



Hall County Regional Planning Commission

Wednesday, April 5, 2023
Regular Meeting

Item J4

Final Plat - Eilienstien Subdivision - Grand Island - Located north of State Street and east of North Road in Grand Island NE. (1 Lot, 1.305 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 = 100 feet

EILENSTINE SUBDIVISION

A PART OF THE NW1/4 OF SECTION 12-T11N-R10W

IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

FINAL PLAT

LEGAL DESCRIPTIONS:

INST. NO. 202100730
 A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 11 NORTH, RANGE 10 WEST OF THE SIXTH P.M. HALL COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF A PARCEL OF LAND DESCRIBED AND RECORDED IN INSTRUMENT NUMBER 200407646; THENCE S89°56'38"W (ASSUMED BEARING) ON THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 266.96 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE N00°26'14"W ON THE EAST RIGHT OF WAY LINE OF NORTH ROAD, A DISTANCE OF 50.00 FEET TO THE SOUTHWEST CORNER OF A PARCEL OF LAND DESCRIBED AND RECORDED IN INSTRUMENT NUMBER 201807560; THENCE N89°56'38"E ON THE SOUTH LINE OF SAID PARCEL, A DISTANCE OF 266.99 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE S00°24'03"E, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING, CONTAINING 13,349 SQUARE FEET, MORE OR LESS.

INST. NO. 200407646
 A TRACT OF LAND COMPRISING A PART OF THE NORTHWEST QUARTER (NW1/4) OF SECTION TWELVE (12), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION TWELVE (12), SAID POINT BEING 680.0 FEET NORTH OF THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER (NW1/4) THENCE RUNNING NORTHERLY ALONG THE WEST LINE OF SAID NORTHWEST QUARTER (NW1/4) A DISTANCE OF 145.0 FEET; THENCE RUNNING EASTERLY AND PARALLEL TO THE SOUTH LINE OF THE NORTHWEST QUARTER (NW1/4) A DISTANCE OF 300.0 FEET; THENCE RUNNING SOUTHERLY AND PARALLEL TO THE WEST LINE OF SAID NORTHWEST QUARTER (NW1/4) A DISTANCE OF 145.0 FEET; THENCE RUNNING WESTERLY AND PARALLEL TO THE SOUTH LINE OF SAID NORTHWEST QUARTER (NW1/4) A DISTANCE OF 300.0 FEET TO THE POINT OF BEGINNING.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT THE CITY OF GRAND ISLAND AND GARY EILENSTINE, BEING THE OWNERS OF THE LAND DESCRIBED HERE, HAS CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "EILENSTINE SUBDIVISION" IN THE CITY OF GRAND ISLAND, NEBRASKA AS SHOWN ON THE ACCOMPANYING PLAT THEREOF, AND DOES 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, 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.

THIS _____ DAY OF _____, 2022.

ROGER STEELE, MAYOR, CITY OF GRAND ISLAND GARY EILENSTINE

STATE OF _____)
 COUNTY OF _____) SS

BEFORE ME, A NOTARY PUBLIC QUALIFIED IN SAID COUNTY, PERSONALLY CAME, ROGER STEELE, MAYOR, CITY OF GRAND ISLAND, KNOWN TO ME TO BE THE IDENTICAL PERSON WHO SIGNED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND NOTARIAL SEAL ON _____ DAY OF _____, 2022.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

STATE OF _____)
 COUNTY OF _____) SS

BEFORE ME, A NOTARY PUBLIC QUALIFIED IN SAID COUNTY, PERSONALLY CAME, GARY EILENSTINE, KNOWN TO ME TO BE THE IDENTICAL PERSON WHO SIGNED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND NOTARIAL SEAL ON _____ DAY OF _____, 2022.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

APPROVAL:

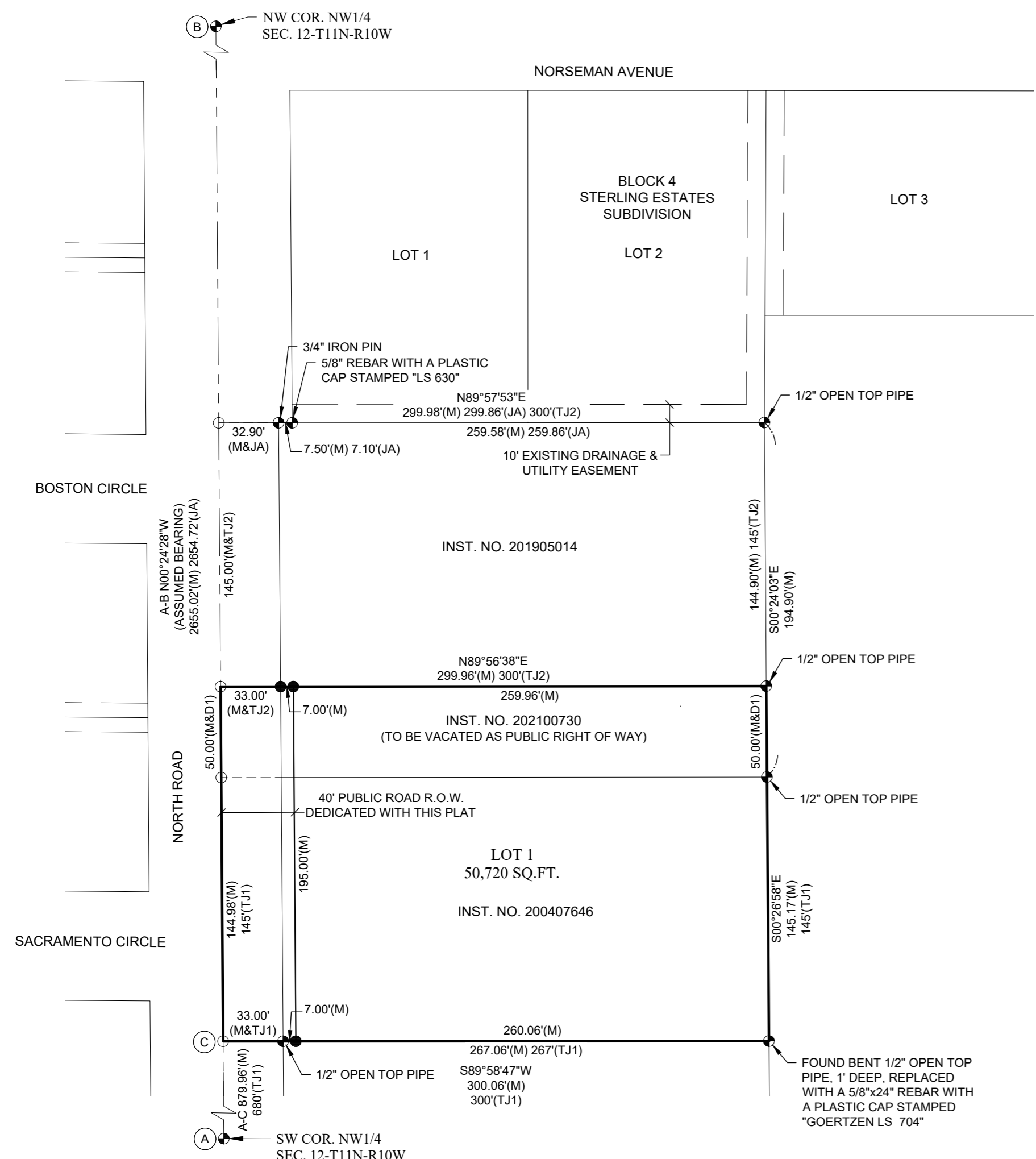
SUBMITTED TO AND APPROVED BY THE REGIONAL PLANNING COMMISSION OF HALL COUNTY, CITIES OF GRAND ISLAND, WOOD RIVER, AND THE VILLAGES OF ALDA, CAIRO, AND DONIPHAN, NEBRASKA.

CHAIRMAN _____ DATE _____

APPROVED AND ACCEPTED BY THE CITY OF GRAND ISLAND, NEBRASKA.

THIS _____ DAY OF _____, 2022.

MAYOR _____ CITY CLERK _____



CORNER TIES:

- (A) SW CORNER NW1/4 SECTION 12-T11N-R10W
 FOUND A MAG NAIL WITH AN ALUMINUM DISK STAMPED "S. PETERS LS 754" IN THE WEST CURB LINE OF THE MEDIAN NORTH OF THE ROUNDABOUT OF NORTH ROAD AND STATE STREET.
 NNE 84.34' TO A MAG NAIL WITH AN ALUMINUM DISK STAMPED "S. PETERS LS 754" FOUND IN THE WEST FACE OF A POWER POLE (1' ABOVE GROUND)
 ESE 28.66' TO A MAG NAIL FOUND IN THE TOP OF CURB SOUTH OF A SIDEWALK CURB RAMP AT THE NE CORNER OF THE ROUNDABOUT
 SW 64.14' TO THE TOP NUT OF A FIRE HYDRANT IN THE NW CORNER OF THE ROUNDABOUT
 WNW 16.17' TO A MAG NAIL FOUND IN THE TOP OF CURB NORTH OF A SIDEWALK CURB RAMP AT THE NW CORNER OF THE ROUNDABOUT
- (B) NW CORNER NW1/4 SECTION 12-T11N-R10W
 FOUND A 5/8" REBAR WITH A 2" ALUMINUM CAP STAMPED "HALL COUNTY SURVEYOR LS 754", 0.3" DEEP IN THE CENTER OF THE ROUNDABOUT OF NORTH ROAD AND CAPITAL AVENUE.
 NE 45.37' TO A MAG NAIL FOUND IN THE TOP OF CURB OF THE ROUNDABOUT
 ENE 90.73' TO A 5/8" REBAR FOUND FLUSH WITH GROUND IN THE NE CORNER OF THE ROUNDABOUT
 SSW 18.44' TO A MAG NAIL FOUND IN THE TOP OF CURB OF THE ROUNDABOUT
 NW 11.86' TO A MAG NAIL FOUND IN THE TOP OF CURB OF THE ROUNDABOUT

