



Hall County Regional Planning Commission

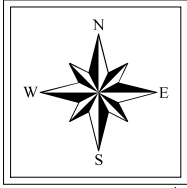
**Wednesday, August 3, 2022
Regular Meeting**

Item J3

**Final Plat - Shafer Acres Subdivision - Grand Island EJT -
Located north of One-R Road east of St. Paul Road.**

Staff Contact:

PROPOSED SUBDIVISION LOCATION MAP



**Shafer Acres
Subdivision**

ONE-R RD-E

SKY-PARK RD



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

SHAFA ACRES SUBDIVISION
HALL COUNTY, NEBRASKA
FINAL PLAT

LEGAL DESCRIPTION

A TRACT OF LAND CONSISTING OF PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE1/4, SW1/4) OF SECTION FIFTEEN (15), TOWNSHIP TWELVE (12) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTH QUARTER (S1/4) CORNER OF SECTION 15-T12N-R9W, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ON AN ASSUMED BEARING OF S89°46'31"W, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 15, T12N, R9W, A DISTANCE OF 220.00 FEET; THENCE N00°17'30"W A DISTANCE OF 634.00 FEET; THENCE N89°46'31"E A DISTANCE OF 220.00 FEET TO A POINT ON THE EAST LINE OF THE SE1/4, SW1/4; THENCE S00°17'30"E, ON SAID EAST LINE, A DISTANCE OF 634.00 TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 139480.77 SQUARE FEET OR 3.202 ACRES MORE OR LESS OF WHICH 0.202 ACRES ARE DEDICATED ROAD RIGHT-OF-WAY.

SECTION CORNER TIES

SOUTHWEST CORNER, SECTION 15 T12N R9W
FOUND SQUARE BOLT IN 1/2" PIPE 1.5' BELOW GRAVEL SURFACE ON CENTERLINE
N-S AND E-W COUNTY ROADS
SE 53.58' TO DUPLEX NAIL AND WASHER IN BRACE POST
SW 44.22' TO NAIL IN POWER POLE
NW 52.79' TO RED HEAD NAIL IN CUT OFF POWER POLE
WNW 68.81' TO DUPLEX NAIL AND WASHER IN POWER POLE

SOUTH 1/4 CORNER SECTION 15 T12 R9W
FOUND SQUARE BOLT IN 1/2" PIPE 0.5' BELOW GRADE SURFACE ON CENTERLINE
OF E-W COUNTY ROAD
W 1.00' TO CENTERLINE OF OVERHEAD POWER
S 31.61' TO REDHEAD IN POWER POLE
SW 38.72' TO REDHEAD IN BRACE POLE
N 33.96' TO DUPLEX NAIL IN POWER POLE
NW 42.22' TO NEAR CORNER OF BRICK PILLAR

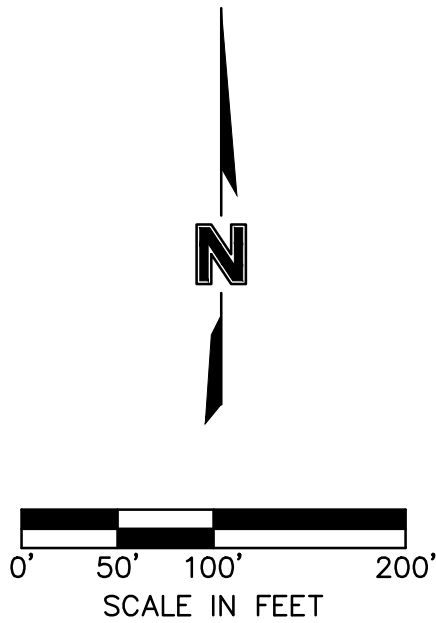
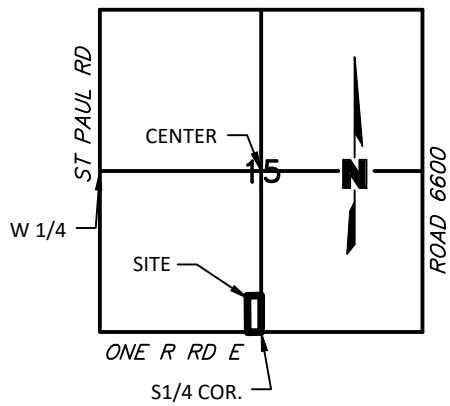
CENTER 1/4 CORNER SECTION 15 T12N R9W
FOUND 1/2" PIPE 0.5' BELOW GRADE
N 4.07' TO DUPLEX NAIL IN WOOD POST
S 14.14' TO MAG NAIL AND WASHER ON TOP OF 8" CMP
SW 19.32' TO 5/8" REBAR

