



# Hall County Regional Planning Commission

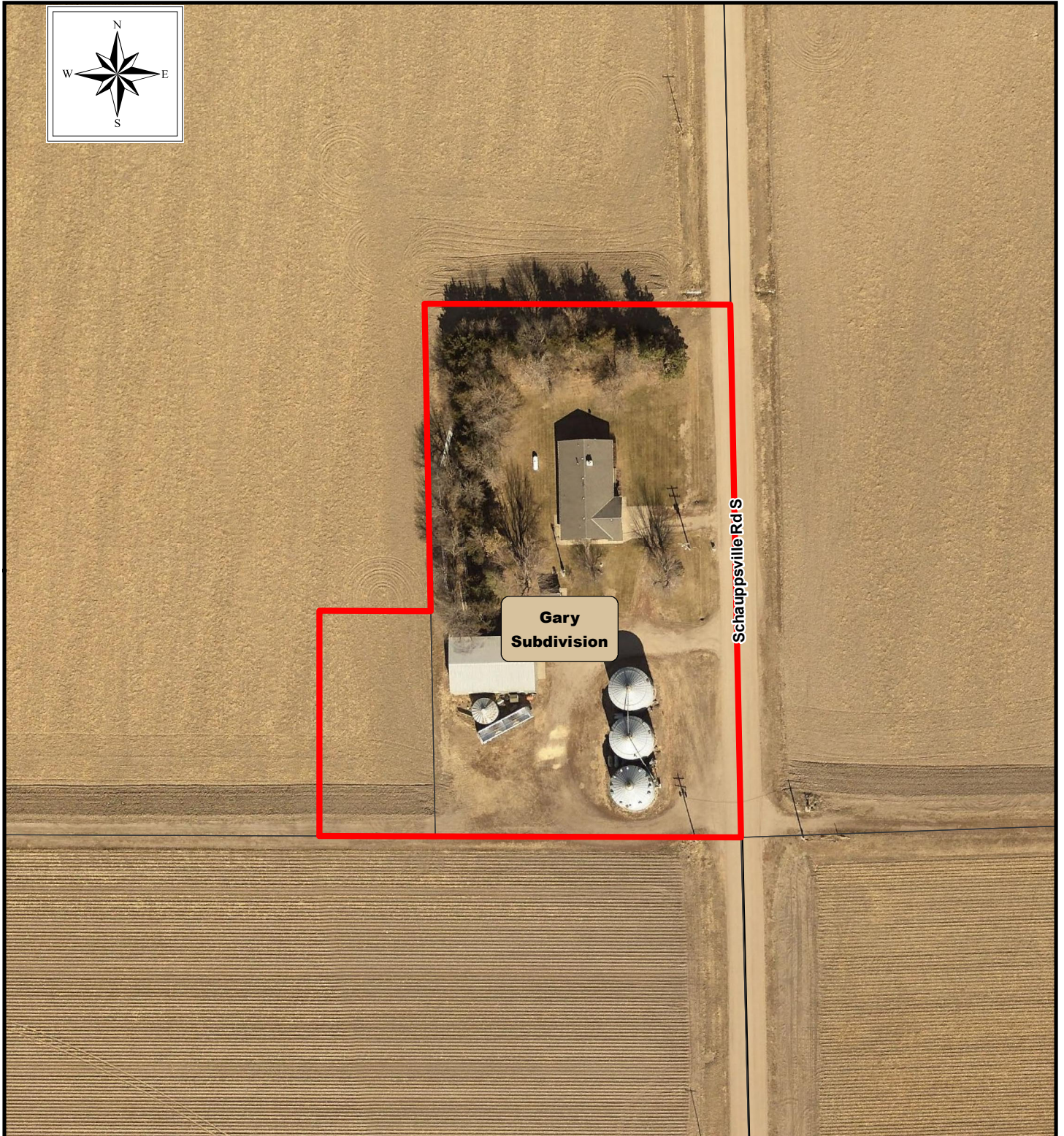
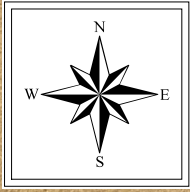
Wednesday, April 5, 2023  
Regular Meeting

