



Hall County Regional Planning Commission

**Wednesday, March 1, 2023
Regular Meeting**

Item J1

Final Plat - Cunningham Farms Subdivision - Alda - Located east of 60th Road and north of Wildwood Drive in Hall County, Alda ETJ.

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 Estate of Norma J. Cunningham-John Cunningham PR
Address P.O.Box 2015
City Frederiksted, State V.I. Zip 00841
Phone 340-227-9316

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 Ruhter Auction & Realty-Ryan Samuelson Date: 01/26/2023
(Applicant)

Surveyor/Engineers Information

Surveyor/Engineering Firm Krueger Land Surveying
Address 2837 W. Hwy 6 #204
City Hastings, State NE Zip 68901
Phone 402-984-2176
Surveyor/Engineer Name Tom Krueger License Number 448

SUBDIVISION NAME: Cunningham Farms 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

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

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.

APPLICATION FOR REZONING OR ZONING ORDINANCE CHANGE

Regional Planning Commission

Check Appropriate Location:

- ☐ City of Grand Island and 2 mile zoning jurisdiction
☒ Alda, Calro, Donlphan, Wood River and 1 mile zoning jurisdiction
☒ Hall County

RPC Filing Fee

(see reverse side)

plus Municipal Fee*

\$50.00

*applicable only in Alda, Donlphan, Wood River

A. Applicant/Registered Owner Information (please print):

Applicant Name Ruhter Auction & Realty, Inc. Phone (h) _____ (w) 402-463-8565

Applicant Address 2837 W. Hwy 6 Hastings, NE 68901

Registered Property Owner (if different from applicant) John M. Cunningham, PR (Norma J. Cunningham Estate)

Address P.O. Box 2015 Frederiksted, V.I. 00841 Phone (h) _____ (w) 340-227-9316

B. Description of Land Subject of a Requested Zoning Change:

Property Address Parcel ID 400216450

Legal Description: (provide copy of deed description of property)

Lot _____ Block _____ Subdivision Name _____, and/or

All/Part PRT $\frac{1}{4}$ of Section 4 TWP 10 RGE 10 W6PM

C. Requested Zoning Change:

1. Property Rezoning (yes ☒) (no ☐)
(provide a properly scaled map of property to be rezoned)

From Transitional Ag to Light Industrial

2. Amendment to Specific Section/Text of Zoning Ordinance (yes ☒) (no ☐)
(describe nature of requested change to text of Zoning Ordinance)

D. Reasons in Support of Requested Rezoning or Zoning Ordinance Change:

NOTE: This application shall not be deemed complete unless the following is provided:

1. Evidence that proper filing fee has been submitted.
2. A properly scaled map of the property to be rezoned (if applicable), and copy of deed description.
3. The names, addresses and locations of all property owners immediately adjacent to, or within, 300 feet of the perimeter of the property to be rezoned (if the property is bounded by a street, the 300 feet shall begin across the street from the property to be rezoned).
4. Acknowledgement that the undersigned is/are the owner(s), or person authorized by the owner(s) of record title of any property which is requested to be rezoned:

A public hearing will be held for this request

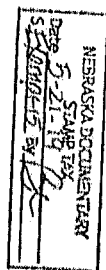
Signature of Owner or Authorized Person Ryan Samuels Date 01/27/2023

Note: Please submit a copy of this application, all attachments plus any applicable municipal filing fee to the appropriate Municipal Clerk's Office. RPC filing fee must be submitted separately to the Hall County Treasurer's Office (unless application is in Grand Island or its 2 mile zoning jurisdiction, then the RPC filing fee must be submitted to the G.I. City Clerk's Office).

Application Deemed Complete by RPC: mo. _____ day. _____ yr. _____ Initial _____

RPC form revised 10/23/19

201902876



CASH 10.00
CHECK
REFUNDS
CASH
CHECK

ASSR/MASTER OF DEEDS

MAY 21 AM 9 54

STATE OF NEBRASKA
COUNTY OF HALL

RETURN TO:
John M. Cunningham
P.O. Box 2015
Fredricksted, VI 00841

DEED OF DISTRIBUTION

John M. Cunningham, Personal Representative of the Estate of B.J. Cunningham, Deceased, Grantor, conveys and releases to John M. Cunningham, an undivided one-fifth (1/5) interest; Ann Brondel, and undivided one-fifth (1/5) interest; Jane Cunningham, an undivided one-fifth (1/5) interest; Mark Cunningham, an undivided one-fifth (1/5) interest; Emily Jones, an undivided one-tenth (1/10) interest, and Katy Bentzinger, an undivided one-tenth (1/10) interest, Grantees, whether one or more, as tenants in common, and subject to a life estate in favor of Norma J. Cunningham for and during her natural lifetime, the following described real property:

An undivided one-half (1/2) interest in all of the North Half of the Northeast Quarter (N½ NE¼) of Section Eighteen (18), Township Ten (10) North, Range Eleven (11), West of the 6th P.M. in Hall County, Nebraska

An undivided one-half (1/2) interest in the South Half of the Southwest Quarter (S½ SW¼) of Section Twenty-Two (22), Township Eleven (11) North, Range Twelve (12) West of the 6th P.M. in Hall County, Nebraska



An undivided one-half (1/2) interest in the South Half of the Southwest Quarter (S½ SW¼) of Section Four (4), Township Ten (10) North, Range Ten (10) West of the 6th P.M. in Hall County, Nebraska, subject to a lease in favor of Commodity Credit Corporation on a five (5) acre tract located thereon.

Subject to easements, reservations, covenants, and restrictions of record.

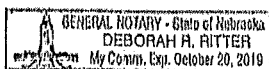
Grantor has determined that the Grantees are the persons entitled to distribution of the real estate from said estate. Grantor covenants with Grantees that Grantor has legal power and lawful authority to convey and release the same.

Dated this 21 day of May 2019,

John M. Cunningham
Personal Representative of the Estate of B.J.
Cunningham, Deceased

STATE OF NEBRASKA)
)ss:
COUNTY OF HALL)

On this 21 day of May 2019, personally appeared before me John M. Cunningham, Personal Representative of the Estate of B.J. Cunningham, Deceased, who executed the foregoing Personal Representative's Deed and acknowledged the same to be his voluntary act and deed.



Notary Public

PROPOSED SUBDIVISION LOCATION 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

CUNNINGHAM FARMS SUBDIVISION

AN ADDITION TO THE VILLAGE OF ALDA, NEBRASKA
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 4,
TOWNSHIP 10 NORTH, RANGE 10 WEST OF THE 6TH P.M.,
HALL COUNTY, NEBRASKA

NW COR SW ¼ SEC 4-T10N-R10W
FOUND A ½" PINCHED PIPE 0.5' DEEP

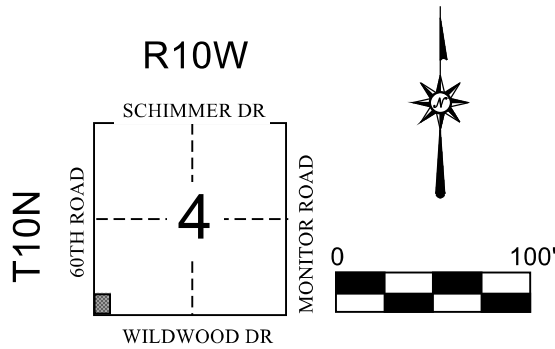
NE 36.88' TO A HEX SCREW FOUND IN THE TOP OF A CUT-OFF POWER POLE
W 32.97' TO A NAIL IN A BOTTLE CAP SET IN THE TOP OF A RAILROAD
TIE FENCE POST
NW 38.89' TO A NAIL IN A BOTTLE CAP SET 1-FOOT ABOVE GROUND IN
THE EAST FACE OF A POWER POLE
IN THE CENTER OF A GRAVEL ROAD AS DRIVEN NORTH AND SOUTH

SW COR SEC 4-T10N-R10W
FOUND AN ALUMINUM CAP 0.6' DEEP

NE 47.53' TO A NAIL FOUND 0.5-FOOT ABOVE GROUND IN THE
NORTHWEST FACE OF A POWER POLE
NW 70.73' TO THE CENTER OF THE TOP NUT OF A FIRE HYDRANT
SW 47.83' TO A NAIL FOUND 2-FOOT ABOVE GROUND IN THE
SOUTHEAST FACE OF A POWER POLE
SE 82.31' TO A NAIL IN A BOTTLE CAP SET 1-FOOT ABOVE GROUND
IN THE SOUTHWEST FACE OF AN UNDERGROUND FIBER
OPTIC WARNING POST
IN THE CENTER OF THE INTERSECTION OF DRIVEN ROADS