LEGEND

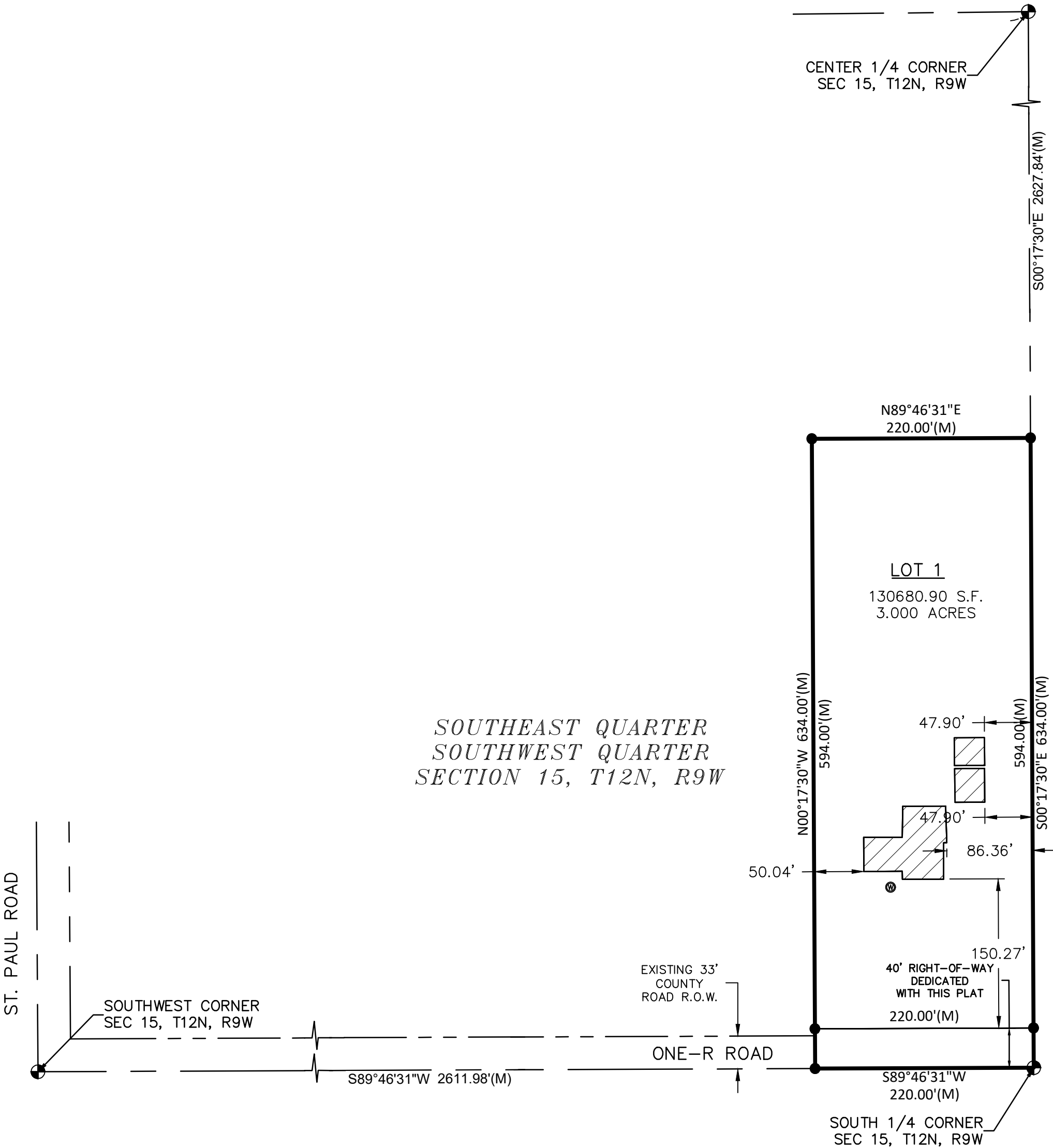
- SECTION CORNER
- SET CORNER (5/8"x24" REBAR W/CAP)
- FOUND CORNER (1/2" IRON PIPE OR AS NOTED)
- EXISTING PROPERTY LINE
- NEW SUBDIVISION LINE
- NEW PROPERTY LINE
- RIGHT-OF-WAY LINE
- SECTION LINE
- MEASURED DISTANCE
- WATER WELL
- BUILDING LINE

LOCATION MAP

SEC. 15 T12N-R9W
NOT TO SCALE



SOUTHEAST QUARTER
SOUTHWEST QUARTER
SECTION 15, T12N, R9W



NOTE:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. IF THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

