



Hall County Regional Planning Commission

Wednesday, August 3, 2022
Regular Meeting Packet

Commission Members:

Judd Allan	Hall County	
Tony Randone	Grand Island	
Darrell Nelson	Grand Island	
Hector Rubio	Grand Island	
Leonard Rainforth	Hall County	
Nick Olson	Doniphan	
Tyler Doane	Wood River	
Robin Hendricksen	Grand Island	
Jaye Monter	Cairo	Vice Chairperson
Pat O'Neill	Hall County	Chairperson
Greg Robb	Hall County	
Leslie Ruge	Alda	Secretary

Regional Planning Director: Chad Nabity

Planning Technician:
Rashad Moxey

Administrative Assistant:
Norma Hernandez

6:00 PM

Call to Order

Roll Call

A - SUBMITTAL OF REQUESTS FOR FUTURE ITEMS

Individuals who have appropriate items for City Council consideration should complete the Request for Future Agenda Items form located at the Information Booth. If the issue can be handled administratively without Council action, notification will be provided. If the item is scheduled for a meeting or study session, notification of the date will be given.

B - RESERVE TIME TO SPEAK ON AGENDA ITEMS

This is an opportunity for individuals wishing to provide input on any of tonight's agenda items to reserve time to speak. Please come forward, state your name and address, and the Agenda topic on which you will be speaking.

DIRECTOR COMMUNICATION

This is an opportunity for the Director to comment on current events, activities, and issues of interest to the commission.



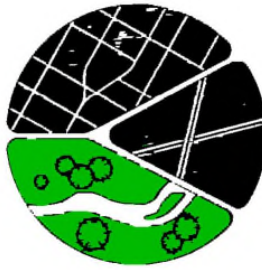
Hall County Regional Planning Commission

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

Item A1

Agenda - August 3, 2022

Staff Contact:



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

AGENDA AND NOTICE OF MEETING

Wednesday, July 6, 2022

6:00 p.m.

City Hall Council Chambers — Grand Island

1. **Call to Order** - This is a public meeting subject to the open meetings laws of the State of Nebraska. The requirements for an open meeting are posted on the wall in this room and anyone who would like to find out what those are is welcome to read through them. The Planning Commission may vote to go into Closed Session on any Agenda Item as allowed by State Law.

The Commission will discuss and may take action on any item listed on this agenda.

The order of items on the agenda may be reorganized by the Chair to facilitate the flow of the meeting to better accommodate the public.

2. **Minutes of the June 1, 2022.**

3. **Request Time to Speak.**

4. **Public Hearing – Proposed Rezoning – Grand Island.** Proposed rezoning of a Tract of Land including on Lots 13, 14, and 15 of Bosselman Second Subdivision (2548 and 2536 Carleton Avenue) in Grand Island, Nebraska from RO Residential Office to B2 General Business. (C-30-22GI)

5. **Public Hearing – Proposed Rezoning – Grand Island.** Proposed rezoning of a Tract of Land including Lots 1, 2 and 3 of Schaaf's Second Subdivision (4720 E. Seedling Mile Road Harmony Hall) in the extraterritorial jurisdiction of the City of Grand Island from LLR Large Lot Residential to B2 General Business. (C-31-22GI)

6. **Public Hearing – Zoning Text Amendments re: Data Centers – Hall County** – Public hearing and action on requested amendments to allow Data Center as a permitted conditional use in the A-1 Primary Agriculture zone. Amendments are proposed to: Section Definitions 2.03D and Section 4.02 A-1 Agriculture Primary District to add a definition of Data Center and to list Data Center as a Conditional Use., Nebraska (C-32-22HC)

Consent Agenda

7. **Final Plat – Island Subdivision – Grand Island:** Located north of Curran Avenue at the intersection of Curran Avenue and Carleton Avenue. (2 lots, 0.75 acres).

8. Request to Vacate Final Plat – Horizon View Subdivision – Hall County: Generally located south of Lepin Road and east of 70th Road.

9. Comprehensive Plans
July 19 Hall County Kickoff Meeting
Payment of Claims

10. Directors Report

Hall County Budget Submission

Community Beautification Award

11. Next Meeting August 3, 2022.

12. Adjourn.

PLEASE NOTE: This meeting is open to the public, and a current agenda is on file at the office of the Regional Planning Commission, located on the second floor of City Hall in Grand Island, Nebraska.

**Staff Recommendation Summary
For Regional Planning Commission Meeting
July 6, 2022**

- 4. Public Hearing – Proposed Rezoning – Grand Island.** Proposed rezoning of a Tract of Land including on Lots 13, 14, and 15 of Bosselman Second Subdivision (2548 and 2536 Carleton Avenue) in Grand Island, Nebraska from RO Residential Office to B2 General Business. (C-30-22GI) **See Full Recommendation** (Hearing, Discussion, Action)
- 5. Public Hearing – Proposed Rezoning – Grand Island.** Proposed rezoning of a Tract of Land including Lots 1, 2 and 3 of Schaaf's Second Subdivision (4720 E. Seedling Mile Road Harmony Hall) in the extraterritorial jurisdiction of the City of Grand Island from LLR Large Lot Residential to B2 General Business. (C-31-22GI) **See Full Recommendation** (Hearing, Discussion, Action)
- 6. Public Hearing – Zoning Text Amendments re: Data Centers – Hall County** – Public hearing and action on requested amendments to allow Data Center as a permitted conditional use in the A-1 Primary Agriculture zone. Amendments are proposed to: Section Definitions 2.03D and Section 4.02 A-1 Agriculture Primary District to add a definition of Data Center and to list Data Center as a Conditional Use., Nebraska (C-32-22HC) **See Full Recommendation** (Hearing, Discussion, Action)

Consent Agenda

- 7. Final Plat – Island Subdivision – Grand Island:** Located north of Curran Avenue at the intersection of Curran Avenue and Carleton Avenue. The property is zoned RO Residential office. This splits an existing lot into two lots that both conform to the zoning regulations. (2 lots, 0.75 acres).
- 8. Request to Vacate Final Plat – Horizon View Subdivision – Hall County:** Generally located south of Lepin Road and east of 70th Road. The owners of this property originally split this off so it could have a house built at this location. Plans have changed and they no longer wish to build a house. Vacating this plat will make it part of the farm ground. The County will retain the right of way dedicated with the plat.

9. .Comprehensive Plan Update

- 1. Payment of Claims**

10. Director's Report

County Budget Proposal County Budget Proposal— Staff has submitted the budget request to the County per the recommendation of the County Board. Also included are proposed fee changes. These will be adopted by resolution by the County Board and are consistent with the changes for Grand Island. In addition to the normal request for operating expenses Staff is requesting funding for an update to the Hall County Comprehensive Development Plan and Zoning Regulations. A similar request has been made to the City of Grand Island for updates to the Comprehensive Development Plan and Regulations.

Community Beautification Award – Time to begin submitting nominations.

Next Meeting August 3, 2022.



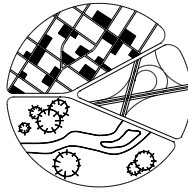
Hall County Regional Planning Commission

Wednesday, August 3, 2022
Regular Meeting

Item E1

Minutes - July 6, 2022 Meeting

Staff Contact:



THE REGIONAL PLANNING COMMISSION OF HALL COUNTY, GRAND ISLAND,
WOOD RIVER AND THE VILLAGES OF ALDA, CAIRO, AND DONIPHAN,
NEBRASKA

Minutes
for
July 6, 2022

The meeting of the Regional Planning Commission was held Wednesday, July 6, 2022 at City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the “Grand Island Independent” on June 25, 2022.

Present: Leslie Ruge	Nick Olson
Pat O’Neill	Leonard Rainforth
Hector Rubio	Greg Robb
Tony Randone	Jaye Monter

Absent: Judd Allan, Tyler Doane, Darrel Nelson and Robin Hendrickson

Other:

Staff: Chad Nabity and Norma Hernandez

Press: Brandon Summers

1. Call to order.

Chairman O’Neill called the meeting to order at 6:00 p.m.

O’Neill stated that this was a public meeting subject to the open meetings laws of the State of Nebraska. He noted that the requirements for an open meeting are posted on the wall in the room and easily accessible to anyone who may be interested in reading them.

O’Neill also noted the Planning Commission may vote to go into Closed Session on any agenda item as allowed by State Law.

The Commission will discuss and may take action on any item listed on this agenda.

The order of items on the agenda may be reorganized by the Chair to facilitate the flow of the meeting to better accommodate the public.

2. Minutes of the June 1, 2022 meeting.

A motion was made by Rainforth and second by Randone to approve the minutes of the June 1, 2022 meeting.

The motion carried with seven members voting in favor (O'Neill, Ruge, Olson, Monter, Rainforth, Rubio, and Randone) and one member abstaining (Robb).

3. Request Time to Speak.

Jose Ramirez 1104 N Gunbarrel Rd– Grand Island, NE – Item # 5

Greg Erwin – 454 N. Gunbarrel Rd - Grand Island, NE – Item #5

Mathew Feast – 17 Dorset Rd – Great Neck, NY 11020– Item # 6

Aaron Brown – 140 Platte View Dr. – Phillips, NE – Item #6

Suzanne Bowden – 4115 W. Faidley Ave. – Item # 4

4. Public Hearing – Proposed Rezoning – Grand Island – Proposed rezoning of a Tract of land including Lots 13, 14 and 15 of Bosselman Second Subdivision (2548 and 2536 Carleton Avenue) in Grand Island, Nebraska from RO Residential Office to B2 General Business. (C-30-22GI)

O'Neill opened the public hearing.

Nabity stated the request is to rezone 2 lots from RO Residential Office Zone to B2 General Business Zone. The property is planned for highway commercial development on the Future Land Use Map. B2 zone is consistent with Future Land Use Map. Nabity stated staff is recommending approval.

Suzanne Bowden – was available for questions.

O'Neill closed the public hearing.

A motion was made by Robb and second by Randone to rezone 2 lots from RO Residential Office Zone to B2 General Business Zone finding that the proposed change is consistent with the future land use map of the Grand Island Comprehensive plan.

The motion was carried with eight members voting in favor (O'Neill, Ruge, Olson, Robb, Monter, Rainforth, Rubio, and Randone) and no members abstaining or voting no.

5. Public Hearing – Proposed rezoning of a Tract of Land including Lots 1, 2 and 3 of Schaaf's Second Subdivision (4720 E. Seedling Mile Road Harmony Hall) in the extraterritorial jurisdiction of the City of Grand Island from LLR Large Lot Residential to B2 General Business. (C-31-22GI)

O'Neill opened the public hearing.

Nabity stated the property is 3 lots that is currently zoned LLR Large Lot Residential. The adjacent properties are zoned Large Lot Residential Zone or Transitional Agriculture Zone. Nabity stated 2 letters were received to protest against the proposed rezoning change. The letter from Greg Erwin was included in the packet. A copy of the letter received from Travis and Alicia Wicht to protest against the proposed rezoning change was entered into the record.

Nabity stated the proposed rezoning request is not consistent with the City's Comprehensive Plan and staff is recommending the request be denied.

Jose Ramirez – stated he would like to restore the building into a ballroom.

Ruge stated when Harmony Hall was originally built there was nothing out in the country and that's why the dancehall was done. Today there are a lot of homes in the area and the Comprehensive Plan does not call for it to be zoned commercial. Ruge said he would not be in favor.

Greg Erwin – 454 N. Gunbarrel Rd - Grand Island, NE - Mr. Erwin stated he is opposed to the proposed rezoning request. Mr. Erwin lives right across the street from Harmony Hall. Mr Erwin said before purchasing his property 3 years ago he checked the zoning in the area to make sure nothing like this would happen.

Nabity went on to expand on why staff recommends the request to be denied. Nabity stated this would be considered spot zoning, there is no B2 in the area, and it is not consistent with the comprehensive plan. There is no sewer available. The septic system would work well for a house. The proposed uses would not fit well without municipal sewer service.

O'Neill closed the public hearing.

A motion was made by Ruge and second by Rainforth to recommend City Council deny the application for the proposed rezoning request finding that it is not compatible with the surrounding uses, is not supported by the Grand Island Future Land Use Map and would appear to be spot zoning.

The motion was carried with eight members voting in favor (O'Neill, Ruge, Olson, Robb, Monter, Rainforth, Rubio and Randone) and no members voting no or abstaining.

- 6. Public Hearing – Zoning Text Amendments re: Data Centers – Hall County –** Public Hearing and action on requested amendments to allow Data Center as a permitted conditional use in the A-1 Primary Agriculture zone. Amendments are proposed to: Section Definitions 2.03D and Section 4.02 A-1 Agriculture Primary District to add a definition of Data Center and to list Data Center as a Conditional Use., Nebraska (C-32-22HC)

O'Neill opened the public hearing.

Nabity stated a request to amend the Hall County Zoning Regulations to allow Data Call Centers in the A-1 Primary Agriculture District was made by Michael Seda owner of property located in the SE ¼ of 31-09-10. Data Call Centers need to be located near an electric substation as they tend to use between 10 and 100 megawatts of electricity. Nabity stated staff is recommending approval.

Matthew Feast - 17 Dorset Rd – Great Neck, NY 11020 – President of VCV Digital Group – was available for questions.

Aaron Brown – 140 Platte View Dr. – Phillips, NE – Mr. Brown with Southern Power District was available for questions.

O'Neill closed the public hearing.

A motion was made by Monter and second by Ruge to approve zoning text amendment to allow Data Centers as a permitted conditional use in the A-1 Primary Agriculture Zone.

The motion was carried with eight members voting in favor (O'Neill, Ruge, Olson, Robb, Monter, Rainforth, Rubio and Randone) and no members voting no or abstaining.

Consent Agenda

- 7. Final Plat – Island Subdivision – Grand Island:** Located north of Curran Avenue at the intersection of Curran Avenue and Carleton Avenue. (2 lots, 0.75 acres).
- 8. Request to Vacate Final Plat – Horizon View Subdivision:** Generally located south of Lepin Road and east of 70th Road.

A motion was made by Randone and second by Robb to approve all items the consent agenda.

The motion was carried with eight members voting in favor (O'Neill, Ruge, Olson, Robb, Monter, Rainforth, Rubio and Randone) and no members voting no or abstaining.

9. Comprehensive Plans

July 19th - Hall County Kickoff Meeting in Doniphan at the Community Center at 7 pm.

Payment of Claims

A motion was made by Rainforth and second by Robb to approve the payment of claims.

The motion was carried with eight members voting in favor (O'Neill, Ruge, Olson, Robb, Monter, Rainforth, Rubio and Randone) and no members voting no or abstaining.

10. Director's Report

Hall County Budget Submission – Tuesday July 26th

Changes – Personnel Cost – Rashad – Planner 1 – since 1990 has been covered for by Grand Island Utilities by 38% and will be stopping this year.

A motion was made by Ruge and second by Rubio to approve the Hall County Budget Submission.

The motion was carried with eight members voting in favor (O'Neill, Ruge, Olson, Robb, Monter, Rainforth, Rubio and Randone) and no members voting no or abstaining.

Community Beautification Award – donation letters have been sent out. Need more nominations

11. Next Meeting August 3, 2022

12. Adjourn

O'Neill adjourned the meeting at 6:48 p.m.

Leslie Ruge, Secretary
By Norma Hernandez



Hall County Regional Planning Commission

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

Item F1

Public Hearing - Proposed Rezoning - Grand Island. Proposed rezoning of a Tract of Land including on Lots 13 and 14 Northwest Gateway Subdivision

Staff Contact:

Agenda Item # 5

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING

COMMISSION:

July 26, 2022

SUBJECT: *Zoning Change*(C-33-22GI)

PROPOSAL: To rezone tract of land consisting of 1.17 acres. This property is located at 3015 and 3019 Colorado Avenue Lots 14 and 15 of Northwest Gateway Subdivision in Grand Island, Hall County, Nebraska from LLR Large Lot Residential and R1 Suburban Density Residential. This property is located north of Nevada Avenue at the north end of Colorado Avenue.

OVERVIEW:

Site Analysis

Current zoning designation:

LLR: Large Lot Residential Zone

Intent of District:

LLR: To provide for a transition from rural to urban uses, and is generally located on the fringe of the urban area. This zoning district permits residential dwellings at a maximum density of two dwelling units per acre, as well as other open space and recreational activities.

Permitted and conditional uses:

LLR: Residential uses at a density of 2 dwelling units per acre, churches, schools, and parks.

Comprehensive Plan Designation:

Designated for mixed use commercial.

Existing land uses:

Vacant

Proposed Zoning Designation:

R1: Suburban Density Residential Zone

Permitted and conditional uses:

R1: Residential uses with a maximum density of 4 units per acre and a minimum lot size of 9,000 square feet per dwelling unit. Churches, parks and schools are also permitted in this district.

Adjacent Properties Analysis

Current zoning designations:

North: RO: Residential Office Zone

South, East and West: LLR: Large Lot Residential Zone

Permitted and conditional uses:

RO: Residential uses with no limit on the density except available parking spaces, office uses, personal services, assisted living facilities, day cares, and prescription related retail.

LLR: Residential uses at a density of 2 dwelling units per acre, churches, schools, and parks.

Comprehensive Plan Designation:

North and West: Mixed Use Commercial

South and East: Designated for low to medium density residential and public uses

Existing land uses:

North: Vacant Lot

South and East: Single family residential

West: Church

EVALUATION:

Positive Implications:

- *Consistent with the City's Comprehensive Land Use Plan: The property is designated for low to medium density residential development.*
- *Accessible to Existing Municipal Infrastructure:* City water and sewer services have been extended to serve the rezoning area. All properties have access to sewer and water which facilitates higher density development.
- *Would provide additional housing:* This would provide for more modernized housing stock allowing for more housing choices throughout the community. This would allow multiple housing units to be constructed on this lot.

Negative Implications:

- *None Foreseen.*

Other Considerations:

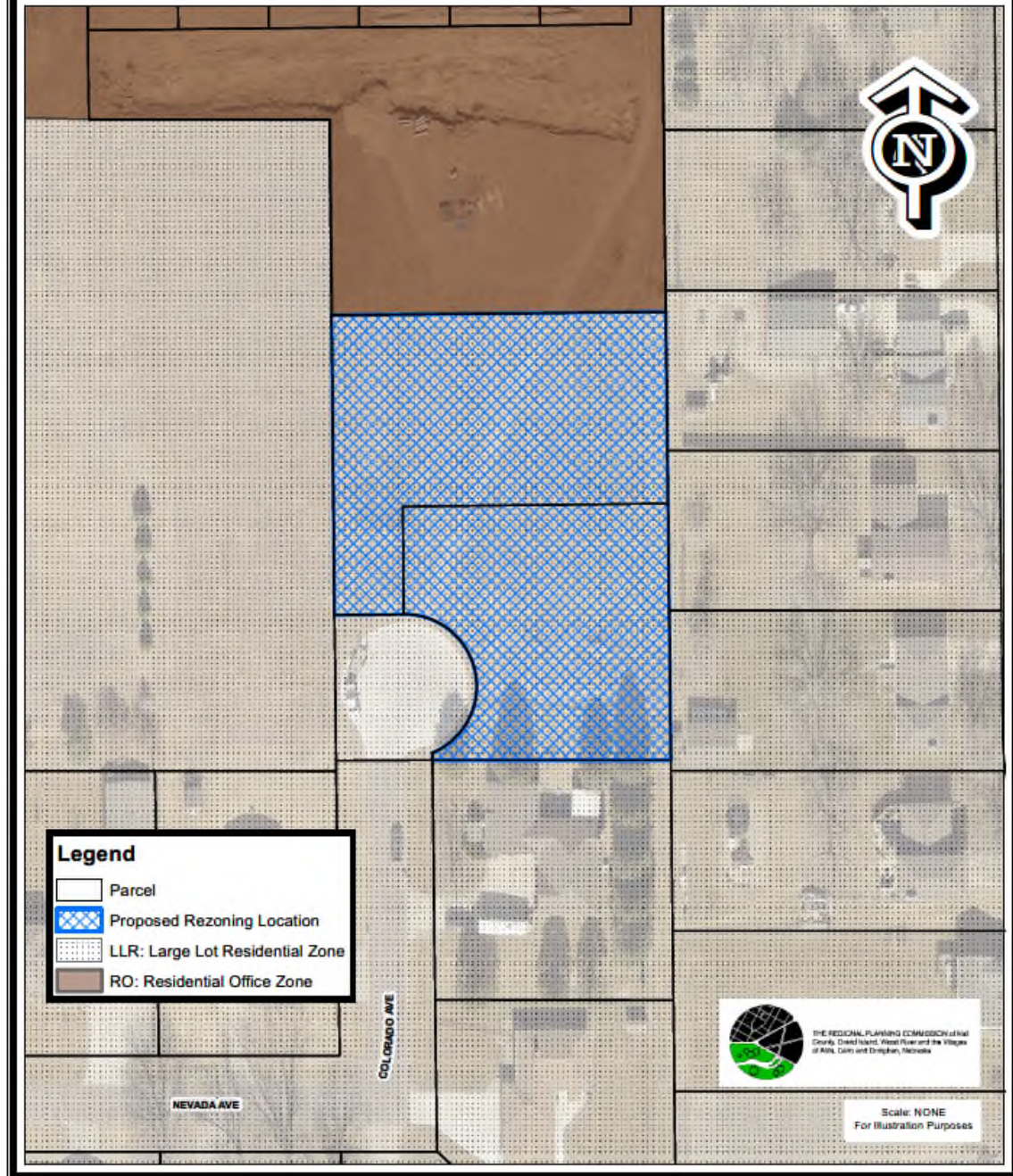
The LLR properties were around these lots were developed with lots that needed both on site wells and septic systems. The larger lots were required for those on site improvement. Sewer and water infrastructure adds to the cost of the lots as they are developed and smaller lots are likely to be more affordable.

RECOMMENDATION:

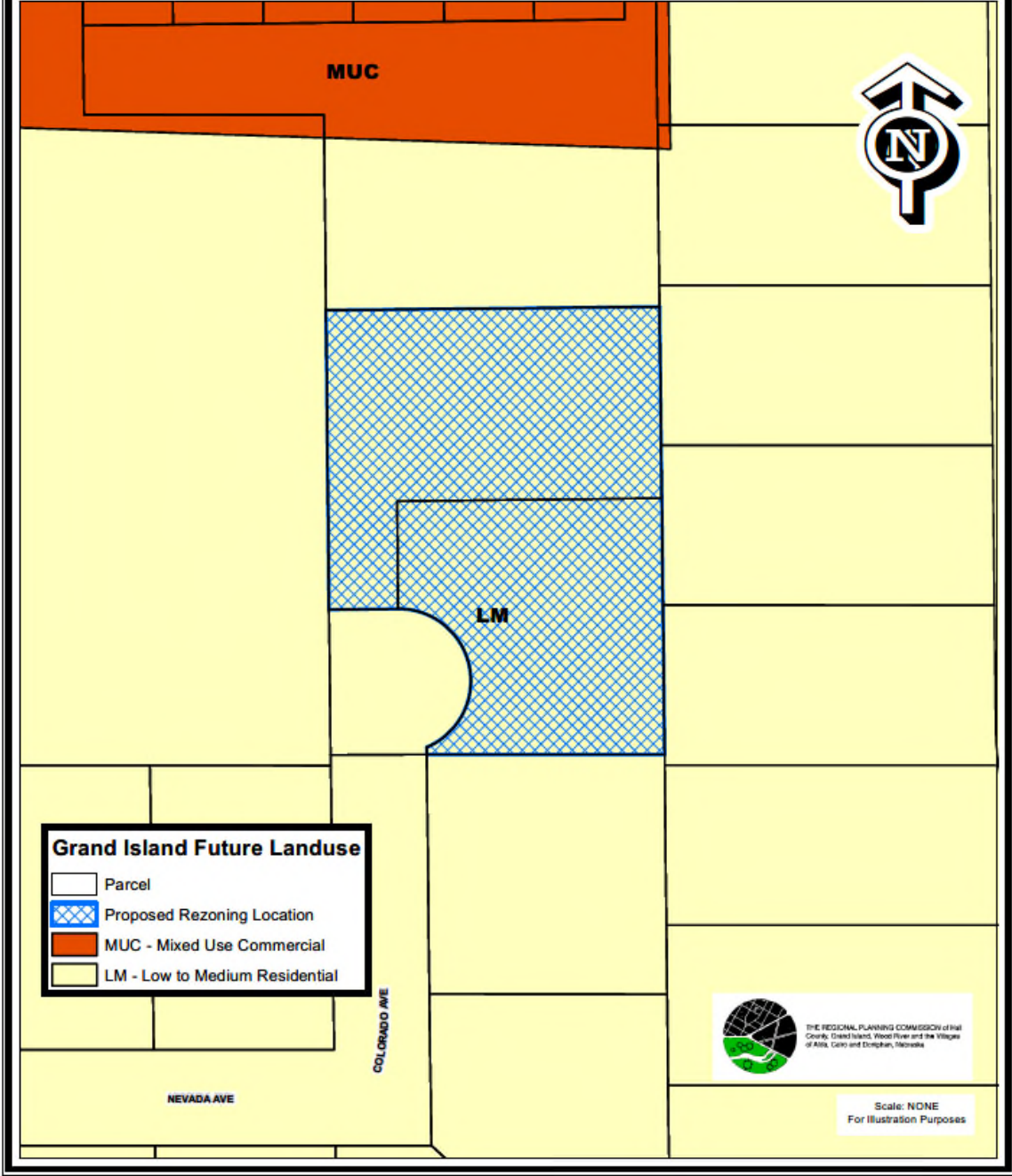
That the Regional Planning Commission recommend that the Grand Island City Council change the zoning on this site from from LLR Large Lot Residential to R-1 Suburban Density Residential.

_____ Chad Nabity AICP, Planning Director

Location Map Proposed Zoning Change



**Location Map
Proposed Zoning Change**



APPLICATION FOR REZONING OR ZONING ORDINANCE CHANGE

Regional Planning Commission

Check Appropriate Location:

- ☒ City of Grand Island and 2 mile zoning jurisdiction
☐ Alda, Cairo, Doniphan, Wood River and 1 mile zoning jurisdiction
☐ Hall County

RPC Filing Fee

\$900

(see reverse side)

plus Municipal Fee*

\$50.00

*applicable only in Alda, Doniphan, Wood River

A. Applicant/Registered Owner Information (please print):

Applicant Name FAmos Construction Inc Phone (h) 308-390-2455 (w) _____

Applicant Address PO Box 1665 Grand Island NE 68802

Registered Property Owner (if different from applicant) _____

Address _____ Phone (h) _____ (w) _____

B. Description of Land Subject of a Requested Zoning Change:

Property Address 3015 & 3019 Colorado Ave. Grand Island NE 68803

Legal Description: (provide copy of deed description of property)

Lot 14&15 Block _____ Subdivision Name Northwest Gateway, and/or

All/Part _____ ¼ of Section _____ TWP _____ RGE _____ W6PM

C. Requested Zoning Change:

1. Property Rezoning (yes ☒) (no ☐)
(provide a properly scaled map of property to be rezoned)

From LLR to R1

2. Amendment to Specific Section/Text of Zoning Ordinance (yes ☐) (no ☒)
(describe nature of requested change to text of Zoning Ordinance)

D. Reasons in Support of Requested Rezoning or Zoning Ordinance Change:

To divide these two lots into 3-4 lots in order for them to be sold competitively.

