



# **Hall County Regional Planning Commission**

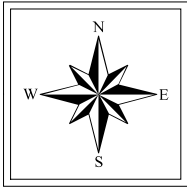
**Wednesday, August 3, 2022  
Regular Meeting**

## **Item J5**

**Preliminary and Final Plat - Homesteader Subdivision - Hall  
County - Located north of Cedarview Road east of Locust.**

**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



LOT USAGE  
8 LOTS

 PROPOSED PROPERTY LINE  
 PROPOSED EASEMENT LINE

[illegible]

The diagram consists of two side-by-side maps of the same site, labeled 'EXISTING ZONING' and 'PROPOSED ZONING'. Both maps show a square area filled with diagonal hatching lines. In the center of each square, the text 'A3' is written and underlined. The 'EXISTING ZONING' map is on the left, and the 'PROPOSED ZONING' map is on the right. The maps are separated by a vertical line.

olson

Grand Island, NE 68801 TEL 308.384.8750 [www.olsson.com](http://www.olsson.com)

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## LOI LAYOUT

HUMES LEADER SUBDIVISION  
PRELIMINARY PLAT

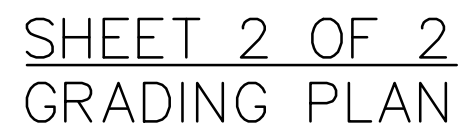
2022

Drawn by: TRE  
 Checked by: BJD  
 Approved by: BJD  
 WQC by: BJD  
 Project no.: 022-03493  
 Drawing no.: \_\_\_\_\_  
 Date: 7/21/2022

