



Hall County Regional Planning Commission

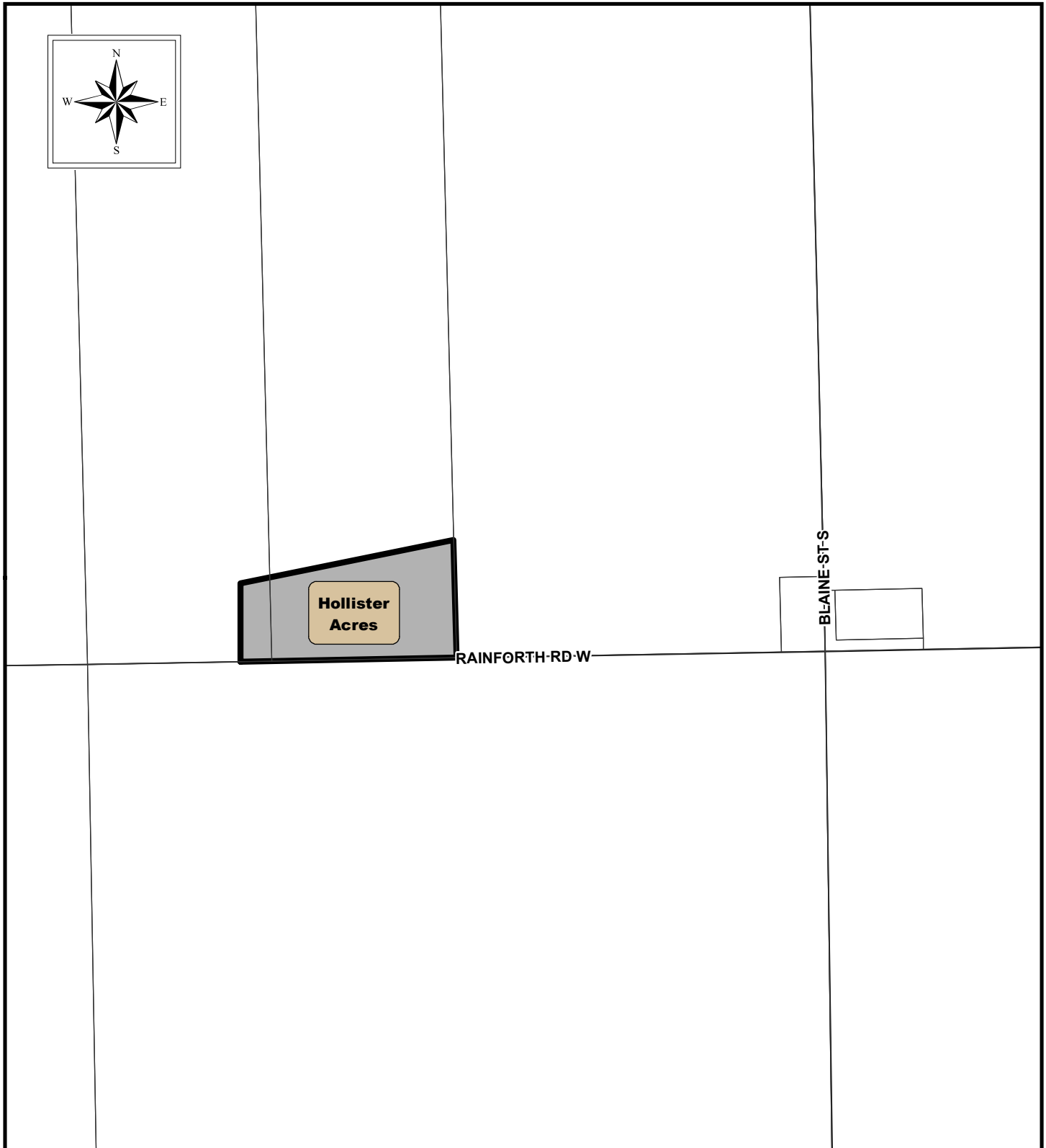
**Wednesday, August 3, 2022
Regular Meeting**

Item J6

**Final Plat - Hollister Acres Subdivision - Hall County - Located
north of Rainforth Road west of Blaine Street**

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

HOLLISTER ACRES

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 20,
TOWNSHIP 9 NORTH, RANGE 9 WEST OF THE 6TH P.M.,
HALL COUNTY, NEBRASKA

