



Hall County Regional Planning Commission

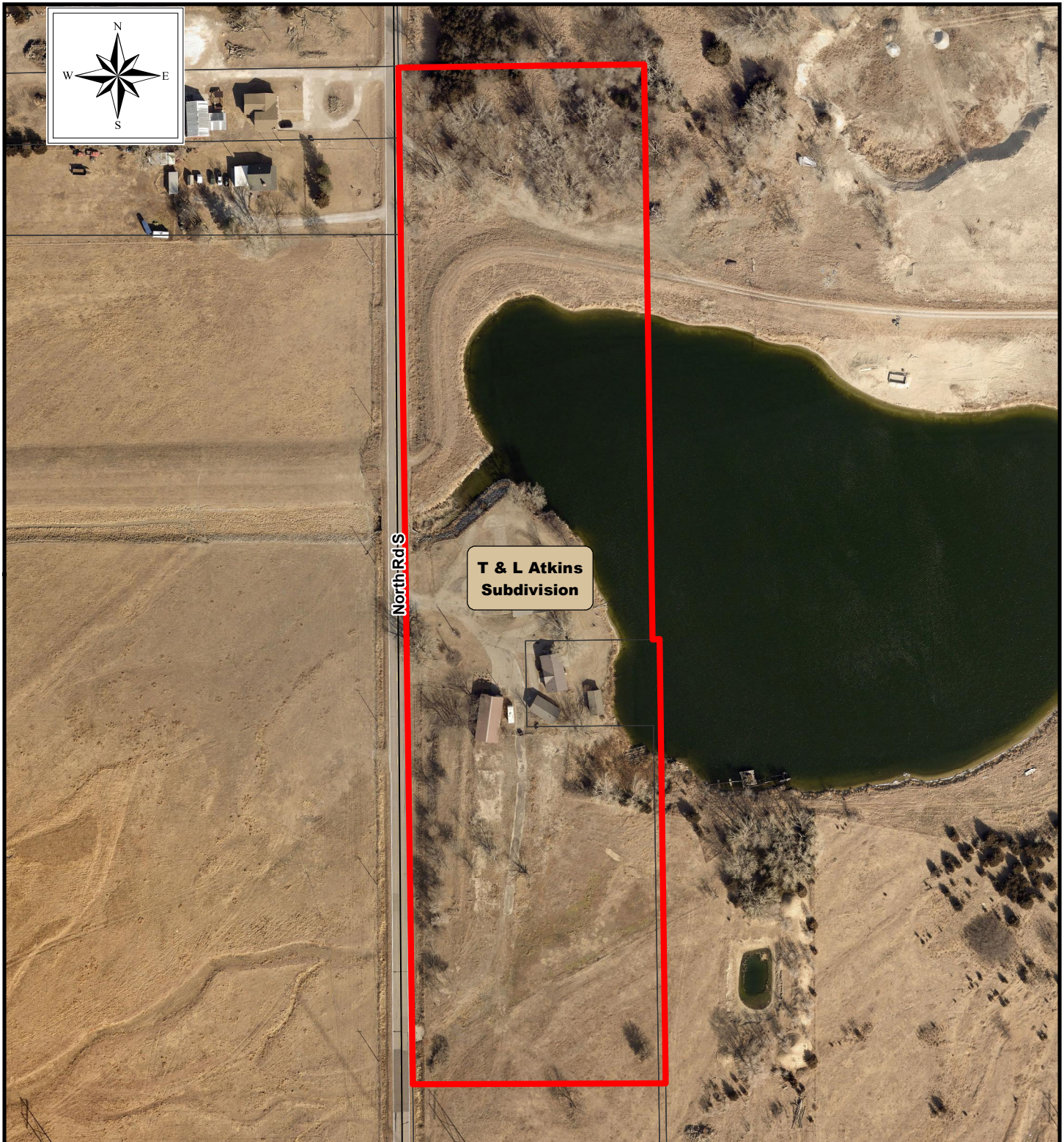
Wednesday, April 5, 2023
Regular Meeting

Item J6

Final Plat - T&L Atkins Subdivision - Grand Island ETJ: Located south of Schimmer Road east of North Road in the ETJ of Grand Island NE. (2 Lots, 12.943 Acres)

Staff Contact:

PROPOSED SUBDIVISION AERIAL MAP



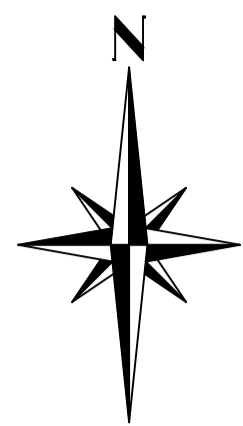
THE REGIONAL PLANNING COMMISSION of Hall
County, Grand Island, Wood River and the Villages
of Alda, Cairo and Doniphan, Nebraska

