



Hall County Regional Planning Commission

Wednesday, April 5, 2023

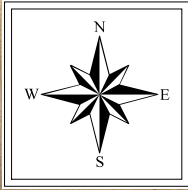
Regular Meeting

Item J8

**Final Plat - Armes 'Lazy Acres' Subdivision - Hall County -
Located north of Lepin Road and east of Locust Street in Hall
County, NE. (1 Lot, 3.19 Acres)**

Staff Contact:

PROPOSED SUBDIVISION AERIAL MAP



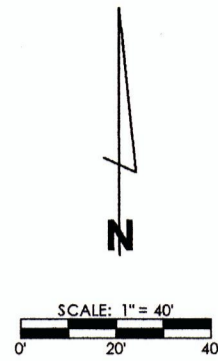
THE REGIONAL PLANNING COMMISSION of Hall
County, Grand Island, Wood River and the Villages
of Alda, Cairo and Doniphan, Nebraska

1 inch = 100 feet

ARMES 'LAZY ACRES' SECOND SUBDIVISION

HALL COUNTY, NEBRASKA

- PRELIMINARY PLAT -

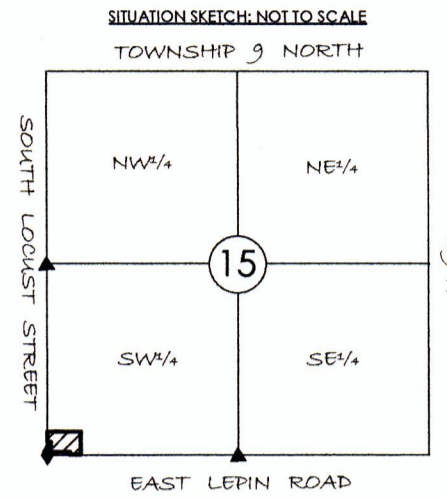


LEGEND
 M = MEASURED DISTANCE
 P = PLATTED DISTANCE (ARMES 'LAZY ACRES' SUB)
 R = RECORDED DISTANCE (LS #337 SURVEY - 06/03/1981)
 R1 = RECORDED DISTANCE (LS #783 SURVEY - 06/04/2020)
 P.O.B. = POINT OF BEGINNING
 X = TEMPORARY POINT
 ○ = 1/2" REBAR w/ LS #776 PLASTIC CAP PLACED
 ● = MAG NAIL w/ LS #776 WASHER PLACED IN ASPHALT
 ○ = 1/2" REBAR FOUND UNLESS NOTED

SURVEYOR NOTES
 - BEARINGS ARE BASED OFF OF THE HALL COUNTY LOW DISTORTION PROJECTION (LDP).
 - DISTANCES ARE GIVEN AS GRID DISTANCES AND INTERNATIONAL FEET.
 - BEARINGS AND DISTANCES ARE GIVEN ON AND UPON SECTION LINES, RIGHT-OF-WAY LINES, & PROPERTY LINES WITH LEGAL DESCRIPTIONS WRITTEN ACCORDINGLY.

OWNER
 - LAND FAMILY FARMS LLC
SUBDIVIDER
 - LARRY HARRENSTEIN
SURVEYOR
 - JASNOWSKI SURVEYING LLC
NUMBER OF LOTS
 - 1

CORNER TIES
 W1/4 COR. SEC. 15 - T9N - R9W
 FOUND SURVEY SPIKE w/ LS #636 WASHER
 92.00' W to 1/2" REBAR w/ LS #783 CAP
 32.91' W to 1/2" IRON PIPE
 45.02' NE to CHISELED 'X' EAST END R.C.P.
 45.33' NW to CHISELED 'X' WEST END R.C.P.
 SW COR. SEC. 15 - T9N - R9W
 FOUND SURVEY SPIKE w/ LS #636 WASHER
 47.78' NE to NAIL IN POWER POLE
 47.19' NW to RR SPIKE IN POWER POLE
 40.67' SW to HOLE TOP WEST END OF CMP
 56.50' NE to 1/2" REBAR
 S1/4 COR. SEC. 15 - T9N - R9W
 FOUND 1/2" REBAR
 44.15' NW to 1/2" REBAR w/ PLASTIC 'RM' CAP
 41.11' NE to 1/2" REBAR w/ PLASTIC 'RM' CAP
 45.19' SW to 1/2" REBAR w/ PLASTIC 'RM' CAP
 37.21' SE to MAG NAIL w/ LS #776 WASHER IN EAST END OF CMP



LEGAL DESCRIPTION

A tract of land comprising of all of Lot 1, Armes 'Lazy Acres' Subdivision and a part of the Southwest Quarter (SW1/4), Section Fifteen (15), Township Nine (9) North, Range Nine (9) West of the 6th P.M., Hall County, Nebraska. More particularly described as follows:
 Commencing at the southwest corner of the SW1/4; thence N 00°01'44" W on and upon the west line of said SW1/4 a distance of 180.00 feet to the Point of Beginning; thence continuing N 00°01'44" W on and upon the west line of said SW1/4 a distance of 145.00 feet to a point; thence S 89°53'53" E and parallel with the south line of said SW1/4 a distance of 460.00 feet to a point; thence S 00°01'44" E and parallel with the west line of said SW1/4 a distance of 325.00 feet to a point on the south line of said SW1/4; thence N 89°53'53" W on and upon the south line of said SW1/4 a distance of 150.02 feet to a point; thence N 00°09'30" E a distance of 40.00 feet to the southeast corner of Lot 1, Armes 'Lazy Acres' Subdivision; thence N 89°53'53" W on and upon the south line of said Lot 1 a distance of 270.11 feet to the southwest corner of said Lot 1; thence N 00°01'44" W on and upon the west line of said Lot 1 a distance of 140.00 feet to the northwest corner of said Lot 1; thence N 89°53'53" W and parallel with the south line of said SW1/4 a distance of 40.00 feet to the Point of Beginning. Said tract contains 3.019 acres more or less of which 0.271 acres are road right-of-way to be dedicated.

SURVEYOR'S CERTIFICATE

I, Evan A. Jasnowski, Nebraska Registered Land Surveyor #776, duly registered under the Land Surveyor's Regulation Act, do hereby state that at the request of Larry Harrenstein, I have caused to be made 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 Minimum Standards for Surveys in effect at the time of this survey.

Evan A. Jasnowski _____ Date 03/07/2023

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Land Family Farms, LLC, owner of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as "Armes 'Lazy Acres' Second Subdivision", in a part of the Southwest Quarter (SW1/4), Section Fifteen (15), Township Nine (9) North, Range Nine (9) 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 the easements, 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 obstruction upon, over, along or underneath the surface of such easements; and that foregoing subdivision as more particularly described in the description as appears on this plat is made with the free consent and in accordance with the desires of the undersigned owner and proprietors.

IN WITNESS WHEREOF, I have affixed my signature hereto at _____, this _____ day of _____, 2023.

Larry Harrenstein, Manager, Land Family Farms, LLC

ACKNOWLEDGEMENT

State of _____ ss
 County of _____
 On this _____ day of _____, 2023, before me _____, a Notary Public within and for said County, personally appeared Larry Harrenstein, representative for the owners of the land, to me personally known to be the identical person whose signature is affixed hereto, and that they did acknowledge the execution thereof to be their voluntary act and deed, and that they are empowered to make the above dedication for and in behalf of said "Armes 'Lazy Acres' Second Subdivision".

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal at _____, on the date last above written.

My commission expires _____

Notary Public

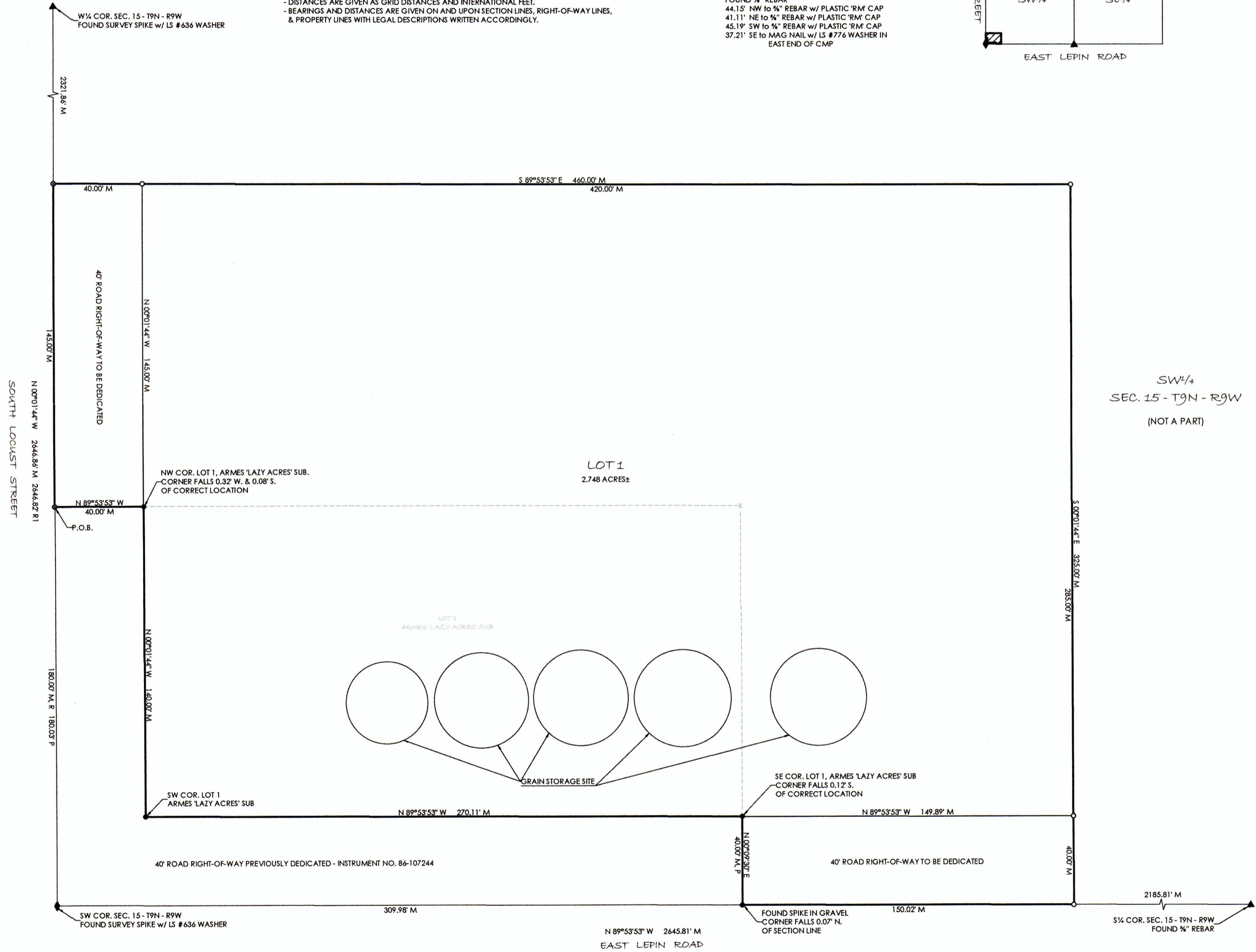
APPROVALS

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 Supervisors this _____ day of _____, 2023.

Chairperson _____ County Clerk _____



SW1/4
 SEC. 15 - T9N - R9W
 (NOT A PART)

**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 Larry Harrenstein
Address 13340 South Locust Street
City Doniphan, State NE Zip 68832
Phone 308-390-0490

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: _____
(Applicant)

Surveyor/Engineers Information

Surveyor/Engineering Firm Jasnowski Surveying LLC
Address 1205 1st Street
City Aurora, State NE Zip 68818
Phone (402)694-8703
Surveyor/Engineer Name Evan Jasnowski License Number 776

SUBDIVISION NAME: Armes 'Lazy Acres' Second 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 3.019

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