



# Hall County Regional Planning Commission

Wednesday, April 5, 2023  
Regular Meeting

## Item J9

**Final Plat - Manning Acres Subdivision - Hall County - Located south of 13th Street and east of Wiseman Road in Hall County, NE.**  
(

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



# MANNING ACRES

A SUBDIVISION BEING PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 11 NORTH, RANGE 12 WEST OF THE SIXTH PRINCIPAL MERIDIAN, HALL COUNTY, NEBRASKA

### LEGAL DESCRIPTION

A tract of land being part of the Northwest Quarter of the Northwest Quarter (NW1/4 NW1/4) of Section Eighteen (18), Township Eleven (11) North, Range Twelve (12) West of the Sixth Principal Meridian, Hall County, Nebraska, more particularly described as follows: Referring to the Southwest Corner of the Northwest 1/4 of said Section 18 and assuming the West line of said Northwest 1/4 as bearing N 00°02'45" W and all bearings contained herein are relative thereto; thence N 00°02'45" W on the aforesaid West line a distance of 1375.00 feet to the ACTUAL PLACE OF BEGINNING; thence continuing N 00°02'45" W on the afore described course a distance of 342.05 feet; thence S 75°18'00" E a distance of 288.60 feet; thence S 59°40'00" E a distance of 170.00 feet; thence S 15°03'00" W a distance of 195.00 feet; thence N 89°11'00" W a distance of 375.00 feet to the place of beginning. Containing 2.64 acres, more or less.

### SURVEYOR'S CERTIFICATE

I, Trenton D. Snow, a Professional Land Surveyor licensed in the State of Nebraska, do hereby certify that I surveyed "MANNING ACRES", a subdivision being part of the Northwest 1/4 of the Northwest 1/4 of Section 18, Township 11 North, Range 12 West of the Sixth Principal Meridian, Hall County, Nebraska, as shown on the above plat. The lots are well and accurately staked and marked; the dimensions of the lots are as shown on the above plat; the lots bear their own number; and the survey was made using known and recorded monuments. All information shown hereon is true, correct and in accordance with the Land Surveyor's Regulation Act in effect at the time of this survey to the best of my knowledge and belief.

(S E A L)

Trenton D. Snow  
Nebr. Reg. L.S. No. 626

Date

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Myron Manning and Kathryn Manning, husband and wife, being the sole owners of the land described hereon have caused the same to be surveyed, subdivided, platted and designated as "MANNING ACRES", a subdivision being part of the Northwest 1/4 of the Northwest 1/4 of Section 18, Township 11 North, Range 12 West of the Sixth Principal Meridian, Hall County, Nebraska, and said owners hereby ratify and approve the disposition of the property as shown on the above plat, and hereby dedicate to the use and benefit of the public, the streets and utility easements (if any) as shown upon said plat, and acknowledges said subdivision to be made with the free consent and in accord with the desires of said owners.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
(signature)  
Myron Manning, husband of Kathryn Manning

\_\_\_\_\_  
(signature)  
Kathryn Manning, wife of Myron Manning

### ACKNOWLEDGMENTS

STATE OF \_\_\_\_\_ )  
 )ss  
COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2023, by Myron Manning, husband of Kathryn Manning.

\_\_\_\_\_  
(signature) (S E A L)  
Notary Public  
My Commission Expires \_\_\_\_\_

STATE OF \_\_\_\_\_ )  
 )ss  
COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2023, by Kathryn Manning, wife of Myron Manning.

\_\_\_\_\_  
(signature) (S E A L)  
Notary Public  
My Commission Expires \_\_\_\_\_

### 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

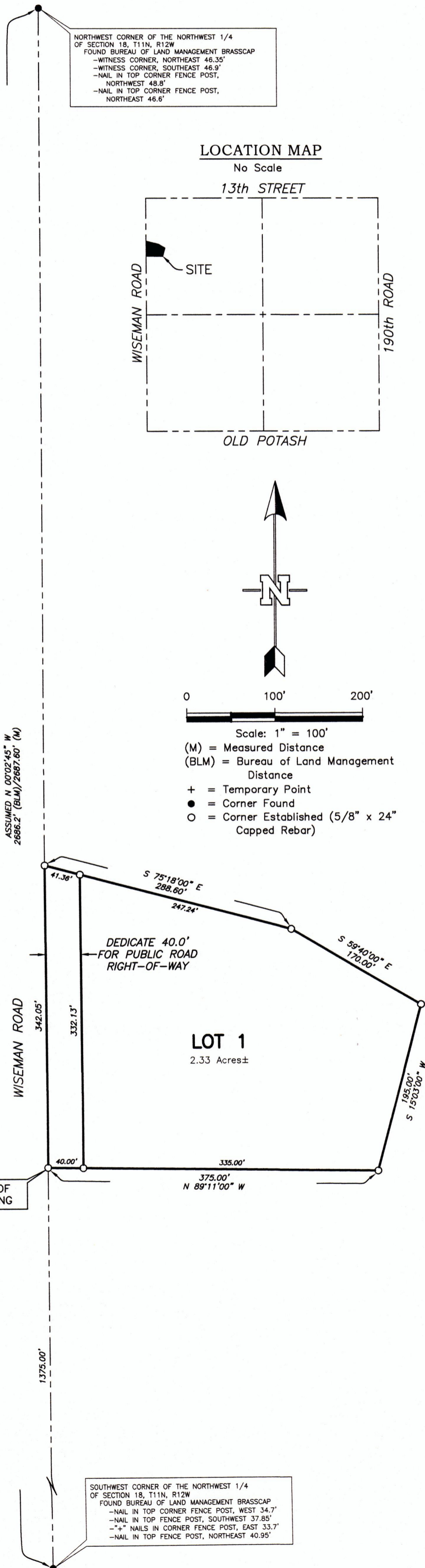
Approved and Accepted by the Hall County Board of Commissioners, this \_\_\_\_ day of \_\_\_\_\_, 2023.

(S E A L)

\_\_\_\_\_  
Chairman of the Board

Attested

\_\_\_\_\_  
County Clerk



TRENTON D. SNOW, LLC  
A Land Surveying Company



1309 Central Avenue  
P.O. Box 1772  
Kearney, NE 68848  
Office: (308) 234-1764  
Fax: (308) 237-7679  
Cellular: (308) 293-1085  
www.nebraskasurveys.com

FINAL PLAT



# BOSELMAN FOURTH SUBDIVISION

## CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

### FINAL PLAT

**LEGAL DESCRIPTION**

A TRACT OF LAND CONSISTING OF ALL OF LOT 1 AND PART OF LOT 2, ALL IN BOSELMAN SUBDIVISION, IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A NORTHERLY CORNER OF LOT 1, BOSELMAN SUBDIVISION; THENCE S05°27'39"E ALONG THE WEST RIGHT OF WAY LINE OF U.S. HIGHWAY 281 RECORDED IN INSTRUMENT #76002648 HALL COUNTY REGISTER OF DEEDS A DISTANCE OF 346.01 FEET; THENCE S00°51'43"E, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 78.45 FEET; THENCE S00°22'58"E ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 121.39 FEET; THENCE S34°53'24"W ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 93.18 FEET TO THE INTERSECTION OF SAID WEST RIGHT OF WAY LINE AND THE NORTH RIGHT OF WAY LINE OF CAPITAL AVENUE AS RECORDED IN INSTRUMENT #200607740 HALL COUNTY REGISTER OF DEEDS; THENCE N89°12'43"W ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 181.10 FEET TO AN INTERSECTION OF SAID NORTH RIGHT OF WAY LINE AND EASTERLY RIGHT OF WAY LINE OF DIERS AVENUE; THENCE N38°13'17"W ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 32.86 FEET; THENCE N00°19'40"W ALONG SAID EAST RIGHT OF WAY LINE, OF DIERS AVENUE A DISTANCE OF 169.49 FEET TO A POINT OF CURVATURE; THENCE IN A CLOCKWISE DIRECTION ALONG SAID EAST RIGHT OF WAY LINE, HAVING A RADIUS OF 200.0 FEET, A DELTA ANGLE OF 53°08'00", AN ARC LENGTH 185.47 FEET, A CHORD BEARING N26°09'12"E, A CHORD DISTANCE OF 178.90 FEET; THENCE N52°39'23"E ALONG SAID EASTERLY RIGHT OF WAY A DISTANCE OF 50.62 FEET TO A POINT OF CURVATURE; THENCE IN A COUNTER CLOCKWISE DIRECTION ALONG SAID EASTERLY RIGHT OF WAY HAVING A RADIUS OF 260.0 FEET, A DELTA ANGLE 58°13'00", AN ARC LENGTH 264.18 FEET, A CHORD BEARING N23°41'55"E, A CHORD DISTANCE 252.96 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 97707.79 SQUARE FEET OR 2.24 ACRES.

**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 BRANDI BOSELMAN, PRESIDENT, BOSELMAN PUMP & PANTRY INC., A NEBRASKA CORPORATION, BEING THE OWNER OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "BOSELMAN FOURTH SUBDIVISION" IN ALL OF LOT 1 AND PART OF LOT 2, ALL IN BOSELMAN SUBDIVISION, IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF 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.

BRANDI BOSELMAN

**ACKNOWLEDGMENT**

STATE OF NEBRASKA  
 COUNTY OF HALL  
 ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED BRANDI BOSELMAN, PRESIDENT BOSELMAN PUMP & PANTRY INC., A NEBRASKA CORPORATION, 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.

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

NOTARY PUBLIC

**APPROVAL**

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

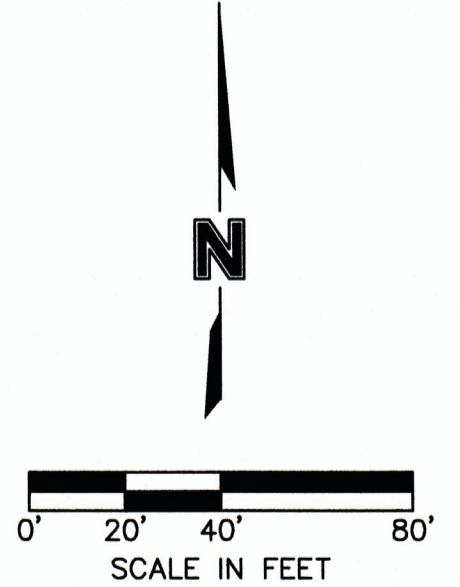
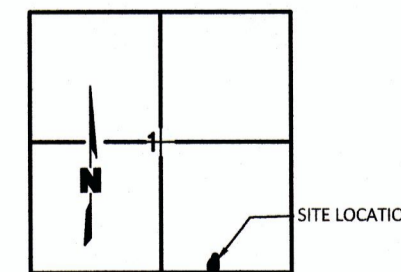
THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023.

PLANNING DIRECTOR

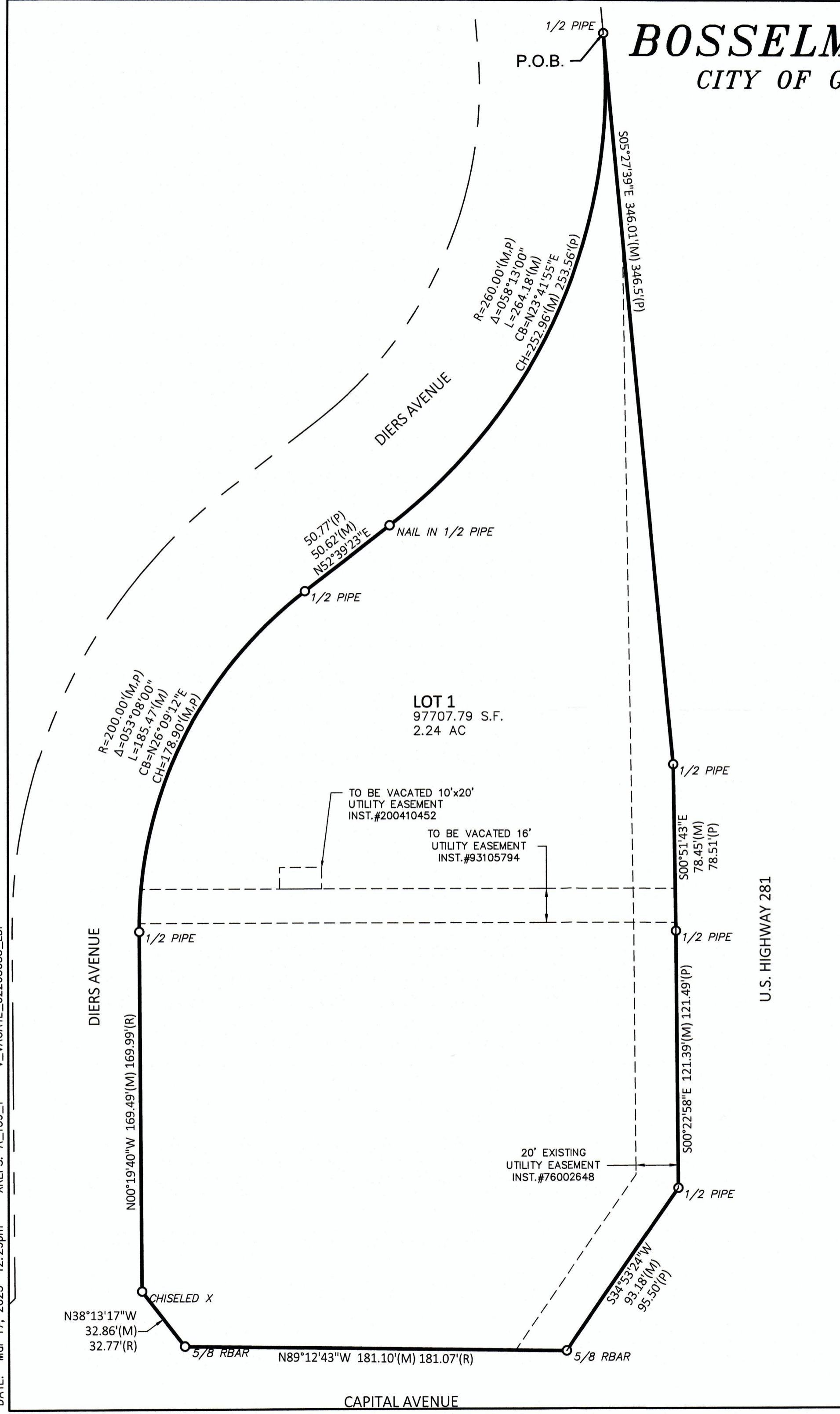
**LEGEND**

- FOUND CORNER (AS NOTED)
- PROPERTY LINE
- - - ROW LINE
- - - EASEMENT LINE
- M MEASURED DISTANCE
- R RECORDED DISTANCE INST. NO. 200607740
- P PLATTED DISTANCE BOSELMAN SUB

VICINITY MAP  
 SEC. 1, T11N, R10W  
 NO SCALE



DWG: F:\2022\05001-05500\022-05033\40-Design\Survey\SRV\Sheets\ADMIN\_02205033\_LDP.dwg  
 DATE: Mar 17, 2023 12:29pm XREFS: A\_139\_1 V\_VACATE\_02205033\_LDP  
 USER: cmaus



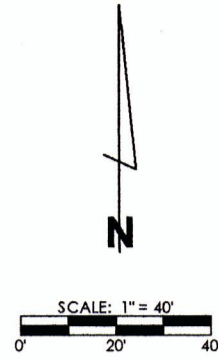
<b>olsson</b>	201 East 2nd Street Grand Island, NE 68801 TEL 308.384.8750 FAX 308.384.8752	PROJECT NO. 2022-05033
		BOSELMAN SURVEY



# ARMES 'LAZY ACRES' SECOND SUBDIVISION

HALL COUNTY, NEBRASKA

- PRELIMINARY PLAT -

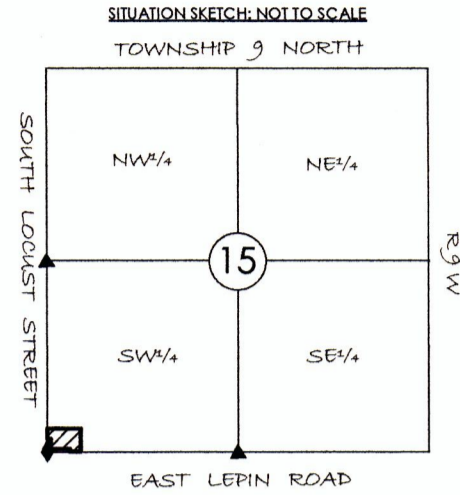


**LEGEND**  
 M = MEASURED DISTANCE  
 P = PLATTED DISTANCE (ARMES 'LAZY ACRES' SUB)  
 R = RECORDED DISTANCE (LS #337 SURVEY - 06/03/1981)  
 R1 = RECORDED DISTANCE (LS #783 SURVEY - 06/04/2020)  
 P.O.B. = POINT OF BEGINNING  
 X = TEMPORARY POINT  
 ○ = 1/2" REBAR w/ LS #776 PLASTIC CAP PLACED  
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

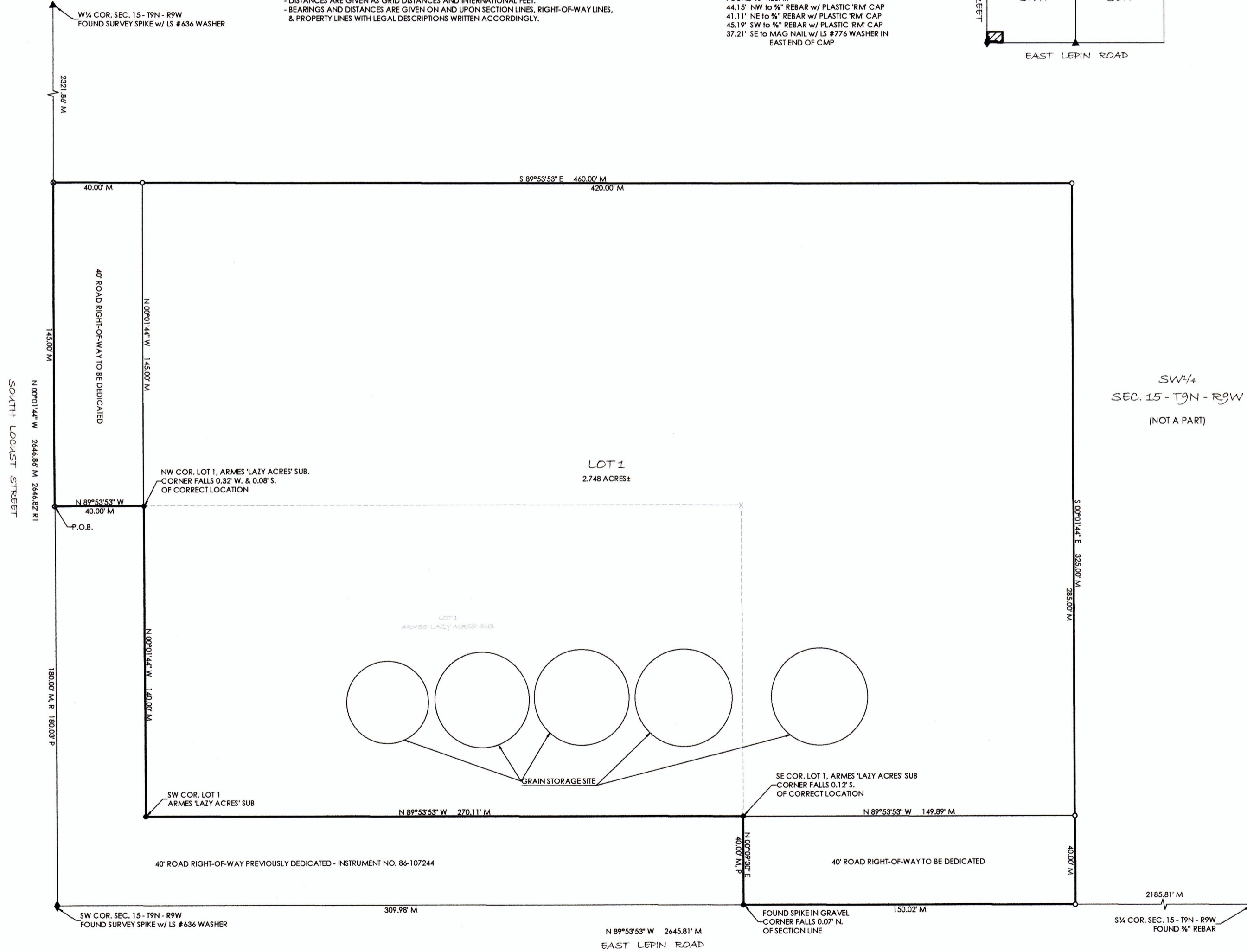
Submitted to and approved by the Regional Planning Commission of Hall County, Cities of Grand Island, Wood River and the Villages of Alda, Cairo, and Doniphan, Nebraska.

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 Myron and Kathryn Manning  
Address 1023 N Wiseman Road  
City Shelton, State NE Zip 68876  
Phone 308-467-2386

Attach additional information as necessary for all parties listed as an owner on the plat and any other party such as: partners, Deed of Trust holders, etc...

All owners, lien holder's 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: Trenton Snow - Trenton Snow 2-28-2023  
(Applicant)

**Surveyor/Engineers Information**

Surveyor/Engineering Firm Trenton D. Snow, LLC  
Address PO Box 1772  
City Kearney, State NE Zip 68848-1772  
Phone 308-234-1764  
Surveyor/Engineer Name Trenton Snow License Number 626

**SUBDIVISION NAME: MANNING ACRES**

**Please check the appropriate location**

- Grand Island City Limits
- 2 Mile Grand Island Jurisdiction
- Hall County
- City of Wood River or 1 Mile Jurisdiction
- Alda or 1 Mile Jurisdiction
- Cairo or 1 Mile Jurisdiction
- Doniphan or 1 Mile Jurisdiction

**Please check the appropriate Plat**

- Preliminary Plat
  - Final Plat
  - Administrative Plat (Grand Island, Alda, Doniphan, and Cairo)
- Number of Lots 1  
Number of Acres 2.64 Acres±

**Checklist of things Planning Commission Needs**

- 22 copies if in City limits or the two mile jurisdiction of Grand Island
- 12 copies if in Hall County, City of Wood River, Village of Cairo, Doniphan or Alda.
- 5 copies if Administrative Plat
- Closure Sheet
- Utilities Sheet

Receipt for Subdivision Application Fees in the amount of \$ \_\_\_\_\_  
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) 384-3341.  
**FEE SCHEDULE ON REVERSE SIDE**