



Hall County Regional Planning Commission

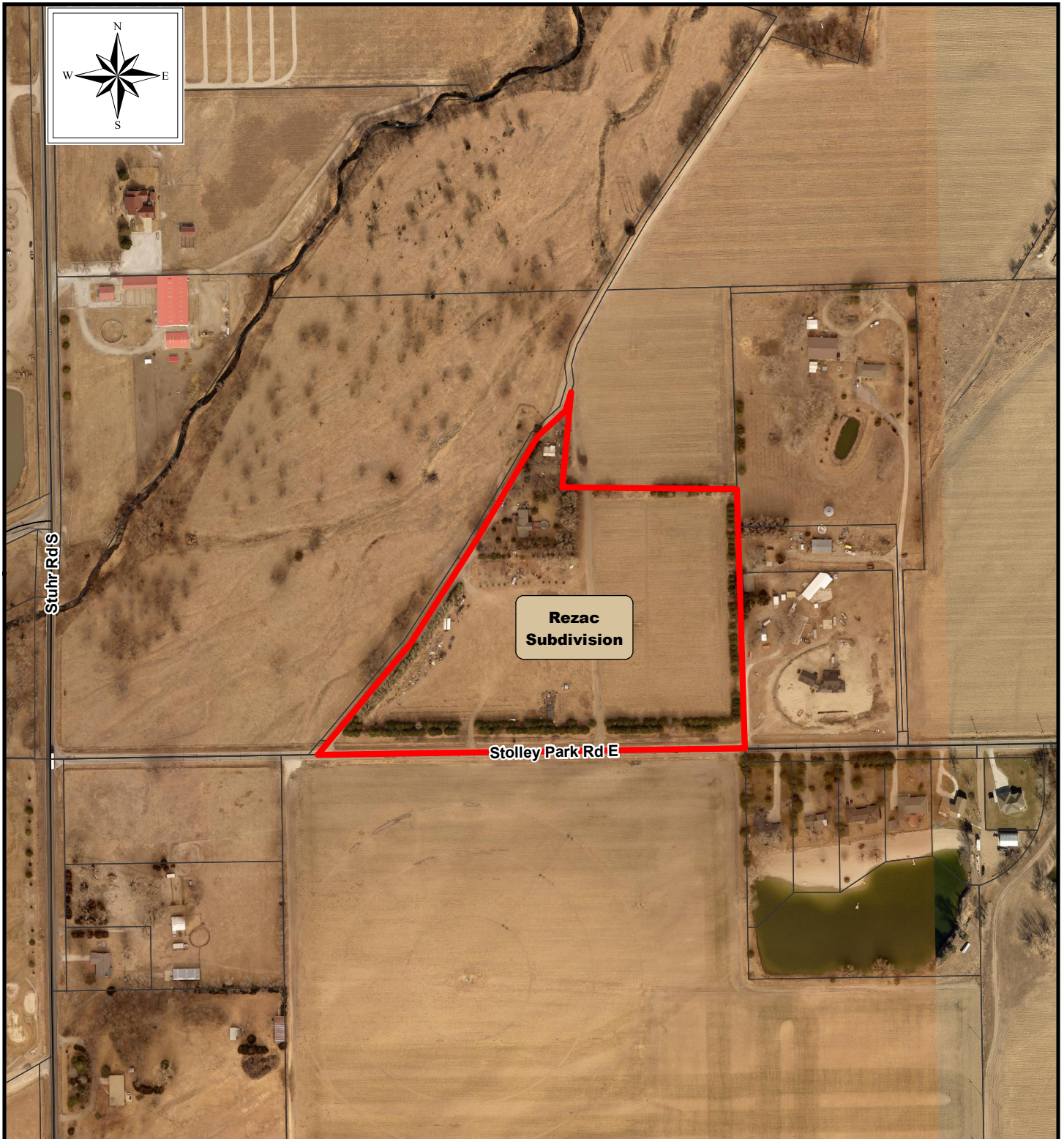
**Wednesday, December 7, 2022
Regular Meeting**