## Item J7

**Final Plat - Gary Subdivision - Hall County - Located south of Schimmer Road and west of Schaupville Road in Hall County, NE.  
(2 Lots, 2.22 Acres)**

**Staff Contact:**

# PROPOSED SUBDIVISION AERIAL MAP



**Gary  
Subdivision**

Schauppsville Rd S



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

1 inch = 100 feet



# GARY SUBDIVISION

## HALL COUNTY, NEBRASKA

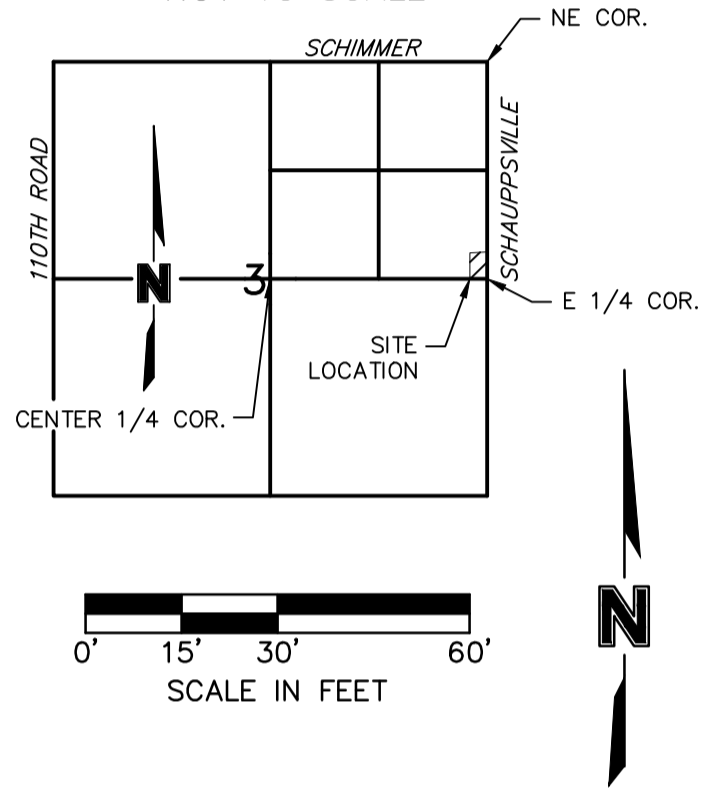
### FINAL PLAT

#### LEGEND

- SECTION CORNER
- SET CORNER (5/8" REBAR W/CAP)
- SECTION LINE
- SUBDIVISION LINE
- PROPERTY LINE
- M MEASURED DISTANCE
- D DEEDED DISTANCE (INST. #202208827)

#### LOCATION MAP

SEC. 3 T10N-R11W  
NOT TO SCALE



UNPLATTED  
PART SE1/4, NE1/4  
SECTION 3 T10N R11W

UNPLATTED  
PART SE1/4, NE 1/4  
SECTION 3 T10N R11W

**LOT 1**  
38072.34 SF  
0.874 AC

**LOT 2**  
43547.84 SF  
1.000 AC

#### LEGAL DESCRIPTION

A TRACT OF LAND CONSISTING OF PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE1/4, NE1/4) OF SECTION THREE (3), TOWNSHIP TEN (10) NORTH, RANGE ELEVEN (11) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE EAST QUARTER CORNER OF SECTION 3-T10N-R11W; THENCE ON AN ASSUMED BEARING N88°46'38"W, ON THE SOUTH LINE OF THE NE1/4, A DISTANCE OF 302.41 FEET; THENCE N00°07'15"W A DISTANCE OF 166.00 FEET; THENCE S88°46'40"E A DISTANCE OF 84.81 FEET; THENCE N00°07'15"W A DISTANCE OF 214.43 FEET; THENCE S88°46'38"E A DISTANCE OF 217.60 FEET TO A POINT ON THE EAST LINE OF SAID NE 1/4; THENCE S00°07'15"E, ON SAID EAST LINE, A DISTANCE OF 380.43 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 96833.16 SQUARE FEET OR 2.223 ACRES MORE OR LESS OF WHICH 0.349 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

