



Hall County Regional Planning Commission

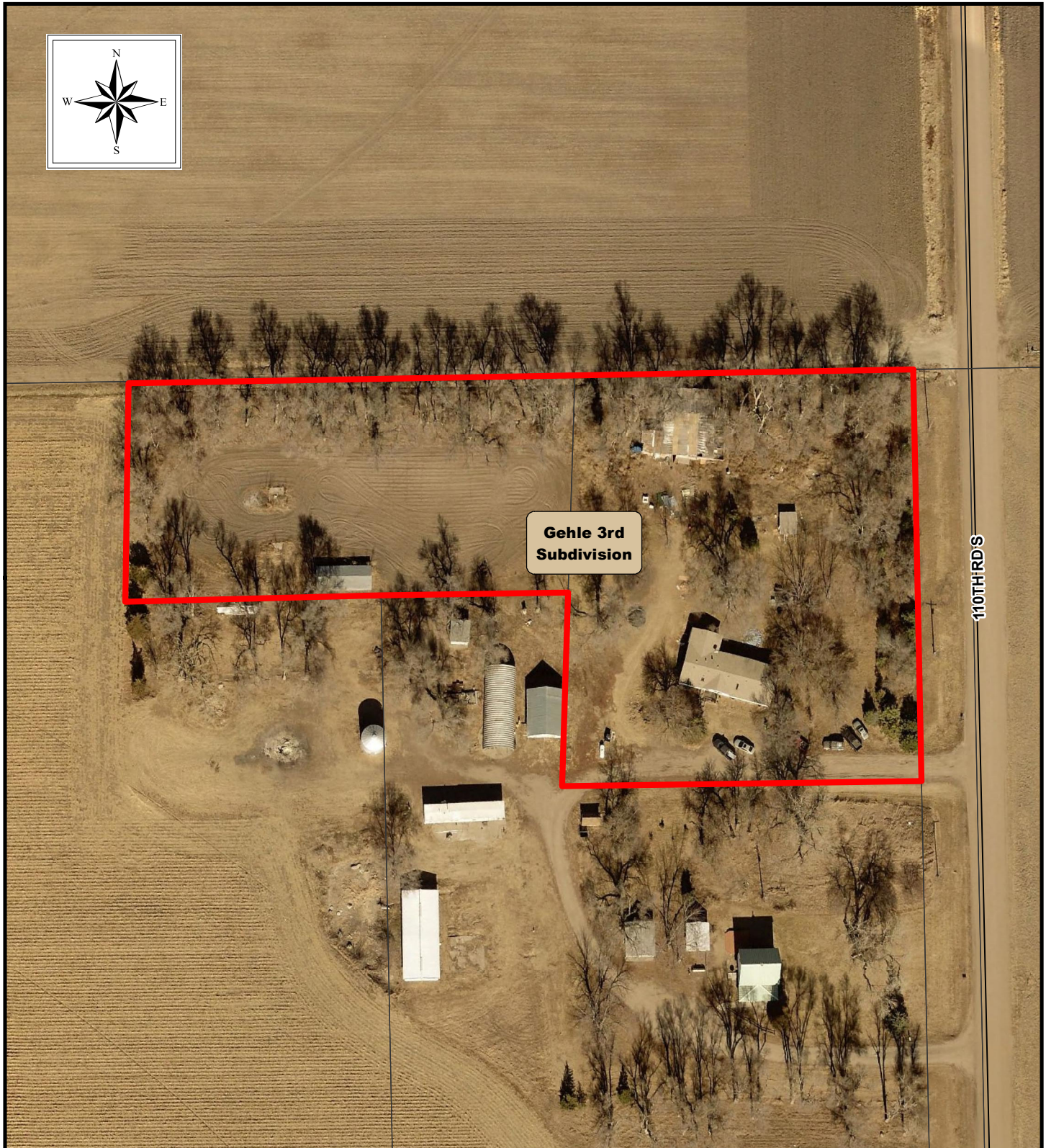
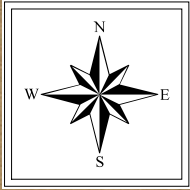
**Wednesday, September 7, 2022
Regular Meeting**