NOTE: This application shall not be deemed complete unless the following is provided:

1. Evidence that proper filing fee has been submitted.
2. A properly scaled map of the property to be rezoned (if applicable), and copy of deed description.
3. The names, addresses and locations of all property owners immediately adjacent to, or within, 300 feet of the perimeter of the property to be rezoned (if the property is bounded by a street, the 300 feet shall begin across the street from the property to be rezoned).
4. Acknowledgement that the undersigned is/are the owner(s), or person authorized by the owner(s) of record title of any property which is requested to be rezoned:

A public hearing will be held for this request

Signature of Owner or Authorized Person  Date 6/21/22

Note: Please submit a copy of this application, all attachments plus any applicable municipal filing fee to the appropriate Municipal Clerk's Office. RPC filing fee must be submitted separately to the Hall County Treasurer's Office (unless application is in Grand Island or its 2 mile zoning jurisdiction, then the RPC filing fee must be submitted to the G.I. City Clerk's Office).

Application Deemed Complete by RPC: mo. _____ day. _____ yr. _____ Initial _____

RPC form revised 10/23/19

Chad Nabity

From: Pat O'Neill <pat@oneillwr.com>
Sent: Monday, July 25, 2022 1:27 PM
To: Chad Nabity
Subject: Zoning Change Letter

This message was sent from outside the company. Please do not click links or open attachments unless you recognize the source of this email and know the content is safe. If you are unsure submit a helpdesk ticket at <https://helpdesk.grand-island.com>

Mr Nabity,

I am in receipt of your letter regarding the zoning change on Colorado Avenue adjacent to the property I own on Montanna.

Please note that I am in favor of the rezoning as proposed.

Thanks,

Pat

Patrick C. O'Neill
O'Neill Wood Resources
O'Neill Transportation and Equipment
PO Box 290 Alda, NE 68810
Office 308-384-1690 Fax 308-381-1697
cell 308-380-6032



Hall County Regional Planning Commission

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

Item F2

**Public Hearing - Redevelopment Plan - Grand Island - Public
Hearing Concerning a redevelopment plan for CRA Area No. 34 to
allow for redevelopment of property located north of 13th Street
and west of the Moore's Creek Drainway (Millennial Estates
Subdivision as proposed)**

Staff Contact:

Agenda Item #5

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

July 26, 2022

SUBJECT:

Redevelopment plan amendment for property located in Blight and Substandard Area 34 located north of 13th Street and west of the Moore's Creek Drainway being platted as Millennial Estates Subdivision, in Hall County, Nebraska to support this development. (C—34-22GI)

PROPOSAL:

Starostka Group Unlimited is proposing to develop the properties described above for residential recreational purposes. The property is zoned a combination of R-2 Low Density Residential the proposed uses are permitted in this zoning district.

OVERVIEW:

The purpose of the CRA and the designated blight and substandard area is to provide incentives for development in underdeveloped areas of the community. This area has already been declared blighted and substandard the Grand Island City Council.

This project is **consistent** with the **existing zoning** and the **future land use plan** for this area within the City of Grand Island. This is evident by the existing zoning districts and fact that the property was rezoned for these uses in 2021. This development will promote housing construction in Grand Island.

The Regional Planning Commission recommendation is limited to the appropriateness of the proposed use at this location. The Grand Island Comprehensive Plan calls for the development of a mix of commercial and residential uses at this location. This proposed development will install, extend and connect to city utilities including sewer and water at this location.

The Planning Commission is required to comment on these applications to confirm that expenditure of public funds through TIF is not supporting uses that would be inconsistent with the comprehensive plan. The proposed use for a mixed use development at this location appears to be supported by the plan.

RECOMMENDATION:

That the Regional Planning Commission recommends find that the redevelopment plan is consistent with the Comprehensive Plan (general plan for development) of the city of Grand Island. A resolution is attached for your consideration.

_____ Chad Nabity AICP, Planning Director

Redevelopment Plan Amendment Grand Island CRA Area 34 July 2022

The Community Redevelopment Authority (CRA) of the City of Grand Island intends to amend the Redevelopment Plan for Area 34 within the city, pursuant to the Nebraska Community Development Law (the “Act”) and provide for the financing of a specific infrastructure related project in Area 34.

Executive Summary:

Project Description

THE REDEVELOPMENT APPROXIMATELY 49 ACRES OF PROPERTY LOCATED NORTH OF 13TH STREET SOUTH OF STATE STREET AND WEST OF THE MOORE’S CREEK DRAINWAY IN NORTHWEST GRAND ISLAND FOR A RESIDENTIAL HOUSING INCLUDING UP TO 120 UNITS OF HOUSING.

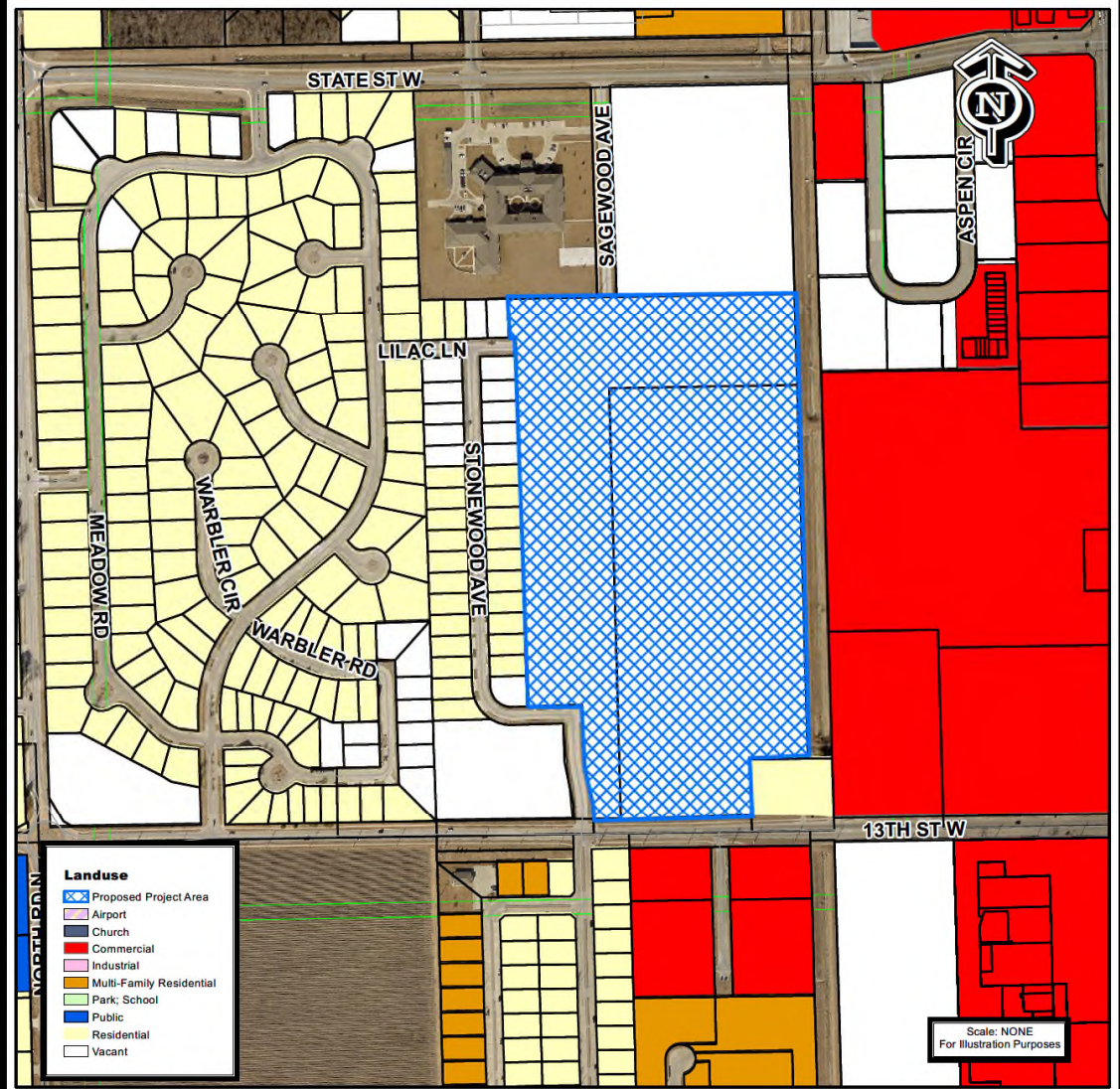
The use of Tax Increment Financing to aid in redevelopment expenses associated with platting and installing the necessary infrastructure (streets, sanitary sewer, water, and storm sewer) for the development of 120 units of housing. The use of Tax Increment Financing is an integral part of the development plan and necessary to make this project affordable. The 2020 Housing Study for the City of Grand Island identified a need of 1361 new rental and owner occupied housing units by 2024.

Starostka Group Unlimited, Inc has purchased a portion of this property and has an option to purchase rest for residential development. Changes in the cost of construction, availability of materials and the approval of several other housing projects using Tax Increment Financing have led to this application for assistance with the project. This project will also include building a portion of Claude Road along the eastern side of the property and relocating the existing ditch for the Moore’s Creek Drainway. The developer is responsible for and has provided evidence that they can secure adequate debt financing to cover the costs associated with the construction of units. The Grand Island Community Redevelopment Authority (CRA) intends to pledge the ad valorem taxes generated over multiple 15 year periods beginning January 1, 2024 towards the allowable costs and associated financing for the development of this property.

TAX INCREMENT FINANCING TO PAY FOR THE DEVELOPMENT OF THE PROPERTY WILL COME FROM THE FOLLOWING REAL PROPERTY:
Property Description (the “Redevelopment Project Area”)

Legal Descriptions: Part of the E ½ of the SW ¼ of 12-11-10 (PID 400149971) and Part of the E ½ of the SW ¼ 12-11-10 (PID 400149966)

TAX INCREMENT FINANCING - PROJECT SITE **EXISTING LANDUSE MAP**



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

Existing Land Use and Subject Property

The tax increment will be captured for the tax years the payments for which become delinquent in years 2023 through 2048 inclusive. The TIF contract will be structured so it can be amended each year for up to ten years to add the housing units to be completed during that year. No single property will be eligible for TIF for a period of more than 15 years.

The real property ad valorem taxes on the current valuation will continue to be paid to the normal taxing entities. The increase will come from development of the property for residential and commercial uses as previously described.

Statutory Pledge of Taxes.

In accordance with Section 18-2147 of the Act and the terms of the Resolution providing for the issuance of the TIF Note, the Authority hereby provides that any ad valorem tax on the Redevelopment Project Area for the benefit of any public body be divided for a period of fifteen years after the effective date of this provision as set forth in the Redevelopment Contract or any amendment to the redevelopment contract, consistent with this Redevelopment Plan. The plan anticipates that each phase of the development will constitute new effective date for the purposes of determining the period of fifteen years. Said taxes shall be divided as follows:

a. That portion of the ad valorem tax which is produced by levy at the rate fixed each year by or for each public body upon the redevelopment project valuation shall be paid into the funds, of each such public body in the same proportion as all other taxes collected by or for the bodies; and

b. That portion of the ad valorem tax on real property in the redevelopment project in excess of such amount, if any, shall be allocated to and, when collected, paid into a special fund of the Authority to pay the principal of; the interest on, and any premiums due in connection with the bonds, loans, notes, or advances on money to, or indebtedness incurred by, whether funded, refunded, assumed, or otherwise, such Authority for financing or refinancing, in whole or in part, a redevelopment project. When such bonds, loans, notes, advances of money, or indebtedness including interest and premium due have been paid, the Authority shall so notify the County Assessor and County Treasurer and all ad valorem taxes upon real property in such redevelopment project shall be paid into the funds of the respective public bodies.

Pursuant to Section 18-2150 of the Act, the ad valorem tax so divided is hereby pledged to the repayment of loans or advances of money, or the incurring of any indebtedness, whether funded, refunded, assumed, or otherwise, by the CRA to finance or refinance, in whole or in part, the redevelopment project, including the payment of the principal of, premium, if any, and interest on such bonds, loans, notes, advances, or indebtedness.

Redevelopment Plan Amendment Complies with the Act:

The Community Development Law requires that a Redevelopment Plan and Project consider and comply with a number of requirements. This Plan Amendment meets the statutory qualifications as set forth below.

1. The Redevelopment Project Area has been declared blighted and substandard by action of the Grand Island City Council on September 28, 2021.[§18-2109] Such declaration was made after a public hearing with full compliance with the public notice requirements of §18-2115 of the Act.

2. Conformation to the General Plan for the Municipality as a whole. [§18-2103 (13) (a) and §18-2110]

Grand Island adopted a Comprehensive Plan on July 13, 2004. This redevelopment plan amendment and project are consistent with the Comprehensive Plan, in that no changes in the Comprehensive Plan elements are intended. This plan merely provides funding for the developer to rehabilitate the building for permitted uses on this property as defined by the current and effective zoning regulations. **The Hall County Regional Planning Commission held a public hearing at their meeting on August 3, 2022 and passed Resolution 2022-XX confirming that this project is consistent with the Comprehensive Plan for the City of Grand Island.** The Grand Island Public School District has submitted a formal request to the Grand Island CRA to notify the District any time a TIF project involving a housing subdivision and/or apartment complex is proposed within the District. The school district was notified of this plan amendment prior to it being submitted to the CRA for initial consideration.

3. The Redevelopment Plan must be sufficiently complete to address the following items: [§18-2103(13) (b)]

a. Land Acquisition:

This Redevelopment Plan for Area 34 provides for real property acquisition and this plan amendment does not prohibit such acquisition. There is no proposed acquisition by the authority.

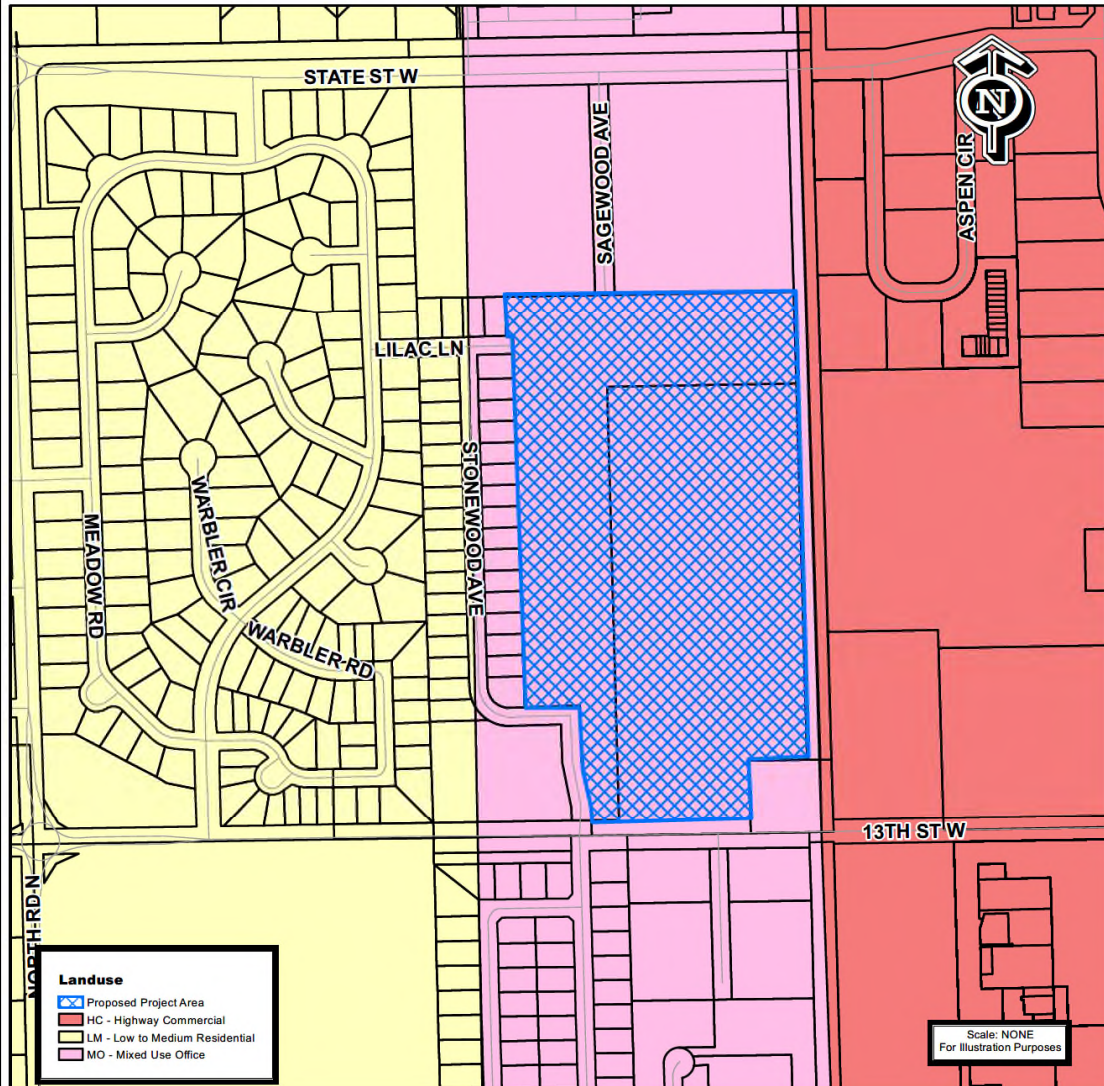
b. Demolition and Removal of Structures:

The project to be implemented with this plan does not provide for the demolition and removal any structures on this property.

c. Future Land Use Plan

See the attached map from the 2004 Grand Island Comprehensive Plan. All of the area around the site in private ownership is planned for low to medium density residential development. This property is in private ownership. [§18-2103(b) and §18-2111] The attached map also is an accurate site plan of the area after redevelopment. [§18-2111(5)]

TAX INCREMENT FINANCING - PROJECT SITE FUTURE LANDUSE MAP

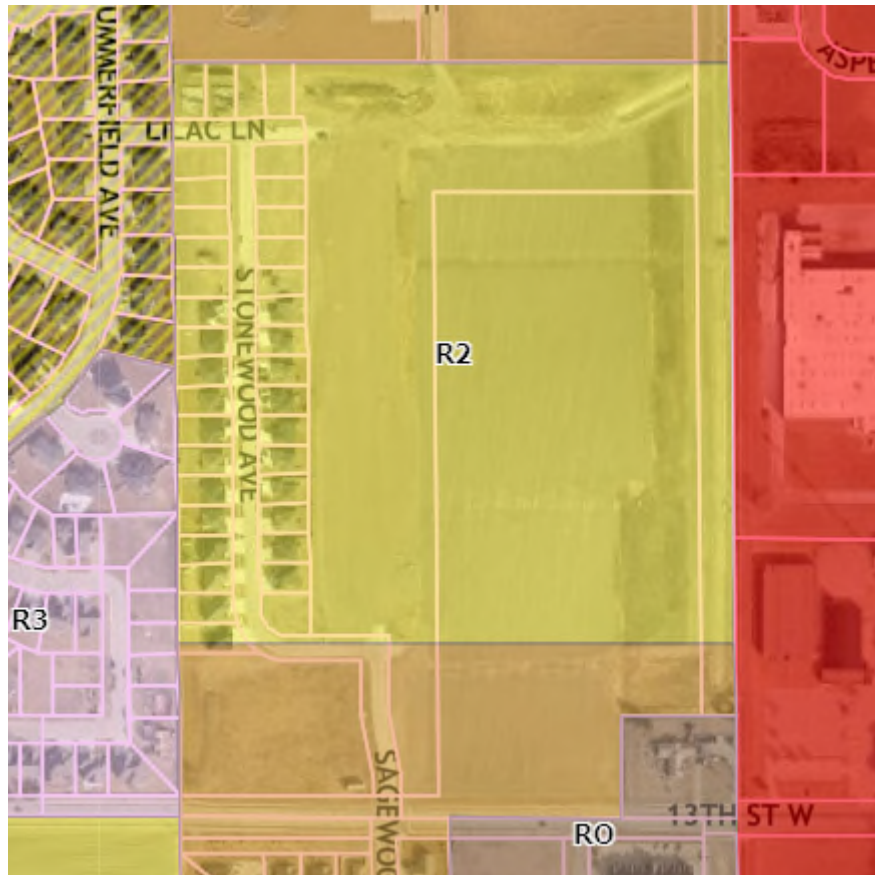


THE REGIONAL PLANNING COMMISSION of Hall
County, Grand Island, Wood River and the Villages
of Aida, Cairo and Duniphan, Nebraska

City of Grand Island Future Land Use Map

d. Changes to zoning, street layouts and grades or building codes or ordinances or other Planning changes.

The area is zoned R4 High Density Residential along 13th street and R2 Low Density Residential on the northern portion of the site. The future land use map calls for medium density to office use development across this entire site. New public streets and utilities are anticipated and needed to support this project and it is anticipated that TIF revenues will offset the costs of those improvements. No changes are anticipated in building codes or other ordinances. No other planning changes contemplated. [§18-2103(b) and §18-2111]



Current Zoning on the Site

e. Site Coverage and Intensity of Use

The R2 zoning district allows for one dwelling unit per 6000 square feet of lot space with a 6000 square foot minimum lot size. The R0 zoning district does not limit the density of housing units but does require minimum 6000 square foot lot. The development as proposed will have a residential density of 2.4 units per acre. *Appendix A of this plan includes the developer's vision for the development.* [§18-2103(b) and §18-2111]

f. Additional Public Facilities or Utilities

Sanitary sewer and water are available to support this development. Both sanitary sewer and water will need to be extended throughout the site. TIF revenues will be used to offset the cost of these public utility improvements.

Electric utilities are sufficient for the proposed use of this property. Electric lines, transformers, and conduit will need to be extended throughout the property.

No other publicly owned utilities would be impacted by the development. §18-2103(b) and §18-2111]

4. The Act requires a Redevelopment Plan provide for relocation of individuals and families displaced as a result of plan implementation. This property is vacant and has been vacant for more than 1 year; no relocation is contemplated or necessary. [§18-2103.02]

5. No member of the Authority, nor any employee thereof holds any interest in any property in this Redevelopment Project Area. [§18-2106] No members of the authority or staff of the CRA have any interest in this property.

6. Section 18-2114 of the Act requires that the Authority consider:

a. Method and cost of acquisition and preparation for redevelopment and estimated proceeds from disposal to redevelopers.

The purchase price of the property is \$810,000 as an eligible expense. The estimated costs of utilities including sewer and water is \$1,446,189. Streets and drainage are estimated at \$2,520,655. Planning activities including engineering, architecture, legal fees and government fees are estimated at \$872,706. The total of the eligible expenses for this project is estimated by the developer at \$5,650,000.

No property will be transferred to redevelopers by the Authority. The developer will provide and secure all necessary financing.

b. Statement of proposed method of financing the redevelopment project.

The developer will provide all necessary financing for the project. The Authority will assist the project by granting the sum of \$5,650,000 from the proceeds of the TIF. This indebtedness will be repaid from the Tax Increment Revenues generated from the project. TIF revenues shall be made available to repay the original debt and associated interest after January 1, 2023 through December 2048.

c. Statement of feasible method of relocating displaced families.

No families will be displaced as a result of this plan.

7. Section 18-2113 of the Act requires:

Prior to recommending a redevelopment plan to the governing body for approval, an authority shall consider whether the proposed land uses and building requirements in the redevelopment project area are designed with the general purpose of accomplishing, in conformance with the general plan, a coordinated, adjusted, and harmonious development of the city and its environs which will, in accordance with present and future needs, promote health, safety, morals, order, convenience, prosperity, and the general welfare, as well as efficiency and economy in the process of development, including, among other things, adequate provision for traffic, vehicular parking, the promotion of safety from fire, panic, and other dangers, adequate provision for light and air, the promotion of the healthful and convenient distribution of population, the provision of adequate transportation, water, sewerage, and other public utilities, schools, parks, recreational and community facilities, and other public requirements, the promotion of sound design and arrangement, the wise and efficient expenditure of public funds, and the prevention of the recurrence of insanitary or unsafe dwelling accommodations or conditions of blight.

The Authority has considered these elements in proposing this Plan. This amendment, in and of itself will promote consistency with the Comprehensive Plan. This will have the intended result of preventing recurring elements of unsafe buildings and blighting conditions. This will accomplish the goal of increasing the number of residential units within the City of Grand Island and encouraging infill development.

8. Time Frame for Development

Development of this project is anticipated to begin in the 2022 year. The build out of the subdivision is planned in five phases between 2023 and 2032. It is anticipated that the units in this development will be fully built out by 2032 with the tax increment on those homes extending to 2048. Excess valuation should be available for the first homes built with this project for 15 years beginning with the 2023 tax year.

9. Justification of Project

The 2020 housing study for the City of Grand Island projected that by 2024 we would need an additional 1361 new housing units. There should be 902 non-age restricted units with 518 owner occupied and with 384 rental units. There should be 459 age restricted unit 459 with 222 as 55+ owner occupied and with 237 as 55+ rental units. Between January 1 of 2020 and December of 2021 the city issued permits for 430 new housing units including both restricted and unrestricted units leaving a need for 931 additional units by 2024. The current housing market, a combination of the cost of producing housing and the prevailing wages, has not created a situation that gives the markets sufficient incentive to build the number housing units required to meet community needs. This lack of housing options impacts a variety of other areas within the community including work force development, overcrowding, and maintenance of residential units. This project will create new housing options for all citizens and potential citizens of Grand Island and will likely result in the sale of existing homes around the city.

10. Cost Benefit Analysis Section 18-2113 of the Act, further requires the Authority conduct a cost benefit analysis of the plan amendment in the event that Tax Increment Financing will be used. This analysis must address specific statutory issues.

As authorized in the Nebraska Community Development Law, §18-2147, *Neb. Rev. Stat.* (2019), the City of Grand Island has analyzed the costs and benefits of the proposed Redevelopment Project, including:

Project Sources and Uses. Approximately \$5,650,000 in public funds from tax increment financing provided by the Grand Island Community Redevelopment Authority will be required to complete the project. This investment by the Authority will leverage \$32,424,550 in private sector financing and investment; a private investment of \$5.74 for every TIF dollar invested.