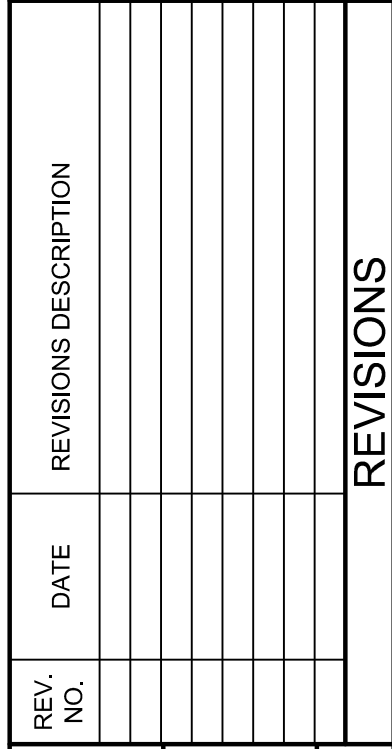
SHEET  
of 2

**olsson**

201 East 2nd Street  
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LOT USAGE  
8 LOTS

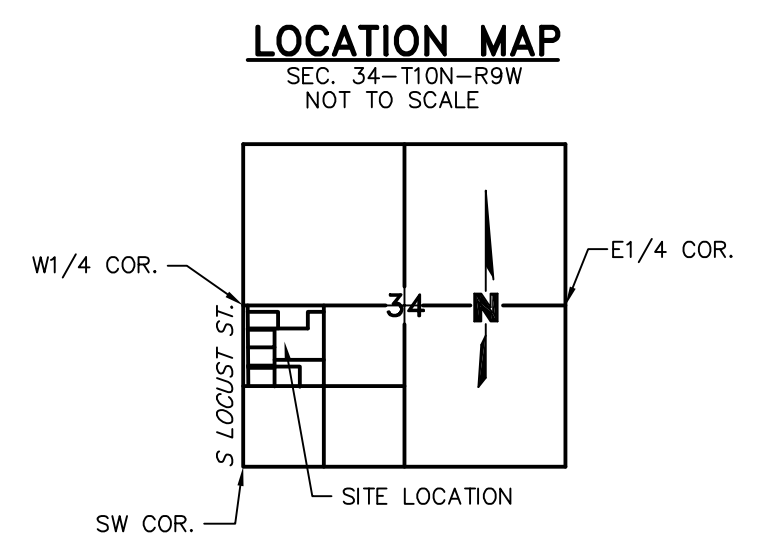
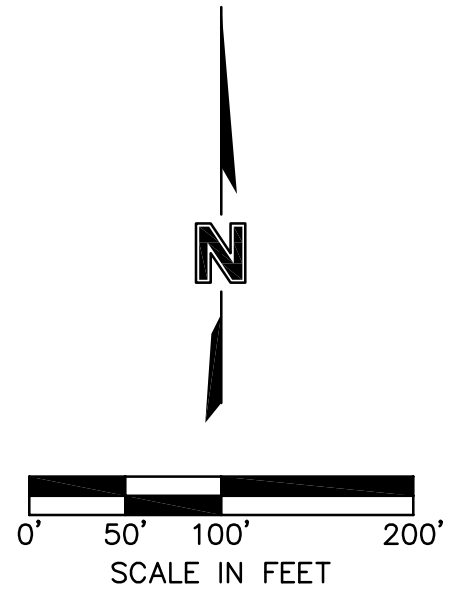
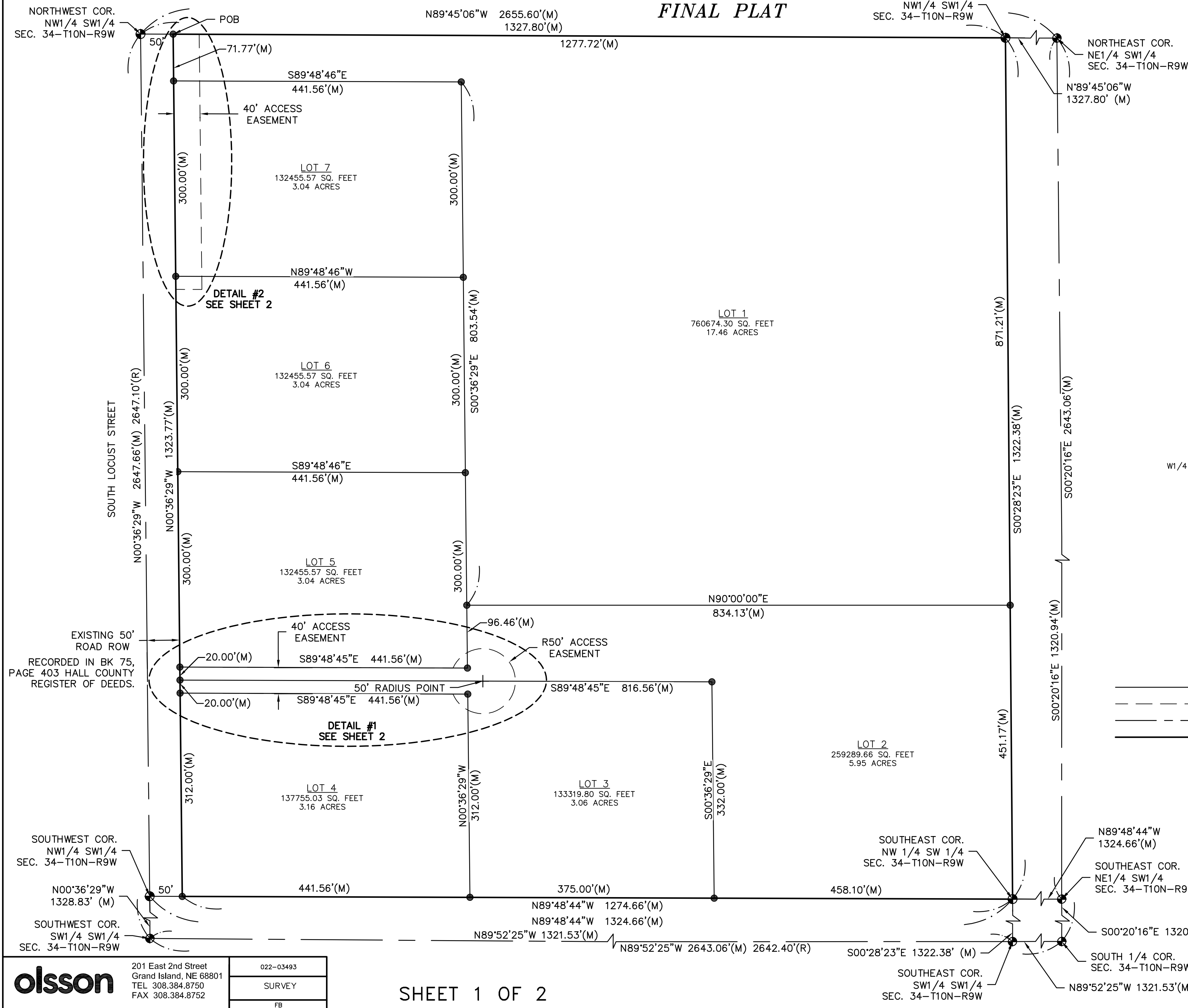
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SHEET  
2 of 2



