 2022, before me _____, a Notary Public within and for said County, personally appeared Elmer E. Pollock, 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 "Prairie Creek Hills 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

PROJECT NUMBER 22-LS-44 - DATE 05/12/2022
DRAWN BY E.A.J. - CHECKED BY E.D.J.
1205 1st STREET, AURORA, NE 68618
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 Elmer E. Pollack
Address 4365 West Prairie Road
City Grand Island, State NE Zip 68803
Phone 308-754-8004

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: Prairie Creek Hills 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 8.015

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 \$ _____

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