



# **Hall County Regional Planning Commission**

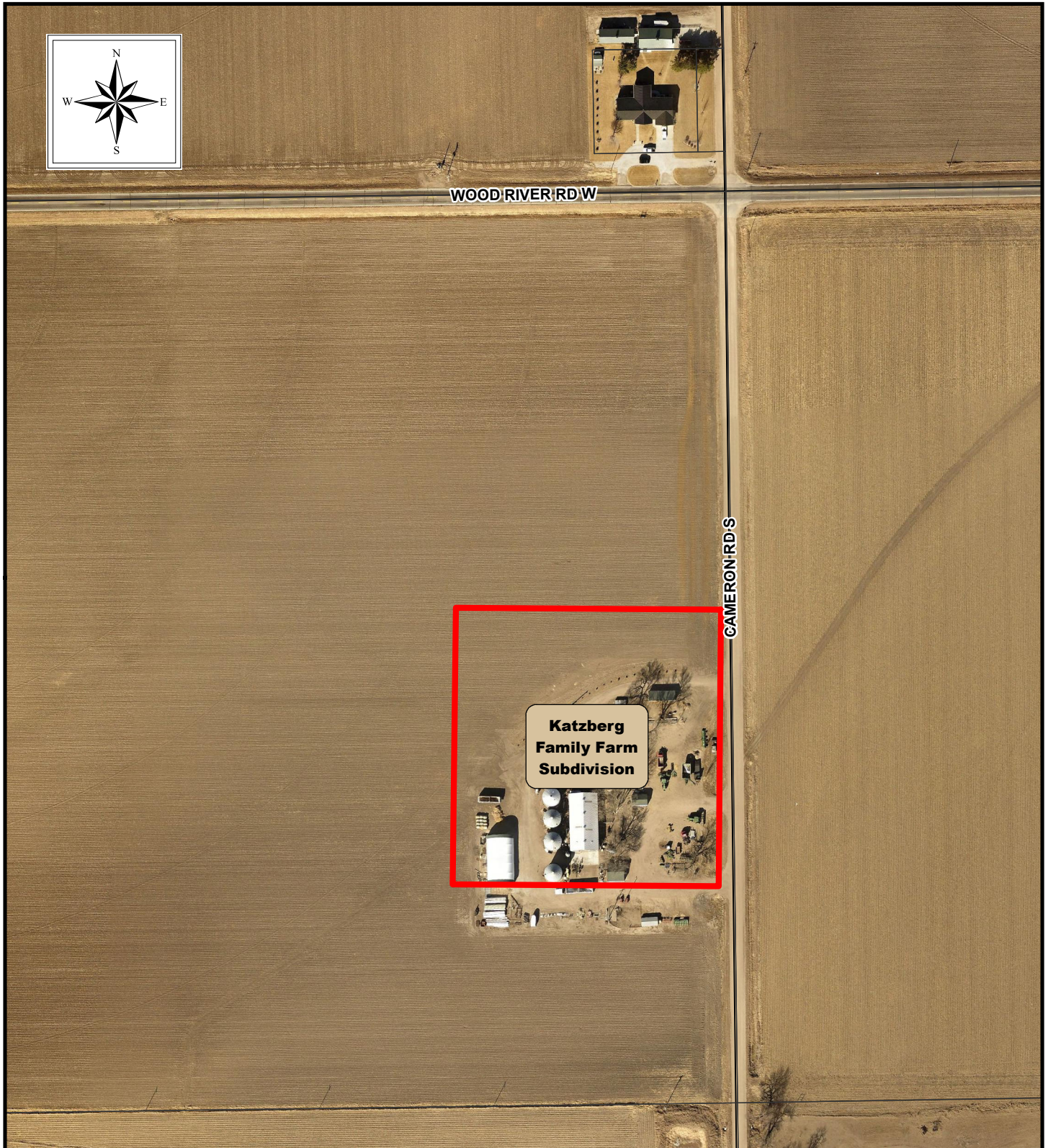
**Wednesday, September 7, 2022  
Regular Meeting**

## **Item J4**

### **Katzberg Family Farm 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 = 200 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 Bill Gideon  
Address 702 Elm Street  
City Wood River, State NE Zip 68883  
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: 8/15/2022  
(Applicant)

