



Hall County Regional Planning Commission

Wednesday, November 2, 2022

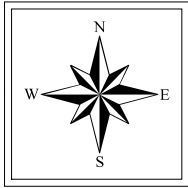
Regular Meeting

Item J1

Final Plat - RNS Engle Subdivision - Hall County - Located South of Gunther Road and west of 90th Road in Hall County. (1 Lot, 1.257 Acres)

Staff Contact:

PROPOSED SUBDIVISION LOCATION MAP



90th Rd S

Guenther Rd W

**RNS Engel
Subdivision**

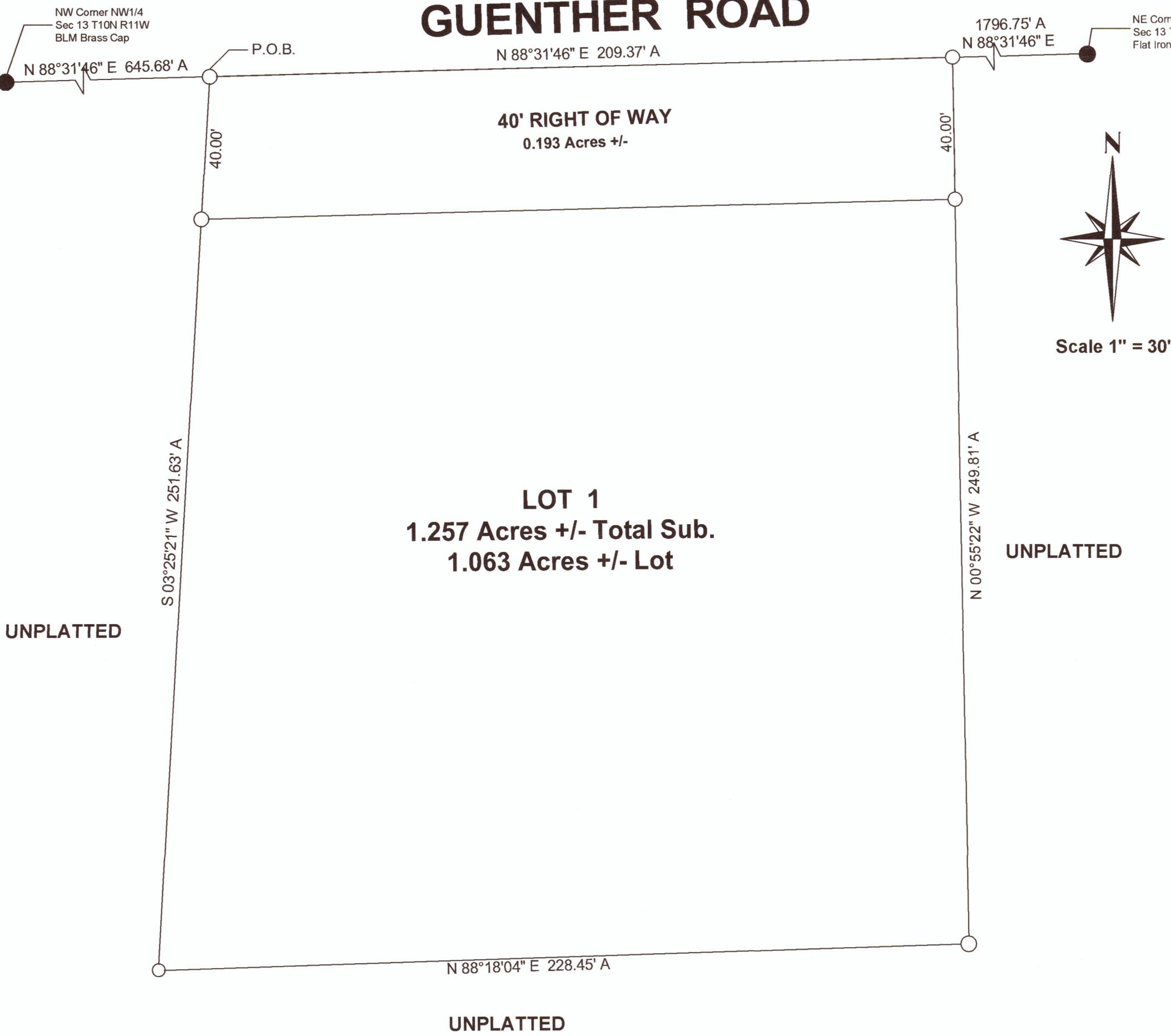


THE REGIONAL PLANNING COMMISSION of Hall
County, Grand Island, Wood River and the Villages
of Alda, Cairo and Doniphan, Nebraska

1 inch = 200 feet

RNS ENGEL SUBDIVISION

The Part of Northwest Quarter (NW1/4) of Section Thirteen (13), Township Ten (10) North, Range Eleven (11) West of the 6P.M., Hall County, Nebraska



DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Roland R. Engel and Sandra E. Engel, Cotrustees of the Roland R. Engel and Sandra E. Engel Revocable Trust, and being the owners of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as RNS ENGEL 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.