Use of Funds	Source of funds		
Description	TIF Funds	Private Funds	Total
Site Acquisition	\$810,000		\$810,000
Building Costs		\$32,400,000	\$32,400,000
Sewer and Water	\$1,446,189		\$1,446,189
Public Streets/ sidewalks	\$2,520,655		\$2,520,655
Planning (Arch. & Eng.)	\$872,706		\$872,706
Legal/ TIF contract	\$450	\$24,550	\$25,000
Total	\$5,650,00	\$32,424,550	\$38,074,550

Tax Revenue. The property to be redeveloped is anticipated to have a January 1, 2023 valuation of approximately \$149,793. Based on the 2021 levy this would result in a real property tax of approximately \$3,247. It is anticipated that the assessed value will increase by \$32,400,000 upon full completion, as a result of the site redevelopment. This development will result in an estimated tax increase of over \$699,000 annually. The tax increment gained from this Redevelopment Project Area would not be available for use as city general tax revenues, for the period of the bonds, but would be used for eligible private redevelopment costs to enable this project to be realized.

Estimated 2023 assessed value:	\$ 149,793
Estimated value after completion	\$ 32,400,000
Increment value	\$ 32,250,261
Annual TIF generated (estimated)	\$ 699,308
TIF bond issue	\$ 5,650,000

(a) Tax shifts resulting from the approval of the use of Tax Increment Financing;

The redevelopment project area currently has an estimated valuation of \$89,739. The proposed redevelopment will create additional valuation of \$32,400,000 over the course of the next ten years. The project creates additional valuation that will support taxing entities long after the project is paid off along with providing 120 additional housing units and provide for the development and construction of Claude Road on the east side

of this property. The tax shift from this project will be equal to the total of the bond principal of \$5,650,000 if fully funded and any associated interest on the bond to be assigned with contract approval.

(b) Public infrastructure and community public service needs impacts and local tax impacts arising from the approval of the redevelopment project;

Existing water and waste water facilities will not be negatively impacted by this development. The electric utility has sufficient capacity to support the development. This is infill development with services connecting to existing line with capacity. This development will result in a larger number of students for Grand Island Public Schools. Fire and police protection are available and should not be negatively impacted by this development though there will be some increased need for officers and fire fighters as the City continues to grow whether from this project or others.

(c) Impacts on employers and employees of firms locating or expanding within the boundaries of the area of the redevelopment project;

This will provide additional housing options for the residents of Grand Island. The National Homebuilders Association estimated in a 2014 study¹ that each unit of single family housing resulted in 2.97 full time equivalent jobs so this development at 13 units per year would represent an additional 39 FTE's within the city for the next nine years.

(d) Impacts on other employers and employees within the city or village and the immediate area that are located outside of the boundaries of the area of the redevelopment project; and

This project will not have a negative impact on other employers different from any other expanding business within the Grand Island area. Grand Island does have tight labor market and part of that is due to the availability and cost of housing. This development may help alleviate some of those pressures.

(e) Impacts on student populations of school districts within the City or Village:

This development will have an impact on the Grand Island School system and will likely result in additional students at the elementary and secondary school levels.

The average number of persons per household in Grand Island for 2015 to 2019 according the American Community Survey is 2.61. 120 additional households would house 313 people. According to the 2010 census 19.2% of the population of Grand Island was over 4 years old and under 18 years old. 2020 census number for this population cohort are not yet available but 27.6% of the 2021 population is less than 18 years of age this is the same percentage as the under 18 age cohort in 2010. If the averages hold it

¹ <https://www.nahb.org/news-and-economics/housing-economics/housings-economic-impact/impact-of-home-building-and-remodeling-on-the-us-economy>

would be expected that there would be an additional 60 school age children generated by this development. If this develops at a rate of 13 units per year for 9 years approximately 7 children could be added to the school age population every year with this development. These 7 children will likely be spread over the full school age population from elementary to secondary school. According to the National Center for Educational Statistics² the 2019-20 enrollment for GIPS was 10,070 students and the cost per student in 2017-18 was \$12,351 of that \$4,653 is generated locally.

The Grand Island Public School System was notified on January 31, 2022 that the CRA would be considering this application at their July 13, 2022 meeting.

(f) Any other impacts determined by the authority to be relevant to the consideration of costs and benefits arising from the redevelopment project.

This project is consistent the goals of the 2020 Housing Study for the City of Grand Island to create more than 1361 new housing units. Between January of 2020 and December of 2021 the City of Grand Island has issue permits for 430 housing units. The local housing market is not capable of producing the number of units needed at market rate given the costs of building and development.

Time Frame for Development

Development of this project is anticipated to be completed between Fall of 2022 and the end of 2032. The base tax year should be calculated on the value of the property as of January 1, 2023 for the first phase with each phase based on the preceding year's valuation of the property included in the amendment for that year. Excess valuation should be available for this project beginning in 2023 with taxes due in 2024. Excess valuation will be used to pay the TIF Indebtedness issued by the CRA per the contract between the CRA and the developer for a period not to exceed 15 years on each property or an amount not to exceed a base amount of \$5,650,000 the projected amount of increment based upon the anticipated value of the project and current tax rate. Based on the estimates of the expenses of the rehabilitation the developer will spend at least \$5,650,000 on TIF eligible activities.

² https://nces.ed.gov/ccd/districtsearch/district_detail.asp?ID2=3100016



BACKGROUND INFORMATION RELATIVE TO TAX INCREMENT FINANCING REQUEST

Project Redeveloper Information

Business Name:

Starostka Group Unlimited, Inc.

Address:

429 Industrial Lane

Telephone No.: (308) 385-0636

Fax No.: _____

Email: jordanstar@stargroupunl.com

Contact:

Jordan Starostka

Application Submission Date: 6/7/2022

Brief Description of Applicant's Business:

Applicant is a developer and contractor that provides comprehensive contracting for residential, commercial, and civil/industrial projects.

Legal Description/Address of Proposed Project

MISC TRACTS 12-11-10 PT E1/2 SW1/4 and MISCELLANEOUS TRACTS 12-11-10 PT E 1/2 SW 1/4 34.41 AC (3812 W. 13th)

Community Redevelopment Area Number _____

Present Ownership Proposed Project Site:
Starostka Group, Unlimited (PID 400149971)
Blender, LLC (PID 400149966)

Is purchase of the site contingent on Tax Increment Financing Approval? Yes ☒ No ☐

Proposed Project: Building square footage, size of property, description of buildings – materials, etc. Please attach site plan, if available.

Redeveloper intends to construct an approximately 120 unit residential subdivision in multiple phases. The project site is currently vacant and in the need of significant infrastructure improvements to be developable and usable for any purposes.

See attached preliminary proposed site plan. The project will consist of three phases of residential development, with subphases as appropriate, and a phase for the construction of Claude Road. The phases are referred to on the site plan as (i) Phase 1, (ii) Phase 2, (iii) Phase 3, and (iv) Claude Road.

If Property is to be Subdivided, Show Division Planned: See attached preliminary site plan

VI. Estimated Project Costs: **See attached explanation of estimated costs**

Acquisition Costs:

A. Land	\$ _____
B. Building	\$ _____

Construction Costs:

A. Renovation or Building Costs:	\$ _____
B. On-Site Improvements:	
Sewer	\$ _____
Water	\$ _____
Electric	\$ _____
Gas	\$ _____
Public Streets/Sidewalks	\$ _____

Private Streets	\$ _____
Trails	\$ _____
Grading/Dirtwork/Fill	\$ _____
Demolition	\$ _____
Other	\$ _____
Total	\$ _____

Soft Costs:

A. Architectural & Engineering Fees:	\$ _____
B. Financing Fees:	\$ _____
C. Legal	\$ _____
D. Developer Fees:	\$ _____
E. Audit Fees	\$ _____
F. Contingency Reserves:	\$ _____
G. Other (Please Specify)	\$ _____

TOTAL \$ _____

Total Estimated Market Value at Completion: \$ 32,400,000

Source for Estimated Market Value \$270,000 per unit x 120 residential units

Source of Financing:

A. Developer Equity:	\$ _____
B. Commercial Bank Loan:	\$ _____
C. Tax Credits:	
1. N.I.F.A.	\$ _____
2. Historic Tax Credits	\$ _____
3. New Market Tax Credits	\$ _____
4. Opportunity Zone	\$ _____
D. Industrial Revenue Bonds:	\$ _____
E. Tax Increment Assistance:	\$ _____
F. Enhanced Employment Area	\$ _____

G. Nebraska Housing Trust Fund \$ _____

H. Other \$ _____

Name, Address, Phone & Fax Numbers of Architect, Engineer and General Contractor:

Estimated Real Estate Taxes on Project Site Upon Completion of Project:
(Please Show Calculations)

There will be approximately 120 residential units. Based on applicant's plan to develop and construct workforce housing, we are assuming an average valuation of approximately \$270,000 per unit. There will likely be some difference between units, but the average value of \$270,000 and a presumed tax levy of 2.161133 would yield a annual real estate tax of \$5,835 per lot.

While the construction of the units will be phased, when completed the taxes on the entire project would be approximately \$646,200 (\$5,385x120)

Project Construction Schedule: Please see attached explanation

Construction Start Date:

2022

Construction Completion Date:

anticipated 2028 (would like flexibility until

If Phased Project:

_____	Year	_____	% Complete
_____	Year	_____	% Complete
_____	Year	_____	% Complete
_____	Year	_____	% Complete
_____	Year	_____	% Complete
_____	Year	_____	% Complete

XII. Please Attach Construction Pro Forma

XIII. Please Attach Annual Income & Expense Pro Forma

(With Appropriate Schedules)

TAX INCREMENT FINANCING REQUEST INFORMATION

Describe Amount and Purpose for Which Tax Increment Financing is Requested:

Redeveloper is requesting \$5,650,000 in TIF over all of the phases of the project. Redeveloper is requesting the TIF bond be issued at 8% interest.

TIF would assist with the cost of the infrastructure improvements necessary to develop the project site. This would include approximately: \$810,000 in site acquisition, \$4,000,000 in infrastructure improvements, \$873,000 in architectural, engineering, and legal fees, and 8% interest on the TIF bond. The 8% interest is necessary to justify the long term commitment and risk over the multi-year, multiple phase redevelopment project.

See attached addendum for additional information.

Statement Identifying Financial Gap and Necessity for use of Tax Increment Financing for Proposed Project:

Applicant desires to develop a residential subdivision with approximately 120 workforce housing units. The goal for the workforce housing units is to keep the average final value at approximately \$270,000 per unit. Construction costs are so high right that this will be a challenge. Without the requested TIF assistance, which equates to approximately \$83,000 per lot, this would be impossible. A large scale subdivision like the proposed project is simply not possible with the required cost of infrastructure without the assistance of TIF. It would be particularly impossible to build any workforce housing without TIF, because the applicant could never recover its costs, let alone make any profit necessary for the risk involved with this project.

Municipal and Corporate References (if applicable). Please identify all other Municipalities, and other Corporations the Applicant has been involved with, or has completed developments in, within the last five (5) years, providing contact person, telephone and fax numbers for each:

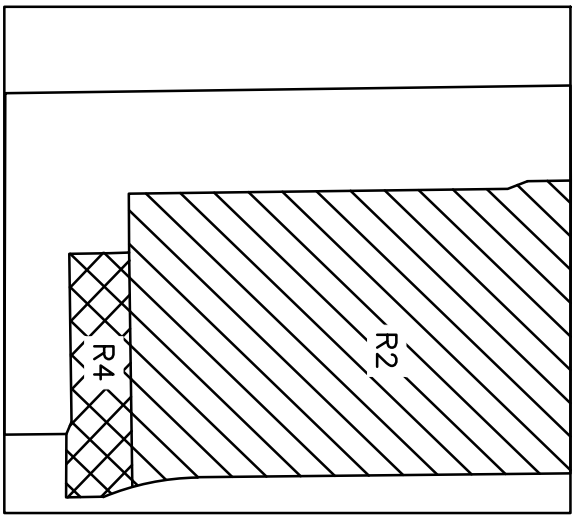
Post Office Box 1968
Grand Island, Nebraska 68802-1968
Phone: 308 385-5240
Fax: 308 385-5423
Email: cnabity@grand-island.com

SUBDIVISION AREA = 49.6 ACRES
LOT USAGE
120 LOTS
1 OUTLOTS

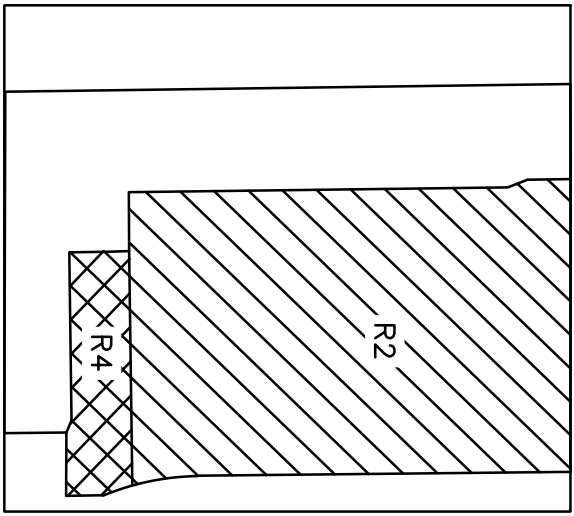
OWNER / DEVELOPER
STAROSTKA GROUP UNLIMITED, INC
429 INDUSTRIAL LANE
GRAND ISLAND, NE 68803

ENGINEER/LAND SURVEYOR
OLSSON
201 E. 2ND ST.
GRAND ISLAND, NE 68802

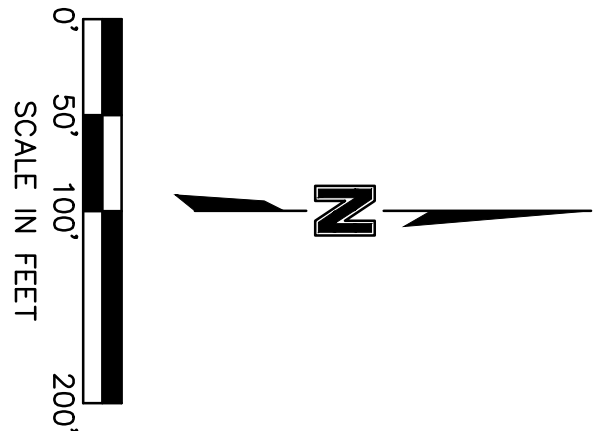
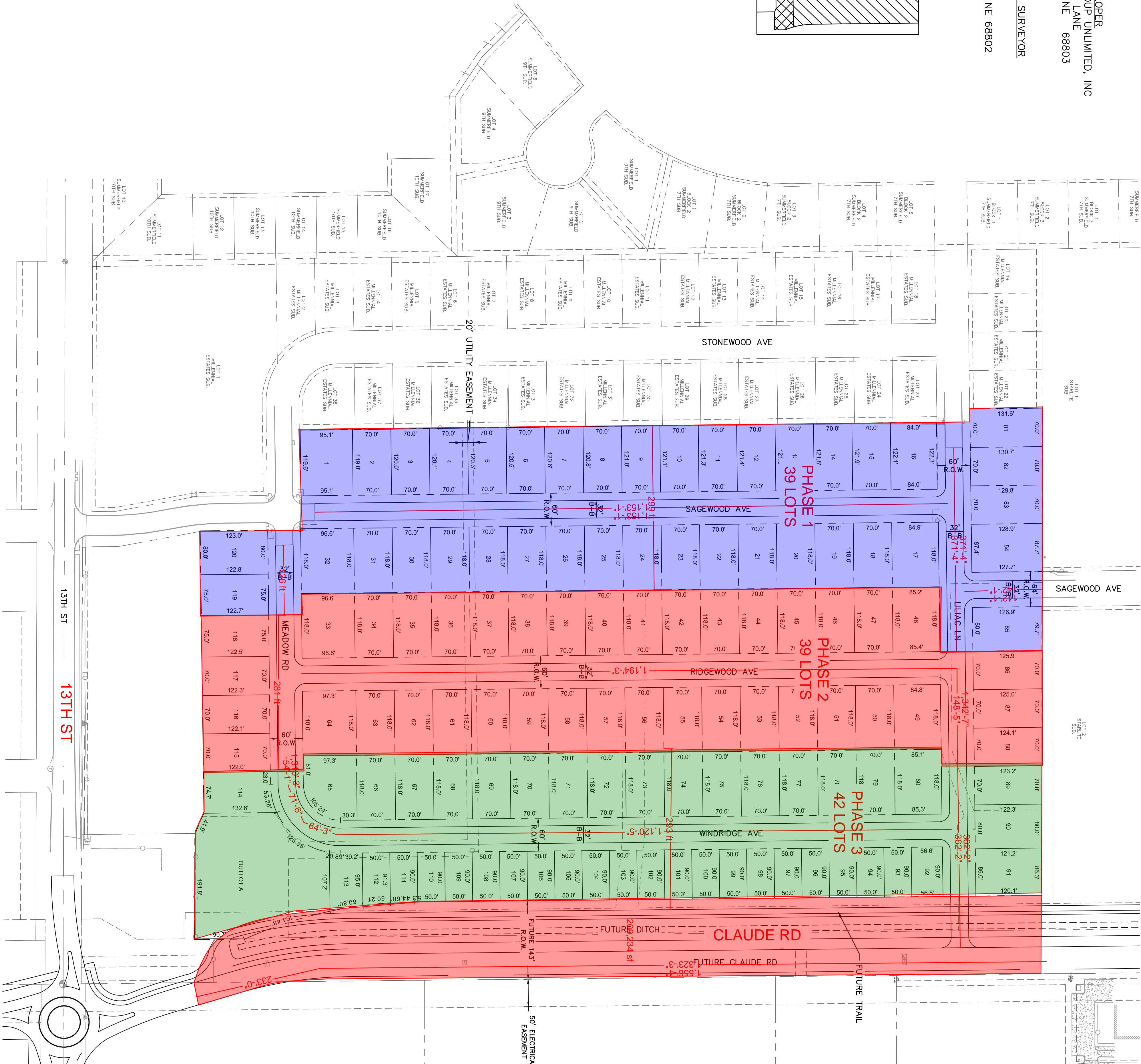
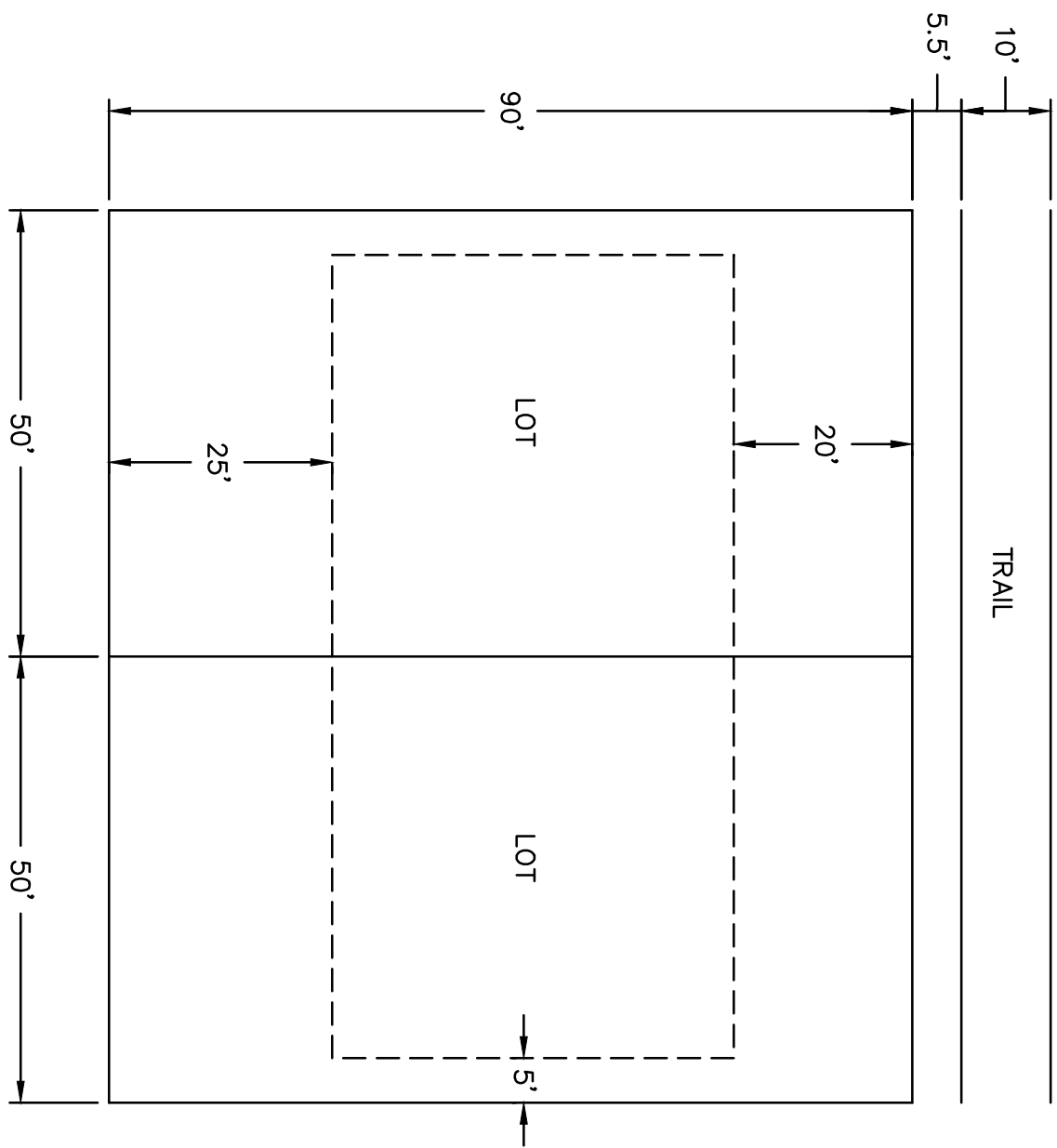
EXISTING ZONING



PROPOSED ZONING



- PHASING BOUNDARY
- PROPOSED PROPERTY LINE
- PROPOSED EASEMENT LINE
- FLOOD PLAIN ZONE BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE
- WATER MAIN
- SANITARY SEWER
- STORM SEWER
- MEASURED DISTANCE
- RECORDED DISTANCE
- FOUND PROPERTY CORNER



120 TOTAL LOTS

olsson

201 East 2nd Street
Grand Island, NE 68801 TEL 308.384.8750 www.olsson.com

REV. NO.	DATE	REVISIONS DESCRIPTION

LOT LAYOUT	
MILLENNIAL ESTATES SUBDIVISION PRELIMINARY PLAT	
GRAND ISLAND, NEBRASKA	

drawn by:	SMG
checked by:	BJD
approved by:	BJD
QA/QC by:	022-00432
project no.:	022-00432
drawing no.:	5.5.2022

SHEET
1 of 3

Explanation of Estimated Costs

LAND ACQUISITION:

- PID 400149971 was recently acquired for approximately \$410,000
- PID 400149966 is under contract and will be acquired for approximately \$400,000

TIF USES:

Total proposed TIF uses for the Project are approximately \$5,650,000:

Subdivision Phase 1	\$1,613,788
Subdivision Phase 2	\$1,521,263
Subdivision Phase 3	\$1,321,582
Claude Road	\$1,192,916
Total	\$5,649,549

Redeveloper requests a TIF Bond with an interest rate of 8%. The 8% interest rate is necessary for the financing and investment, based on the risk of the large infrastructure investment for the multi-phase project.

The TIF uses consist of site acquisition costs, site preparation, utility and infrastructure improvements, and engineering, architectural, and legal fees.

The proposed TIF uses by phase are set forth in the chart below:

MILLENNIAL ESTATES REDEVELOPMENT PROJECT

Phase	Phase 2	Phase 3	Phase 4	Claude Rd	total
Lots	39	39	42	0	120
Anticipated Construction Year	2022	2025	2027	2027	n/a
TIF Uses (see below)	\$1,613,788	\$1,521,263	\$1,321,582	\$1,192,916	\$5,649,549

TIF USES

PAVING / Grading	\$526,873	\$568,590	\$561,792	\$738,400	\$2,395,655
Utilities (Water & Wastewater)	\$402,339	\$320,478	\$461,472	\$114,400	\$1,298,689
Dewatering	\$57,500	\$30,000	\$60,000	\$0	\$147,500
Lighting / Striping	\$0	\$0	\$0	\$125,000	\$125,000
TOTAL INFRASTRUCTURE	\$986,712	\$919,068	\$1,083,264	\$977,800	\$3,966,844
Site Acquisition	\$410,000	\$400,000	\$0	\$0	\$810,000
Survey, Engineering, Legal	\$217,077	\$202,195	\$238,318	\$215,116	\$872,706
Total	\$1,613,788	\$1,521,263	\$1,321,582	\$1,192,916	\$5,649,549

All costs set forth herein are preliminary estimates and will be certified upon completion. Given the current state of labor and materials pricing in the construction industry, it is likely that the prices will continue to increase and will not go down any time soon.

OVERALL PROJECT COSTS:

In addition to the initial \$5,650,000 for public improvements, Applicant will construct 120 residential dwelling units. Because of the unstable cost of labor and materials in the construction industry and the long term construction schedule, it is impossible to determine the construction costs for the private improvements. However, applicant's goal is to construct workforce housing – targeting an average house valuation of approximately \$270,000. Accordingly, the final valuation is anticipated to be approximately \$32,400,000 when construction of the entire project is completed, so total construction costs of more than \$30,000,000 is a reasonable estimate at this point.

Construction Schedule

The Project will be built in four (4) phases: three phases of residential units and the Claude Road phase. Each residential phase shall be completed in up to three (3) subphases. The residential phases are referred to herein as Phase 1, Phase 2, and Phase 3.

Redeveloper desires to complete the project by the end of 2027. However, Redeveloper desires to built in a little flexibility to account for the unknown market conditions that will affect the project.

First, applicant's desired schedule is set forth below:

		Completion date	Effective Date
Phase 1	Subphase 1	12/31/2023	1/1/2024
	Subphase 2	12/31/2024	1/1/2025
Phase 2	Subphase 1	12/31/2025	1/1/2026
	Subphase 2	12/31/2026	1/1/2027
Phase 3	Subphase 1	12/31/2027	1/1/2028
	Subphase 2	12/31/2028	1/1/2029
Claude Road		12/31/2027	n/a

Because the construction schedule will depend on market conditions and absorption rate of new home purchases, Redeveloper desires to build a little flexibility into the schedule required by the Redevelopment Agreement. Therefore, while Redeveloper intends to try to complete the project by the desires schedule set forth above, the proposed schedule for the Redevelopment Agreement is set forth below:

		Completion date	Effective Date
Phase 1	Subphase 1	12/31/2023	1/1/2024
	Subphase 2	12/31/2024	1/1/2025
	Subphase 3	12/31/2025	1/1/2026
Phase 2	Subphase 1	12/31/2026	1/1/2027
	Subphase 2	12/31/2027	1/1/2028
	Subphase 3	12/31/2028	1/1/2029
Phase 3	Subphase 1	12/31/2029	1/1/2030
	Subphase 2	12/31/2030	1/1/2031
	Subphase 3	12/31/2031	1/1/2032
Claude Road		12/31/2029	n/a

Here is a more detailed explanation of the more conservative schedule set forth above:

Phase 1

It is anticipated that the infrastructure for Phase 1 will commence in 2022.