#### DEDICATION OF PLAT

KNOW ALL MEN BY THESE PRESENTS, THAT JANET R. CARR, A SINGLE PERSON AND GARY A. QUISENBERRY, A SINGLE PERSON, BEING THE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "GARY SUBDIVISION" IN PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE1/4, NE1/4) OF SECTION THREE (3), TOWNSHIP TEN (10) NORTH, RANGE ELEVEN (11) WEST OF THE 6TH P.M., 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 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.

IN WITNESS WHEREOF, I HAVE AFFIXED  
MY SIGNATURE HERETO, AT \_\_\_\_\_, NEBRASKA,  
THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023.

JANET R. CARR

GARY A. QUISENBERRY

#### ACKNOWLEDGMENT

STATE OF NEBRASKA      SS  
COUNTY OF HALL  
ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED JANET R. CARR, A SINGLE PERSON, TO BE PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED HERETO AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HER 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.

#### ACKNOWLEDGMENT

STATE OF NEBRASKA      SS  
COUNTY OF HALL  
ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED GARY A. QUISENBERRY, A SINGLE PERSON, 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 \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC

NOTARY PUBLIC

#### 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

DATE

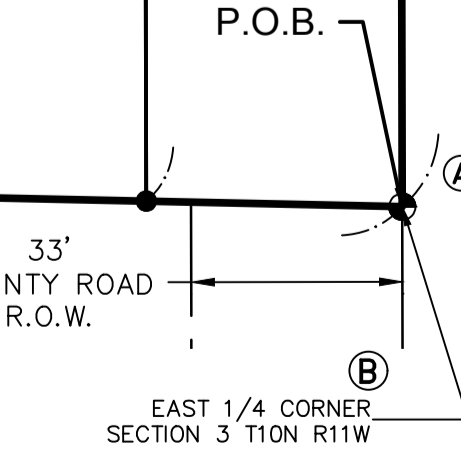
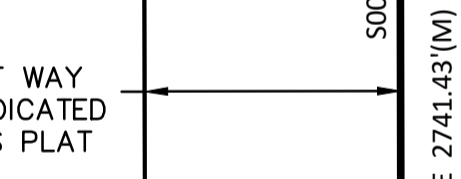
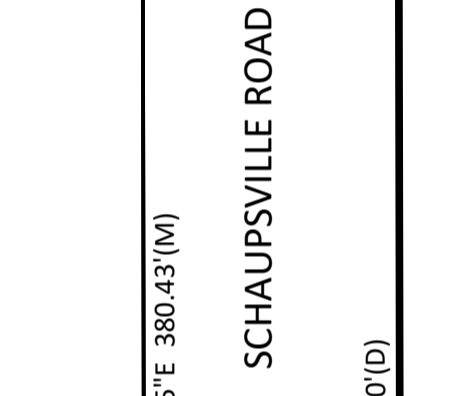
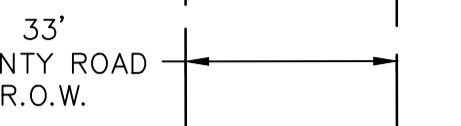
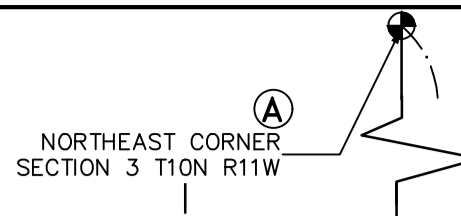
APPROVED AND ACCEPTED BY THE HALL COUNTY BOARD OF COMMISSIONERS THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023.

