



Hall County Regional Planning Commission

Wednesday, April 5, 2023
Regular Meeting

Item J3

Final Plat - JBA Ventures Subdivision - Grand Island - Located south of South Street and east of Henry Street in Grand Island NE (4 Lots, 1.498 acres)

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

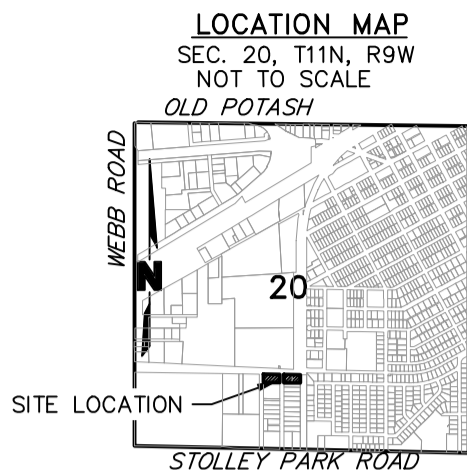
1 inch = 200 feet

JBA VENTURES SUBDIVISION

GRAND ISLAND, HALL COUNTY, NEBRASKA

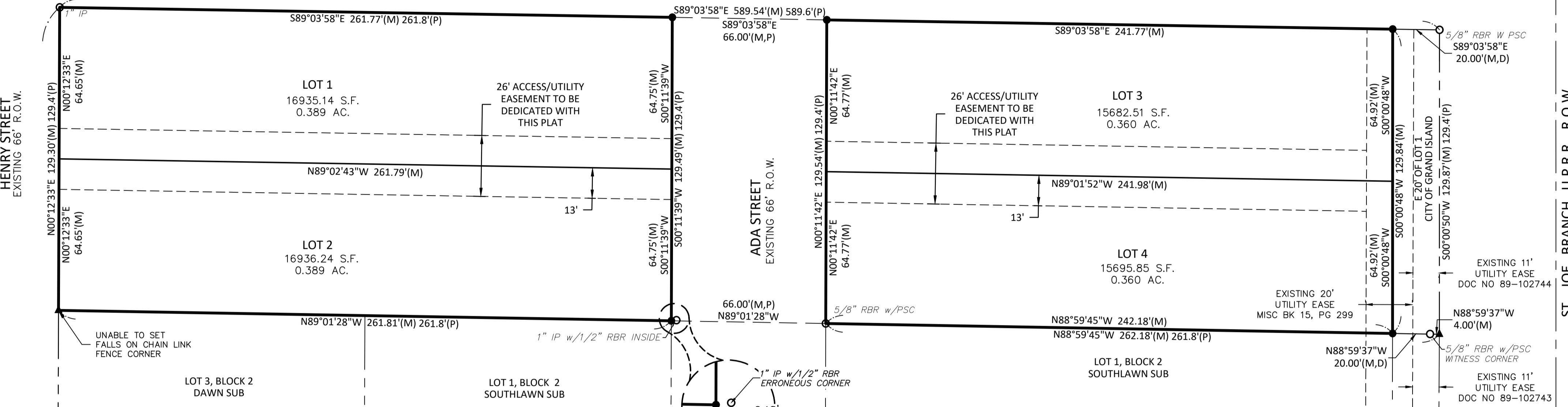
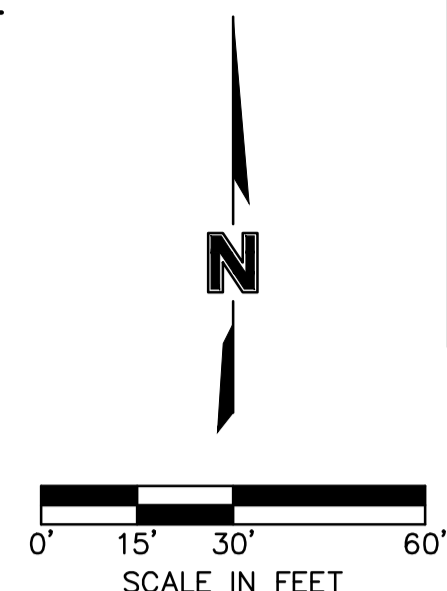
FINAL PLAT

OWNERS: JBA VENTURES, LLC
SUBDIVIDER: JBA VENTURES, LLC
SURVEYOR: OLSSON
ENGINEER: OLSSON
NUMBER OF LOTS: 4



LEGEND

- SET CORNER (5/8"x24" REBAR W/CAP)
- FOUND CORNER (AS NOTED)
- ▲ CALCULATED CORNER
- EXISTING PROPERTY LINE
- - - SUBDIVISION BOUNDARY LINE
- · - · - EASEMENT LINE
- M MEASURED DISTANCE
- D DEEDED DISTANCE INST#200310129
- P PLATTED DISTANCE DAWN ADDITION