Item J2

Gehle 3rd Subdivision

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

1 inch = 100 feet

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 Leo Gehle
Address 15396 95th Lane North
City West Palm Beach, State FL Zip 33412
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: _____
(Applicant)

Surveyor/Engineers Information

Surveyor/Engineering Firm Jasnowski Surveying LLC
Address 1205 1st Street
City Aurora, State NE Zip 68818
Phone (402)694-8703
Surveyor/Engineer Name Evan Jasnowski License Number 776

SUBDIVISION NAME: Gehle 3rd 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 2.895

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 \$ 480

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

GEHLE 3rd SUBDIVISION

HALL COUNTY, NEBRASKA

FINAL PLAT



SCALE: 1" = 50'

LEGEND
M = MEASURED DISTANCE
P = PLATTED DISTANCE (GEHLE SUB. & GEHLE 2ND SUB.)
X = TEMPORARY POINT
O = 1/2" REBAR w/ LS #776 PLASTIC CAP PLACED
● = 1/2" IRON PIPE FOUND UNLESS NOTED

OWNER
- LEO & ARLA BETH GEHLE
- JOSE A. ESTRADA ESCOBEDO AND ANA G. BANDA VARGAS

SUBDIVIDER
- LEO GEHLE

SURVEYOR
- JASNOWSKI SURVEYING LLC

NUMBER OF LOTS
- 1



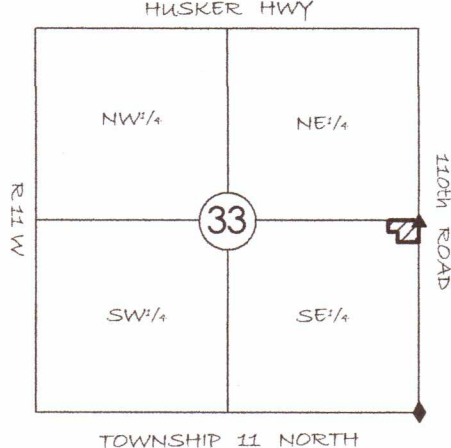
CORNER TIES

NE COR. SE1/4, SEC. 33 - T11N - R11W
FOUND BLM BRASS CAP, 0.8' BELOW GRADE
41.99' ENE to NAIL w/ WASHER IN ELEC. BOX POST
26.48' W to CHISELED 'X' IN S. END OF CONC. CULVERT
39.88' W to 1/2" IRON PIPE
33.49' NW to CHISELED 'X' IN N. END OF CONC. CULVERT

SE COR. SE1/4, SEC. 33 - T11N - R11W
FOUND BLM BRASS CAP, 1.5' BELOW GRADE
47.95' NE to BLM BRASS CAP (REFERENCE MARKER)
82.36' SE to NAIL IN POWER POLE
33.49' SW to MAG NAIL w/ LS #776 WASHER IN W. END OF CAMP
46.02' NW to TOP CENTER OF CONC. WITNESS MARKER

NW COR. SE1/4, SEC. 33 - T11N - R11W
FOUND 'U' IRON, 0.4' BELOW GRADE
10.27' NE to 'T' POST
37.18' SW to 1/2" IRON PIPE
33.49' SE to 1/2" REBAR w/ PLASTIC 'CORNER TIE' CAP

SITUATION SKETCH: NOT TO SCALE



LEGAL DESCRIPTION

A tract of land comprising of all of Lot 1, Gehle Subdivision and a part of the Southeast Quarter (SE1/4), Section Thirty Three (33), Township Eleven (11) North, Range Eleven (11) West of the 6th P.M., Hall County, Nebraska. More particularly described as follows:

Beginning at the northeast corner of Lot 1, Gehle Subdivision; thence N 89°50'52" W on and upon the north line of said Lot 1 extended, said line being the north line of said SE1/4, a distance of 568.12 feet to a point; thence S 01°54'07" W a distance of 157.73 feet to a point; thence S 89°45'31" E a distance of 321.00 feet to a point on the west line of said Lot 1; thence S 02°48'53" W on and upon the west line of said Lot 1 a distance of 140.00 feet to the southwest corner of said Lot 1; thence S 89°51'50" E on and upon the south line of said Lot 1 a distance of 260.31 feet to the southeast corner of said Lot 1; thence N 00°13'05" W on and upon the east line of said Lot 1 a distance of 297.93 feet to the Point of Beginning. Said tract contains 2.895 acres more or less.

SURVEYOR'S CERTIFICATE

I, Evan A. Jasnowski, Nebraska Registered Land Surveyor #776, duly registered under the Land Surveyor's Regulation Act, do hereby state that at the request of Shelley Gehle, I have caused to be made a survey of the land depicted on the accompanying plat; that said plat is a true delineation of said survey performed personally or under my direct supervision; that said survey was made with reference to known and recorded monuments marked as shown, and to the best of my knowledge and belief is true, correct, and in accordance with the Minimum Standards for Surveys in effect at the time of this survey.

Evan A. Jasnowski
Evan A. Jasnowski

07/23/2022
Date

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Leo Gehle and Arla Beth Gehle, owners of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as "Gehle 3rd Subdivision", in a part of the Southeast Quarter (SE1/4), Section Thirty Three (33), Township Eleven (11) North, Range Eleven (11) 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 the easements, 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 obstruction upon, over, along or underneath the surface of such easements; and that foregoing subdivision as more particularly described in the description as appears on this plat is made with the free consent and in accordance with the desires of the undersigned owner and proprietors.

IN WITNESS WHEREOF, I have affixed my signature hereto at _____, this _____ day of _____, 2022.

Leo Gehle

Arla Beth Gehle

ACKNOWLEDGEMENT

State of _____ ss

County of _____

On this, the _____ day of _____, 2022, before me _____, a Notary Public within and for said County, personally appeared Leo and Arla Beth Gehle, owners of the land, to me personally known to be the identical person whose signature is affixed hereto, and that they did acknowledge the execution thereof to be their voluntary act and deed, and that they are empowered to make the above dedication for and in behalf of said "Gehle 3rd Subdivision".

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal at _____, on the date last above written.

My commission expires _____.

Notary Public

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Jose A. Estrada Escobedo and Ana G. Banda Vargas, owners of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as "Gehle 3rd Subdivision", in a part of the Southeast Quarter (SE1/4), Section Thirty Three (33), Township Eleven (11) North, Range Eleven (11) 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 the easements, 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 obstruction upon, over, along or underneath the surface of such easements; and that foregoing subdivision as more particularly described in the description as appears on this plat is made with the free consent and in accordance with the desires of the undersigned owner and proprietors.

IN WITNESS WHEREOF, I have affixed my signature hereto at _____, Nebraska, this _____ day of _____, 2022.

Jose A. Estrada Escobedo

Ana G. Banda Vargas

ACKNOWLEDGEMENT

State of _____ ss

County of _____

On this, the _____ day of _____, 2022, before me _____, a Notary Public within and for said County, personally appeared Jose A. Estrada Escobedo and Ana G. Banda Vargas, owners of the land, to me personally known to be the identical person whose signature is affixed hereto, and that they did acknowledge the execution thereof to be their voluntary act and deed, and that they are empowered to make the above dedication for and in behalf of said "Gehle 3rd Subdivision".

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 Supervisors this _____ day of _____, 2022.

Chairperson

County Clerk



JASNOWSKI
SURVEYING LLC

PROJECT NUMBER 22-LS-96 - DATE 07/23/2022
DRAWN BY E.A.J. - CHECKED BY E.B.J.
1203 1st STREET, AURORA, NE 68818
PHONE 402-694-8703 - EMAIL: ejasnowski@gmail.com