CHAIRPERSON

COUNTY CLERK

#### SECTION TIES

- (A)** NORTHEAST CORNER, SECTION 3 T10N R11W  
FOUND BLM BRASS CAP AT 1.8 FOOT BELOW GRAVEL SURFACE
  - (B)** EAST 1/4 CORNER, SECTION 3 T10N R11W  
FOUND BLM BRASS CAP AT 0.7 FOOT BELOW GRAVEL SURFACE
  - (C)** WEST 1/4 CORNER, SECTION 3 T10N R11W  
FOUND BLM BRASS CAP AT 1.00' BELOW GRAVEL SURFACE
- |  |  |   |
|--|--|---|
| <ul style="list-style-type: none"> <li>NE 46.46' TO NEAR FACE OF CONCRETE WITNESS CORNER</li> <li>SW 59.87' TO 5/8" REBAR WITH PLASTIC CAP</li> <li>NW 45.40' TO NAIL AND CAP IN POWER POLE</li> <li>NW 46.34' TO NEAR FACE OF CONCRETE WITNESS CORNER</li> <li>NE 68.84' TO NAIL AND CAP IN FENCE POST</li> </ul> | <ul style="list-style-type: none"> <li>NE 52.36' TO CENTER OF WELL HEAD</li> <li>E 68.86' TO RED HEAD NAIL IN WITNESS POST</li> <li>E 43.99' TO NAIL AND CAP IN POWER POLE</li> <li>W 32.76' TO MAG NAIL IN POWER POLE</li> <li>W 40.00' TO 5/8"X24" REBAR WITH PLASTIC CAP</li> </ul> | <ul style="list-style-type: none"> <li>W 33.69' TO NAIL AND CAP IN POWER POLE</li> <li>WSW 39.55' TO NAIL AND CAP IN POWER POLE</li> <li>E 39.81' TO BLM REFERENCE MONUMENT</li> <li>ENE 48.65' TO CENTER OF WELL HEAD</li> </ul> |
|--|--|---|



USER: jjimenez

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DATE: Mar 16, 2023 7:27pm  
XREFS:



201 East 2nd Street  
Grand Island, NE 68801  
TEL 308.384.8750  
FAX 308.384.8752

PROJECT NO. 2023-00340
QUISENBERRY SURVEY
FB GI 2022-2

UNPLATTED  
PART NE1/4, SE 1/4  
SECTION 3 T10N R11W

# GARY SUBDIVISION

## HALL COUNTY, NEBRASKA

### SITE PLAT

NORTHEAST CORNER  
SECTION 3 T10N R11W

UNPLATTED  
PART SE1/4, NE 1/4  
SECTION 3 T10N R11W

33'  
COUNTY ROAD  
R.O.W.

**LEGAL DESCRIPTION**

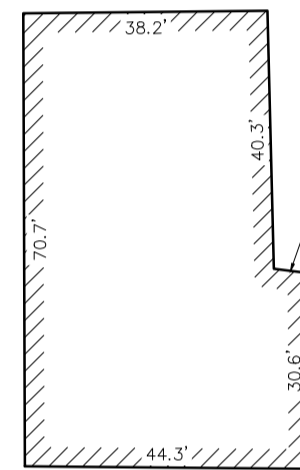
A TRACT OF LAND CONSISTING OF PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE1/4, NE1/4) OF SECTION THREE (3), TOWNSHIP TEN (10) NORTH, RANGE ELEVEN (11) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE EAST QUARTER CORNER OF SECTION 3-T10N-R11W; THENCE ON AN ASSUMED BEARING N88°46'38"W, ON THE SOUTH LINE OF THE NE1/4, A DISTANCE OF 302.41 FEET; THENCE N00°07'15"W A DISTANCE OF 166.00 FEET; THENCE S88°46'40"E A DISTANCE OF 84.81 FEET; THENCE N00°07'15"W A DISTANCE OF 214.43 FEET; THENCE S88°46'38"E A DISTANCE OF 217.60 FEET TO A POINT ON THE EAST LINE OF SAID NE 1/4; THENCE S00°07'15"E, ON SAID EAST LINE, A DISTANCE OF 380.43 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 96833.16 SQUARE FEET OR 2.223 ACRES MORE OR LESS OF WHICH 0.349 ACRES ARE NEW DEDICATED ROAD RIGHT-OF-WAY.

