



# Hall County Regional Planning Commission

Wednesday, May 3, 2023

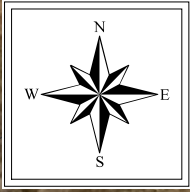
Regular Meeting

## Item J3

**Final Plat - Westside Subdivision - Alda - Located north of Pine Street and west of Chestnut Street in the Village of Alda. (3 Lots, 0.482 Acres)**

Staff Contact:

# PROPOSED SUBDIVISION AERIAL MAP



**Village of Alda**



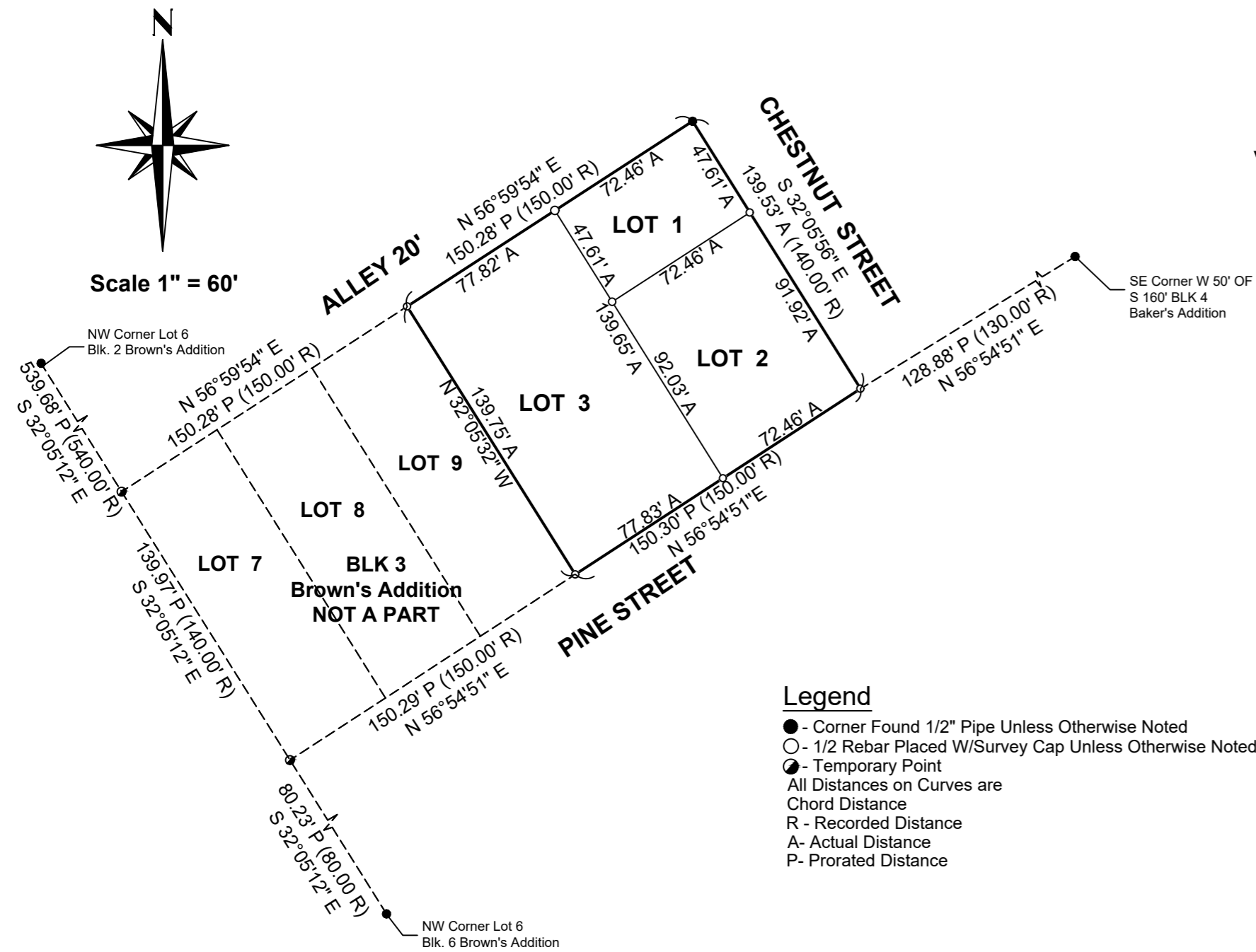
THE REGIONAL PLANNING COMMISSION of Hall  
County, Grand Island, Wood River and the Villages  
of Alda, Cairo and Doniphan, Nebraska

1 inch = 50 feet

# WESTSIDE SUBDIVISION

## Village of Alda, Hall County Nebraska

### FINAL PLAT



**LEGAL DESCRIPTION**

A Replat of Lots Ten (10),Eleven (11) and Twelve (12), Block Three (3), Brown's Addition to the Village of Alda, Hall County, Nebraska, contains an area of 0.482 Acres More or Less.

**SURVEYORS CERTIFICATE**

I hereby certify that on March 23, 2023, I completed an accurate survey of 'WESTSIDE SUBDIVISION', in the Village of Alda, 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



**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  
 Approved and accepted by the Village of Alda, Hall County, Nebraska this \_\_\_\_\_  
 Day of \_\_\_\_\_, 2023

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

\_\_\_\_\_  
 Village Clerk

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS, that Douglas Skeen, a Single Person and Jose M Torres and Diana C Rodrigues, Husband and Wife, being the owners of the land described hereon, have caused same to be surveyed, subdivided, platted and designated as 'WESTSIDE SUBDIVISION' A Replat of Lots Ten (10), Eleven (11) and Twelve (12),Block Three (3), Brown's Addition to the Village of Alda, Hall County, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the streets as shown thereon to the public forever and 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 \_\_\_\_\_, Nebraska.

\_\_\_\_\_  
 Douglas Skeen  
 Date: \_\_\_\_\_

\_\_\_\_\_  
 Jose M Torres  
 Date: \_\_\_\_\_

\_\_\_\_\_  
 Diana C Rodriguez  
 Date: \_\_\_\_\_

**ACKNOWLEDGEMENT**

State of Nebraska<sup>ss</sup>  
 County of Hall

On the \_\_\_\_ day of \_\_\_\_\_, 2023, before me \_\_\_\_\_ a Notary Public within and for said County, personally appeared Jose M Torres and Diana C Rodrigues, Husband and Wife, and to me personally known to be the identical persons whose signature is affixed hereto, and that he did acknowledge the execution thereof to be his and 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 \_\_\_\_\_ .20\_\_

\_\_\_\_\_  
 Notary Public

**ACKNOWLEDGMENT**

State of Nebraska<sup>ss</sup>  
 County of Hall

On the \_\_\_\_ day of \_\_\_\_\_, 2023, before me \_\_\_\_\_ a Notary Public within and for said County, personally appeared Douglas Skeen a single person, 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 \_\_\_\_\_, Nebraska, on the date last above written.

My commission expires \_\_\_\_\_ .20\_\_

\_\_\_\_\_  
 Notary Public

INITIAL POINT SURVEYING LLC  
 410 S. Webb Rd., Suite 4B  
 Grand Island, NE 68803  
 308-383-6754 Cell  
 308-675-4141 Office

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LOCATION: Lots Ten (10), Eleven (11) & Twelve (12)  
 Block Three (3) Brown's Addition

TITLE: Westside Subdivision Plat  
 Alda, Nebraska

SCALE: AS SHOWN 1" = 60'	DATE: 4/12/2023	DRAWN BY: Brent C.	PAGE: 1 OF 1
REVISION PROJECT NO:	DRAWING NO:	REVISION:	

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 Doug Skeep  
Address P.O. Box 166  
City Alda, State NE Zip 68810  
Phone 308-267-4066

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: [Signature] Date: 4-12-23  
(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 308-383-6754  
Surveyor/Engineer Name Brent Cyboron License Number 727

SUBDIVISION NAME: Westside 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 3

Number of Acres 0.482 Acres

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 \$ 520

\* 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.