SE COR SW ¼ SEC 4-T10N-R10W
FOUND A 1' PIPE 2.5' DEEP

S 37.99' TO A NAIL FOUND 1-FOOT ABOVE GROUND IN THE WEST FACE OF A
GATE FENCE POST
SE 44.05' TO A NAIL FOUND 1.5-FOOT ABOVE GROUND IN THE EAST FACE OF
AN UNDERGROUND FIBER OPTIC WARNING POST
N 36.46' TO A NAIL FOUND 1-FOOT ABOVE GROUND IN THE WEST FACE OF
A RAILROAD TIE FENCE POST
IN THE CENTER OF A GRAVEL ROAD AS DRIVEN EAST AND WEST

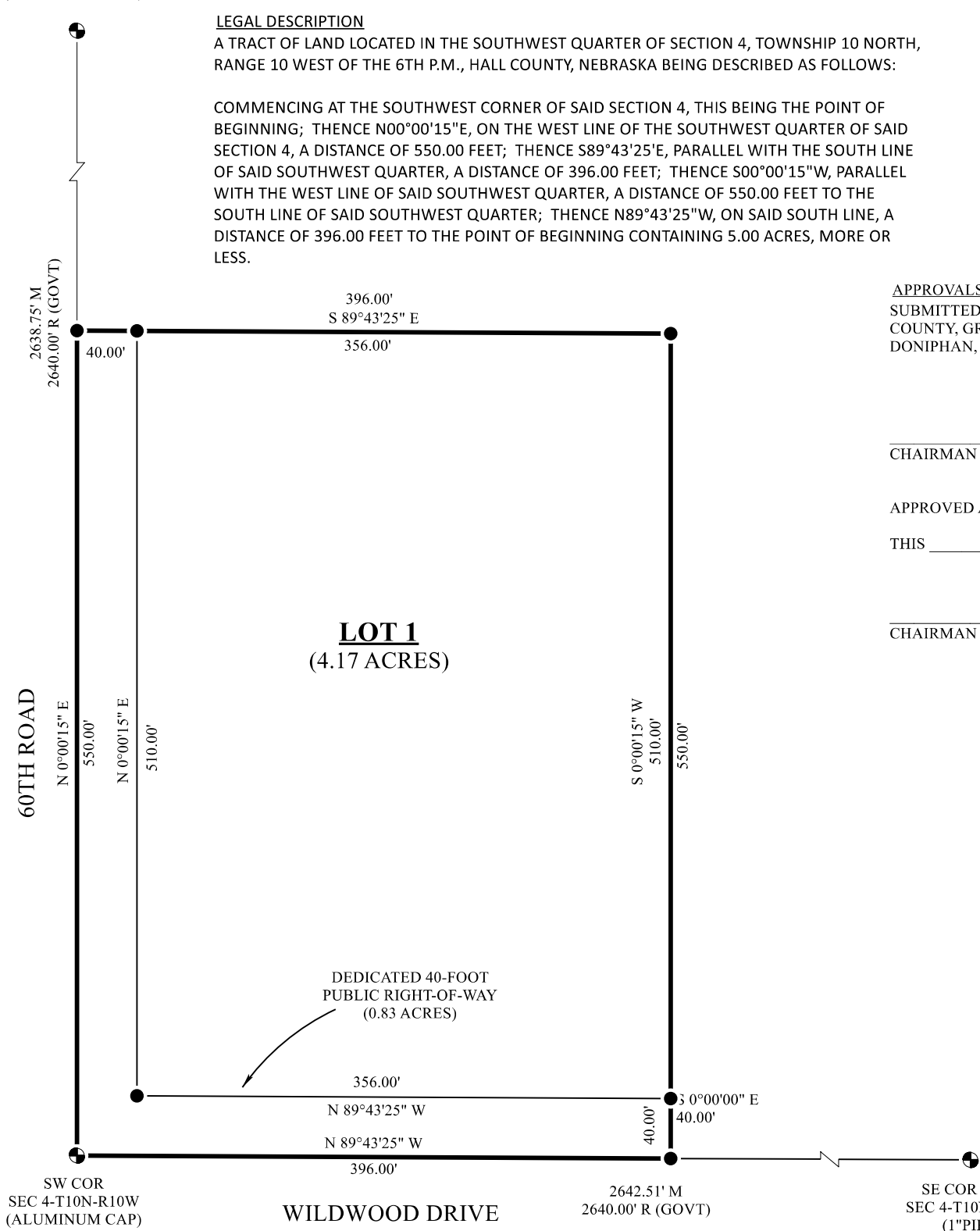


NOTE: ALL BEARINGS ARE ASSUMED

LEGEND	
●	SET PLASTIC CAP (LS-448) ON ½" REBAR
⦿	CORNER FOUND
M	MEASURED DISTANCE
R	RECORD DISTANCE

KRUEGER LAND SURVEYING
2837 WEST U.S. HIGHWAY 6 #204
HASTINGS, NE 68901
402-984-2176

NW COR SW ¼
SEC 4-T10N-R10W
(½" PINCHED PIPE)



LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 10 NORTH,
RANGE 10 WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 4, THIS BEING THE POINT OF
BEGINNING; THENCE N00°00'15"E, ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID
SECTION 4, A DISTANCE OF 550.00 FEET; THENCE S89°43'25"E, PARALLEL WITH THE SOUTH LINE
OF SAID SOUTHWEST QUARTER, A DISTANCE OF 396.00 FEET; THENCE S00°00'15"W, PARALLEL
WITH THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 550.00 FEET TO THE
SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE N89°43'25"W, ON SAID SOUTH LINE, A
DISTANCE OF 396.00 FEET TO THE POINT OF BEGINNING CONTAINING 5.00 ACRES, MORE OR
LESS.

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 ALDA VILLAGE BOARD,

THIS DAY OF 20.

CHAIRMAN OF THE BOARD VILLAGE CLERK

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THIS PLAT OF A SURVEY WAS MADE BY
ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE
TO THE BEST OF MY KNOWLEDGE AND THAT I AM A DULY
REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE
OF NEBRASKA.

THOMAS L. KRUEGER | LS-448

FILE NAME HALL COUNTY SEC 4-T10N-R10W		
SCALE 100 Ft/In	DATE 2-14-2023	DRAWN BY T. KRUEGER
JOB KLS-23010	FIELD WORK TK	SHEET 1 OF 2

CUNNINGHAM FARMS SUBDIVISION

AN ADDITION TO THE VILLAGE OF ALDA, NEBRASKA, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 4,
TOWNSHIP 10 NORTH, RANGE 10 WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT JOHN M. CUNNINGHAM AND SARAH C. CUNNINGHAM, HUSBAND AND WIFE, STANLEY R. BRONDEL AND ANN L. BRONDEL, HUSBAND AND WIFE, JANE E. CUNNINGHAM, A SINGLE PERSON, MARK A.CUNNINGHAM, A SINGLE PERSON, EMILY J. JONES,A SINGLE PERSON, AND MICHAEL K. BENTZINGER AND KATY L. BENTZINGER, HUSBAND AND WIFE, BEING THE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "CUNNINGHAM FARMS SUBDIVISION", AN ADDITION TO THE VILLAGE OF ALDA, HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF, AND DO HEREBY DEDICATE THE STREETS 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 FORGOING SUBDIVISION AS MORE PARTICULARLY DESCRIBED IN THE LEGAL 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 GRAND ISLAND, NEBRASKA, THIS DAY OF

_____20_____.

JOHN M. CUNNINGHAM, HUSBAND

SARAH C. CUNNINGHAM, WIFE

JANE E. CUNNINGHAM, A SINGLE PERSON

STANLEY R. BRONDEL, HUSBAND

ANN L. BRONDEL, WIFE

MARK A. CUNNINGHAM, A SINGLE PERSON

MICHAEL K. BENTZINGER, HUSBAND

KATY L. BENTZINGER, WIFE

EMILY J. JONES, A SINGLE PERSON

ACKNOWLEDGEMENT

STATE OF _____)
) SS
COUNTY OF _____)