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT ON SEPTEMBER 30TH, 2022, I COMPLETED AN ACCURATE SURVEY OF "EILENSTINE 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 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.

ADAM J. GOERTZEN L.S. 704

SURVEYOR'S REPORT:

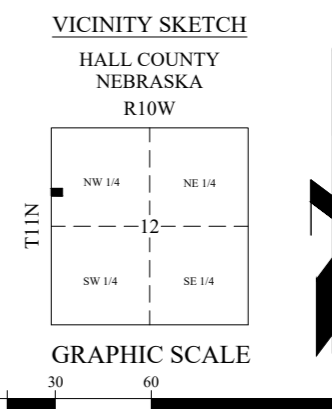
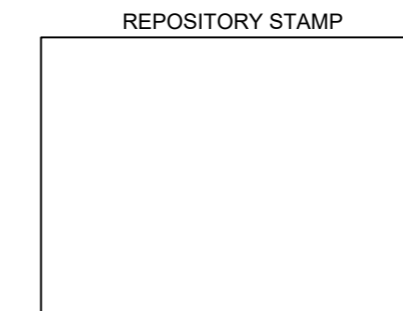
THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH THE PERIMETER AND CREATE A METES AND BOUNDS DESCRIPTION OF A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 11 NORTH, RANGE 10 WEST OF THE SIXTH P.M., CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA.

EXISTING MONUMENTS OF RECORD WERE FOUND AT LOCATIONS SHOWN ON THIS PLAT. ALL MONUMENTS FOUND ARE DESCRIBED ON THIS PLAT OR IN THE CORNER TIES. ALL MONUMENTS SET ARE A 5/8" BY 24" REBAR WITH A PLASTIC CAP STAMPED "GOERTZEN, LS 704".

ALL LINES WERE PRODUCED AND ANGLES AND DISTANCES MEASURED WITH A TRIMBLE R12i GNSS RECEIVER UTILIZING THE SEILER INSTRUMENTS REAL TIME NETWORK.

- #### LEGEND
- MONUMENT FOUND
 - MONUMENT SET (5/8"x24" REBAR WITH A PLASTIC STAMPED "GOERTZEN LS 704")
 - CALCULATED POINT
 - D DEEDED DISTANCE
 - DI DEEDED DISTANCE (INSTRUMENT NUMBER 202100730)
 - G GOVERNMENT DISTANCE
 - M MEASURED DISTANCE
 - P PLATTED DISTANCE
 - R RECORDED DISTANCE

OWNERS: CITY OF GRAND ISLAND
 AND GARY EILENSTINE
 LAND SURVEYOR: JEO CONSULTING GROUP



PROJECT NO. R190020
 DATE 9/30/2022
 DRAWN BY AJG
 FILE NAME S:\190020\Phase 1\Eas.dwg
 FIELD BOOK GRAND ISLAND #7
 FIELD CREW AG/BS
 SURVEY FILE NO. 2022-8

800.723.8567
 Grand Island, NE 308.381.7428
 www.jeo.com

P:\Engineering\190020.DWG - Grand Island North Road Improvements - North 6 Survey\Drawings\SV\190020-Phase 1 Eas.dwg, on 9/30/2022 3:51 PM

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 CITY OF GRAND ISLAND & GARY EILENSTINE
Address 100 E 1st Street, Grand Island NE 68801 & P.O.Box 5755, Grand Island NE 68802
City _____, State _____ Zip _____
Phone 308-385-5455

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: 3/16/2023
(Applicant)

Surveyor/Engineers Information

Surveyor/Engineering Firm JEO Consultant Group
Address 308 W 3rd St #1
City Grand Island, State NE Zip 68801
Phone 308-381-7428
Surveyor/Engineer Name Adam J. Goertsen License Number 704

SUBDIVISION NAME: EILENSTINE 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 1.164

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.