



Hall County Regional Planning Commission

Wednesday, January 11, 2023
Regular Meeting Packet

Commission Members:

Judd Allan	Hall County	
Tony Randone	Grand Island	
Darrell Nelson	Grand Island	
Hector Rubio	Grand Island	
Leonard Rainforth	Hall County	
Nick Olson	Doniphan	
Tyler Doane	Wood River	
Robin Hendricksen	Grand Island	
Jaye Monter	Cairo	Vice Chairperson
Pat O'Neill	Hall County	Chairperson
Greg Robb	Hall County	
Leslie Ruge	Alda	Secretary

Regional Planning Director: Chad Nabity

Planning Technician:
Rashad Moxey

Administrative Assistant:
Norma Hernandez

6:00 PM

Call to Order

Roll Call

A - SUBMITTAL OF REQUESTS FOR FUTURE ITEMS

Individuals who have appropriate items for City Council consideration should complete the Request for Future Agenda Items form located at the Information Booth. If the issue can be handled administratively without Council action, notification will be provided. If the item is scheduled for a meeting or study session, notification of the date will be given.

B - RESERVE TIME TO SPEAK ON AGENDA ITEMS

This is an opportunity for individuals wishing to provide input on any of tonight's agenda items to reserve time to speak. Please come forward, state your name and address, and the Agenda topic on which you will be speaking.

DIRECTOR COMMUNICATION

This is an opportunity for the Director to comment on current events, activities, and issues of interest to the commission.



Hall County Regional Planning Commission

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

Item A1

Agenda - January 11, 2023 Meeting

Staff Contact:



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

AGENDA AND NOTICE OF MEETING

Wednesday, January 11, 2023

6:00 p.m.

City Hall Council Chambers — Grand Island

1. **Call to Order** - This is a public meeting subject to the open meetings laws of the State of Nebraska. The requirements for an open meeting are posted on the wall in this room and anyone who would like to find out what those are is welcome to read through them.

The Planning Commission may vote to go into Closed Session on any Agenda Item as allowed by State Law.

The Commission will discuss and may take action on any item listed on this agenda.

The order of items on the agenda may be reorganized by the Chair to facilitate the flow of the meeting to better accommodate the public.

2. **Minutes of the December 7, 2022.**

3. **Request Time to Speak.**

4. **Vacate Plat – V & B Subdivision – Hall County:** A Tract of Land Comprising a Part of the Northeast Quarter (NE1/4) of Section Thirty (30), Township Twelve (12) North, Range. Ten (10) West of the 6th PM, Hall County, Nebraska

Consent Agenda

5. **Final Plat – Seis Semanas Subdivision– Hall County:** Located south of White Cloud Rd and west of 70th Road in Hall County. (1Lot, 5.372 Acres)
6. **Final Plat – Ben R Davis Subdivision– Grand Island:** Located south of Anderson Ave and east of Pine Street in Grand Island NE. (2 Lots, .31 Acres)
7. **Final Plat – The Orchard Third Subdivision– Grand Island:** Located south of 19th Street and east of Peach Street in Grand Island NE. (63 Lots, 7.630 Acres)
8. **Directors Report**
9. **Next Meeting February 1, 2023 in the CMR.**
10. **Adjourn.**

PLEASE NOTE: This meeting is open to the public, and a current agenda is on file at the office of the Regional Planning Commission, located on the second floor of City Hall in Grand Island, Nebraska.

**Staff Recommendation Summary
For Regional Planning Commission Meeting
January 11, 2023**

Consent Agenda

- 4. Request to Vacate Final Plat – V & B Subdivision – Hall County:** A Tract of Land Comprising a Part of the Northeast Quarter (NE1/4) of Section Thirty (30), Township Twelve (12) North, Range. Ten (10) West of the 6th PM, Hall County, Nebraska. Generally Located south of White Cloud Rd and west of 70th Road in Hall County. The owners of this property would like to vacate the existing subdivision with plans to subdivide just north of the proposed vacated land. The County will retain the right of way dedicated with the plat.
- 5. Final Plat – Seis Semanas Subdivision– Hall County:** Located south of White Cloud Rd and west of 70th Road in Hall County. (1Lot, 5.372 Acres). The property is zoned AGV Valentine Soil Overlay Zone
- 6. Final Plat – Ben R Davis Subdivision– Grand Island:** Located south of Anderson Ave and east of Pine Street in Grand Island NE. (2 Lots, .31 Acres). The property is zoned R3 Medium Density Residential Zone. This splits an existing half lot into two lots that both conform to the zoning regulations
- 7. Final Plat – The Orchard Third Subdivision– Grand Island:** Located south of 19th Street and east of Peach Street in Grand Island NE. (63 Lots, 7.630 Acres). The property is zoned R3-SL Medium Density Residential Small-Lot Zone
- 8. Director's Report**

Next Meeting February 1, 2023.



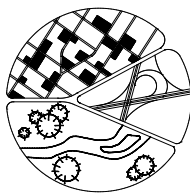
Hall County Regional Planning Commission

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

Item E1

Draft - December 7, 2022 Meeting Minutes

Staff Contact:



THE REGIONAL PLANNING COMMISSION OF HALL COUNTY, GRAND ISLAND,
WOOD RIVER AND THE VILLAGES OF ALDA, CAIRO, AND DONIPHAN,
NEBRASKA

Minutes
for
December 7, 2022

The meeting of the Regional Planning Commission was held Wednesday, December 7, 2022 at City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the “Grand Island Independent” on November 26, 2022.

Present: Leslie Ruge Nick Olson
 Pat O’Neill Greg Robb
 Darrel Nelson Tony Randone
 Jaye Monter Tyler Doane

Absent: Judd Allan, Robin Hendricksen, Leonard Rainforth and Hector Rubio

Other:

Staff: Chad Nabity, Rashad Moxey and Norma Hernandez

Press: Jeff Bahr

1. Call to order.

Chairman O’Neill called the meeting to order at 6:00 p.m.

