



Hall County Regional Planning Commission

Wednesday, May 3, 2023

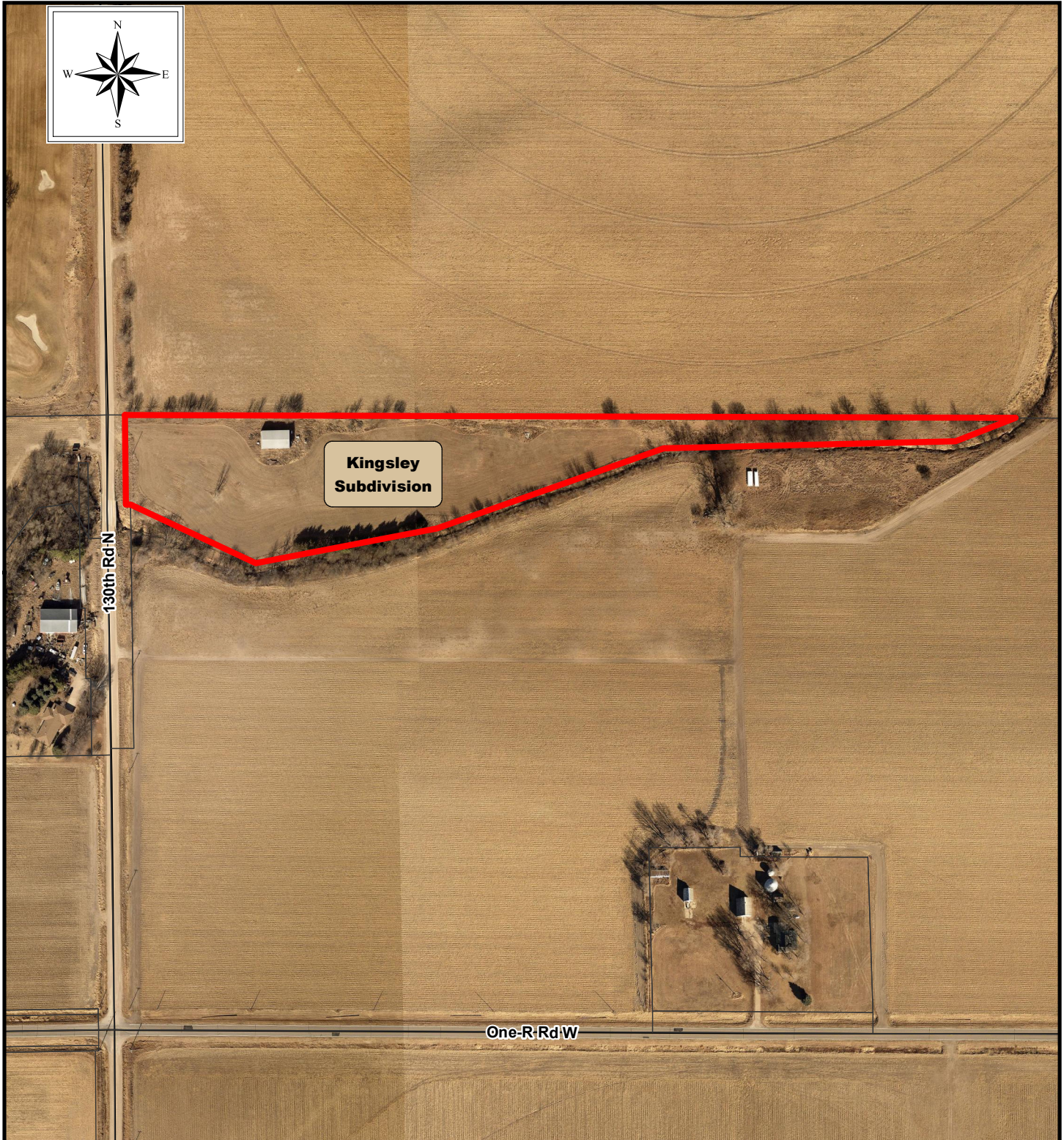
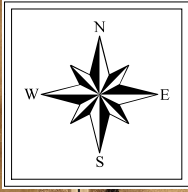
Regular Meeting

Item J2

Final Plat - Kingsley Subdivision - Cairo ETJ: Located east of 130th Road and north of One-R Road in the jurisdiction of the Village of Cairo. (1 Lot, 6.89 Acres)

Staff Contact:

PROPOSED SUBDIVISION AERIAL MAP



Village of Cairo ETJ



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

1 inch = 300 feet

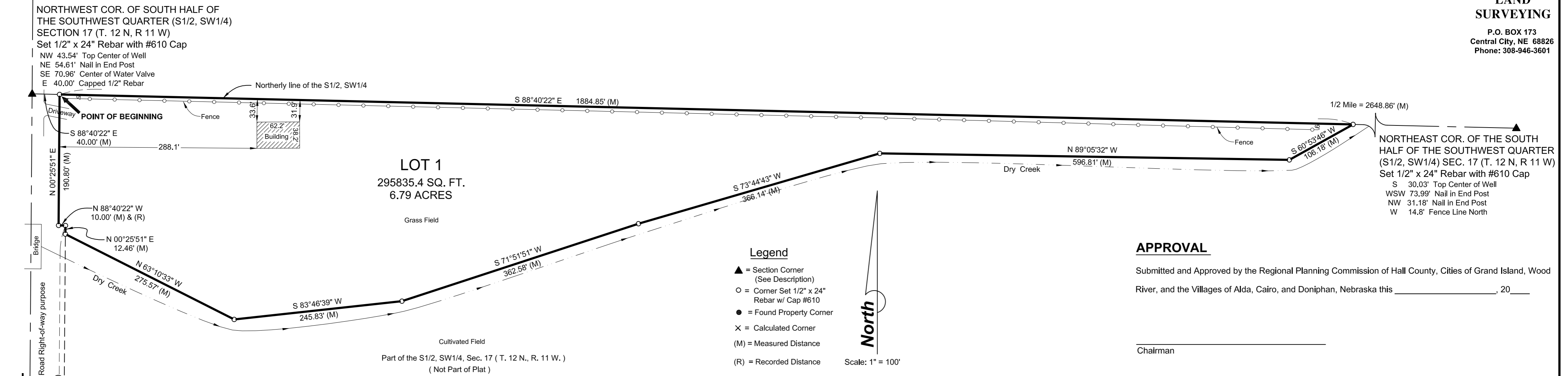
KINGSLEY SUBDIVISION

IN PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER (S1/2, SW1/4), SECTION 17,
TOWNSHIP 12 NORTH, RANGE 11 WEST OF THE 6th P.M., HALL COUNTY, NEBRASKA



LAND SURVEYING

P.O. BOX 173
Central City, NE 68826
Phone: 308-946-3601



APPROVAL

Submitted and Approved by the Regional Planning Commission of Hall County, Cities of Grand Island, Wood River, and the Villages of Aida, Cairo, and Doniphan, Nebraska this _____, 20__

Chairman _____

Approved and Accepted by the Hall County Board of Commissioners this _____, 20__

Chairman _____

County Clerk _____

VILLAGE OF CAIRO APPROVAL

Submitted and Approved by the Village of Cairo, this _____ Day of _____, 20__

Chairman _____

City Clerk _____

SURVEYOR'S CERTIFICATE

I hereby certify that this _____, 20__, I completed an accurate survey of **KINGSLEY SUBDIVISION**, Hall County, Nebraska, as shown on the accompanying plat thereof; that iron markers, except where indicated were found and placed at all property corners, the dimensions of the property are shown on the plat, and that the Subdivision Survey was prepared by me and the related survey work was performed by me or under my direct personal supervision and that I am a duly Registered Land Surveyor under the laws of the State of Nebraska.

Jamie L. Blodgett
License Number 610
N-Line Land Surveying
P.O. Box 173
Central City, NE
1-308-946-3601

DATE OF SURVEY 1/18/2022 JOB NUMBER 21152

KINGSLEY SUBDIVISION:

A Subdivision of land being part of South Half of the Southwest Quarter (S1/2, SW1/4) of Section 17, Township 12 North, Range 11 West of the 6th P.M., Hall County, Nebraska, more particularly described as follows:

Commencing at the Northwest Corner of said South Half of the Southwest Quarter (S1/2, SW1/4); thence on an assigned bearing of South 88°40'22" East on the northerly line of said South Half of the Southwest Quarter (S1/2, SW1/4) a distance of 40.00 feet to the Northeastly Corner of the North 130th Road Right-of-way tract recorded and described in Document No. 94-101178 in the Hall County Register of Deeds Office and also being the POINT OF BEGINNING; thence continuing South 88°40'22" East on said northerly section line a distance of 1884.85 feet; thence South 60°53'46" West a distance of 106.18 feet; thence North 89°05'32" West a distance of 596.81 feet; thence South 73°44'43" West a distance of 366.14 feet; thence South 71°51'51" West a distance of 362.58 feet; thence South 83°46'39" West a distance of 245.83 feet; thence North 63°10'33" West a distance of 275.57 feet to the easterly line of said North 130th Road Right-of-way record tract of land; thence North 00°25'51" East on said easterly right-of-way line a distance of 12.46 feet; thence North 88°40'22" West on said easterly right-of-way line a distance of 10.00 feet; thence North 00°25'51" East on said easterly right-of-way line a distance of 190.80 feet to the POINT OF BEGINNING, containing a calculated area of 6.79 acres, more or less. Subject to all easements, restrictions, and agreements of record.

DEDICATION OF PLAT

Know all Men by these presents, Donald J. Kingsley, being the owner of land described hereon, have caused the same to be surveyed, subdivided, platted and designated as the **KINGSLEY SUBDIVISION**, Hall County, Nebraska and said sole owners hereby ratify and approve the deposition of their property as shown on the above plat, and hereby dedicate for the use and benefit of the public, the streets and utility easements (if any) as shown upon said plat, and acknowledge said subdivision to be made with the free consent and in accordance with the desires of the undersigned owners and proprietors.

in witness thereof I have affixed my signature hereto at _____, Nebraska on, _____, 20__

Donald J. Kingsley

ACKNOWLEDGMENT

State of Nebraska)
County of _____) SS Acknowledgment of Notary

on this _____ Day of _____, 20__ before me, a Notary Public in and for said County and State, came Wesley Donald J. Kingsley, to me personally known to be the same identical persons, acknowledged the execution of the same in testimony thereof, I have hereunto set my hand and affixed my Notary Seal the Day and Year above written.

Notary Public _____
My Comm. Expires: _____

NORTH 130th RD.

N 00°25'51" E
1311.17' (M)

N 00°25'51" E
699.96' (M) & (R)

33'

SOUTHWEST CORNER OF SECTION 17 (T. 12 N, R 11 W)
Found Survey Nail

SW 58.60' Center Nut of Fire Hydrant
NW 55.10' Nail & Tag in Power Pole
NE 53.31' Nail & Tag in Power Pole

W. ONE R RD.

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 Mike Garrett & Dave Sautter
Address 70-1527
City Grand Island, State Ne Zip 68803
Phone 308-380-6000 308-290-0211

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: [Signature] [Signature]
(Applicant)

Surveyor/Engineers Information

Surveyor/Engineering Firm _____
Address _____
City _____, State _____ Zip _____
Phone _____
Surveyor/Engineer Name _____ License Number _____

SUBDIVISION NAME: Kingsley Sub

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 _____

Number of Acres _____

Checklist of things Planning Commission Needs

- 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.
- 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.