



# **Hall County Regional Planning Commission**

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

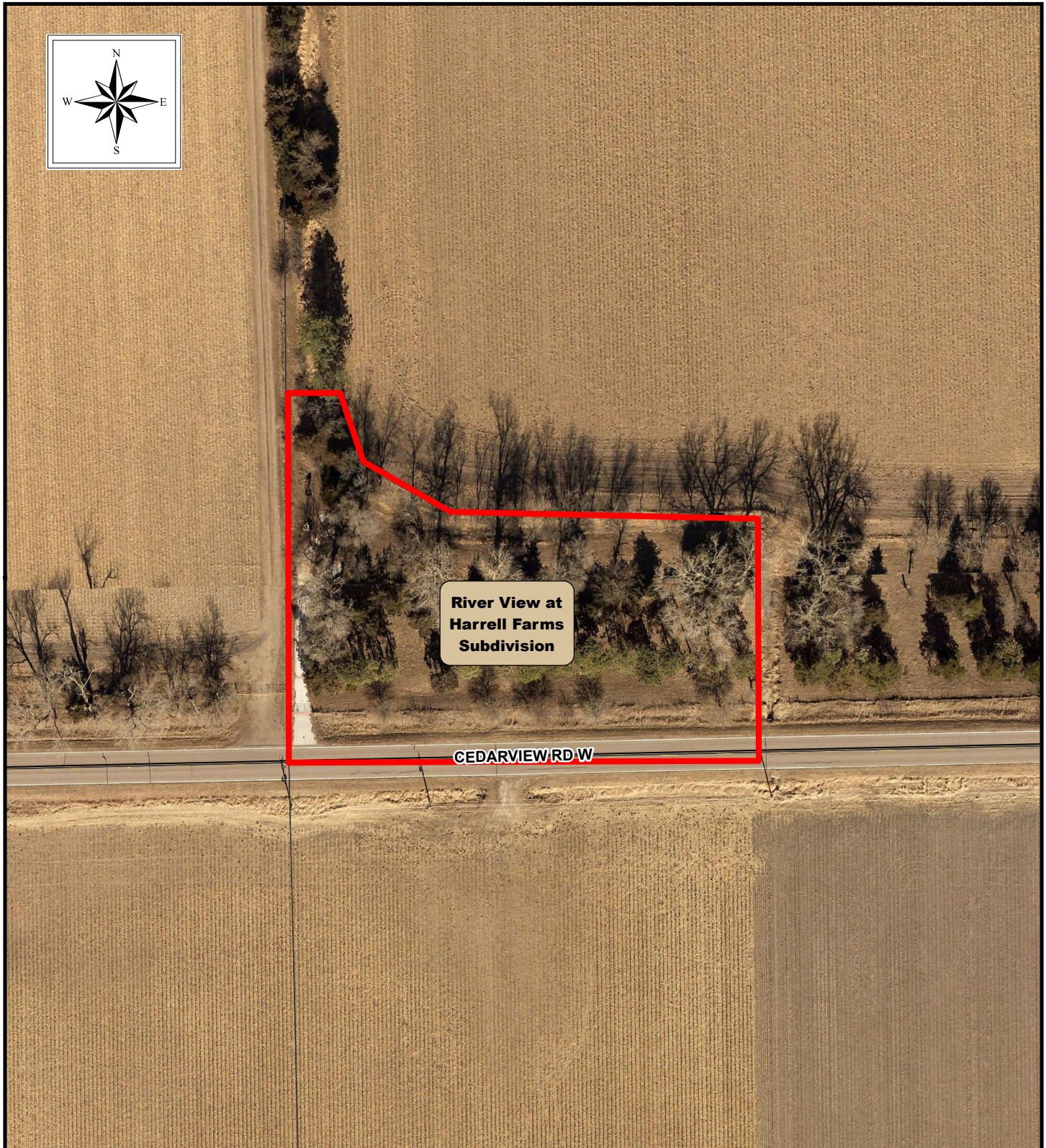
## **Item J6**

### **River View at Harrell Farms 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 Harrell Farms Limited Partnership  
Address 7115 North 175 Ave  
City Waddell, State Az Zip 85355  
Phone 602-284-1759

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 Milner and Associates  
Address 1111 Central Avenue  
City Kearney, State Nebraska Zip 68847  
Phone 308-234-6450  
Surveyor/Engineer Name Shawn Boyd License Number \_\_\_\_\_