1 inch = 200 feet

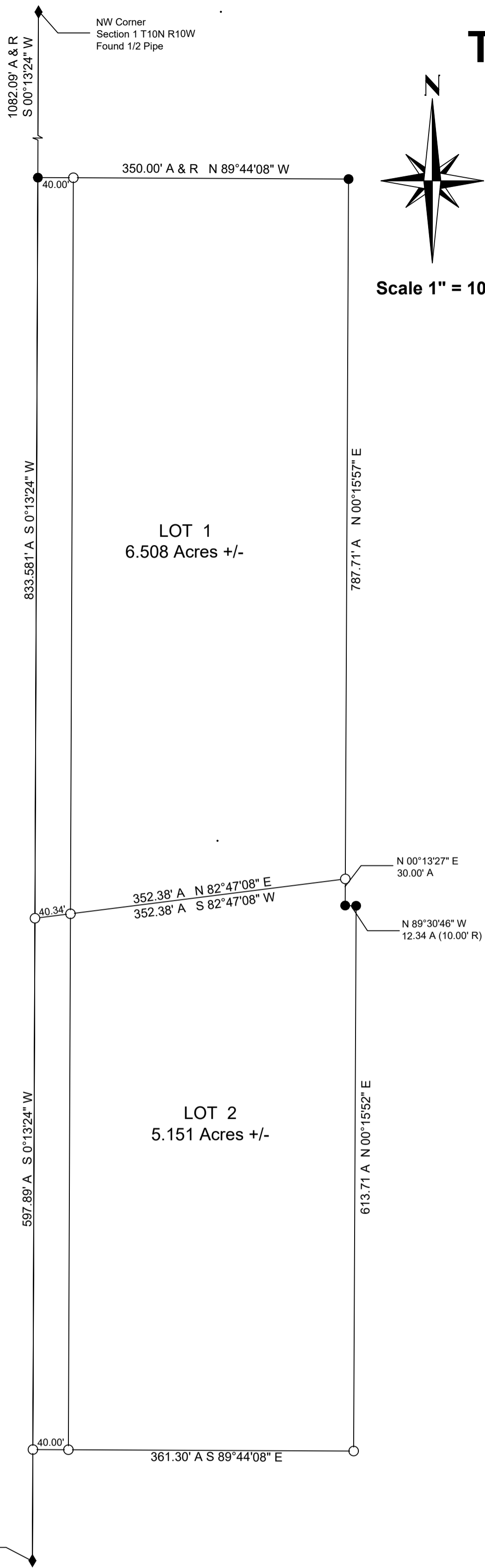
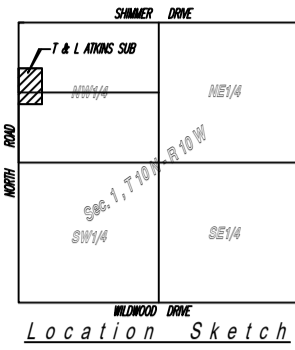
T & L ATKINS SUBDIVISION

HALL COUNTY, NEBRASKA

FINAL PLAT



Scale 1" = 100'



LEGAL DESCRIPTION

Lot 1

A tract of land comprising a part of Lots One (1) and Two (2), Mainland, in Section One (1), Township Ten (10) 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 northwest corner of said Section One (1); thence S 00°13'24" W, along and upon the west line of said Section One (1), a distance of 1,082.09' feet to the ACTUAL point of beginning; thence on a bearing S 00°13'24" E, a distance of 833.58' feet ; thence on a bearing N 82°47'08" E, a distance of 352.38' feet ; thence bearing N 00°15'57" E, a distance of 787.71' feet ; thence on a bearing N 89°44'08" W, a distance of 350.00 feet to the point of beginning, containing 6.508 Acres more or less.

Lot 2

A tract of land comprising a part of Lots One (1) and Two (2), Mainland, in Section One (1), Township Ten (10) 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 northwest corner of said Section One (1); thence S 00°13'24" W, along and upon the west line of said Section One (1), a distance of 597.89' feet ; thence on a bearing S 89°44'08" E a distance of 361.317'; thence on a bearing of N 00°15'52" E, a distance of 613.71'; thence on a bearing of N 89°30'46" W, a distance of 12.34' feet ; thence on a bearing N 00°13'27" E, a distance of 30.00' feet ; thence on a bearing of S 82°47'08" W, a distance of 352.38' feet ; thence bearing feet to the point of beginning, containing 5.151 Acres more or less.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Linda J. Atkins, Widowed, being the owner of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as 'T & L ATKINS SUBDIVISION' in 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.

Linda J Atkins

Date

ACKNOWLEDGEMENT

State of Nebraska

County of Hall

On the ____ day of _____, 2023, before me _____ a Notary Public within and for said County, personally appeared Linda J. Atkins, Widowed,, 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

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 Hall County Board of Supervisors, this
Day of _____, 2023

Chairman of the Board

Approved and accepted by the City of Grand Island, Hall County, Nebraska this _____
Day of _____, 2023

Mayor

City Clerk

Approved and accepted by the Hall County Board of Supervisors, this
Day of _____, 2023

Chairman of the Board County Clerk

SURVEYORS CERTIFICATE

I hereby certify that on March 14, 2023, I completed an accurate survey of 'T & L ATKINS 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