ON THE _____ DAY OF _____ 20_____, BEFORE ME _____ A NOTARY PUBLIC WITHIN
AND FOR SAID COUNTY, PERSONALLY APPEARED JOHN M. CUNNINGHAM AND SARAH C. CUNNINGHAM, HUSBAND AND
WIFE TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSONS WHOSE SIGNATURE IS AFFIXED HERETO, AND DID
ACKNOWLEDGE THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF _____)
) SS
COUNTY OF _____)

ON THE _____ DAY OF _____ 20_____, BEFORE ME _____ A NOTARY PUBLIC WITHIN
AND FOR SAID COUNTY, PERSONALLY APPEARED JANE E. CUNNINGHAM, A SINGLE PERSON TO ME PERSONALLY KNOWN TO
BE THE IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED HERETO, AND DID ACKNOWLEDGE THE EXECUTION THEREOF
TO BE HER VOLUNTARY ACT AND DEED.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

KRUEGER LAND SURVEYING
2837 WEST U.S. HIGHWAY 6 #204
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402-984-2176

FILE NAME HALL COUNTY SEC 4-T10N-R10W		
SCALE 100 Ft/In	DATE 2-14-2023	DRAWN BY T. KRUEGER
JOB KLS-23010	FIELD WORK TK	SHEET 2 OF 2

ACKNOWLEDGEMENT

STATE OF _____)
) SS
COUNTY OF _____)

ON THE _____ DAY OF _____ 20_____, BEFORE ME _____ A NOTARY PUBLIC WITHIN AND
FOR SAID COUNTY, PERSONALLY APPEARED STANLEY R. BRONDEL AND ANN L. BRONDEL, HUSBAND AND WIFE TO ME
PERSONALLY KNOWN TO BE THE IDENTICAL PERSONS WHOSE SIGNATURE IS AFFIXED HERETO, AND DID ACKNOWLEDGE
THE EXECUTION THEREOF TO BE HER VOLUNTARY ACT AND DEED.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF _____)
) SS
COUNTY OF _____)

ON THE _____ DAY OF _____ 20_____, BEFORE ME _____ A NOTARY PUBLIC WITHIN AND
FOR SAID COUNTY, PERSONALLY APPEARED MARK A.CUNNINGHAM, A SINGLE PERSON TO ME PERSONALLY KNOWN TO BE THE
IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED HERETO, AND DID ACKNOWLEDGE THE EXECUTION THEREOF TO BE HIS
VOLUNTARY ACT AND DEED.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF _____)
) SS
COUNTY OF _____)

ON THE _____ DAY OF _____ 20_____, BEFORE ME _____ A NOTARY PUBLIC
WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED MICHAEL K. BENTZINGER AND KATY L. BENTZINGER,
HUSBAND AND WIFE TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSONS WHOSE SIGNATURE IS AFFIXED
HERETO, AND DID ACKNOWLEDGE THE EXECUTION THEREOF TO BE HER VOLUNTARY ACT AND DEED.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF _____)
) SS
COUNTY OF _____)

ON THE _____ DAY OF _____ 20_____, BEFORE ME _____ A NOTARY PUBLIC WITHIN
AND FOR SAID COUNTY, PERSONALLY APPEARED EMILY J. JONES, A SINGLE PERSON TO ME PERSONALLY KNOWN TO BE
THE IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED HERETO, AND DID ACKNOWLEDGE THE EXECUTION THEREOF TO
BE HER VOLUNTARY ACT AND DEED.