O’Neill stated that this was a public meeting subject to the open meetings laws of the State of Nebraska. He noted that the requirements for an open meeting are posted on the wall in the room and easily accessible to anyone who may be interested in reading them.

O’Neill also noted the Planning Commission may vote to go into Closed Session on any agenda item as allowed by State Law.

The Commission will discuss and may take action on any item listed on this agenda.

The order of items on the agenda may be reorganized by the Chair to facilitate the flow of the meeting to better accommodate the public.

2. Minutes of the November 14, 2022 meeting.

A motion was made by Nelson and second by Ruge to approve the minutes of the November 14, 2022 meeting.

The motion carried with eight members voting in favor (Nelson, O'Neill, Ruge, Olson, Monter, Robb, Randone and Doane) and no members abstaining or voting no (Allan, Rainforth, Rubio and Hendricksen were absent).

3. Request Time to Speak.

Nancy Hernandez – 1212 W Koenig Street, Grand Island, NE – Item # 7

Keith Marvin – Marving Planning Consultants – Item #6 and #10

Roger Bullington – 3935 Westgate Road, Grand Island, NE – Item # 4 and #5

4. Public Hearing – Redevelopment Plan Amendment – Grand Island – Public Hearing on an amendment to the redevelopment plan for CRA Area 17 at 3553 Prairieview Street in Prairie Commons Second Subdivision. (C-10-23GI)

5. Public Hearing – Proposed Rezoning – Grand Island. Public Hearing regarding the rezoning located at 3553 Prairieview Street (Lots 1 and 3 of Prairie Commons Second Subdivision) from CD Commercial Development Zone to Amended CD Commercial Development Zone. (C-11-23GI)

1. Preliminary and Final Plat for Prairie Commons Fifth Subdivision (2 lots, 17.119 Acres)

O'Neill opened the public hearing.

Nabity stated Prataria Ventures LLC is requesting an amendment to the current redevelopment plan. The original plan for the hospital development has changed due to market conditions. Prataria Ventures LLC has brought an updated plan to replace the hotel with a medical office building. The project is consistent with the proposed zoning and will be consistent with the future land use plan for this area within the City of Grand Island with the proposed amendment.

Nabity also explained the rezoning request is proposed due to the area zoned as Commercial Development Zone to Amended Commercial Zone. Within a Commercial Development Zone there are no specific setbacks or specific rules the developer is allowed to build within the plan as it is approved. If the plan changes significantly as the case in this application a new plan has to be approved.

The final plat will also be amended.

Roger Bullington – 3935 Westgate Dr - Mr. Bullington talked about the project and

some of the proposed changes.

O'Neill closed the public hearing for Items #4 and Item #5.

A motion was made by Ruge and second by Randone to approve the Redevelopment Plan Amendment for CRA Area #17 and Resolution 2023-06.

The motion carried with eight members voting in favor (Nelson, O'Neill, Ruge, Olson, Monter, Robb, Randone and Doane) and no members abstaining or voting no (Allan, Rainforth, Rubio and Hendricksen were absent).

A motion was made by Robb and second by Randone to approve the proposed rezoning located at 3553 Prairieview Street and the Preliminary and Final Plat for Prairie Commons Fifth Subdivision.

A motion was carried with eight members voting in favor (Nelson, O'Neill, Ruge, Olson, Monter, Robb, Randone and Doane) and no members abstaining or voting no (Allan, Rainforth, Rubio and Hendricksen were absent).

6. Public Hearing – Comprehensive Plan Amendment – Grand Island – Public hearing to consider adoption of the Grand Island Affordable Housing Action Plan as an appendix the 2004 Grand Island Comprehensive Plan. (C-12-23GI)

O'Neill opened the public hearing.

Nabity stated Marvin Planning Consultants and Aaron XXXX Sorrell prepared the Grand Island Affordable Housing Action Plan. As part of the Municipal Density and Missing Middle Housing Act N.R.S.S 19-551 to 19-5506 cities with a population of 50,000 or more are required to adopt an Affordable Housing Action Plan prior to January 1, 2023. The plan has a number of goals, strategies and recommendations for developing more housing and more affordable housing.

O'Neill closed the public hearing.

A motion was made by Nelson and second by Olson to approve the adoption of the Grand Island Affordable Housing Action Plan.

A motion was carried with eight members voting in favor (Nelson, O'Neill, Ruge, Olson, Monter, Robb, Randone and Doane) and no members abstaining or voting no (Allan, Rainforth, Rubio and Hendricksen were absent).

7. Public Hearing – Proposed Rezoning – Grand Island - Public Hearing regarding the rezoning in located at 1510 E. 7th Street (Lot 2 of Sanchez Subdivision) From R2 Low Density Residential to R3-SL Medium Density Small Lot Residential. **(C-13-23GI)**

O'Neill opened the public hearing.

Rashad Moxey stated the proposed rezoning request is located at 1510 E. 7th Street from R2 Low Density Residential to R3-SL Medium Density Small Lot Residential. This change would allow for development of duplexes, town homes and row housing on small lots. The property is included in a sanitary sewer district that extends sewer from 7th and Geddes to all of the properties in this area, eliminating a pocket of the city that lacks sanitary sewer service.

Nancy Hernandez – 1212 W. Koenig St. – Mrs. Hernandez went over the project and was available for questions.

O'Neill closed the public hearing.

A motion was made by Robb and second by Randone to approve the proposed rezoning located at 1510 E. 7th Street.

A motion was carried with eight members voting in favor (Nelson, O'Neill, Ruge, Olson, Monter, Robb, Randone and Doane) and no members abstaining or voting no (Allan, Rainforth, Rubio and Hendricksen were absent).

Consent Agenda:

7. Final Plat – Morales Subdivision – Grand Island ETJ: – Located south of Airport Road and west of Saint Paul Road in Hall County. (2 Lots, 5 Acres)

8. Final Plat – Rezac Subdivision – Grand Island ETJ: Located north of Stolley Park Road and east of Stuhr Road in Hall County. (2 Lots, 16.162 Acres)

A motion was made by Ruge and second by Monter to approve all items on the consent agenda.

