



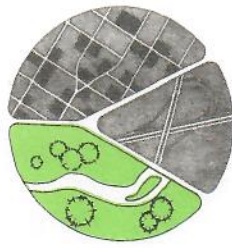
Hall County Regional Planning Commission

**Wednesday, January 11, 2023
Regular Meeting**

Item J2

Seis Semanas Subdivision - Hall County: Located south of White Cloud Rd and west of 70th Road in Hall County. (1Lot, 5.372 Acres)

Staff Contact:



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

December 29, 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 January 11, 2023** 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
Ben R Davis Subdivision	0.31	2	Replat of W1/2 of Lot 6 Vantine's Subdivision in the City of Grand Island, Hall County, Nebraska.
Seis Semanas Subdivision	5.372	1	A Tract of Land Consisting a Part of the Northeast Quarter of the Northeast Quarter (NE1/4, NE 1/4) of Section Thirty (30), Township Twelve (12) North, Range. Ten (10) West of the 6th PM, Hall County, Nebraska
The Orchard Third Subdivision	7.630	63	A Tract of Land Consisting of All of Lot 13, Block 4, All of Lot 14, Block 4, and Part of Outlot A, All in The Orchard Subdivision, in the City of Grand Island, Hall County, Nebraska

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 PRESTON N. AND EMILY E. KLIMEK
Address 217 N Locust St Ste 2N
City Grand Island, State NE Zip 68801
Phone 402-460-0707

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 Olsson
Address 201 East 2nd Ave
City Grand Island, State NE Zip 68801
Phone 308-384-8750
Surveyor/Engineer Name Jai Andrist License Number 630

SUBDIVISION NAME: Seis Semanas 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 1
Number of Acres 5.372

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

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 = 300 feet

SEIS SEMANAS SUBDIVISION
HALL COUNTY, NEBRASKA
FINAL PLAT

LEGAL DESCRIPTION

A TRACT OF LAND CONSISTING OF PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE1/4, NE1/4) OF SECTION THIRTY (30), TOWNSHIP TWELVE (12) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER; THENCE ON AN ASSUMED BEARING OF S00°53'55"W, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 736.47 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S00°53'55"W, ON SAID EAST LINE OF THE NORTHEAST QUARTER, A DISTANCE OF 557.00 FEET; THENCE N89°06'05"W A DISTANCE OF 60.00 FEET; THENCE N00°53'55"E A DISTANCE OF 167.00 FEET; THENCE S89°06'05"E A DISTANCE OF 540.00 FEET; THENCE N00°53'55"E A DISTANCE OF 390.00 FEET; THENCE S89°06'05"E A DISTANCE OF 600.00 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 244019.69 SQUARE FEET OR 5.602 ACRES MORE OR LESS OF WHICH 0.358 ACRES IS NEW DEDICATED ROAD RIGHT-OF-WAY.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON _____, 2022, I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION, OF A TRACT OF LAND CONSISTING OF PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE1/4, NE1/4) OF SECTION THIRTY (30), TOWNSHIP TWELVE (12) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF; THAT IRON MARKERS, EXCEPT WHERE INDICATED, WERE FOUND AT ALL CORNERS; THAT THE DIMENSIONS ARE AS SHOWN ON THE PLAT; AND THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS.

JAI JASON ANDRIST, REGISTERED LAND SURVEYOR NUMBER, LS-630

DEDICATION OF PLAT

KNOW ALL MEN BY THESE PRESENTS, THAT PRESTON N. KLIMEK AND EMILY E. KLIMEK, HUSBAND AND WIFE, BEING THE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "SEIS SEMANAS SUBDIVISION" IN PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE1/4, NE1/4) OF SECTION THIRTY (30), TOWNSHIP TWELVE (12) NORTH, RANGE TEN (10) 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 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 OWNERS AND PROPRIETORS.

IN WITNESS WHEREOF, I HAVE AFFIXED MY SIGNATURE HERETO, AT _____, NEBRASKA, THIS ____ DAY OF _____, 2022.

PRESTON N. KLIMEK

EMILY E. KLIMEK

ACKNOWLEDGMENT

STATE OF NEBRASKA SS
COUNTY OF HALL
ON THIS ____ DAY OF _____, 2022, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED PRESTON N. KLIMEK AND EMILY E. KLIMEK, HUSBAND AND WIFE, TO BE PERSONALLY KNOWN TO BE THE IDENTICAL PERSONS WHOSE SIGNATURES ARE AFFIXED HERETO AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED. IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT _____, NEBRASKA, ON THE DATE LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