LEGAL DESCRIPTION

A TRACT OF LAND CONSISTING OF PART OF LOT 1, BLOCK 1, DAWN ADDITION, EXCLUDING THE EAST 20 FT. OF SAID LOT 1, BLOCK 1 DAWN ADDITION AND ALL OF LOT 2, BLOCK 1, DAWN ADDITION, ALL OF LOT 1 AND LOT 2, OF BLOCK 2, DAWN ADDITION IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA. SAID TRACT CONTAINS A CALCULATED AREA OF 65249.67 SQUARE FEET OR 1.498 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, JESSE E. HURT, A NEBRASKA REGISTERED LAND SURVEYOR NO. 674, DULY REGISTERED UNDER THE LAND SURVEYOR'S REGULATION ACT, DO HEREBY STATE THAT I HAVE PERFORMED 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 LAND SURVEYOR'S REGISTRATION ACT IN EFFECT AT THE TIME OF THIS SURVEY.

JESSE E. HURT, REGISTERED LAND SURVEYOR NUMBER, LS-674

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 _____, 2023.

MAYOR _____

CITY CLERK _____

DEDICATION OF PLAT

KNOW ALL MEN BY THESE PRESENTS, THAT JBA VENTURES, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, BEING THE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "JBA VENTURES SUBDIVISION" IN PART OF LOT 1, BLOCK 1, DAWN ADDITION, EXCLUDING THE EAST 20 FT. OF SAID LOT 1, BLOCK 1 DAWN ADDITION AND ALL OF LOT 2, BLOCK 1, DAWN ADDITION, ALL OF LOT 1 AND LOT 2, OF BLOCK 2, DAWN ADDITION IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF 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 _____, 2023.

JOHN D. BAASCH, MEMBER
JBA VENTURES, LLC

ACKNOWLEDGMENT

STATE OF NEBRASKA
COUNTY OF HALL

ON THIS ____ DAY OF _____, 2023, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED JOHN D. BAASCH, MEMBER, JBA VENTURES, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, 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 _____