**SUBDIVISION NAME:** Riverview at Harrell Farms

**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 1.5

**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

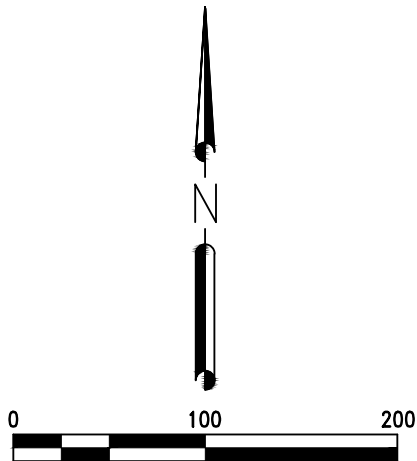
G:\Projects\149\149-LS\2022\149-LS-1058-22 HARRELL FARMS\EA\_Base RIVERVIEW AT HARRELL FARMS.dwg

SAVED: 8/17/2022 3:01 PM

PLOTTED: 8/31/2022 2:23 PM

NORTHWEST CORNER, SOUTHEAST 1/4, SECTION 36, T10N, R10W  
FOUND 1/2" IRON PIPE  
WNW 5.70' NAIL TOP FENCE POST  
NW 9.75' NAIL TOP FENCE POST  
SW 28.2' NAIL TOP FENCE POST  
NW 16.2' NAIL TOP FENCE POST

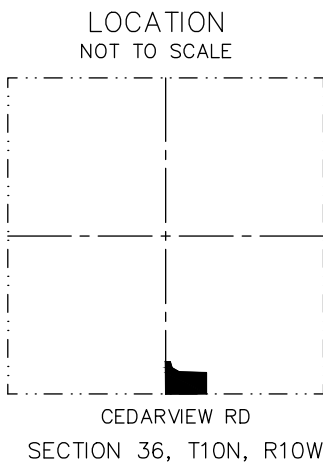
SW 1/4  
SECTION 36,  
T10N, R10W



LEGEND

- ▲ = SECTION CORNERS FOUND
- = CORNERS FOUND (CAPPED 5/8" REBAR, EXCEPT AS INDICATED)
- = CORNERS ESTABLISHED (CAPPED 5/8" x 24" REBAR, EXCEPT AS INDICATED)
- x = TEMPORARY POINT
- (M) = MEASURED DISTANCES
- (R) = RECORDED DISTANCES
- INSTRUMENT #202109872
- (C) = COMPUTED DISTANCES
- (O) = G.L.O. DISTANCES
- - - - - = SECTION LINE
- - - - - = 1/4 SECTION LINE
- ===== = BOUNDARY LINE
- . - . - = LOT LINE

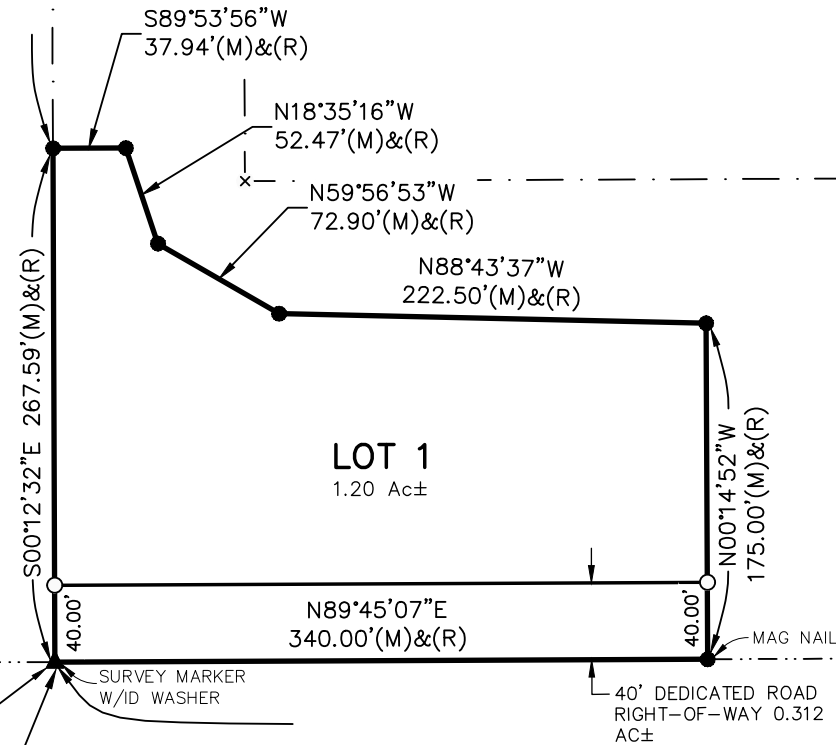
UNPLATTED



SOUTHWEST CORNER, SOUTHEAST 1/4, SECTION 36, T10N, R10W  
FOUND SURVEY MARKER W/D WASHER AT CENTERLINE EAST/WEST ROAD  
E 1.0' FENCE LINE NORTH  
N 36.55' RED HEAD IN GATE POST  
NE 40.25' RED HEAD IN GATE POST  
NW 62.76' SET NAIL & BRASS ID WASHER IN GATE POST  
S 33.85' SET NAIL & BRASS ID WASHER IN POWER POLE