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

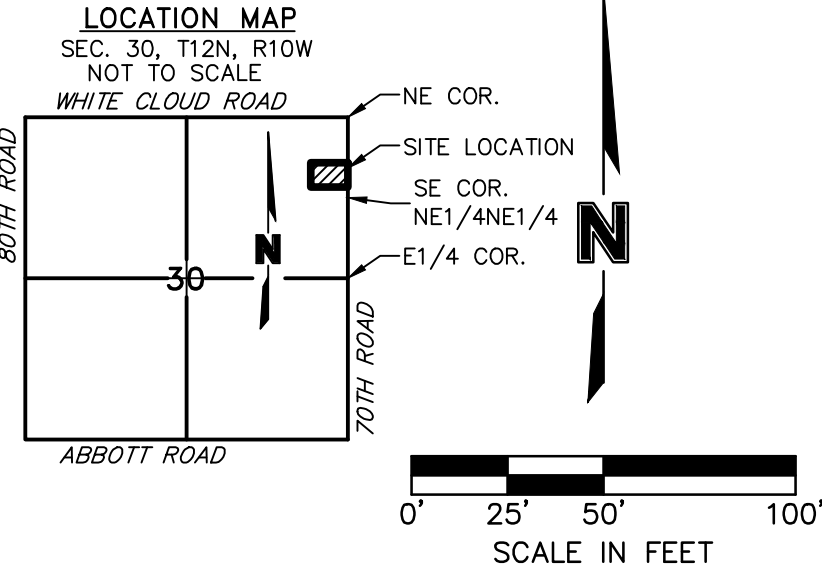
APPROVED AND ACCEPTED BY THE HALL COUNTY BOARD OF COMMISSIONERS THIS ____ DAY OF _____, 2022.

CHAIRPERSON COUNTY CLERK

LEGEND

- SECTION CORNER
- SET CORNER (5/8"x24" REBAR W/CAP)
- FOUND CORNER (3/4" IRON PIPE)
- ROW LINE
- NEW ROW LINE
- SECTION LINE
- PROPERTY LINE
- MEASURED DISTANCE
- RECORDED DISTANCE L. D. WAGNER, LS. #557, 11/07/2012

DWG: F:\2022\06501-07000\022-06625\40-Design\Survey\SRVY\Sheets\V_FPLAT_LDP_02206625.dwg
DATE: Jan 05, 2023 1:38pm
USER: lwheeler
XREFS:



OWNERS: PRESTON N. AND EMILY E. KLIMEK
SUBDIVIDER: PRESTON N. AND EMILY E. KLIMEK
SURVEYOR: OLSSON
ENGINEER: OLSSON
NUMBER OF LOTS: 1

olsson

201 East 2nd Street
Grand Island, NE 68801
TEL 308.384.8750
FAX 308.384.8752

PROJECT NO. 2022-06625
KLIMEK SURVEY
FB GI 2022 2

SECTION TIES

EAST 1/4 CORNER, SEC. 30-T12N-R10W

FOUND 1/2" PIPE, 0.6' BELOW GRAVEL SURFACE
E 3.0' TO CENTERLINE TO NORTH/SOUTH COUNTY ROAD
W 32.74' TO 1/2" REBAR IN CENTER OF CONCRETE WITNESS CORNER
NW 42.40' TO NAIL w/DISK IN POWER POLE
SW 42.36' TO NAIL IN GATE POST
SE 45.88' TO 5/8" REBAR

SOUTHEAST CORNER, NORTHEAST 1/4, NORTHEAST 1/4, SEC. 30-T12N-R10W

FOUND DOUBLE 1/2" REBAR, 1.1' BELOW GRAVEL SURFACE
E 5.0' TO CENTERLINE TO NORTH/SOUTH COUNTY ROAD
S 8.17' TO 1/2" PIPE
NNW 93.41' TO NAIL w/DISK IN POWER POLE
NW 27.81' TO RED HEADED NAIL IN GATE POST
W 51.60' TO NAIL w/DISK IN GATE POST

NORTHEAST CORNER, SEC. 30-T12N-R10W

FOUND DOUBLE 1/2" REBAR, 0.8' BELOW GRADE
N 21.0' TO RANGE OF FENCE EAST/WEST
E 22.0' TO RANGE OF FENCE NORTH/SOUTH
NE 24.87' TO NAIL w/DISK IN CORNER FENCE POST
N 17.62' TO NAIL w/DISK IN GATE POST
NW 28.75' TO NAIL w/DISK IN FENCE POST
SW 40.18' TO NAIL w/DISK IN CORNER FENCE POST

40' ROAD RIGHT OF WAY
(TO BE DEDICATED WITH THIS PLAT)

40' EXISTING ROAD
RIGHT OF WAY

33' EXISTING COUNTY
ROAD RIGHT OF WAY

EAST 1/4 COR.
SEC. 30, T12N, R10W

NORTHEAST COR.
SEC. 30-T12N-R10W

33' EXISTING COUNTY
ROAD RIGHT OF WAY

P.O.B.

70TH ROAD

S00°53'55"W 557.00'(M)

S00°53'55"W 557.00'(M)

N00°53'55"E 167.00'(M)

N89°06'05"W 60.00'(M)

S00°53'55"W 8.00'(M)
S00°54'28"W 1301.46'(M)
S00°53'55"W 1031.52'(W)

SOUTHEAST COR.
NE 1/4, NE 1/4
SEC. 30, T12N, R10W

S89°06'05"E 600.00'(M)
560.00'(M)

N00°53'55"E 390.00'(M)

LOT 1
218400 S.F.
5.014 AC.