HOMESTEADER SUBDIVISION  
HALL COUNTY, NEBRASKA  
FINAL PLAT



- LEGEND**
- SECTION CORNER
  - SET CORNER (5/8"x24" REBAR W/CAP)
  - ROW LINE
  - EASEMENT
  - SECTION LINE
  - PROPERTY LINE
  - M MEASURED DISTANCE
  - R RECORDED DISTANCE

DWG: F:\2022\03001-03500\022-03493\40-Design\Survey\SRVY\Sheets\V\_FLAT 2\_02203493.dwg  
DATE: Jul 26, 2022 10:28am  
XREFS: V\_XBNDY 2\_02203493

USER: tearnest



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| 022-03493 |
| SURVEY    |
| FB        |

SHEET 1 OF 2

DWG: F:\2022\03001-03500\022-03493\40-Design\Survey\SRVY\Sheets\V\_FPLAT 2\_02203493.dwg  
DATE: Jul 26, 2022 10:28am  
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SECTION TIES

NORTHWEST CORNER, NW1/4 SW1/4 SECTION 34-T10N-R9W  
FOUND MAG NAIL WITH WASHER IN ASPHALT IN CENTERLINE NORTH AND SOUTH ASPHALT ROAD (SOUTH LOCUST STREET)  
E 49.60' TO NAIL IN CORNER FENCE POST  
SE 72.95' TO RED HEAD NAIL IN CEDAR TREE  
W 66.45' TO NAIL IN POWER POLE

SOUTHWEST CORNER, NW1/4 SW1/4 SECTION 34-T10N-R9W  
FOUND MAG NAIL WITH WASHER IN ASPHALT IN CENTERLINE NORTH AND SOUTH ASPHALT ROAD (SOUTH LOCUST STREET) AND CENTERLINE CO. ROAD EAST AND WEST  
NE 63.63' TO 1/2" IRON PIPE  
SW 61.60' TO NAIL IN CORNER FENCE POST  
NW 75.68' TO NAIL IN POWER POLE

SOUTH 1/4 CORNER, SECTION 34-T10N-R9W  
FOUND 1/2" PIPE IN CENTERLINE EAST AND WEST GRAVEL ROAD AND IN LINE FENCE LINE NORTH  
S 33.36' TO NAIL IN FENCE POST  
N 36.14' TO NAIL IN END FENCE POST  
SE 43.44' TO NAIL IN FENCE POST

NORTHEAST CORNER, NW1/4 SW1/4 SECTION 34-T10N-R9W  
FOUND 5/8" REBAR ON FENCE LINE SOUTH  
SSW 309.68' TO NAIL IN EAST OF 2 POWER POLES  
NNW 354.36' TO NAIL IN EAST OF 2 POWER POLES  
NE 229.08' TO TOP CENTERLINE OF IRRIGATION WELL