The motion was carried with eight members voting in favor (Nelson, O'Neill, Ruge, Olson, Monter, Robb, Tyler and Randone) and no members voting no or abstaining (Allan, Rainforth, Rubio and Hendricksen were absent).

9. Comprehensive Plans

- 1. Payment of Claims**
- 2. Update on Comp Plan Process**

Keith Marvin – Marvin Planning Consultants – Mr. Marvin gave an update on the Comprehensive Plan. Mr. Marvin also went over the surveys and mindmixer and was available for questions.

A motion was made by Monter and second by Nelson to approve the payment of claims.

A motion was carried with eight members voting in favor (Nelson, O'Neill, Ruge, Olson, Monter, Robb, Randone and Doane) and no members abstaining or voting no (Allan, Rainforth, Rubio and Hendricksen were absent).

10. Directors Report

- 1. Meeting Dates and Locations for January, February, March and April**

January 11, 2023

February 1, 2023 in the CMR

March 1, 2023

April 12, 2023

11. Next Meeting January 11, 2023

12. Adjourn.

O'Neill adjourned the meeting at 6:48 p.m.

Leslie Ruge, Secretary
By Norma Hernandez



Hall County Regional Planning Commission

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

Item J1

Vacate Request - V & B Subdivision - – Hall County: A Tract of Land Comprising a Part of the Northeast Quarter (NE1/4) of Section Thirty (30), Township Twelve (12) North, Range. Ten (10) West of the 6th PM, Hall County, Nebraska

Staff Contact:

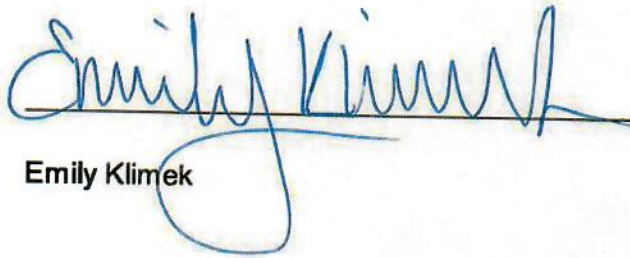
Emily & Preston Klimek
214 N Locust St, STE 2N
Grand Island, NE 68801

12/14/22

Chad Nabity
Regional Planning Director
City Hall
100 E First St
Grand Island NE 68801

We, Emily Klimek and Preston Klimek, are vacating the existing subdivision, V & B subdivision, at 4750 N 70th Rd, Grand Island NE. We plan to replot the property.