SW COR SE ¼ SEC 20-T9N-R9W
FOUND A 3" PIPE NEAR THE SURFACE

E 12.04' TO A 5/8" REBAR FOUND NEAR THE SURFACE
SSE 35.29' TO THE BOTTOM OF AN ANGLE IRON FENCE POST
SW 117.86' TO A NAIL IN A BOTTLE CAP SET 1-FOOT ABOVE
GROUND IN THE NORTH FACE OF A POWER POLE
NW 97.94' TO A NAIL FOUND 1-FOOT ABOVE GROUND IN
THE SOUTH FACE OF A POWER POLE
N 32.97' TO A REBAR FOUND IN THE CENTER OF A
CONCRETE WITNESS CORNER
NE 35.45' TO A NAIL FOUND 1-FOOT ABOVE GROUND IN
THE WEST FACE OF A POST FOR A TELEPHONE
RISER
NE 36.01' TO THE BOTTOM OF AN ANGLE IRON FENCE POST
W 40.44' TO THE CENTER LINE OF FIELD DRIVES ON THE
NORTH AND SOUTH SIDE OF THE ROAD

SW COR SE¼
SEC 20-T9N-R9W
(3" PIPE)

OWNERS:
SUZANNE RAINFORTH, PERSONAL REPRESENTATIVE
DARRELL H. LAU, TRUSTEE
MICHAEL J. LAU, CO-TRUSTEE
RICHARD D. LAU, CO-TRUSTEE

LOT 1
(4.33 ACRES EXCLUDING
40-FOOT RIGHT-OF-WAY)

5.00 ACRES
(INCLUDES 0.67 ACRES OF
40-FOOT RIGHT-OF-WAY)

DEDICATED 40-FOOT
PUBLIC RIGHT-OF-WAY
(0.67 ACRES)

SE COR SEC 20-T9N-R9W
FOUND A U-POST 0.7' DEEP

NW 48.27' TO A NAIL FOUND 1-FOOT ABOVE GROUND IN
THE NORTHEAST FACE OF A POWER POLE
NE 46.63' TO A REBAR FOUND IN THE CENTER OF A
CONCRETE WITNESS CORNER
NE 49.87' TO A NAIL "X" FOUND 2-FOOT ABOVE GROUND
IN THE SOUTH FACE OF A POWER POLE
SE 48.85' TO A NAIL FOUND 1- FOOT ABOVE GROUND IN
THE NORTHEAST FACE OF A POWER POLE
SW 63.44' TO A NAIL IN A BOTTLE CAP SET 1-FOOT ABOVE
GROUND IN THE NORTHWEST FACE OF A
POWER POLE

SE COR
SEC 20-T9N-R9W
(U-POST)

1600.00' M
S 88°58'08" W

POINT
OF
BEGINNING

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 9 NORTH, RANGE 9 WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 20; THENCE S88°58'08"W (ASSUMED BEARING) ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1600.00 FEET TO THE POINT OF BEGINNING; THENCE N01°01'52"W, PERPENDICULAR TO SAID SOUTH LINE, A DISTANCE OF 320.00 FEET; THENCE S85°18'36"W, A DISTANCE OF 736.50 FEET; THENCE S01°01'52"E, PERPENDICULAR TO SAID SOUTH LINE, A DISTANCE OF 237.00 FEET TO SAID SOUTH LINE; THENCE N88°58'08"E, ON SAID SOUTH LINE A DISTANCE OF 735.00 FEET TO THE POINT OF BEGINNING CONTAINING 5.00 ACRES, MORE OR LESS.

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 HALL COUNTY BOARD OF SUPERVISORS, THIS _____ DAY OF _____ 2022.

CHAIRMAN OF THE BOARD

COUNTY CLERK

(SEAL)

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF A SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.

THOMAS L. KRUEGER | LS-448

FILE NAME
HALL COUNTY SEC 20 T9N-R9W

SCALE
100 Ft/In

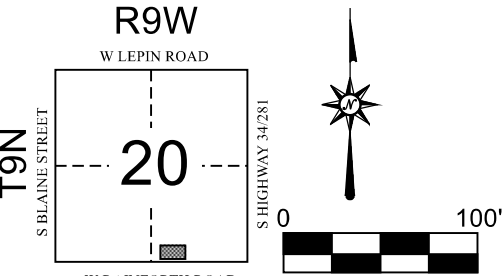
DATE
06-01-2022

DRAWN BY
T. KRUEGER

JOB
KLS-22033

FIELD WORK
TK

SHEET
1 OF 2



NOTE: ALL BEARINGS ARE ASSUMED

LEGEND	
●	SET PLASTIC CAP (LS-448) ON ½" REBAR
●	CORNER FOUND
M	MEASURED DISTANCE
R	RECORD DISTANCE

KRUEGER LAND SURVEYING
2837 WEST U.S. HIGHWAY 6 #204
HASTINGS, NE 68901
402-984-2176

HOLLISTER ACRES

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 20,
TOWNSHIP 9 NORTH, RANGE 9 WEST OF THE 6TH P.M.,
HALL COUNTY, NEBRASKA