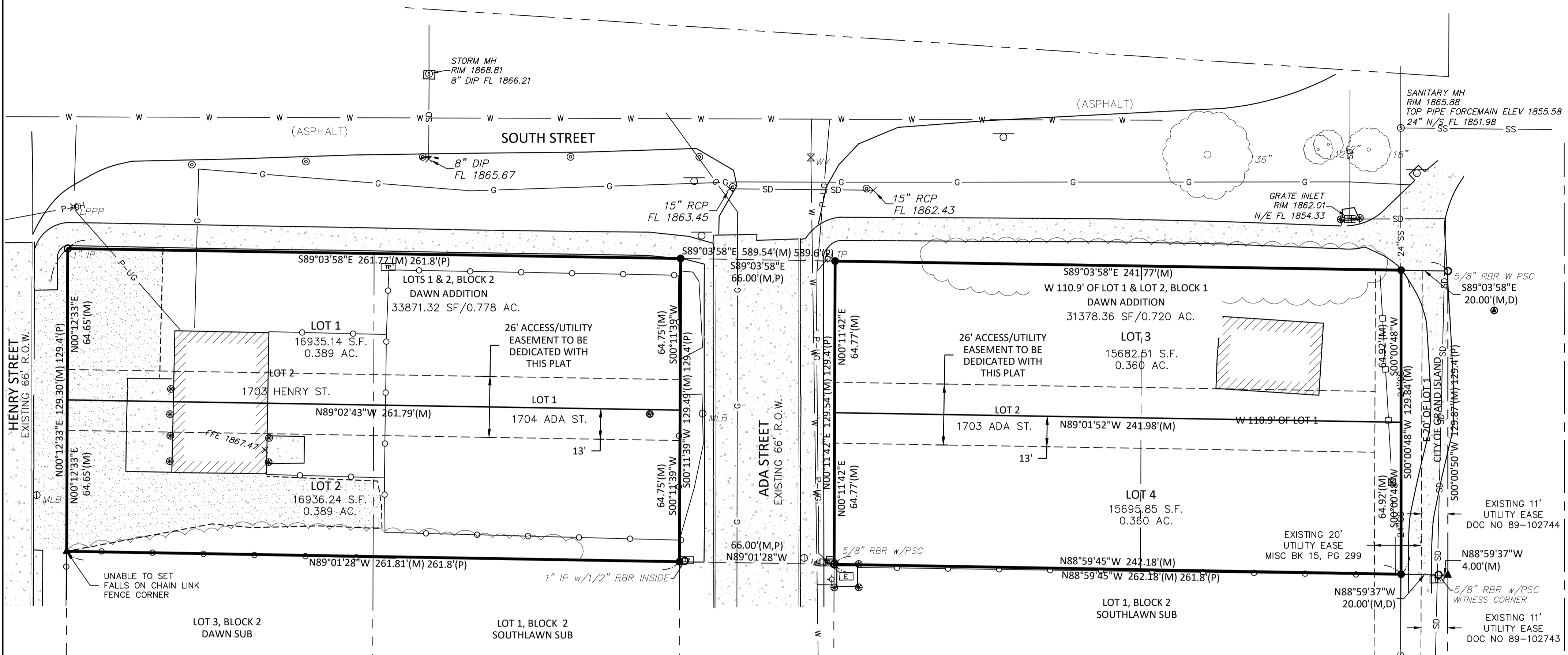
NOTARY PUBLIC _____

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DATE: Mar 16, 2023 4:27pm
USER: jjimenez
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V_PBASE_02200418

JBA VENTURES SUBDIVISION

GRAND ISLAND, HALL COUNTY, NEBRASKA

SITE PLAT

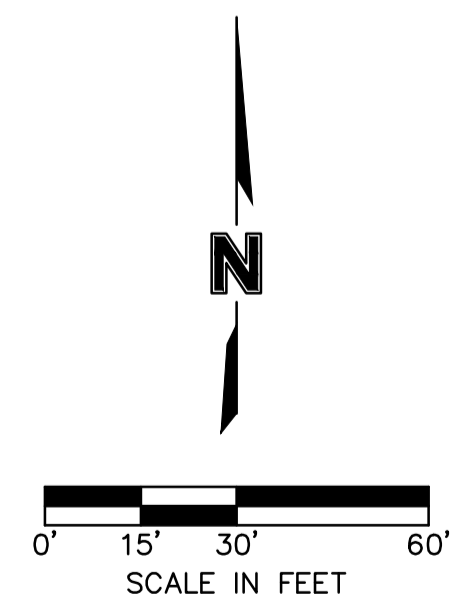
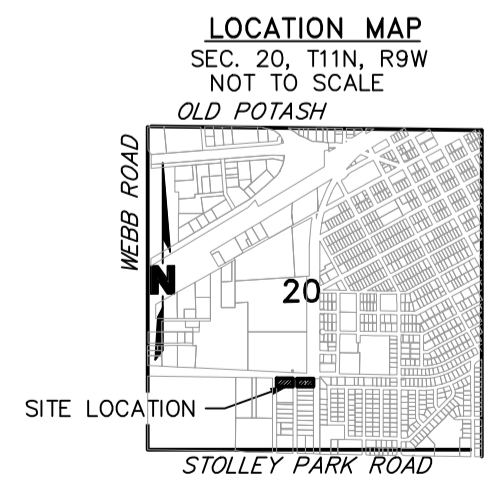


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- M MEASURED DISTANCE
- D DEEDED DISTANCE
- P PLATTED DISTANCE DAWN ADDITION
- ⚡ POWER POLE W/ LIGHT
- POWER POLE
- ELECTRIC BOX
- TP TELEPHONE PEDESTAL
- ☀ LIGHT POLE
- ⊙ REFLECTOR POST
- ⊙ MONITORING WELL
- ⊙ WATER VALVE
- ⊙ FHT FIRE HYDRANT
- ⊙ SIGN
- ⊙ BOLLARD
- ⊙ WOOD POST
- ⊙ MAILBOX
- ⊙ GRATE INLET
- ⊙ SANITARY MANHOLE
- SD STORM SEWER LINE
- W WATER LINE
- G GAS LINE
- P-UG UNDERGROUND ELECTRIC
- P-OH OVERHEAD ELECTRIC
- SS SANITARY SEWER LINE
- PLASTIC FENCE
- CHAINLINK FENCE
- WOODEN FENCE
- /// BUILDING LINE
- CONCRETE
- GRAVEL
- FFE FINISHED FLOOR ELEVATION



OWNERS: JOHN BAASCH
SUBDIVIDER: JOHN BAASCH
SURVEYOR: OLSSON
ENGINEER: OLSSON
NUMBER OF LOTS: 4

olsson	201 East 2nd Street Grand Island, NE 68801 TEL 308.384.8750 FAX 308.384.8752	PROJECT NO. 2022-00418 BAASCH DEVELOPMENT SURVEY FB
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 DATE: Mar 16, 2023 4:27pm XREFS: C_PBASE_02200418 V_XBNDY_LDP_02200418
 USER: jjimenez

NOTE:
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

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 JBA VENTURES LLC John Baasch c/o Riley Baasch
Address 114 N Custer Ave
City Grand Island, State NE Zip 68803
Phone 308-382-9071

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: [Signature] Date: 3/14/2023
(Applicant)

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 Nathaniel C. Jensen License Number E-17427

SUBDIVISION NAME: JBA VENTURES 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 4
Number of Acres 1.498

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 \$ 530 Final

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