Sincerely,



Emily Klimek

12/15/22

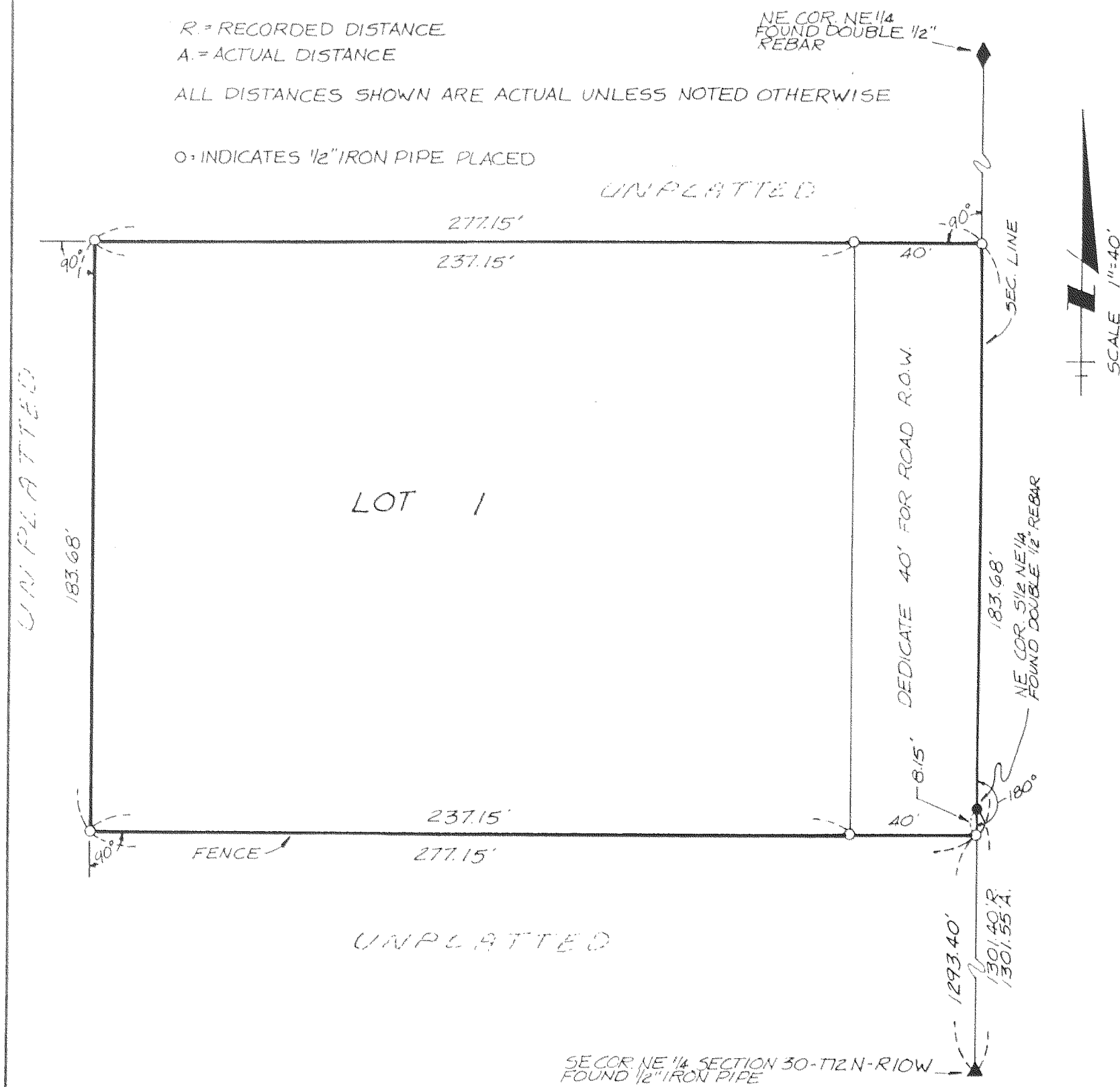
Date

R = RECORDED DISTANCE
A = ACTUAL DISTANCE

ALL DISTANCES SHOWN ARE ACTUAL UNLESS NOTED OTHERWISE

O INDICATES 1/2" IRON PIPE PLACED

NE COR. NE 1/4
FOUND DOUBLE 1/2" REBAR



LEGAL DESCRIPTION

A tract of land comprising a part of the Northeast Quarter (NE 1/4) 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:

First, to ascertain the point of beginning, start at the southeast corner of said Northeast Quarter (NE 1/4); thence running northerly along and upon the east line of said Northeast Quarter (NE 1/4) a distance of One Thousand Two Hundred Ninety-Three and Four Tenths (1293.40) feet to the ACTUAL point of beginning; thence continuing northerly along the last described course a distance of One Hundred Eighty-Three and Sixty-Eight Hundredths (183.68) feet; thence deflecting left 90°00' and running westerly a distance of Two Hundred Seventy-Seven and Fifteen Hundredths (277.15) feet; thence deflecting left 90°00' and running southerly, parallel with the east line of said Northeast Quarter (NE 1/4), a distance of One Hundred Eighty-Three and Sixty-Eight Hundredths (183.68) feet; thence deflecting left 90°00' and running easterly a distance of Two Hundred Seventy-Seven and Fifteen Hundredths (277.15) feet to the ACTUAL point of beginning and containing 1.169 acres more or less.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that we VERMOYNE D. WIESE and BERNICE M. WIESE, husband and wife, being the owners of the land described hereon, have caused same to be surveyed, subdivided, platted and designated as "V & B SUBDIVISION", Hall County, Nebraska, as shown on the accompanying plat thereof; and do hereby dedicate 40' for Road Right-Of-Way as shown thereon to the public for their use forever; and the easements, if any, as shown thereon for the location, construction and maintenance of public service utilities forever, 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 owners and proprietors.

IN WITNESS WHEREOF, We have affixed our signatures hereto at Grand Island, Nebraska, this 17th day of October, 1985.

Vermoyne D. Wiese
Vermoyne D. Wiese

Bernice M. Wiese
Bernice M. Wiese

SURVEYOR'S CERTIFICATE

I hereby certify that on October 4, 1985, I completed an accurate survey (made under my supervision) of "V & B SUBDIVISION", 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.



Thomas L. Jordan
Thomas L. Jordan - Reg. Land
Surveyor No. 178

APPROVALS

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

David E. Thiel
Chairman

10/4/85
Date

Approved and accepted by the Hall County Board of Supervisors this 27 day of December, 1985

Paul Trauen
Chairman of the Board

(Seal)

Marpie Paulsen
County Clerk

ACKNOWLEDGEMENT

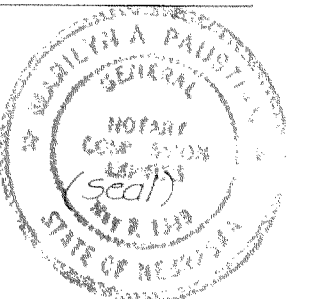
State of Nebraska ss
County of Hall

On the 11th day of October, 1985, before me, Marilyn A. Paustian, a Notary Public within and for said County, personally appeared Vermoyne D. Wiese and Bernice M. Wiese, husband and wife, to me personally known to be the identical persons whose signatures are affixed hereto, and each did acknowledge the execution thereof to be his or her 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 May 9, 1988

Marilyn A. Paustian
Notary Public



V & B SUBDIVISION
HALL COUNTY, NEBRASKA



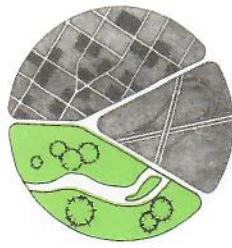
Hall County Regional Planning Commission

**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

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

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

N00°53'55"E 390.00'(M)

S89°06'05"E 600.00'(M)
560.00'(M)

P.O.B.
40.00'(M)

S00°53'55"W 1301.47'(M) 1301.42'(W)

70TH ROAD

S00°53'55"W 557.00'(M)

S00°53'55"W 557.00'(M)

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

N89°06'05"W 540.00'(M)

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

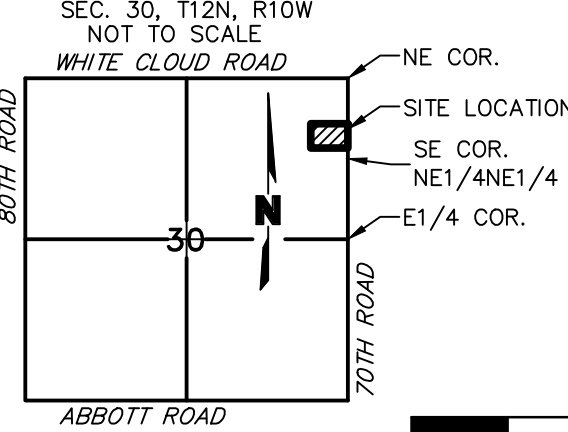
FOUND DOUBLE 1/2" REBAR, 0.8' BELOW GRADE
N 21.0' TO RANGE OF FENCE EAST/WEST
E 22.0' TO RANGE OF FENCE NORTH/SOUTH
NE 24.87' TO NAIL w/DISK IN CORNER FENCE POST
N 17.62' TO NAIL w/DISK IN GATE POST
NW 28.75' TO NAIL w/DISK IN FENCE POST
SW 40.18' TO NAIL w/DISK IN CORNER FENCE POST