**SECTION TIES**

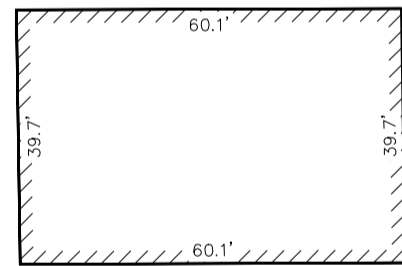
- (A) NORTHEAST CORNER, SECTION 3 T10N R11W**  
FOUND BLM BRASS CAP AT 1.8 FOOT BELOW GRAVEL SURFACE  
NE 46.46' TO NEAR FACE OF CONCRETE WITNESS CORNER  
SW 59.87' TO 5/8" REBAR WITH PLASTIC CAP  
NW 45.40' TO NAIL AND CAP IN POWER POLE  
NW 46.34' TO NEAR FACE OF CONCRETE WITNESS CORNER  
NE 68.84' TO NAIL AND CAP IN FENCE POST
- (B) EAST 1/4 CORNER, SECTION 3 T10N R11W**  
FOUND BLM BRASS CAP AT 0.7 FOOT BELOW GRAVEL SURFACE  
NE 52.36' TO CENTER OF WELL HEAD  
E 68.86' TO RED HEAD NAIL IN WITNESS POST  
E 43.99' TO NAIL AND CAP IN POWER POLE  
W 32.76' TO MAG NAIL IN POWER POLE  
W 40.00' TO 5/8"x24" REBAR WITH PLASTIC CAP
- (C) WEST 1/4 CORNER, SECTION 3 T10N R11W**  
FOUND BLM BRASS CAP AT 1.00' BELOW GRAVEL SURFACE  
W 33.69' TO NAIL AND CAP IN POWER POLE  
WSW 39.55' TO NAIL AND CAP IN POWER POLE  
E 39.81' TO BLM REFERENCE MONUMENT  
ENE 48.65' TO CENTER OF WELL HEAD

UNPLATTED  
PART SE1/4, NE1/4  
SECTION 3 T10N R11W

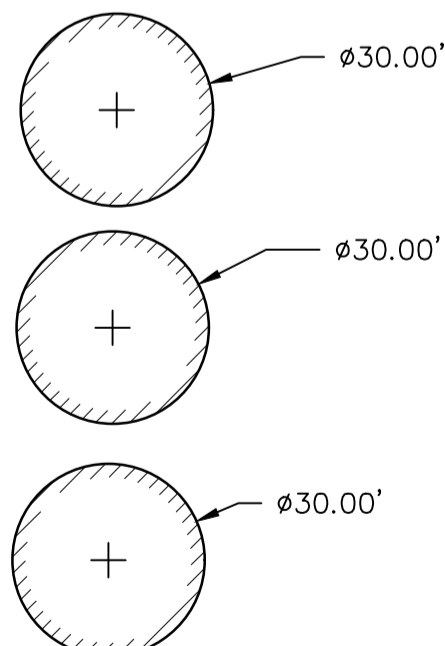
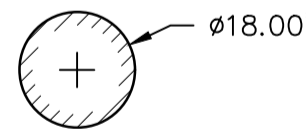
**LOT 1**  
SEPTIC  
38072.34 SF  
0.874 AC