Roland R Engel - TRUSTEE
Date _____

Sandra E Engel - TRUSTEE
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 Roland R. Engel and Sandra E. Engel, Cotrustees of the Roland R. Engel and Sandra E. Engel Revocable Trust, convey to GRANTEES,, 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__

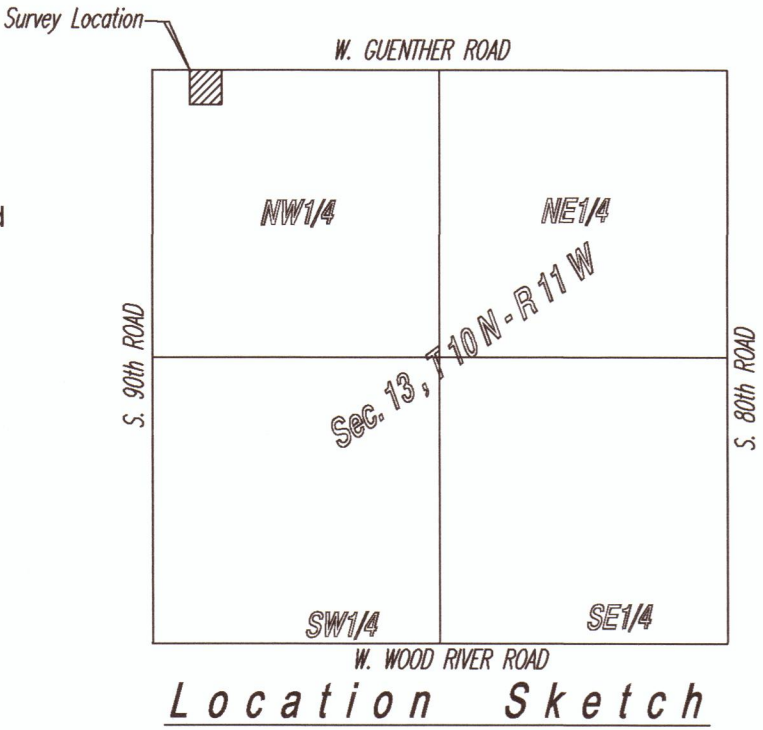
Notary Public

SURVEYORS CERTIFICATE

I hereby certify that on September 23, 2022, I completed an accurate survey of 'RNS ENGEL 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



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

LEGAL DESCRIPTION

Part of the Northwest Quarter (NW1/4) of Section Thirteen (13), Township Ten (10) North, Range Eleven (11) West of the 6P.M., Hall County, Nebraska, being more particularly described as follow:

Commencing at the Northwest corner of (NW1/4) of Section Thirteen (13) above described, thence running in a Westerly direction along the North line of the Northwest Quarter (NW1/4) on a bearing of N 88°31'46" E, a distance of 645.68' feet to the point of beginning; thence N 88°31'46" E, a distance of 209.37'; thence S 00°55'22" E, a distance of 249.81' feet, Thence S 88°18'04" W, a distance of 228.45' feet, thence N 03°25'21" W, a distance of 251.63' feet, to the place of beginning, containing 1.257 Acres more or less.

NW CORNER SEC 13-10-11
FOUND SURVEY MARKER
NW 169.20' NAIL IN PP
NE 46.72' NAIL IN PP
SE 69.10' NAIL IN PP

NE CORNER NW 1/4 SEC 13-10-11
FOUND 1.8"x4.5" IRON
33.00' N. TO 3/4 IRON PIPE
36.61' N.N.E. TO NAIL IN POWER POLE
48.95' N.E. TO S.W. CORNER OF SHED

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 Thirteen (13), Township Ten (10) North, Range Eleven (11) West of the 6P.M.			
TITLE: RNS ENGEL Subdivision Hall County, Nebraska			
SCALE AT AS: 1" = 30'	DATE: 9/27/2022	DRAWN: Brent C.	PAGE: 1 OF 1
BENEFICIARY PROJECT NO:	DRAWING NO:	REVISION:	

**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 Roland Engel
Address 8887 W Guenther Rd
City Grand Island, 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: [Signature]
(Applicant)

Date: 9/30/2022

Surveyor/Engineers Information

Surveyor/Engineering Firm Initial Point Surveying LLC
Address 1811 W 2nd Street STE 280
City Grand Island, State NE Zip 68803
Phone 308-675-4141
Surveyor/Engineer Name Brent 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 1.257

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 \$ 480 500

* 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.