



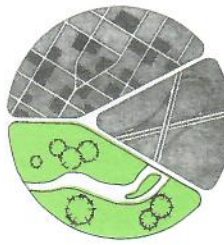
Hall County Regional Planning Commission

**Wednesday, December 7, 2022
Regular Meeting**

Item J1

**Final Plat - Morales Subdivision - Grand Island - ETJ - Located
south of Airport Road and west of Saint Paul Road in Hall County**

Staff Contact:



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

November 21, 2022

Dear Members of the Board:

RE: Final Plat – Subdivision List.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a list of Subdivision Plats, for properties located in Hall County, Nebraska as attached.

You are hereby notified that the Regional Planning Commission will consider the following Subdivision Plat at the next meeting that will be held at **6:00 p.m. on December 7, 2022** in the City Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

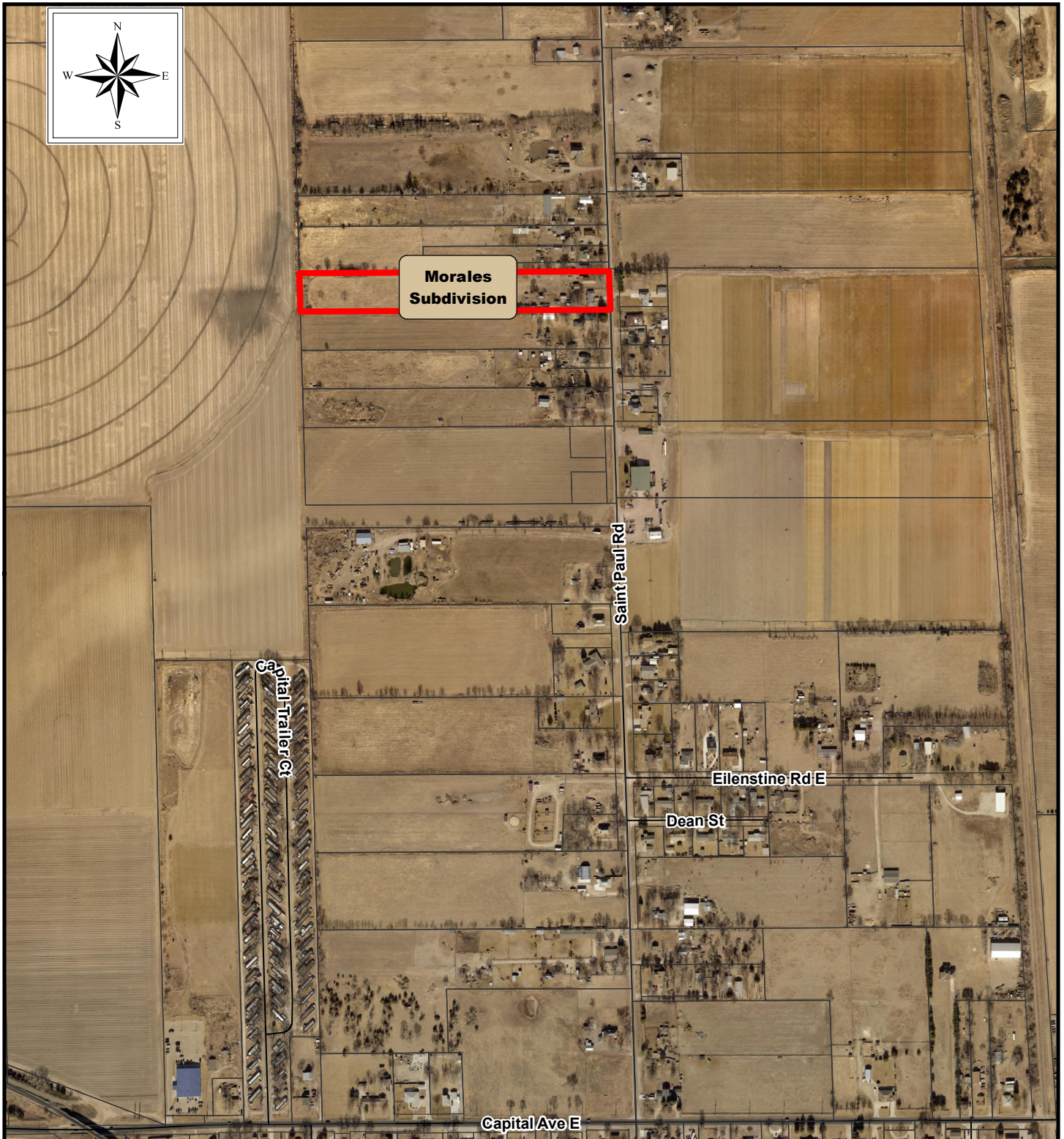
CC: City Clerk
City Attorney
City Public Works
City Utilities
City Building Director
County Assessor/Register of
Deeds

Manager of Postal Operations

This letter was sent to the following School Districts 2, 19, 82, 83, 100, 126.

