



Hall County Regional Planning Commission

**Wednesday, April 5, 2023
Regular Meeting Packet**

Commission Members:

Judd Allan	Hall County	
Tony Randone	Grand Island	
Darrell Nelson	Grand Island	
Hector Rubio	Grand Island	
Leonard Rainforth	Hall County	
Nick Olson	Doniphan	
Tyler Doane	Wood River	
Robin Hendricksen	Grand Island	
Jaye Monter	Cairo	Vice Chairperson
Pat O'Neill	Hall County	Chairperson
Greg Robb	Hall County	
Leslie Ruge	Alda	Secretary

Regional Planning Director: Chad Nabity

Planning Technician:
Rashad Moxey

Administrative Assistant:
Norma Hernandez

6:00 PM

Call to Order

Roll Call

A - SUBMITTAL OF REQUESTS FOR FUTURE ITEMS

Individuals who have appropriate items for City Council consideration should complete the Request for Future Agenda Items form located at the Information Booth. If the issue can be handled administratively without Council action, notification will be provided. If the item is scheduled for a meeting or study session, notification of the date will be given.

B - RESERVE TIME TO SPEAK ON AGENDA ITEMS

This is an opportunity for individuals wishing to provide input on any of tonight's agenda items to reserve time to speak. Please come forward, state your name and address, and the Agenda topic on which you will be speaking.

DIRECTOR COMMUNICATION

This is an opportunity for the Director to comment on current events, activities, and issues of interest to the commission.



Hall County Regional Planning Commission

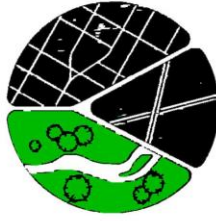
Wednesday, April 5, 2023

Regular Meeting

Item A1

Agenda - April 5, 2023 Meeting

Staff Contact:



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

AGENDA AND NOTICE OF MEETING

Wednesday, April 5, 2023

6:00 p.m.

City Hall Council Chambers — Grand Island

1. **Call to Order** - This is a public meeting subject to the open meetings laws of the State of Nebraska. The requirements for an open meeting are posted on the wall in this room and anyone who would like to find out what those are is welcome to read through them.

The Planning Commission may vote to go into Closed Session on any Agenda Item as allowed by State Law.

The Commission will discuss and may take action on any item listed on this agenda.

The order of items on the agenda may be reorganized by the Chair to facilitate the flow of the meeting to better accommodate the public.

2. **Minutes of the March 1, 2023.**

3. **Request Time to Speak.**

4. **Public Hearing – Redevelopment Plan Amendment-Grand Island** Public hearing on an amendment to the redevelopment plan for CRA Area 34 south of 13th Street between Diers Avenue and the Moore’s Creek Drainway. Resolution 2023-09 (C-22-23GI)

5. **Public Hearing – Proposed Rezoning –Grand Island** Public Hearing regarding the rezoning of property located north of Huff Boulevard west of North Road from R1 – Suburban Density Residential to R3 – Medium Density Residential (C-21-23GI)

6. **Final Plat – Prairie Commons Sixth Subdivision– Grand Island:** Located north of Rae Road and east of U.S. Highway 281 in Grand Island, NE (13 lots, 25.66 acres)

Consent Agenda

7. **Final Plat – Rockford Subdivision– Alda:** Located east of Alda Road and north of Apollo Avenue in Alda. (3 Lots, 6.89 Acres)

8. **Final Plat – JBA Ventures Subdivision– Grand Island:** Located south of South Street and east of Henry Street in Grand Island NE. (4 Lots, 1.498Acres)

9. **Final Plat – Eilienstien Subdivision– Grand Island:** Located north of State Street and east of North Road in Grand Island NE. (1 Lots, 1.305 Acres)

PLEASE NOTE: This meeting is open to the public, and a current agenda is on file at the office of the Regional Planning Commission, located on the second floor of City Hall in Grand Island, Nebraska.

- 10. 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)
- 11. Final Plat – T&L Atkins Subdivision– Grand Island ETJ:** Located south of Schimmer Road and east of North Road in the ETJ of Grand Island NE. (2 Lots, 12.943 Acres)
- 12. Final Plat – Gary Subdivision– Hall County:** Located south of Schimmer Road and west of Schaupsville Road in Hall County, NE. (2 Lots, 2.22 Acres)
- 13. 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)
- 14. Final Plat – Manning Acres Subdivision– Hall County:** Located south of 13th Street and east of Wiseman Road in Hall County, NE. (1 Lot, 2.64 Acres)
- 15. Comprehensive Plans**
 - 1. Payment of Claims**
 - 2. Update on Comp Plan Process**
- 16. Directors Report**
- 17. Next Meeting May 3, 2023**
- 18. Adjourn.**

PLEASE NOTE: This meeting is open to the public, and a current agenda is on file at the office of the Regional Planning Commission, located on the second floor of City Hall in Grand Island, Nebraska.

**Staff Recommendation Summary
For Regional Planning Commission Meeting
March 1, 2023**

- 4. Public Hearing – Redevelopment Plan Amendment-Grand Island**
Public hearing on an amendment to the redevelopment plan for CRA Area 34 south of 13th Street between Diers Avenue and the Moore’s Creek Drainway. Resolution 2023-09 (C-22-23GI) **See Full Recommendation** (Hearing, Discussion, Action)

- 5. Public Hearing – Proposed Rezoning –Grand Island** Public Hearing regarding the rezoning of property located north of Huff Boulevard west of North Road from R1 – Suburban Density Residential to R3 – Medium Density Residential (C-21-23GI) **See Full Recommendation** (Hearing, Discussion, Action)

- 6. Final Plat – Prairie Commons Sixth Subdivision– Grand Island:**
Located north of Rae Road and east of U.S. Highway 281 in Grand Island, NE (13 lots, 25.66 acres). This is further subdivision in anticipation of development south of the new hospital. An additional 13 lots will be created to facilitate commercial development. The property is zoned B2 General Business. City staff is recommending against this subdivision as submitted. Settler Road as shown on the plat is only needed to provide access to Lot 6. This could be accomplished with a flag lot extending from Lot 6 to Prairieview Street and/or Rae Road in place of the street right of way or with a cul-de-sac either from Prairieview or Rae Road. The private access even it is shared in a way similar to the a public street would cost less to construct, use less property, reduce the required sidewalks and landscaping and the long term maintenance costs that would be a responsibility of the City. If this is approved as submitted the city would require both the 70’ of right of way and an additional 7 feet of utility easement on both sides of the ROW similar to that granted along Prairieview Street.

Consent Agenda

- 7. Final Plat – Rockford Subdivision– Alda:** Located east of Alda Road and north of Apollo Avenue in Alda. (3 Lots, 6.89 Acres) This splits 2 existing lots in Alda zoned I2 Heavy Industry into 3 lots. There are 3 buildings on the two lots and this will allow them to be sold and owned separately

- 8. Final Plat – JBA Ventures Subdivision– Grand Island:** Located south of South Street and east of Henry Street in Grand Island NE. (4 Lots, 1.498Acres) This reconfigures 4 existing lots for redevelopment and

dedicates a utility easement between the lots for the extension of sanitary sewer. The property is zoned B2.

9. Final Plat – Eilienstien Subdivision– Grand Island: Located north of State Street and east of North Road in Grand Island NE. (1 Lots, 1.305 Acres) This combines vacated right of way acquired as part of the North Road paving project with an existing parcel and formally approves a subdivision of these parcels. The property is zoned R1 Suburban Density Residential.

10. 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) This reconfigures 2 existing lots originally platted as part of the n the Grand Island Farmstead Project and dedicates additional right of way for the adjoining roads. The property is zoned LLR Large Lot Residential

11. Final Plat – T&L Atkins Subdivision– Grand Island ETJ: Located south of Schimmer Road and east of North Road in the ETJ of Grand Island NE. (2 Lots, 12.943 Acres) This reconfigures 2 existing parcels each with their own house eliminating a shared driveway and providing access to each house across its own property. The property is zoned AG2 Secondary Agricultural Zone.

12. Final Plat – Gary Subdivision– Hall County: Located south of Schimmer Road and west of Schaupsville Road in Hall County, NE. (2 Lots, 2.22 Acres) This reconfigures and plats an existing parcel with a house and grain bins and a machine shed to separate the house from the grain bin/shed site. The property is zoned A-1 Primary Agriculture. The houses is permitted on a lot of more than 20,000 square feet and the agricultural buildings are permitted on a lot with at least 1 acre.

13. 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) This reconfigures Armes ‘Lazy Acres’ Subdivision by adding additional acreage to the original subdivision. This property is zoned A-1 Primary Agriculture.

14. Final Plat – Manning Acres Subdivision– Hall County: Located south of 13th Street and east of Wiseman Road in Hall County, NE. (1 Lot, 2.64 Acres) This splits and existing farmstead from a tract of 20 acres or more. This property is zoned A-1 Primary Agriculture.

15. Comprehensive Plans

- 1. Payment of Claims**
- 2. Update on Comp Plan Process**

16. Directors Report

17. Next Meeting May 3, 2023



Hall County Regional Planning Commission

Wednesday, April 5, 2023

Regular Meeting

Item 1

Comprehensive Plans -

Staff Contact:



Marvin Planning Consultants, Inc
 382 N. 4th Street
 PO Box 410
 David City, NE 68632

Invoice

Date	Invoice #
2/1/2023	1380

Bill To

Hall County Regional Planning Commission
 Chad Naby
 PO Box 1968
 Grand Island, NE 68802-1968

P.O. No.	Terms	Due Date	Account #	Project
	Net 30	3/3/2023		
Description		Qty	Rate	Amount
See attached pdf			14,870.00	14,870.00
Leland and MSP time primarily Out-of-state sale, exempt from sales tax			0.00%	0.00
			Total	\$14,870.00
			Payments/Credits	\$0.00
			Balance Due	\$14,870.00

Phone #
402.367.5031

E-mail
kmarvin@marvinplanning.com



Marvin Planning Consultants, Inc
 382 N. 4th Street
 PO Box 410
 David City, NE 68632

Invoice

Date	Invoice #
3/27/2023	1386

Bill To

Hall County Regional Planning Commission
 Chad Nabity
 PO Box 1968
 Grand Island, NE 68802-1968

P.O. No.	Terms	Due Date	Account #	Project
	Net 30	4/26/2023		
Description		Qty	Rate	Amount
See attached pdf			9,050.00	9,050.00
Leland time primarily Out-of-state sale, exempt from sales tax			0.00%	0.00
			Total	\$9,050.00
			Payments/Credits	\$0.00
			Balance Due	\$9,050.00

Phone #
402.367.5031

E-mail
kmarvin@marvinplanning.com



Hall County Regional Planning Commission

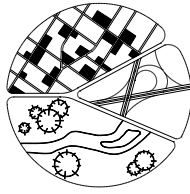
Wednesday, April 5, 2023

Regular Meeting

Item E1

Minutes - March 1, 2023 Meeting

Staff Contact:



THE REGIONAL PLANNING COMMISSION OF HALL COUNTY, GRAND ISLAND,
WOOD RIVER AND THE VILLAGES OF ALDA, CAIRO, AND DONIPHAN,
NEBRASKA

Minutes
for
March 1, 2023

The meeting of the Regional Planning Commission was held Wednesday, March 1, 2023 at City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the “Grand Island Independent” on February 18, 2023.

Present: Leslie Ruge	Darrell Nelson
Greg Robb	Leonard Rainforth
Megan Goplin	Pat O’Neill
Jaye Monter	Tyler Doane

Absent: Judd Allan, Tony Randone, Brent Stevenson and Robin Hendricksen

Other:

Staff: Chad Nabity and Rashad Moxey

Press:

1. Call to order.

Chairman O’Neill called the meeting to order at 6:00 p.m.

O’Neill stated that this was a public meeting subject to the open meetings laws of the State of Nebraska. He noted that the requirements for an open meeting are posted on the wall in the room and easily accessible to anyone who may be interested in reading them.

O’Neill also noted the Planning Commission may vote to go into Closed Session on any agenda item as allowed by State Law.

The Commission will discuss and may take action on any item listed on this agenda.

The order of items on the agenda may be reorganized by the Chair to facilitate the flow of the meeting to better accommodate the public.

2. Minutes of the January 11, 2023 meeting.

A motion was made by Robb and second by Nelson to approve the minutes of the January 11, 2023 meeting.

The motion carried with eight members voting in favor (Nelson, O'Neill Ruge, Robb, Monter, Rainforth, Goplin and Doane) and no members abstaining or no members voting no (Allan, Stevenson, Hendricksen and Randone were absent).

3. Request Time to Speak.

Zack Butz – 308 N. Locust Grand Island – Item #4 & #5

Allison Boar – 233 South 13th Street, Lincoln, NE – Item # 7

Jordan Starostka – 4209 Industrial Lane – Item #

Teresa Anderson – 1137 S. Locust – Item # 8

Bruce Shriner – Carlton – Grand Island – Item #

4. Public Hearing – Redevelopment Plan Amendment Grand Island – Public Hearing on an amendment to the redevelopment plan for CRA Area 31 south of South Street along Henry and Ada Streets (1703 Ada and 1703 Henry) Resolution 2023-07 (C-18-23GI).

5. Public Hearing – Proposed Rezoning – Grand Island – Public Hearing regarding the rezoning of property located at south of South Street along Henry and Ada Streets (1703 Ada and 1703 Henry) Resolution 2023-07 (C-18-23GI)

O'Neill opened the public hearing for agenda item #4 and #5.

Nabity stated the developer is proposing to develop multifamily residential in four buildings with 18 units between 1703 Henry and 1703Ada Street. These properties have been zoned M2 Heave Manufacturing and have been used for storage. The Baasch's have cleaned up the properties and removed the older buildings. The plan use for the property is mixed use office but the existing zoning to the south is B-2. Provided the plan is consistent with the Future Land Use Map and the Comprehensive Plan Nabity stated the Planning Department recommending approval of both.

Zack Butz representing JBA Ventures went over the Redevelopment Plan for CRA Area 31 and the need of housing.

Bruce Shriner, representing JBA Ventures went over the TIF application for the project.

O'Neill closed the public hearing for item #4 and #5.

A motion was made by Ruge and second by Rainforth to recommend the Redevelopment Plan Amendment for CRA Area 31 and Resolution 2023-07.

The motion was carried with eight members voting in favor (Nelson, O'Neill, Ruge, Robb, Monter, Rainforth, Goplin and Doane), no members voting no or abstaining, (Allan, Stevenson, Hendrickson, and Randone were absent).

A motion was made by Ruge and second by Goplin to approve the proposed rezoning of property located south of South Street along Henry and Ada Streets from M2 to B2.

The motion was carried with eight members voting in favor (Nelson, O'Neill, Ruge, Robb, Monter, Rainforth, Goplin and Doane), no members voting no or abstaining, (Allan, Stevenson, Hendrickson, and Randone were absent).

6. Public Hearing – Proposed Rezoning – Rezoning – Grand Island – Public Hearing regarding the rezoning of Legacy 34 Second Subdivision Hall County, Nebraska. This Property is located north of Husker Highway and west of Prairie View Street in the City of Grand Island. The request would rezone property from CD Commercial Development Zone and RD Residential Development Zone to an amended CD Commercial Development Zone and RD Residential Development Zone and B2 General Business. (C-15-23GI)

- a. Final Plat – Legacy 34 Third Subdivision – Grand Island – Located north of Husker Highway and west of Prairie View Street in the City of Grand Island. (28 lots, 13 Outlots, 20.1 acres). This property is under consideration for rezoning to amend the current CD Commercial Development Zone and current RD Residential Development Zone along with adding a B2 General Business Zone.

O'Neill opened the public hearing

Nabity stated changes were made from the original plan that was brought forward about 4 months ago. The request would rezone property from CD Commercial Development Zone and RD Residential Development Zone to an amended CD Commercial Development Zone and RD Residential Development Zone and B2 General Business. The proposed changes are generally minor modifications to the development plan with more specific details about the size and placement of the proposed commercial buildings with the CD Zone. Nabity also mentioned another proposed change to B2 General Business is the located at the southeast corner for a proposed hotel. Nabity stated the proposed changes are consistent with the Comprehensive Plan and recommending approval.

O'Neill closed the public hearing.

A motion was made by Ruge and second by Robb to approve the proposed rezoning of Legacy 34 Second Subdivision and the Final Plat for Legacy 34 Third Subdivision.

The motion was carried with eight members voting in favor (Nelson, O'Neill, Ruge, Robb, Monter, Rainforth, Goplin and Doane), no members voting no or abstaining, (Allan, Stevenson, Hendrickson, and Randone were absent).

- 7. Public Hearing – Redevelopment Plan – Grand Island – Public Hearing Concerning a redevelopment plan for CRA No. 34 to allow for redevelopment of property located north of 13th Street and west of the Moore's Creek Drainway (Millennial Estates Subdivision as proposed) in Grand Island, Hall County, Nebraska. The request calls for redevelopment of this property for residential uses. Resolution 2023-08 (C17-23GI)**

O'Neill opened the public hearing.

Nabity stated that based on the the last plan that was approved the developers would be paying for and constructing Claude Road on the east side of the property and they would receive 100% of the TIF benefit. This plan proposes that the City build Claude Road and receive 25% of the TIF benefit to pay for the road. The plan also proposes that the developer dedicate the right of way for Claude Road with the approval of this plan.

Allison Boar representing Starostka Group Unlimited stated that the proposed changes in the plan are the result of higher interest rates and uncertainty in the housing market. The benefit to the city of this proposal is that the City would be able to build Claude Road on its own schedule and receive reimbursement of funds that could then be used to pay back the city for its expenditures.

Jordan Starostka was available for questions.

O'Neill closed the public hearing.

A motion was made by Nelson and second by Ruge to approve the redevelopment plan for CRA Area No. 34 and Resolution 2023-08.

The motion was carried with eight members voting in favor (Nelson, O'Neill, Ruge, Robb, Monter, Rainforth, Goplin and Doane), no members voting no or abstaining, (Allan, Stevenson, Hendrickson, and Randone were absent).

- 8. Public Hearing – Proposed Changes to Zoning Ordinance – Grand Island – Concerning proposed amendments to 36-72 M-1 Light Manufacturing Zone 36-76 Commercial Development Zone and 36-99 Home Occupations. A copy of the proposed changes will be available at the Hall County Regional Planning Department office located at Grand Island City Hall. (C-16-23GI)**

O'Neill opened the public hearing.

Nabity stated the proposed amendments to changes to three section to the city code. The proposed changes to 36-72 M-1 Light Manufacturing pertain to specific landscaping requirements in the front yard setbacks. The buffer yard changes to 36-72 Commercial Development Zone are intended to clarify how to determine what additional planting besides grass are required in the buffer yard.

The changes to 36-99 Home Occupations are in direct response to concerns from Central Nebraska Health Department about the need for additional daycare operations within the City. Nabity stated this change would allow In Home Daycare II as an in home daycare. The changes to 36-99 are specific to Grand Island's Home Occupation standards as they apply to in Home Daycare Providers as defined and licensed by the State of Nebraska. Nabity stated Nebraska has two classes of In Home Daycare referred to as Family Child Care Home I and II. Under our current regulations Family Child Care Home I is permitted without any question as long as the person providing care owns/rents and lives in the house. Family Child Care Home II requires that two caregivers are present and under the current regulations both caregivers would have to live at the residence. Based on the licensing standards up to 10 children can be cared for in a Family Child Home I and up to 12 Children can be cared for in a Family Child Care Home II.

Teresa Anderson – 1137 S. Locust – Teresa, the director of The Central Health District Health Department – stated through a community assessment they found the three main concerns were 1) access to care, 2) cultural, behavioral , health 3) quality childcare. Teresa went on to talk about the shortage of daycare. In talking to parents and daycare providers they are for supporting Family Child Care Home II.

O'Neill closed the public hearing.

A motion was made by Rainforth and second by Doane to approve the changes to the proposed amendments to 36-72 M-1 Light Manufacturing Zone 36-76 Commercial Development Zone and 36-99 Home Occupations.

The motion was carried with eight members voting in favor (Nelson, O'Neill, Ruge, Robb, Monter, Rainforth, Goplin and Doane), no members voting no or abstaining, (Allan, Stevenson, Hendrickson, and Randone were absent).

9. Public Hearing – Proposed Amendment to the Future Land use Map – Alda – Public Hearing regarding the rezoning for property located at the northeast corner of the intersection of 60th Road and Wildwood Drive in (in the SW ¼ of the SW ¼ of 4-10-10) from TA Transitional Agricultural to I-1 Light Industrial Zone. (C-20-23A)

10. Public Hearing – Proposed Rezoning – Alda – Public Hearing regarding the rezoning for property located at the northeast corner of the intersection of 60th Road and Wildwood Drive (in the SW ¼ of SW ¼ of 4-10-10) from TA Transitional Agriculture to I-1 Light Industrial Zone. (C-20-23A)

O'Neill opened the public hearing for items #9 and #10.

Nabity stated the proposed change is located at the northeast corner of 60th Road and Wildwood Drive from TA – Transitional Agriculture to I-1 Light Industrial Zone. The Quonset style storage units have been at the location since 1957. Nabity stated the property will be consistent with the City's Comprehensive Land Use Plan (with proposed amendment to the Future Land Use Map).

A motion was made by Robb and second by Nelson to recommend approval to the proposed amendment to the Future Land Use Map in Alda.

The motion was carried with eight members voting in favor (Nelson, O'Neill, Ruge, Robb, Monter, Rainforth, Goplin and Doane), no members voting no or abstaining, (Allan, Stevenson, Hendrickson and Randone were absent).

A motion was made by Monter and second by Rainforth to recommend approval to the proposed rezoning in Alda from TA – Transitional Agricultural to I-1 Light Industrial Zone.

The motion was carried with eight members voting in favor (Nelson, O'Neill, Ruge, Robb, Monter, Rainforth, Goplin and Doane), no members voting no or abstaining, (Allan, Stevenson, Hendrickson and Randone were absent).

Consent Agenda

- 11. Final Plat – Cunningham Farms Subdivision – Alda** – Located east of 60th Road and north of Wildwood Drive in Hall County, Alda ETJ. (1 Lot, 4.17 Acres)
- 12. Final Plat JMR Subdivision – Grand Island** – Located north of 4th Street and east of Wheeler Avenue in Grand Island, NE. (2 lots, 0.2 Acres)
- 13. Final Plat – Gloe Acres Second Subdivision – Hall County** – Located south of Wildwood Drive and east of 110th Road in Hall County, NE. (1 Lot , 3.63 Acres)

A motion was made by Doane and second by Nelson to approve all items on the consent agenda.

The motion was carried with eight members voting in favor (Nelson, O'Neill, Ruge, Robb, Monter, Rainforth, Goplin and Doane), no members voting no or abstaining, (Allan, Stevenson, Hendrickson and Randone were absent).

14. Comprehensive Plans Payment of Claims.

A motion was made by Nelson and second Goplin to approve the payment of claims for

the amount of \$3275.00.

The motion was carried with eight members voting in favor (Nelson, O'Neill, Ruge, Robb, Monter, Rainforth, Goplin and Doane), no members voting no or abstaining, (Allan, Stevenson, Hendrickson and Randone were absent).

Nabity gave an update on the Comprehensive Plan.

Next Meeting April 5 or 12, 2023

O'Neill adjourned the meeting at 6:55 p.m.

Leslie Ruge, Secretary
By Norma Hernandez



Hall County Regional Planning Commission

Wednesday, April 5, 2023

Regular Meeting

Item F1

**Public Hearing - Redevelopment Plan Amendment - Grand Island
- Public hearing on an amendment to the redevelopment plan for
CRA Area 34 south of 13th Street between Diers Avenue and the
Moore's Creek Drainway. Resolution 2023-09 (C-22-23GI)**

Staff Contact:

Agenda Item # 4

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

March 27, 2023

SUBJECT:

Redevelopment plan amendment for property located south of 13th Street between Diers Avenue and the Moore's Creek Drainway in Blight and Substandard Area 34 in Grand Island, Hall County, Nebraska to support this development. (C-22-23GI)

PROPOSAL:

Concord Investments LLC is proposing to develop the properties described above for commercial and residential purposes. The property is zoned B2 General Business zone. Residential uses are permitted in the B2 zoning district. It is anticipated that the developer will request that a portion of the property is rezoned to RD Residential Development Zone. The developer will build Concord Avenue and the extension of Claude Road from where it ends to 13th Street with this project.

OVERVIEW:

The purpose of the CRA and the designated blight and substandard area is to provide incentives for development in underdeveloped areas of the community. This area has already been declared blighted and substandard the Grand Island City Council.

This project is **consistent** with the **proposed zoning** and the **future land use plan** for this area within the City of Grand Island. This development will promote housing construction in Grand Island and provide for more commercial space.

The Regional Planning Commission recommendation is limited to the appropriateness of the proposed use at this location. The Grand Island Comprehensive Plan calls for the development of commercial spaces including higher density residential uses at this location.

The Planning Commission is required to comment on these applications to confirm that expenditure of public funds through TIF is not supporting uses that would be inconsistent with the comprehensive plan. The proposed use for a residential development at this location appears to be supported by the plan.

RECOMMENDATION:

That the Regional Planning Commission recommends find that the redevelopment plan is consistent with the Comprehensive Plan (general plan for development) of the city of Grand Island. A resolution is attached for your consideration.

_____ Chad Nability AICP, Planning Director

**Redevelopment Plan Amendment
Grand Island CRA Area 34
March 2023**

The Community Redevelopment Authority (CRA) of the City of Grand Island intends to amend the Redevelopment Plan for Area 34 within the city, pursuant to the Nebraska Community Development Law (the “Act”) and provide for the financing of a specific infrastructure related project in Area 34.

Executive Summary:

Project Description

THE REDEVELOPMENT APPROXIMATELY 22.5 ACRES OF PROPERTY LOCATED SOUTH OF 13TH STREET AND EAST OF THE MOORE’S CREEK DRAINWAY IN NORTHWEST GRAND ISLAND FOR A MIXED USE COMMERCIAL AND MULTI-FAMILY RESIDENTIAL DEVELOPMENT 2 COMMERCIAL LOTS AND UP TO 84 UNITS OF HOUSING.

The use of Tax Increment Financing to aid in redevelopment expenses associated with platting and installing the necessary infrastructure (streets, sanitary sewer, water, and storm sewer) for the development the property for housing and commercial uses. The use of Tax Increment Financing is an integral part of the development plan and necessary to make this project affordable. The 2020 Housing Study for the City of Grand Island identified a need of 1361 new rental and owner occupied housing units by 2024.