It will take up to three (3) subphases to complete the 39 residential units consisting of Phase 1. While construction may occur quicker depending on the market, current assumptions are that 1/3 of the units (13 units) will be built each year, such that the Phase 1 schedule will be:

- Infrastructure construction: 2022
- 13 homes built: 2023
- 13 homes built: 2024
- 13 homes built: 2025

Phase 2

It is anticipated that the infrastructure for Phase 2 will commence in 2025.

It will take up to three (3) subphases to complete the 39 residential units consisting of Phase 2. While construction may occur quicker depending on the market, current assumptions are that 1/3 of the units (13 units) will be built each year, such that the Phase 2 schedule will be:

- Infrastructure construction: 2025
- 13 homes built: 2026
- 13 homes built: 2027
- 13 homes built: 2028

Phase 3

It is anticipated that the infrastructure for Phase 3 will commence in 2027 or 2028. It will take up to three (3) subphases to complete the 42 residential units consisting of Phase 3. While construction may occur quicker depending on the market, current assumptions are that 1/3 of the units (14 units) will be built each year, such that the Phase 3 schedule will be:

- Infrastructure construction: 2028
- 14 homes built: 2029
- 14 homes built: 2030
- 14 homes built: 2031

Claude Road

Claude Road will be constructed by the time the first homes are built for Phase 3. It is intended that this will occur by December 31, 2027, but in no case will this be later than December 31, 2029.

**COMMUNITY REDEVELOPMENT AUTHORITY
OF THE CITY OF GRAND ISLAND, NEBRASKA**

RESOLUTION NO. 396

**RESOLUTION OF THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY
OF GRAND ISLAND, NEBRASKA, SUBMITTING A PROPOSED
REDEVELOPMENT CONTRACT TO THE HALL COUNTY REGIONAL PLANNING
COMMISSION FOR ITS RECOMMENDATION**

WHEREAS, this Community Redevelopment Authority of the City of Grand Island, Nebraska ("Authority"), pursuant to the Nebraska Community Development Law (the "Act"), prepared a proposed redevelopment plan (the "Plan") a copy of which is attached hereto as Exhibit 1, for redevelopment of an area within the city limits of the City of Grand Island, Hall County, Nebraska; and


WHEREAS, the Authority is required by Section 18-2112 of the Act to submit said to the planning board having jurisdiction of the area proposed for redevelopment for review and recommendation as to its conformity with the general plan for the development of the City of Grand Island, Hall County, Nebraska;

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

The Authority submits to the Hall County Regional Planning Commission the proposed Plan attached to this Resolution, for review and recommendation as to its conformity with the general plan for the development of the City of Grand Island, Hall County, Nebraska.

Passed and approved this 13th day of July, 2022

COMMUNITY REDEVELOPMENT
AUTHORITY OF THE CITY OF
GRAND ISLAND, NEBRASKA.

By 
Chairperson

ATTEST:


Secretary

Starostka Millennial Area 34

Resolution Number 2022-11

HALL COUNTY REGIONAL PLANNING COMMISSION

A RESOLUTION RECOMMENDING APPROVAL OF AN AMENDMENT TO A REDEVELOPMENT PLAN IN THE CITY OF GRAND ISLAND, NEBRASKA; AND APPROVAL OF RELATED ACTIONS

WHEREAS, the Chairman and Board of the Community Redevelopment Authority of the City of Grand Island, Nebraska (the “**Authority**”), referred **the amendment of the Redevelopment Plan for CRA Area 34 requested by Starostka Group Unlimited** to the Hall County Regional Planning Commission, (the “**Commission**”) for review and recommendation as to its conformity with the general plan for the development of the City of Grand Island, Hall County, Nebraska, pursuant to Section 18-2112 of the Community Development Law, Chapter 18, Article 21, Reissue Revised Statutes of Nebraska, as amended (the “**Act**”); and

WHEREAS, the Commission held a public hearing on the proposed plan on August 3, 2022, and

WHEREAS, the chair or president of Hall County Board, Grand Island School Board, Central Platte Natural Resources District, Educational Service Unit #10 and Central Community College were notified by certified mail of said hearing, and

WHEREAS, the Commission advertised the time, date and location public hearing in the Grand Island Independent on Saturday July 16th and Saturday July 23rd, and

WHEREAS, there are no Neighborhood Associations registered with the City of Grand Island, and

WHEREAS, the Commission has reviewed said Redevelopment Plan as to its conformity with the general plan for the development of the City of Grand Island, Hall County;

NOW, THEREFORE, BE IT RESOLVED BY THE HALL COUNTY REGIONAL PLANNING COMMISSION AS FOLLOWS:

Section 1. The Commission hereby recommends approval of the Redevelopment Plan finding that it is in conformance with the comprehensive development plan (general plan for development) for the City of Grand Island.

Section 2. All prior resolutions of the Commission in conflict with the terms and provisions of this resolution are hereby expressly repealed to the extent of such conflicts.

Section 3. This resolution shall be in full force and effect from and after its passage as provided by law.

DATED: August 3, 2022

HALL COUNTY REGIONAL PLANNING COMMISSION

ATTEST:

By: _____
Chair

By: _____
Secretary



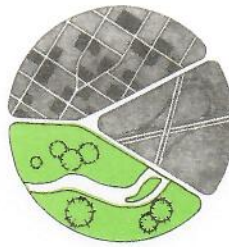
Hall County Regional Planning Commission

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

Item J1

Preliminary and Final Plat - Millennial Estate Subdivision - Grand Island - Located north of 13th Street west of Moore's Creek Drainway.

Staff Contact:



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

July 19, 2022

RE: Rezone Request

Dear Property Owner:

You are hereby notified that a public hearing will be held at a meeting before the Hall County Regional Planning Commission, in the Council Chambers, located in Grand Island's City Hall, 100 E First Street, beginning at **6:00 p.m., Wednesday, August 3, 2022** concerning the following changes:

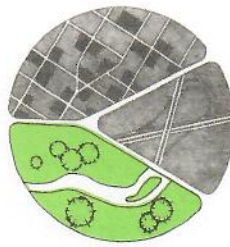
A tract of land consisting of all of lots 14 & lots 15 Northwest Gateway Subdivision, in the City of Grand Island, Hall County, Nebraska, from LLR- Large Lot Residential Zone to R1- Suburban Residential Zone. The properties are generally located east of Idaho Ave, south of Montana Ave, north of Nevada Ave and abuts Colorado Ave. (C-33-2022GI)

You, as an owner of property adjacent to or within 300 feet of the proposed zone changes, are invited to attend this hearing and give testimony before the Regional Planning Commission relative to the request. This notice is not a requirement of law, but is being sent to you in the interest of public involvement so you can be aware of possible land use changes adjacent to or near your property and have the opportunity to express your views.

If you have questions please call me at my office (308) 385-5240 or email cnabity@grand-island.com.

Sincerely,

Chad Nabity, AICP
Hall County Regional Planning Director



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

July 19, 2022

FAmos Construction Inc
P.O. Box 1665
Grand Island, NE 68802

RE: Rezone Request

Dear Applicant:

Your request to rezone property will be considered at the Hall County Regional Planning Commission Meeting, to be held at **6:00 p.m., Wednesday, August 3, 2022** in the Council Chambers, located in Grand Island's City Hall, 100 E First Street. A public hearing will be concerning the following changes:

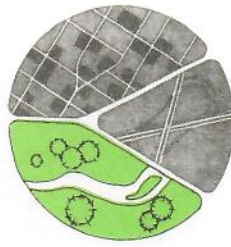
A tract of land consisting of all of lots 14 & lots 15 Northwest Gateway Subdivision, in the City of Grand Island, Hall County, Nebraska, from LLR- Large Lot Residential Zone to R1- Suburban Residential Zone. The properties are generally located east of Idaho Ave, south of Montana Ave, north of Nevada Ave and abuts Colorado Ave. (C-33-2022GI)

You're invited to attend this hearing and give testimony before the Regional Planning Commission relative to the request. This notice is not a requirement of law, but is being sent to you in the interest of public involvement.

If you have questions please call me at my office (308) 385-5240 or email cnabity@grand-island.com.

Sincerely,

Rashad Moxey
Hall County Regional Planner I



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

July 21, 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 August 3, 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

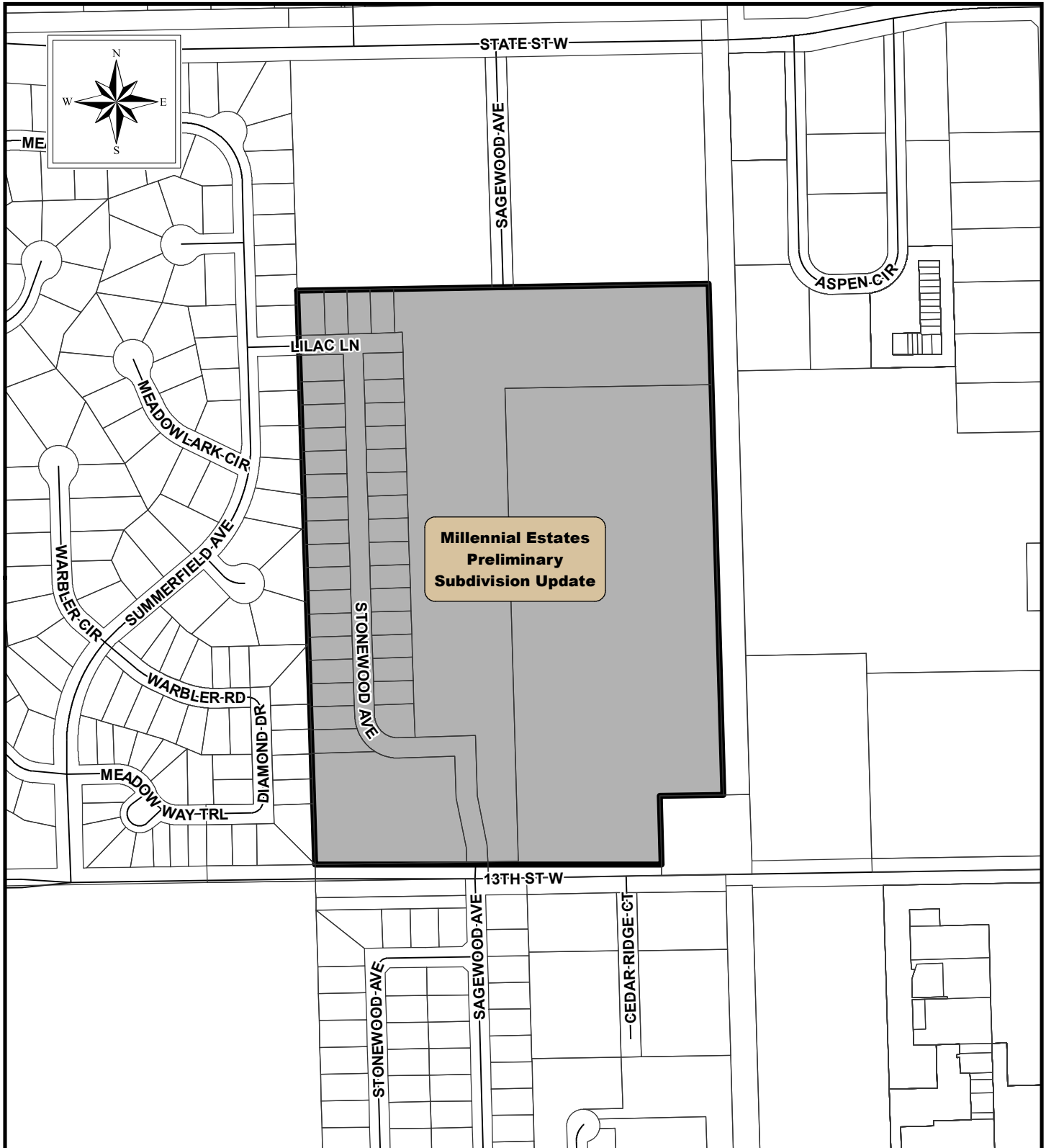
Manager of Postal Operations

This letter was sent to the following School Districts 2, 19, 82, 83, 100, 126.

Name	Acres	Lots	Legal Description
Grand Island Plaza 3 rd Subdivision	11.323	3	<p>LOTS 2 AND 3 OF GRAND ISLAND PLAZA SUBDIVISION, EXCEPT THAT PARCEL IN LOT 3 CONVEYED TO THE CITY OF GRAND ISLAND IN WARRANTY DEED RECORDED AS INSTRUMENT NO. 200610513 AND EXCEPT THAT PARCEL IN THAT CERTAIN REPORT OF APPRAISERS RECORDED AS INSTRUMENT NO. 201501848 &</p> <p>A TRACT OF LAND COMPRISING A PART OF THE EAST HALF OF THE NORTHEAST QUARTER (E1/2NE1/4) OF SECTION TWELVE (12), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA</p>
Hollister Acres	5	1	<p>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</p>
Homesteader Subdivision	40.28	8	<p>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</p>
Mettinbrink Acres Subdivision	4.174	2	<p>CONSISTING OF PART OF THE PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER (N1/2, SW1/4) OF SECTION FIFTEEN (15), TOWNSHIP TWELVE (12) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA &</p> <p>A TRACT OF LAND CONSISTING OF PART OF THE PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER (N1/2, SW1/4) OF SECTION FIFTEEN (15), TOWNSHIP TWELVE (12) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA</p>

Millennial Estates Preliminary Plat	46.70	121	A TRACT OF LAND LOCATED IN PART OF THE EAST HALF OF THE SOUTHWEST QUARTER (E1/2, SW1/4) OF SECTION TWELVE (12), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA
Millennial Estates 2nd Subdivision	10.506	39	A TRACT OF LAND LOCATED IN PART OF THE EAST HALF OF THE SOUTHWEST QUARTER (E1/2, SW1/4) OF SECTION TWELVE (12), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA
Shafer Acres Subdivision	3.202	1	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
Vacation of Amick Acres West Subdivision Lot 70	.70	1	LOT 70 OF AMICK ACRES WEST SUBDIVISION

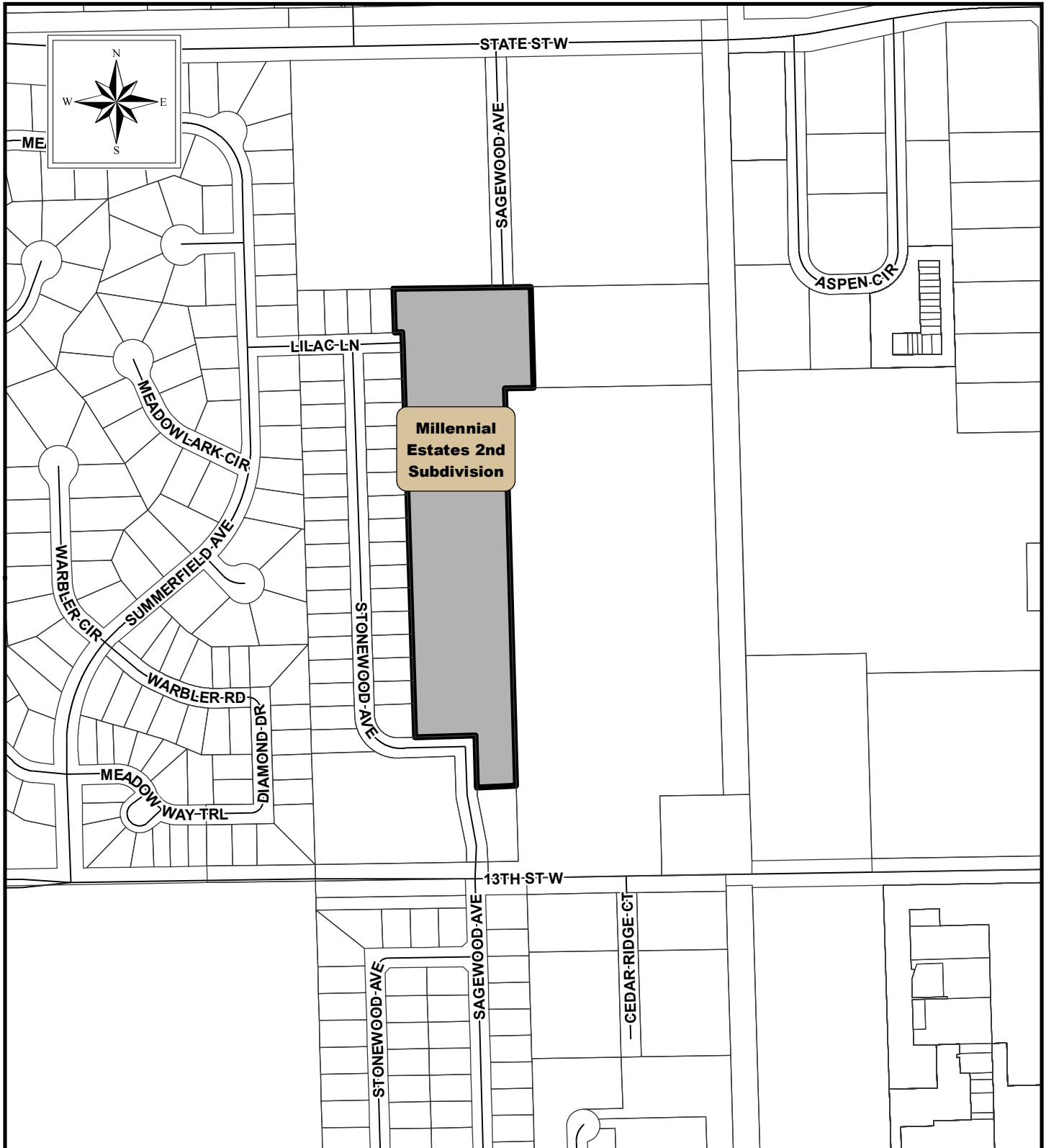
PROPOSED SUBDIVISION LOCATION MAP



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

PROPOSED SUBDIVISION LOCATION MAP



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

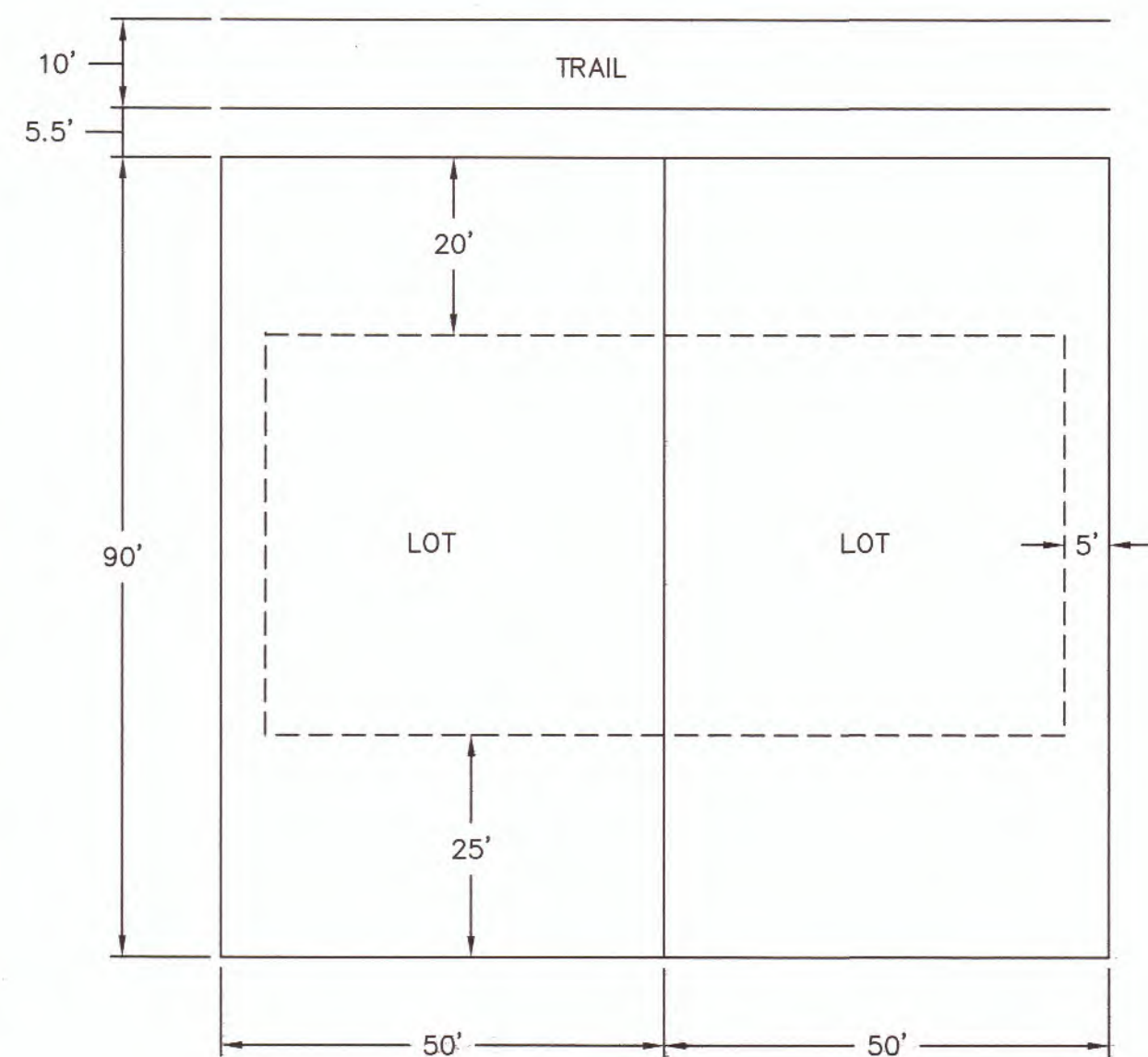
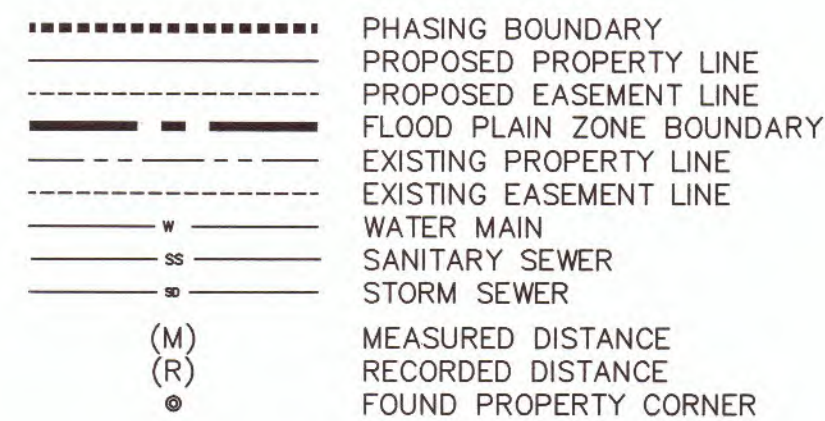
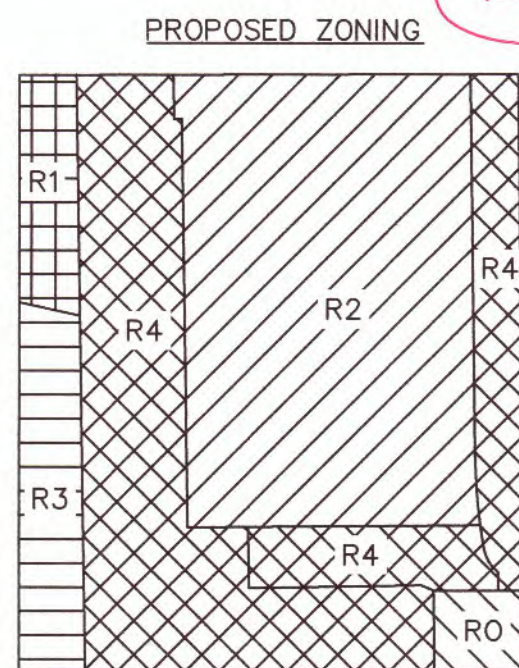
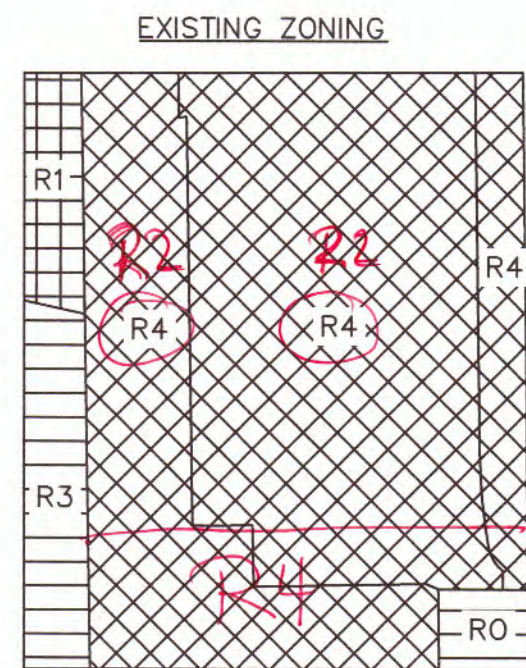
Scale: NONE
For Illustration Purposes