DWG: F:\2022\03001-03500\022-03227\40-Design\Survey\SRVY\Sheets\V_FPL1 SHAFAK_02203227.dwg
DATE: Jul 18, 2022 8:33am XREFS: V_XTOPO_LDP_02203227

olsson

201 East 2nd Street
Grand Island, NE 68801
TEL 308.384.8750
FAX 308.384.8752

PROJECT NO. 022-03227
Wieck Auction Shafer Survey
FB GI 2022 2

SHAFER ACRES SUBDIVISION
HALL COUNTY, NEBRASKA
FINAL PLAT

LEGAL DESCRIPTION

A TRACT OF LAND CONSISTING OF PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE1/4, SW1/4) OF SECTION FIFTEEN (15), TOWNSHIP TWELVE (12) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTH QUARTER (S1/4) CORNER OF SECTION 15-T12N-R9W, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ON AN ASSUMED BEARING OF S89°46'31"W, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 15, T12N, R9W, A DISTANCE OF 220.00 FEET; THENCE N00°17'30"W A DISTANCE OF 634.00 FEET; THENCE N89°46'31"E A DISTANCE OF 220.00 FEET TO A POINT ON THE EAST LINE OF THE SE1/4, SW1/4; THENCE S00°17'30"E, ON SAID EAST LINE, A DISTANCE OF 634.00 TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 139480.77 SQUARE FEET OR 3.202 ACRES MORE OR LESS OF WHICH 0.202 ACRES ARE DEDICATED ROAD RIGHT-OF-WAY.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON _____, 2022, I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION, OF A TRACT OF LAND CONSISTING OF PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE1/4, SW1/4) OF SECTION FIFTEEN (15), TOWNSHIP TWELVE (12) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF; THAT IRON MARKERS, EXCEPT WHERE INDICATED, WERE FOUND AT ALL CORNERS; THAT THE DIMENSIONS ARE AS SHOWN ON THE PLAT; AND THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS.

JESSE E. HURT, REGISTERED LAND SURVEYOR NUMBER, LS-674

SECTION CORNER TIES

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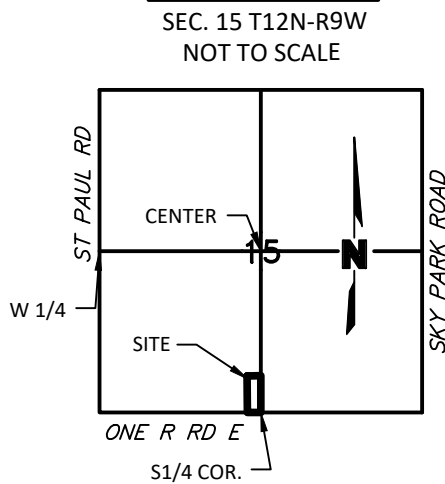
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LEGEND

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- FOUND CORNER (1/2" IRON PIPE OR AS NOTED)
- EXISTING PROPERTY LINE
- NEW SUBDIVISION LINE
- NEW PROPERTY LINE
- RIGHT-OF-WAY LINE
- SECTION LINE
- MEASURED DISTANCE

LOCATION MAP



0' 50' 100' 200'
SCALE IN FEET

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 COMMISSIONERS
THIS ____ DAY OF _____, 2022.

CHAIRPERSON COUNTY CLERK

IN WITNESS WHEREOF, I HAVE AFFIXED MY SIGNATURE HERETO,
AT _____, NEBRASKA,
THIS ____ DAY OF _____, 2022

MICHAEL A. SHAFER

ACKNOWLEDGMENT

STATE OF NEBRASKA SS
COUNTY OF HALL

ON THIS ____ DAY OF _____, 2022, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED MICHAEL A. SHAFER, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED HERETO AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS 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 EXPIRES _____

NOTARY PUBLIC

DEBRA J. SHAFER

ACKNOWLEDGMENT

STATE OF NEBRASKA SS
COUNTY OF HALL

ON THIS ____ DAY OF _____, 2022, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED DEBRA J. SHAFER, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED HERETO AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS 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 EXPIRES _____

NOTARY PUBLIC

SOUTHEAST QUARTER
SOUTHWEST QUARTER
SECTION 15, T12N, R9W

CENTER 1/4 CORNER
SEC 15, T12N, R9W
S00°17'30"E 2627.84'(M)

N89°46'31"E 220.00'(M)
N00°17'30"W 634.00'(M)
594.00'(M)
594.00'(M)
S00°17'30"E 634.00'(M)
S00°17'30"E 2627.84'(M)

LOT 1

130680.90 S.F.
3.000 ACRES

20' UTILITY
EASEMENT
DEDICATED WITH
THIS PLAT

40' RIGHT-OF-WAY
DEDICATED
WITH THIS PLAT
220.00'(M)

POB
SOUTH 1/4 CORNER
SEC 15, T12N, R9W

olsson

201 East 2nd Street
Grand Island, NE 68801
TEL 308.384.8750
FAX 308.384.8752

PROJECT NO. 022-03227
Wieck Auction
Shafer Survey
FB GI 2022 2

**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 Wieck Realty & Auction c/o Phil Wieck
Address 5901 W Airport Rd
City Grand Island, State NE Zip 68803
Phone 308-379-1726

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: Jesse Hurt Date: 7-18-22
(Applicant)

Surveyor/Engineers Information

Surveyor/Engineering Firm Olsson Inc
Address 201 East Second Street
City Grand Island, State NE Zip 68801
Phone 308-384-8750
Surveyor/Engineer Name Jesse E Hurt License Number 674

SUBDIVISION NAME: SHAFER 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 1
Number of Acres 3.202

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 \$ 490.00

*** 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.