



Hall County Regional Planning Commission

Wednesday, June 1, 2022

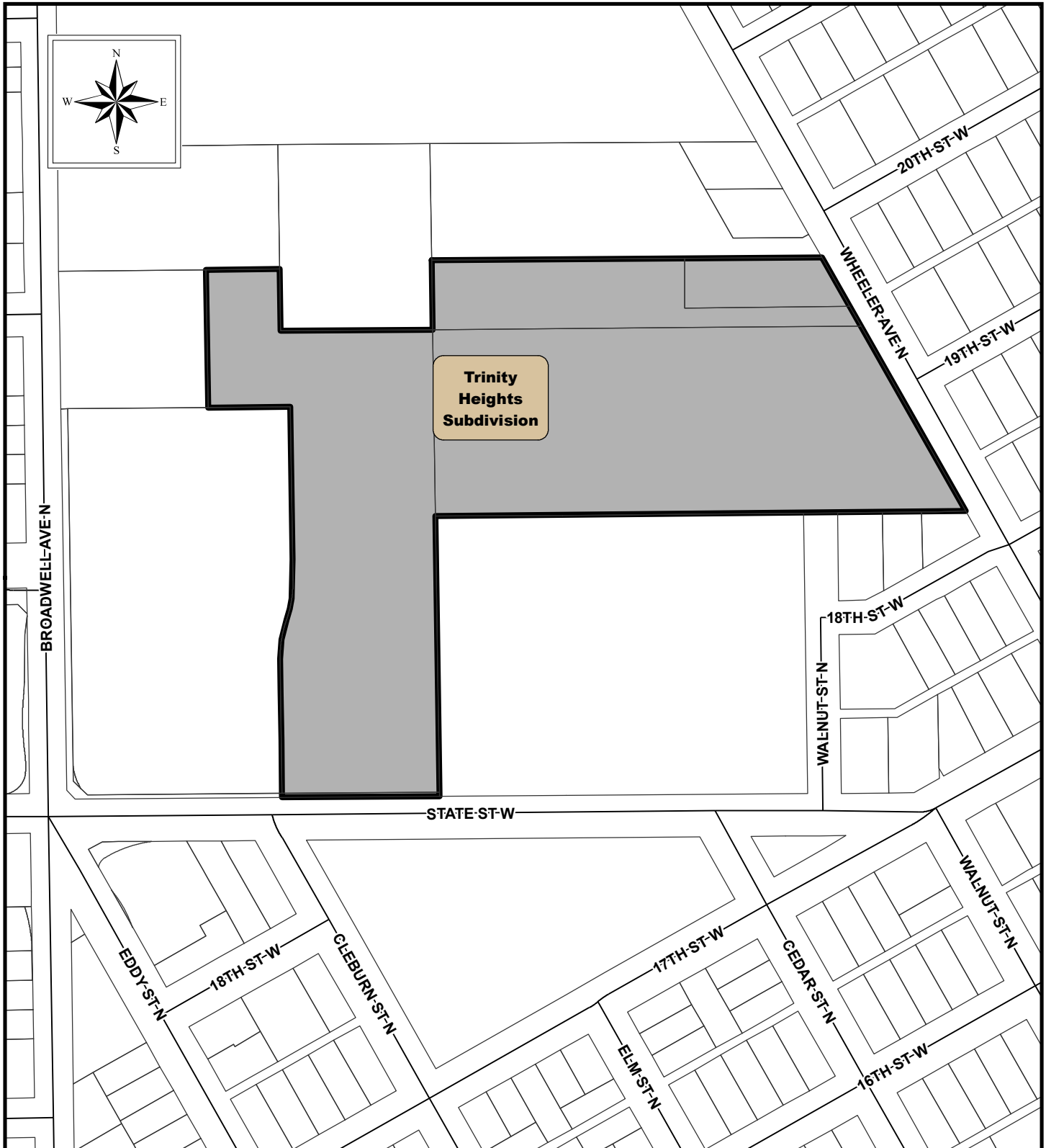
Regular Meeting

Item J4

**Preliminary and Final Plat - Trinity Heights Subdivision - Grand
Island - Generally located north of State Street and 18th Street and
west of Wheeler Avenue**

Staff Contact:

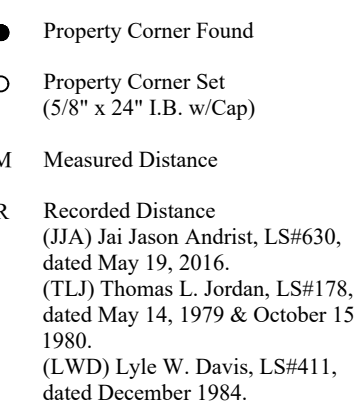
PROPOSED SUBDIVISION LOCATION MAP



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

of Lot 2, Skag-Way Fourth Subdivision, Lots 1 & 2, Natrass Subdivision,
and Lot 9, Home Subdivision, City of Grand Island, Hall County, Nebraska

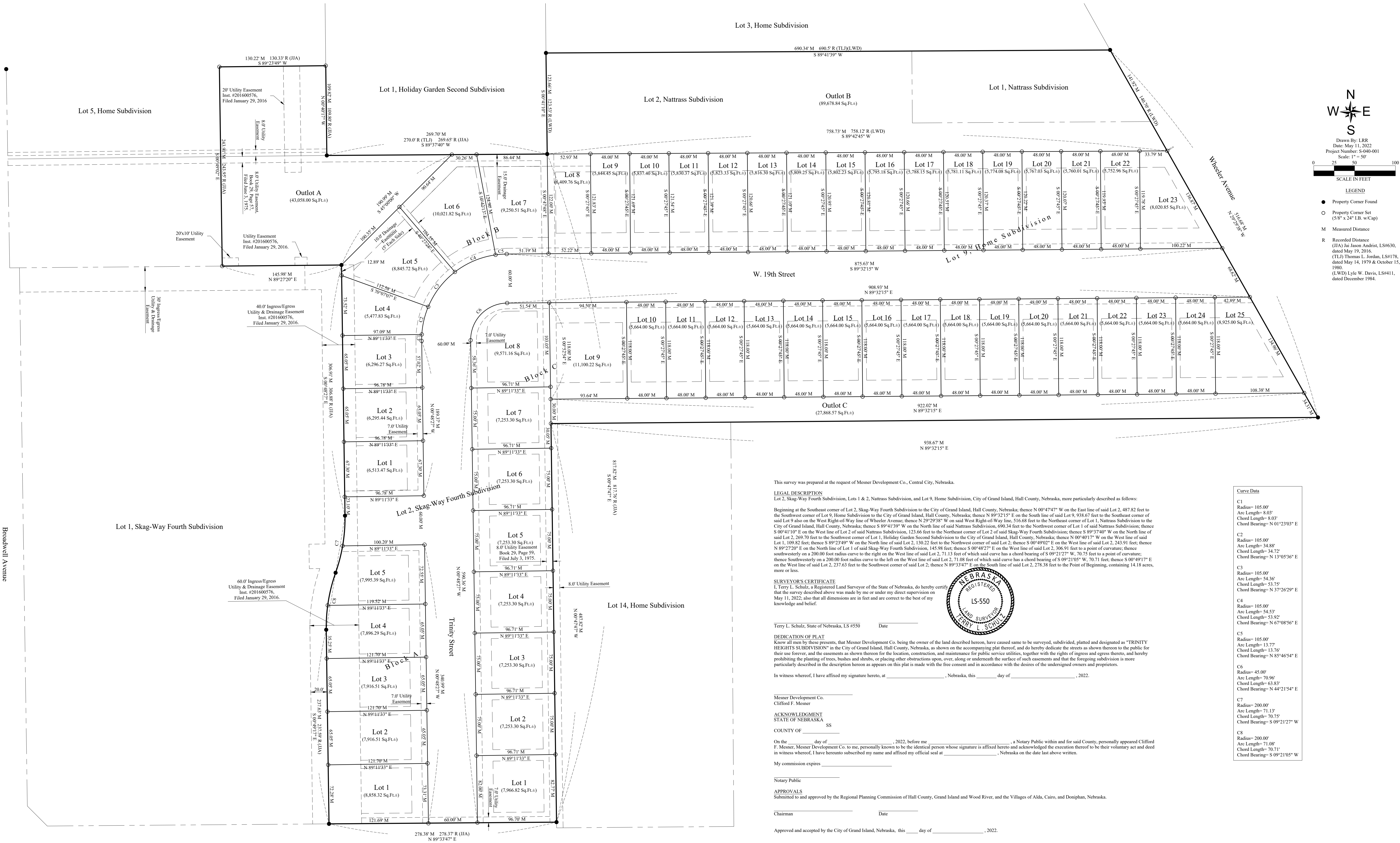


Mayor

City Clerk

C7
Radius= 200.00'
Arc Length= 71.13'
Chord Length= 70.75'

Final Plat
Trinity Heights Subdivision
of Lot 2, Skag-Way Fourth Subdivision, Lots 1 & 2, Natrass Subdivision,
and Lot 9, Home Subdivision, City of Grand Island, Hall County, Nebraska



This survey was prepared at the request of Mesner Development Co., Central City, Nebraska.

