



Hall County Regional Planning Commission

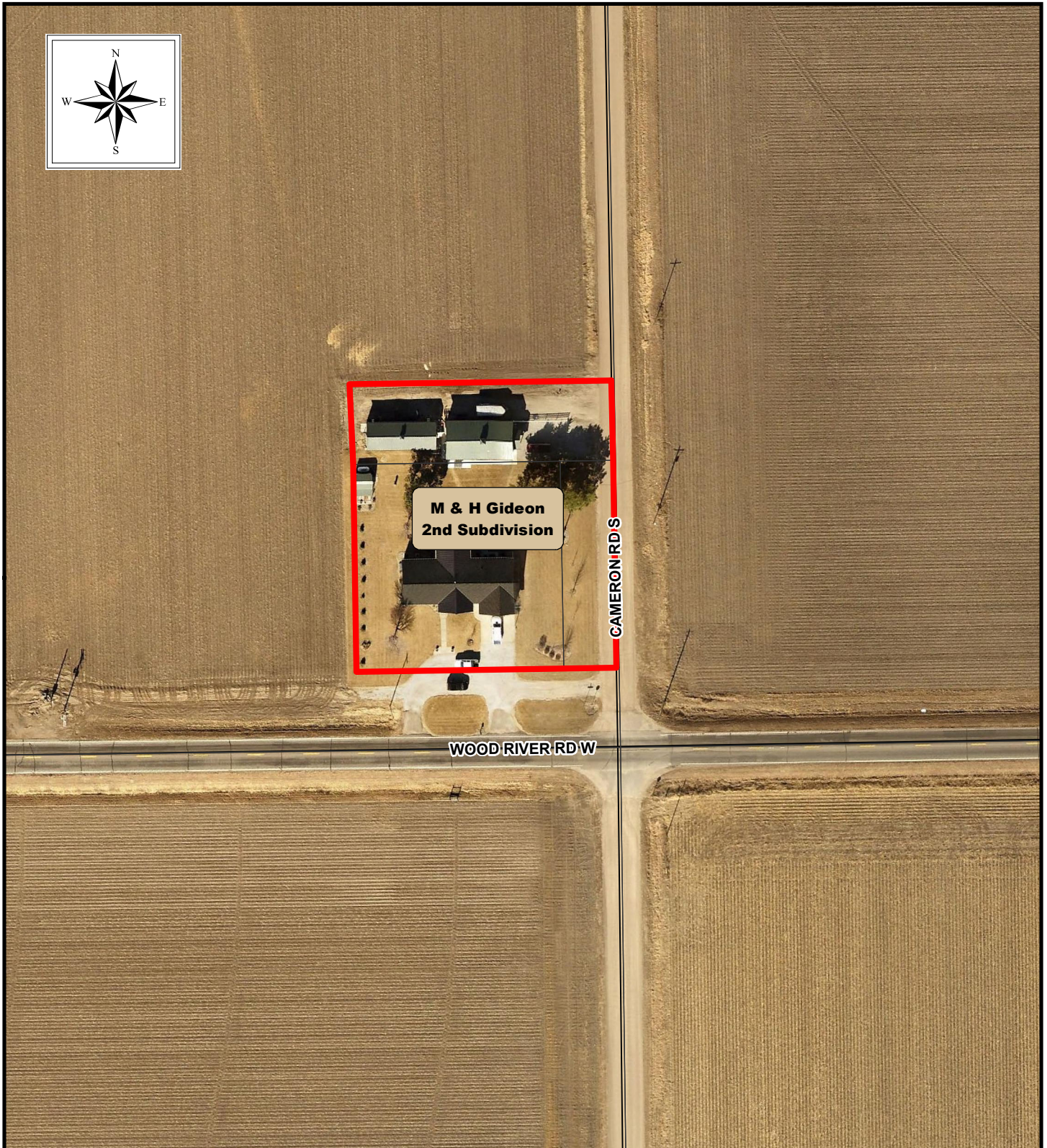
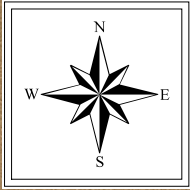
**Wednesday, September 7, 2022
Regular Meeting**

Item J5

M & H Gideon Second 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 Bill Gideon
Address 702 Elm Street
City Wood River, State NE Zip 68883
Phone 308-383-5204

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 LLC
Address 1811 W 2nd St STE 280
City Grand Island, State NE Zip 68803
Phone 308-675-4141
Surveyor/Engineer Name Brent D Cyboron License Number 727

SUBDIVISION NAME: M & H Gideon 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 1

Number of Acres 1.074

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 \$ 480.00

* 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.