**Surveyor/Engineers Information**

Surveyor/Engineering Firm Initial Point Surveying  
Address 1811 W 2nd Street STE 280  
City Grand Island, State NE Zip 68803  
Phone 308-675-4141  
Surveyor/Engineer Name Brent D Cyboron License Number 727

**SUBDIVISION NAME:** TBD

**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 3.535

**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 \$ \_\_\_\_\_

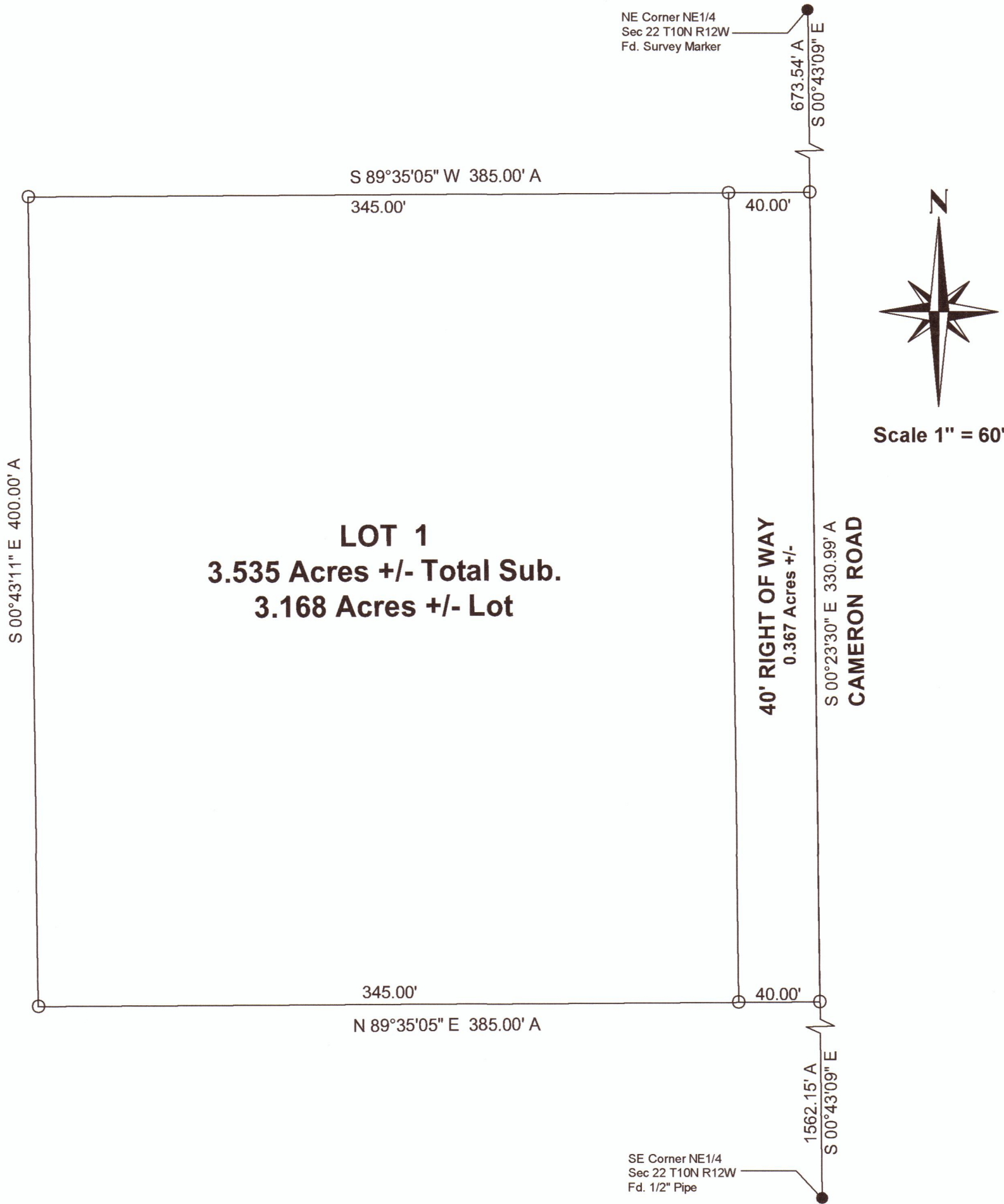
\* 15 Pages are to be printed on 11X17, larger sizes maybe requested if needed

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.