LEGAL DESCRIPTION

Lot 2, Skag-Way Fourth Subdivision, Lots 1 & 2, Natrass Subdivision, and Lot 9, Home Subdivision, City of Grand Island, Hall County, Nebraska, more particularly described as follows:

Beginning at the Southeast corner of Lot 2, Skag-Way Fourth Subdivision to the City of Grand Island, Hall County, Nebraska; thence N00°47'47" W on the East side of said Lot 2, 487.82 feet to the Southwest corner of Lot 9, Home Subdivision to the City of Grand Island, Hall County, Nebraska; thence S89°21'21" E on the South side of said Lot 9, 936.67 feet to the Southeast corner of Lot 1, Skag-Way Fourth Subdivision to the City of Grand Island, Hall County, Nebraska; thence S89°14'39" E on the North side of said Natrass Subdivision, 690.34 feet to the Northwest corner of Lot 1 of said Natrass Subdivision; thence S89°11'01" E on the West side of said Natrass Subdivision, 136.66 feet to the Northeast corner of Lot 2 of said Skag-Way Fourth Subdivision; thence S89°09'42" E on the North side of said Lot 2, 109.82 feet to the Northeast corner of Lot 1, Skag-Way Fourth Subdivision to the City of Grand Island, Hall County, Nebraska; thence S89°23'49" W on the North side of said Lot 1, 109.82 feet; thence S89°23'49" W on the North side of said Lot 2, 130.22 feet to the Northwest corner of said Lot 2; thence S00°49'02" E on the West side of said Lot 2, 243.91 feet; thence S89°09'42" E on the East side of said Lot 2, 109.82 feet to the Southeast corner of said Lot 2; thence S89°23'49" W on the Northwest side of said Lot 2, 2.71 1/3 feet to the point of beginning; or thereabouts southerly on a 200.00 foot radius curve to the right on the West side of said Lot 2, 71.13 feet of which said curve has a chord bearing of S 09°21'27" W, 70.75 feet to a point of curvature; thence Southeasterly on a 200.00 foot radius curve to the left on the West side of said Lot 2, 71.08 feet of which said curve has a chord bearing of S 09°20'15" W, 70.71 feet; thence S 00°49'41" E on the East side of said Lot 2, 237.63 feet to the Southeast corner of said Lot 2; thence S89°23'49" W on the Northwest side of said Lot 2, 2.38 feet to the Point of Beginning, containing 14.18 acres, more or less.

SURVEYOR'S CERTIFICATE

I, Terry L. Schulz, a Registered Land Surveyor of the State of Nebraska, do hereby certify that the survey described above was made by me or under my direct supervision on May 11, 2022; also that all dimensions are in feet and are correct to the best of my knowledge and belief.

DEDICATION OF PLANT

Know all men by these presents, that Mesner Development Co. being the owner of the land described herein, have caused same to be surveyed, subdivided, platted and designated as "TRINITY HEIGHTS SUBDIVISION" in the City of Grand Island, Hall County, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the streets as shown thereon to the public for their use forever, and the easements as shown thereon for the location, construction, and maintenance for public service utilities, together with the rights of ingress and egress thereto, 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 subdivision is 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.

Mesner Development Co.
Clifford F. Mesner

ACKNOWLEDGMENT
STATE OF NEBRASKA

COUNTY OF SS

On the _____ day of _____, 2022, before me _____, a Notary Public within and for said County, personally appeared Clifford F. Mesner, Mesner Development Co. to me, personally known to be the identical person whose signature is affixed hereto and acknowledged the execution thereof to be their 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 expire:

Notary Public

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

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

Mayo

City Clerk

**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 _____

Address _____

City _____, State _____ Zip _____

Phone _____

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: *Hathaway S. Meenen* Date: _____
(Applicant)

Surveyor/Engineers Information

Surveyor/Engineering Firm _____

Address _____

City _____, State _____ Zip _____

Phone _____

Surveyor/Engineer Name _____ License Number _____

SUBDIVISION NAME: _____

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 \$_____

*** 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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