

Hall County Regional Planning Commission

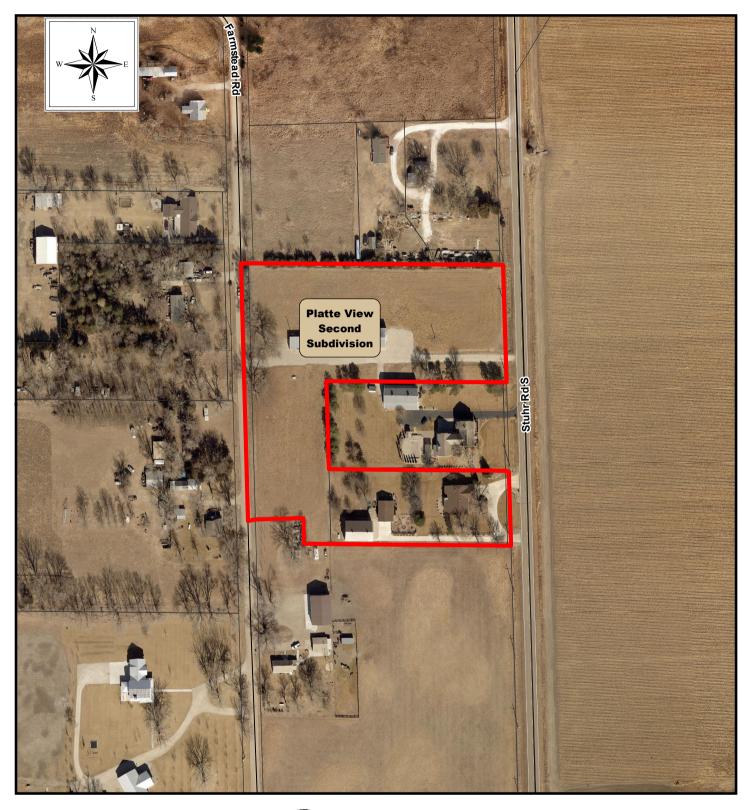
Wednesday, April 5, 2023 Regular Meeting

Item J5

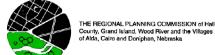
Final Plat - Platte View Second Subdivision - Grand Island - ETJ: Located south of U.S. Highway 34/Husker Highway east of Farmstead Road in the ETJ of Grand Island NE (2 Lots, 5.046 acres)

Staff Contact:

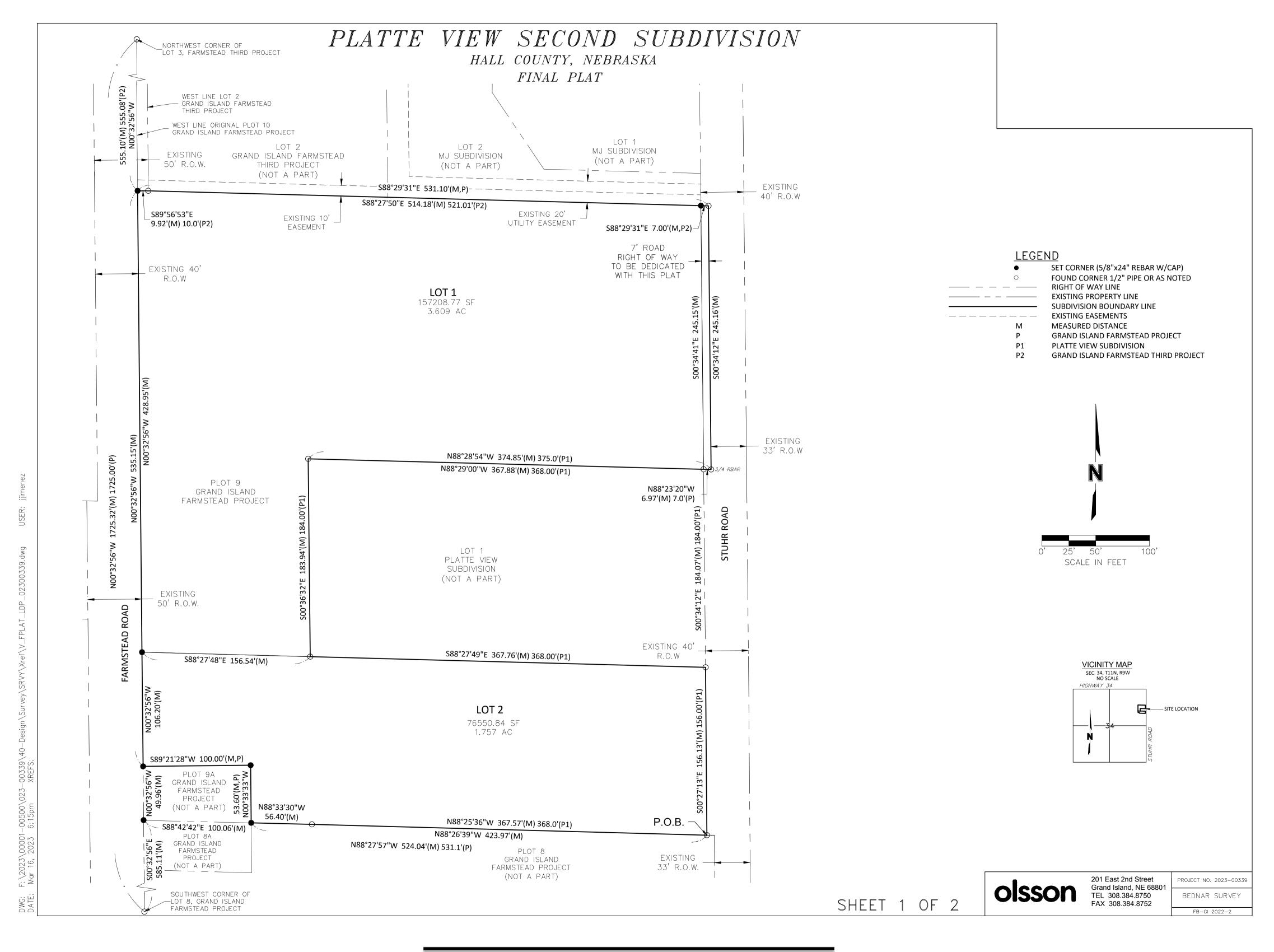
PROPOSED SUBDIVISION AERIAL MAP



tion



1 inch = 200 feet



PLATTE VIEW SECOND SUBDIVISION

HALL COUNTY, NEBRASKA

FINAL PLAT

LEGAL DESCRIPTION

A TRACT OF LAND CONSISTING OF PART OF PLOT 9, GRAND ISLAND FARMSTEAD PROJECT AND ALL OF LOT 2, PLATTE VIEW SUBDIVISION, ALL IN HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 2, PLATTE VIEW SUBDIVISION; THENCE ON AN ASSUMED BEARING OF N88°26'39"W, ON THE NORTH LINE OF PLOT 3, GRAND ISLAND FARMSTEAD PROJECT, A DISTANCE OF 423.97 FEET TO THE SOUTHEAST CORNER OF PLOT 9A, SAID GRAND ISLAND FARMSTEAD PROJECT; THENCE N00°33'33"W, ON SAID EAST LINE OF SAID PLOT 9A, A DISTANCE OF 53.60 FEET TO THE NORTHEAST CORNER OF SAID PLOT 9A; THENCE S89°21'28"W, ON THE NORTH LINE OF SAID PLOT 9A, A DISTANCE OF 100.00 FEET TO THE NORTHWEST CORNER OF SAID PLOT 9A AND ALSO BEING A POINT ON THE EAST RIGHT OF WAY LINE OF FARMSTEAD ROAD; THENCE N00°32'56"W, ON SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 535.15 FEET TO THE NORTHWEST CORNER OF PLOT 9, SAID GRAND ISLAND FARMSTEAD PROJECT; THENCE N00°32'56"W A DISTANCE OF 428.95 FEET TO THE NORTHWEST CORNER OF LOT 9, GRAND ISLAND FARMSTEAD PROJECT; THENCE S88°29'31"E, ON THE NORTH LINE OF SAID PLOT 9, A DISTANCE OF 531.10 FEET TO THE NORTHEAST CORNER OF SAID PLOT 9; THENCE S00°34'12"E, ON THE EAST LINE OF SAID PLOT 9, A DISTANCE OF 245.16 FEET TO THE NORTHEAST CORNER OF PLATTE VIEW SUBDIVISION; THENCE N88°28'54"W, ON THE NORTH LINE OF SAID PLATTE VIEW SUBDIVISION, A DISTANCE OF 374.85 FEET TO THE NORTHWEST CORNER OF LOT 1, SAID PLATTE VIEW SUBDIVISION; THENCE S00°36'32"E, ON THE WEST LINE OF SAID LOT 1, A DISTANCE OF 183.94 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1 AND ALSO BEING THE NORTHWEST CORNER OF SAID LOT 2, PLATTE VIEW SUBDIVISION; THENCE S88°27'49"E, ON THE SOUTH LINE OF SAID LOT 1 AND ALSO BEING THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 367.76 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1 AND ALSO BEING THE NORTHEAST CORNER OF SAID LOT 2; THENCE S00°27'13"E, ON THE EAST LINE OF SAID LOT 2, A DISTANCE OF 156.13 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 235472.67 SQUARE FEET OR 5.406 ACRES MORE OR LESS OF WHICH 0.039 ACRES ARE NEW DEDICATED ROAD RIGHT OF WAY.

SURVEYOR'S CERTIFICATE

I, JAI JASON ANDRIST, A NEBRASKA REGISTERED LAND SURVEYOR NO. 630, 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.

