

Hall County Regional Planning Commission

Wednesday, October 5, 2022 Regular Meeting

Item J2

Final Plat - Northwest Gateway Second Subdivision - Grand Island: Located at the north end of Colorado Avenue.

Staff Contact:

PROPOSED SUBDIVISION AERIAL MAP



N



1 inch = 200 feet

NORTHWEST GATEWAY SECOND SUBDIVISION GRAND ISLAND, HALL COUNTY, NEBRASKA FINAL PLAT MONTANA AVENUE N89°22'34"E 64' R.O.W. 20.00'(M,P2) EXIST. 7' UTILITY EASEMENT LOT 2 **ROSS-THEASMEYER** LOT 8 LOT 7 SUB LOT 9 LOT 11 LOT 10 LOT 12 **NORTHWEST** LEGEND **NORTHWEST** (NOT A PART) **NORTHWEST NORTHWEST NORTHWEST NORTHWEST** GATEWAY **GATEWAY GATEWAY** GATEWAY GATEWAY **GATEWAY** SET CORNER (5/8"x24" REBAR W/CAP) SUB SUB SUB SUB SUB SUB FOUND CORNER (AS NOTED) (NOT A PART) EXISTING PROPERTY LINE **NEW PROPERTY LINE** EXIST. 20' DRAINAGE SUBDIVISION LINE EASEMENT NEW DRAINAGE EASEMENT **NEW ACCESS EASEMENT** N89°22'34"E 338.70'(M,P2) LOT 3 **EASEMENT LINE (AS NOTED) ROSS-THEASMEYER** └ 10' SUB MEASURED DISTANCE N00°37'26"W **HW SUB** (NOT A PART) 55.91'(M,P2) ROSS HEIGHTS SECOND SUB NORTHWEST GATEWAY SUB LOT 1 39776.62 S.F. N89°57'14"W 0.913 AC. EXIST. 10' 149.98'(M,P2) 150.0'(P) DRAINAGE LEGAL DESCRIPTION EASEMENT EXIST. 8' EASE A REPLAT OF ALL OF LOTS 13, 14, AND 15, NORTHWEST GATEWAY SUBDIVISION, IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA. SAID TRACT CONTAINS A CALCULATED AREA OF 99776.67 SQUARE FEET OR 2.291 ACRES MORE OR LESS. LOT 4 ROSS-THEASMEYER SURVEYOR'S CERTIFICATE SUB I HEREBY CERTIFY THAT ON _______, 2022, I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION, OF A TRACT OF LAND CONSISTING OF A REPLAT OF ALL OF LOTS (NOT A PART) N89°22'34"E 208.76'(M) 13, 14, AND 15, NORTHWEST GATEWAY SUBDIVISION, IN THE CITY OF GRAND ISLAND, HALL COUNTY, 10' DRAINAGE NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF; THAT IRON MARKERS, EXCEPT EASEMENT TO BE WHERE INDICATED, WERE FOUND AT ALL CORNERS; THAT THE DIMENSIONS ARE AS SHOWN ON THE **DEDICATED WITH** LOT 2 PLAT; AND THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED 31'(M,P2) THIS PLAT 20000.02 S.F. MONUMENTS. 0.459 AC. 309. EXIST. 10' DRAINAGE JESSE E. HURT, REGISTERED LAND SURVEYOR NUMBER, LS-674 N00°36'45"W EXIST. 4' **LEASEMENT** LOT 5 UTILITY EASE. **ROSS-THEASMEYER** S89°22'34"W 188.79'(M) SUB (NOT A PART) 30' ACCESS DEDICATION OF PLAT EASEMENT TO BE DEDICATED WITH KNOW ALL MEN BY THESE PRESENTS, THAT FAMOS CONSTRUCTION, INC., BEING THE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND LOT 3 DESIGNATED AS "Northwest gateway second subdivision" a replat of all of 20000.02 S.F LOTS 13, 14, AND 15, NORTHWEST GATEWAY SUBDIVISION, IN THE CITY OF GRAND ISLAND, HALL 0.459 AC. 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 LOT 6 OF SUCH EASEMENTS; AND THAT THE FOREGOING SUBDIVISION AS MORE PARTICULARLY DESCRIBED N89°22'34"E 165.62'(M) IN THE DESCRIPTION HEREON AS APPEARS ON THIS PLAT IS MADE WITH THE FREE CONSENT AND IN **ROSS-THEASMEYER** ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS. SUB EXIST. 