Name	Acres	Lots	Legal Description
Morales Subdivison	5	2	The North One-Half of the South One-Half of the North One-Half of the Southeast Quarter of the Northeast Quarter (N1/2 S1/2 N1/2 SE1/4 NE1/4) of Section Four (4), Township Eleven (11) North, Range Nine (9) West of the 6th PM, Hall County, Nebraska
Prairie Commons 5 th Subdivision	17.119	2	A Replat of All of Lot 1 and Lot 3, Prairie Commons Second Subdivision, in the City of Grand Island, Hall County, Nebraska.
Rezac Subdivision	16.162	2	Attract of land comprising a part of Government Lot Four (4) and a part of the West Half of the Southeast Quarter of the Southwest Quarter (W1/2, SE1/4,SW1/4), Section Twenty Three (23), Township Eleven (11) North, Range Nine (9) West of the 6th P.M.. Hall County, Nebraska.

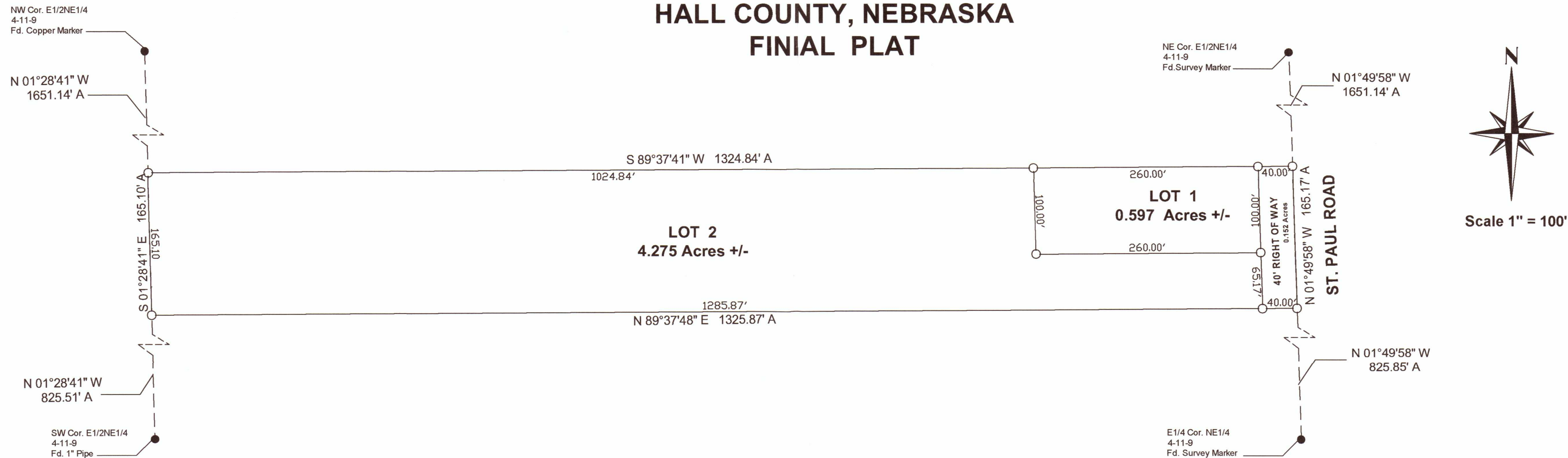
PROPOSED SUBDIVISION AERIAL MAP



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

1 inch = 600 feet

MORALES SUBDIVISION
HALL COUNTY, NEBRASKA
FINIAL PLAT



LEGAL DESCRIPTION

The North One-Half of the South One-Half of the North One-Half of the Southeast Quarter of the Northeast Quarter (NI/2 SI/2 NI/2 SEI/4 NEI/4) of Section Four (4), Township Eleven (11) North, Range Nine (9) West of the 6th PM, Hall County, Nebraska, said tract contains 5.024 acres more or less.

SURVEYORS CERTIFICATE

I hereby certify that on October 18, 2022, I completed an accurate survey of 'MORALES 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

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Rene Morales and Maria Morales Husband and Wife, being the owners of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as 'MORALES 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.

Rene Morales
Date _____

Maria Morales
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 Rene Morales and Maria Morales married Couple, 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

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

Approved and accepted by the City of Grand Island, Hall County, Nebraska this _____
Day of _____, 2022

Mayor

City Clerk

INITIAL POINT SURVEYING LLC 1811 W 2nd Street, Suite 280 Grand Island, NE 68803 308-383-6754 Cell 308-675-4141 Office			
LOCATION: NI/2 SI/2 NI/2 SEI/4 NEI/4 of Section Four (4), Township Eleven (11) North, Range Nine (9) West			
TITLE: Morales Subdivision Hall County, Nebraska			
SCALE AT AS: 1" = 100'	DATE: 11/17/2022	DRAWN: Brent C.	PAGE: 1 OF 1
BENESCH PROJECT NO:		DRAWING NO:	
		REVISION: 8/23/2022	

**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 RENE MORALES
Address 3010 N ST PAUL RD
City Grand Island, State NE Zip 68801
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: _____
(Applicant)

Surveyor/Engineers Information

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

SUBDIVISION NAME: Morales 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 2

Number of Acres 5.024

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 \$ Paid last year

* 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.