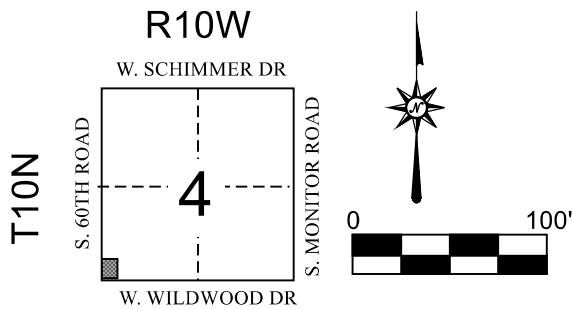
MY COMMISSION EXPIRES _____

NOTARY PUBLIC

CUNNINGHAM FARMS SUBDIVISION

SITE PLAN

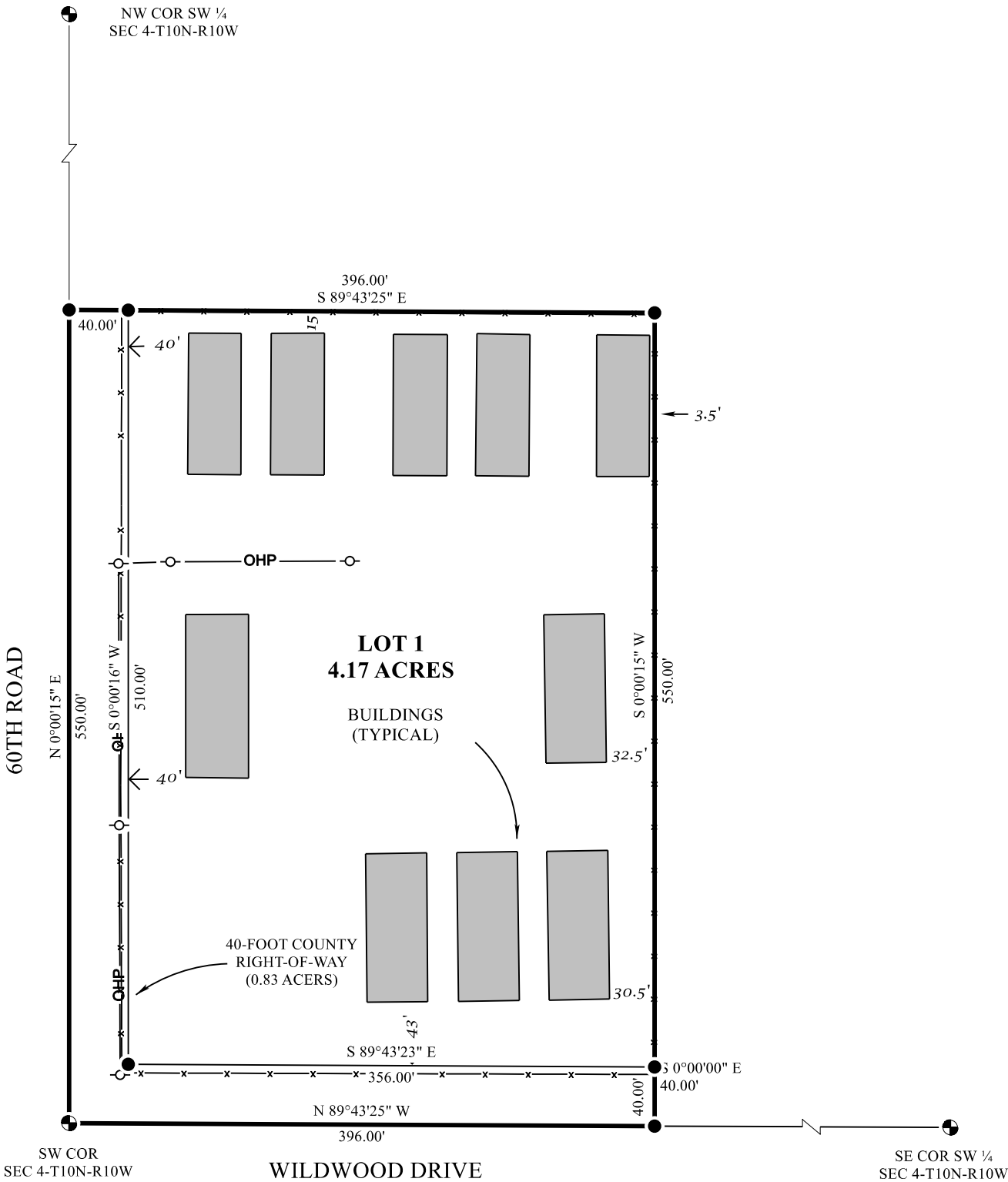
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NOTE: ALL BEARINGS ARE ASSUMED

LEGEND	
●	SET PLASTIC CAP (LS-448) ON 1/2" REBAR
⊕	CORNER FOUND
M	MEASURED DISTANCE
R	RECORD DISTANCE
—x—	FENCE
○	POWER POLE
OHP	OVERHEAD POWER

KRUEGER LAND SURVEYING
2837 WEST U.S. HIGHWAY 6 #204
HASTINGS, NE 68901
402-984-2176



SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THIS PLAT OF A SURVEY WAS MADE BY
ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE
TO THE BEST OF MY KNOWLEDGE AND THAT I AM A DULY
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