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

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

APPROVED AND ACCEPTED BY THE HALL COUNTY BOARD OF COMMISSIONERS

DATE

THIS ______, 2023.

CHAIRPERSON

COUNTY CLERK

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 GARY L. PIERSO, A SINGLE PERSON, AND THOMAS D. BEDNAR AND TAMI J. BEDNAR, HUSBAND AND WIFE, BEING THE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "PLATTE VIEW SECOND SUBDIVISION" A TRACT OF LAND CONSISTING OF PART OF PLOT 9, GRAND ISLAND FARMSTEAD PROJECT AND ALL OF LOT 2, PLATTE VIEW SUBDIVISION, ALL IN 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 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	IN WITNESS WHEREOF, I HAVE AFFIXED MY SIGNATURE HERETO, AT, NEBRASKA, THIS DAY OF, 2023	IN WITNESS WHEREOF, I HAVE AFFIXED MY SIGNATURE HERETO, AT, NEBRASKA, THIS DAY OF, 2023
GARY L. PIERSO	THOMAS D. BEDNAR	TAMI J. BEDNAR
ACKNOWLEDGMENT STATE OF NEBRASKA COUNTY OF HALL		
GARY L. PIERSOL, A SINGLE PERSON, TO BE PERSONALLY HERETO AND ACKNOWLEDGED THE EXECUTION THERE	A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERS Y KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATI OF TO BE HIS VOLUNTARY ACT AND DEED. IN WITNESS W FFICIAL SEAL AT, NEBRASKA, ON THE	URE IS AFFIXED 'HEREOF, I HAVE
MY COMMISSION EXPIRES		
NOTARY PUBLIC		
ACKNOWLEDGMENT STATE OF NEBRASKA SS COUNTY OF HALL		
THOMAS D. BEDNAR, HUSBAND OF TAMI J. BEDNAR, TO AFFIXED HERETO AND ACKNOWLEDGED THE EXECUTION	, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSON O BE PERSONALLY KNOWN TO BE THE IDENTICAL PERSON IN THEREOF TO BE HIS VOLUNTARY ACT AND DEED. IN W MY OFFICIAL SEAL AT, NEBRASKA, O	WHOSE SIGNATURE IS ITNESS WHEREOF, I
MY COMMISSION EXPIRES		
NOTARY PUBLIC		
ACKNOWLEDGMENT STATE OF NEBRASKA COUNTY OF HALL		
TAMI J. BEDNAR, WIFE OF THOMAS D. BEDNAR, TO BE P AFFIXED HERETO AND ACKNOWLEDGED THE EXECUTION	A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHO IN THEREOF TO BE HER VOLUNTARY ACT AND DEED. IN WORLD OFFICIAL SEAL AT, NEBRASKA, OI	SE SIGNATURE IS ITNESS WHEREOF, I
MY COMMISSION EXPIRES		

SHEET 2 OF 2



201 East 2nd Street Grand Island, NE 6880 TEL 308.384.8750 FAX 308.384.8752 PROJECT NO. 2023-00339

BEDNAR SURVEY

FB-GI 2022-2

NOTARY PUBLIC

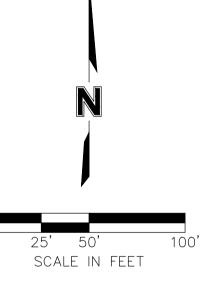
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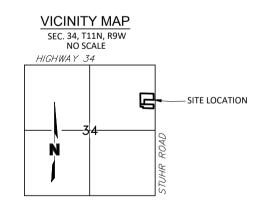
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SET CORNER (5/8"x24" REBAR W/CAP) FOUND CORNER 1/2" PIPE OR AS NOTED **RIGHT OF WAY LINE EXISTING PROPERTY LINE** SUBDIVISION BOUNDARY LINE **EXISTING EASEMENTS** MEASURED DISTANCE **GRAND ISLAND FARMSTEAD PROJECT** Ρ1 PLATTE VIEW SUBDIVISION GRAND ISLAND FARMSTEAD THIRD PROJECT P2 WIRE FENCE **WATER WELL ELECTRIC BOX AIR CONDITIONER** ______BUILDING LINE POWER POLE

——P−OH—— OVERHEAD ELECTRIC





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.



201 East 2nd Street Grand Island, NE 6880° TEL 308.384.8750 FAX 308.384.8752

PROJECT NO. 2023-00339 BEDNAR SURVEY FB-GI 2022-2

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 Tom Bednar Address 3444 S Stuhr Rd Zip 68803 City Grand Island State NE Phone 308-390-2424 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: Date: 3-16-23 **Surveyor/Engineers Information** Surveyor/Engineering Firm Olsson Inc. Address 201 E 2nd St Zip 68801 City Grand Island State NE Phone 308-384-8750 Surveyor/Engineer Name Jai Andrist License Number____ **SUBDIVISION NAME:** 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 5.41 **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

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