WEST LINE SE 1/4  
S00°12'32"E 2387.05' (M)&(R)

SE 1/4  
SECTION 36,  
T10N, R10W



UNPLATTED

LEGAL DESCRIPTION

A tract of land being part of the Southwest Quarter of the Southeast Quarter (SW1/4 SE1/4) of Section Thirty-six (36), Township Ten (10) North, Range Ten (10) West of the 6th Principal Meridian, Hall County, Nebraska and more particularly described as follows:  
Beginning at a survey marker w/ID washer at the Southwest Corner of the Southeast Quarter of Section 36 being said Point of Beginning; thence N 89°45'07" E on the South line of said Southeast Quarter, and all bearings contained herein are relative thereto, a distance of 340.00 feet to a mag nail; thence N 00°14'52" W a distance of 175.00 feet to a 5/8" rebar w/cap; thence N 88°43'37" W a distance of 222.50 feet to a 5/8" rebar w/cap; thence N 59°56'53" W a distance of 72.90 feet to a 5/8" rebar w/cap; thence N 18°35'16" W a distance of 52.47 feet to a 5/8" rebar w/cap; thence S 89°53'56" W a distance of 37.94 feet to a 5/8" rebar w/cap on the West line of the Southeast Quarter of said Section 36; thence S 00°12'32" E on said West line of the Southeast Quarter 36 a distance of 267.59 feet to the Point of Beginning.  
Containing 1.52 acres, more or less, of which 0.312 acres are dedicated road right-of-way.

SURVEYOR'S CERTIFICATE

I, Shawn T. Boyd, Nebraska Professional Registered Land Surveyor No. 736 do hereby state that I surveyed "RIVER VIEW AT HARRELL FARMS", a subdivision in the jurisdiction of the Village of Doniphan, Hall County, Nebraska, as shown on the above plat. The lots are well and accurately staked and marked; the dimensions of the lots are as shown on the above plat; the lots bear their own number; and the survey was made using known and recorded monuments. All information shown hereon is true and correct to the best of my knowledge and belief.

Shawn T. Boyd  
Nebraska Professional Registered Land Surveyor No. 736

Date \_\_\_\_\_



DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that

Harrell Farms Limited Partnership, by \_\_\_\_\_ (print name), its \_\_\_\_\_ (print title), being the sole owner of the land described hereon have caused the same to be surveyed, subdivided, platted and designated as "RIVER VIEW AT HARRELL FARMS", a subdivision in the jurisdiction of the Village of Doniphan, Hall County, Nebraska and said owner hereby ratify and approve the disposition of their property as shown on said plat, and hereby dedicate to the use and benefit of the public, the streets and utility easements as shown on the said plat, and acknowledge said addition to be made with the free consent and in accord with the desires of said owner.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

by (signature) \_\_\_\_\_

(print name) \_\_\_\_\_ (print title) \_\_\_\_\_  
Harrell Farms Limited Partnership

BASIS OF BEARINGS:

All bearings are based on Hall County Low Distortion Projection from Nebraska State Surveyor's Office.  
Projection = Transverse Mercator  
Scale Factor = 1.0000868  
Central Meridian = 98°26'00" West  
Standard Parallel = 40°52'00" North  
False N/E = 25000/30000 (meters)  
Spheroid - Datum = GRS80 - NAD83

ACKNOWLEDGMENTS

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) S.S.  
The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

by (print name) \_\_\_\_\_, (print title) \_\_\_\_\_  
Harrell Farms Limited Partnership

Notary Public \_\_\_\_\_ (S E A L)

My commission expires \_\_\_\_\_

APPROVAL

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 Village of Doniphan, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Chairman \_\_\_\_\_ (S E A L)

Attested

Village Clerk \_\_\_\_\_

Approved and Accepted by the Hall County Board of Commissioners, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Chairman of the Board \_\_\_\_\_ (S E A L)

Attested

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

SOUTHEAST CORNER, SECTION 36, T10N, R10W  
FOUND SURVEY MARKER W/D WASHER AT CENTERLINE SOUTHBOUND LANE & CENTER LINE EAST/WEST ROAD  
SW 69.10' SET NAIL & BRASS ID WASHER IN NEW POWER POLE  
NW 158.45' SET NAIL & BRASS ID WASHER IN NEW POWER POLE  
NW 70.95' SET NAIL & BRASS ID WASHER ON TOP CORNER FENCE POST

THIS PLAT OF SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY MILLER & ASSOCIATES TO DETERMINE OWNERSHIP, EASEMENTS OR RIGHTS OF WAY OF RECORD.



MILLER & ASSOCIATES  
CONSULTING ENGINEERS, P.C.  
515 WEST AVENUE, HOLDREGE, NE 68949  
PHONE: (308)995-6677 FAX: (308)995-6164  
149-LS-1058-22