M. & H. GIDEON SECOND SUBDIVISION

Part of the South Quarter (SE1/4) of Section Fifteenth (15), Township Ten (10) North,
Range Twelve (12) West of the 6P.M., Hall County, Nebraska



Scale 1" = 30'

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 Matthew G. Gideon being the owners of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as M. & H. GIDEON SECON 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

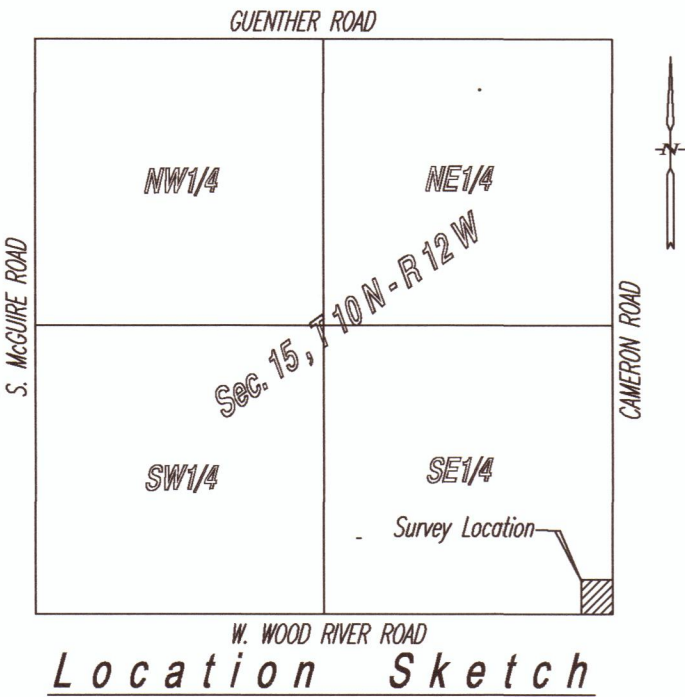
Date _____

JOYCE E. GIDEON - TRUSTEE

Date _____

MATTHEW G. 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

ACKNOWLEDEGEMENT

State of Nebraska

County of Hall

On the ____ day of _____, 2022, before me _____ a Notary Public within and for said County, personally appeared Matthew 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

LOT1, M & H Gideon Subdivision Hall County, Nebraska

AND:

Part of the Southeast Quarter (SE1/4) of Section Fifteen (15), Township Ten (10) North, Range Twelve (12) West of the 6P.M., Hall County, Nebraska, being more particularly described as follow:

Commencing at the Southeast corner of the Southeast Quarter (SE1/4) of Section Fifteen (15) above described, thence running in a Northerly direction along the East line of the Southeast Quarter (SE1/4) on a bearing of N 01°03'32" W, a distance of 208.33' feet to the point of beginning; thence S 88°52'01" W, a distance of 190.12' feet; thence N 01°10'54" W, a distance of 53.09' feet, Thence N 88°52'01" E, a distance of 190.23' feet; thence S 01°03'32" E, a distance of 53.09' feet, to the place of beginning, containing 0.232 Acres more or less.

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

SURVEYORS CERTIFICATE

I hereby certify that on July 25, 2022, I completed an accurate survey of 'XXXXXXXXX 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

Date

Approved and accepted by the Hall County Board of Supervisors, this
Day of _____, 2022

Chairman of the Board

County Clerk

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 Fifteen (15), Township Ten (10) North, Range Twelve (12) West of the 6P.M.		PAGE: 1 OF 1	
TITLE: M & H Gideon Second Subdivision Hall County, Nebraska		DRAWN: Brent C.	
SCALE AT AS 1" = 30'	DATE: 8/15/2022	REVISION:	
SURVEY PROJECT NO.	DRAWING NO.		