NORTHEAST CORNER, NW1/4 SW1/4 SECTION 34-T10N-R9W  
SET 5/8" REBAR WITH L.S. #630 CAP  
SSW 3.98' TO NAIL AND DISK IN FENCE POST  
SW 11.21' TO NAIL AND DISK IN FENCE POST  
ESE 32.00' TO NAIL AND DISK IN 36" TREE STUMP

SOUTHEAST CORNER, NE 1/4 SW 1/4 SECTION 34-T10N-R9W  
SET 5/8" REBAR WITH L.S. #630 CAP IN LINE WITH EAST AND WEST FENCE  
SE 41.00' TO CENTER OF WELL  
W 10.7' TO NAIL AND DISK IN CENTER OF FENCE POST  
SE 27.2' TO NW CENTER OF CONCRETE PAD

SOUTHEAST CORNER, SW 1/4 SW 1/4 SECTION 34-T10N-R9W  
SET 5/8" REBAR WITH L.S. #630 CAP IN CENTER OF EAST AND WEST GRAVEL ROAD  
W 35.36 TO NAIL AND DISK IN GATE POST  
NE 24.5' TO TOP CENTER OF CMP  
NW 26.45' TO TOP CENTER OF CMP

SOUTHWEST CORNER, NW 1/4 SW 1/4 SECTION 34-T10N-R9W  
SET MAG NAIL AND WASHER IN ASPHALT IN CENTERLINE OF ASPHALT ROAD (SOUTH LOCUST STREET) AND ON FENCE POST EAST  
ESE 56.7' TO NAIL AND DISK IN CORNER FENCE POST  
SE 62.1' TO NAIL AND DISK IN GATE POST  
NW 104.6' TO NAIL AND DISK EAST OF W POWER POLES

SOUTHEAST CORNER, NW 1/4 SW 1/4 SECTION 34-T10N-R9W  
SET 5/8" REBAR WITH L.S. #630 CAP  
N 4.89' TO NAIL AND DISK ON CORNER FENCE POST  
E 32.0' TO NORTHWEST CORNER CONCRETE PAD  
ESE 33.8' TO SOUTHWEST CORNER CONCRETE PAD

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW1/4, SW1/4) OF SECTION THIRTY FOUR (34), TOWNSHIP TEN (10) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NW1/4 SW1/4 CORNER OF SECTION 34-T10N-R9W; THENCE ON AN ASSUMED BEARING OF N89°45'06" ON THE NORTH LINE OF THE NW1/4 SW1/4 A DISTANCE OF 50.00 FEET TO THE POINT ON THE EAST RIGHT-OF-WAY LINE OF SOUTH LOCUST STREET ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING N89°45'06", ALONG SAID NORTH LINE OF THE NW1/4 SW1/4 A DISTANCE OF 1277.80 FEET TO THE NORTHEAST CORNER OF THE NW1/4 SW1/4; THENCE S00°28'23"E, ON THE EAST LINE OF THE NW1/4 SW1/4 A DISTANCE OF 1322.38 FEET TO THE SOUTHEAST CORNER OF NW1/4 SW 1/4; THENCE N89°48'44"W, ON THE SOUTH LINE OF THE NW1/4 SW1/4 A DISTANCE OF 1274.66 FEET TO A POINT ON SAID EAST RIGHT-OF-WAY LINE; THENCE N00°36'29"W, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1323.77 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 1688403.23 SQUARE FEET OR 40.28 ACRES MORE OR LESS.

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 NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW1/4, SW1/4) OF SECTION THIRTY FOUR (34), TOWNSHIP TEN (10) 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.

JAI JASON ANDRIST, REGISTERED LAND SURVEYOR NUMBER, LS-630

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 \_\_\_\_\_

HOMESTEADER SUBDIVISION  
HALL COUNTY, NEBRASKA  
FINAL PLAT

DEDICATION OF PLAT

KNOW ALL MEN BY THESE PRESENTS, THAT JWCA HOLDINGS LLC. BEING THE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "HOMESTEADER SUBDIVISION" IN PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW1/4, SW1/4) OF SECTION THIRTY FOUR (34), TOWNSHIP TEN (10) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA AS SHOWN ON THE ACCOMPANYING PLAT THEREOF

AND HEREBY DEDICATE THE EASEMENTS, AS SHOWN THEREON TO THE PUBLIC FOR THEIR USE FOREVER FOR THE LOCATION, CONSTRUCTION AND MAINTENANCE FOR PUBLIC SERVICE UTILITIES, TOGETHER WITH THE RIGHTS OF INGRESS AND EGRESS HERETO, 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, I HAVE AFFIXED MY SIGNATURE HERETO,  
AT \_\_\_\_\_, NEBRASKA,  
THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020.