SUBDIVISION AREA = 46.7 ACRES

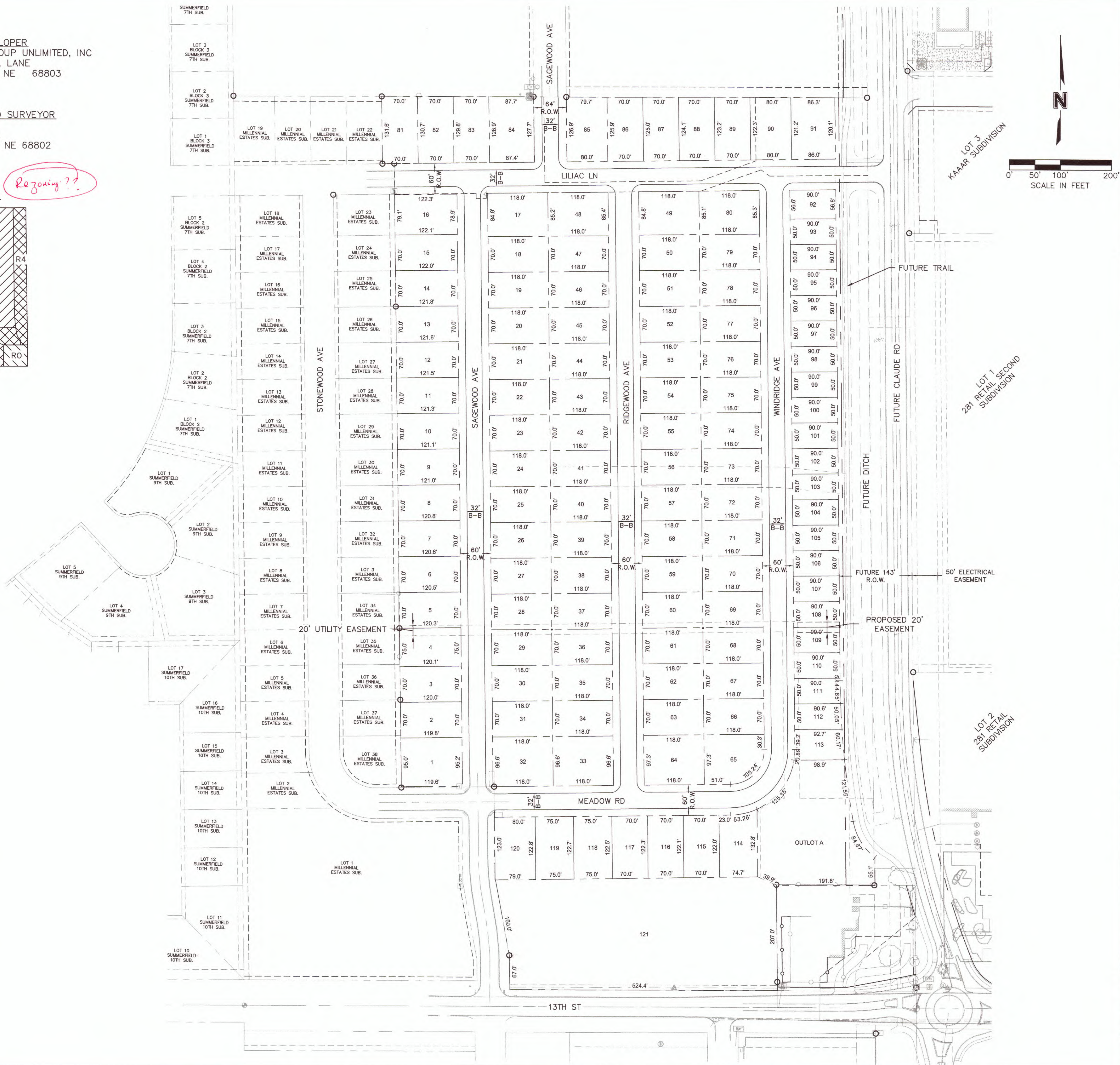
LOT USAGE
121 LOTS
1 OUTLOT

OWNER / DEVELOPER
STAROSTKA GROUP UNLIMITED, INC
429 INDUSTRIAL LANE
GRAND ISLAND, NE 68803

ENGINEER/LAND SURVEYOR
OLSSON
201 E. 2ND ST.
GRAND ISLAND, NE 68802



PROPOSED DUPLEX LOT TYPICAL LAYOUT
(LOSTS EAST OF WINDRIDGE AVE)

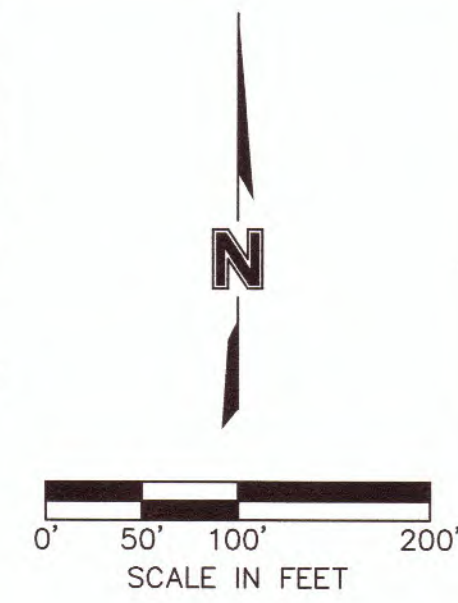


olsson

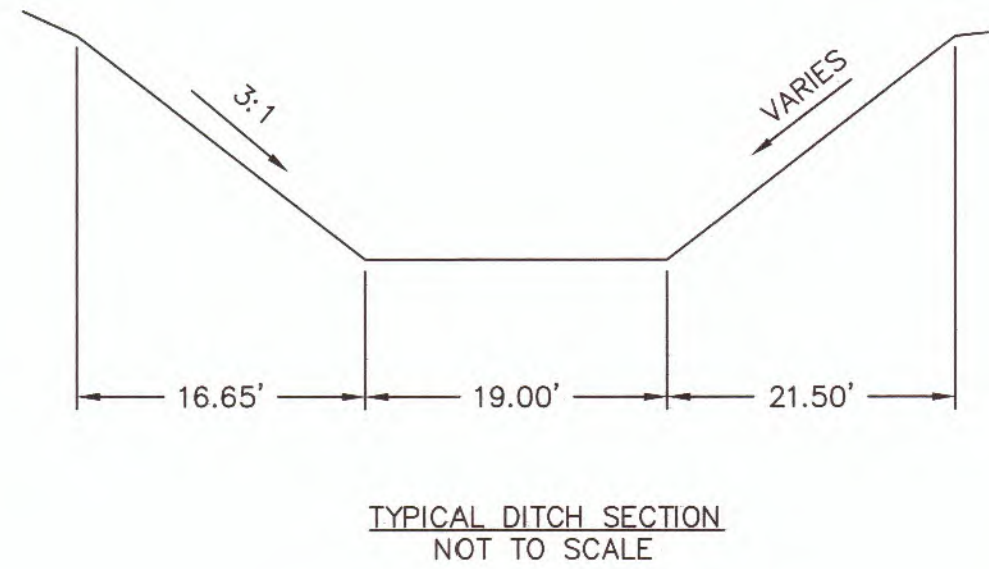
201 East 2nd Street
Grand Island, NE 68801
TEL 308.384.8750 www.olsson.com

drawn by: _____ SMG checked by: _____ BJD approved by: _____ BJD QA/QC by: _____ project no.: _____ 022-00432 drawing no.: _____ date: _____ 7.14.2022	LOT LAYOUT		REV. NO.	DATE	REVISIONS DESCRIPTION
MILLENNIAL ESTATES SUBDIVISION PRELIMINARY PLAT					
GRAND ISLAND, NEBRASKA		2022			REVISIONS

SHEET
1 of 3

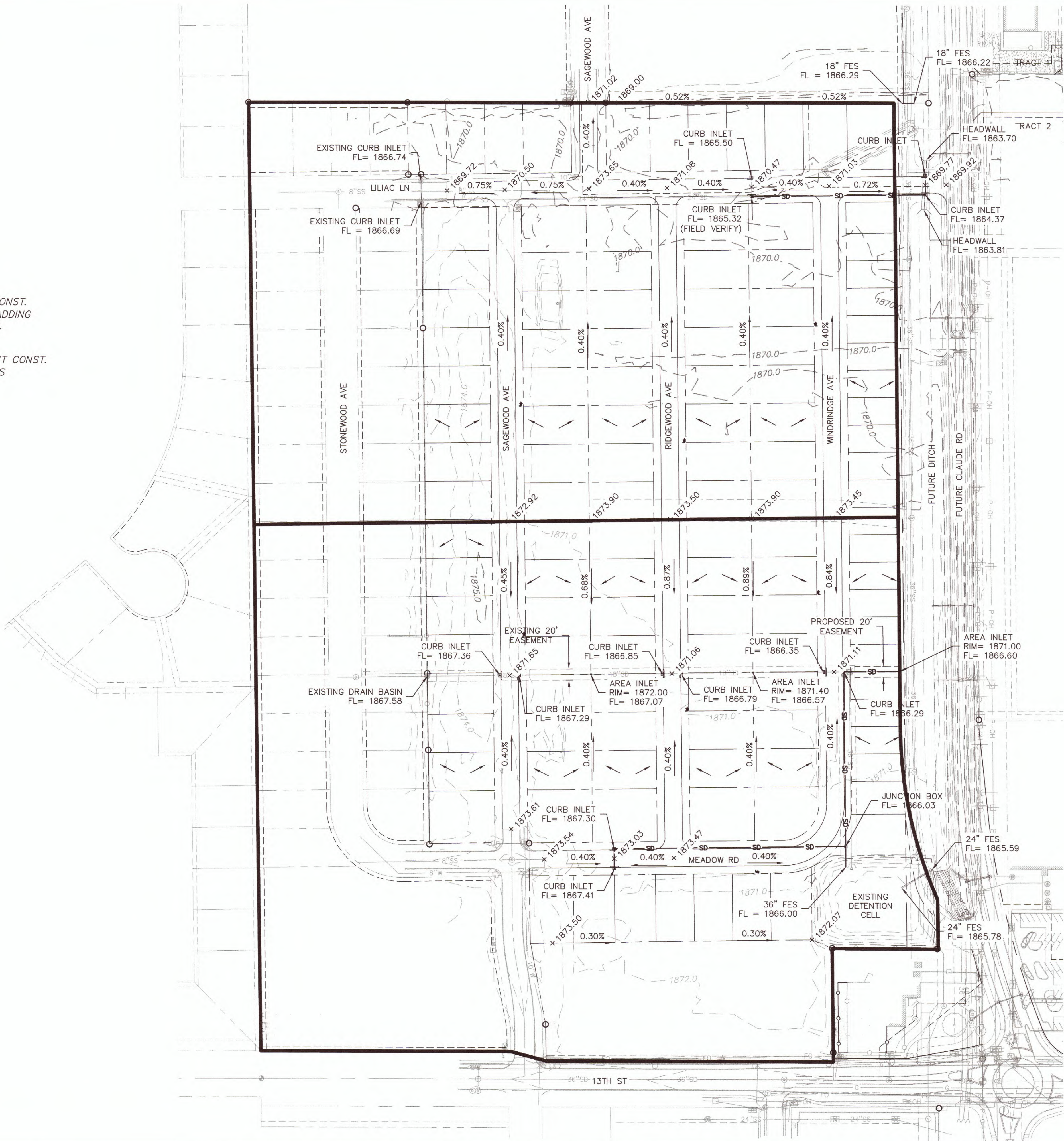
[illegible]

SHEET
2 of 2



DRAINAGE CALCULATIONS:
NORTH DRAINAGE AREA: 20.61 ACRES
10 YR TR-20 RUNOFF: 21 CFS PRE, 39 CFS POST CONST.
9.8' OF EXTRA WIDTH ADDED TO DITCH EAST OF SITE ADDING APPROX. 65,000 CF OF VOLUME TO ACT AS DETENTION.

SOUTH DRAINAGE AREA: 26.06 ACRES
10 YR TR-20 RUNOFF: 25.6 CFS PRE, 48.0 CFS POST CONST.
SOUTH CELL WATER HEIGHT=3.9', DISCHARGE= 24.6 CFS



GRADING / DRAINAGE LAYOUT

MILLENNIAL ESTATES SUBDIVISION
PRELIMINARY PLAT

GRAND ISLAND, NEBRASKA

2022

REVISIONS

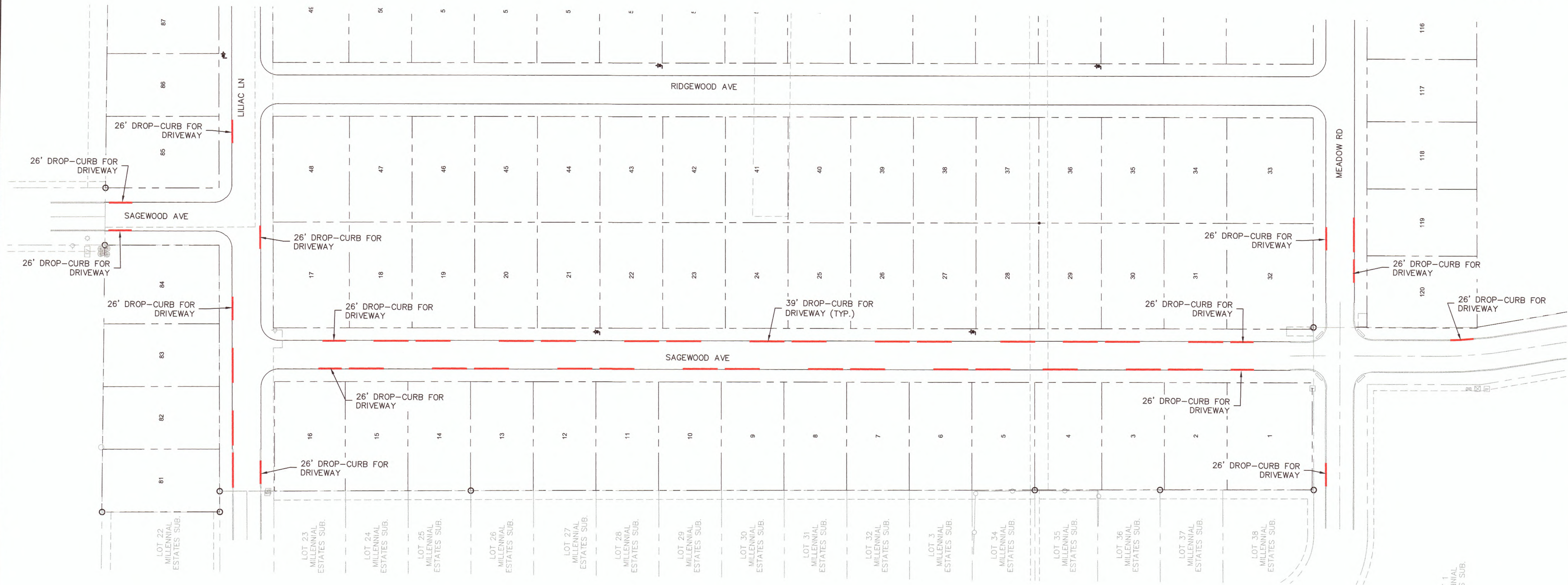
REV. NO.	DATE	REVISIONS DESCRIPTION



201 East 2nd Street
Grand Island, NE 68801
TEL 308.384.8750
www.olson.com

drawn by: SMG
checked by: BJD
approved by: BJD
QA/QC by:
project no.: 022-00432
drawing no.:
date: 7.14.2022

SHEET
3 of 3



**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 Starostka Group Unlimited, Inc.
Address 429 Industrial Lane
City Grand Island, State NE Zip 68803
Phone (308) 385-0636

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: Millennial Estates Second 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 39
Number of Acres 10.506

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 \$ 860 final

*** 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.



Hall County Regional Planning Commission

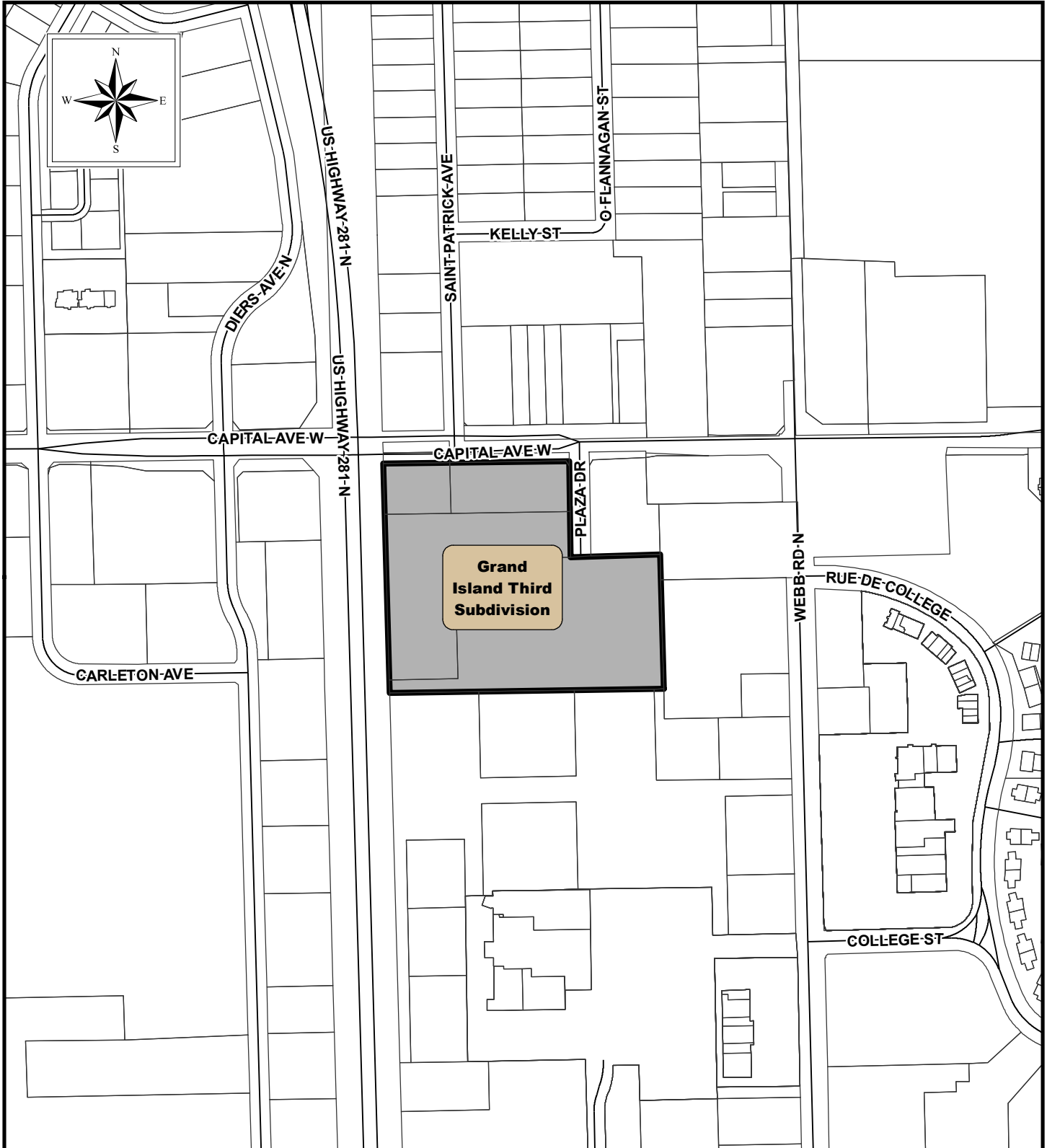
**Wednesday, August 3, 2022
Regular Meeting**

Item J2

**Final Plat - Grand Island Plaza Third Subdivision - Located South
of Capital Avenue east of U.S. Highway 281.**

Staff Contact:

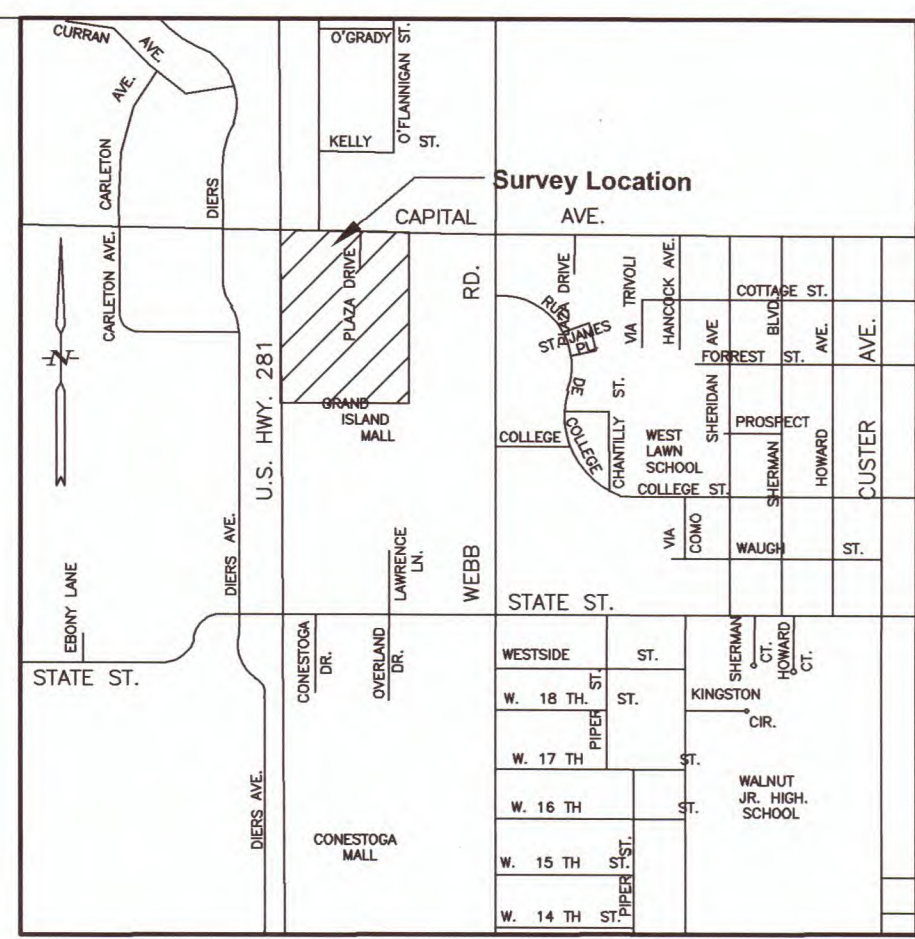
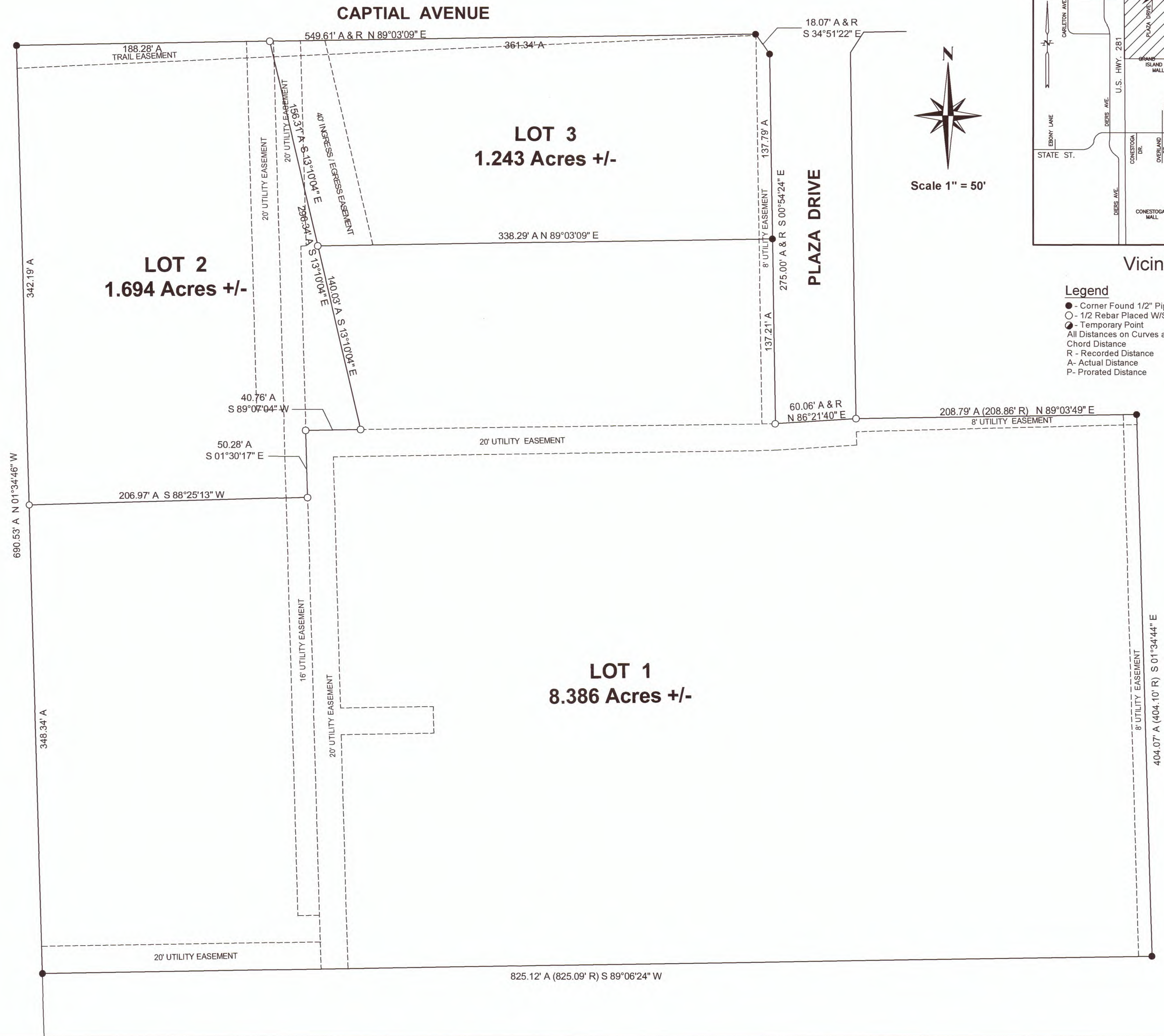
PROPOSED SUBDIVISION LOCATION MAP



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

GRAND ISLAND PLAZA THIRD SUBDIVISION



Vicinity Map

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

INITIAL POINT SURVEYING LLC 410 S. Webb Rd., Suite 408 Grand Island, NE 68803 308-383-6754 Cell 308-675-4141 Office			
LOCATION: REPLAT GRAND ISLAND PLAZA SECOND SUBDIVISION			
TITLE: GRAND ISLAND PLAZA THIRD SUBDIVISION FINAL PLAT			
SCALE: AS SHOWN 1" = 50'	DATE: 7/13/22	DRAWN BY: Brent C.	PAGE: 1 OF 2
WENESCH PROJECT NO.	DRAWING NO.	REVISION:	

GRAND ISLAND PLAZA THIRD SUBDIVISION

Legal Description

Tract 1:

Lots 2 and 3 of Grand Island Plaza Subdivision, Except that parcel in Lot 3 conveyed to the City of Grand Island in Warranty Deed recorded as Instrument No. 200610513 and Except that parcel in that certain Report of Appraisers recorded as Instrument No. 201501848.

Tract 2:

A tract of land comprising a part of the East Half of the Northeast Quarter (E1/2NE1/4) of Section Twelve (12), Township Eleven (11) North, Range Ten (10) West of the 6th P.M., Hall County, Nebraska, more particularly described as follows: Commencing at a point Seventy Five (75) feet east of the Northwest corner of said E1/2NE1/4 on the North line of said E1/2NE1/4; thence continuing easterly along the north line of said E1/2NE1/4 a distance of Two Hundred (200) feet; thence southerly and parallel to the Westerly line of said E1/2NE1/4 a distance of Two Hundred Seventeen and Eight Tenths (218.8) feet; thence Westerly and parallel to the North line of said E1/2NE1/4 a distance of Two Hundred (200) feet to a point on the Easterly right of way of U.S. Highway No. 281; thence Northerly along and upon the East right of way line of U.S. Highway No. 281 a distance of Two Hundred Seventeen and Eight Tenths (217.8) feet to the point of beginning. Except that parcel conveyed to the City of Grand Island in Warranty Deed recorded as Instrument No. 200610513 and Except that parcel in that certain Report of Appraisers recorded as Instrument No. 201501848.