40' EXISTING ROAD
RIGHT OF WAY

33' EXISTING COUNTY
ROAD RIGHT OF WAY

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

LOCATION MAP



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



Hall County Regional Planning Commission

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

Item J3

**Ben R. Davis Subdivision - Grand Island: Located south of
Anderson Ave and east of Pine Street in Grand Island NE. (2 Lots,
.31 Acres)**

Staff Contact:

**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 LBE Family Limited Partnership
Address _____
City _____, State _____ Zip _____
Phone 308-383-0106

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: Lonnie Davis Date: 12-15-2022
(Applicant)

Surveyor/Engineers Information

Surveyor/Engineering Firm Initial Point Surveying LLC
Address 1811 W 2nd STE 280
City Grand Island, State NE Zip 68803
Phone 308-675-4141
Surveyor/Engineer Name Brent D Cyboron License Number 727

SUBDIVISION NAME: Ben R Davis 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 13599.88 SqFt

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 \$ 510.00

* 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.

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 = 100 feet

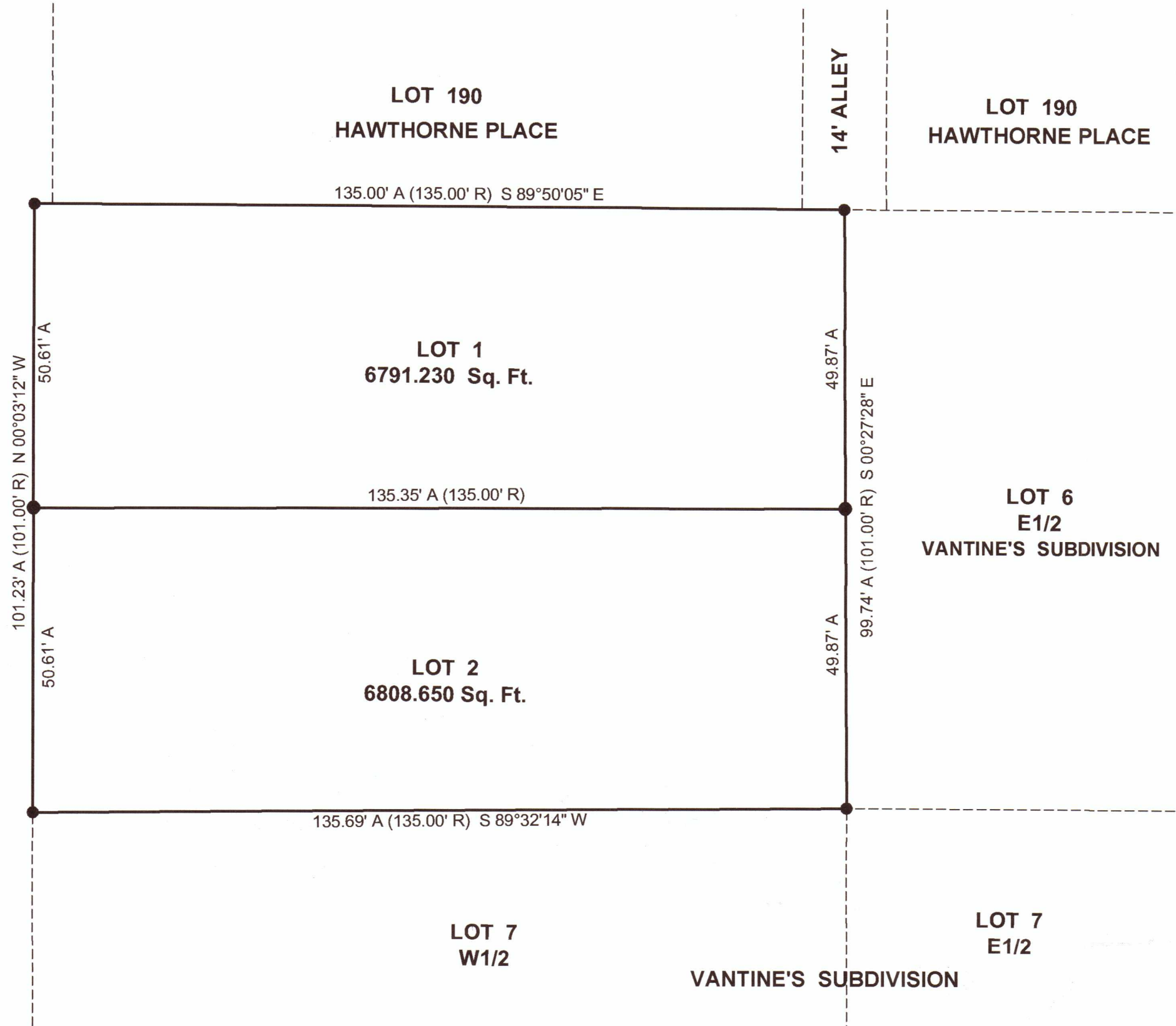


Scale 1" = 20'

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

SOUTH PINE STREET



LEGAL DESCRIPTION

The N1/2 West 1/2 of Lot 6, Vantine's Subdivision in the City of Grand Island, Hall County, Nebraska.

The S1/2 West 1/2 of Lot 6, Vantine's Subdivision in the City of Grand Island, Hall County, Nebraska.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that LBE Family Limited Partnership, and being the owner of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as BEN R. SUBDIVISION' in the City of Grand Island, 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.

Lonnie D. Davis - General Partner

Date _____

ACKNOWLEDEEMENT

State of Nebraska

County of Hall

On the ____ day of _____, 2022, before me _____ a Notary Public within and for said County, personally appeared Lonnie D. Davis - General Partner, LBE Family Limited Partnership 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.