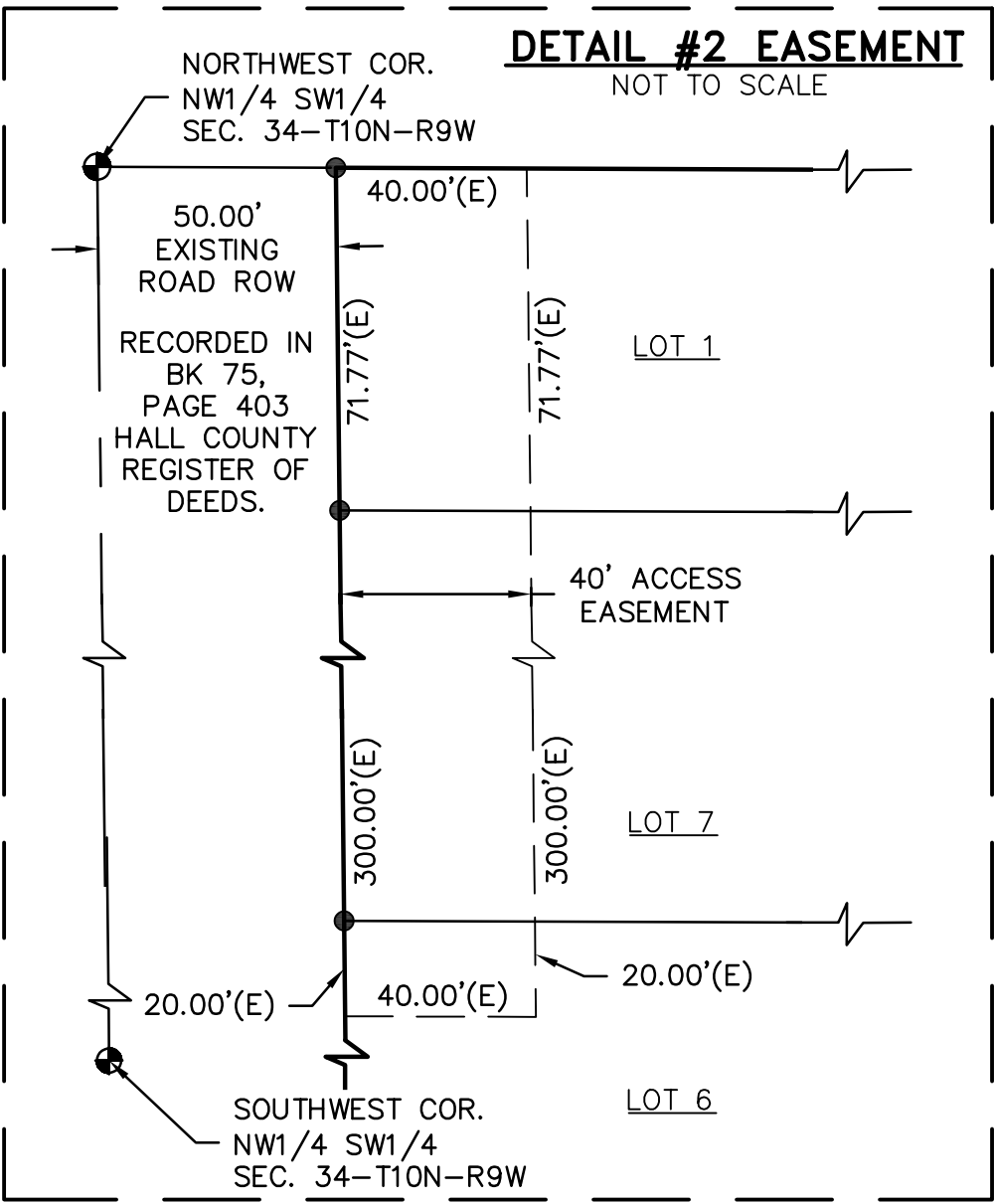
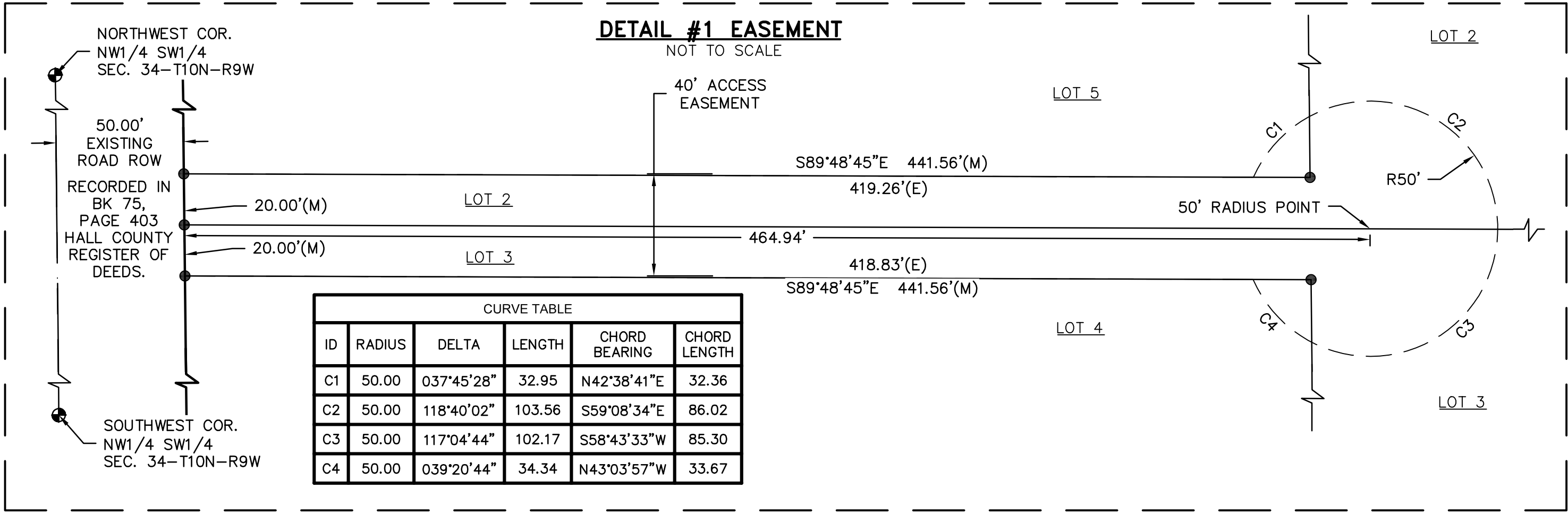
JOHN W C ANSON, MEMBER OF JWCA HOLDINGS LLC

ACKNOWLEDGEMENT

STATE OF NEBRASKA                      SS  
COUNTY OF HALL  
ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED JOHN W C ANSON, MEMBER OF JWCA HOLDINGS LLC, TO BE PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURES ARE AFFIXED HERETO AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE 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 \_\_\_\_\_



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

022-03493

SURVEY

FB

SHEET 2 OF 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 JWCA Holdings LLC c/o John Anson  
Address 217 N Locust St Ste 5  
City Grand Island, State NE Zip 68803  
Phone (308) 390-3167

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: 7-14-22  
(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 Brian Degen License Number E-14501

SUBDIVISION NAME: Homesteader 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 8  
Number of Acres 40.28

**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 \$ 470 final 570 prelim

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