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT SUZANNE RAINFORTH, PERSONAL REPRESENTATIVE OF THE CAROL C. LAU, ESTATE; RICHARD D. LAU CO-TRUSTE OF THE FRANCES I. LAU CREDIT TRUST AND MICHAEL J. LAU, CO-TRUSTEE OF THE FRANCES I. LAU CREDIT TRUST; AND DARRELL H. LAU, TRUSTEE OF THE DARRELL H. LAU REVOCABLE TRUST, BEING THE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS HOLLISTER ACRES, 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, IF ANY, AS SHOWN THEREON FOR THE LOCATION, CONSTRUCTION, AND MAINTENANCE OF PUBLIC SERVICE UTILITIES FOREVER, 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 FORGOING SUBDIVISION AS MORE PARTICULARLY DESCRIBED IN THE LEGAL DESCRIPTION HEREON AS APPEARS ON THIS PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNS AND PROPRIETORS.

IN WITNESS WHEREOF, I HAVE AFFIXED MY SIGNATURE HERETO, AT GRAND ISLAND, NEBRASKA, THIS DAY OF

2022.

SUZANNE RAINFORTH, PERSONAL REPRESENTATIVE
OF THE CAROL C. LAU ESTATE

DARRELL H. LAU, TRUSTEE
OF THE DARRELL H. LAU REVOCABLE TRUST

RICHARD D. LAU, CO-TRUSTEE
OF THE FRANCIS I. LAU CREDIT TRUST

MICHAEL J. LAU, CO -TRUSTEE
OF THE FRANCIS I. LAU CREDIT TRUST

ACKNOWLEDGEMENT

STATE OF)
) SS
COUNTY OF)

ON THE DAY OF 2022, BEFORE ME A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED DARRELL H. LAU, TRUSTEE OF THE DARRELL H. LAU REVOCABLE TRUST, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED HERETO, AND DID ACKNOWLEDGE THE EXECUTION THEREOF TO BE HER VOLUNTARY ACT AND DEED.

MY COMMISSION EXPIRES

NOTARY PUBLIC

(SEAL)

KRUEGER LAND SURVEYING

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MY COMMISSION EXPIRES

NOTARY PUBLIC

(SEAL)

ACKNOWLEDGEMENT

STATE OF)
) SS
COUNTY OF)

ON THE DAY OF 2022, BEFORE ME A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED RICHARD D. LAU, CO-TRUSTEE OF THE FRANCES I. LAU CREDIT TRUST, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED HERETO, AND DID ACKNOWLEDGE THE EXECUTION THEREOF TO BE HER VOLUNTARY ACT AND DEED.

MY COMMISSION EXPIRES

NOTARY PUBLIC

(SEAL)

ACKNOWLEDGEMENT

STATE OF)
) SS
COUNTY OF)

ON THE DAY OF 2022, BEFORE ME A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED MICHAEL J. LAU, CO-TRUSTEE OF THE FRANCES I. LAU CREDIT TRUST, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED HERETO, AND DID ACKNOWLEDGE THE EXECUTION THEREOF TO BE HER VOLUNTARY ACT AND DEED.