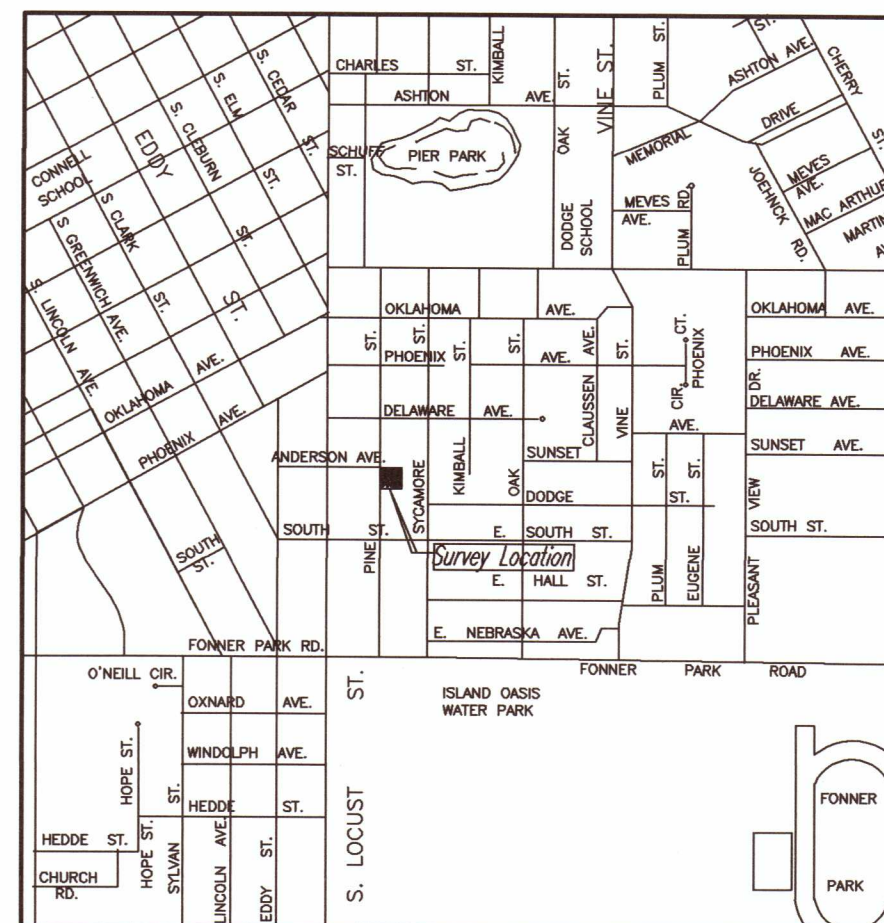
IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal at Grand Island, Nebraska, on the date last above written.

My commission expires _____, 20__

Notary Public

BEN R. DAVIS SUBDIVISION

Replat of W1/2 Lot 6 Vantine's Subdivision to the City of Grand Island, Hall County, Nebraska.



Location Sketch

SURVEYORS CERTIFICATE

I hereby certify that on December 8, 2022, I completed an accurate survey of 'BEN R. DAVIS 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



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 City of Grand Island, Hall County, Nebraska this _____ Day of _____, 20__

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: Ben R. Davis Subdivision			
TITLE: Grand Island, Nebraska			
SCALE: AS SHOWN 1" = 20'	DATE: 12/14/2022	DRAWN: Brent C.	PAGE: 1 OF 1
BENESCH PROJECT NO.	DRAWING NO.	REVISION:	



Hall County Regional Planning Commission

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

Item J4

Orchard 3rd Subdivision - Grand Island: Located south of 19th Street and east of Peach Street in Grand Island NE. (63 Lots, 7.630 Acres)

Staff Contact:

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 The Orchard LLC c/o Hoppe Homes
Address 5631 S 48th Street
City Lincoln, State NE Zip 68516
Phone 402-328-8100

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: Jai Jason Andrist (Applicant) Date: 12-15-22

Surveyor/Engineers Information

Surveyor/Engineering Firm Olsson, Inc
Address 201 E 2nd Street
City Grand Island, State NE Zip 68801
Phone 308-384-8750
Surveyor/Engineer Name Jai Jason Andrist License Number 630

SUBDIVISION NAME: THE ORCHARD THIRD 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 63
Number of Acres 7.630

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 \$ 1,120

* 15 Pages are to be printed on 11X17, larger sizes maybe requested if needed

PROPOSED SUBDIVISION AERIAL MAP

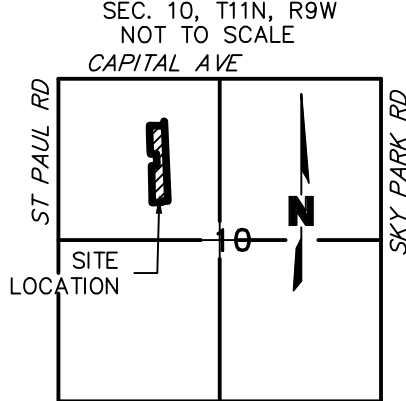


THE REGIONAL PLANNING COMMISSION of Hall
County, Grand Island, Wood River and the Villages
of Alda, Cairo and Doniphan, Nebraska

1 inch = 300 feet

THE ORCHARD THIRD SUBDIVISION
GRAND ISLAND, HALL COUNTY, NEBRASKA
FINAL PLAT

LOCATION MAP



LEGEND

- SET CORNER (5/8"x24" REBAR W/CAP)
- FOUND CORNER (3/4" IRON PIPE)
- NEW SUBDIVISION LINE
- NEW PROPERTY LINE
- - - PROPERTY LINE
- M MEASURED DISTANCE
- R RECORDED DISTANCE
- P THE ORCHARD SUB DISTANCE
- P1 LINCOLN VIEW ESTATES SUB DISTANCE