SURVEYORS CERTIFICATE

I hereby certify that on July 13, 2022, I completed an accurate survey of 'GRAND ISLAND PLAZA THIRD SUBDIVISION', in the city of Grand Island, Hall County, Nebraska, as shown on the accompanying plat thereof; that the lots, blocks, 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

Nebraska Professional Registered 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

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that GORDMAN GRAND ISLAND, L.L.C., a Nebraska Limited Liability Company, being the owner of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as GRAND ISLAND PLAZA THIRD SUBDIVISION' in the City of Grand Island, Hall County, 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 owner and proprietor.

IN WITNESS WHEREOF, I have affixed my signature hereto, at Grand Island, Nebraska.

GORDMAN GRAND ISLAND L.L.C.

TITLE

Perseverance L.L.C.

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 _____, (Title) _____, and to me personally known to be the identical person whose signature is affixed hereto, and that he did acknowledge the execution thereof to be his voluntary act and deed and the voluntary act and deed of said Company, and that he was empowered to make the above dedication for and in behalf of said Company.

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 _____, 20__

Notary Public

INITIAL POINT SURVEYING LLC
410 S. Webb Rd., Suite 4B
Grand Island, NE 68803
308-383-6754 Cell
308-675-4141 Office

LOCATION: REPLAY GRAND ISLAND PLAZA
SECOND SUBDIVISION

TITLE: GRAND ISLAND PLAZA THIRD
SUBDIVISION FINAL PLAT

SCALE: AS SHOWN
1" = 50'

DATE: 7/13/22

DRAWN BY: Brent C.

REVISION: 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 GORDMAN GRAND ISLAND, LLC
Address 444 Regency Parkway STE 202
City Omaha, State NE Zip 68114
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:  Date: 7/14/2022
(Applicant)

Surveyor/Engineers Information

Surveyor/Engineering Firm Initial Point Surveying LLC
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: Grand Island Plaza Third 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 3

Number of Acres 11.327

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 \$500.00

* 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.



Hall County Regional Planning Commission

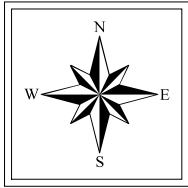
**Wednesday, August 3, 2022
Regular Meeting**

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

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.

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

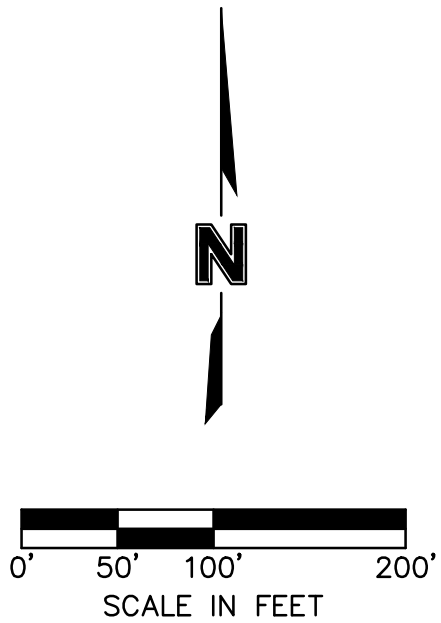
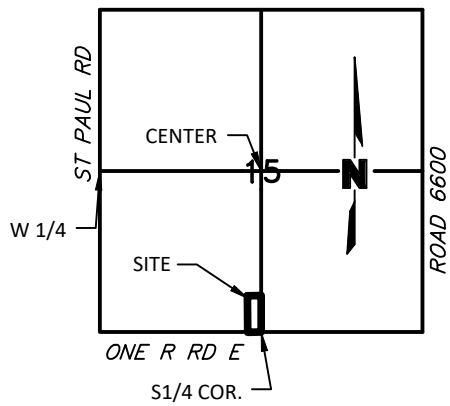
SOUTH 1/4 CORNER SECTION 15 T12 R9W
FOUND SQUARE BOLT IN 1/2" PIPE 0.5' BELOW GRADE SURFACE ON CENTERLINE
OF E-W COUNTY ROAD
W 1.00' TO CENTERLINE OF OVERHEAD POWER
S 31.61' TO REDHEAD IN POWER POLE
SW 38.72' TO REDHEAD IN BRACE POLE
N 33.96' TO DUPLEX NAIL IN POWER POLE
NW 42.22' TO NEAR CORNER OF BRICK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

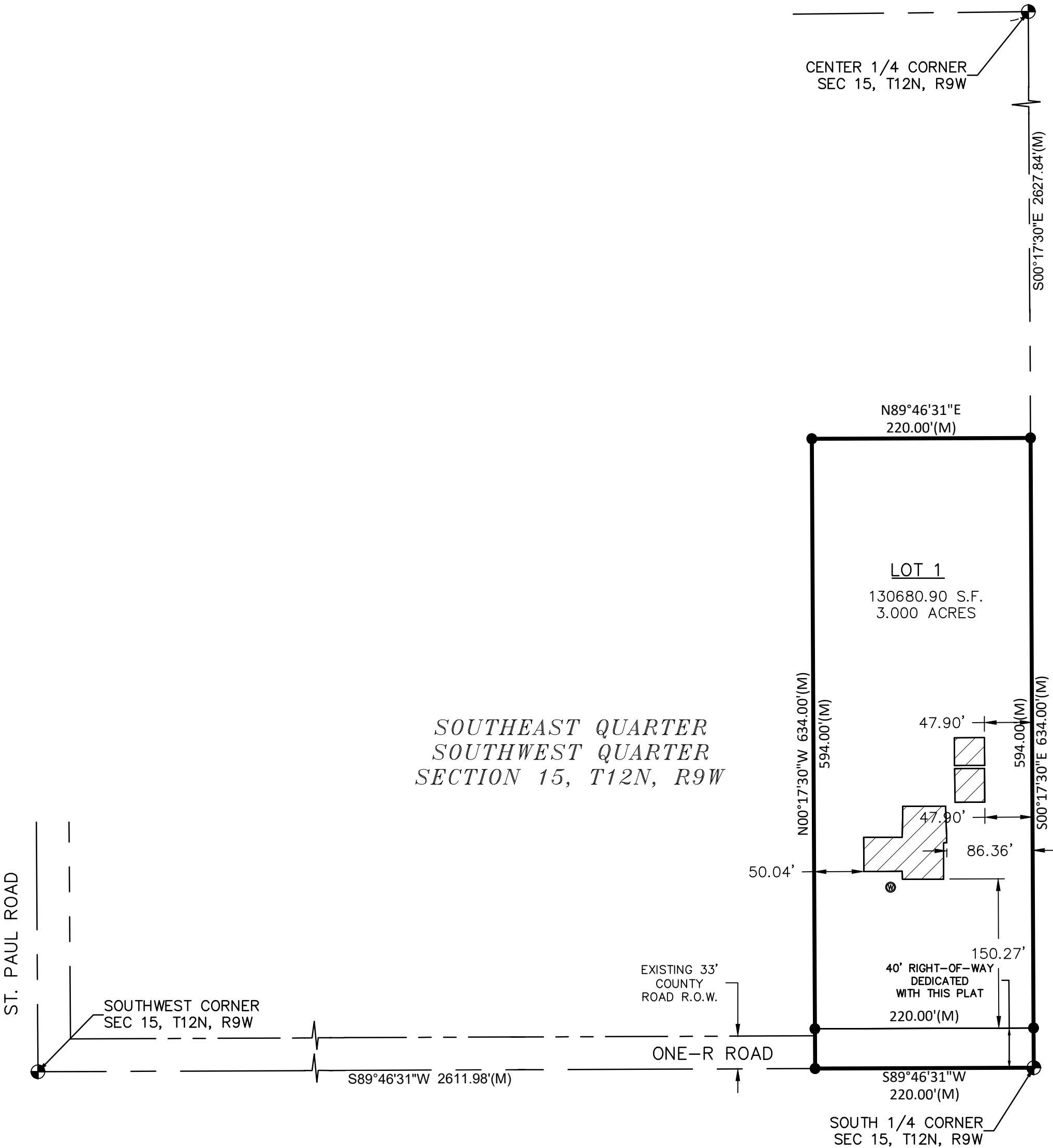
- LEGEND**
- SECTION CORNER
 - SET CORNER (5/8"x24" REBAR W/CAP)
 - FOUND CORNER (1/2" IRON PIPE OR AS NOTED)
 - EXISTING PROPERTY LINE
 - NEW SUBDIVISION LINE
 - NEW PROPERTY LINE
 - RIGHT-OF-WAY LINE
 - SECTION LINE
 - MEASURED DISTANCE
 - WATER WELL
 - BUILDING LINE

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\SKVY\Sheets\V_FPL1 SHAERK_02203227.dwg
DATE: Jul 18, 2022 8:33am XREFS: V_XTOPO_LDP_02203227

USER: jlmenez

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

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

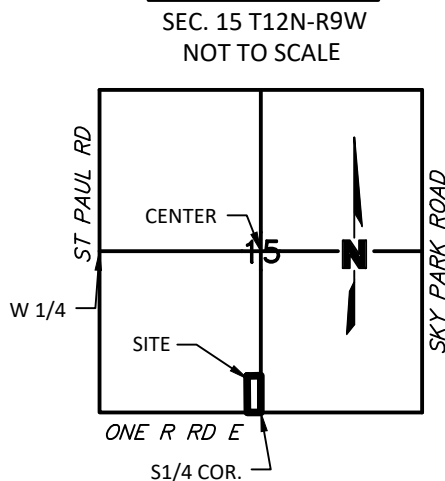
SOUTH 1/4 CORNER SECTION 15 T12 R9W
FOUND SQUARE BOLT IN 1/2" PIPE 0.5' BELOW GRADE SURFACE ON CENTERLINE
OF E-W COUNTY ROAD
W 1.00' TO CENTERLINE OF OVERHEAD POWER
S 31.61' TO REDHEAD IN POWER POLE
SW 38.72' TO REDHEAD IN BRACE POLE
N 33.96' TO DUPLEX NAIL IN POWER POLE
NW 42.22' TO NEAR CORNER OF BRICK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

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
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
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)

LOT 1
130680.90 S.F.
3.000 ACRES

20' UTILITY
EASEMENT
DEDICATED WITH
THIS PLAT

594.00'(M)

S00°17'30"E 634.00'(M)

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

POB

SOUTH 1/4 CORNER
SEC 15, T12N, R9W

S89°46'31"W
220.00'(M)

ONE-R ROAD

S89°46'31"W 2611.98'(M)

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.



Hall County Regional Planning Commission

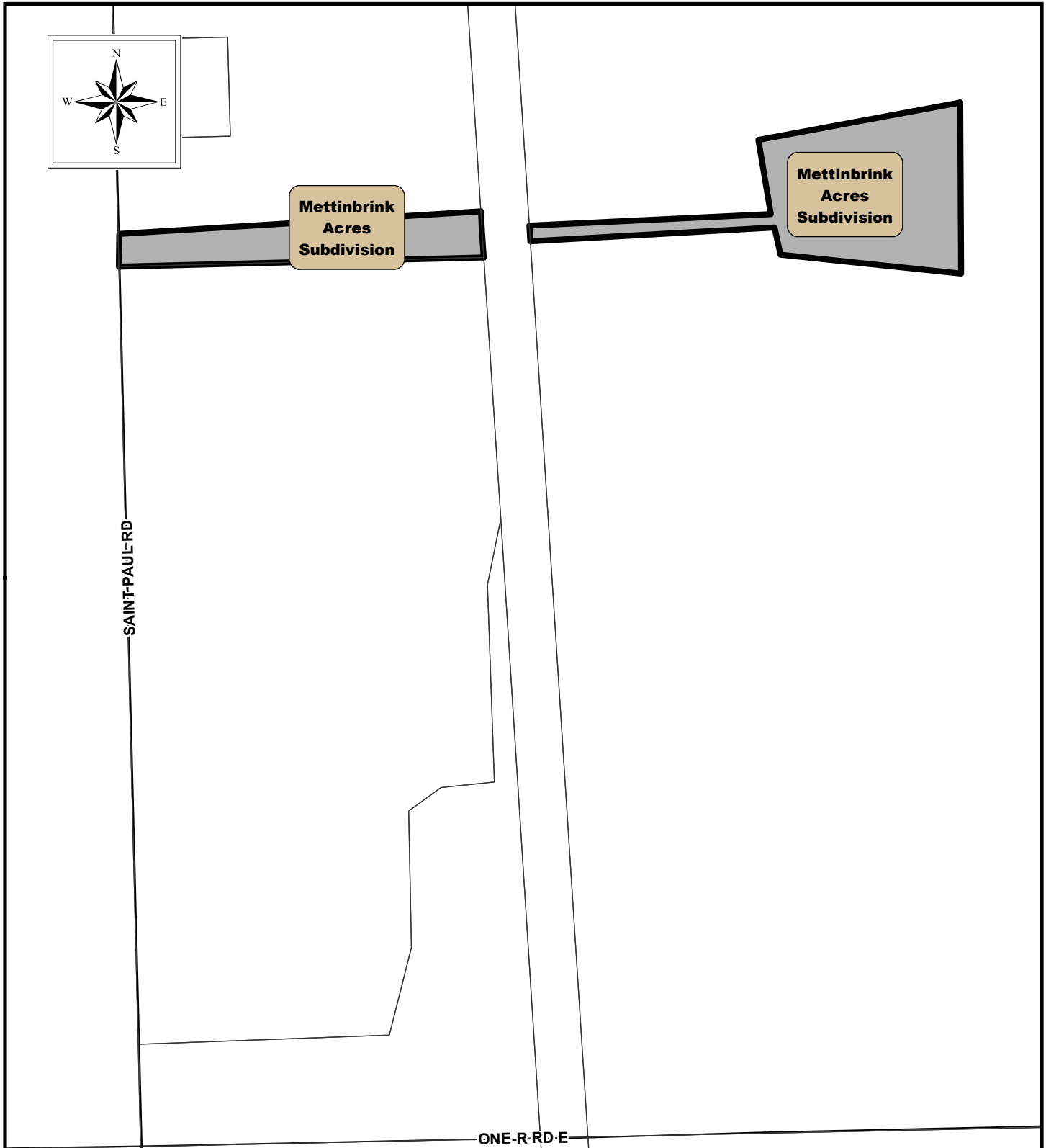
**Wednesday, August 3, 2022
Regular Meeting**

Item J4

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

Staff Contact:

PROPOSED SUBDIVISION LOCATION MAP



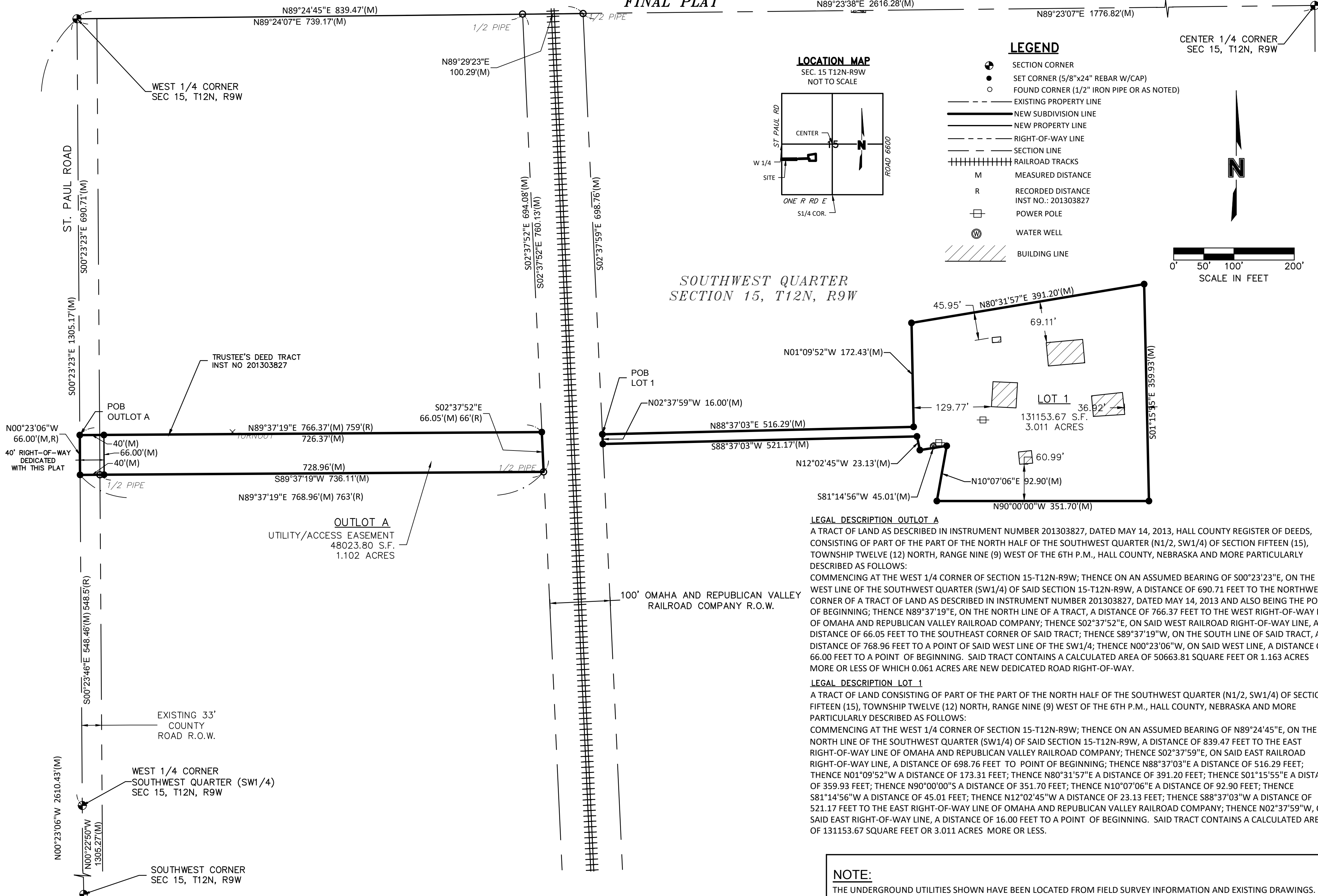
THE REGIONAL PLANNING COMMISSION of Hall
County, Grand Island, Wood River and the Villages
of Alda, Cairo and Doniphan, Nebraska

Scale: NONE
For Illustration Purposes

METTINBRINK ACRES SUBDIVISION

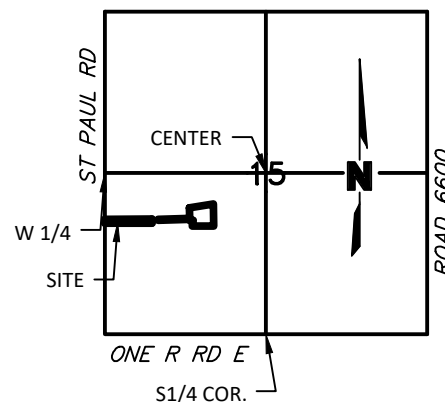
HALL COUNTY, NEBRASKA

FINAL PLAT



LOCATION MAP

SEC. 15 T12N-R9W
NOT TO SCALE



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
- RAILROAD TRACKS
- M MEASURED DISTANCE
- R RECORDED DISTANCE
INST NO.: 201303827
- POWER POLE
- WATER WELL
- BUILDING LINE

CENTER 1/4 CORNER
SEC 15, T12N, R9W

0' 50' 100' 200'
SCALE IN FEET

SOUTHWEST QUARTER
SECTION 15, T12N, R9W

LEGAL DESCRIPTION OUTLOT A

A TRACT OF LAND AS DESCRIBED IN INSTRUMENT NUMBER 201303827, DATED MAY 14, 2013, HALL COUNTY REGISTER OF DEEDS, CONSISTING OF PART OF THE PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER (N1/2, 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 WEST 1/4 CORNER OF SECTION 15-T12N-R9W; THENCE ON AN ASSUMED BEARING OF S00°23'23"E, ON THE WEST LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION 15-T12N-R9W, A DISTANCE OF 690.71 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND AS DESCRIBED IN INSTRUMENT NUMBER 201303827, DATED MAY 14, 2013 AND ALSO BEING THE POINT OF BEGINNING; THENCE N89°37'19"E, ON THE NORTH LINE OF A TRACT, A DISTANCE OF 766.37 FEET TO THE WEST RIGHT-OF-WAY LINE OF OMAHA AND REPUBLICAN VALLEY RAILROAD COMPANY; THENCE S02°37'52"E, ON SAID WEST RAILROAD RIGHT-OF-WAY LINE, A DISTANCE OF 66.05 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE S89°37'19"W, ON THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 768.96 FEET TO A POINT OF SAID WEST LINE OF THE SW1/4; THENCE N00°23'06"W, ON SAID WEST LINE, A DISTANCE OF 66.00 FEET TO A POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 50663.81 SQUARE FEET OR 1.163 ACRES MORE OR LESS OF WHICH 0.061 ACRES ARE NEW DEDICATED ROAD RIGHT-OF-WAY.

LEGAL DESCRIPTION LOT 1

A TRACT OF LAND CONSISTING OF PART OF THE PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER (N1/2, 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 WEST 1/4 CORNER OF SECTION 15-T12N-R9W; THENCE ON AN ASSUMED BEARING OF N89°24'45"E, ON THE NORTH LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION 15-T12N-R9W, A DISTANCE OF 839.47 FEET TO THE EAST RIGHT-OF-WAY LINE OF OMAHA AND REPUBLICAN VALLEY RAILROAD COMPANY; THENCE S02°37'59"E, ON SAID EAST RAILROAD RIGHT-OF-WAY LINE, A DISTANCE OF 698.76 FEET TO POINT OF BEGINNING; THENCE N88°37'03"E A DISTANCE OF 516.29 FEET; THENCE N01°09'52"W A DISTANCE OF 173.31 FEET; THENCE N80°31'57"E A DISTANCE OF 391.20 FEET; THENCE S01°15'55"E A DISTANCE OF 359.93 FEET; THENCE N90°00'00"S A DISTANCE OF 351.70 FEET; THENCE N10°07'06"E A DISTANCE OF 92.90 FEET; THENCE S81°14'56"W A DISTANCE OF 45.01 FEET; THENCE N12°02'45"W A DISTANCE OF 23.13 FEET; THENCE S88°37'03"W A DISTANCE OF 521.17 FEET TO THE EAST RIGHT-OF-WAY LINE OF OMAHA AND REPUBLICAN VALLEY RAILROAD COMPANY; THENCE N02°37'59"W, ON SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 16.00 FEET TO A POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 131153.67 SQUARE FEET OR 3.011 ACRES MORE OR LESS.

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. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

USER: jjimenez

DWG: F:\2022\03001-03500\022-03227\40-Design\Survey\SRVY\Sheets\V_FPLAT METTINBRINK_02203227.dwg

DATE: Jul 18, 2022 1:02pm

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
Shofer Survey

FB GI 2022 2

METTINBRINK ACRES SUBDIVISION

HALL COUNTY, NEBRASKA

FINAL PLAT

N89°24'45"E 839.47'(M)
N89°24'07"E 739.17'(M)

N89°23'38"E 2616.28'(M)

N89°23'07"E 1776.82'(M)

CENTER 1/4 CORNER
SEC 15, T12N, R9W

WEST 1/4 CORNER
SEC 15, T12N, R9W

ST. PAUL ROAD

S00°23'23"E 1305.17'(M)
S00°23'23"E 690.71'(M)

N89°29'23"E
100.29'(M)

1/2 PIPE

S02°37'52"E 694.08'(M)
S02°37'52"E 760.13'(M)

S02°37'59"E 698.76'(M)

SOUTHWEST QUARTER
SECTION 15, T12N, R9W

TRUSTEE'S DEED TRACT
INST NO 201303827

POB
OUTLOT A

N00°23'06"W
66.00'(M,R)
40' RIGHT-OF-WAY
DEDICATED
WITH THIS PLAT

40'(M)
66.00'(M)
40'(M)

1/2 PIPE

N89°37'19"E 766.37'(M) 759'(R)
726.37'(M)

S02°37'52"E
66.05'(M) 66'(R)

S89°37'19"W 736.11'(M)
N89°37'19"E 768.96'(M) 763'(R)

OUTLOT A
UTILITY/ACCESS EASEMENT
48023.80 S.F.
1.102 ACRES

1/2 PIPE

POB
LOT 1

N01°09'52"W 172.43'(M)

N02°37'59"W 16.00'(M)

N88°37'03"E 516.29'(M)

S88°37'03"W 521.17'(M)

N12°02'45"W 23.13'(M)

S81°14'56"W 45.01'(M)

N80°31'57"E 391.20'(M)

LOT 1
131153.67 S.F.
3.011 ACRES

N10°07'06"E 92.90'(M)

N90°00'00"W 351.70'(M)

S01°15'55"E 359.93'(M)

100' OMAHA AND REPUBLICAN VALLEY
RAILROAD COMPANY R.O.W.

EXISTING 33'
COUNTY
ROAD R.O.W.