MY COMMISSION EXPIRES

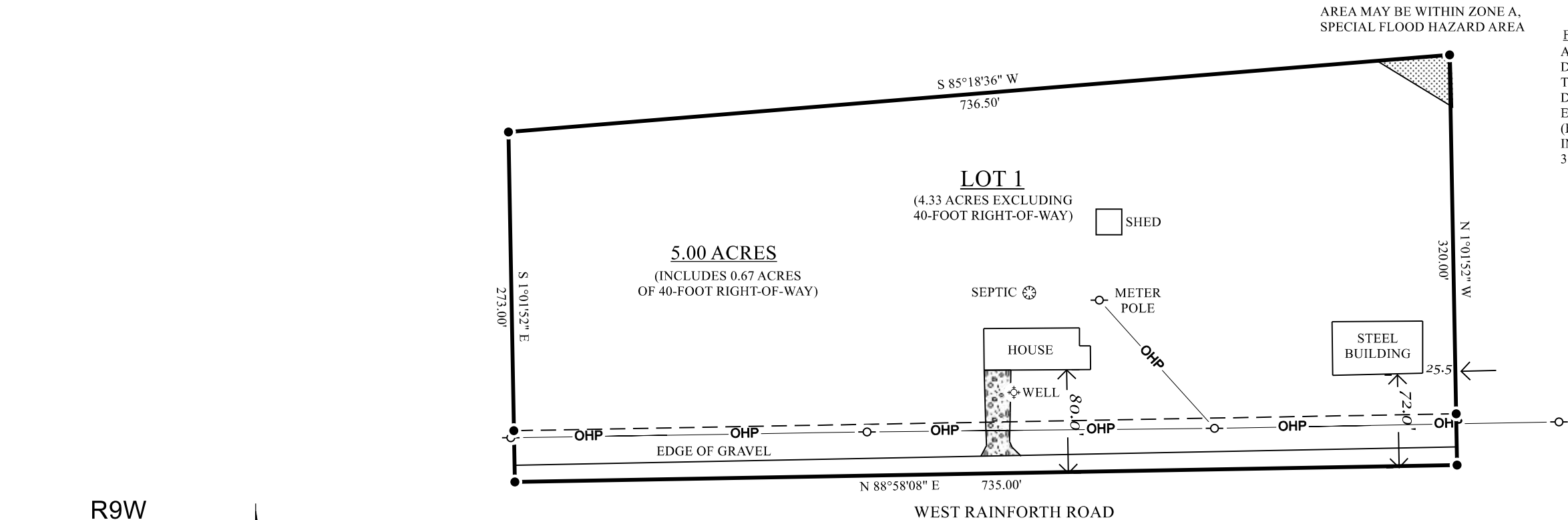
NOTARY PUBLIC

(SEAL)

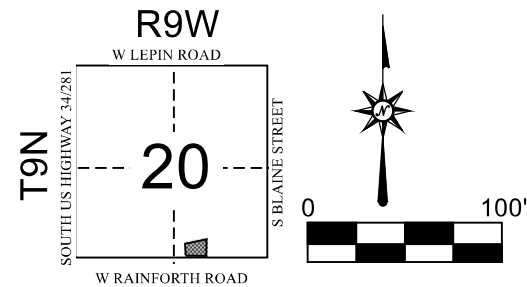
FILE NAME HALL COUNTY SEC 20 T9N-R9W		
SCALE 100 Ft/ln	DATE 06-01-2022	DRAWN BY T. KRUEGER
JOB KLS-22033	FIELD WORK TK	SHEET 2 of 2

HOLLISTER ACRES

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 20,
TOWNSHIP 9 NORTH, RANGE 9 WEST OF THE 6TH P.M.,
HALL COUNTY, NEBRASKA



FLOOD PLAIN STATEMENT
A PORTION OF THE PROPERTY AS LEGALLY DESCRIBED ON THIS PLAT MAY BE WITHIN THE SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AS INDICATED ON THE FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 31079C0400D EFFECTIVE 9/26/2008.



NOTE: ALL BEARINGS ARE ASSUMED

LEGEND	
●	SET PLASTIC CAP (LS-448) ON ½" REBAR
⦿	CORNER FOUND
M	MEASURED DISTANCE
R	RECORD DISTANCE
OHP	OVERHEAD POWER LINES
○	POWER POLE
⊕	WELL
⊗	SEPTIC
▨	100-YEAR FLOOD PLAIN

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THIS PLAT OF A SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.

THOMAS L. KRUEGER | LS-448

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2837 WEST U.S. HIGHWAY 6 #204
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FILE NAME HALL COUNTY SEC 20 T9N-R9W		
SCALE 100 Ft/In	DATE 06-01-2022	DRAWN BY T. KRUEGER
JOB KLS-22033	FIELD WORK TK	SHEET 1/1

**HALL COUNTY REGIONAL PLANNING COMMISSION
ADMINISTRATIVE SUBDIVISION APPLICATION**

This application must be submitted to the Regional Planning Commission
Located at E 100 1st Street Grand Island, NE
Mailing Address: P O Box 1968 Grand Island NE 68802

Owners Information

Name CRAIG HOLLISTER
Address 3780 E 42ND STREET
City HASTINGS, State NE Zip 68901
Phone 402-984-0256

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 KRUEGER LAND SURVEYING
Address 2837 WEST HIGHWAY 6
City HASTINGS, State NE Zip 68901
Phone 402-984-2176
Surveyor/Engineer Name TOM KRUEGER License Number: LS-448

SUBDIVISION NAME: HOLLISTER ACRES

Previous Subdivision Names: _____

Applicable Subdivision Agreement: _____

Subdivision Agreement Instrument #'s: _____

Please check the appropriate location

- ☐ Grand Island City Limits or ETJ
- ☐ 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

Original Number of Lots 0

Number of Lots 1

Number of Acres 5.00

Checklist of things Planning Commission Needs

- ☐ AutoCAD file (Scaled 1:100) and a PDF sent to rashadm@grand-island.com
- ☐ 5 copies
- ☐ Property Exhibit showing all structures on the lot with dimensions to property lines
- ☐ Closure Sheet
- ☐ Utilities Sheet
- ☐ Receipt for Subdivision Application Fees in the amount of \$ 55.00

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.