LEGAL DESCRIPTION

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 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 1, BLOCK 4, THE ORCHARD SUBDIVISION, SAID POINT BEING THE POINT OF BEGINNING; THENCE ON AN ASSUMED BEARING OF S89°16'34"E, ALONG THE SOUTH RIGHT OF WAY LINE OF 19TH STREET, A DISTANCE OF 175.64 FEET TO A POINT OF CURVATURE; THENCE AROUND A CURVE IN A COUNTER CLOCKWISE DIRECTION AND ALONG SAID SOUTH RIGHT OF WAY LINE OF 19TH STREET, HAVING A DELTA ANGLE OF 93°21'13", HAVING A RADIUS OF 66.00 FEET, AND CHORD BEARING N44°02'31"E A CHORD DISTANCE OF 96.03 FEET; THENCE S02°37'35"E A DISTANCE OF 1302.74 FEET; THENCE S88°27'25"W A DISTANCE OF 95.05 FEET; THENCE S01°32'35"E A DISTANCE OF 40.60 FEET; THENCE S88°27'25"E A DISTANCE OF 62.00 FEET; THENCE N01°32'35"E A DISTANCE OF 20.00 FEET; THENCE S89°55'46"W A DISTANCE OF 102.02 FEET TO A POINT BEING EXISTING SOUTHEAST CORNER OF 14TH STREET; THENCE N01°01'11"W, ALONG THE EAST RIGHT OF WAY LINE OF 14TH STREET, A DISTANCE OF 60.12 FEET TO THE SOUTHEAST CORNER OF LOT 28, BLOCK 4, THE ORCHARD SUBDIVISION AND ALSO BEING THE NORTHEAST CORNER OF SAID 14TH STREET; THENCE N01°06'08"W, ALONG THE EAST LINE OF SAID BLOCK 4, THE ORCHARD SUBDIVISION, A DISTANCE OF 540.59 FEET TO THE NORTHEAST CORNER OF LOT 15, BLOCK 4, THE ORCHARD SUBDIVISION; THENCE N89°50'05"E, ALONG THE NORTH LINE OF LOT 15, BLOCK 4, THE ORCHARD SUBDIVISION, A DISTANCE OF 86.95 FEET TO THE NORTHWEST CORNER OF SAID LOT 15, BLOCK 4 AND ALSO BEING THE EAST RIGHT OF WAY LINE OF PEACH STREET; THENCE N00°25'16"E, ALONG SAID EAST RIGHT OF WAY LINE OF PEACH STREET, A DISTANCE OF 35.37 FEET TO A POINT OF CURVATURE; THENCE AROUND A CURVE IN A COUNTER CLOCKWISE DIRECTION AND ALONG SAID EAST RIGHT OF WAY LINE OF PEACH STREET, HAVING A DELTA ANGLE OF 13°03'02", HAVING A RADIUS OF 330.00 FEET, AND CHORD BEARING N06°06'15"E A CHORD DISTANCE OF 75.00 FEET TO A POINT OF CONTINUED CURVATURE; THENCE AROUND A CURVE IN A COUNTER CLOCKWISE DIRECTION AND ALONG SAID EAST RIGHT OF WAY LINE OF PEACH STREET, HAVING A DELTA ANGLE OF 08°24'17", HAVING A RADIUS OF 330.00 FEET, AND CHORD BEARING N16°49'55"E A CHORD DISTANCE OF 48.36 FEET TO A POINT OF CURVATURE; THENCE AROUND A CURVE IN A CLOCKWISE DIRECTION AND ALONG SAID EAST RIGHT OF WAY LINE OF PEACH STREET, HAVING A DELTA ANGLE OF 07°16'12", HAVING A RADIUS OF 270.00 FEET, AND CHORD BEARING N17°23'57"E A CHORD DISTANCE OF 34.24 FEET TO THE SOUTHWEST CORNER OF LOT 12, BLOCK 4, THE ORCHARD SUBDIVISION; THENCE N87°19'45"E, ALONG THE SOUTH LINE OF SAID LOT 12, BLOCK 4, A DISTANCE OF 103.96 FEET TO THE SOUTHEAST CORNER OF LOT 12, BLOCK 4, THE ORCHARD SUBDIVISION; THENCE N06°33'37"W, ALONG THE EAST LINE OF SAID LOT 12, BLOCK 4, A DISTANCE OF 38.22 FEET TO THE NORTHEAST CORNER OF SAID LOT 12, BLOCK 4 AND ALSO BEING THE SOUTHEAST CORNER OF LOT 11, BLOCK 4, THE ORCHARD SUBDIVISION; THENCE N02°37'38"W, ALONG THE EAST LINE OF SAID BLOCK 4, A DISTANCE OF 308.50 FEET TO THE SOUTHEAST CORNER OF LOT 3, BLOCK 4, THE ORCHARD SUBDIVISION; THENCE N00°41'12"E, ALONG THE EAST LINE OF SAID BLOCK 4, A DISTANCE OF 118.76 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 332357.86 SQUARE FEET OR 7.630 ACRES MORE OR LESS OF WHICH 1.960 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 OUTLOT A, THE ORCHARD SUBDIVISION, IN THE CITY OF GRAND ISLAND, 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.