WEST 1/4 CORNER
SOUTHWEST QUARTER (SW1/4)
SEC 15, T12N, R9W

SOUTHWEST CORNER
SEC 15, T12N, R9W

N00°23'06"W 2610.43'(M)

N00°22'50"W
1305.27'(M)

olsson

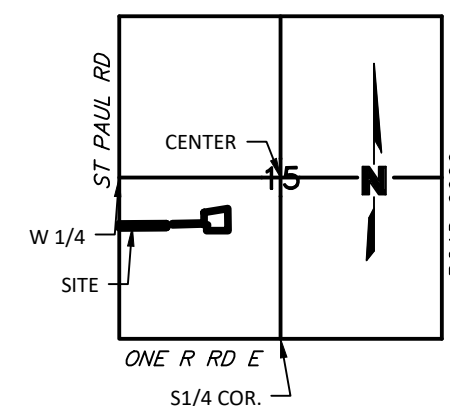
201 East 2nd Street
Grand Island, NE 68801
TEL 308.384.8750
FAX 308.384.8752

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

SHEET 1 OF 2

LOCATION MAP

SEC. 15 T12N-R9W
NOT TO SCALE



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
- M MEASURED DISTANCE
- R RECORDED DISTANCE
INST NO.: 201303827

0' 50' 100' 200'
SCALE IN FEET



DWG: F:\2022\03001-03500\022-03227\40-Design\Survey\SRVY\Sheets\V_FPLAT METTINBRINK_02203227.dwg
DATE: Jul 18, 2022 1:03pm
USER: jjimenez
XREFS: V_XTOPO_LDP_02203227

DWG: F:\2022\03001-03500\022-03227\40-Design\Survey\SRVY\Sheets\V_FPLAT_METTINBRINK_02203227.dwg
DATE: Jul 18, 2022 1:04pm XREFS: V_XTOPO_LDP_02203227 USER: jjimenez

SECTION CORNER TIES

WEST 1/4 CORNER, SECTION 15 T12N R9W
FOUND 1/2" REBAR 0.4' BELOW GRAVEL ON CENTERLINE OF N-S COUNTY RD.
S 21.00' TO CENTERLINE OF BOX CULVERT
SE 21.02' TO CHISELED X ON EAST CONCRETE HEADWALL
SE 47.73' TO READ HEAD NAIL IN WOOD POST
W 32.76' TO NEAR FACE OF CONCRETE WITNESS CORNER
NW 35.68' TO READ HEAD NAIL IN POWER POLE

WEST 1/16 OF THE SOUTHWEST 1/4 OF SECTION 15 T12N R9W
FOUND 1/2" PIPE 0.2' BELOW GRAVEL SURFACE
W 2.00' TO CENTERLINE N-S COUNTY ROAD
SSE 81.94' TO NAIL IN WOOD POST
SW 51.75' TO NAIL IN POWER POLE
W 39.62' TO CHISELED X ON NORTHEAST CORNER OF CONCRETE PAD FOR PIVOT
NE 84.22' TO DUPLEX NAIL AND WASHER IN WOOD POST

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

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

LEGAL DESCRIPTION OUTLOT A

A TRACT OF LAND AS DESCRIBED IN INSTRUMENT NUMBER 201303827, DATED MAY 14, 2013, HALL COUNTY REGISTER OF DEEDS, CONSISTING OF PART OF THE PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER (N1/2, 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 WEST 1/4 CORNER OF SECTION 15-T12N-R9W; THENCE ON AN ASSUMED BEARING OF S00°23'23"E, ON THE WEST LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION 15-T12N-R9W, A DISTANCE OF 690.71 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND AS DESCRIBED IN INSTRUMENT NUMBER 201303827, DATED MAY 14, 2013 AND ALSO BEING THE POINT OF BEGINNING; THENCE N89°37'19"E, ON THE NORTH LINE OF A TRACT, A DISTANCE OF 766.37 FEET TO THE WEST RIGHT-OF-WAY LINE OF OMAHA AND REPUBLICAN VALLEY RAILROAD COMPANY; THENCE S02°37'52"E, ON SAID WEST RAILROAD RIGHT-OF-WAY LINE, A DISTANCE OF 66.05 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE S89°37'19"W, ON THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 768.96 FEET TO A POINT OF SAID WEST LINE OF THE SW1/4; THENCE N00°23'06"W, ON SAID WEST LINE, A DISTANCE OF 66.00 FEET TO A POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 50663.81 SQUARE FEET OR 1.163 ACRES MORE OR LESS OF WHICH 0.061 ACRES ARE NEW DEDICATED ROAD RIGHT-OF-WAY.

LEGAL DESCRIPTION LOT 1

A TRACT OF LAND CONSISTING OF PART OF THE PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER (N1/2, 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 WEST 1/4 CORNER OF SECTION 15-T12N-R9W; THENCE ON AN ASSUMED BEARING OF N89°24'45"E, ON THE NORTH LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION 15-T12N-R9W, A DISTANCE OF 839.47 FEET TO THE EAST RIGHT-OF-WAY LINE OF OMAHA AND REPUBLICAN VALLEY RAILROAD COMPANY; THENCE S02°37'59"E, ON SAID EAST RAILROAD RIGHT-OF-WAY LINE, A DISTANCE OF 698.76 FEET TO POINT OF BEGINNING; THENCE N88°37'03"E A DISTANCE OF 516.29 FEET; THENCE N01°09'52"W A DISTANCE OF 173.31 FEET; THENCE N80°31'57"E A DISTANCE OF 391.20 FEET; THENCE S01°15'55"E A DISTANCE OF 359.93 FEET; THENCE N90°00'00"S A DISTANCE OF 351.70 FEET; THENCE N10°07'06"E A DISTANCE OF 92.90 FEET; THENCE S81°14'56"W A DISTANCE OF 45.01 FEET; THENCE N12°02'45"W A DISTANCE OF 23.13 FEET; THENCE S88°37'03"W A DISTANCE OF 521.17 FEET TO THE EAST RIGHT-OF-WAY LINE OF OMAHA AND REPUBLICAN VALLEY RAILROAD COMPANY; THENCE N02°37'59"W, ON SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 16.00 FEET TO A POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 131153.67 SQUARE FEET OR 3.011 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 NORTH HALF OF THE SOUTHWEST QUARTER (N1/2, 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

METTINBRINK ACRES SUBDIVISION
HALL COUNTY, NEBRASKA
FINAL PLAT

DEDICATION OF PLAT

KNOW ALL MEN BY THESE PRESENTS, THAT MICHAEL A. SHAFER AND DEBRA J. SHAFER, HUSBAND AND WIFE, BEING THE OWNER OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "**METTINBRINK ACRES SUBDIVISION**" IN PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER (N1/2, 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 AND DO HEREBY DEDICATE THE ROAD RIGHT OF WAY, AS SHOWN THEREON TO THE PUBLIC FOR THEIR USE FOREVER; AND THAT THE FOREGOING ADDITION 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, AT _____, NEBRASKA,
THIS ____ DAY OF _____, 2022 THIS ____ DAY OF _____, 2022

MICHAEL A. SHAFER 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 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

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

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

SHEET 2 OF 2

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: METTINBRINK 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 2
Number of Acres 4.108

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.



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

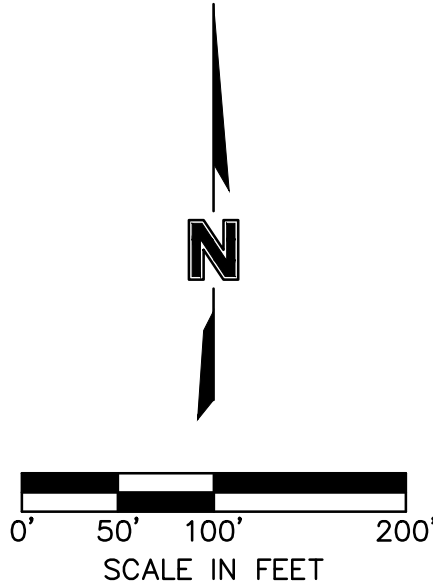
Scale: NONE
For Illustration Purposes

The diagram consists of two side-by-side square plots. The left plot is labeled 'EXISTING ZONING' and contains a square with diagonal hatching and the text 'A3' in the center. The right plot is labeled 'PROPOSED ZONING' and contains a square with diagonal hatching and the text 'A3' in the center.



Page 81 / 105

DWG: F:\2022\03001-03500\022-03493\40-Design\AutoCAD\Final Plans\Sheets\C-PLAT 2_02203493.dwg
DATE: Jul 26, 2022 10:29am
XREFS: V_XBNDY 2_02203493 V_XTOPO_drone contours_02203493
USER: tearnest
V_XTOPO_LDP_02203493

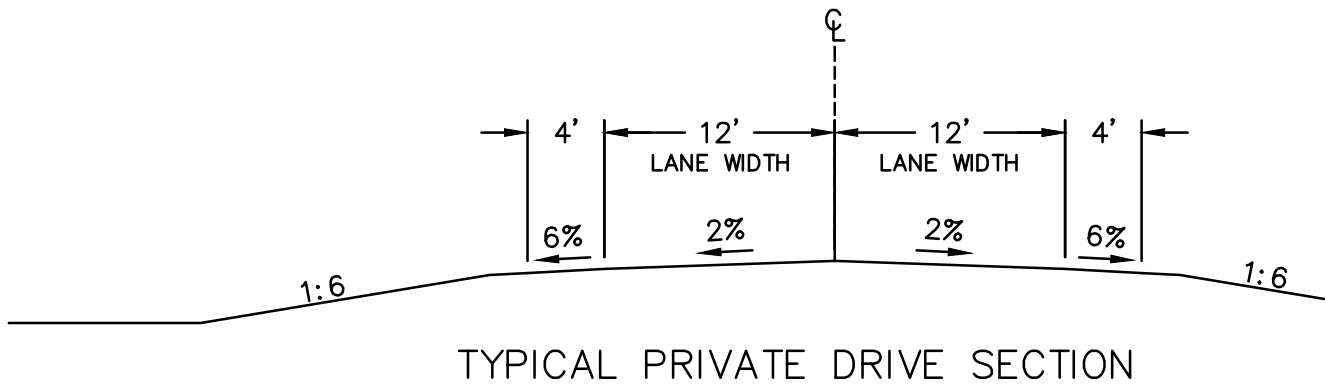
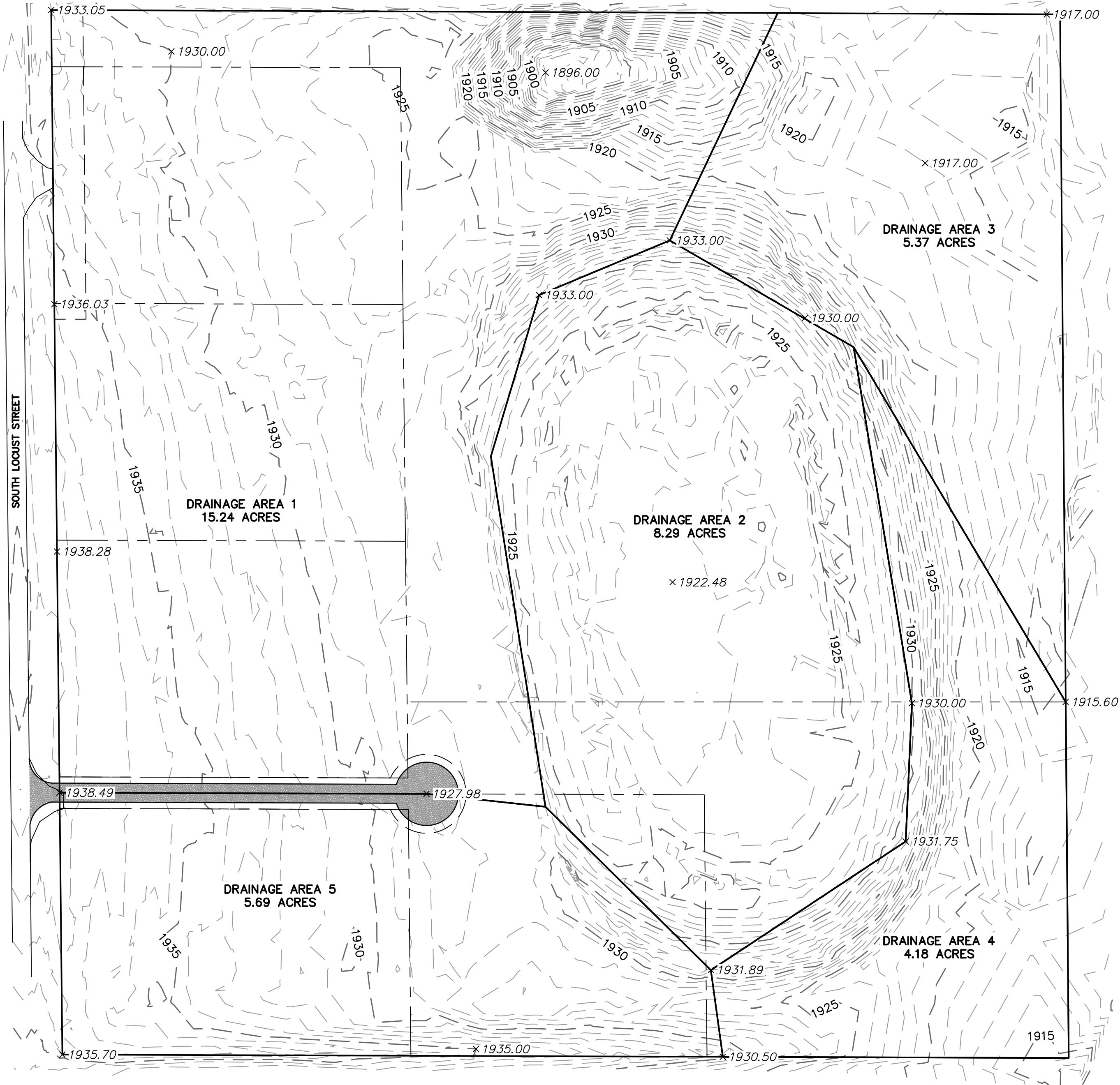


SHEET 2 OF 2
GRADING PLAN

SUBDIVISION AREA
40.28 ACRES

LOT USAGE
8 LOTS

ENGINEER/LAND SURVEYOR
OLSSON
201 E. 2ND ST.
GRAND ISLAND, NE 68801



TYPICAL PRIVATE DRIVE SECTION

HOMESTEADER SUBDIVISION
PRELIMINARY PLAT
JULY 2022

201 East 2nd Street
Grand Island, NE 68801

TEL 308.384.8750

www.olsson.com

GRADING PLAN		REVISIONS	
HOMESTEADER SUBDIVISION PRELIMINARY PLAT	REV. NO.	DATE	REVISIONS DESCRIPTION
2022			

drawn by: TRE

checked by: BJD

approved by: BJD

QA/QC by: BJD

project no.: 022-03493

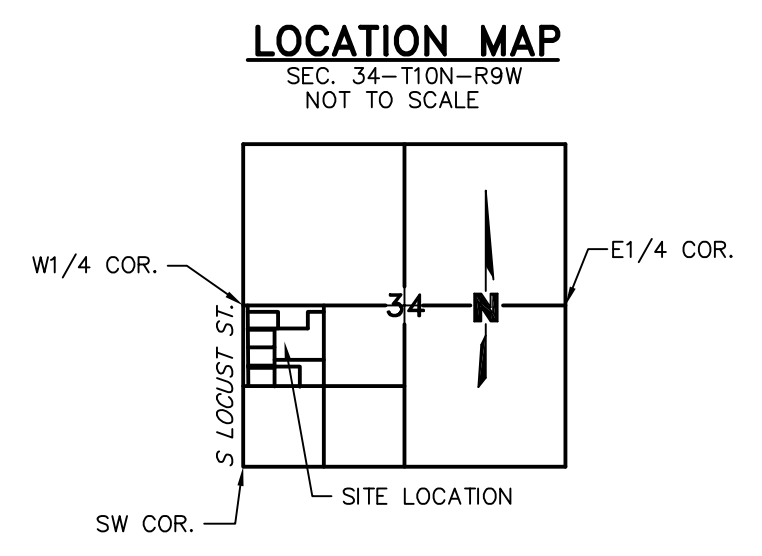
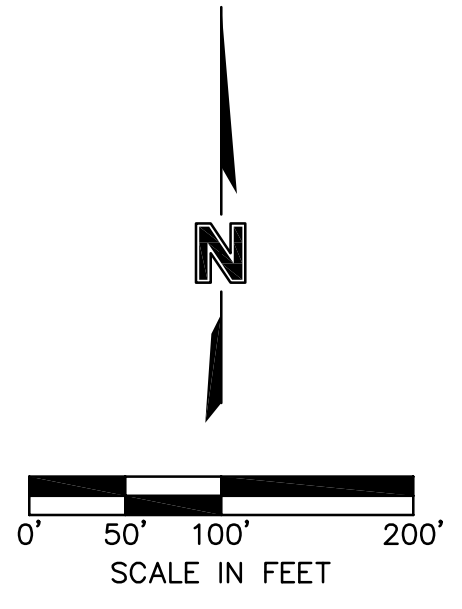
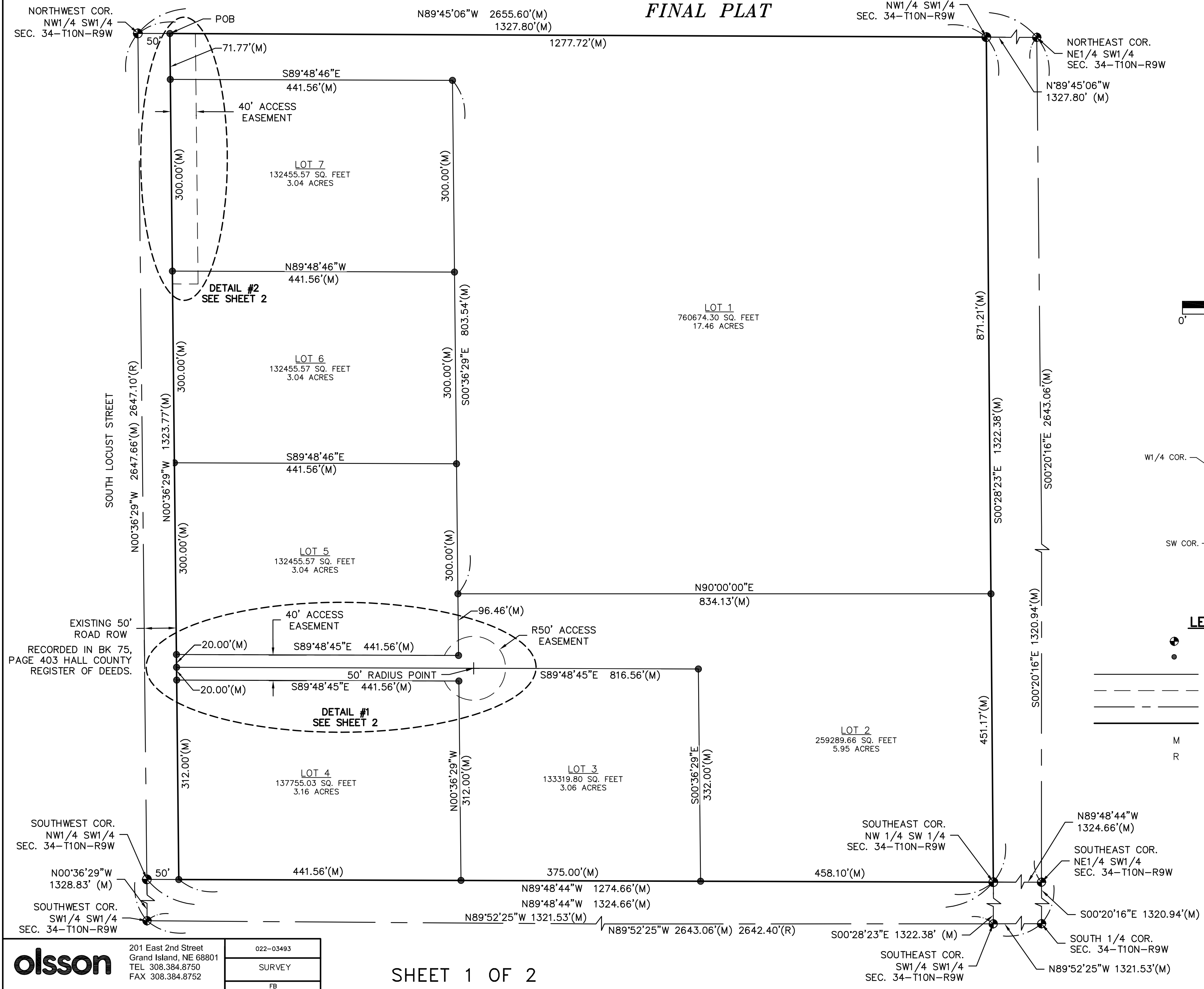
drawing no.:

date: 7/21/2022

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

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

022-03493
SURVEY
FB

SHEET 1 OF 2

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

DWG: F:\2022\03001-03500\022-03493\40-Design\Survey\SRVY\Sheets\V_FPLAT 2_02203493.dwg
DATE: Jul 26, 2022 10:28am
USER: teamest
XREFS: V_XBNDY 2_02203493

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.

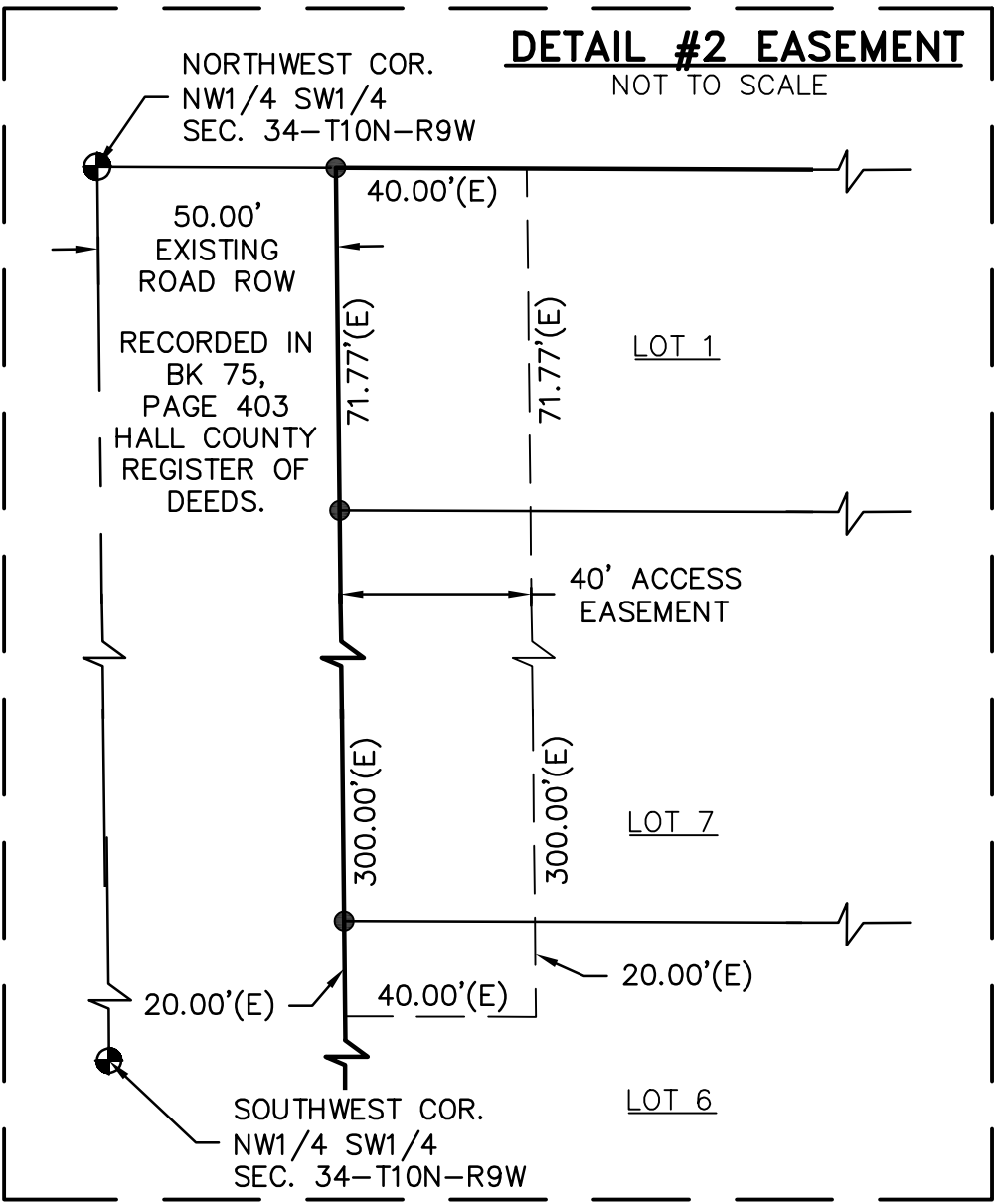
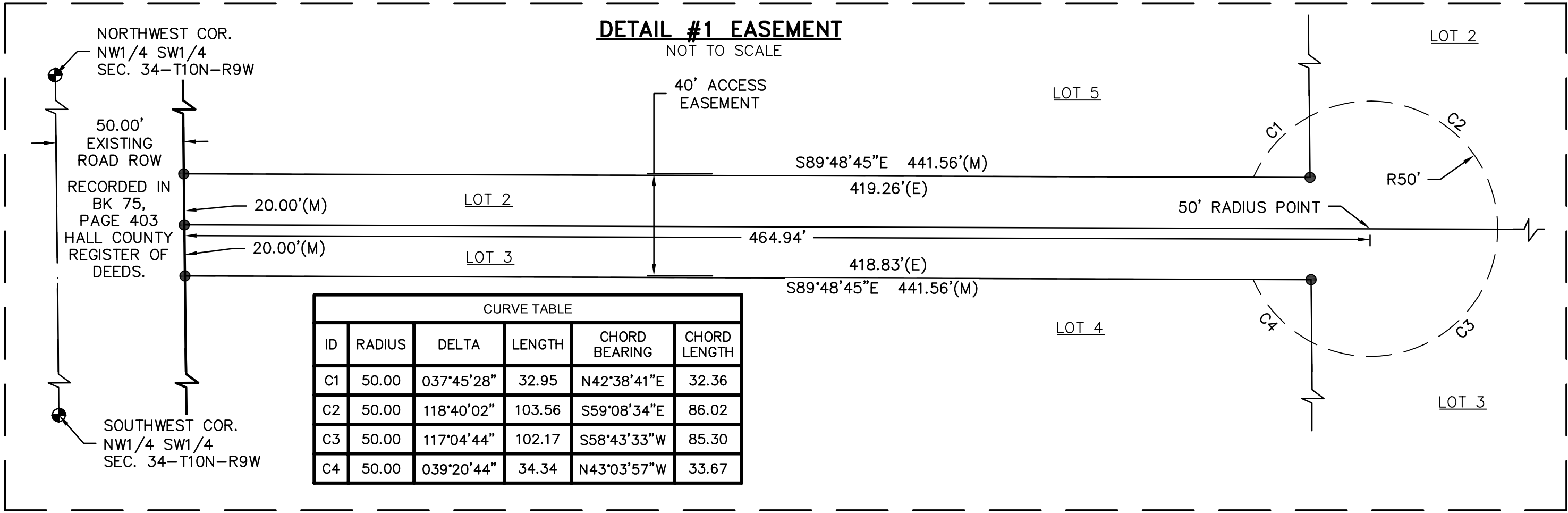
JOHN W C ANSON, MEMBER OF JWCA HOLDINGS LLC

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: BS 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 \$ ⁴⁷⁰final ⁵⁷⁰prelim

* 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.