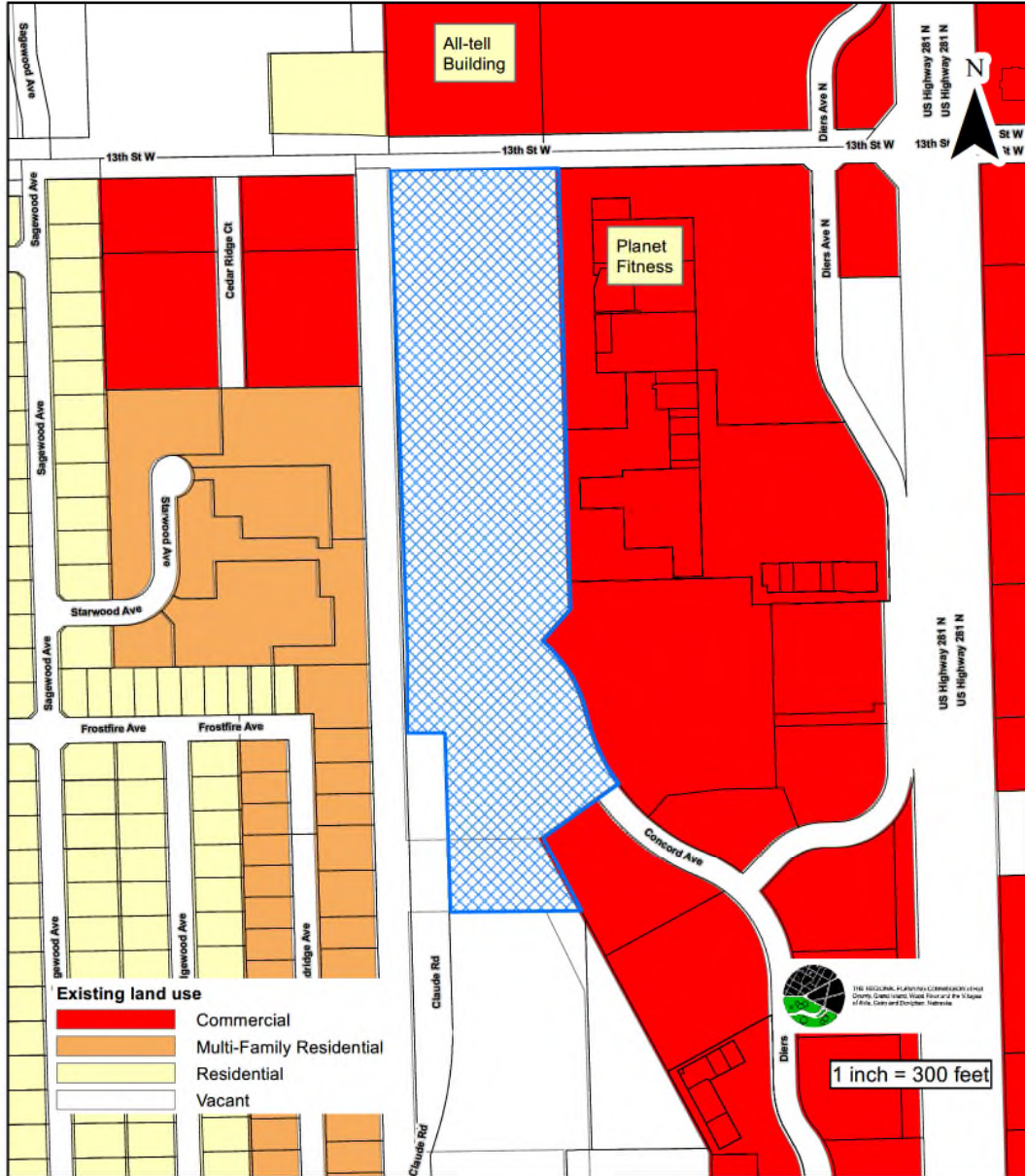
Concord Investments LLC or its predecessor Concord Development LLC has owned this property for more than 25 years. This property has been farmed in corn or beans during that time. This project will also include building a portion of Claude Road along the west side of the property alongside the existing ditch for the Moore’s Creek Drainway. The developer is responsible for and has provided evidence that they can secure adequate debt financing to cover the costs associated with the construction of units. The Grand Island Community Redevelopment Authority (CRA) intends to pledge the ad valorem taxes generated over multiple 15 year periods beginning January 1, 2025 towards the allowable costs and associated financing for the development of this property.

TAX INCREMENT FINANCING TO PAY FOR THE DEVELOPMENT OF THE PROPERTY WILL COME FROM THE FOLLOWING REAL PROPERTY:

Property Description (the “Redevelopment Project Area”)

Legal Descriptions: Block A of Crane Valley Subdivision excluding Lots 1, 2 and Outlot A of Crane Valley 9th Subdivision (PID 400150174)

Proposed Project Area Existing Landuse Map



Existing Land Use and Subject Property

The tax increment will be captured for the tax years the payments for which become delinquent in years 2024 through 2025 inclusive. The TIF contract will be structured so it can be amended each year for up to six years to add the housing and commercial units to be completed during that year. No single property will be eligible for TIF for a period of more than 15 years.

The real property ad valorem taxes on the current valuation will continue to be paid to the normal taxing entities. The increase will come from development of the property for residential and commercial uses as previously described.

Statutory Pledge of Taxes.

In accordance with Section 18-2147 of the Act and the terms of the Resolution providing for the issuance of the TIF Note, the Authority hereby provides that any ad valorem tax on the Redevelopment Project Area for the benefit of any public body be divided for a period of fifteen years after the effective date of this provision as set forth in the Redevelopment Contract or any amendment to the redevelopment contract, consistent with this Redevelopment Plan. The plan anticipates that each phase of the development will constitute new effective date for the purposes of determining the period of fifteen years. Said taxes shall be divided as follows:

a. That portion of the ad valorem tax which is produced by levy at the rate fixed each year by or for each public body upon the redevelopment project valuation shall be paid into the funds, of each such public body in the same proportion as all other taxes collected by or for the bodies; and

b. That portion of the ad valorem tax on real property in the redevelopment project in excess of such amount, if any, shall be allocated to and, when collected, paid into a special fund of the Authority to pay the principal of; the interest on, and any premiums due in connection with the bonds, loans, notes, or advances on money to, or indebtedness incurred by, whether funded, refunded, assumed, or otherwise, such Authority for financing or refinancing, in whole or in part, a redevelopment project. When such bonds, loans, notes, advances of money, or indebtedness including interest and premium due have been paid, the Authority shall so notify the County Assessor and County Treasurer and all ad valorem taxes upon real property in such redevelopment project shall be paid into the funds of the respective public bodies.

Pursuant to Section 18-2150 of the Act, the ad valorem tax so divided is hereby pledged to the repayment of loans or advances of money, or the incurring of any indebtedness, whether funded, refunded, assumed, or otherwise, by the CRA to finance or refinance, in whole or in part, the redevelopment project, including the payment of the principal of, premium, if any, and interest on such bonds, loans, notes, advances, or indebtedness.

Redevelopment Plan Amendment Complies with the Act:

The Community Development Law requires that a Redevelopment Plan and Project consider and comply with a number of requirements. This Plan Amendment meets the statutory qualifications as set forth below.

1. The Redevelopment Project Area has been declared blighted and substandard by action of the Grand Island City Council on September 28, 2021.[§18-2109] Such declaration was made after a public hearing with full compliance with the public notice requirements of §18-2115 of the Act.

2. Conformation to the General Plan for the Municipality as a whole. [§18-2103 (13) (a) and §18-2110]

Grand Island adopted a Comprehensive Plan on July 13, 2004. This redevelopment plan amendment and project are consistent with the Comprehensive Plan, in that no changes in the Comprehensive Plan elements are intended. This plan merely provides funding for the developer to pay for necessary infrastructure include sewer, water, drainage and Claude Road to prepare the property for permitted uses on this property as defined by the current and effective zoning regulations. **The Hall County Regional Planning Commission held a public hearing at their meeting on April ??, 2023 and passed Resolution 2023-09 confirming that this project is consistent with the Comprehensive Plan for the City of Grand Island.** The Grand Island Public School District has submitted a formal request to the Grand Island CRA to notify the District any time a TIF project involving a housing subdivision and/or apartment complex is proposed within the District. The school district was notified of this plan amendment prior to it being submitted to the CRA for initial consideration.

3. The Redevelopment Plan must be sufficiently complete to address the following items: [§18-2103(13) (b)]

a. Land Acquisition:

This Redevelopment Plan for Area 34 provides for real property acquisition and this plan amendment does not prohibit such acquisition. There is no proposed acquisition by the authority.

b. Demolition and Removal of Structures:

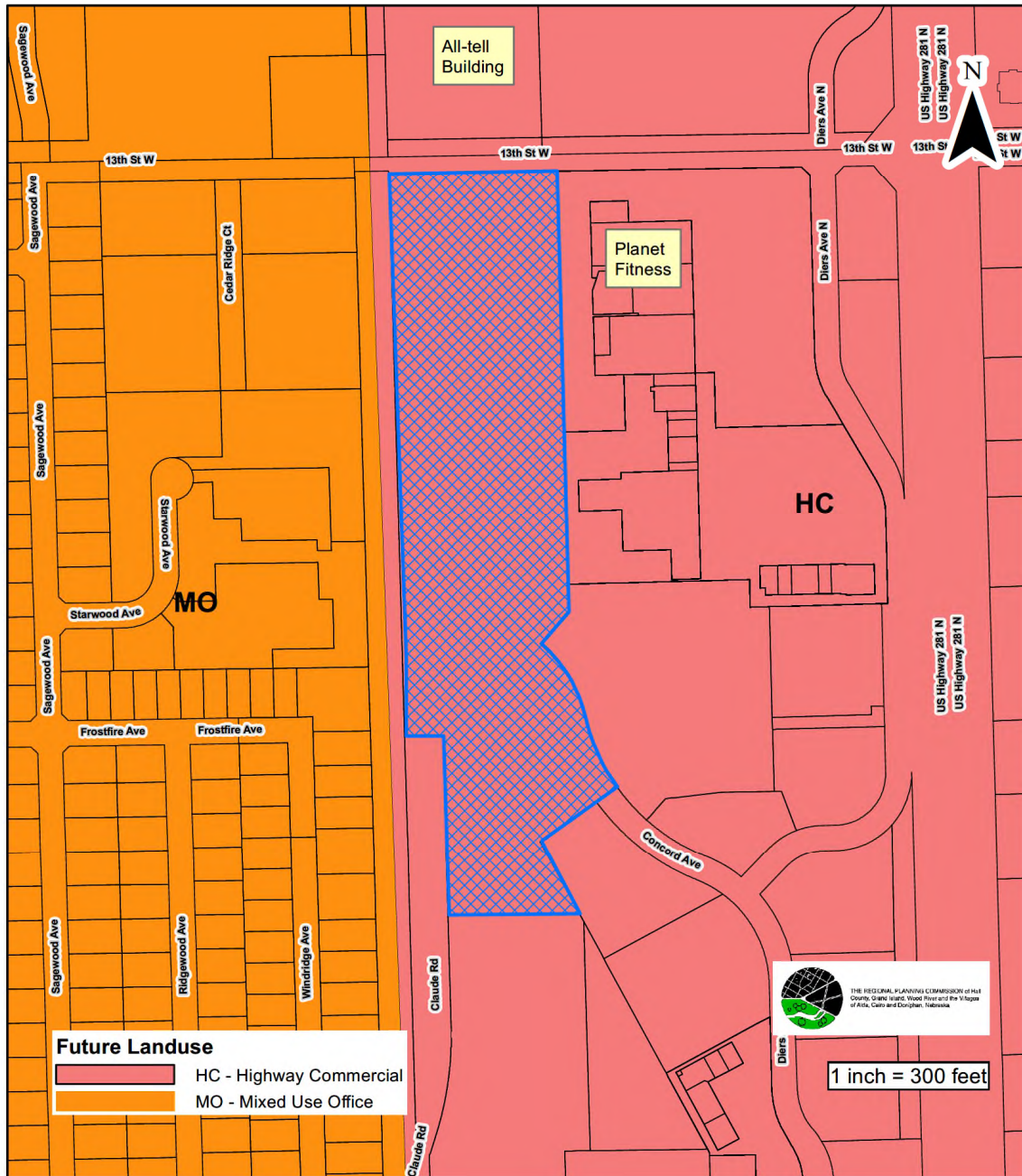
The project to be implemented with this plan does not provide for the demolition and removal any structures on this property.

c. Future Land Use Plan

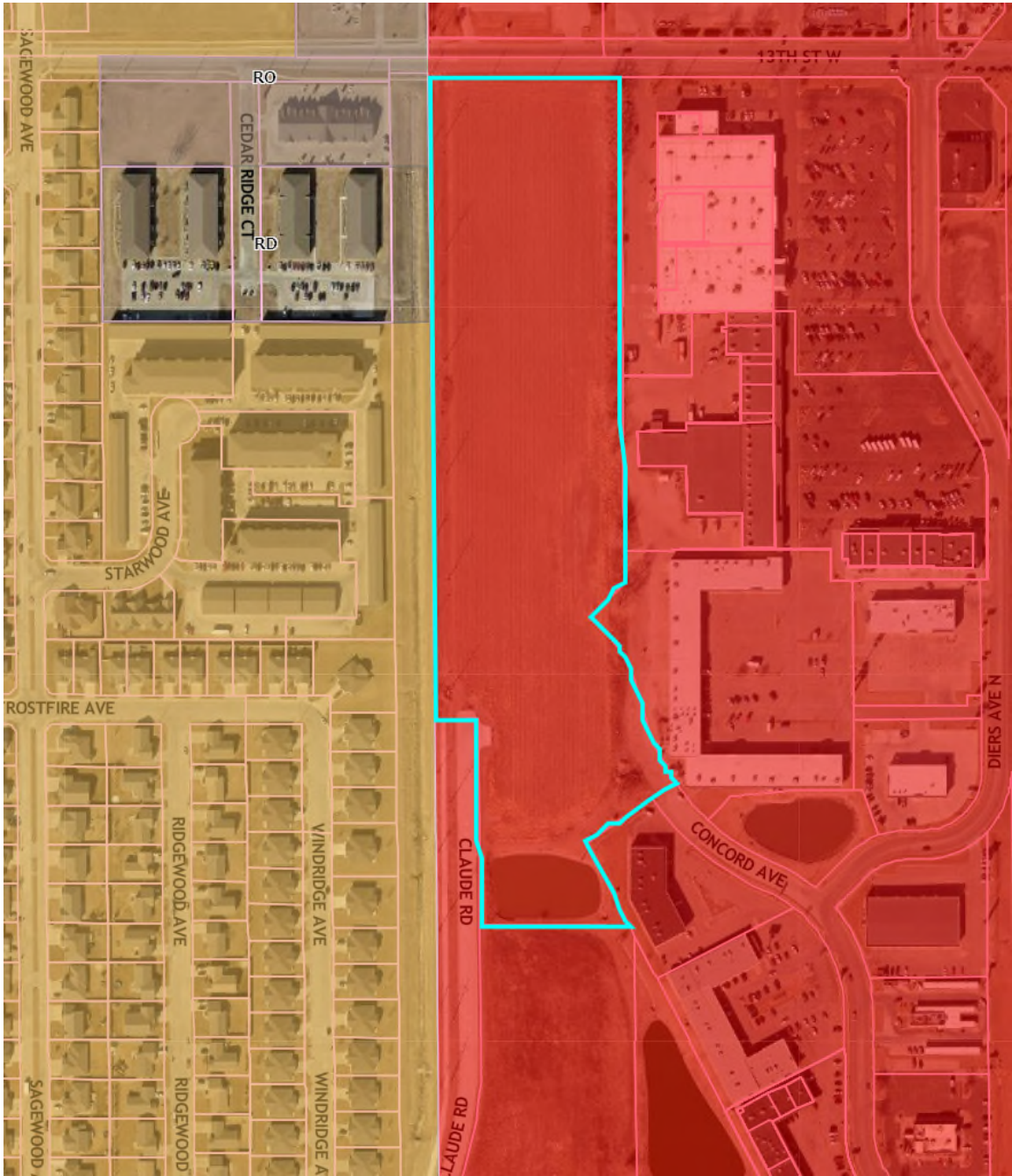
See the attached map from the 2004 Grand Island Comprehensive Plan. All of the area around the site in private ownership is planned for highway commercial development which would include residential uses at a density of up to 42 units per acre. This property

is in private ownership. [§18-2103(b) and §18-2111] The attached map also is an accurate site plan of the area after redevelopment. [§18-2111(5)]

Proposed Project Area Future Landuse Map



City of Grand Island Future Land Use Map



Current Zoning on the Site

e. Site Coverage and Intensity of Use

The B2 zoning district allows for one dwelling unit per 1000 square feet of lot space with a 3000 square foot minimum lot size. A wide variety of commercial uses are also permitted in this zoning district. The development as proposed will have a residential density of less than 5 units per acre. [§18-2103(b) and §18-2111]

f. Additional Public Facilities or Utilities

Sanitary sewer and water are available to support this development. Both sanitary sewer and water will need to be extended throughout the site. TIF revenues will be used to offset the cost of these public utility improvements.

Electric utilities are sufficient for the proposed use of this property. Electric lines, transformers, and conduit will need to be extended throughout the property.

No other publicly owned utilities would be impacted by the development. §18-2103(b) and §18-2111]

4. The Act requires a Redevelopment Plan provide for relocation of individuals and families displaced as a result of plan implementation. This property is vacant and has been vacant for more than 1 year; no relocation is contemplated or necessary. [§18-2103.02]

5. No member of the Authority, nor any employee thereof holds any interest in any property in this Redevelopment Project Area. [§18-2106] No members of the authority or staff of the CRA have any interest in this property.

6. Section 18-2114 of the Act requires that the Authority consider:

a. Method and cost of acquisition and preparation for redevelopment and estimated proceeds from disposal to redevelopers.

The purchase price of the property is \$245,866 as an eligible expense. The estimated costs of utilities including sewer and water is \$775,171. Streets and drainage are estimated at \$1,599,465. Planning activities including engineering, architecture, legal fees and government fees are estimated at \$347,461. The total of the eligible expenses for this project is estimated by the developer at \$2,967,963.

No property will be transferred to redevelopers by the Authority. The developer will provide and secure all necessary financing.

b. Statement of proposed method of financing the redevelopment project.

The developer will provide all necessary financing for the project. The Authority will assist the project by granting the sum of \$2,967,963 from the proceeds of the TIF. This indebtedness will be repaid from the Tax Increment Revenues generated from the project. TIF revenues shall be made available to repay the original debt and associated interest after January 1, 2025 through December 2046.

c. Statement of feasible method of relocating displaced families.

No families will be displaced as a result of this plan.

7. Section 18-2113 of the Act requires:

Prior to recommending a redevelopment plan to the governing body for approval, an authority shall consider whether the proposed land uses and building requirements in the redevelopment project area are designed with the general purpose of accomplishing, in conformance with the general plan, a coordinated, adjusted, and harmonious development of the city and its environs which will, in accordance with present and future needs, promote health, safety, morals, order, convenience, prosperity, and the general welfare, as well as efficiency and economy in the process of development, including, among other things, adequate provision for traffic, vehicular parking, the promotion of safety from fire, panic, and other dangers, adequate provision for light and air, the promotion of the healthful and convenient distribution of population, the provision of adequate transportation, water, sewerage, and other public utilities, schools, parks, recreational and community facilities, and other public requirements, the promotion of sound design and arrangement, the wise and efficient expenditure of public funds, and the prevention of the recurrence of insanitary or unsafe dwelling accommodations or conditions of blight.

The Authority has considered these elements in proposing this Plan. This amendment, in and of itself will promote consistency with the Comprehensive Plan. This will have the intended result of preventing recurring elements of unsafe buildings and blighting conditions. This will accomplish the goal of increasing the number of residential units within the City of Grand Island and encouraging infill development.

8. Time Frame for Development

Development of this project is anticipated to begin in the 2023 year. The build out of the subdivision is planned in five phases between 2024 and 2030. It is anticipated that the units in this development will be fully built out by 2030 with the tax increment on those homes extending to 2046. Excess valuation should be available for the first homes built with this project for 15 years beginning with the 2024 tax year.

9. Justification of Project

The 2020 housing study for the City of Grand Island projected that by 2024 we would need an additional 1361 new housing units. There should be 902 non-age restricted units with 518 owner occupied and with 384 rental units. There should be 459 age restricted unit 459 with 222 as 55+ owner occupied and with 237 as 55+ rental units. Between January 1 of 2020 and December of 2022 the city issued permits for 680 new housing units including both restricted and unrestricted units leaving a need for 673 additional units by 2024. The current housing market, a combination of the cost of producing housing and the prevailing wages, has not created a situation that gives the markets sufficient incentive to build the number housing units required to meet community needs. This lack of housing options impacts a variety of other areas within the community including work force development, overcrowding, and maintenance of residential units.

This project will create new housing options for all citizens and potential citizens of Grand Island and will likely result in the sale of existing homes around the city.

10. Cost Benefit Analysis Section 18-2113 of the Act, further requires the Authority conduct a cost benefit analysis of the plan amendment in the event that Tax Increment Financing will be used. This analysis must address specific statutory issues.

As authorized in the Nebraska Community Development Law, §18-2147, *Neb. Rev. Stat.* (2019), the City of Grand Island has analyzed the costs and benefits of the proposed Redevelopment Project, including:

Project Sources and Uses. Approximately \$2,917,963 in public funds from tax increment financing provided by the Grand Island Community Redevelopment Authority will be required to complete the project. This investment by the Authority will leverage \$14,767,874 in private sector financing and investment; a private investment of \$5.06 for every TIF dollar invested.

Use of Funds	Source of funds		
Description	TIF Funds	Private Funds	Total
Site Acquisition	\$245,866		\$245,866
Building Costs		\$13,000,000	\$13,000,000
Public Streets	\$825,741		\$825,741
Private Streets	\$411,038		\$411,038
Trails	\$108,436		\$108,436
Sewer/Water/Electric	\$775,171		\$775,171
Grading/Dirtwork	\$254,250		\$254,250
Planning (Arch. & Eng.)	\$297,461		\$297,461
Financing fees/ audit		\$1,446,074	\$1,446,074
Legal/ TIF contract	\$50,000		\$50,000
Developer Fees		\$271,800	\$271,800
Total	\$2,967,963	\$14,717,874	\$17,685,837

Tax Revenue. The property to be redeveloped is anticipated to have a January 1, 2024 valuation of approximately \$979,447. Based on the 2022 levy this would result in a real property tax of approximately \$20,727. It is anticipated that the assessed value will increase by \$14,620,553 upon full completion, as a result of the site redevelopment. This development will result in an estimated tax increase of over \$330,131 annually. The tax increment gained from this Redevelopment Project Area would not be available for use as city general tax revenues, for the period of the bonds, but would be used for eligible private redevelopment costs to enable this project to be realized.

Estimated 2024 assessed value:	\$ 979,447
Estimated value after completion	\$ 15,600,000
Increment value	\$ 14,620,553
Annual TIF generated (estimated)	\$ 330,131
TIF bond issue	\$ 2,967,963

(a) Tax shifts resulting from the approval of the use of Tax Increment Financing;

The redevelopment project area currently has an estimated valuation of \$979,447. The proposed redevelopment will create additional valuation of \$14,620,553 over the course of the next six years. The project creates additional valuation that will support taxing entities long after the project is paid off along with providing up to 84 additional housing units and provide for the development and construction of Claude Road on the east side of this property. The tax shift from this project will be equal to the total of the bond principal of \$2,967,963 if fully funded and any associated interest on the bond to be assigned with contract approval.

(b) Public infrastructure and community public service needs impacts and local tax impacts arising from the approval of the redevelopment project;

Existing water and waste water facilities will not be negatively impacted by this development. The electric utility has sufficient capacity to support the development. This is infill development with services connecting to existing line with capacity. This development will result in a larger number of students for Grand Island Public Schools. Fire and police protection are available and should not be negatively impacted by this development though there will be some increased need for officers and fire fighters as the City continues to grow whether from this project or others.

(c) Impacts on employers and employees of firms locating or expanding within the boundaries of the area of the redevelopment project;

This will provide additional housing options for the residents of Grand Island. The National Homebuilders Association estimates that each unit of multifamily housing results in an FTE of 1.16 job. An average of 15 apartments would produce about 17.4 FTE's per year for the next 6 years plus additional FTE's for the commercial space that is proposed.

(d) Impacts on other employers and employees within the city or village and the immediate area that are located outside of the boundaries of the area of the redevelopment project; and

This project will not have a negative impact on other employers different from any other expanding business within the Grand Island area. Grand Island does have tight labor market and part of that is due to the availability and cost of housing. This development may help alleviate some of those pressures.

(e) Impacts on student populations of school districts within the City or Village:

This development will have an impact on the Grand Island School system and will likely result in additional students at the elementary and secondary school levels.

The average number of persons per household in Grand Island for 2017 to 2021 according the American Community Survey is 2.57. According current census numbers 20.2% of the population of Grand Island was between the ages of 5 and 18. If the averages hold it would be expected that 213 people would be housed at this location and there would be a maximum of 43 school age children generated by this development. If this develops at a rate of 15 units per year for 6 years approximately 8 children could be added to the school age population every year with this development. These 8 children will likely be spread over the full school age population from elementary to secondary school. According to the National Center for Educational Statistics¹ the 2019-20 enrollment for GIPS was 10,070 students and the cost per student in 2017-18 was \$12,351 of that \$4,653 is generated locally. This is likely to be mitigated based on the size and configuration of these units that will make them less attractive to families with children.

The Grand Island Public School System was notified on March 4, 2023 that the CRA would be considering this application at their March 15, 2023 meeting.

(f) Any other impacts determined by the authority to be relevant to the consideration of costs and benefits arising from the redevelopment project.

This project is consistent the goals of the 2020 Housing Study for the City of Grand Island to create more than 1361 new housing units. Between January of 2020 and December of 2022 the City of Grand Island has issue permits for 688 housing units. The local housing market is not capable of producing the number of units needed at market rate given the costs of building and development.

Time Frame for Development

Development of this project is anticipated to be completed between summer of 2023 and the end of 2029. The base tax year should be calculated on the value of the property as of January 1, 2024 for the first phase with each phase based on the preceding year's valuation of the property included in the amendment for that year. Excess valuation should be available for this project beginning in 2024 with taxes due in 2025. Excess valuation will be used to pay the TIF Indebtedness issued by the CRA per the contract between the CRA and the developer for a period not to exceed 15 years on each property or an amount not to exceed a base amount of \$2,967,963 the projected amount of increment based upon the anticipated value of the project and current tax rate. Based on the estimates of the expenses of the rehabilitation the developer will spend at least \$2,967,963 on TIF eligible activities.

¹ https://nces.ed.gov/ccd/districtsearch/district_detail.asp?ID2=3100016



BACKGROUND INFORMATION RELATIVE TO TAX INCREMENT FINANCING REQUEST

Project Redeveloper Information

Business Name:

Address:

Telephone No.: _____ Fax No.: _____

Email: _____

Contact:

Application Submission Date: _____

Brief Description of Applicant's Business:

Legal Description/Address of Proposed Project

Community Redevelopment Area Number _____

Present Ownership Proposed Project Site:

Is purchase of the site contingent on Tax Increment Financing Approval? Yes No

Proposed Project: Building square footage, size of property, description of buildings – materials, etc. Please attach site plan, if available.

If Property is to be Subdivided, Show Division Planned:

VI. Estimated Project Costs:

Acquisition Costs:

A. Land \$ _____
B. Building \$ _____

Construction Costs:

A. Renovation or Building Costs: \$ _____
B. On-Site Improvements:
 Sewer \$ _____
 Water \$ _____
 Electric \$ _____
 Gas \$ _____
 Public Streets/Sidewalks \$ _____

Private Streets	\$ _____
Trails	\$ _____
Grading/Dirtwork/Fill	\$ _____
Demolition	\$ _____
Other	\$ _____
Total	\$ _____

Soft Costs:

A. Architectural & Engineering Fees:	\$ _____
B. Financing Fees:	\$ _____
C. Legal	\$ _____
D. Developer Fees:	\$ _____
E. Audit Fees	\$ _____
F. Contingency Reserves:	\$ _____
G. Other (Please Specify)	\$ _____

TOTAL \$ _____

Total Estimated Market Value at Completion: \$ _____

Source for Estimated Market Value _____

Source of Financing:

A. Developer Equity:	\$ _____
B. Commercial Bank Loan:	\$ _____
C. Tax Credits:	
1. N.I.F.A.	\$ _____
2. Historic Tax Credits	\$ _____
3. New Market Tax Credits	\$ _____
4. Opportunity Zone	\$ _____
D. Industrial Revenue Bonds:	\$ _____
E. Tax Increment Assistance:	\$ _____
F. Enhanced Employment Area	\$ _____

G. Nebraska Housing Trust Fund \$ _____
 H. Other \$ _____

Name, Address, Phone & Fax Numbers of Architect, Engineer and General Contractor:

Estimated Real Estate Taxes on Project Site Upon Completion of Project:
 (Please Show Calculations)

Project Construction Schedule:

Construction Start Date:

Construction Completion Date:

If Phased Project:

_____	Year	_____	% Complete
_____	Year	_____	% Complete
_____	Year	_____	% Complete
_____	Year	_____	% Complete
_____	Year	_____	% Complete
_____	Year	_____	% Complete

XII. Please Attach Construction Pro Forma

XIII. Please Attach Annual Income & Expense Pro Forma
(With Appropriate Schedules)

TAX INCREMENT FINANCING REQUEST INFORMATION

Describe Amount and Purpose for Which Tax Increment Financing is Requested:

Statement Identifying Financial Gap and Necessity for use of Tax Increment Financing
for Proposed Project:

Municipal and Corporate References (if applicable). Please identify all other Municipalities, and other Corporations the Applicant has been involved with, or has completed developments in, within the last five (5) years, providing contact person, telephone and fax numbers for each:

Post Office Box 1968
Grand Island, Nebraska 68802-1968
Phone: 308 385-5240
Fax: 308 385-5423
Email: cnabity@grand-island.com



Resolution Number 2023-09

HALL COUNTY REGIONAL PLANNING COMMISSION

A RESOLUTION RECOMMENDING APPROVAL OF AN AMENDMENT TO A REDEVELOPMENT PLAN IN THE CITY OF GRAND ISLAND, NEBRASKA; AND APPROVAL OF RELATED ACTIONS

WHEREAS, the Chairman and Board of the Community Redevelopment Authority of the City of Grand Island, Nebraska (the “**Authority**”), referred **the Redevelopment Plan for CRA Area 34 requested by Concord Investments LLC** to the Hall County Regional Planning Commission, (the “**Commission**”) for review and recommendation as to its conformity with the general plan for the development of the City of Grand Island, Hall County, Nebraska, pursuant to Section 18-2112 of the Community Development Law, Chapter 18, Article 21, Reissue Revised Statutes of Nebraska, as amended (the “**Act**”); and

WHEREAS, the Commission held a public hearing on the proposed plan on April 5, 2023, and

WHEREAS, the chair or president of Hall County Board, Grand Island School Board, Central Platte Natural Resources District, Educational Service Unit #10 and Central Community College were notified by certified mail of said hearing, and

WHEREAS, the Commission advertised the time, date and location public hearing in the Grand Island Independent on Friday February 10th and Friday February 17th, and

WHEREAS, there are no Neighborhood Associations registered with the City of Grand Island, and

WHEREAS, the Commission has reviewed said Redevelopment Plan as to its conformity with the general plan for the development of the City of Grand Island, Hall County;

NOW, THEREFORE, BE IT RESOLVED BY THE HALL COUNTY REGIONAL PLANNING COMMISSION AS FOLLOWS:

Section 1. The Commission hereby recommends approval of the Redevelopment Plan finding that it is in conformance with the comprehensive development plan (general plan for development) for the City of Grand Island.

Section 2. All prior resolutions of the Commission in conflict with the terms and provisions of this resolution are hereby expressly repealed to the extent of such conflicts.

Section 3. This resolution shall be in full force and effect from and after its passage as provided by law.

DATED: April 5, 2023

HALL COUNTY REGIONAL PLANNING COMMISSION

ATTEST:

By: _____
Chair

By: _____
Secretary



Hall County Regional Planning Commission

Wednesday, April 5, 2023

Regular Meeting

Item F2

Public Hearing - Proposed Rezoning - Grand Island - Public Hearing regarding the rezoning of property located north of Huff Blvd. west of North Road from R1 Suburban Density Residential to R3 - Medium Density Residential

Staff Contact:

Agenda Item 5

PLANNING RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

March 28, 2023

SUBJECT: *Zoning Change R-1 to R3 4006, 4014, 4022 and 4030 Huff Boulevard (Lots 2 through 5, Block 2 Ellington Point Subdivision) (C-21-23G)*

PROPOSAL: To rezone approximately 1 acre of north of Huff Boulevard and west of North Road, from R-1 Suburban Residential Zone to R-3 Medium Density Residential Zone, in the City of Grand Island. The purpose of this rezoning request is to allow for the development lots for duplex properties.

OVERVIEW:

Site Analysis

*Current zoning designation:
Intent of zoning district*

R-1: Suburban Residential Zone

R-1: To provide for residential neighborhoods at a maximum density of four to five dwelling units per acre with supporting community facilities.

Permitted and conditional uses:

R-1: Agricultural uses, recreational uses and residential uses at a density of 4 dwelling units per acre

Proposed zoning district

R-3: Residential uses with a density of 1 unit per 3,000 square feet of property. Minimum lot size of 6,000 square feet. Churches, schools, parks and some limited non-profit operations and day care facilities are also allowed as permitted or conditional uses in this district.

Comprehensive Plan Designation:

Designated for Low to Medium Density Residential Development.

Existing land uses:

Vacant Ground

Adjacent Properties Analysis

Current zoning designations:

North: R-1 and R-3: Suburban Density Residential Zone and Medium Density Residential Zone

South: R-1: Suburban Residential Zone

East: R2: Low Density Residential Zone

West: R-3: Medium Density Residential Zone

Intent of zoning district:

R-1: To provide for residential neighborhoods at a maximum density of four to five dwelling units per acre with supporting community facilities.

R-2: To provide for residential neighborhoods at a maximum density of seven dwelling units per acre with supporting community facilities.

R-3: To provide for residential uses at a maximum density of fourteen to fifteen dwelling units per acre with supporting community facilities. This zoning district is sometimes used as a transitional zone between lower density residential zones and higher density residential, office, business, or manufacturing zones.

Permitted and conditional uses:

R-1: Residential uses at a density of 4 dwelling units per acre, agricultural uses, and recreational uses

R-2: Residential uses with a density of 1 unit per 6,000 square feet of property. Minimum lot size of 6,000 square feet. Churches, schools, parks are permitted in this zoning district

R-3: Residential uses with a density of 1 unit per 3,000 square feet of property. Minimum lot size of 6,000 square feet. Churches, schools, parks and some limited non-profit operations and day care facilities are also allowed as permitted or conditional uses in this district.

Comprehensive Plan Designation:

All Directions: Designated for Low to Medium Density Residential Development.

Existing land uses:

North: Single Family Property

South: Vacant Property and Single Family Residential

East: Farm ground

West: Area being developed with duplex properties.

EVALUATION:

Positive Implications:

- *Consistent with the City's Comprehensive Land Use Plan:* The subject property is designated low to medium density residential development. (Typically R1, R-2 & R-3).
- *Accessible to Existing Municipal Infrastructure:* City water and sewer services are available to service the rezoning area.

Negative Implications:

No Negative Consequences Foreseen

Other Considerations

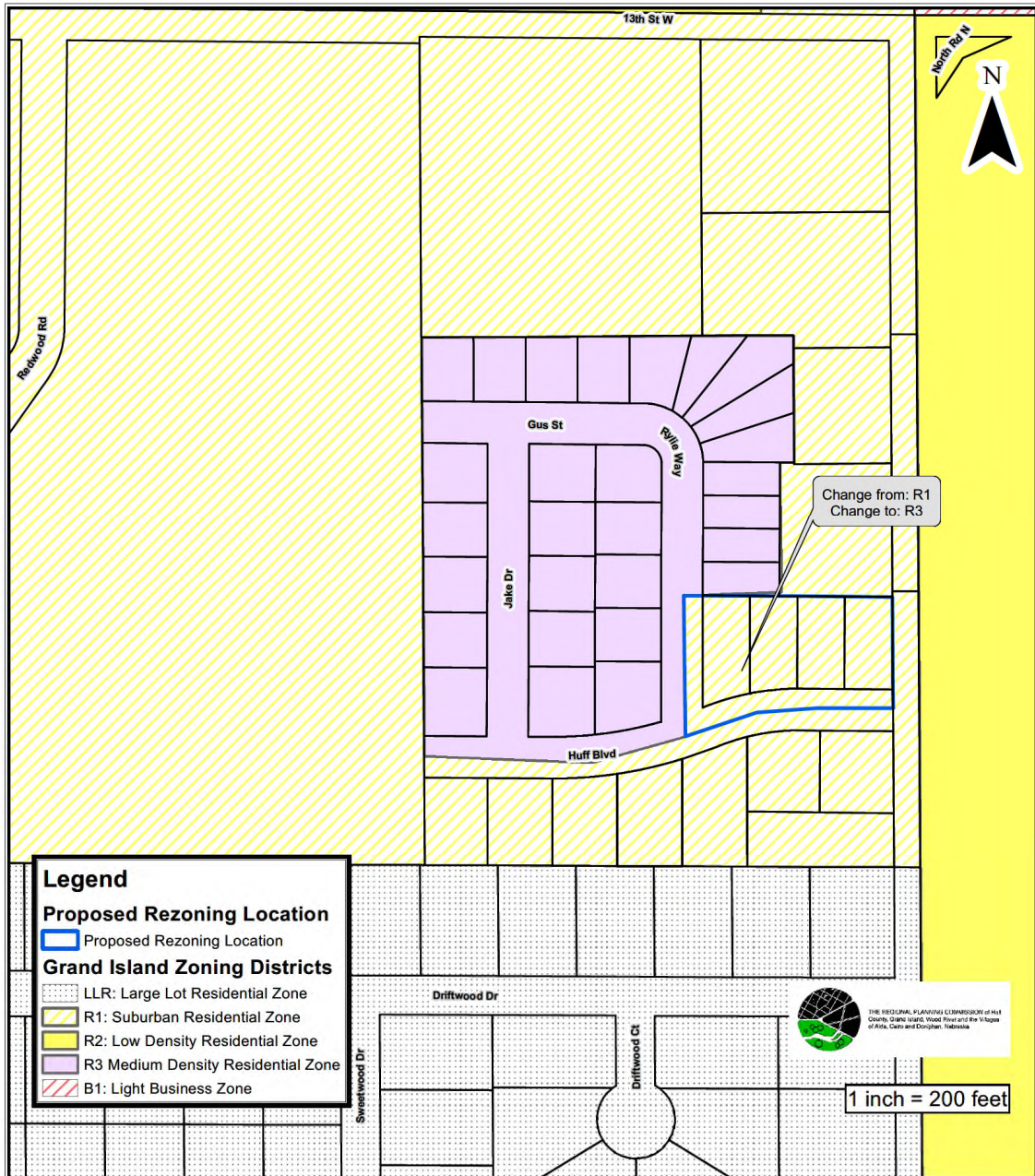
This proposal is consistent with the 2004 comprehensive plan.

RECOMMENDATION:

That the Regional Planning Commission recommend that the Grand Island City Council change the zoning on the this site from R-1 Suburban Residential Zone to R-3 Medium Density Residential Zone as requested and shown on the attached map.

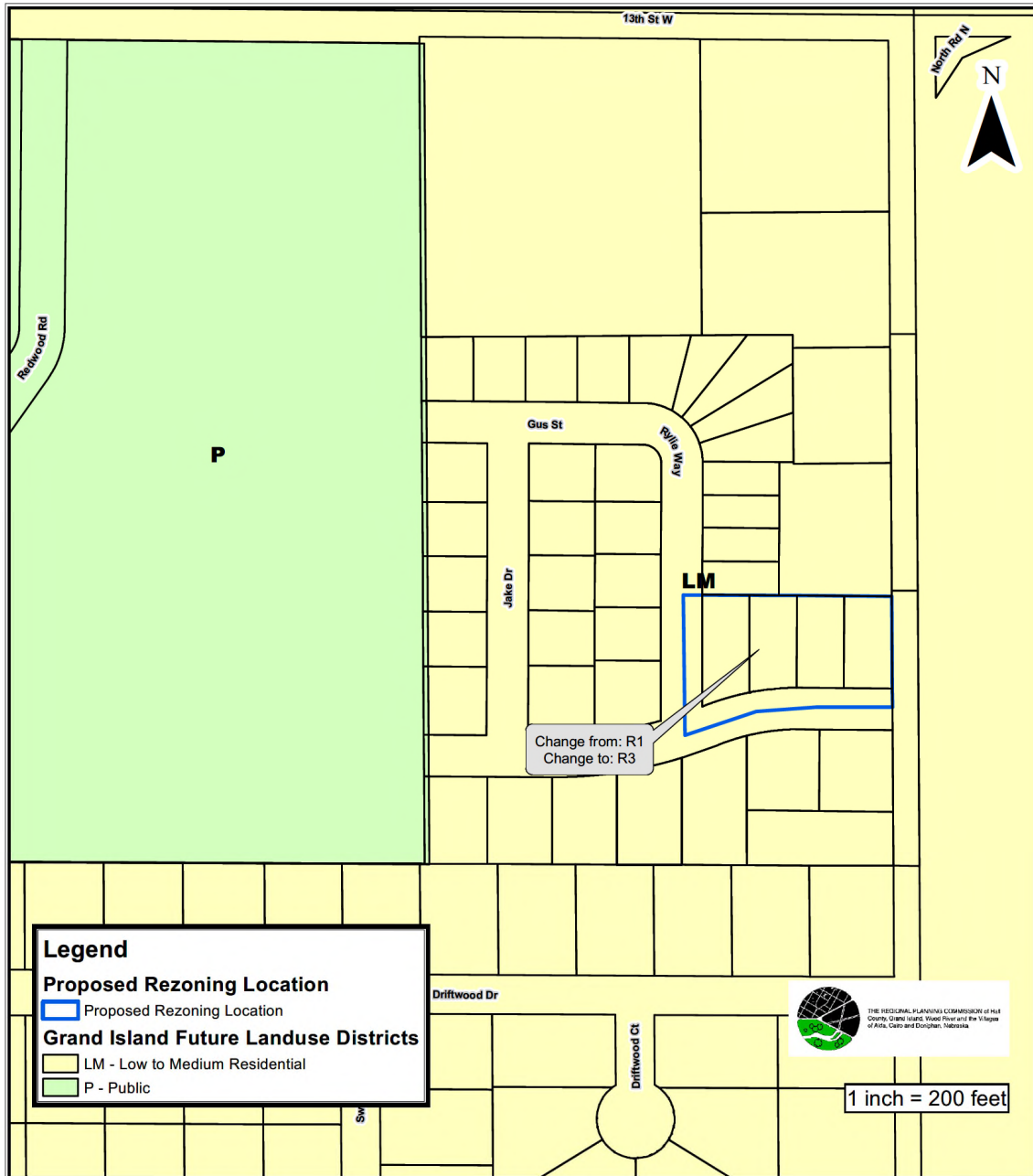
_____ Chad Nabity AICP, Director

Proposed Rezoning Area Current Zoning Map



2023 Existing Zoning Map

Proposed Rezoning Area Future Landuse Map



2004 Future Land Use Map as Adopted with the Grand Island Comprehensive Plan

APPLICATION FOR REZONING OR ZONING ORDINANCE CHANGE

Regional Planning Commission

Check Appropriate Location:

- City of Grand Island and 2 mile zoning jurisdiction
- Alda, Cairo, Doniphan, Wood River and 1 mile zoning jurisdiction
- Hall County

RPC Filing Fee

(see reverse side)

plus Municipal Fee*

\$50.00

*applicable only in Alda, Doniphan, Wood River

A. Applicant/Registered Owner Information (please print):

Applicant Name Trent Huff Phone (h) 308-380-9665 (w) _____

Applicant Address 4801 W Chapman Rd Grand Island NE 68803

Registered Property Owner (if different from applicant) Perserverance LLC

Address 4801 W Chapman Rd Phone (h) _____ (w) 308-380-9665

B. Description of Land Subject of a Requested Zoning Change:

Property Address 4030, 4022, 4014, 4006 HUFF BLVD

Legal Description: (provide copy of deed description of property)

Lot _____ Block _____ Subdivision Name Ellington Pointe, and/or

All/Part _____ 1/4 of Section _____ TWP _____ RGE _____ W6PM

C. Requested Zoning Change:

1. Property Rezoning (yes) (no)
(provide a properly scaled map of property to be rezoned)

From R1 to R3

2. Amendment to Specific Section/Text of Zoning Ordinance (yes) (no)
(describe nature of requested change to text of Zoning Ordinance)

D. Reasons in Support of Requested Rezoning or Zoning Ordinance Change:

There is a strong need for ground level housing in Grand Island.
This property already ~~is~~ is connected to R3 zone.

NOTE: This application shall not be deemed complete unless the following is provided:

- Evidence that proper filing fee has been submitted.
- A properly scaled map of the property to be rezoned (if applicable), and copy of deed description.
- The names, addresses and locations of all property owners immediately adjacent to, or within, 300 feet of the perimeter of the property to be rezoned (if the property is bounded by a street, the 300 feet shall begin across the street from the property to be rezoned).
- Acknowledgement that the undersigned is/are the owner(s), or person authorized by the owner(s) of record title of any property which is requested to be rezoned:

A public hearing will be held for this request

Signature of Owner or Authorized Person [Signature] Date 3-16-23

Note: Please submit a copy of this application, all attachments plus any applicable municipal filing fee to the appropriate Municipal Clerk's Office. RPC filing fee must be submitted separately to the Hall County Treasurer's Office (unless application is in Grand Island or its 2 mile zoning jurisdiction, then the RPC filing fee must be submitted to the G.I. City Clerk's Office).

Application Deemed Complete by RPC: mo. _____ day. _____ yr. _____ Initial _____

RPC form revised 10/23/19



Hall County Regional Planning Commission

Wednesday, April 5, 2023
Regular Meeting

Item J1

**Final Plat - Prairie Commons Sixth Subdivision - Located north of
Rae Road and east of U.S. Highway 281 in Grand Island**

Staff Contact:

PROPOSED SUBDIVISION AERIAL MAP



**Prairie Commons
6th Subdivision**



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

1 inch = 300 feet

PRAIRIE COMMONS SIXTH PRELIMINARY PLAT LOT LAYOUT MARCH 2023

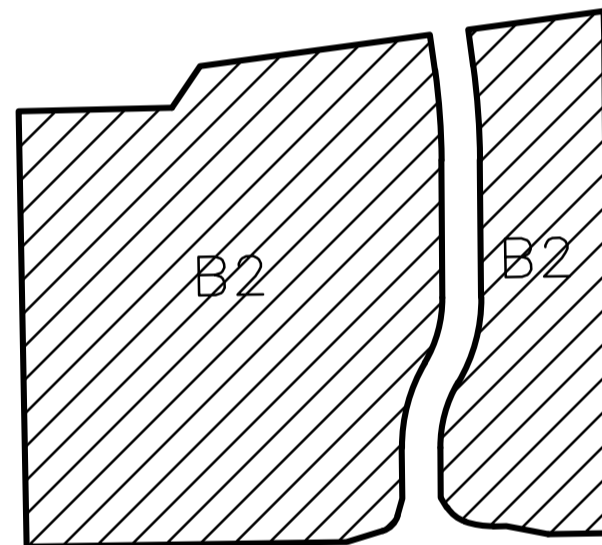
SUBDIVISION
AREA= 25.66 ACRES (1,117,672 S.F.)

LOT USAGE
13 LOTS
1 OUTLOT

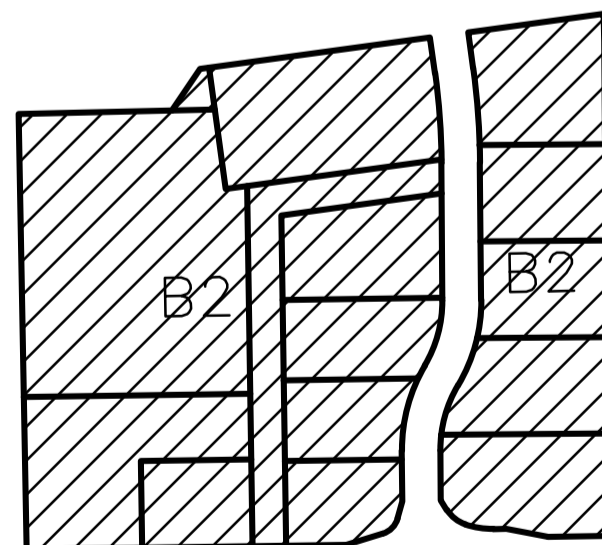
ENGINEER/LAND SURVEYOR
OLSSON
201 E. 2ND ST.
GRAND ISLAND, NE 68801

DEVELOPER
PRATARIA VENTURES LLC
PO BOX 2078
GRAND ISLAND NE 68802-2078

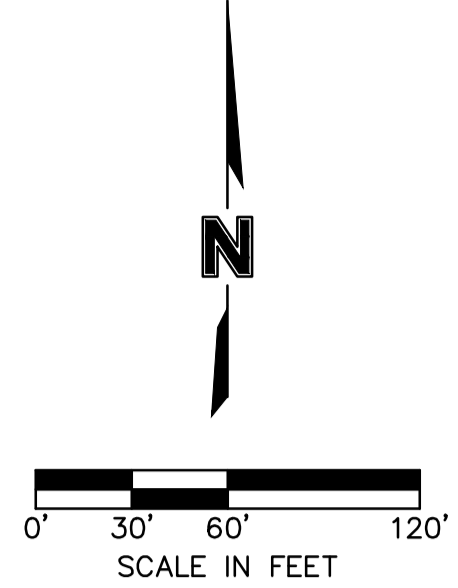
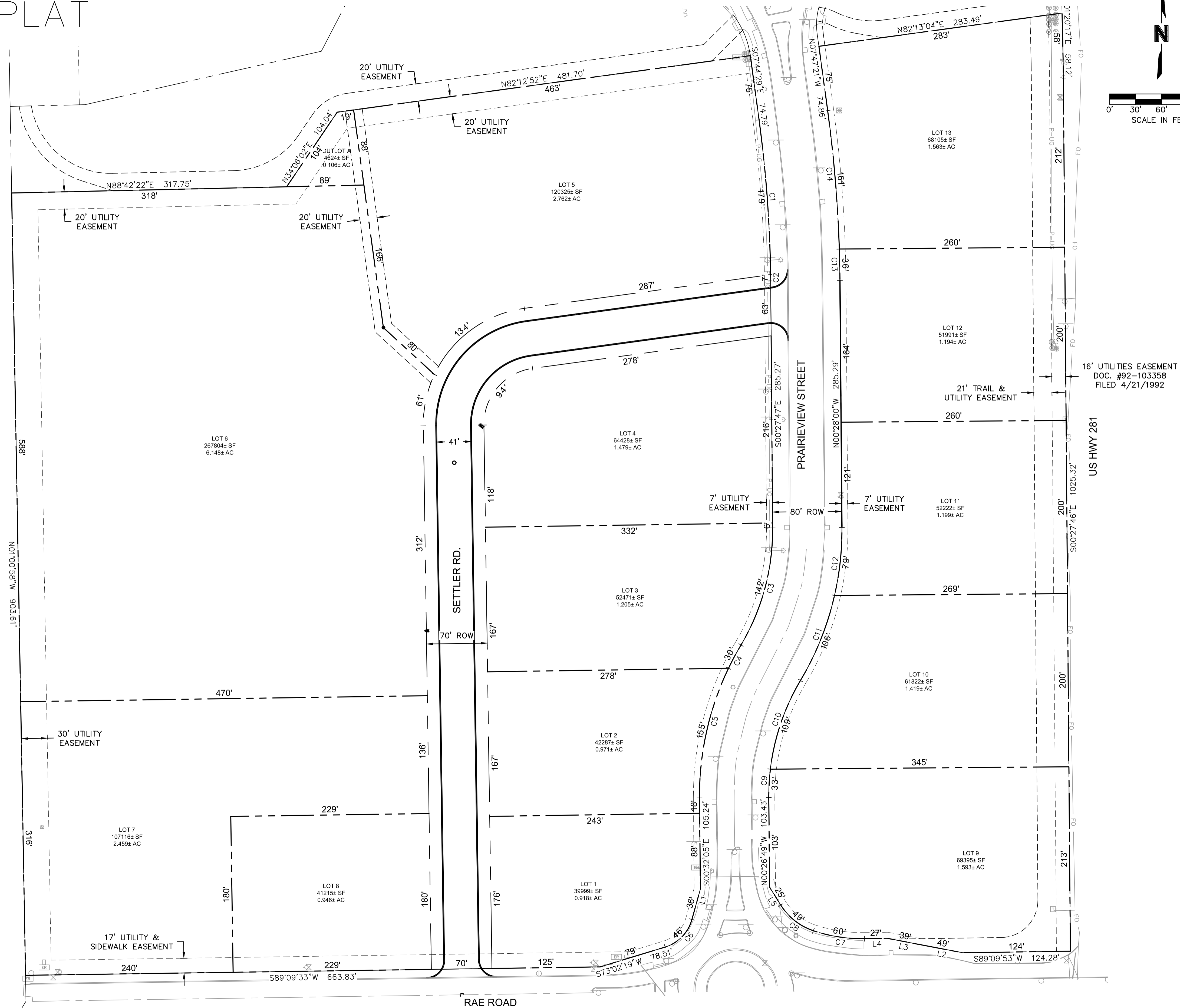
LEGAL DESCRIPTION
A REPLAT OF ALL OF LOT 7 AND ALL OF LOT 8, PRAIRIE COMMONS SECOND SUBDIVISION, IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA. SAID TRACT CONTAINS A CALCULATED AREA OF 1,117,670.87 SQUARE FEET OR 25.658 ACRES MORE OR LESS OF WHICH 1.747 ACRES ARE NEW DEDICATED ROAD RIGHT OF WAY.



EXISTING ZONING



PROPOSED ZONING



DWG: F:\2023\00001-00500\023-00439-40-Design\AutoCAD\Preliminary Plans\Sheets\GNCV\C_PLAT_02300439.dwg
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 USER: sngay
 C_PBASE_02300439
 V_XTOPO_LDP_02300439
 V_XRWAY_LDP_02300439

Engineering - Nebraska COA #CA-0638
201 East 2nd Street
Grand Island, NE 68801 TEL 308.384.8750 www.olsson.com

REV. NO.	DATE	REVISIONS DESCRIPTION

LOT LAYOUT

**PRAIRIE COMMONS SIXTH
PRELIMINARY PLAT**

GRAND ISLAND, NEBRASKA

2023

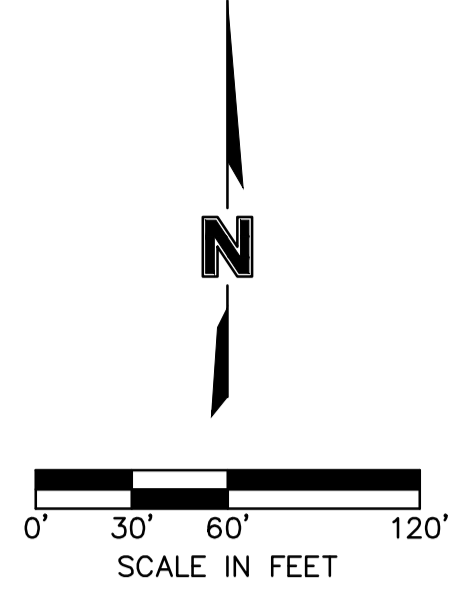
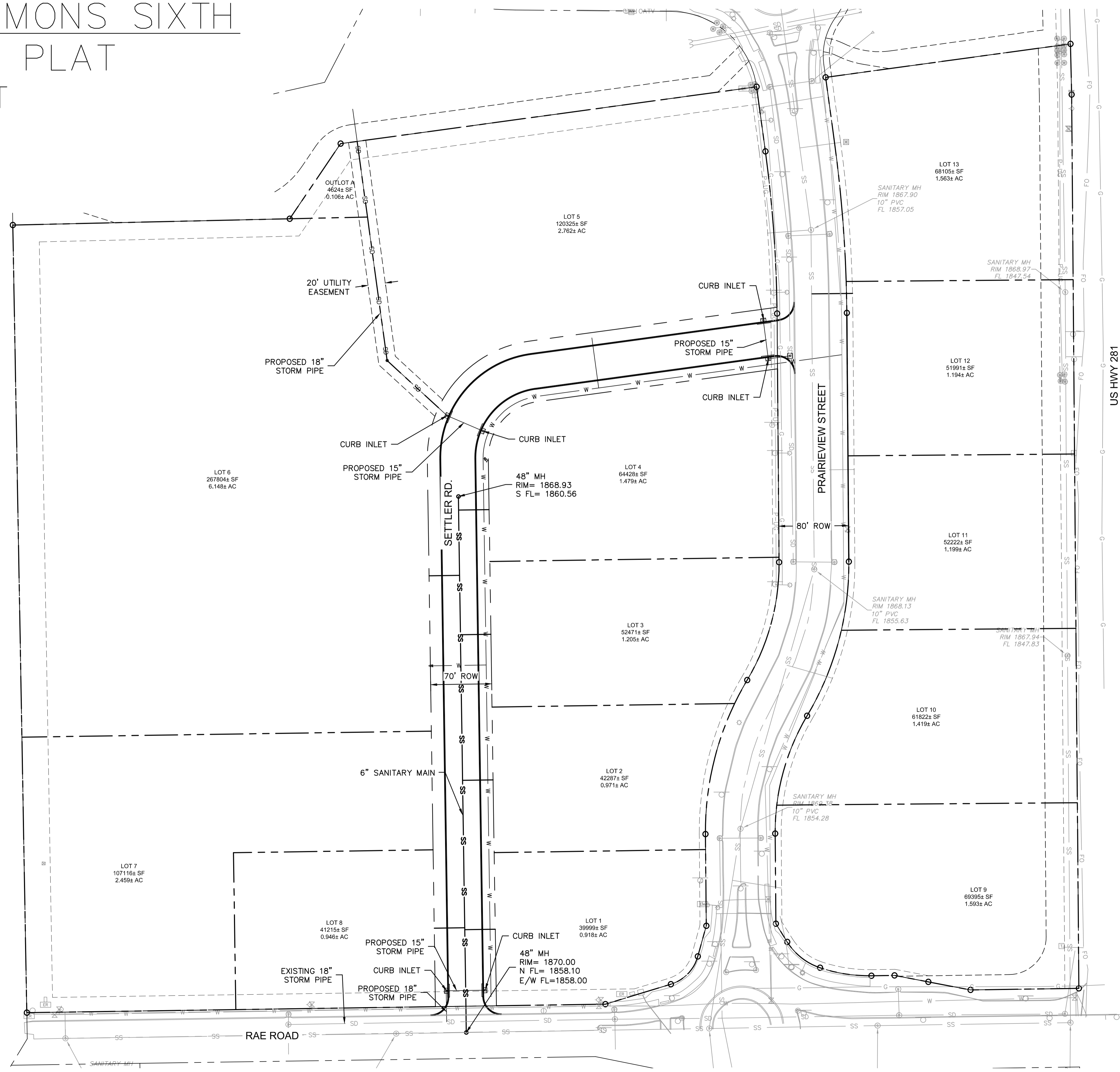
drawn by: _____
 checked by: _____
 approved by: _____
 QA/QC by: _____
 project no.: 023-00439
 drawing no.: _____
 date: 3.24.2023

SHEET
1 of 4

PRAIRIE COMMONS SIXTH PRELIMINARY PLAT UTILITY LAYOUT MARCH 2023

LEGEND

- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATER LINE
- PROPOSED FIRE HYDRANT



DWG: F:\2023\00001-00500\023-00439\40-Design\AutoCAD\Preliminary Plans\Sheets\GNCV\C_PLAT_02300439.dwg
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 V_XTOPO_LDP_02300439 V_XRWAY_LDP_02300439

Engineering - Nebraska COA #CA-0638
201 East 2nd Street
Grand Island, NE 68801 TEL 308.384.8750 www.olsson.com

US HWY 281

REV. NO.	DATE	REVISIONS DESCRIPTION

UTILITY LAYOUT

PRAIRIE COMMONS SIXTH
PRELIMINARY PLAT

GRAND ISLAND, NEBRASKA

2023

drawn by: _____

checked by: _____

approved by: _____

QA/QC by: _____

project no.: 023-00439

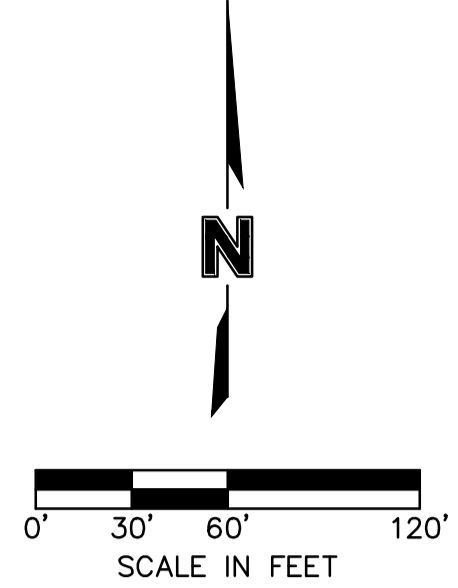
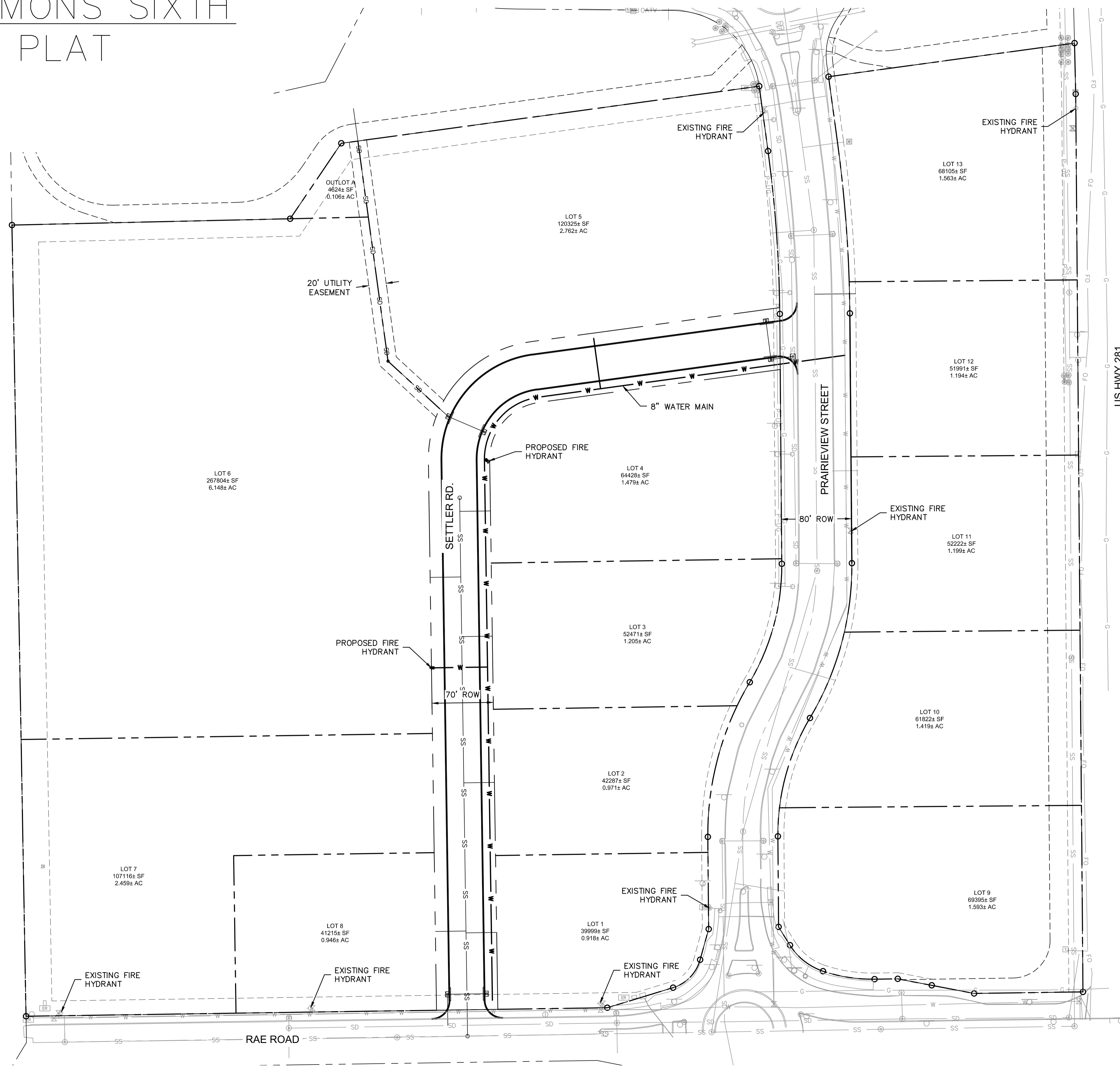
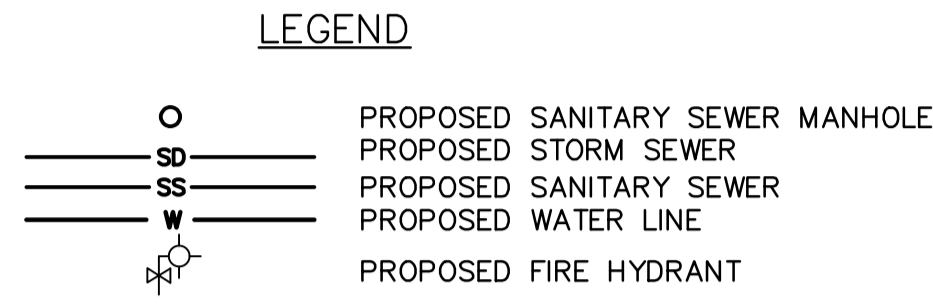
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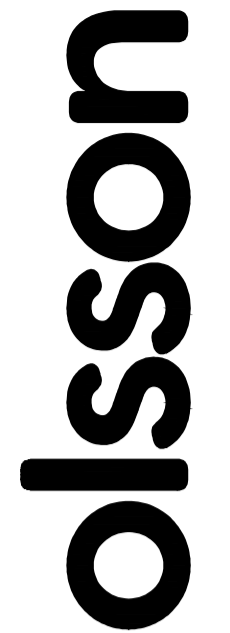
date: 3.24.2023

SHEET
2 of 4

PRAIRIE COMMONS SIXTH PRELIMINARY PLAT WATER LAYOUT MARCH 2023

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 USER: sngagy C_PBASE_02300439
 V_XTOPO_LDP_02300439 V_XRWAY_LDP_02300439





Engineering - Nebraska COA #CA-0638
201 East 2nd Street
Grand Island, NE 68801 TEL 308.384.8750 www.olsson.com

REV. NO.	DATE	REVISIONS DESCRIPTION

WATER LAYOUT

PRAIRIE COMMONS SIXTH
PRELIMINARY PLAT

GRAND ISLAND, NEBRASKA

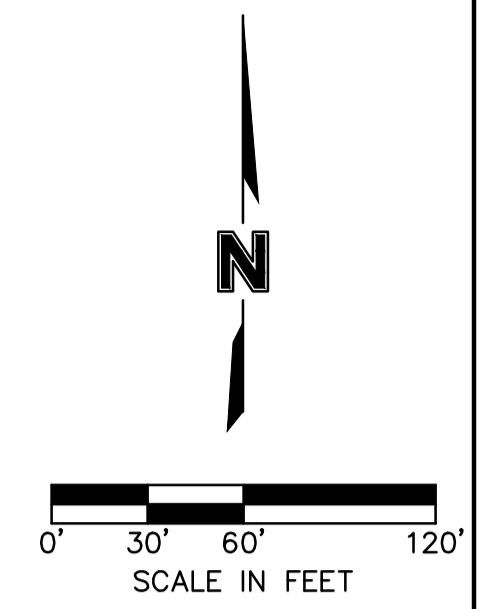
2023

drawn by: _____
 checked by: _____
 approved by: _____
 QA/QC by: _____
 project no.: 023-00439
 drawing no.: _____
 date: 3.24.2023

SHEET
3 of 4

PRAIRIE COMMONS SIXTH PRELIMINARY PLAT GRADING AND DRAINAGE LAYOUT MARCH 2023

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 USER: sngagy C_PBASE_02300439
 V_XTOPO_LDP_02300439 V_XRWAY_LDP_02300439



GRADING QUANTITIES
 CUT: 470 C.Y.
 FILL: 34,780 C.Y.
 NET: 34,310 C.Y. FILL

olsson

Engineering - Nebraska COA #CA-0638
 201 East 2nd Street
 Grand Island, NE 68801 TEL 308.384.8750 www.ollson.com

GRADING AND DRAINAGE

**PRAIRIE COMMONS SIXTH
PRELIMINARY PLAT**

GRAND ISLAND, NEBRASKA

2023

REV. NO.	DATE	REVISIONS DESCRIPTION

drawn by: _____

checked by: _____

approved by: _____

QA/QC by: _____

project no.: 023-00439

drawing no.: _____

date: 3.24.2023

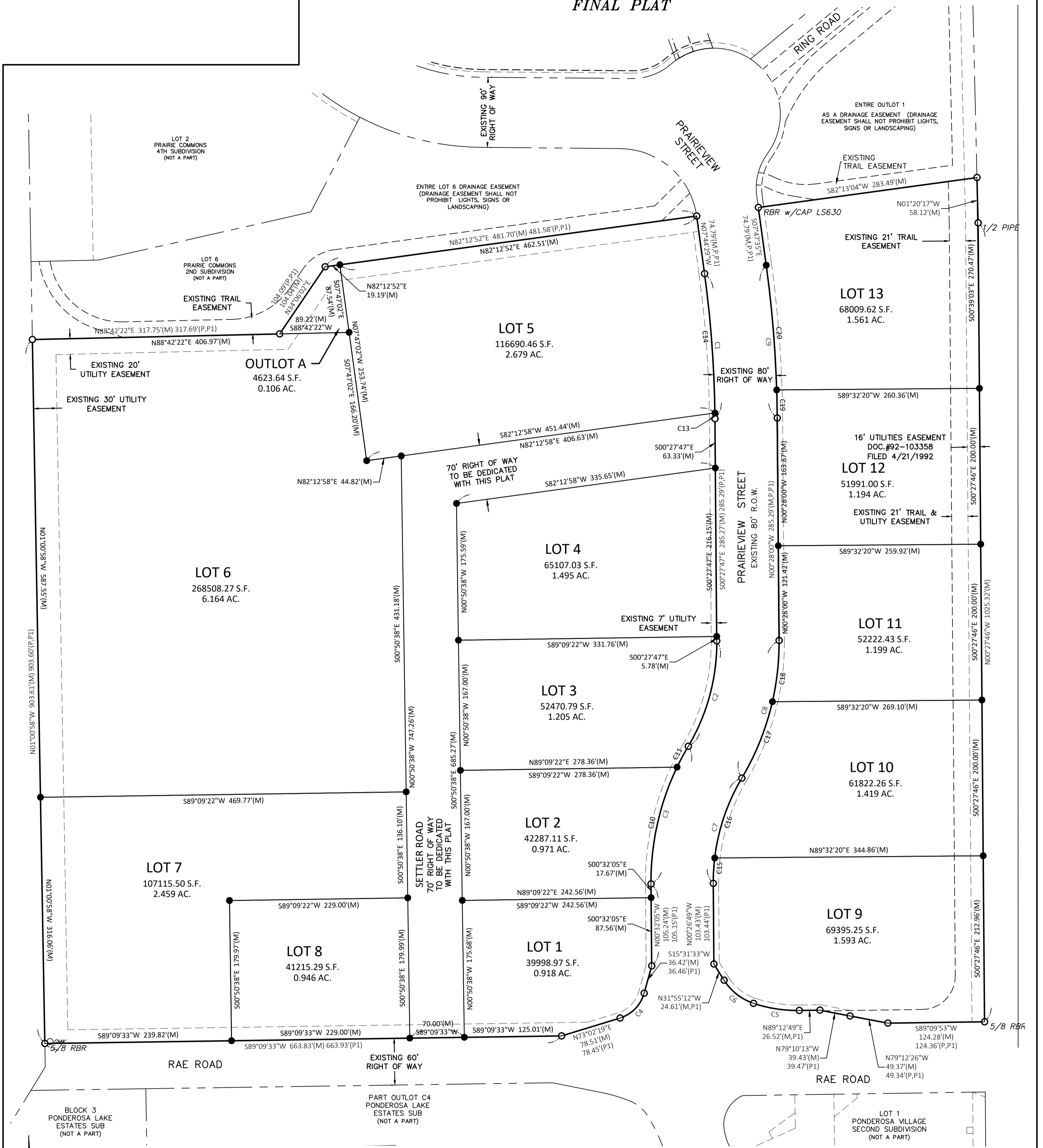
SHEET

4 of 4

PRAIRIE COMMONS SIXTH SUBDIVISION

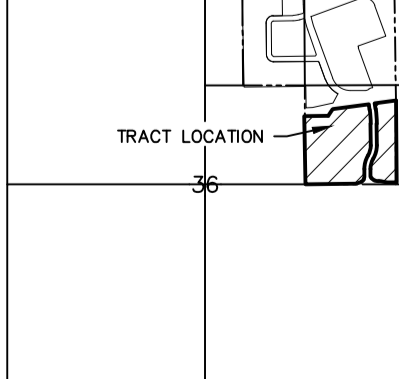
GRAND ISLAND, HALL COUNTY, NEBRASKA

FINAL PLAT



LOCATION MAP

SEC. 36, T11N, R10W
NOT TO SCALE

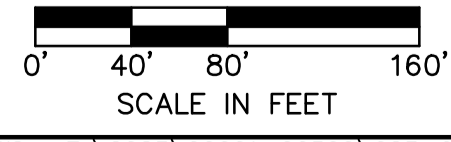


LEGEND

- SET CORNER (5/8"x24" REBAR W/CAP)
- FOUND CORNER (AS NOTED)
- PROPOSED EASEMENT LINE
- PROPOSED PROPERTY LINE
- PROPOSED SUBDIVISION LINE
- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE
- M MEASURED DISTANCE
- P PLATTED DISTANCE PRAIRIE COMMONS SUB
- P1 PLATTED DISTANCE PRAIRIE COMMONS 2ND SUB

OWNERS: PRATARIA VENTURES, LLC
 SUBDIVIDER: PRATARIA VENTURES, LLC
 SURVEYOR: OLSSON
 ENGINEER: OLSSON
 NUMBER OF LOTS: 13 LOTS / 1 OUTLOT

SHEET 1 OF 2



olsson	201 East 2nd Street Grand Island, NE 68801 TEL 308.384.8750 FAX 308.384.8752	PROJECT NO. 2023-00439
		PRAIRIE COMMONS 2ND SUB SURVEY
		FB

PRAIRIE COMMONS SIXTH SUBDIVISION
GRAND ISLAND, HALL COUNTY, NEBRASKA
FINAL PLAT

LEGAL DESCRIPTION

A REPLAT OF ALL OF LOT 7 AND ALL OF LOT 8, PRAIRIE COMMONS SECOND SUBDIVISION, IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA. SAID TRACT CONTAINS A CALCULATED AREA OF 1,117,670.87 SQUARE FEET OR 25.658 ACRES MORE OR LESS OF WHICH 1.747 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 PRATARIA VENTURES, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, BEING THE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "PRAIRIE COMMONS SIXTH SUBDIVISION" A REPLAT OF ALL OF LOT 7 AND ALL OF LOT 8, PRAIRIE COMMONS SECOND SUBDIVISION, IN THE CITY OF GRAND ISLAND, 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 HEREBY DEDICATE THE EASEMENTS, AS SHOWN THEREON TO THE PUBLIC FOR THEIR USE FOREVER FOR THE LOCATION, CONSTRUCTION AND MAINTENANCE FOR PUBLIC SERVICE UTILITIES, TOGETHER WITH THE RIGHTS OF INGRESS AND EGRESS THERETO, AND HEREBY PROHIBITING, UNLESS OTHERWISE NOTED, THE PLANTING OF TREES, BUSHES AND SHRUBS, OR PLACING OTHER OBSTRUCTIONS UPON, OVER, ALONG OR UNDERNEATH THE SURFACE OF SUCH EASEMENT, DRAINAGE EASEMENTS SHALL NOT PROHIBIT LIGHTS, SIGNS OR LANDSCAPING; AND THAT THE FOREGOING ADDITION 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

DAVID OSTDIEK, MANAGER
PRATARIA VENTURES, LLC
A NEBRASKA LIMITED LIABILITY COMPANY

APPROVAL

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 CITY OF GRAND ISLAND, NEBRASKA

THIS ____ DAY OF _____, 2023

MAYOR

CITY CLERK

ACKNOWLEDGMENT

STATE OF NEBRASKA SS
COUNTY OF HALL


ON THIS ____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED DAVID OSTDIEK, MANAGER, PRATARIA VENTURES, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, TO ME 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 _____

NOTARY PUBLIC

OWNERS: PRATARIA VENTURES, LLC &
SUBDIVIDER: PRATARIA VENTURES, LLC &
SURVEYOR: OLSSON
ENGINEER: OLSSON
NUMBER OF LOTS: 13 LOTS / 1 OUTLOT

SHEET 1 OF 2

	201 East 2nd Street Grand Island, NE 68801 TEL 308.384.8750 FAX 308.384.8752	PROJECT NO. 2023-00439
		PRAIRIE COMMONS 2ND SUB SURVEY
		FB

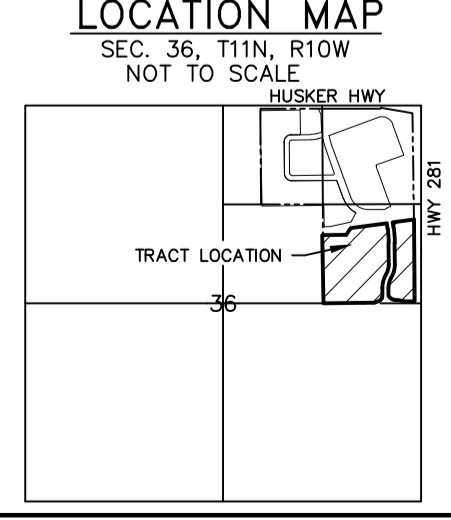
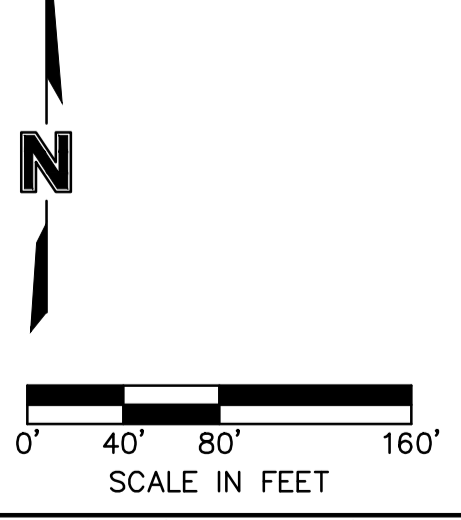
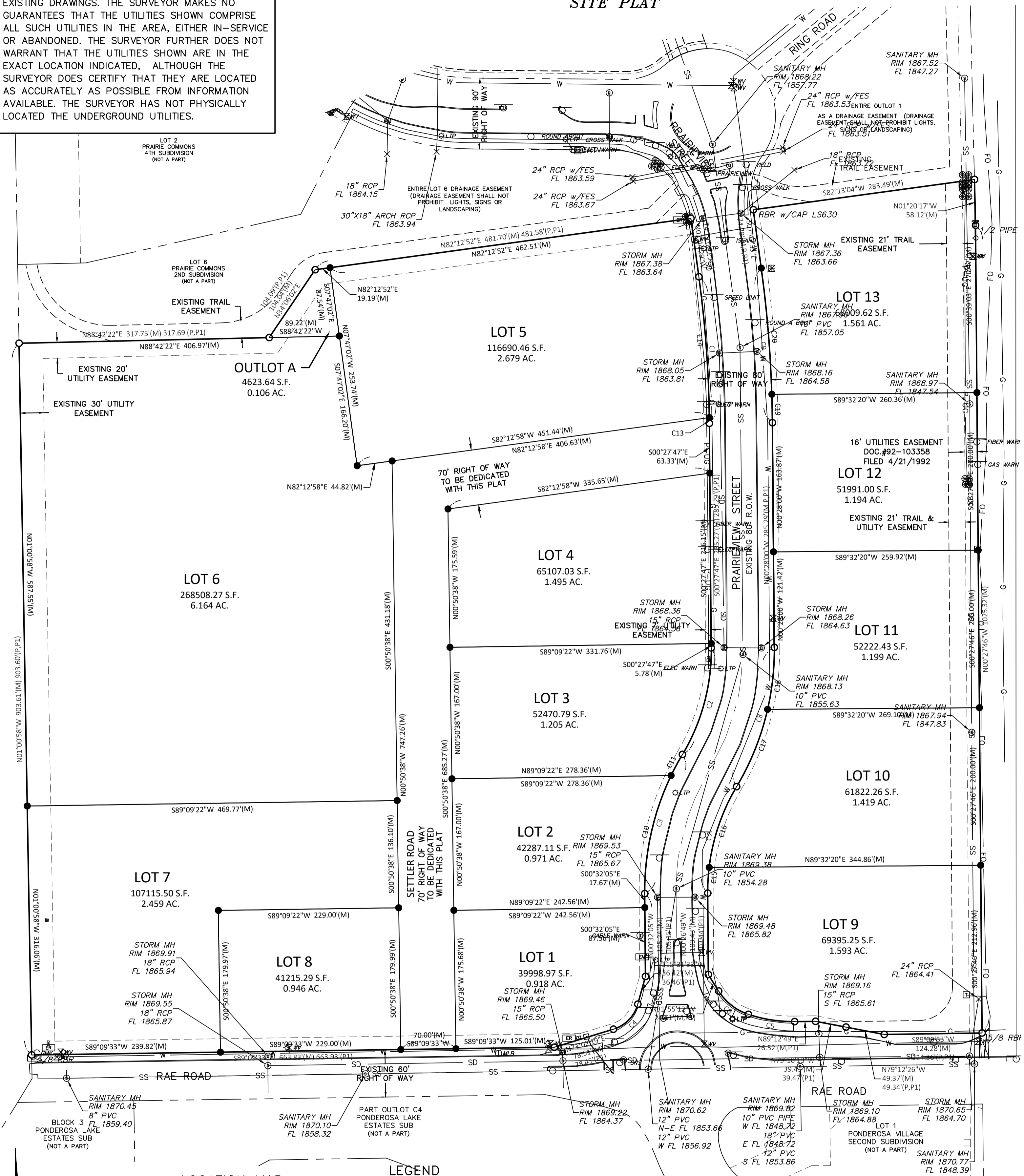
NOTE:

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.

PRAIRIE COMMONS SIXTH SUBDIVISION

GRAND ISLAND, HALL COUNTY, NEBRASKA

SITE PLAT



OWNERS: PRATARIA VENTURES, LLC
SUBDIVIDER: PRATARIA VENTURES, LLC
SURVEYOR: OLSSON
ENGINEER: OLSSON
NUMBER OF LOTS: 13 LOTS / 1 OUTLOT

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

PROJECT NO. 2023-00439
PRAIRIE COMMONS 2ND SUB SURVEY
 FB

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 David Ostdiek
Address PO Box 2078
City Grand Island, State NE Zip 68802-2078
Phone 308-389-7246

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 Andrist Date: March 16 2023
(Applicant)

Surveyor/Engineers Information

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

SUBDIVISION NAME: Prairie Commons Sixth

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 14

Number of Acres 25.66

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 \$ 1,360.00

* 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.



Hall County Regional Planning Commission

Wednesday, April 5, 2023

Regular Meeting

Item J2

Final Plat - Rockford Subdivision - Alda - Located east of Alda Road and north Apollo Avenue in Alda. (3 lots, 6.89 acres)

Staff Contact:

PROPOSED SUBDIVISION AERIAL MAP



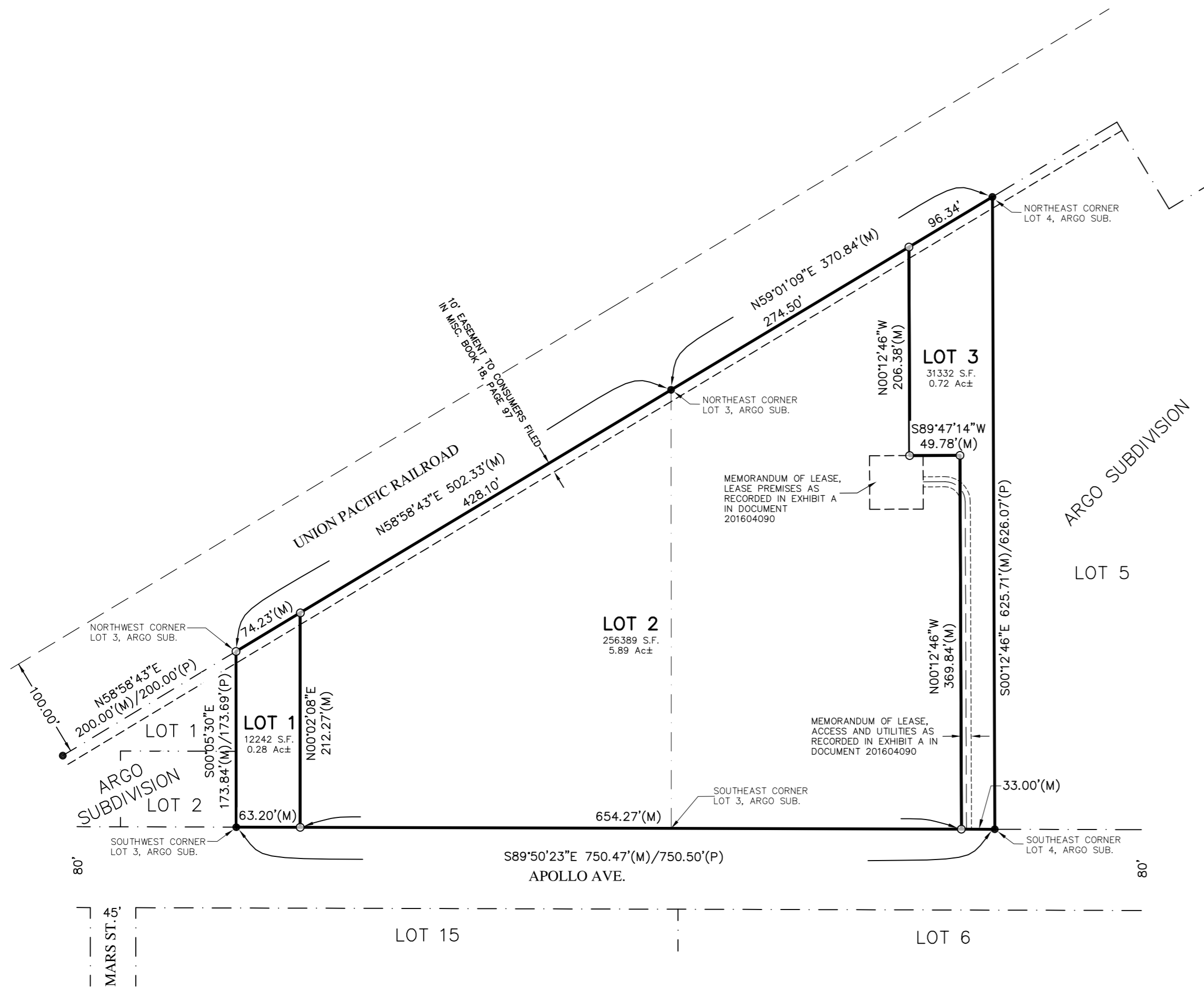
**Rockford
Subdivision**



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

1 inch = 200 feet

FINAL PLAT
-ROCKFORD SUBDIVISION-
A SUBDIVISION TO THE VILLAGE OF ALDA, HALL COUNTY, NEBRASKA



DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that

Rockford Properties Limited Partnership, a Nebraska Limited Partnership, by (print name) _____, (print title) _____, being the sole owner of the land described hereon have caused the same to be surveyed, subdivided, platted and designated as "Rockford Subdivision", a subdivision to the Village of Alda, Hall County, Nebraska and said owner hereby ratify and approve the disposition of their property as shown on said plat, and hereby dedicate to the use and benefit of the public, the streets and utility easements as shown on the said plat, and acknowledge said addition to be made with the free consent and in accord with the desires of said owner.

Dated this _____ day of _____, 20____.

by (signature) _____

(print name) _____ (print title) _____
ROCKFORD PROPERTIES LIMITED PARTNERSHIP,
a Nebraska Limited Partnership

APPROVAL

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 Village of Alda, this _____ day of _____, 20____.

Chairman _____ (SEAL)

Attested

Village Clerk _____

LEGAL DESCRIPTION

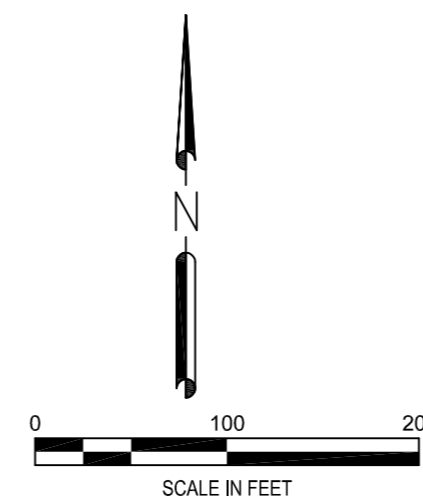
Lots Three (3) and Four (4), Argo Subdivision, Village of Alda, Hall County, Nebraska, said tract contains 6.89 acres, more or less.

SURVEYOR'S CERTIFICATE

I, Shawn T. Boyd, Nebraska Registered Land Surveyor No. 736, duly registered under the Land Surveyor's Regulation Act, do hereby state that on _____, I performed a survey of "Rockford Subdivision", a subdivision to the Village of Alda, Hall County, Nebraska, 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; that the lots, blocks, streets, avenues, alleys, parks, commons and other grounds as contained in said subdivision depicted on the accompanying plat 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 to the best of my knowledge and belief is true, correct and in accordance with the Land Surveyors Regulation Act in effect at the time of this survey.

Shawn T. Boyd
Nebr. Reg.L.S. No. 736

Date _____



LEGEND

- = CORNERS FOUND (3/4" PIPE UNLESS OTHERWISE NOTED)
- = CORNERS ESTABLISHED (CAPPED 5/8" x 24" REBAR)
- × = TEMPORARY POINT
- (M) = MEASURED DISTANCES
- (P) = PLATTED DISTANCES
- = SECTION LINE
- = BOUNDARY LINE
- - - = NEW EASEMENT LINE
- · - · - = EXISTING EASEMENT LINE
- · - · - = EXISTING LOT LINES

NOTES

This plat prepared February, 2023 for:

Rockford Properties Limited Partnership, a Nebraska Limited Partnership
104 Apollo Avenue
Alda, NE 68810

BY: Miller & Associates
515 West Avenue
Holdrege, NE 68949

Current Zoning: I-2 Heavy Industrial Zone

BASIS OF BEARINGS:

All bearings are based on Hall County Low Distortion Projection from Nebraska State Surveyor's Office.
Projection = Transverse Mercator
Scale Factor = 1.0000868
Central Meridian = 98°26'00" West
Standard Parallel = 40°52'00" North
False N/E = 25000/30000 (meters)
Spheroid - Datum = GRS80 - NAD83



HALL CO-ALDA-ROCKFORD SUBDIVISION

PARTY CHIEF:	SHAWN T. BOYD
DRAWN BY:	Byron Maxson
JOB NUMBER:	321-LS-1079-22
REVISION-DATE & REASON	

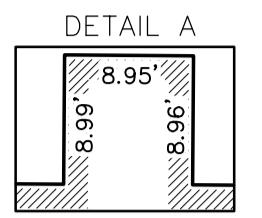
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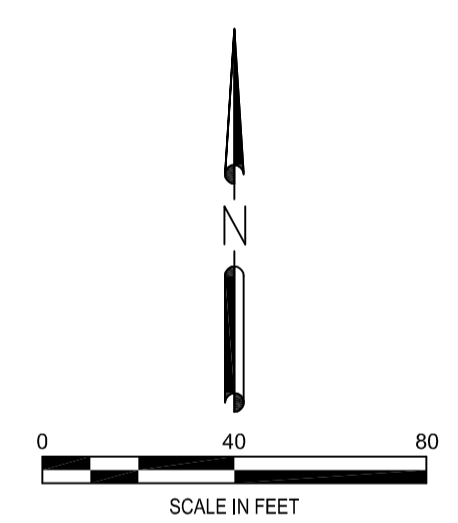
EXHIBIT
-ROCKFORD SUBDIVISION-
 A SUBDIVISION TO THE VILLAGE OF ALDA, HALL COUNTY, NEBRASKA

LEGAL DESCRIPTION

Lots Three (3) and Four (4), Argo Subdivision, Alda, in Section Five (5), Township Ten (10) North, Range Ten (10) West of the 6th P.M., Hall County, Nebraska.

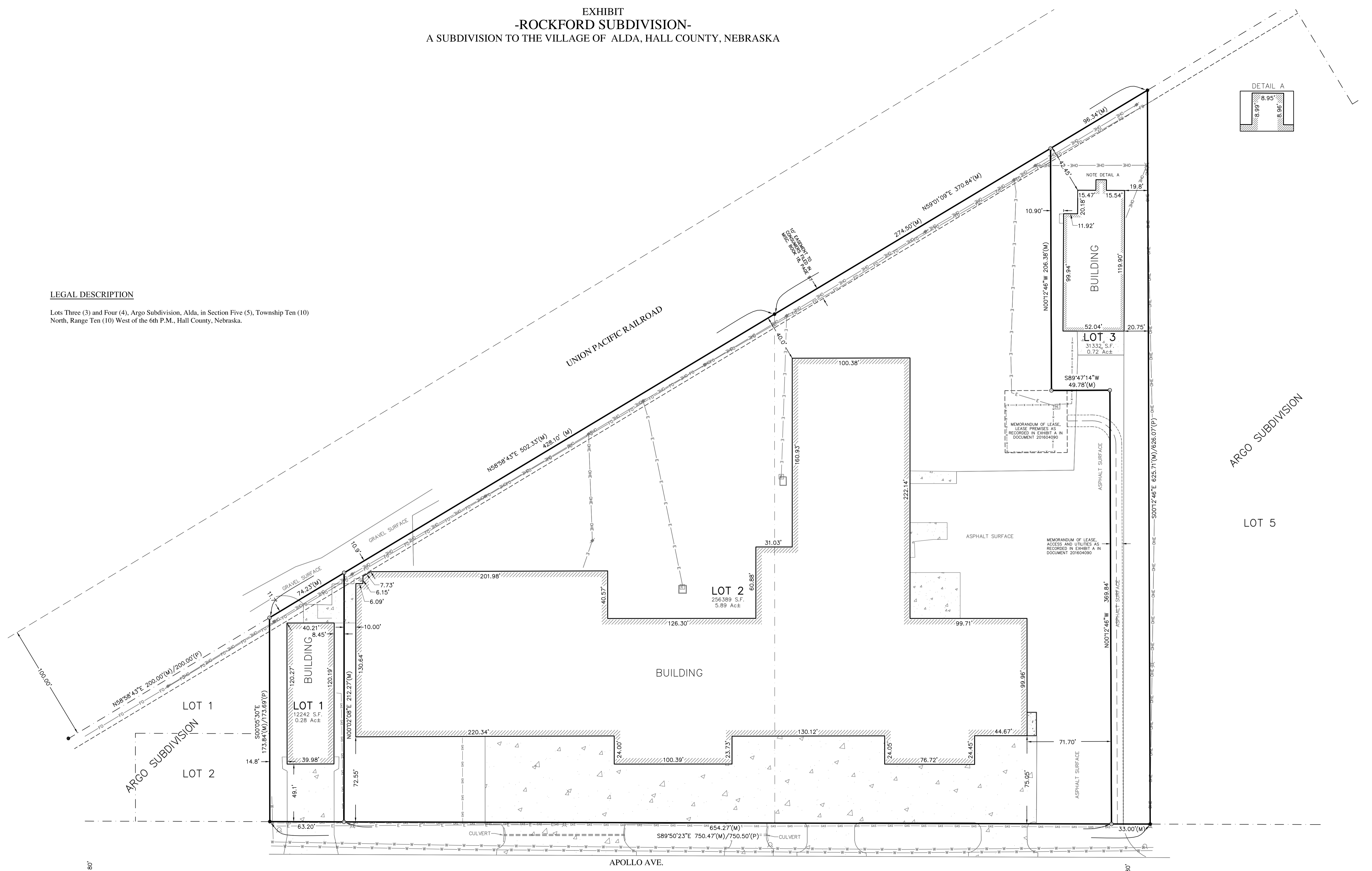


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 SAVED: 2/22/2023 11:27 AM



LEGEND

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- = CORNERS ESTABLISHED (CAPPED 5/8" x 24" REBAR)
- x = TEMPORARY POINT
- (M) = MEASURED DISTANCES
- (P) = PLATTED DISTANCES
- P.O.B. = POINT OF BEGINNING
- = SECTION LINE
- = BOUNDARY LINE
- - - = NEW EASEMENT LINE
- - - = EXISTING EASEMENT LINE
- - - = EXISTING LOT LINES
- - - = FENCE LINE
- - - = BUILDING LINE
- - - = CONCRETE LINE
- - - = RIGHT OF WAY LINE
- - - = UNDERGROUND ELECTRIC LINE
- - - = OVERHEAD ELECTRIC LINE
- - - = UNDERGROUND TELEPHONE LINE
- - - = GAS LINE
- - - = WATER LINE
- - - = FIBER OPTIC LINE
- = ELECTRIC BOX
- ⊙ = POWER POLE
- ⊙ = LIGHT POLE
- ⊙ = TELEPHONE PEDESTAL
- ⊙ = FIRE HYDRANT



BASIS OF BEARINGS:

All bearings are based on Hall County Low Distortion Projection from Nebraska State Surveyor's Office.
 Projection = Transverse Mercator
 Scale Factor = 1.0000868
 Central Meridian = 98°26'00" West
 Standard Parallel = 40°52'00" North
 False N/E = 25000/30000 (meters)
 Spheroid - Datum = GRS80 - NAD83

MA Miller & Associates Consulting Engineers, P.C.	PARTY CHIEF: SHAWN T. BOYD
	DRAWN BY: Byron Mason
	JOB NUMBER: 2024-107422
	515 WEST AVENUE HOLDREGE, NE 68949 Tel: 308-895-6177 Fax: 308-895-6164 www.miller-engineers.com
REVISION DATE & REASON	
HALL CO-ALDA-ROCKFORD SUBDIVISION	



Hall County Regional Planning Commission

Wednesday, April 5, 2023
Regular Meeting

Item J3

Final Plat - JBA Ventures Subdivision - Grand Island - Located south of South Street and east of Henry Street in Grand Island NE (4 Lots, 1.498 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

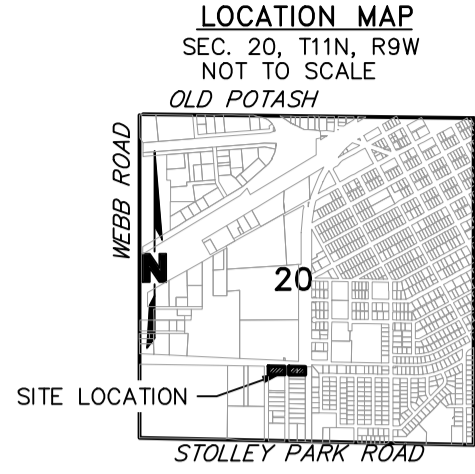
1 inch = 200 feet

JBA VENTURES SUBDIVISION

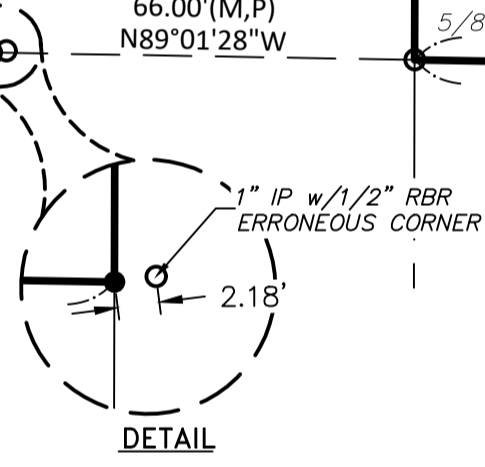
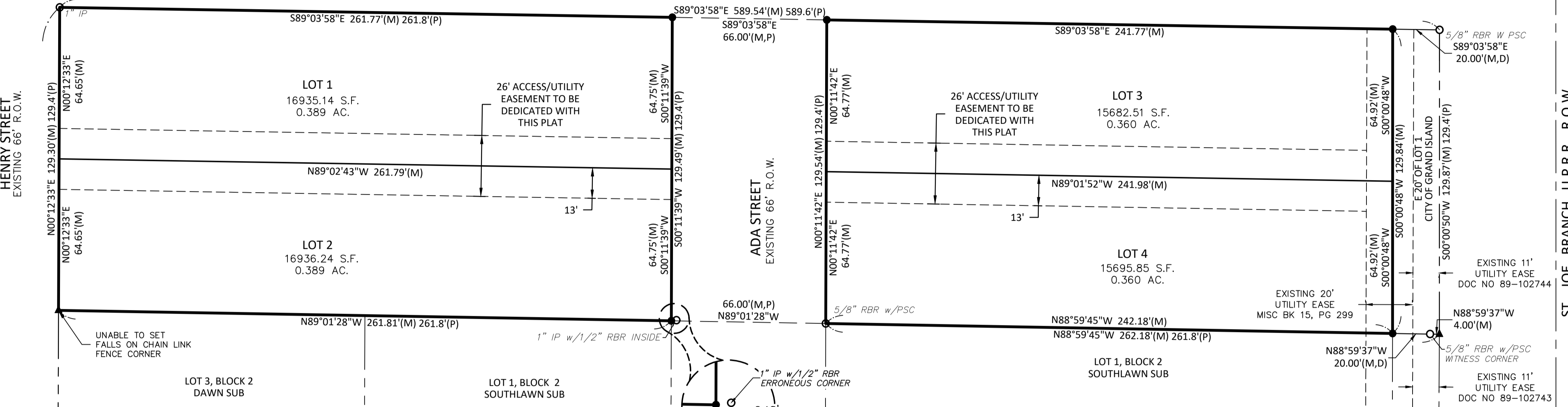
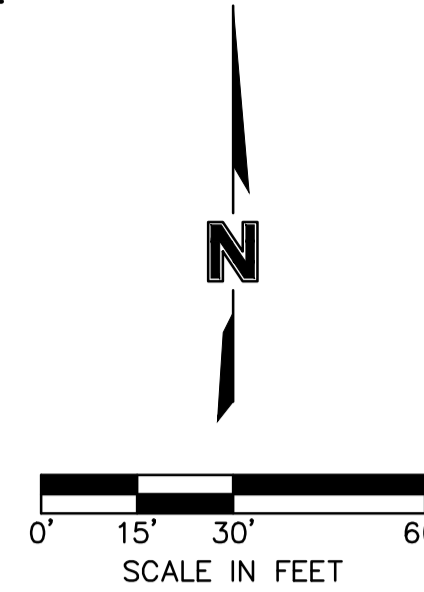
GRAND ISLAND, HALL COUNTY, NEBRASKA

FINAL PLAT

OWNERS: JBA VENTURES, LLC
SUBDIVIDER: JBA VENTURES, LLC
SURVEYOR: OLSSON
ENGINEER: OLSSON
NUMBER OF LOTS: 4



LEGEND	
●	SET CORNER (5/8"x24" REBAR W/CAP)
○	FOUND CORNER (AS NOTED)
▲	CALCULATED CORNER
---	EXISTING PROPERTY LINE
- - - -	SUBDIVISION BOUNDARY LINE
- . - . -	EASEMENT LINE
M	MEASURED DISTANCE
D	DEEDED DISTANCE INST#200310129
P	PLATTED DISTANCE DAWN ADDITION



LEGAL DESCRIPTION

A TRACT OF LAND CONSISTING OF PART OF LOT 1, BLOCK 1, DAWN ADDITION, EXCLUDING THE EAST 20 FT. OF SAID LOT 1, BLOCK 1 DAWN ADDITION AND ALL OF LOT 2, BLOCK 1, DAWN ADDITION, ALL OF LOT 1 AND LOT 2, OF BLOCK 2, DAWN ADDITION IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA. SAID TRACT CONTAINS A CALCULATED AREA OF 65249.67 SQUARE FEET OR 1.498 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, JESSE E. HURT, A NEBRASKA REGISTERED LAND SURVEYOR NO. 674, 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.

JESSE E. HURT, REGISTERED LAND SURVEYOR NUMBER, LS-674

APPROVAL

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 CITY OF GRAND ISLAND, NEBRASKA

THIS ____ DAY OF _____, 2023.

MAYOR _____

CITY CLERK _____

DEDICATION OF PLAT

KNOW ALL MEN BY THESE PRESENTS, THAT JBA VENTURES, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, BEING THE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "JBA VENTURES SUBDIVISION" IN PART OF LOT 1, BLOCK 1, DAWN ADDITION, EXCLUDING THE EAST 20 FT. OF SAID LOT 1, BLOCK 1 DAWN ADDITION AND ALL OF LOT 2, BLOCK 1, DAWN ADDITION, ALL OF LOT 1 AND LOT 2, OF BLOCK 2, DAWN ADDITION IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF AND HEREBY DEDICATE THE EASEMENTS, AS SHOWN THEREON TO THE PUBLIC FOR THEIR USE FOREVER FOR THE LOCATION, CONSTRUCTION AND MAINTENANCE FOR PUBLIC SERVICE UTILITIES, TOGETHER WITH THE RIGHTS OF INGRESS AND EGRESS HERETO, 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 OWNERS AND PROPRIETORS.

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

JOHN D. BAASCH, MEMBER
JBA VENTURES, LLC

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 JOHN D. BAASCH, MEMBER, JBA VENTURES, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, 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 _____

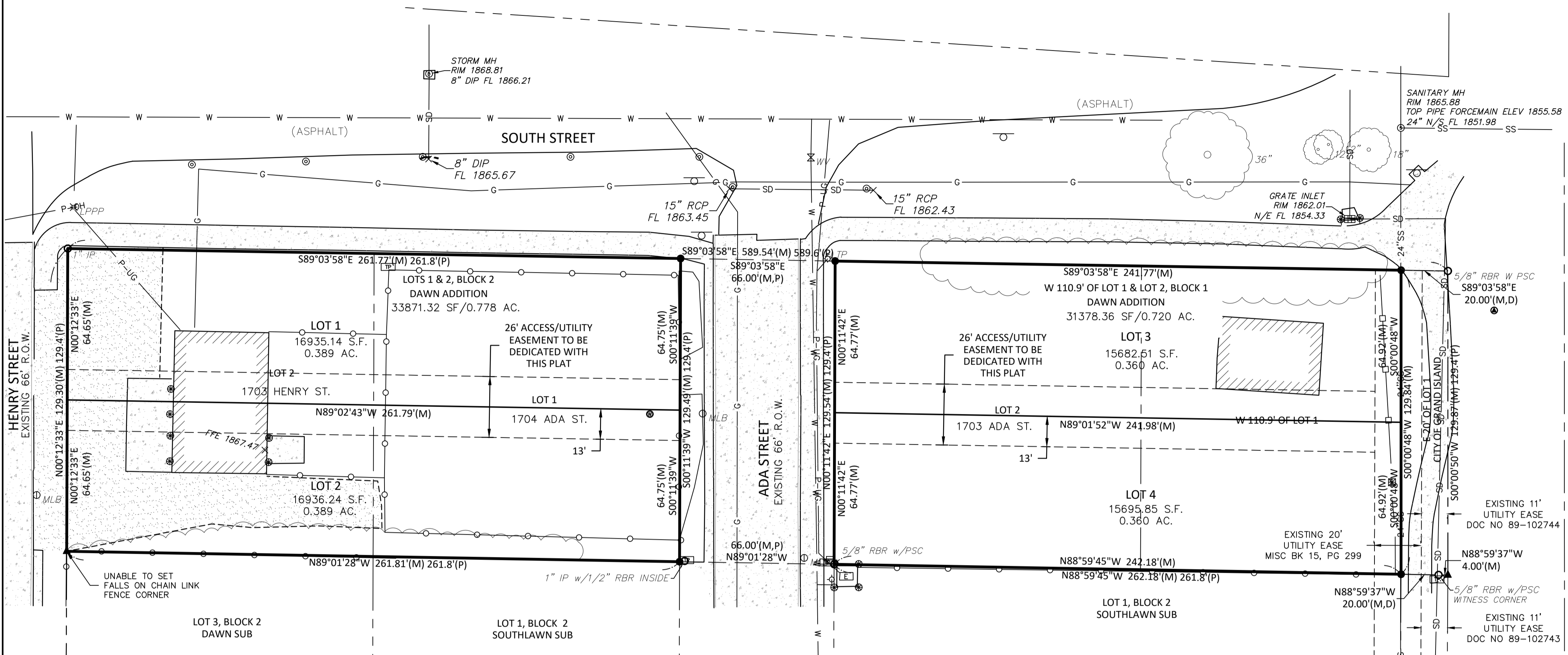
NOTARY PUBLIC _____

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DATE: Mar 16, 2023 4:27pm
USER: jjimenez
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JBA VENTURES SUBDIVISION

GRAND ISLAND, HALL COUNTY, NEBRASKA

SITE PLAT

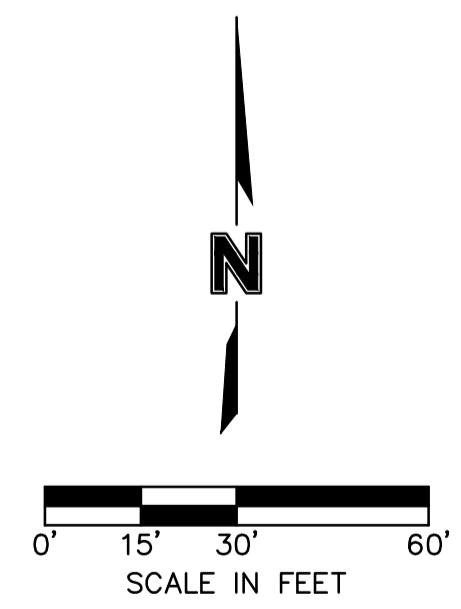
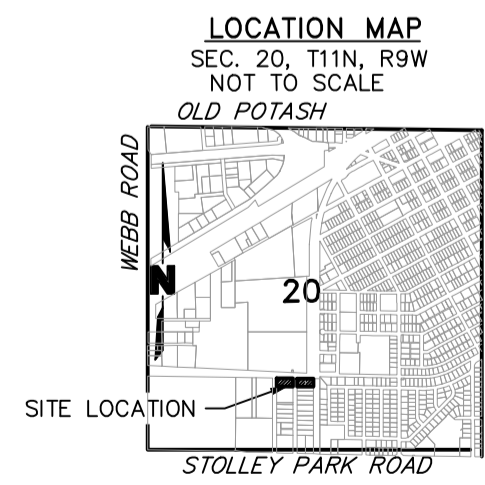


LEGAL DESCRIPTION

A TRACT OF LAND CONSISTING OF PART OF LOT 1, BLOCK 1, DAWN ADDITION, EXCLUDING THE EAST 20 FT. OF SAID LOT 1, BLOCK 1 DAWN ADDITION AND ALL OF LOT 2, BLOCK 1, DAWN ADDITION, ALL OF LOT 1 AND LOT 2, OF BLOCK 2, DAWN ADDITION IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA. SAID TRACT CONTAINS A CALCULATED AREA OF 65249.67 SQUARE FEET OR 1.498 ACRES MORE OR LESS.

LEGEND

- SET CORNER (5/8"x24" REBAR W/CAP)
- FOUND CORNER (AS NOTED)
- ▲ CALCULATED CORNER
- - - EXISTING PROPERTY LINE
- - - SUBDIVISION BOUNDARY LINE
- - - EASEMENT LINE
- M MEASURED DISTANCE
- D DEEDED DISTANCE
- P PLATTED DISTANCE DAWN ADDITION
- ⊕ POWER POLE W/ LIGHT
- ⊞ POWER POLE
- ⊞ ELECTRIC BOX
- ⊞ TELEPHONE PEDESTAL
- ⊙ LIGHT POLE
- ⊙ REFLECTOR POST
- ⊙ MONITORING WELL
- ⊙ WATER VALVE
- ⊙ FHT FIRE HYDRANT
- ⊙ SIGN
- ⊙ BOLLARD
- ⊙ WOOD POST
- ⊙ MAILBOX
- ⊙ GRATE INLET
- ⊙ SANITARY MANHOLE
- SD— STORM SEWER LINE
- W— WATER LINE
- G— GAS LINE
- P-UG— UNDERGROUND ELECTRIC
- P-OH— OVERHEAD ELECTRIC
- SS— SANITARY SEWER LINE
- PLASTIC FENCE
- CHAINLINK FENCE
- WOODEN FENCE
- /// BUILDING LINE
- CONCRETE
- GRAVEL
- FFE FINISHED FLOOR ELEVATION



OWNERS: JOHN BAASCH
SUBDIVIDER: JOHN BAASCH
SURVEYOR: OLSSON
ENGINEER: OLSSON
NUMBER OF LOTS: 4

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

PROJECT NO. 2022-00418
BAASCH
DEVELOPMENT
SURVEY
FB

DWG: F:\2022\00001-00500\022-00418\40-Design\Survey\SRVY\Sheets\V_FLAT_02200418.dwg
 DATE: Mar 16, 2023 4:27pm
 USER: jjimenez
 XREFS: C_PBASE_02200418 V_XBNDY_LDP_02200418

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.

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 JBA VENTURES LLC John Baasch c/o Riley Baasch
Address 114 N Custer Ave
City Grand Island, State NE Zip 68803
Phone 308-382-9071

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: 3/14/2023
(Applicant)

Surveyor/Engineers Information

Surveyor/Engineering Firm Olsson, Inc.
Address 201 E 2nd Street
City Grand Island, State NE Zip 68801
Phone 308-384-8750
Surveyor/Engineer Name Nathaniel C. Jensen License Number E-17427

SUBDIVISION NAME: JBA VENTURES 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 4
Number of Acres 1.498

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 \$ 530 Final ~~500~~

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



Hall County Regional Planning Commission

Wednesday, April 5, 2023

Regular Meeting

Item J4

Final Plat - Eilienstien Subdivision - Grand Island - Located north of State Street and east of North Road in Grand Island NE. (1 Lot, 1.305 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

EILENSTINE SUBDIVISION

A PART OF THE NW1/4 OF SECTION 12-T11N-R10W

IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

FINAL PLAT

LEGAL DESCRIPTIONS:

INST. NO. 202100730
 A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 11 NORTH, RANGE 10 WEST OF THE SIXTH P.M. HALL COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF A PARCEL OF LAND DESCRIBED AND RECORDED IN INSTRUMENT NUMBER 200407646; THENCE S89°56'38"W (ASSUMED BEARING) ON THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 266.96 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE N00°26'14"W ON THE EAST RIGHT OF WAY LINE OF NORTH ROAD, A DISTANCE OF 50.00 FEET TO THE SOUTHWEST CORNER OF A PARCEL OF LAND DESCRIBED AND RECORDED IN INSTRUMENT NUMBER 201807560; THENCE N89°56'38"E ON THE SOUTH LINE OF SAID PARCEL, A DISTANCE OF 266.99 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE S00°24'03"E, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING, CONTAINING 13,349 SQUARE FEET, MORE OR LESS.

INST. NO. 200407646
 A TRACT OF LAND COMPRISING A PART OF THE NORTHWEST QUARTER (NW1/4) OF SECTION TWELVE (12), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION TWELVE (12), SAID POINT BEING 680.0 FEET NORTH OF THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER (NW1/4) THENCE RUNNING NORTHERLY ALONG THE WEST LINE OF SAID NORTHWEST QUARTER (NW1/4) A DISTANCE OF 145.0 FEET; THENCE RUNNING EASTERLY AND PARALLEL TO THE SOUTH LINE OF THE NORTHWEST QUARTER (NW1/4) A DISTANCE OF 300.0 FEET; THENCE RUNNING SOUTHERLY AND PARALLEL TO THE WEST LINE OF SAID NORTHWEST QUARTER (NW1/4) A DISTANCE OF 145.0 FEET; THENCE RUNNING WESTERLY AND PARALLEL TO THE SOUTH LINE OF SAID NORTHWEST QUARTER (NW1/4) A DISTANCE OF 300.0 FEET TO THE POINT OF BEGINNING.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT THE CITY OF GRAND ISLAND AND GARY EILENSTINE, BEING THE OWNERS OF THE LAND DESCRIBED HERE, HAS CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "EILENSTINE SUBDIVISION" IN THE CITY OF GRAND ISLAND, NEBRASKA AS SHOWN ON THE ACCOMPANYING PLAT THEREOF, AND DOES 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, 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.

THIS _____ DAY OF _____, 2022.

ROGER STEELE, MAYOR, CITY OF GRAND ISLAND GARY EILENSTINE

STATE OF _____)
 COUNTY OF _____) SS

BEFORE ME, A NOTARY PUBLIC QUALIFIED IN SAID COUNTY, PERSONALLY CAME, ROGER STEELE, MAYOR, CITY OF GRAND ISLAND, KNOWN TO ME TO BE THE IDENTICAL PERSON WHO SIGNED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND NOTARIAL SEAL ON _____ DAY OF _____, 2022.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

STATE OF _____)
 COUNTY OF _____) SS

BEFORE ME, A NOTARY PUBLIC QUALIFIED IN SAID COUNTY, PERSONALLY CAME, GARY EILENSTINE, KNOWN TO ME TO BE THE IDENTICAL PERSON WHO SIGNED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND NOTARIAL SEAL ON _____ DAY OF _____, 2022.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

APPROVAL:

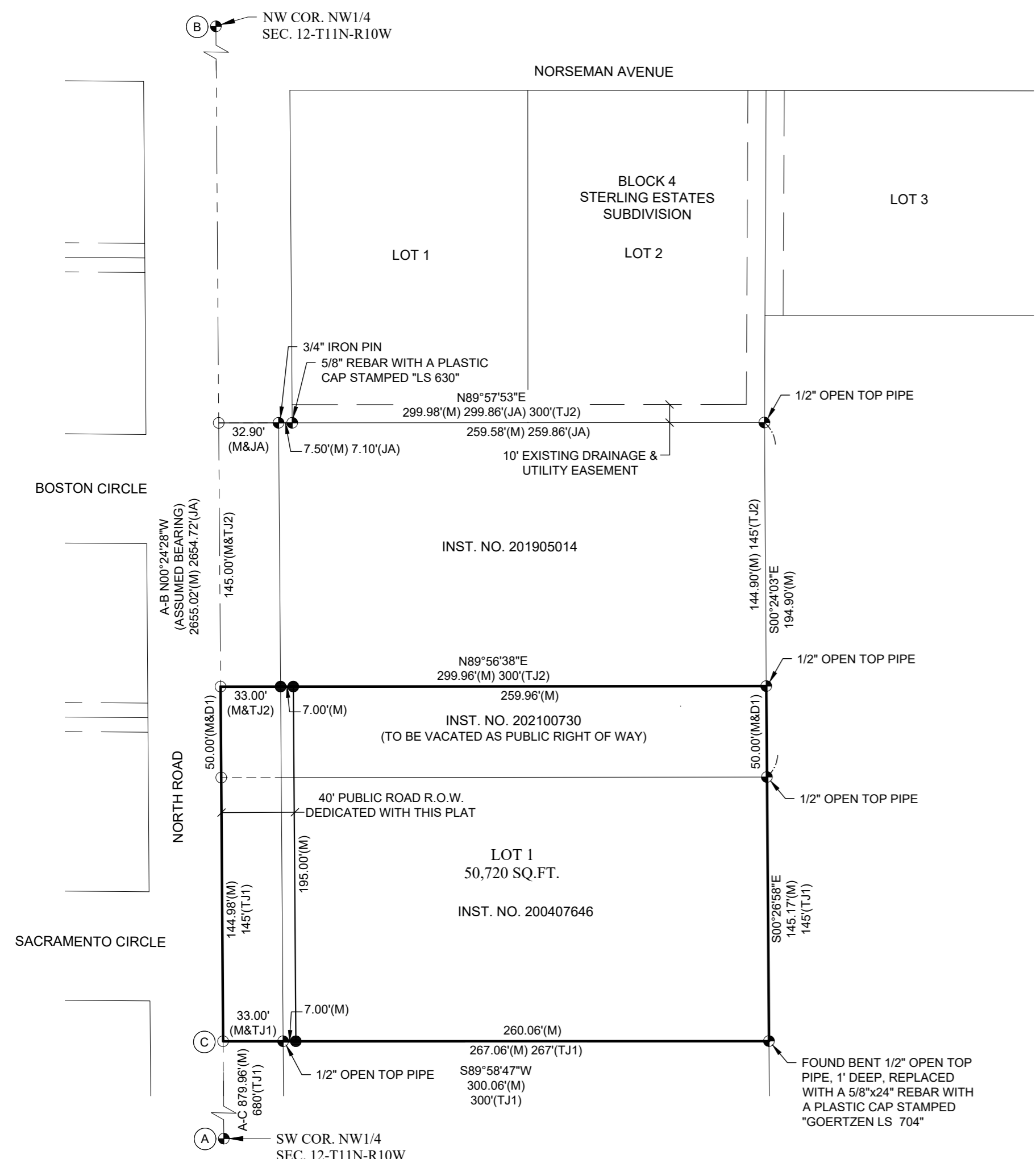
SUBMITTED TO AND APPROVED BY THE REGIONAL PLANNING COMMISSION OF HALL COUNTY, CITIES OF GRAND ISLAND, WOOD RIVER, AND THE VILLAGES OF ALDA, CAIRO, AND DONIPHAN, NEBRASKA.

CHAIRMAN _____ DATE _____

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

THIS _____ DAY OF _____, 2022.

MAYOR _____ CITY CLERK _____



CORNER TIES:

- (A) SW CORNER NW1/4 SECTION 12-T11N-R10W
 FOUND A MAG NAIL WITH AN ALUMINUM DISK STAMPED "S. PETERS LS 754" IN THE WEST CURB LINE OF THE MEDIAN NORTH OF THE ROUNDABOUT OF NORTH ROAD AND STATE STREET.
 NNE 84.34' TO A MAG NAIL WITH AN ALUMINUM DISK STAMPED "S. PETERS LS 754" FOUND IN THE WEST FACE OF A POWER POLE (1' ABOVE GROUND)
 ESE 28.66' TO A MAG NAIL FOUND IN THE TOP OF CURB SOUTH OF A SIDEWALK CURB RAMP AT THE NE CORNER OF THE ROUNDABOUT
 SW 64.14' TO THE TOP NUT OF A FIRE HYDRANT IN THE NW CORNER OF THE ROUNDABOUT
 WNW 16.17' TO A MAG NAIL FOUND IN THE TOP OF CURB NORTH OF A SIDEWALK CURB RAMP AT THE NW CORNER OF THE ROUNDABOUT
- (B) NW CORNER NW1/4 SECTION 12-T11N-R10W
 FOUND A 5/8" REBAR WITH A 2" ALUMINUM CAP STAMPED "HALL COUNTY SURVEYOR LS 754", 0.3" DEEP IN THE CENTER OF THE ROUNDABOUT OF NORTH ROAD AND CAPITAL AVENUE.
 NE 45.37' TO A MAG NAIL FOUND IN THE TOP OF CURB OF THE ROUNDABOUT
 ENE 90.73' TO A 5/8" REBAR FOUND FLUSH WITH GROUND IN THE NE CORNER OF THE ROUNDABOUT
 SSW 18.44' TO A MAG NAIL FOUND IN THE TOP OF CURB OF THE ROUNDABOUT
 NW 11.86' TO A MAG NAIL FOUND IN THE TOP OF CURB OF THE ROUNDABOUT

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT ON SEPTEMBER 30TH, 2022, I COMPLETED AN ACCURATE SURVEY OF "EILENSTINE SUBDIVISION" IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF. THAT IRON MARKERS, EXCEPT WHERE INDICATED, WERE FOUND AT ALL 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.

ADAM J. GOERTZEN L.S. 704

SURVEYOR'S REPORT:

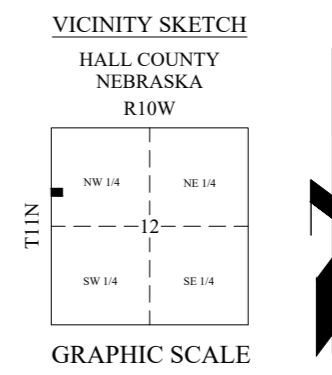
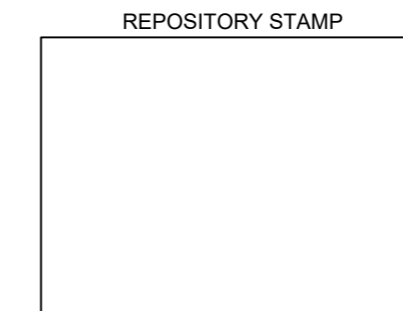
THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH THE PERIMETER AND CREATE A METES AND BOUNDS DESCRIPTION OF A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 11 NORTH, RANGE 10 WEST OF THE SIXTH P.M., CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA.

EXISTING MONUMENTS OF RECORD WERE FOUND AT LOCATIONS SHOWN ON THIS PLAT. ALL MONUMENTS FOUND ARE DESCRIBED ON THIS PLAT OR IN THE CORNER TIES. ALL MONUMENTS SET ARE A 5/8" BY 24" REBAR WITH A PLASTIC CAP STAMPED "GOERTZEN, LS 704".

ALL LINES WERE PRODUCED AND ANGLES AND DISTANCES MEASURED WITH A TRIMBLE R12i GNSS RECEIVER UTILIZING THE SEILER INSTRUMENTS REAL TIME NETWORK.

- #### LEGEND
- MONUMENT FOUND
 - MONUMENT SET (5/8"x24" REBAR WITH A PLASTIC STAMPED "GOERTZEN LS 704")
 - CALCULATED POINT
 - D DEEDED DISTANCE
 - DI DEEDED DISTANCE (INSTRUMENT NUMBER 202100730)
 - G GOVERNMENT DISTANCE
 - M MEASURED DISTANCE
 - P PLATTED DISTANCE
 - R RECORDED DISTANCE

OWNERS: CITY OF GRAND ISLAND
 AND GARY EILENSTINE
 LAND SURVEYOR: JEO CONSULTING GROUP



PROJECT NO. R190020
 DATE 9/30/2022
 DRAWN BY AJG
 FILE NAME S:\190020\Phase 1\Eas.dwg
 FIELD BOOK GRAND ISLAND #7
 FIELD CREW AG/BS
 SURVEY FILE NO. 2022-8

800.723.8567
 Grand Island, NE 308.381.7428
 www.jeo.com

P:\Engineering\190020.DWG - Grand Island North Road Improvements - North 6 Survey\Drawings\SV\190020-Phase II Eas.dwg, on 9/30/2022 3:51 PM

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 CITY OF GRAND ISLAND & GARY EILENSTINE
Address 100 E 1st Street, Grand Island NE 68801 & P.O.Box 5755, Grand Island NE 68802
City _____, State _____ Zip _____
Phone 308-385-5455

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: 3/16/2023
(Applicant)

Surveyor/Engineers Information

Surveyor/Engineering Firm JEO Consultant Group
Address 308 W 3rd St #1
City Grand Island, State NE Zip 68801
Phone 308-381-7428
Surveyor/Engineer Name Adam J. Goertsen License Number 704

SUBDIVISION NAME: EILENSTINE 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 1.164

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.



Hall County Regional Planning Commission

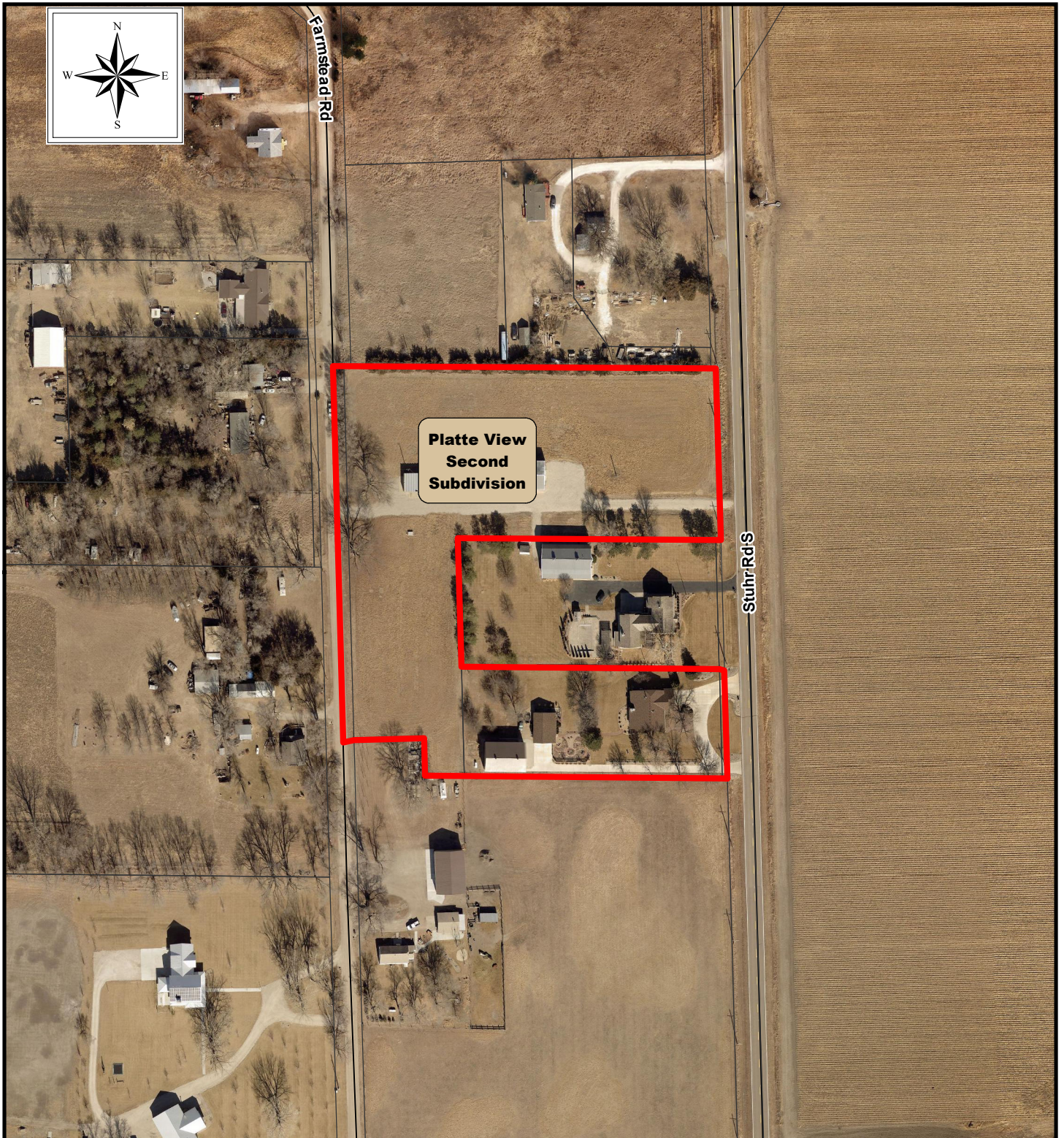
Wednesday, April 5, 2023
Regular Meeting

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



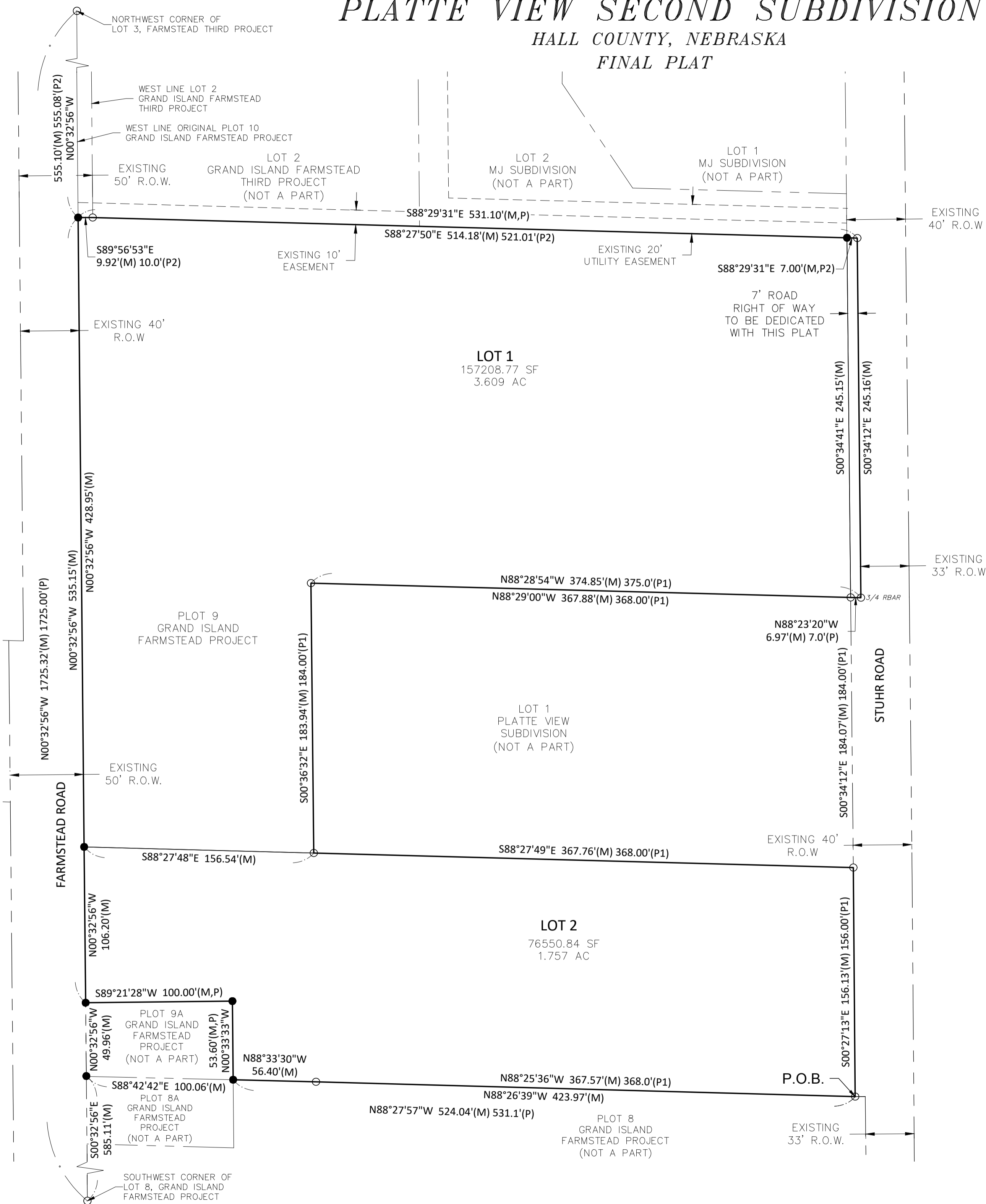
THE REGIONAL PLANNING COMMISSION of Hall
County, Grand Island, Wood River and the Villages
of Alda, Cairo and Doniphan, Nebraska

1 inch = 200 feet

PLATTE VIEW SECOND SUBDIVISION

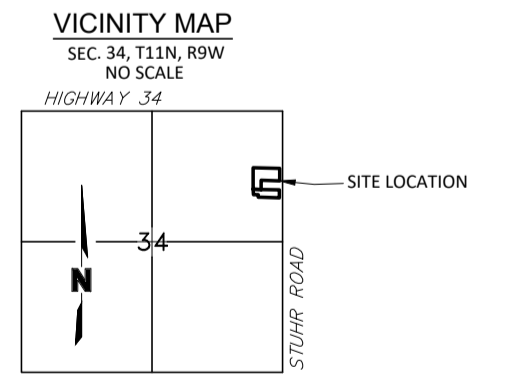
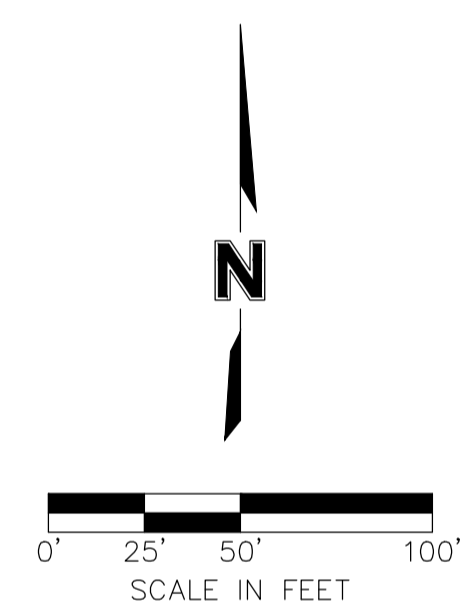
HALL COUNTY, NEBRASKA

FINAL PLAT



LEGEND

- 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
- M MEASURED DISTANCE
- P GRAND ISLAND FARMSTEAD PROJECT
- P1 PLATTE VIEW SUBDIVISION
- P2 GRAND ISLAND FARMSTEAD THIRD PROJECT



DWG: F:\2023\00001-00500\023-00339\40-Design\Survey\SRVY\Xref\V_FPLAT_LDP_02300339.dwg
 DATE: Mar 16, 2023 6:15pm
 USER: jjimenez
 XREFS:

SHEET 1 OF 2

olsson	201 East 2nd Street Grand Island, NE 68801 TEL 308.384.8750 FAX 308.384.8752	PROJECT NO. 2023-00339
	BEDNAR SURVEY	FB-GI 2022-2

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 DATE

APPROVED AND ACCEPTED BY THE HALL COUNTY BOARD OF COMMISSIONERS
THIS ____ DAY OF _____, 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

GARY L. PIERSO

IN WITNESS WHEREOF,
I HAVE AFFIXED MY SIGNATURE HERETO,
AT _____, NEBRASKA,
THIS ____ DAY OF _____, 2023

THOMAS D. BEDNAR

IN WITNESS WHEREOF,
I HAVE AFFIXED MY SIGNATURE HERETO,
AT _____, NEBRASKA,
THIS ____ DAY OF _____, 2023

TAMI J. BEDNAR

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 L. PIERSO, 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 _____

NOTARY PUBLIC

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 THOMAS D. BEDNAR, HUSBAND OF TAMI J. BEDNAR, 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 _____

NOTARY PUBLIC

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 TAMI J. BEDNAR, WIFE OF THOMAS D. BEDNAR, 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

SHEET 2 OF 2

olsson

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

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

DWG: F:\2023\00001-00500\023-00339\40-Design\Survey\SRVY\Xref\V_FPLAT_LDP_02300339.dwg USER: jjimenez DATE: Mar 16, 2023 6:02pm XREFS:

PLATTE VIEW SECOND SUBDIVISION

HALL COUNTY, NEBRASKA

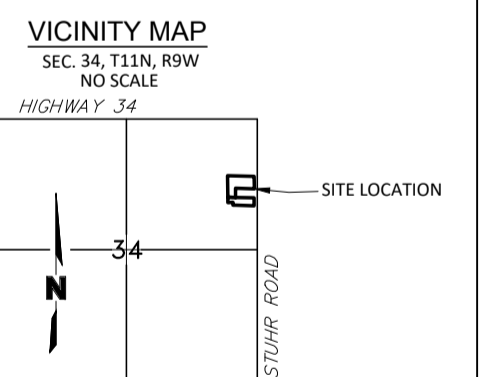
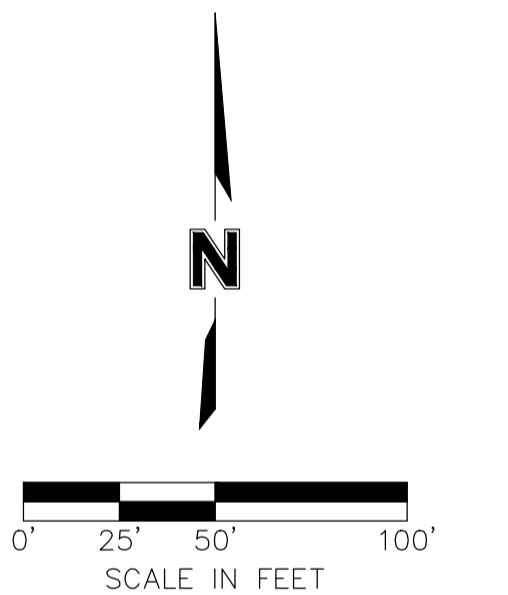
SITE PLAT

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:
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LEGEND

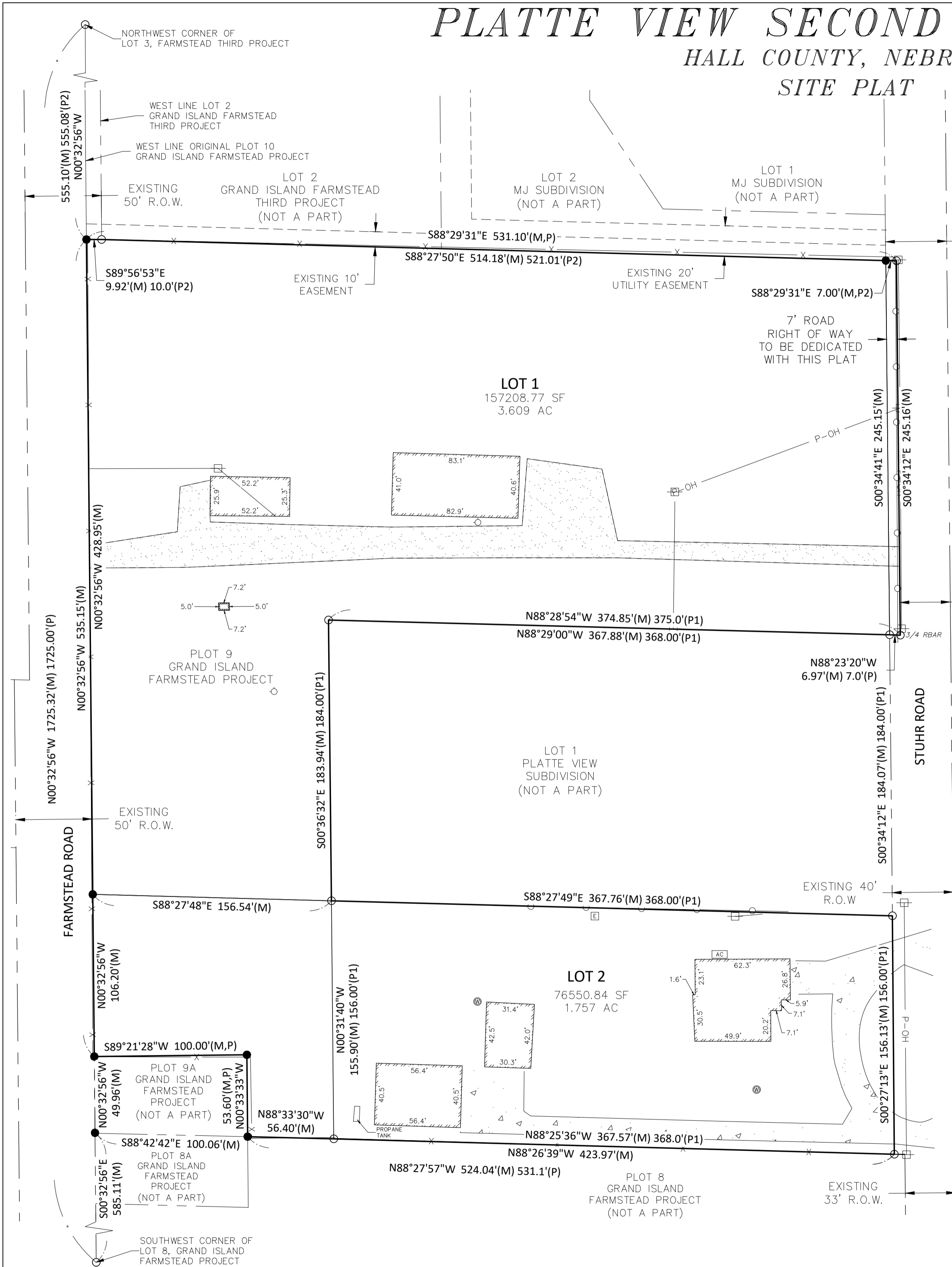
- SET CORNER (5/8"x24" REBAR W/CAP)
- FOUND CORNER 1/2" PIPE OR AS NOTED
- RIGHT OF WAY LINE
- - - EXISTING PROPERTY LINE
- SUBDIVISION BOUNDARY LINE
- - - EXISTING EASEMENTS
- M MEASURED DISTANCE
- P GRAND ISLAND FARMSTEAD PROJECT
- P1 PLATTE VIEW SUBDIVISION
- P2 GRAND ISLAND FARMSTEAD THIRD PROJECT
- X WIRE FENCE
- ⊙ WATER WELL
- ⊞ ELECTRIC BOX
- ⊞ AC 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.

DWG: F:\2023\00001-00500\023-00339\40-Design\Survey\SRVY\Xref\V_FPLAT_LDP_02300339.dwg
 DATE: Mar 16, 2023 6:15pm
 USER: jjimenez
 XREFS:



olsson	201 East 2nd Street Grand Island, NE 68801 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
City Grand Island, State NE Zip 68803
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:

By: Jai Andrist (Applicant) Date: 3-16-23

Surveyor/Engineers Information

Surveyor/Engineering Firm Olsson Inc.
Address 201 E 2nd St
City Grand Island, State NE Zip 68801
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



Hall County Regional Planning Commission

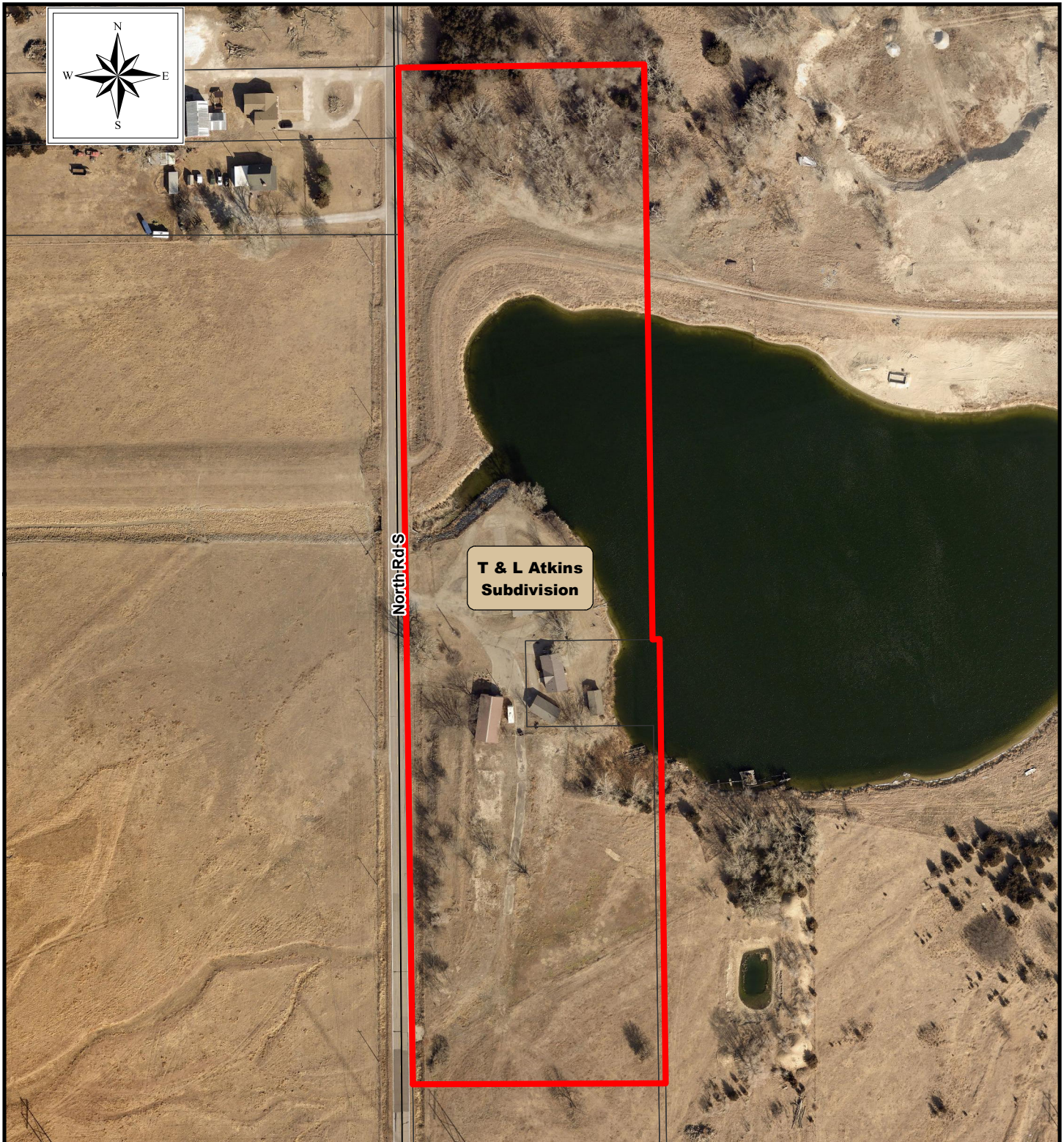
Wednesday, April 5, 2023
Regular Meeting

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



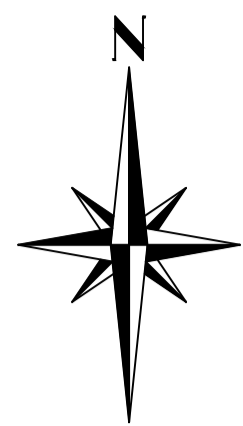
THE REGIONAL PLANNING COMMISSION of Hall
County, Grand Island, Wood River and the Villages
of Alda, Cairo and Doniphan, Nebraska

1 inch = 200 feet

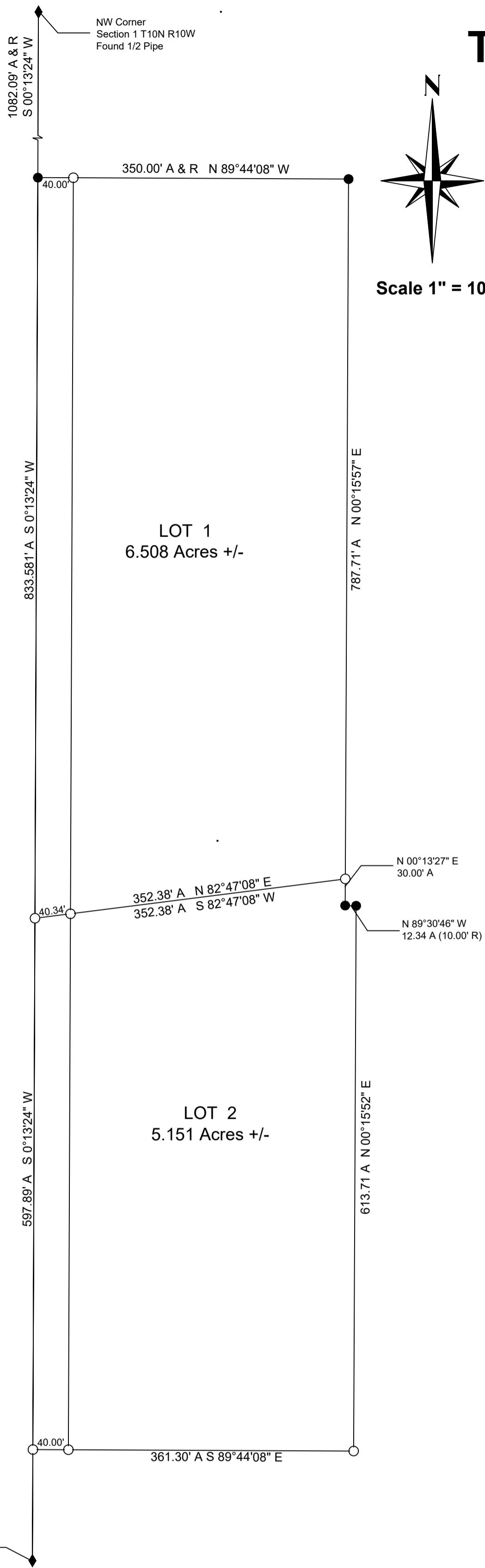
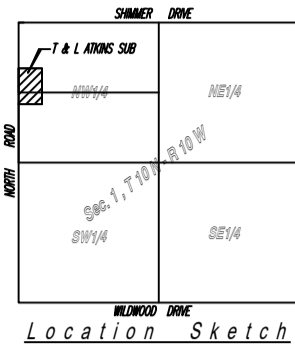
T & L ATKINS SUBDIVISION

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

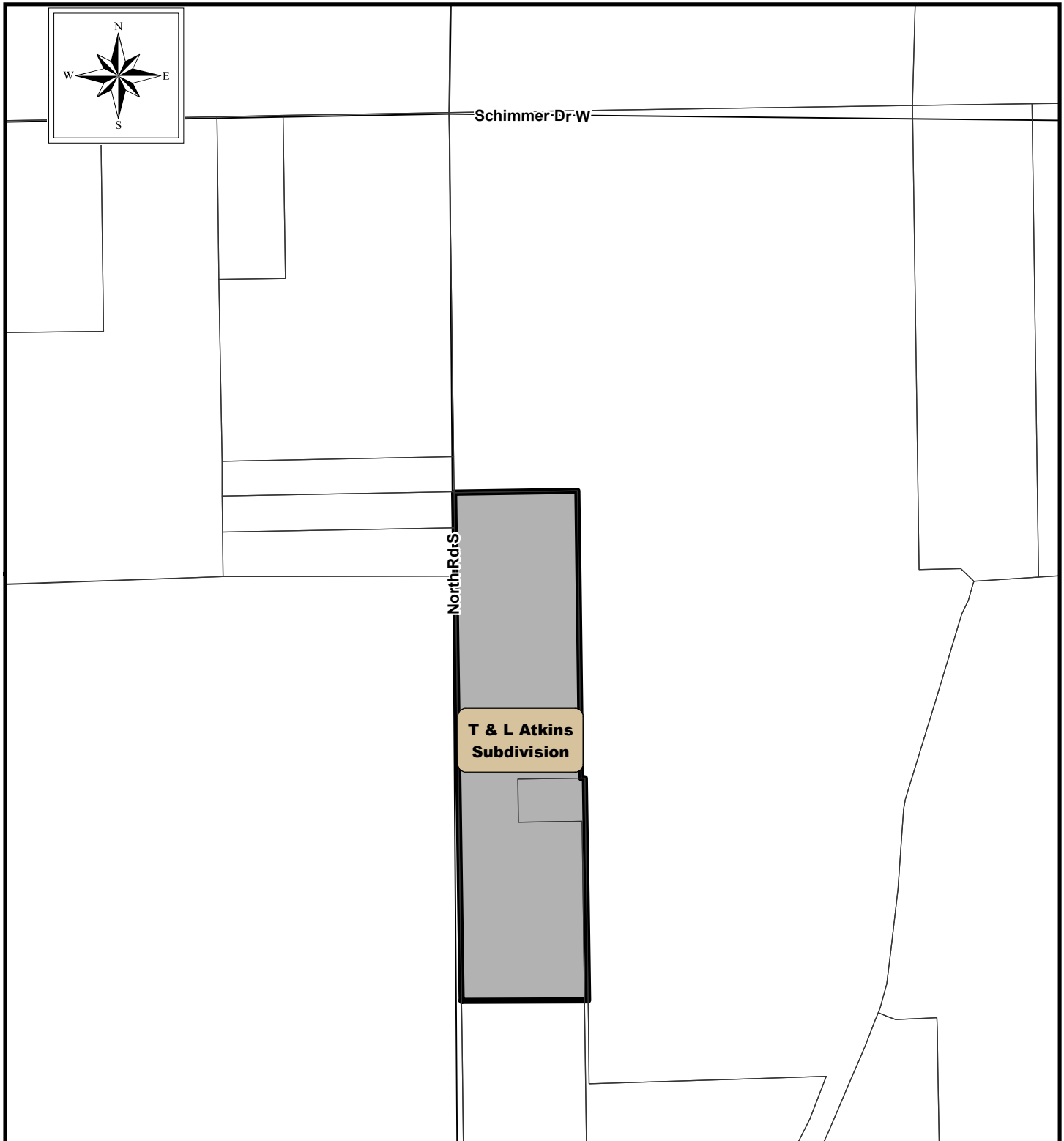
Legend

- - 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			
TITLE: Hall County, Nebraska			
SCALE AT AS: 1" = 100'	DATE: 3/14/2023	DRAWN: Brent C.	PAGE: 1 OF 1
BENEFIC PRODUCT 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.



Hall County Regional Planning Commission

Wednesday, April 5, 2023

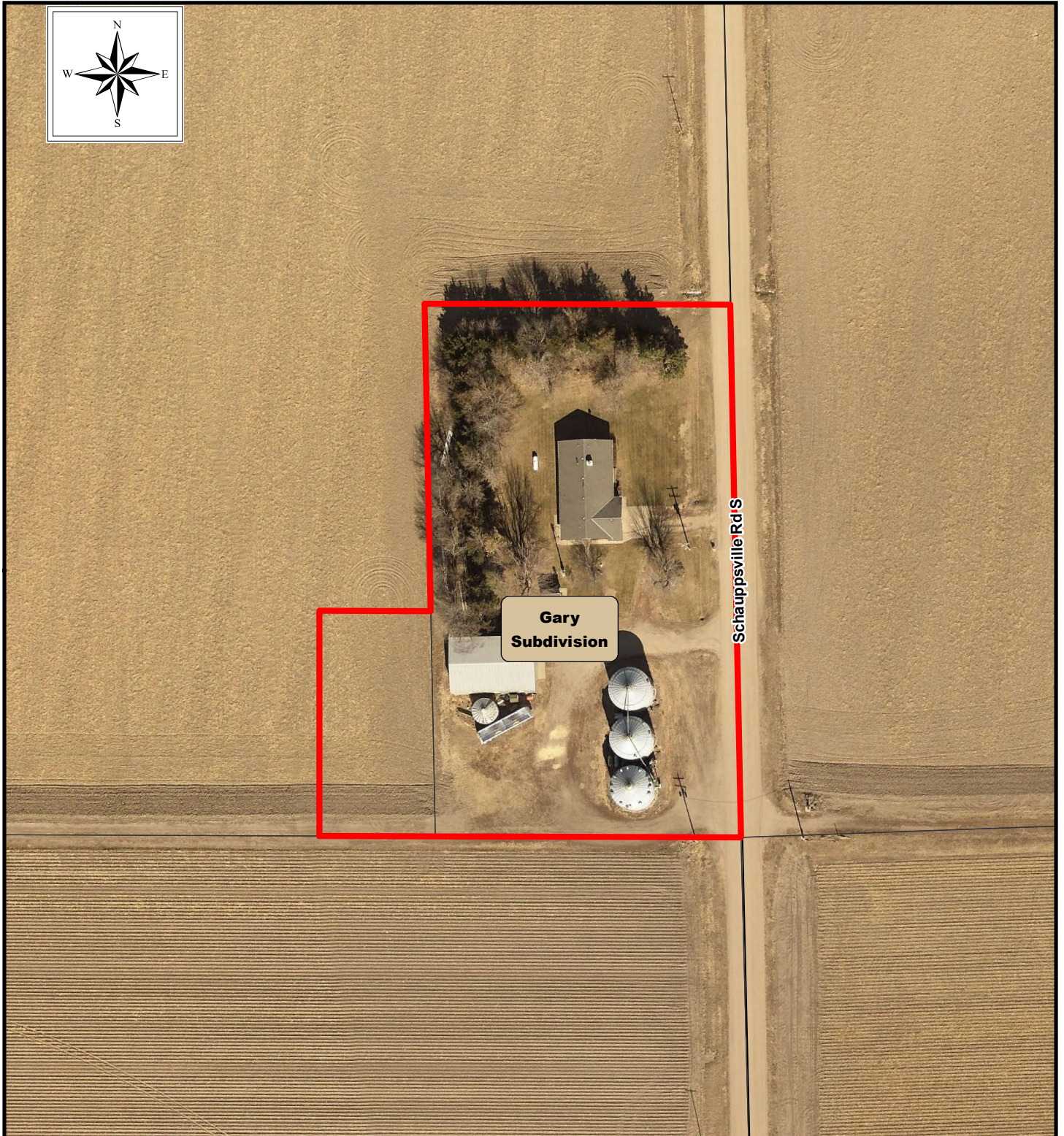
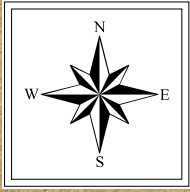
Regular Meeting

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

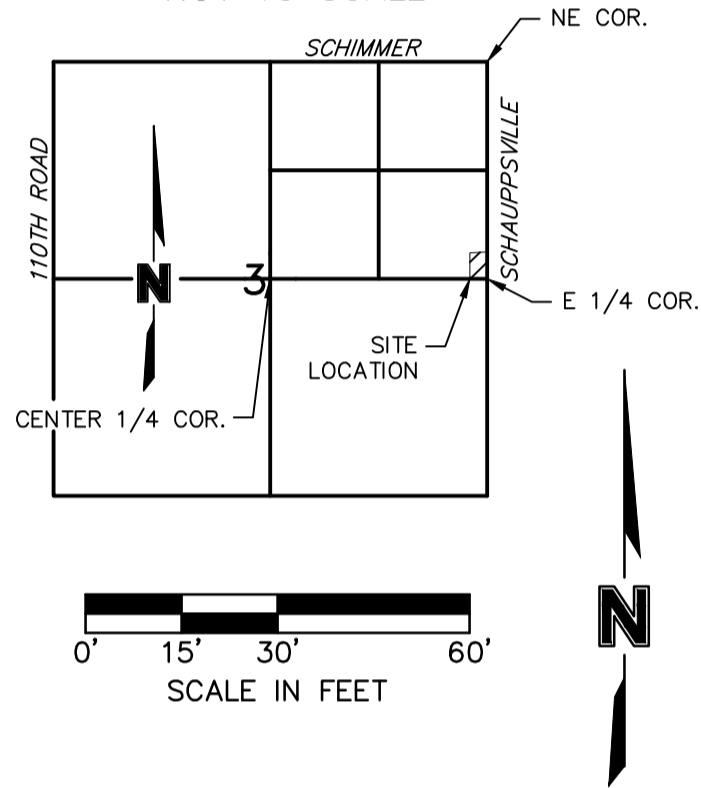
FINAL PLAT

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.

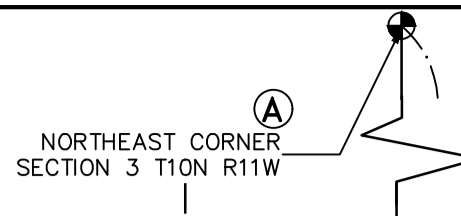
CHAIRPERSON _____ DATE _____

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
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



33'
COUNTY ROAD
R.O.W.

SCHAUPPSVILLE ROAD

40'
RIGHT OF WAY
TO BE DEDICATED
WITH THIS PLAT

P.O.B.

33'
COUNTY ROAD
R.O.W.

EAST 1/4 CORNER
SECTION 3 T10N R11W

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

DWG: F:\2023\00001-00500\023-00340\40-Design\Survey\SRVY\Xref\V_FPLAT_LDP_02300340.dwg
DATE: Mar 16, 2023 7:27pm
USER: jjimenez
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

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

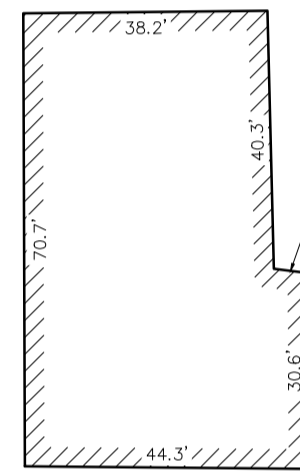
A TRACT OF LAND CONSISTING OF PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE1/4, NE1/4) OF SECTION THREE (3), TOWNSHIP TEN (10) NORTH, RANGE ELEVEN (11) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
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SECTION TIES

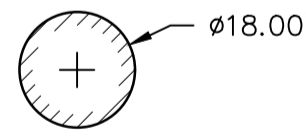
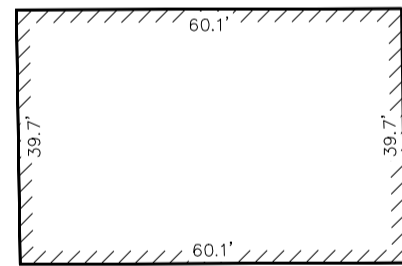
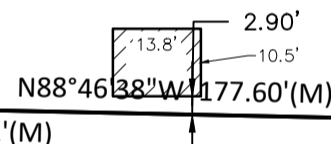
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FOUND BLM BRASS CAP AT 1.8 FOOT BELOW GRAVEL SURFACE
NE 46.46' TO NEAR FACE OF CONCRETE WITNESS CORNER
SW 59.87' TO 5/8" REBAR WITH PLASTIC CAP
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- (B) EAST 1/4 CORNER, SECTION 3 T10N R11W**
FOUND BLM BRASS CAP AT 0.7 FOOT BELOW GRAVEL SURFACE
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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

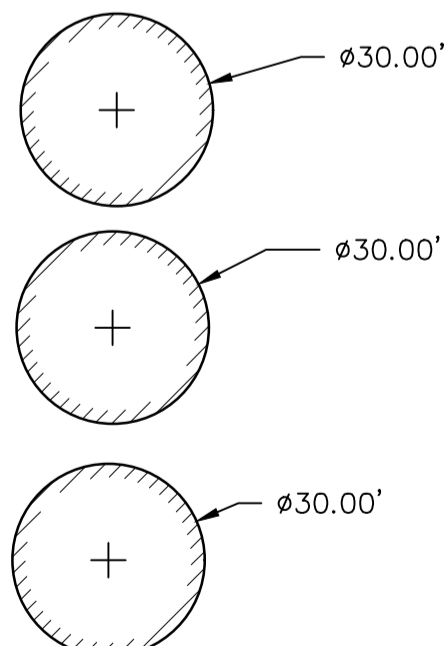
LOT 1
SEPTIC
38072.34 SF
0.874 AC



WATER WELL

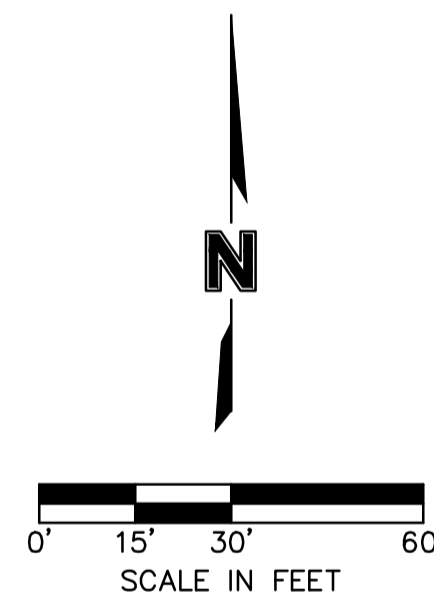


LOT 2
43547.84 SF
1.000 AC



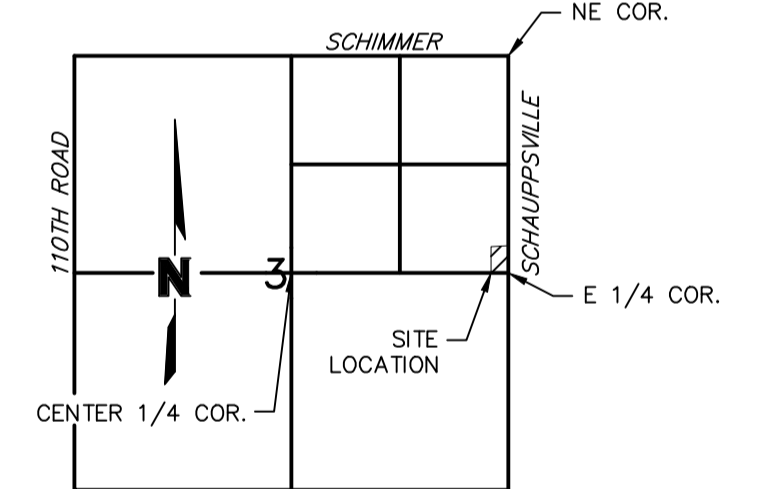
40'
RIGHT OF WAY
TO BE DEDICATED
WITH THIS PLAT

SCHAUPPSVILLE ROAD



LOCATION MAP

SEC. 3 T10N-R11W
NOT TO SCALE



LEGEND

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

DWG: F:\2023\00001-00500\023-00340\40-Design\Survey\SRVY\Xref\V_FPLAT_LDP_02300340.dwg
 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

olsson	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



Hall County Regional Planning Commission

Wednesday, April 5, 2023

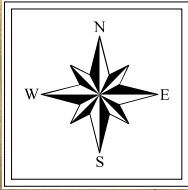
Regular Meeting

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



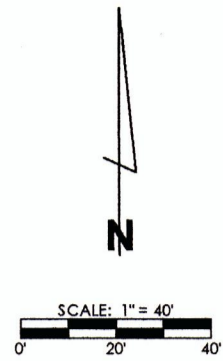
THE REGIONAL PLANNING COMMISSION of Hall
County, Grand Island, Wood River and the Villages
of Alda, Cairo and Doniphan, Nebraska

1 inch = 100 feet

ARMES 'LAZY ACRES' SECOND SUBDIVISION

HALL COUNTY, NEBRASKA

- PRELIMINARY PLAT -

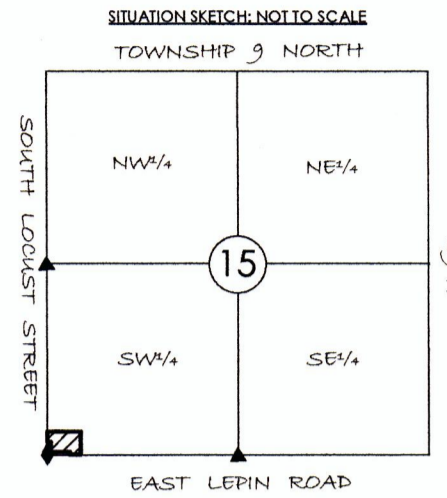


LEGEND
 M = MEASURED DISTANCE
 P = PLATTED DISTANCE (ARMES 'LAZY ACRES' SUB)
 R = RECORDED DISTANCE (LS #337 SURVEY - 06/03/1981)
 R1 = RECORDED DISTANCE (LS #783 SURVEY - 06/04/2020)
 P.O.B. = POINT OF BEGINNING
 X = TEMPORARY POINT
 ○ = 1/2" REBAR w/ LS #776 PLASTIC CAP PLACED
 ● = MAG NAIL w/ LS #776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

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

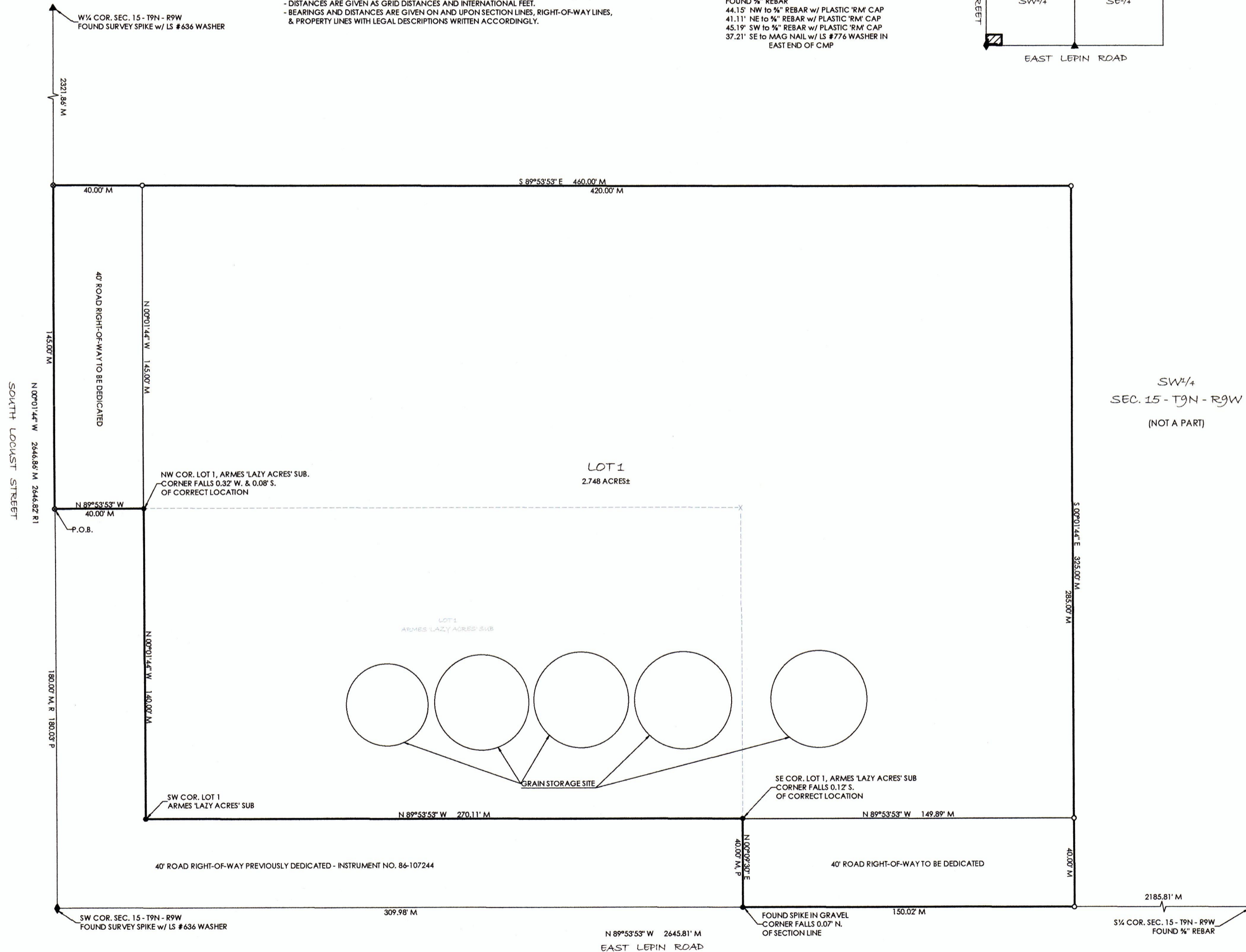
APPROVALS

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



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

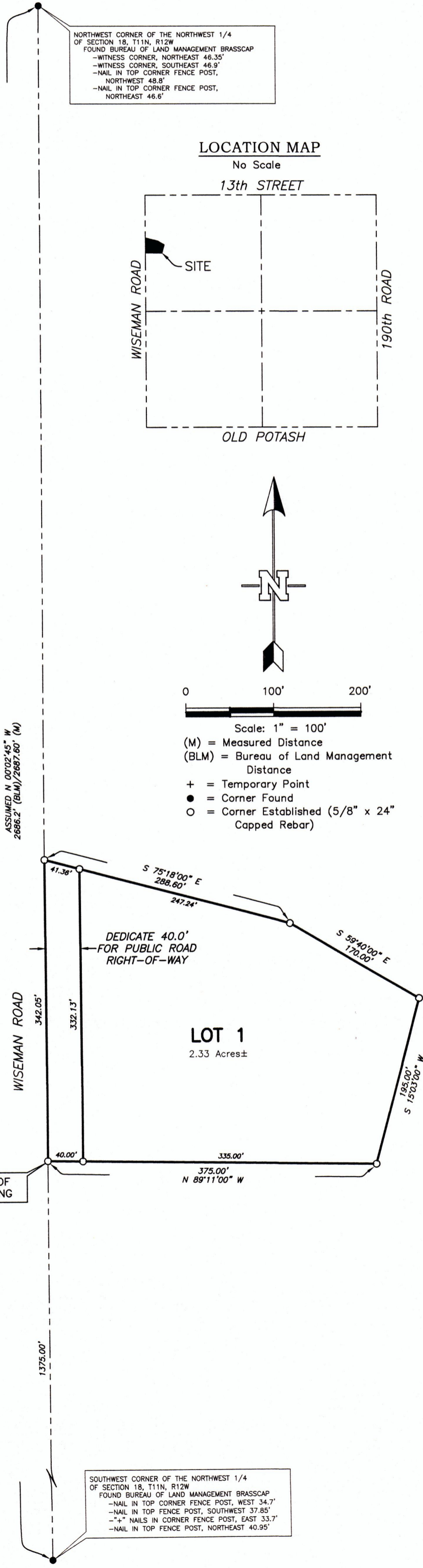
Approved and Accepted by the Hall County Board of Commissioners, this ____ day of _____, 2023.

(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,

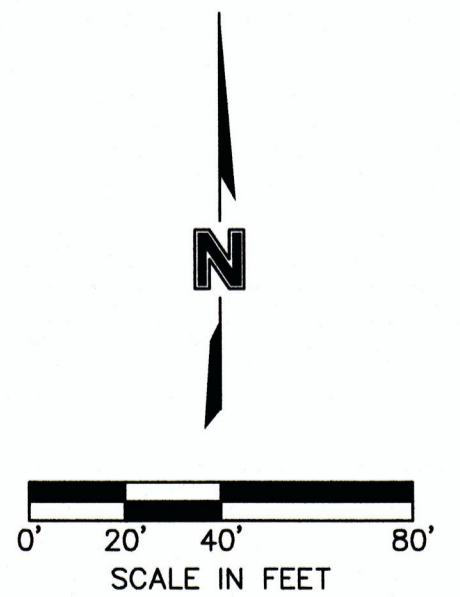
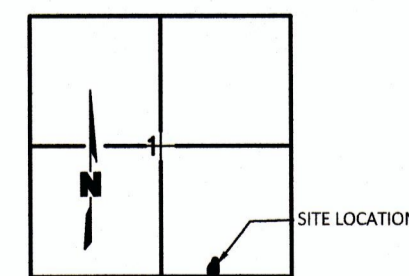
THIS ____ DAY OF _____, 2023.

PLANNING DIRECTOR

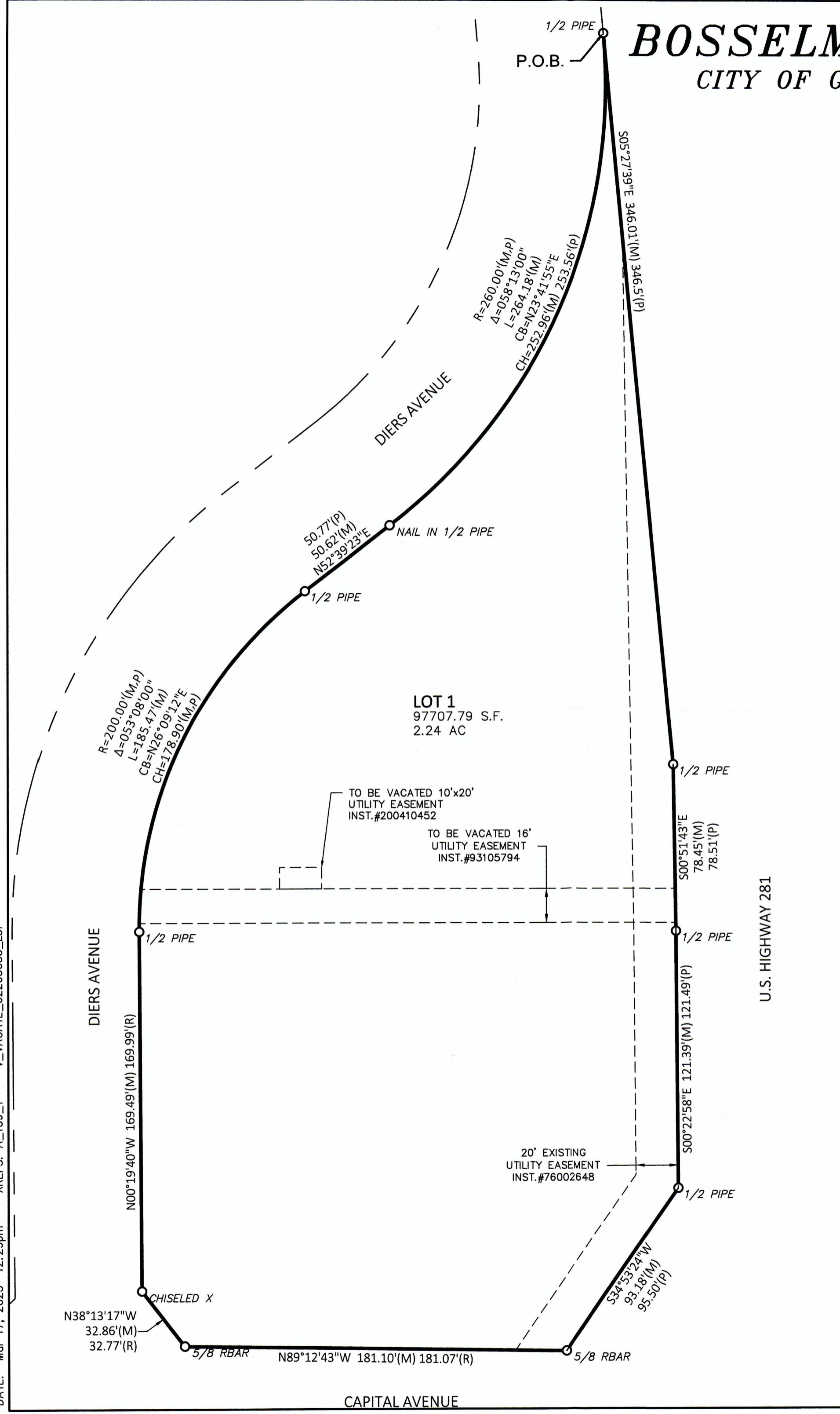
LEGEND

- 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

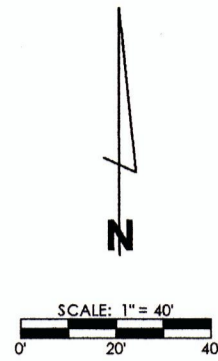


olsson	201 East 2nd Street Grand Island, NE 68801 TEL 308.384.8750 FAX 308.384.8752	PROJECT NO. 2022-05033
		BOSELMAN SURVEY

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

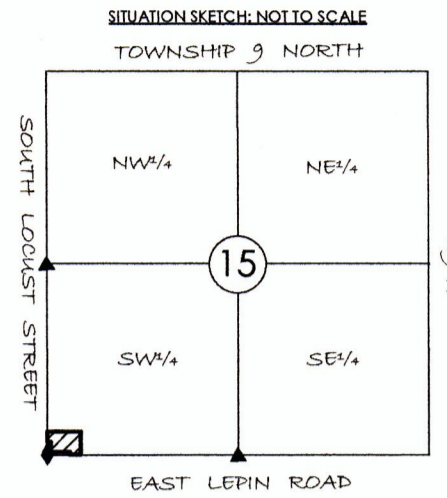
SURVEYOR
 - JASNOWSKI SURVEYING LLC

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

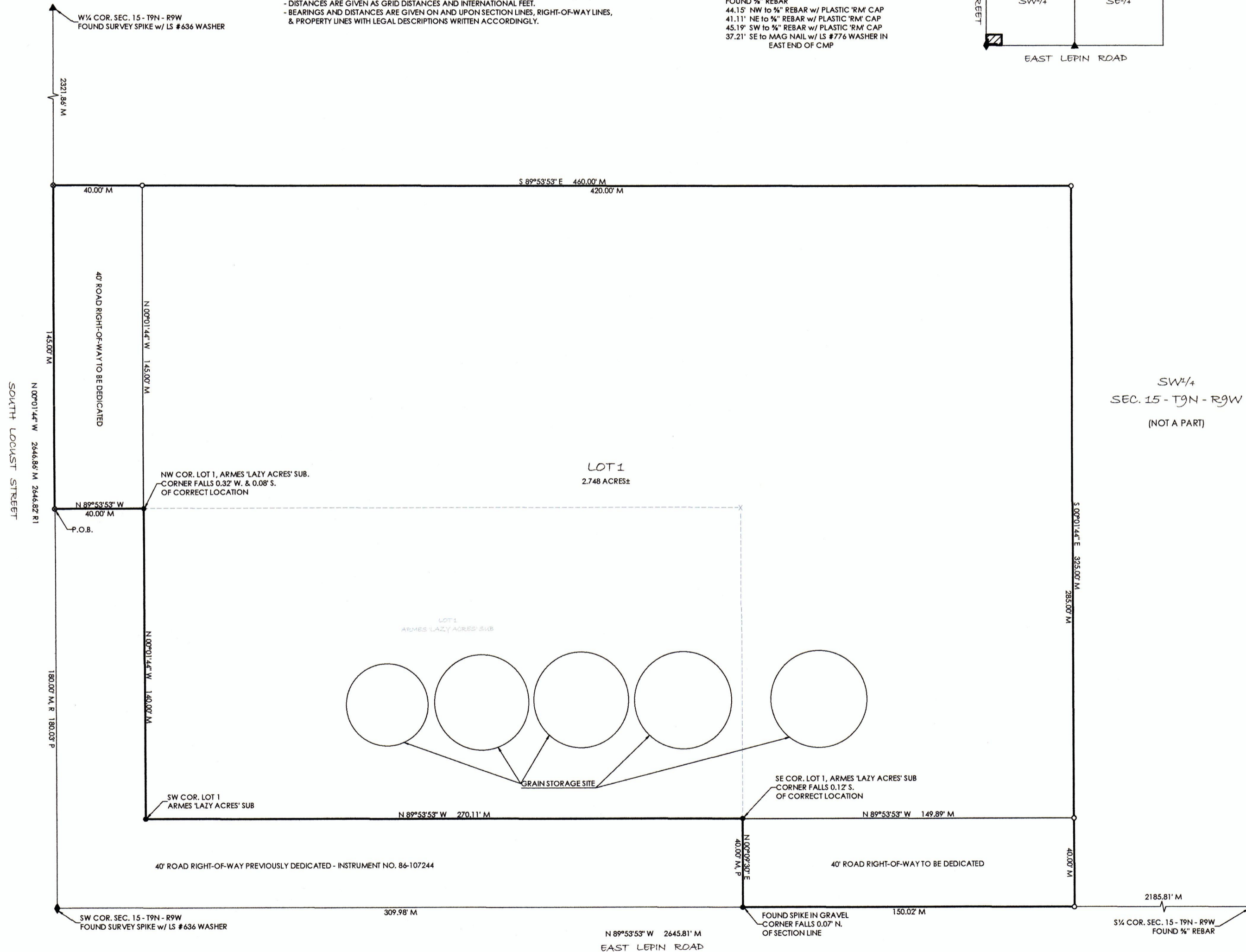
APPROVALS

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