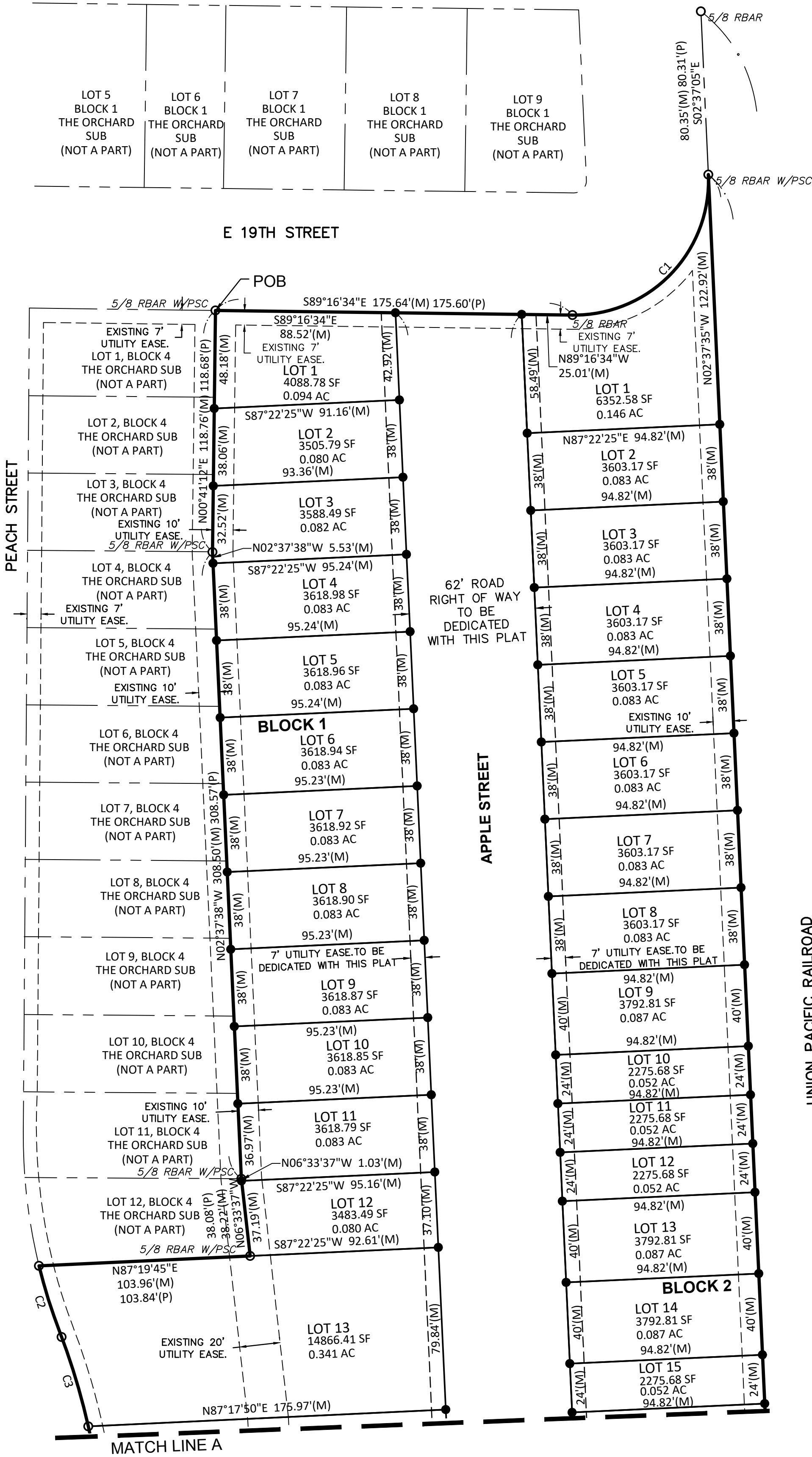
JAI JASON ANDRIST, REGISTERED LAND SURVEYOR NUMBER, LS-630

SHEET 1 OF 2

olsson

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

PROJECT NO. 2022-05213
HOPPE HOMES
SURVEY
FB



CURVE TABLE					
CURVE ID	RADIUS (FT)	DELTA	LENGTH (FT)	CHORD BEARING	CHORD LENGTH (FT)
C1	66.00(M,P)	093°21'13"	107.54	N44°02'31"E	96.03(M) 96.01'(P)
C2	270.00(M,P)	007°16'12"	34.26	N17°23'57"W	34.24(M) 33.75'(P)
C3	330.00(M,P)	008°24'17"	48.41	N16°49'55"W	48.36(M) 48.85'(P)
C4	330.00(M,P)	013°03'02"	75.17	N06°06'15"W	75.00(M) 74.57'(P)

THE ORCHARD THIRD SUBDIVISION
GRAND ISLAND, HALL COUNTY, NEBRASKA
FINAL PLAT

DEDICATION OF PLAT

KNOW ALL MEN BY THESE PRESENTS, THAT THE ORCHARD, LLC, BEING THE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "THE ORCHARD THIRD SUBDIVISION" 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, 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 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 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 OWNERS AND PROPRIETORS.

IN WITNESS WHEREOF, I HAVE AFFIXED MY SIGNATURE HERETO, AT _____, NEBRASKA,

THIS ____ DAY OF _____, 202__.

WARD F. HOPPE, MEMEBER

ACKNOWLEDGMENT

STATE OF NEBRASKA SS
COUNTY OF _____

ON THIS ____ DAY OF _____, 202__, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED WARD F. HOPPE, MEMEBER, THE ORCHARD, LLC, TO BE PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED HERETO AND ACKNOWLEDGED 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 _____, NEBRASKA, ON THE DATE LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

APPROVAL

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 CITY OF GRAND ISLAND, NEBRASKA

THIS ____ DAY OF _____, 2022.

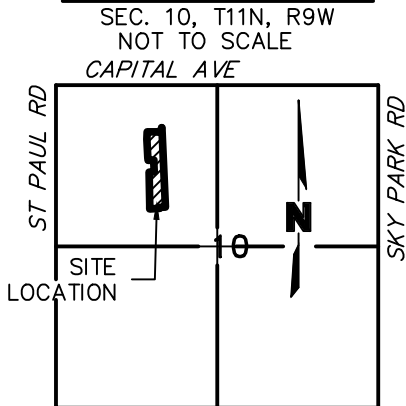
MAYOR

CITY CLERK

LEGEND

- SET CORNER (5/8"x24" REBAR W/CAP)
- FOUND CORNER (3/4" IRON PIPE)
- NEW SUBDIVISION LINE
- NEW PROPERTY LINE
- - - PROPERTY LINE
- M MEASURED DISTANCE
- R RECORDED DISTANCE
- P THE ORCHARD SUB DISTANCE
- P1 LINCOLN VIEW ESTATES SUB DISTANCE

LOCATION MAP



SHEET 2 OF 2

olsson

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

PROJECT NO. 2022-05213

HOPPE HOMES
SURVEY
FB

OWNERS: THE ORCHARD LLC
SUBDIVIDER: THE ORCHARD LLC
SURVEYOR: OLSSON
ENGINEER: OLSSON
NUMBER OF LOTS: 61