Hall County Regional Planning Commission

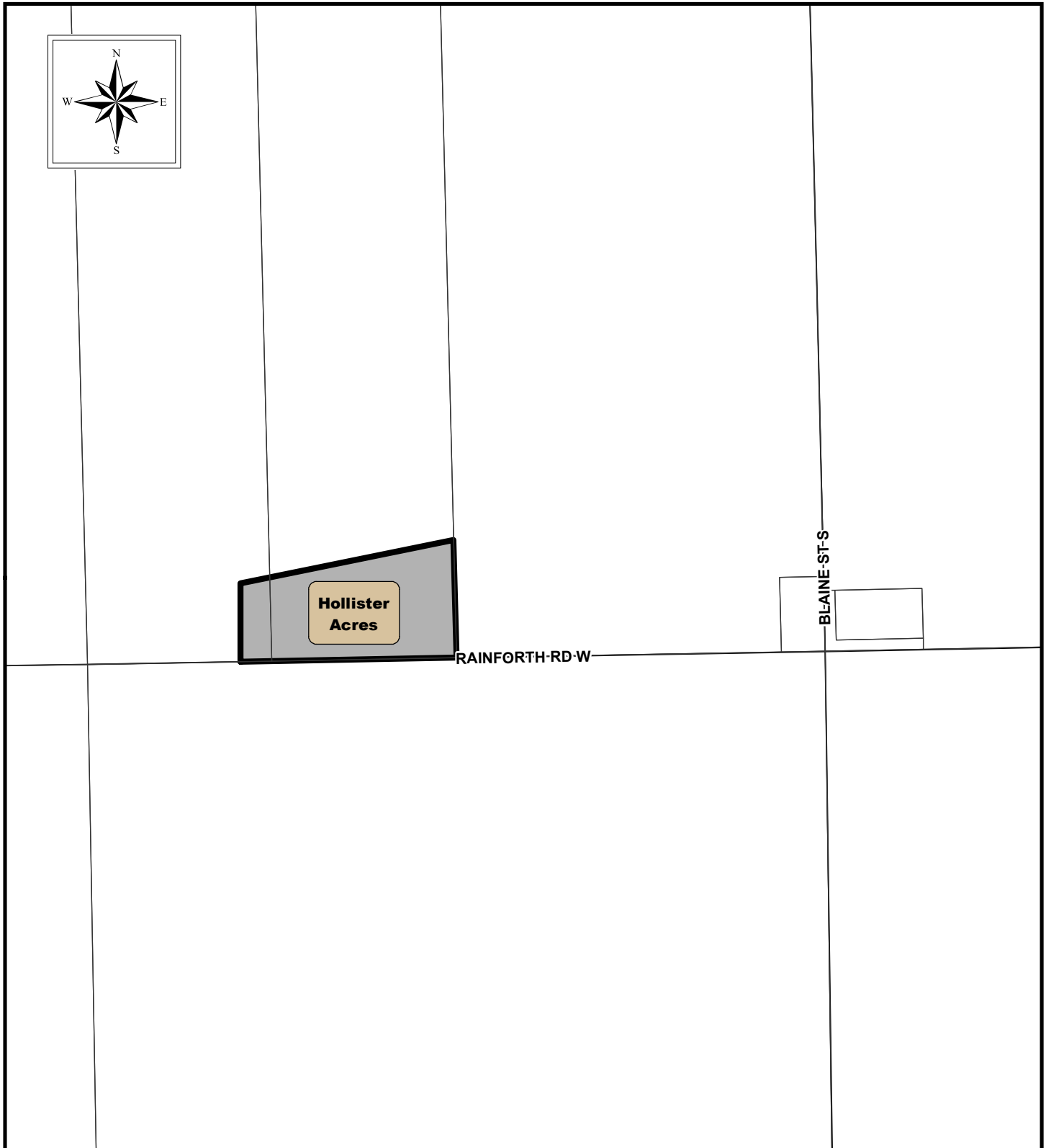
**Wednesday, August 3, 2022
Regular Meeting**

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

WEST RAINFORTH ROAD (GRAVEL)

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.

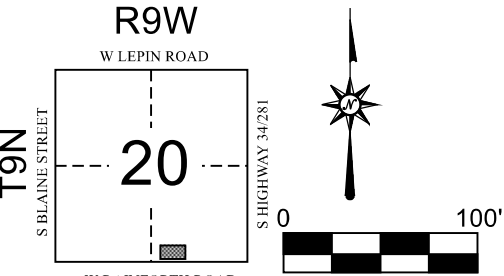
CHAIRMAN OF THE BOARD

COUNTY CLERK

(SEAL)

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

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

ACKNOWLEDGEMENT

STATE OF)
) SS
COUNTY OF)

ON THE DAY OF 2022, BEFORE ME A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED SUZANNE RAINFORTH, PERSONAL REPRESENTATIVE FOR THE CAROL C. LAU, ESTATE, 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 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

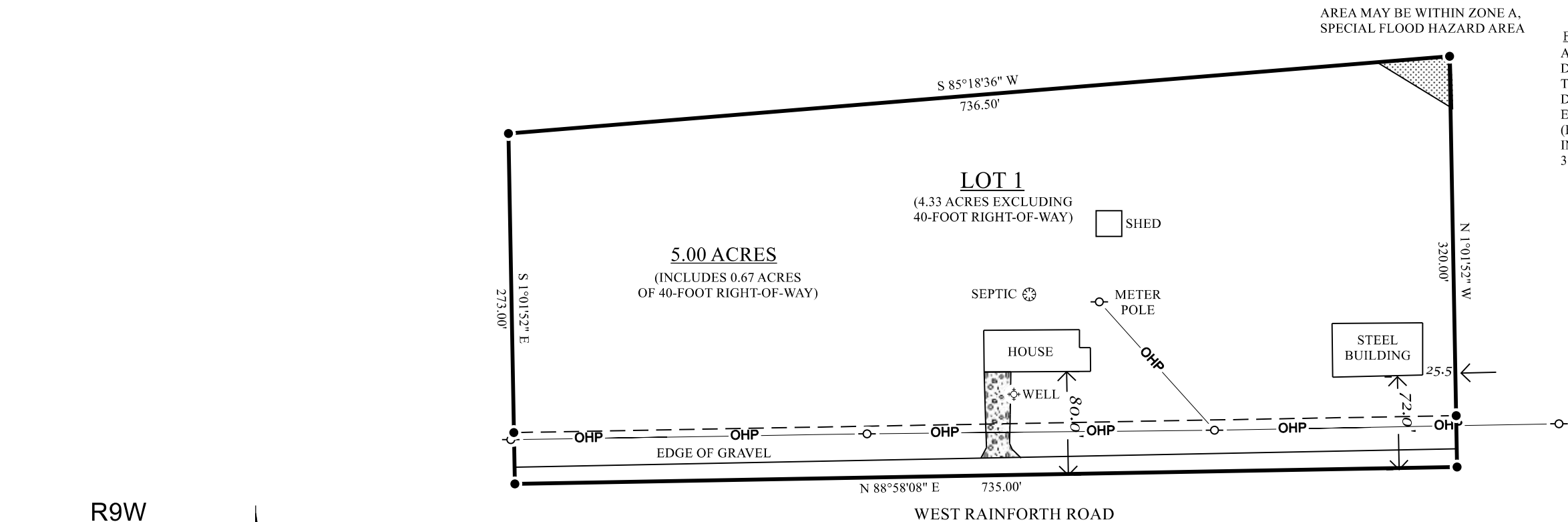
NOTARY PUBLIC

(SEAL)

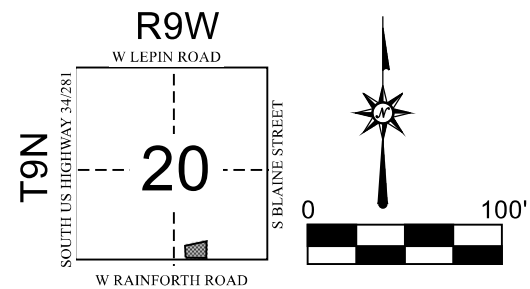
FILE NAME HALL COUNTY SEC 20 T9N-R9W		
SCALE 100 Ft/ln	DATE 06-01-2022	DRAWN BY T. KRUEGER
JOB KLS-22033	FIELD WORK TK	SHEET 2 of 2

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

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

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 1/1

**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.



Hall County Regional Planning Commission

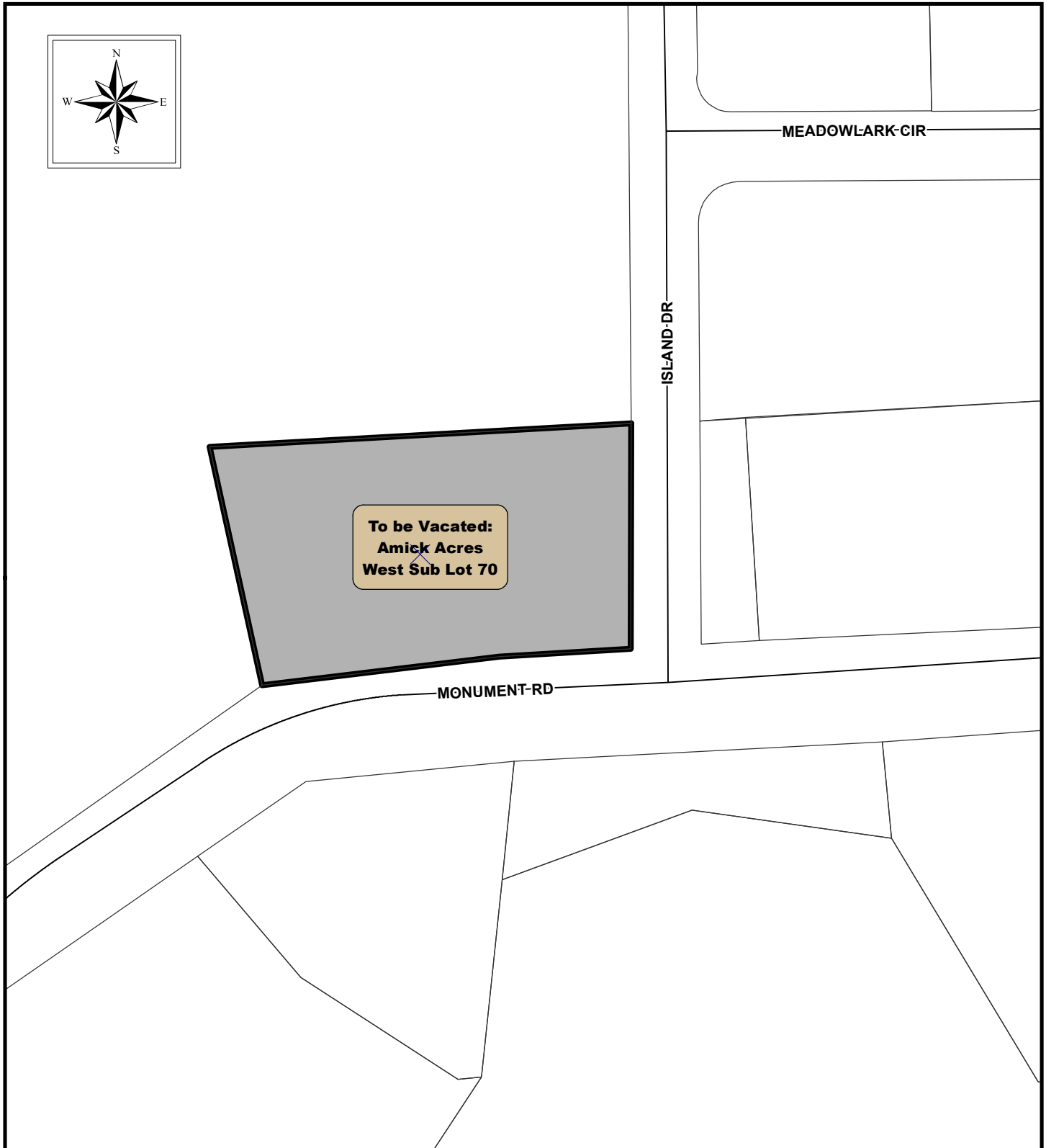
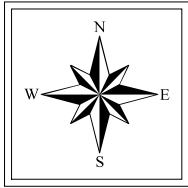
**Wednesday, August 3, 2022
Regular Meeting**

Item J7

**Request to vacate Final Plat - Lot 70 Amick West Subdivision -
Hall County: Located north of Monument Road and west of Island
Drive**

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

Meeting and Agenda Request

TO: Chad Nabity, Director
Hall County Regional Planning Commission

FR: John Amick  Tel: 308-390-0300
Box 465
410 Amick Ave.
Doniphan, Nebraska 68832

RE: Request to vacate Lot 70 of the Amick Acres West Subdivision, and any portion of Lots 13 and 14 of the Amick Acres Third Subdivision that Lot 70 may now be a part thereof.

Pursuant to our meeting on Friday, June 17, 2022, at the Planning Commission office, I am hearby requesting the Hall County Regional Planning Commission vacate Lot 70 of the Amick Acres West Subdivision, and Lots 13 and 14 of the Amick Acres Third Subdivision, from which Lot 70 was platted.

Although Lot 70 is technically a "saleable and buildable" lot, neither I, or my parents, have ever offered the lot for sale because it is more a part of our homeplace, rather than the residential lots of the rural subdivisions that it is adjacent to. It is, and always has been, part of a horse pen on the homeplace.

In June, the Hall County Assessor's office increased the assessed valuation for Lot #70 from \$1,690.00 to \$32,500.00. I protested the increase and the appraisor for the Assessor's office granted a reduction to \$4,000 for Lot 70. This is consistent with what the Assessor's office values "farmsite" acres. According to the Assessor's data sheet for our homeplace, we currently have 2.1 acres of "farm site," which is assessed for \$8,400.00. Lot 70 contains approximately 1 acre. (When I receive the protest paperwork back I will bring you a copy.)

I have also contacted the AAWest HOA Board president about this matter. On June 28, 2022, the AA West HOA Board met and approved a Resolution supporting the vacation of Lot 70 from the AA West Subdivision. (Copy of Resolution and Agreement is attached.)

I have attached various plats, photographs and data sheets regarding Lot 70 and our home place which I think will clearly illustrate my request for vacating the platted lot, and including it instead with what is our homeplace.

I ask that this matter be place on the August, 2022, meeting the Hall County Regional Planning Commission. Please contact me if you need any additional information from me prior to the August meeting.

List of Exhibits

Exhibits:

1. Plat of the Amick Acres 3rd Subdivision. Lots 13 and 14 highlighted.
2. Overhead photo of Lot 70 of the Amick Acres West Subdivision.
3. Overhead photo of Amick Homeplace adjacent to Lot 70 AA West Sub.
4. Hall County Assessor's datasheet for Homeplace showing "farm site" valuation -- \$4,000.00 per acre.
5. Hall County Assessor's datasheet showing valuation increase of Lot 70 from \$1,690.00 to \$32,500.00. (Following a protest, this was reduced to \$4,000.00.)
6. Copy of Resolution by the AA West HOA Board supporting the vacation of Lot 70 from the Subdivision. Also, a copy of an Agreement between the AAWHOA Board and John Amick regarding future payment of HOA fees.

500/10: 1" 100"

UNPLATTED



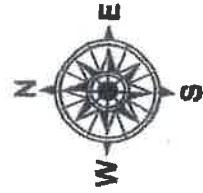
100133
 Project 4-11-68
 Written by W. H. H. H.
 Numbered 100133-1
 1-2-68

Apr 19, 11 2, 44 76
 100133-1
 100133-2
 100133-3
 100133-4
 100133-5
 100133-6
 100133-7
 100133-8
 100133-9
 100133-10
 100133-11
 100133-12
 100133-13
 100133-14
 100133-15
 100133-16
 100133-17
 100133-18
 100133-19
 100133-20
 100133-21
 100133-22
 100133-23
 100133-24
 100133-25
 100133-26
 100133-27
 100133-28
 100133-29
 100133-30
 100133-31
 100133-32
 100133-33
 100133-34
 100133-35
 100133-36
 100133-37
 100133-38
 100133-39
 100133-40
 100133-41
 100133-42
 100133-43
 100133-44
 100133-45
 100133-46
 100133-47
 100133-48
 100133-49
 100133-50
 100133-51
 100133-52
 100133-53
 100133-54
 100133-55
 100133-56
 100133-57
 100133-58
 100133-59
 100133-60
 100133-61
 100133-62
 100133-63
 100133-64
 100133-65
 100133-66
 100133-67
 100133-68
 100133-69
 100133-70
 100133-71
 100133-72
 100133-73
 100133-74
 100133-75
 100133-76
 100133-77
 100133-78
 100133-79
 100133-80
 100133-81
 100133-82
 100133-83
 100133-84
 100133-85
 100133-86
 100133-87
 100133-88
 100133-89
 100133-90
 100133-91
 100133-92
 100133-93
 100133-94
 100133-95
 100133-96
 100133-97
 100133-98
 100133-99
 100133-100



- Legend**
- Fire Station
 - Government
 - Administration
 - Courthouse
 - Law Enforcement
 - Hospital
 - Airport
 - Attractions
 - Golf Course
 - Museum
 - Parks
 - Park
 - Library
 - Viewing Area
 - Water Park
 - Shooting Park
 - School
 - Parcel
 - Primary Addresses

EXHIBIT #2



0 0.01 0.02 0.03 0.04 0.05

mi

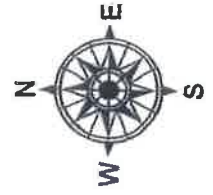
Map generated 6/13/2022 2:29 PM



Legend

- | | | | |
|--------------------|-----------------|--|---------------|
| | Fire Station | | Museum |
| Government | | | |
| | Administration | | Park |
| | Courthouse | | Library |
| | Law Enforcement | | Viewing Area |
| | Hospital | | Water Park |
| | Airport | | Shooting Park |
| Attractions | | | |
| | Golf Course | | School |
| | Parcel | | |

EXHIBIT # 21



0 0.06 0.12 0.18 0.24 0.3
mi

Map generated 6/13/2022 2:31 PM

HALL COUNTY

Real Estate Breakdown Report

EXH 341

Parcel ID 400231050

Owner AMICK/RENEE J
JOHN W AMICK
PO BOX 241
DONIPHAN, NE 68632

Legal SOUTH PLATTE TWP PT E 1/2 NW 1/4 & PT E 1/4 SW 1/4 NW 1/4 & PT N 1/2 NE 1/4 SW 1/4 2-9-10 32 AC
S-T-R: 02-09-10 Acres: 32.000

Card File 400231050
Situs 00410 AMICK, NE
Inspection
Date 02/11/2011 Type By SM

County Area	1	Area 1	Class Code	01-05-05-03-00-08	State GEO	3537-02-0-00000-000-0009	Cadastral	00000-00000-00000	Book / Page	2017 / 4486	Sale Date	06/30/2017	Sale Amount	0
Neighborhood	2	1-MARKET AREA 1	State GEO	3537-02-0-00000-000-0009	Cadastral	00000-00000-00000	Book / Page	2017 / 4486	Sale Date	06/30/2017	Sale Amount	0		
Location / Group	8	RURAL	Soil Description	JANUDE SANDY LOAM, VERY R	2G1	6.820	Value/Acre	1,350	Assessed	9,207	Sub	0	Market	Sub
Valuation / Group	18	RURAL PARCELS	Soil Description	ALDA LOAM, RARELY FLOODED	1G1	11.440	Value/Acre	1,410	Assessed	16,130	Sub	0	Market	Sub
District	480	SOUTH PLATTE 126 DON	Soil Description	PLATTE-BOLENT COMPLEX, OC	1G1	5.760	Value/Acre	1,410	Assessed	8,122	Sub	0	Market	Sub
School	40-0126		Soil Description	WANN LOAM, RARELY FLOODED	1G1	0.480	Value/Acre	1,410	Assessed	677	Sub	0	Market	Sub
Soil	Use	LCG/LVG	Soil Description	Spot Code	Acres	Value/Acre	Assessed	Sub	Market/Acre	Market	Sub	Current		
6529	GRASS	2G1	JANUDE SANDY LOAM, VERY R	N	6.820	1,350	9,207	0				110,251		
8402	GRASS	1G1	ALDA LOAM, RARELY FLOODED	N	11.440	1,410	16,130	0				12,653		
8570	GRASS	1G1	PLATTE-BOLENT COMPLEX, OC	N	5.760	1,410	8,122	0				65,426		
8585	GRASS	1G1	WANN LOAM, RARELY FLOODED	N	0.480	1,410	677	0				188,330		
600	WASTE	600	WASTE	N	24.500		34,136							
600	WASTE	600	WASTE	N	2.250	100	225	0						
				N	1.650	100	165	0						
1500	ROAD	1500	ROADS	N	3.900		390							
804	FARM	804	FARM SITE	N	0.500	0	0	0						
803	HOME	803	HOME SITE	N	2.100	4,000	8,400	0						
				N	1.000	22,500	22,500	0						
Land Total					32.000		65,426							

Sale Date	Book	Page	Extend	Ownership History	Amount					
06/30/2017	2017	4486		AMICK/RENEE J	0					
Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2021	646	480	110,251	12,653	65,426	188,330	0	188,330	2,687.52	0
2020	17519	480	110,251	12,653	65,426	188,330	0	188,330	2,689.72	0
2019	20284	480	95,870	11,003	73,800	180,673	0	180,673	2,492.06	0
2018	20862	480	95,870	11,003	73,800	180,673	0	180,673	2,485.36	0
2017	20780	480	95,870	11,003	77,490	184,363	0	184,363	2,463.94	0
2016	20724	480	95,870	11,003	77,490	184,363	0	184,363	2,459.30	0

HALL COUNTY

Real Estate Breakdown Report

EXHIBIT #5

Parcel ID 400234300	Legal SOUTH PLATTE TWP AMICK ACRES WEST SUB LT 70	Card File 400234300	Site 00070 ISLAND DR DONIPHAN, NE 68832
Owner AMICK/RENEE J JOHN W AMICK PO BOX 241 DONIPHAN, NE 68832	County Area 1 Neighborhood 16 Location / Group 10 Valuation / Group 20 District 480 School 40-0126	Class Code 02-01-05-02-06-03 3566-00-0-00005-000-0070 00000-00000-00000 2017 / 4488 06/30/2017 Sale Amount 0	Value Buildings Improvement Land / Lots Total 1,690 32,500 32,500
Tax Year 2022	Growth Type 01 Single Family	Amount 0	Previous 0 0 1,690 32,500
Model 14 R-13	Method 01 Front	Lot Size 1,000	Current 0 0 1,690 32,500
Sale Date 06/30/2017	Extend 4488	Frontage 1,000 N	Value 32,500.000
11/14/2008	9458	Spot Code	Add (+/-) 0.000
Year 2021	Statement 648	Ownership History AMICK/RENEE J AMICK/RENEE J	Cutoff 999,997
2020	24991	Land 1,690	Lot Value 32,500
2019	20583	Other 0	Appr ID 0
2018	21164	Building 0	Amount 0
2017	21078	Exempt 0	Total Tax 24.18
2016	21021	Total 1,690	Penalty Tax 0
		Exempt 0	Total Tax 24.24
		Land 1,690	Total Tax 23.46
		Other 0	Total Tax 23.32
		Building 0	Total Tax 22.58
		Exempt 0	Total Tax 22.64

EXH. #6

RESOLUTION Amick Acres West Subdivision

Summary and Background.

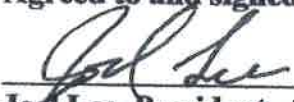
On June 28, 2022, the Board of Directors of the Amick Acres West Homeowners Association (AAWHOA) met. John Amick, owner of Lot 70, Amick Acres West Subdivision, made a request of the Board to support the vacation of Lot 70 in order to have it assessed and taxed as part of his adjacent property, or homesite. (The assessed valuation of Lot 70 was increased by the Hall County Assessor's office from \$1,690.00 to \$32,500.00).

In exchange for not opposing the vacation of Lot 70 from the AAW Subdivision, John Amick agreed to continue paying to the AAW Subdivision any annual and/or special assessments the AAWHOA Board would levy in the future. (Agreement attached.)

Resolution.

Therefor, be it resolved, that at a meeting of the Board of Directors of the Amick Acres West Subdivision, on June 28, 2022, the Board of Directors voted to support the request by John Amick to vacate Lot 70 from the Amick Acres West Subdivision in exchange for his agreement to continue to pay any and all annual and/or special assessments the AAW Board may levy in the future. And further, that such agreement shall continue to be binding on all successors in interest in such property that he owns in the future that is adjacent to the Amick Acres West Subdivision.

Agreed to and signed this 28th day of June, 2022.



Joel Lee, President of the AAWHOA



Witness

AN AGREEMENT

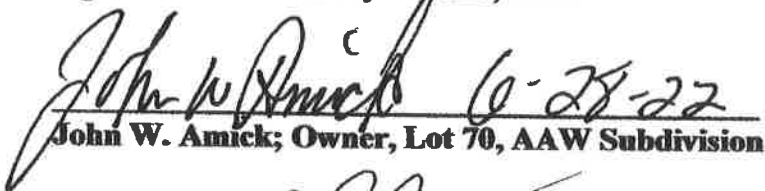
This is an Agreement between John Amick, the owner of Lot 70, Amick Acres West Subdivision (AAW), and the Board of Directors of the Amick Acres West Homeowners Association (AAWHOA).

On June 28, 2022, John Amick made a request of the AAWHOA Board of Directors to support the vacation of Lot 70, AAW, from the subdivision plat. The AAWHOA Board passed a resolution to support the request (Copy of Resolution attached.)

In exchange for Board's action, John Amick agrees to continue to pay to the AAWHOA any and all annual and/or special assessments the AAWHOA Board may levy in the future. John Amick further agrees that such requirement shall be binding on any and all future successors in interest in the property that he owns that is adjacent to the AAW Subdivision.

This Agreement and Resolution to be filed with the Hall County Register of Deeds office upon the approval of the vacation of Lot 70 by the Hall County Regional Planning Commission at their August, 2022, meeting.

Agreed to this 28th day of June, 2022.


John W. Amick; Owner, Lot 70, AAW Subdivision


Witness


Joel Lee; President, AAWHOA Board of Directors


Witness



Hall County Regional Planning Commission

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

Item S1

Comprehensive Plan Bills

Staff Contact:



Date	Invoice #
7/24/2022	1268

Hall County Regional Planning Commission
Chad Nabity
PO Box 1968
Grand Island, NE 68802-1968

Phone #
402.367.5031

E-mail
kmarvin@marvinplanning.com

Project
HCRPC Comprehensive Plan

Phase	Contracted Amount	% Complete	Amount Complete	Amount left	Cummulative Amount Due
Project Kick-off and Organization	\$ 37,300.00	75%	\$ 28,078.92	\$ 9,221.08	\$ 28,078.92
Envision HCRPC	\$ 45,700.00	14%	\$ 6,500.00	\$ 39,200.00	\$ 34,578.92
HCRPC Profile	\$ 33,500.00	0%	\$ -	\$ 33,500.00	\$ 34,578.92
HCRPC Tomorrow	\$ 49,500.00	0%	\$ -	\$ 49,500.00	\$ 34,578.92
Implementation Plan	\$ 9,000.00	0%	\$ -	\$ 9,000.00	\$ 34,578.92
HCRPC Zoning	\$ 30,000.00	0%	\$ -	\$ 30,000.00	\$ 34,578.92
Housing	\$ 15,000.00	0%	\$ -	\$ 15,000.00	
	\$ 220,000.00		\$ 34,578.92	\$ 185,421.08	\$ 34,578.92
Total Contract			Total Amount Complete		\$ 34,578.92
			% Complete to date		15.7%
			Previously billed		\$ 21,535.17
Amount Remaining on Contract			Amount due		\$ 13,043.75
			% due		5.9%

Actually Complete