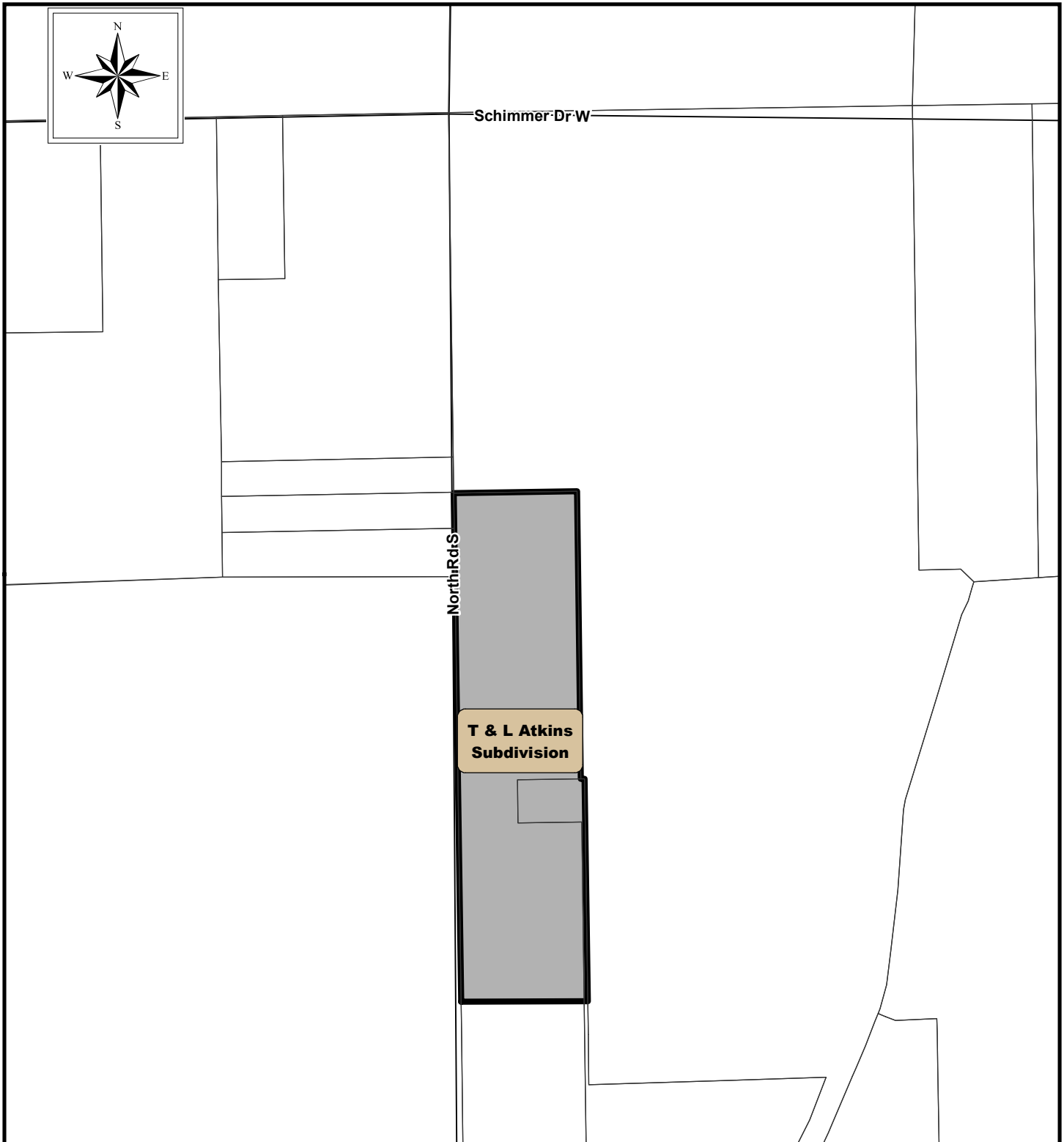
Nebraska Professional Registered Land Surveyor No. 727

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
- ◆ - SECTION CORNER

INITIAL POINT SURVEYING LLC 1811 W 2nd Street, Suite 280 Grand Island, NE 68803 308-383-6754 Cell 308-675-4141 Office			
Part of Lots One (1) and Two (2), Mainland, in Section One (1), Township Ten (10) North, Range Ten (10) West Hall County, Nebraska			
SCALE AT AS:	DATE:	DRAWN:	PAGE:
1" = 100'	3/14/2023	Brent C.	1 OF 1
BENEFICIARY PROJECT NO:	DRAWING NO:	REVISION:	

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 = 400 feet

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 Linda Atkins / Carl Mettenbrink
Address 438 S. Woodland Drive
City Grand Island, State NE Zip 68803
Phone 308-380-1097 Carl Mettenbrink

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: 3-15-2023
(Applicant)

Surveyor/Engineers Information

Surveyor/Engineering Firm Initial Point Surveying
Address 1811 W. 2nd St. STE 280
City Grand Island, State NE Zip 68803
Phone _____
Surveyor/Engineer Name _____ License Number _____

SUBDIVISION NAME: TL Atkins 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 12.943

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.