# KATZBERG FAMILY FARM SUBDIVISION

The North -half of the Northeast Quarter (N1/2NE1/4 ) of Section Twenty -Two (22),  
Township Ten (10) North, Range Twelve (12) West of the 6P.M., Hall County, Nebraska



## DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that William G. Gideon and Joyce E. Gideon, Trustees of the Revocable Inter Vivos Trust of WILLIAM G. GIDEON, and being the owners of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as KATZBERG FAMILY FARM SUBDIVISION' in 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.

\_\_\_\_\_  
WILLIAM G. GIDEON - TRUSTEE  
Date \_\_\_\_\_

\_\_\_\_\_  
JOYCE E. GIDEON  
Date \_\_\_\_\_

## ACKNOWLEDEGEMENT

State of Nebraska

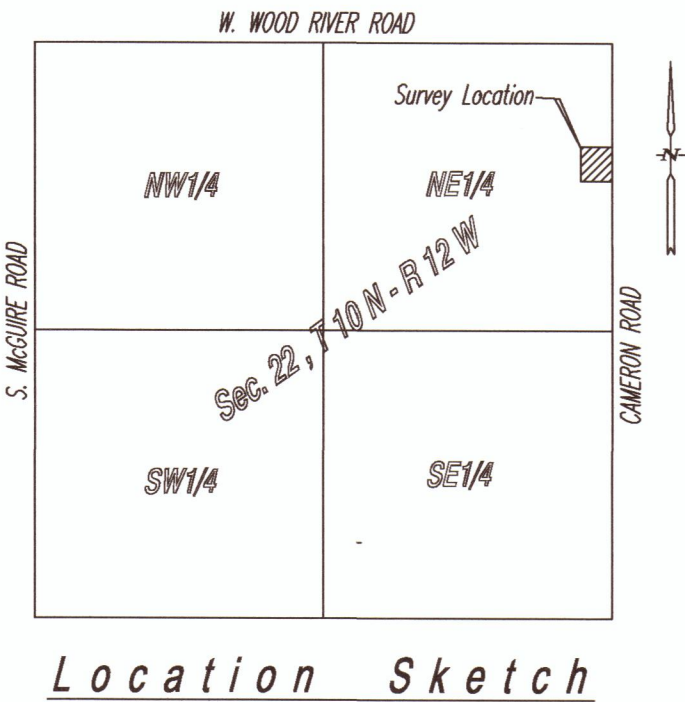
County of Hall

On the \_\_\_\_ day of \_\_\_\_\_, 2022, before me \_\_\_\_\_ a Notary Public within and for said County, personally appeared William G. Gideon and Joyce E. Gideon, trustees of the Revocable Inter Vivos Trust of William G. Gideon, 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.

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



## LEGAL DESCRIPTION

Part of the North -half of the Northeast Quarter (N1/2 NE1/4 ) of Section Twenty -Two (22), Township Ten (10) North, Range Twelve (12) West of the 6P.M., Hall County, Nebraska, being more particularly described as follow:

Commencing at the Northeast corner of the North Half of the Northeast Quarter (N1/2 NE1/4) of Section Twenty - Two (22) above described, thence running in a Southerly direction along the East line of the North Half of the Northeast Quarter (N1/2 NE1/4) on a bearing of S 00°43'09" E, a distance of 673.54' feet; thence S 89°35'05" W, a distance of 385.00 feet; thence S 00°43'11" E, a distance of 400.00' feet, Thence N 89°35'05" E, a distance of 385.00' feet, to the place of beginning, containing 3.535 Acres more or less.

## SURVEYORS CERTIFICATE

I hereby certify that on July 25, 2022, I completed an accurate survey of 'KATZBERG FAMILY FARM SUBDIVISION', in 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  
Approved and accepted by the Hall County Board of Supervisors, this  
Day of \_\_\_\_\_, 2022

\_\_\_\_\_  
Chairman of the Board

\_\_\_\_\_  
County Clerk

## 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 1811 W 2nd Street; Suite 280 Grand Island, NE 68803 308-383-6754 Cell 308-675-4141 Office			
LOCATION: Part Section Twenty -Two (22), Township Ten (10) North, Range Twelve (12) West of the 6P.M.			
TITLE: KATZBERG FAMILY FARM Subdivision Hall County, Nebraska			
SCALE: AS SHOWN 1" = 60'	DATE: 8/14/2022	DRAWN BY: Brent C.	PAGE: 1 OF 1
DENESCH PROJECT NO:	DRAWING NO:	REVISION:	