



Hall County Regional Planning Commission

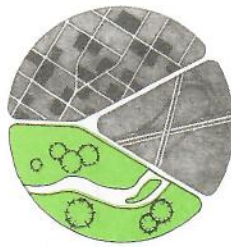
Wednesday, July 6, 2022

Regular Meeting

Item J1

**Final Plat - Island Subdivision - Grand Island - Located north
Curran Avenue at the intersection of Curran Avenue and Carleton
Avenue.**

Staff Contact:



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

June 22, 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 Subdivision Plat, for property 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 July 6, 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
Island Subdivision	.75	2	A tract of land comprising of Lot Twenty-Seven, Bosselman Second Subdivision, in the City of Grand Island

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

**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 Umbrella Development LLC
Address 2538 St Patrick Ave
City Grand Island, State NE Zip 68803
Phone 3083797881

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: 6/13/2022
(Applicant)

Surveyor/Engineers Information

Surveyor/Engineering Firm Initial Point Surveying
Address 1811 W 2nd Street STE 280
City Grand Island, State NE Zip 68803
Phone 308-675-4141
Surveyor/Engineer Name Brent Cyboron License Number 727

SUBDIVISION NAME: Island 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 2

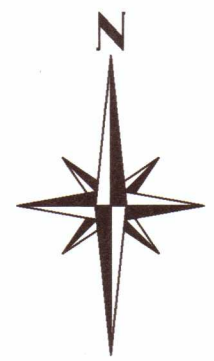
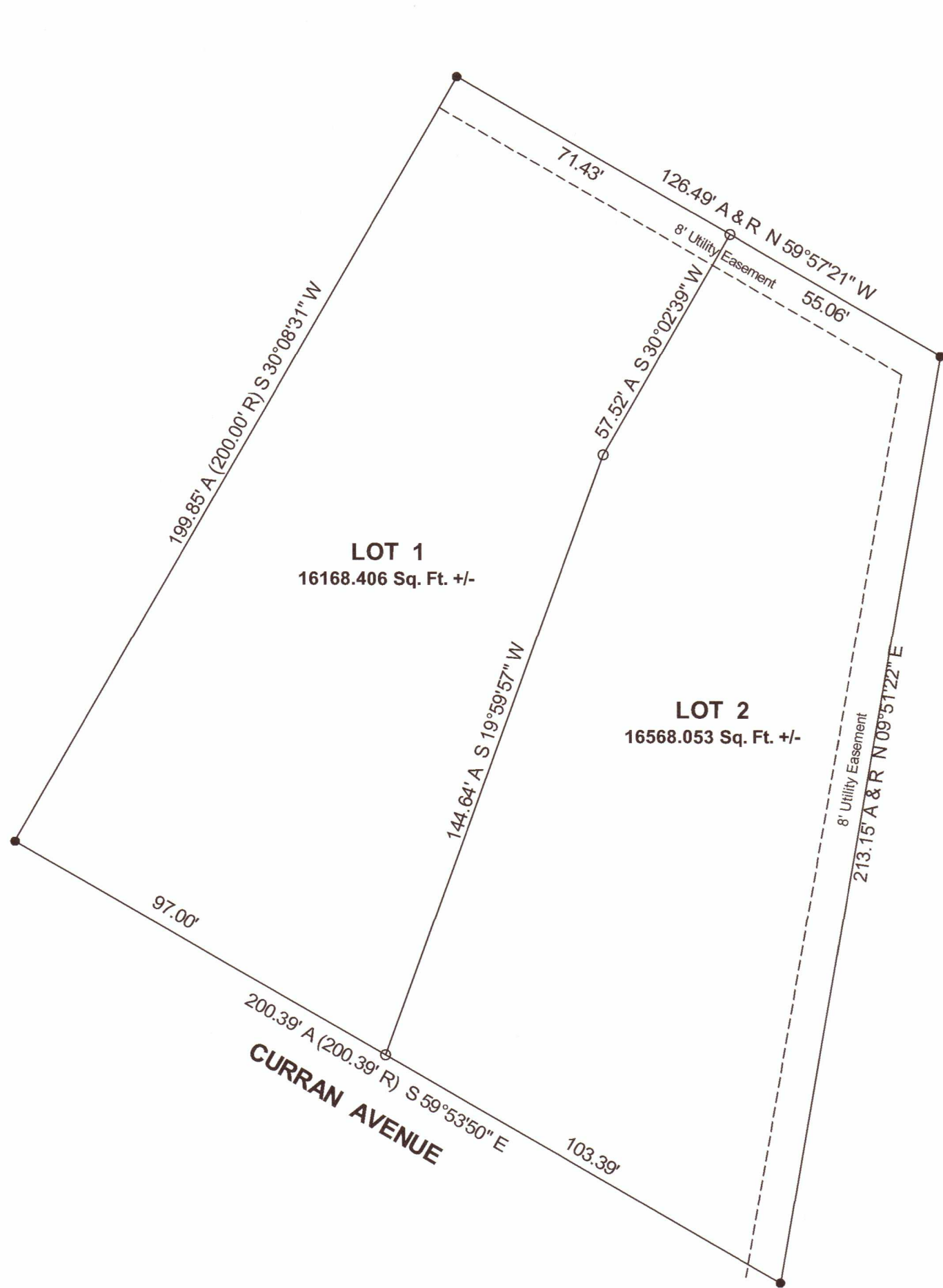
Number of Acres _____

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.