Item J2

**Final Plat - Rezac Subdivision - Grand Island ETJ - Located north
of Stolley Park Road and east of Stuhr Road in Hall County**

Staff Contact:

PROPOSED SUBDIVISION AERIAL MAP



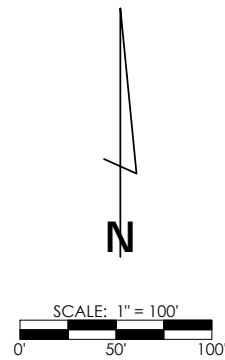
THE REGIONAL PLANNING COMMISSION of Hall
County, Grand Island, Wood River and the Villages
of Alda, Cairo and Doniphan, Nebraska

1 inch = 400 feet

REZAC SUBDIVISION

HALL COUNTY, NEBRASKA

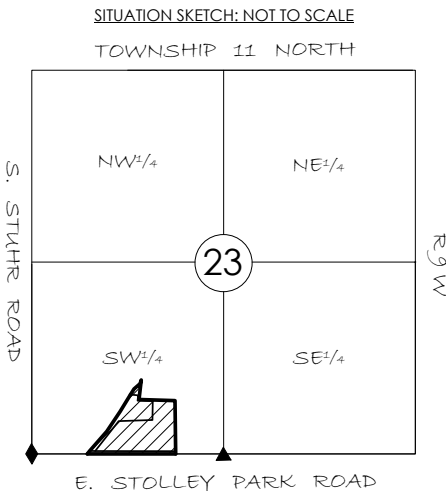
PRELIMINARY/SITE PLAT



LEGEND
M = MEASURED DISTANCE
R = RECORDED DISTANCE (LS #192 SURVEY - 01/06/1988)
X = TEMPORARY POINT
O = 1/2" REBAR w/ LS #776 PLASTIC CAP PLACED UNLESS NOTED
● = 1/2" IRON PIPE FOUND UNLESS NOTED

OWNER
- RICHARD D. REZAC & JACQUELINE A. REZAC
SUBDIVIDER
- RICHARD REZAC
SURVEYOR
- JASNOWSKI SURVEYING LLC
NUMBER OF LOTS
- 2

CORNER TIES
SW COR. SW 1/4, SEC. 23 - T11N - R9W
FOUND SURVEY SPIKE w/ WASHER
47.44' NE to NAIL IN TOP OF CORNER FENCE POST
34.09' SE to NAIL IN TOP OF RAILROAD TIE CORNER FENCE POST
61.87' SW to MAG NAIL IN TOP OF FENCE POST
44.34' NW to NAIL IN POWER POLE
SE COR. SW 1/4, SEC. 23 - T11N - R9W
FOUND SURVEY SPIKE w/ WASHER
30.96' N to NAIL IN POWER POLE
47.27' SE to NE COR. OF CONC. DRIVE
47.40' S to NAIL IN CORNER FENCE POST
64.50' SE to NAIL IN E. DRIVEWAY ENTRANCE POST



LEGAL DESCRIPTION

A tract 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 (W 1/2 SE 1/4 SW 1/4), Section Twenty Three (23), Township Eleven (11) North, Range Nine (9) West of the 6th P.M., Hall County, Nebraska.

More particularly described as follows:

Commencing at the southwest corner of said SW 1/4; thence S 89°47'30" E on and upon the south line of said SW 1/4 a distance of 764.28 feet to the Point of Beginning; thence continuing S 89°47'30" E on and upon the south line of said SW 1/4 a distance of 1217.16 feet to the southeast corner of said W 1/2 SE 1/4 SW 1/4; thence N 00°35'29" W on and upon the east line of said W 1/2 SE 1/4 SW 1/4 a distance of 737.33 feet to a point; thence N 88°16'46" W a distance of 498.09 feet to a point; thence N 06°29'16" E a distance of 272.19 feet to a point; thence S 16°48'01" W a distance of 52.97 feet to a point; thence S 48°09'42" W a distance of 111.99 feet to a point; thence S 31°35'57" W a distance of 364.11 feet to a point; thence S 33°52'33" W a distance of 328.57 feet to a point; thence S 41°02'09" W a distance of 410.89 feet to the Point of Beginning. Said tract contains 16.162 acres more or less of which 1.102 acres are road right-of-way to be dedicated.