WATER WELL

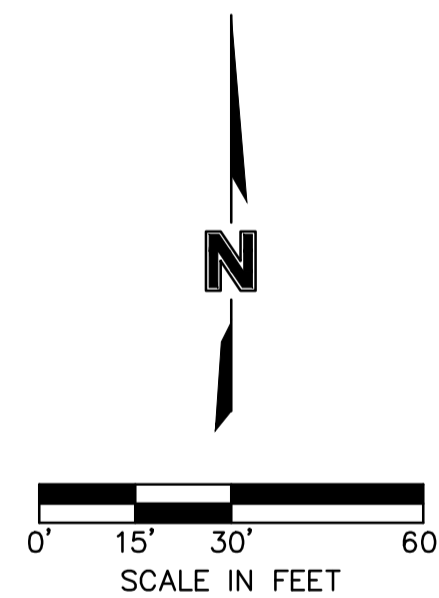


**LOT 2**  
43547.84 SF  
1.000 AC

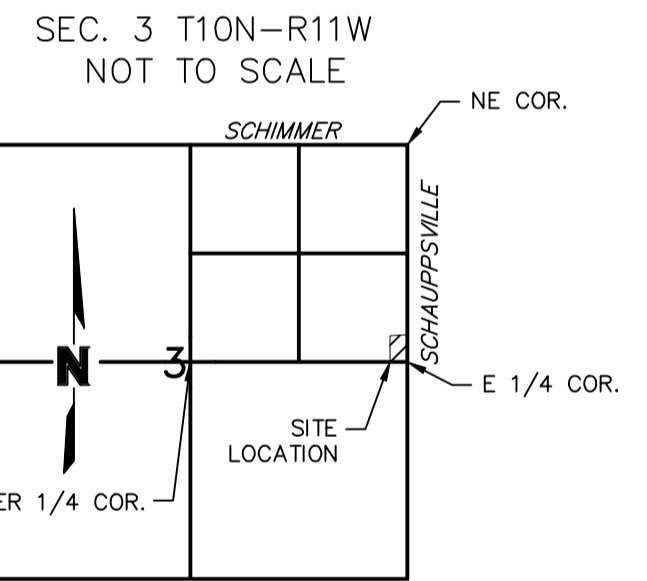


40'  
RIGHT OF WAY  
TO BE DEDICATED  
WITH THIS PLAT

SCHAUPPSVILLE ROAD



**LOCATION MAP**



**LEGEND**

- SECTION CORNER
- SET CORNER (5/8" REBAR W/CAP)
- SECTION LINE
- SUBDIVISION LINE
- PROPERTY LINE
- M MEASURED DISTANCE
- D DEEDED DISTANCE (INST. #202208827)

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 DATE: Mar 16, 2023 7:28pm  
 USER: jjimenez  
 XREFS:

(C) CENTER 1/4 CORNER  
SECTION 3 T10N R11W

UNPLATTED  
PART NE1/4, SE 1/4  
SECTION 3 T10N R11W

33'  
COUNTY ROAD  
R.O.W.

EAST 1/4 CORNER  
SECTION 3 T10N R11W

<b>olsson</b>	201 East 2nd Street Grand Island, NE 68801 TEL 308.384.8750 FAX 308.384.8752	PROJECT NO. 2023-00340
	QUISENBERRY SURVEY	

**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 Gary Quisenberry  
Address 4201 Schauppsville road  
City Wood River, State NE Zip 68883  
Phone 308-380-4185

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: Jai J. Andrist (Applicant) Date: 3-10-23

**Surveyor/Engineers Information**

Surveyor/Engineering Firm Olsson  
Address 201 E 2nd St  
City Grand Island, State NE Zip 68801  
Phone 308-384-8750  
Surveyor/Engineer Name Jai J. Andrist License Number 630

**SUBDIVISION NAME:** Gary 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 1.87

**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