8' (NOT A PART) IN WITNESS WHEREOF, I HAVE AFFIXED MY SIGNATURE HERETO, AT _____ -N00°36'45"W 48.06'(M) UTILITY EASE. THIS _____, 2022. PER DOC NO 88-100245 S89°23'15"W S89°23'15"W 20.00'(M) 23.21'(M) AMOS ANSON, PRESIDENT FAMOS CONSTRUCTION, INC. **COLORADO AVENUE** LOT 4 S89°23'15"W RIGHT-OF-WAY 20000.02 S.F. 43.21'(M,P2) 0.459 AC. ACKNOWLEDGMENT LOT 7 R45' STATE OF NEBRASKA COUNTY OF HALL **ROSS-THEASMEYER** EXIST. 20' SUB _, 2022, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID DRAINAGE (NOT A PART) COUNTY, PERSONALLY APPEARED AMOS ANSON, PRESIDENT, FAMOS CONSTRUCTION, INC., TO ME **EASEMENT** PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED HERETO AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED. IN WITNESS 60.0'(P1,P2) -N00°02'45"E 4.73'(M,P2) WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT 59.95'(M) _ , NEBRASKA, ON THE DATE LAST ABOVE WRITTEN. S89°56'18"W 148.94'(M) 149.03'(P2) N89°57'15"W MY COMMISSION EXPIRES S89°58'09"W 208.90'(M) 208.75'(P) COLORADO AVENUE 60' R.O.W. LOT 8 NOTARY PUBLIC EXIST. **ROSS HEIGHTS** LOT 9 20' EASE SECOND SUB **ROSS HEIGHTS SECOND SUB** (NOT A PART) LOT 8 (NOT A PART) ROSS-THEASMEYER APPROVAL SUB SUBMITTED TO AND APPROVED BY THE REGIONAL PLANNING COMMISSION OF HALL COUNTY, CITIES (NOT A PART) OF GRAND ISLAND, WOOD RIVER, AND THE VILLAGES OF ALDA, CAIRO, AND DONIPHAN, NEBRASKA. LOCATION MAP SEC. 2, T11N, R10W CHAIRPERSON DATE NOT TO SCALE AIRPORT RD APPROVED AND ACCEPTED BY THE CITY OF GRAND ISLAND, NEBRASKA SITE LOCATION . THIS _____ DAY OF ______, 2022. OWNERS: FAMOS CONSTRUCTION, INC. SUBDIVIDER: FAMOS CONSTRUCTION, INC. MAYOR SURVEYOR: OLSSON **ENGINEER: OLSSON** NUMBER OF LOTS: 4 CITY CLERK 201 East 2nd Street PROJECT NO. 2020-0553 Grand Island, NE 68801 Famos TEL 308.384.8750 Construction FAX 308.384.8752 SCALE IN FEET FB C-19

HALL CONTY REGIONAL PLANNING COM...ISSION 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 Famos Construction Inc Address P.O. Box 1665 Zip 68802 City Grand Island State NE Phone 308-390-2455 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: Date: 9/15/2022 Surveyor/Engineers Information Surveyor/Engineering Firm_OLSSON Address 201 E. 2nd Street Zip 68801 City Grand Island State NE Phone 308-384-8750 Surveyor/Engineer Name_Brian Degen License Number E-14501 SUBDIVISION NAME: NORTHWEST GATEWAY SECOND SUBDIVISION Please check the appropriate location Grand Island City Limits or ETJ The City of Grand Island 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 4 Number of Acres _2.290 **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 \$\$510 * 15 Pages are to be printed on 11X17, larger sizes maybe requested if needed

Grand Island