SURVEYOR'S CERTIFICATE

I, Evan A. Jasnowski, Nebraska Registered Land Surveyor #776, duly registered under the Land Surveyor's Regulation Act, do hereby state that at the request of Richard D. Rezac, I have caused to be made a survey of the land depicted on the accompanying plat; that said plat is a true delineation of said survey performed personally or under my direct supervision; that said survey was made with reference to known and recorded monuments marked as shown, and to the best of my knowledge and belief is true, correct, and in accordance with the Minimum Standards for Surveys in effect at the time of this survey.

Evan A. Jasnowski
Evan A. Jasnowski

11/14/2022
Date



DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Richard D. Rezac and Jacqueline A. Rezac, owners of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as "Rezac Subdivision", in a part of Government Lot Four (4) and the West Half of the Southeast Quarter of the Southwest Quarter (W 1/2 SE 1/4 SW 1/4), Section Twenty Three (23), Township Eleven (11) North, Range Nine (9) West of the 6th P.M., Hall County, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the road right-of-way as shown thereon to the public for their use forever, and the easements, 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 obstruction upon, over, along or underneath the surface of such easements; and that foregoing subdivision as more particularly described in the description as appears on this plat is made with the free consent and in accordance with the desires of the undersigned owner and proprietors.

IN WITNESS WHEREOF, I have affixed my signature hereto at _____, this ____ day of _____, 2022.

Richard D. Rezac

Jacqueline A. Rezac

ACKNOWLEDGEMENT

State of _____

County of _____

On this, the ____ day of _____, 2022, before me _____, a Notary Public within and for said County, personally appeared Richard and Jacqueline Rezac, owners of the land, to me personally known to be the identical person whose signature is affixed hereto, and that they did acknowledge the execution thereof to be their voluntary act and deed, and that they are empowered to make the above dedication for and in behalf of said "Rezac Subdivision".

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal at _____, on the date last above written.

My commission expires _____.

APPROVALS

Submitted to and approved by the Regional Planning Commission of Hall County, Cities of Grand Island, Wood River and the Villages of Alda, Cairo, and Doniphan, Nebraska.

Chairperson _____ Date _____

Approved and accepted by the Hall County Board of Supervisors this ____ day of _____, 2022.

Chairperson _____ County Clerk _____

Approved and accepted by the City of Grand Island this ____ day of _____, 2022.

Mayor _____ City Clerk _____

Pt. GOV'T LOT 4 S
W 1/2 SE 1/4 SW 1/4
SEC. 23 - T11N - R9W
(NOT A PART)

LOT 1
3.579 ACRES±

LOT 2
11.481 ACRES±

65' WIDE ELECTRICAL EASEMENT
MISC. BOOK 21, PAGE 604

EAST LINE OF W 1/2 SE 1/4 SW 1/4
AS RECORDED

N 00°35'29" W 1295.65 M 1295.71 R

737.33 M 737.44 R

660.48 M

SE COR. W 1/2 SE 1/4 SW 1/4
PLACED MAG NAIL w/ WASHER

E. STOLLEY PARK ROAD

S 89°47'30" E 2641.92 M

1217.16 M 1217.40 R

40' ROAD RIGHT-OF-WAY TO BE DEDICATED

PLACED MAG NAIL w/ WASHER
POINT OF BEGINNING

764.28' M, R

74.92' M

S 41°02'09" W

528.05' M

110.48' M

S 89°47'30" E

528.05' M

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528.05' M

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 Richard Rezac
Address 1512 E. Stolley Park Road
City Grand Island, State NE Zip 68801
Phone 308-380-9709

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 Jasnowski Surveying LLC
Address 1205 1st Street
City Aurora, State NE Zip 68818
Phone 402-694-8703
Surveyor/Engineer Name Evan Jasnowski License Number 776

SUBDIVISION NAME: Rezac 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 16.162

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 \$ 490

* 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.