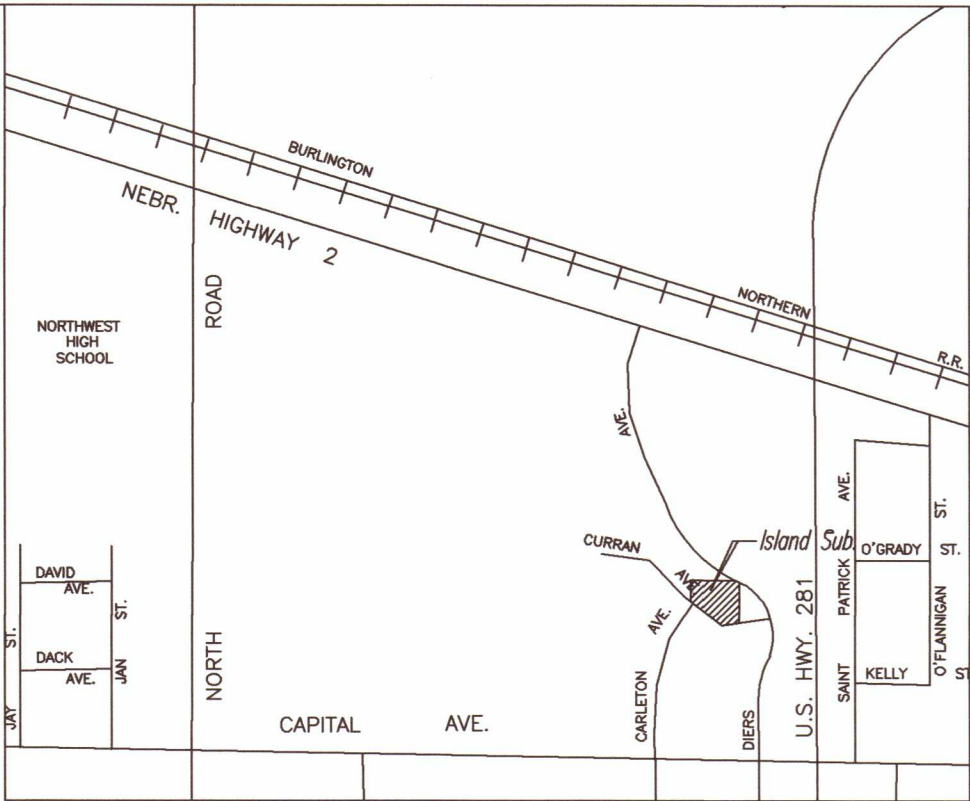


Scale 1" = 30'

Legend
● - Corner Found 1/2" Pipe Unless Otherwise Noted
○ - 1/2 Rebar Placed With Survey Cap Unless Otherwise Noted
● - Temporary Point
All Distances on Curves are
Chord Distance
R - Recorded Distance
A - Actual Distance
P - Prorated Distance

ISLAND SUBDIVISION CITY OF GRAND ISLAND, NEBRASKA

A tract of land comprising of Lot Twenty-Seven (27),
Bosselman Second Subdivision, in the City of Grand
Island, Hall County, Nebraska.



DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that "Island Properties LLC," being the owner of the land described hereon have caused same to be surveyed, subdivided, platted and designated as 'ISLAND SUBDIVISION', in the City of Grand Island, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the easements, if any, 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 obstructions upon, over, along or underneath the surface of such easements; and that the foregoing subdivision as 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, we have affixed our signatures hereto, at Grand Island, Nebraska this__ day of ____, 2022

Wesley Encinger - Member

Date

ACKNOWLEDEGEMENT

State Of Nebraska
County Of Hall
On the__ day of ____, 2022, before me _____ a Notary Public within and for said County, personally appeared Brennan Sargent, to me personally known to be the identical person whose signatures are affixed hereto, and that each did acknowledge the execution thereof to be his or her voluntary act and deed.
IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal at Grand Island, Nebraska, on the date last above written.
My commission expires _____

Notary Public

LEGAL DESCRIPTION

A tract of land comprising of Lot Twenty-Seven (27), Bosselman Second Subdivision, in the City of Grand Island, Hall County, Nebraska.

SURVEYOR'S CERTIFICATE

I hereby certify that on February 2, 2022, I completed an accurate survey of 'ISLAND SUBDIVISION', in the City of Grand Island, Nebraska, as shown on the accompanying plat thereof; that the lots, block, streets, avenues, alleys, parks, commons and other grounds as contained in said subdivision as shown on the accompanying plat thereof are well and accurately staked off and marked; that iron markers were placed at all lot corners; that the dimensions of each lot are as shown on the plat; that each lot bears its own number; and that said survey was made with reference to known and recorded monuments.

Brent D Cyboron, Reg. Land Surveyor No. 727

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 Grand Island, Hall County, Nebraska this _____
Day of _____, 2022

Mayor

City Clerk

INITIAL POINT SURVEYING LLC
1811 W 2nd Street; Suite 280
Grand Island, NE 68803
308-383-6754 Cell
308-675-4141 Office

LOCATION: Lot Twenty-Seven (27), Bosselman Second Subdivision			
TITLE: Grand Island, Nebraska			
SCALE: AT A3: 1" = 30'	DATE: 6/18/2022	DRAWN: Brent C.	PAGE: 1 OF 1
BENESCH PROJECT NO:		DRAWING NO:	REVISION: