



Hall County Regional Planning Commission

**Wednesday, May 6, 2015
Regular Meeting**

Item M1

Final Plat

Staff Contact: Chad Nabity

April 22, 2015

Dear Members of the Board:

RE: Final Plat –Skag-Way Third Subdivision.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Skag-Way Third Subdivision, located in the City of Grand Island, in Hall County Nebraska.

This final plat proposes to create 2 lots, a replat of all of Lot 1 of Skag-Way 2nd Subdivision and all of Lot 3 of Skag-Way Subdivision, City of Grand Island, Hall County, Nebraska, said tract containing 12 acres.

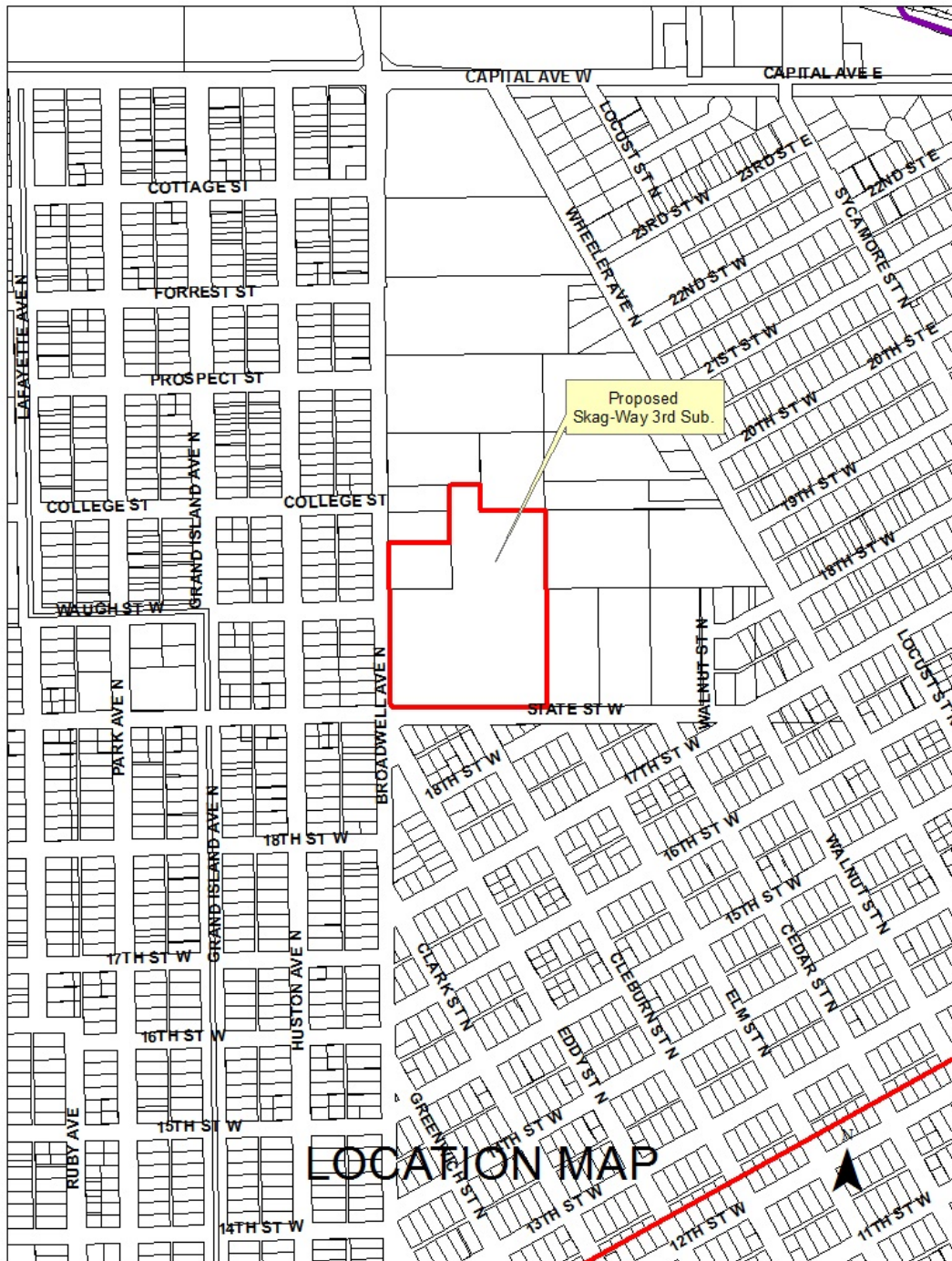
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on May 6, 2015 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

Cc: City Clerk
City Attorney
City Public Works
City Building Department
City Utilities
Manager of Postal Operations
Olsson Associates

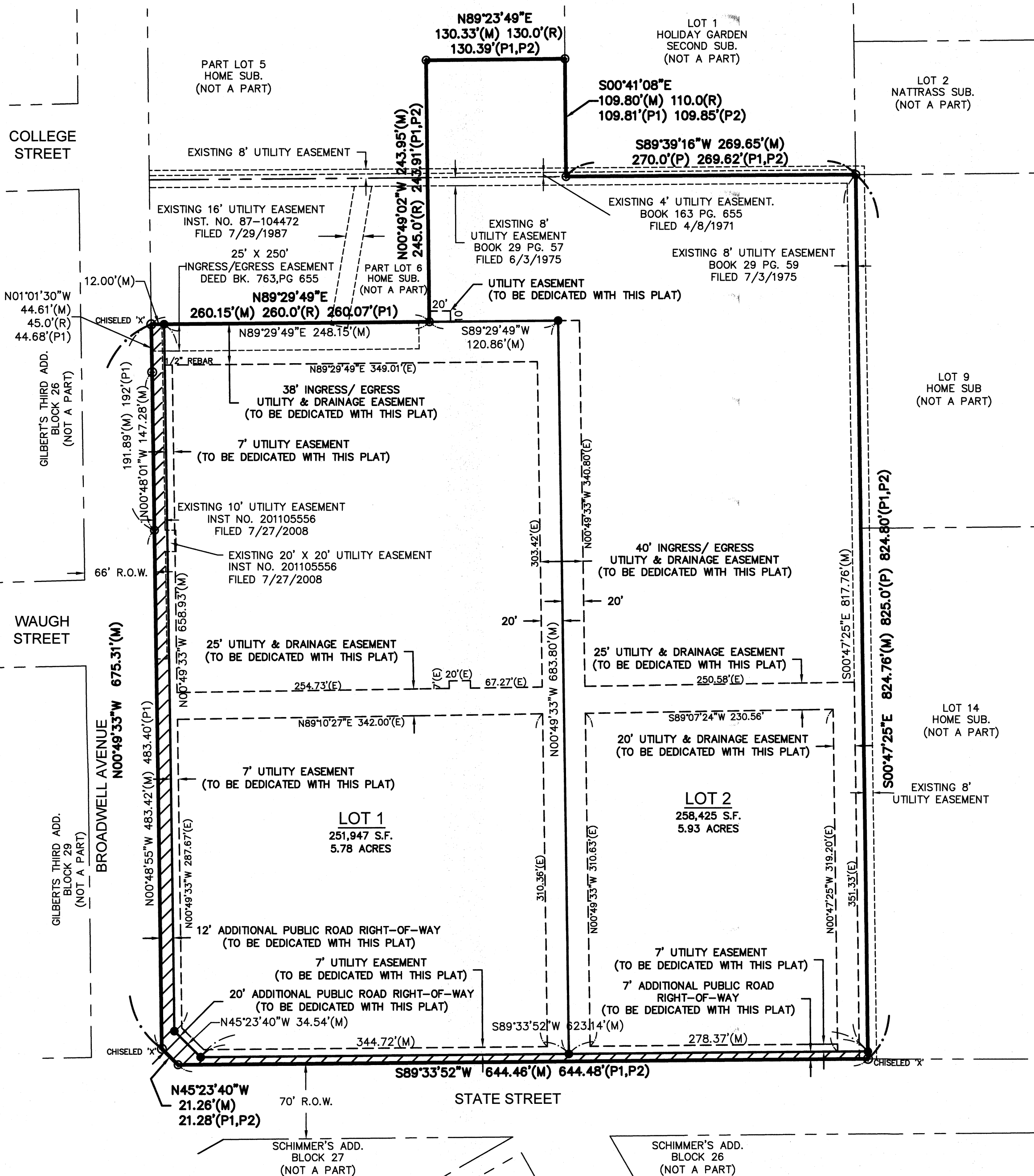
This letter was sent to the following School Districts 1R, 2, 3, 19, 82, 83, 100, 126.



SKAG-WAY THIRD SUBDIVISION

CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

FINAL PLAT



LEGAL DESCRIPTION

A REPLAT OF ALL OF LOT 1 OF SKAG-WAY 2ND SUBDIVISION & ALL OF LOT 3 OF SKAG-WAY SUBDIVISION, CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA. SAID REPLAT CONTAINS A CALCULATED AREA OF 523,329 SQUARE FEET OR 12.01 ACRES MORE OR LESS OF WHICH 0.30 ACRES IS NEW DEDICATED ROAD ROW.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON _____, 2015, I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION, OF A REPLAT OF ALL OF LOT 1 OF SKAG-WAY 2ND SUBDIVISION & ALL OF LOT 3 OF SKAG-WAY SUBDIVISION, SECTION NINE (9), TOWNSHIP ELEVEN (11) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M., 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 ARE AS SHOWN ON THE PLAT; AND THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS.

JAI JASON ANDRIST, REGISTERED LAND SURVEYOR NUMBER, LS-630

DEDICATION OF PLAT

KNOW ALL MEN BY THESE PRESENTS, THAT SUPER MARKET DEVELOPERS, INC. BEING THE OWNER OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "SKAG-WAY THIRD SUBDIVISION" BEING A REPLAT OF ALL OF LOT 1 OF SKAG-WAY 2ND SUBDIVISION & ALL OF LOT 3 OF SKAG-WAY SUBDIVISION, CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF AND DO 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 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 IS 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 _____, 2015.

SUPER MARKET DEVELOPERS, INC.
JERRY GARLAND

ACKNOWLEDGMENT

STATE OF NEBRASKA
COUNTY OF HALL

ON THIS ____ DAY OF _____, 2015, BEFORE ME _____, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED JERRY GARLAND, SUPER MARKET DEVELOPERS, INC. TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED HERETO AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR 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

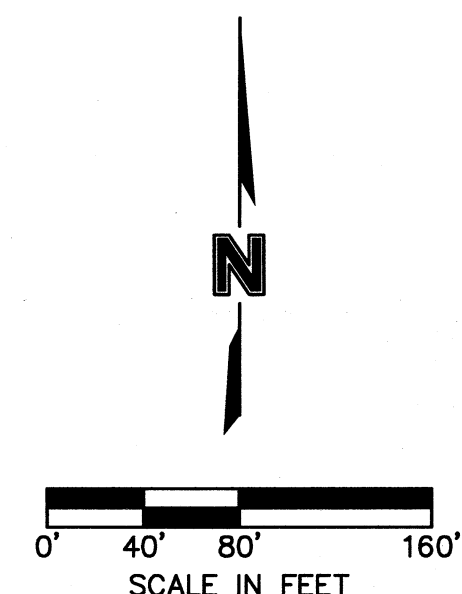
SUBMITTED TO AND APPROVED BY THE REGIONAL PLANNING COMMISSION OF HALL COUNTY, CITIES OF GRAND ISLAND, WOOD RIVER, AND THE VILLAGES OF ALDA, CAIRO, AND DONIPHAN, NEBRASKA.

CHAIRMAN _____ DATE _____
APPROVED AND ACCEPTED BY THE CITY OF GRAND ISLAND, NEBRASKA
THIS ____ DAY OF _____, 2015.
MAYOR _____

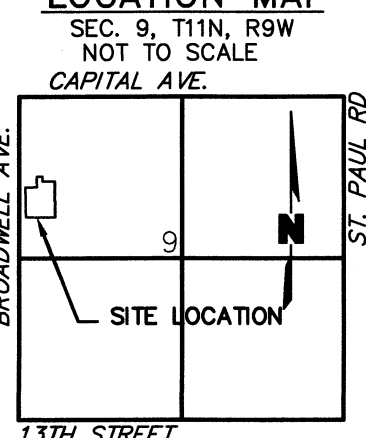
CITY CLERK _____

LEGEND

- SET CORNER
- FOUND CORNER (1/2" IRON PIPE UNLESS NOTED)
- EXISTING PROPERTY LINE
- PROPERTY LINE
- ADDITIONAL PUBLIC ROAD RIGHT-OF-WAY
- EXISTING EASEMENT LINE
- EASEMENT LINE
- MEASURED DISTANCE
- HOME SUBDIVISION PLATTED DISTANCE
- SKAG-WAY SUBDIVISION PLATTED DISTANCE
- SKAG-WAY SECOND SUBDIVISION PLATTED DISTANCE
- RECORDED DISTANCE
- EASEMENT DISTANCE



LOCATION MAP



OWNERS: SUPER MARKET DEVELOPERS, INC.
SUBDIVIDER: SUPER MARKET DEVELOPERS, INC.
SURVEYOR: OLSSON ASSOCIATES
ENGINEER: OLSSON ASSOCIATES
NUMBER OF LOTS: 2

OLSSON
ASSOCIATES

201 East 2nd Street
P.O. Box 1072
Grand Island, NE 68802-1072
TEL 308.384.8750
FAX 308.384.8752

PROJECT NO. 2014-0304
SKAG-WAY THIRD
FB HALL CO.

April 22, 2015

Dear Members of the Board:

RE: Final Plat – Sterling Estates Fourth Subdivision.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Sterling Estates Fourth Subdivision, located in the City of Grand Island, in Hall County Nebraska.

This final plat proposes to create 27 lots, on a tract of land located in part of the Northwest Quarter (NW1/4) of Section Twelve (12), Township Eleven (11) North, Range Ten (10) West of the 6th P.M., in the City of Grand Island, Hall County, Nebraska, said tract containing 13.30 acres.

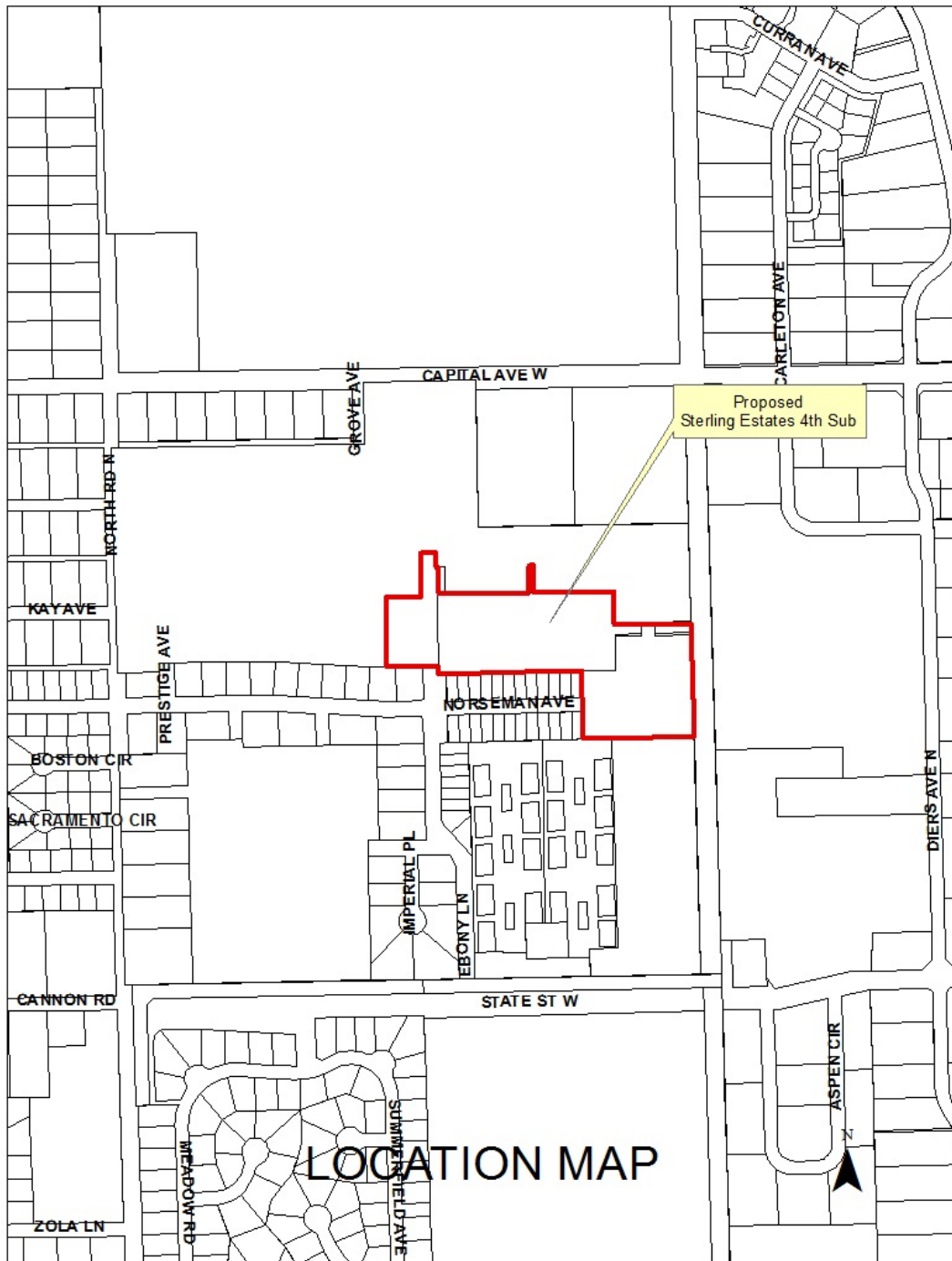
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on May 6, 2015 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

Cc: City Clerk
City Attorney
City Public Works
City Building Department
City Utilities
Manager of Postal Operations
Olsson Associates

This letter was sent to the following School Districts 1R, 2, 3, 19, 82, 83, 100, 126.



April 22, 2015

Dear Members of the Board:

RE: Final Plat – B & A Harrenstein Subdivision – Final Plat.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of B & A Harrenstein Subdivision, in Hall County Nebraska.

This final plat proposes to create 1 lot on a parcel of land located in the Northeast Quarter of Section 28, Township 9, North, Range 9 West of the 6th P.M. Hall County, Nebraska, said tract containing 7 acres.

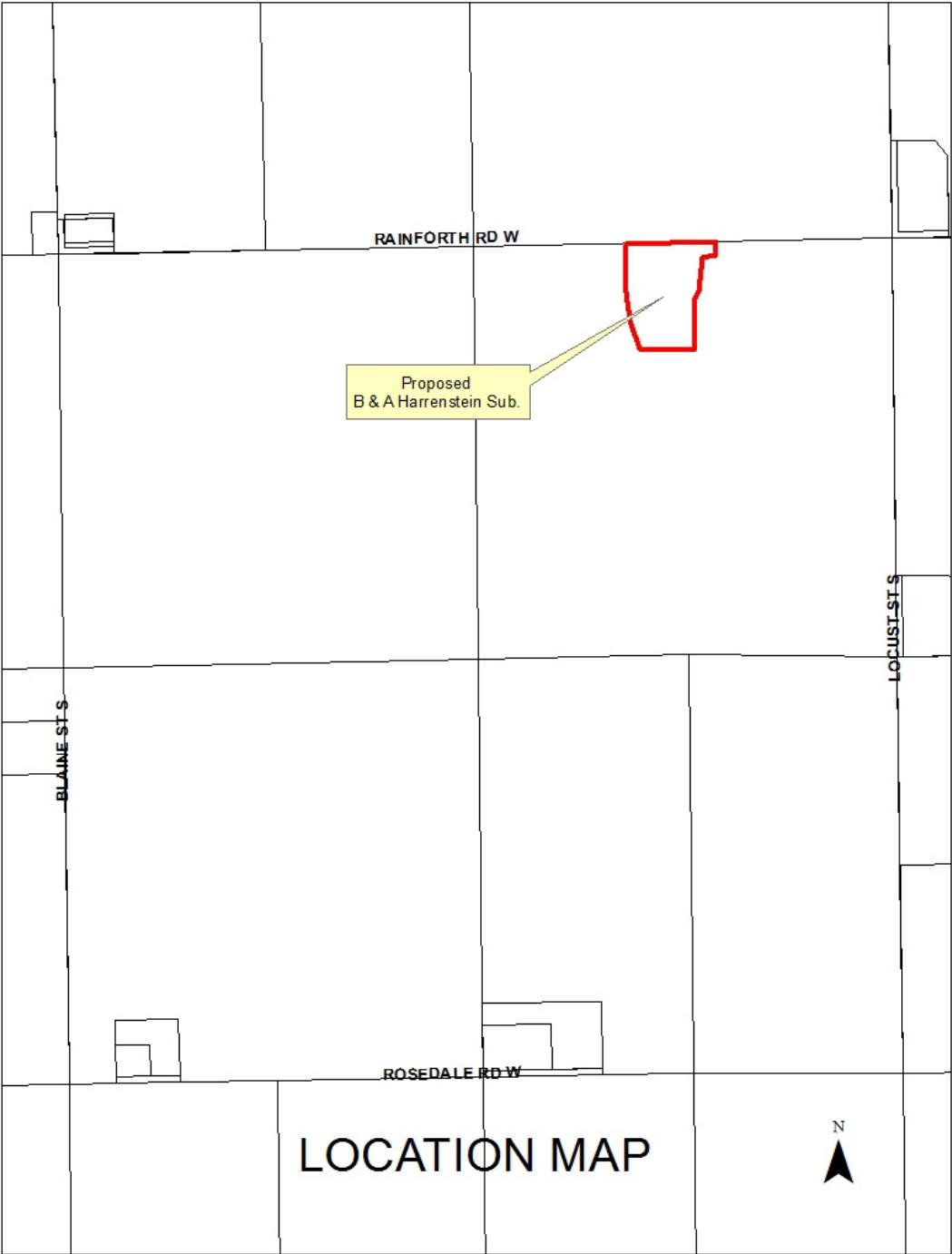
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on May 6, 2015 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

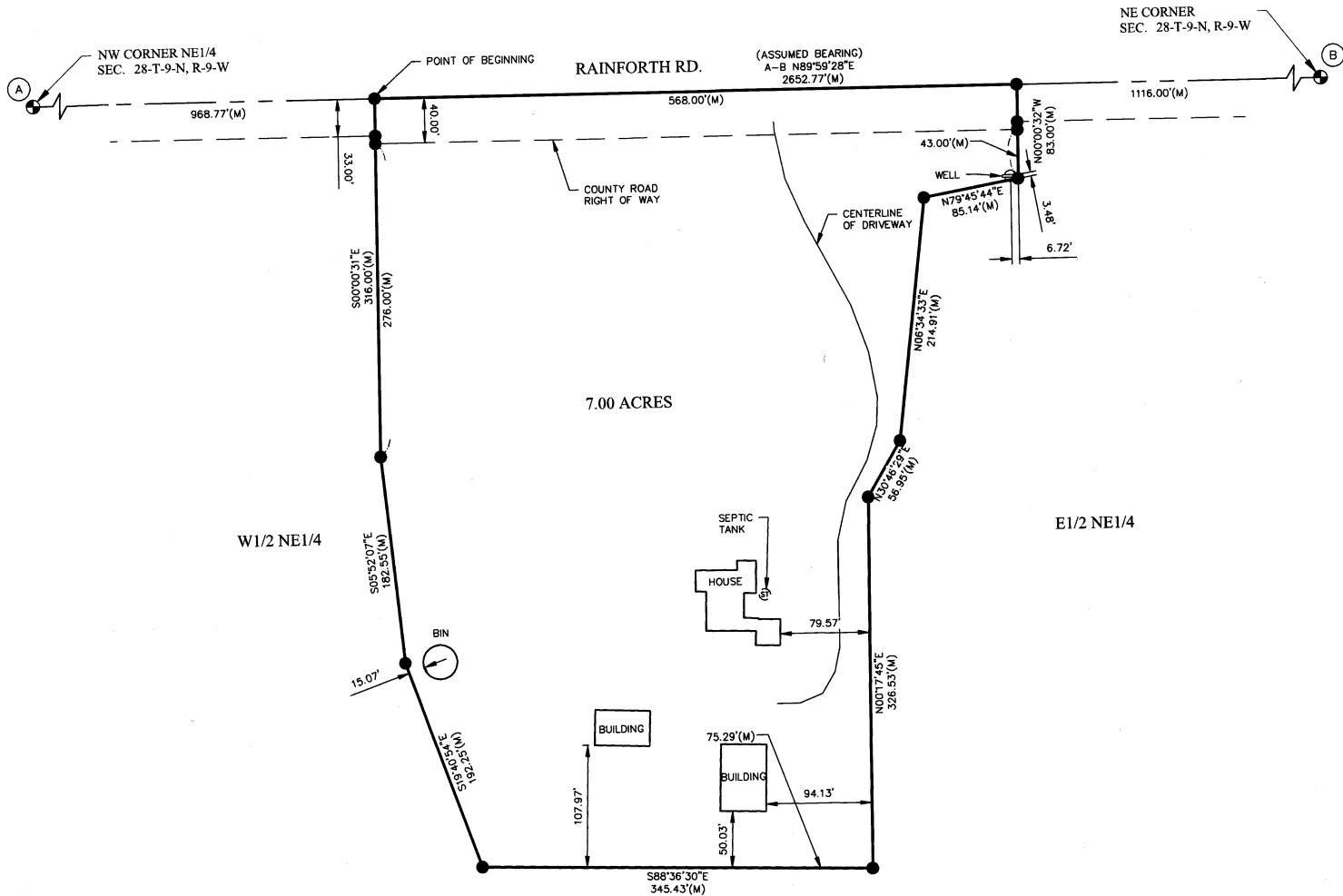
Chad Nabity, AICP
Planning Director

Cc: Hall County Clerk
Hall County Attorney
Hall County Public Works
Hall County Zoning Department
Manager of Postal Operations
JEO Consulting Group Inc

This letter was sent to the following School Districts 1R, 2, 3, 19, 82, 83, 100, 126.



B & A HARRENSTEIN SUBDIVISION
IN THE NE1/4 OF SECTION 28, TOWNSHIP 9 NORTH, RANGE 9 WEST OF THE SIXTH P.M.,
HALL COUNTY, NEBRASKA



CORNER TIES:

- (A) NW CORNER NE1/4 SECTION 28, T-9-N, R-9-W
FOUND A 1/2" PIPE
SW 37.33' TO A FOUND DRILL HOLE IN THE WEST END OF A CMP
SE 48.47' TO A FOUND REDHEAD NAIL IN A POWER POLE
N 28.91' SET A DRILL HOLE IN THE WEST END OF A CMP
S 33.00' SET A 5/8" X 24" REBAR WITH PLASTIC CAP STAMPED "RM 2015" ON LINE
- (B) NE CORNER SECTION 28, T-9-N, R-9-W
FOUND A 3/4" BAR
NW 48.20' TO A FOUND REDHEAD NAIL IN A POWER POLE
NE 44.90' TO A FOUND 1" PIPE
SE 46.20' TO THE NEAR FACE OF A WITNESS CORNER
SW 46.84' SET A 5/8" X 24" REBAR WITH PLASTIC CAP STAMPED "RM 2015" AT RIGHT OF WAY LINES

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS PLAT OF A SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE, AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.

THOMAS L. KRUEGER, LS 448

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT RODNEY W. AND DEBRA A. BRUNTZ, HUSBAND AND WIFE, THE OWNERS OF THE LAND DESCRIBED IN THE LEGAL DESCRIPTION HEREON, HAVE CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, PLATTED, AND DESIGNATED AS B & A HARRENSTEIN SUBDIVISION 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 FOREVER, 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 LEGAL 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 _____, 2015

RODNEY W. BRUNTZ

DEBRA A. BRUNTZ

ACKNOWLEDGMENT:

STATE OF NEBRASKA)
COUNTY OF) SS

ON _____, 2015 BEFORE ME, _____, A NOTARY PUBLIC, PERSONALLY APPEARED RODNEY W. BRUNTZ AND DEBRA A. BRUNTZ, HUSBAND AND WIFE, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN PLAT OF B & A HARRENSTEIN SUBDIVISION, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITY AND THAT BY THEIR SIGNATURE ON THE INSTRUMENT THE ENTITY UPON BEHALF OF WHICH THEY ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF NEBRASKA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

APPROVALS:

SUBMITTED TO AND APPROVED BY THE REGIONAL PLANNING COMMISSION OF HALL COUNTY, GRAND ISLAND, WOOD RIVER AND THE VILLAGES OF ALDA, CAIRO AND DONIPHAN, NEBRASKA, THIS _____ DAY OF _____, 2015.

CHAIRPERSON

APPROVED AND ACCEPTED BY THE HALL COUNTY BOARD OF SUPERVISORS, THIS _____ DAY OF _____, 2015.

CHAIRPERSON OF THE BOARD

COUNTY CLERK

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 9 NORTH, RANGE 9 WEST OF THE SIXTH P.M., HALL COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 28; THENCE N89°59'28"E (ASSUMED BEARING) ON THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 968.77 FEET TO THE POINT OF BEGINNING; THENCE S00°00'31"E, A DISTANCE OF 316.00 FEET; THENCE S05°52'07"E, A DISTANCE OF 182.55 FEET; THENCE S19°40'54"E, A DISTANCE OF 192.25 FEET; THENCE S88°36'30"E, A DISTANCE OF 345.43; THENCE N00°17'45"E, A DISTANCE OF 326.53 FEET; THENCE N30°46'29"E, A DISTANCE OF 56.95 FEET; THENCE N06°34'33"E, A DISTANCE OF 214.91 FEET; THENCE N79°45'44"E, A DISTANCE OF 85.14 FEET; THENCE N00°00'32"W, A DISTANCE OF 83.00 FEET; THENCE S89°59'28"W ON THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 568.00 FEET TO THE POINT OF BEGINNING, CONTAINING 7.00 ACRES, INCLUDING 0.52 ACRES BEING OCCUPIED AS COUNTY ROAD RIGHT OF WAY

SURVEYOR'S REPORT:

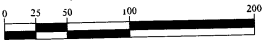
EXISTING MONUMENTS OF RECORD WERE FOUND AT LOCATIONS SHOWN ON THIS PLAT. ALL MONUMENTS FOUND ARE DESCRIBED ON THIS PLAT. ALL MONUMENTS SET ARE A 5/8" BY 24" REBAR WITH A PLASTIC CAP STAMPED "L.S. 448".

ALL LINES WERE PRODUCED AND ANGLES AND DISTANCES MEASURED WITH A TRIMBLE GPS RB, A TRIMBLE S6 ROBOTIC TOTAL STATION, AND A 100 FOOT STEEL TAPE.

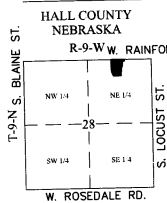
ERROR OF CLOSURE: 1 IN 504,417

- LEGEND
- MONUMENT FOUND
 - MONUMENT SET
 - CALCULATED POINT
 - DEEDED DISTANCE
 - GOVERNMENT DISTANCE
 - MEASURED DISTANCE
 - PLATTED DISTANCE
 - RECORDED DISTANCE

GRAPHIC SCALE



VICINITY SKETCH



NOTE: ALL BEARINGS ARE ASSUMED.

PROJECT NO. R150354
DATE 3-19-2015
DRAWN BY KSL
FILE NAME SV150354.dwg
FIELD BOOK HALL CO #6
FIELD CREW JG
SURVEY FILE NO.
REVIEW BY
REVIEW DATE
REVISIONS

1 OF 1

FINAL PLAT

B & A HARRENSTEIN SUBDIVISION
IN THE NE1/4 OF SECTION 28,
T9N, R9W OF THE SIXTH P.M.,
HALL COUNTY,
NEBRASKA

je
JEO CONSULTING GROUP INC
Ph: 402.462.5657
2837 West Hwy 6, Ste 204
Hastings, NE 68901

April 22, 2015

Dear Members of the Board:

RE: Final Plat – Whitaker Subdivision.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Whitaker Subdivision, in Hall County Nebraska.

This final plat proposes to create 1 lot, This final plat proposes to create a tract of land comprising a part of the West Half of the Northeast Quarter (W1/2 NE1/4) and a part of the Northwest Quarter (NW1/4), all in Section Nineteen (19), Township Nine (9) North, Range Ten (10) West of the 6th P.M. in Hall County, Nebraska, said tract containing 3.017 acres.

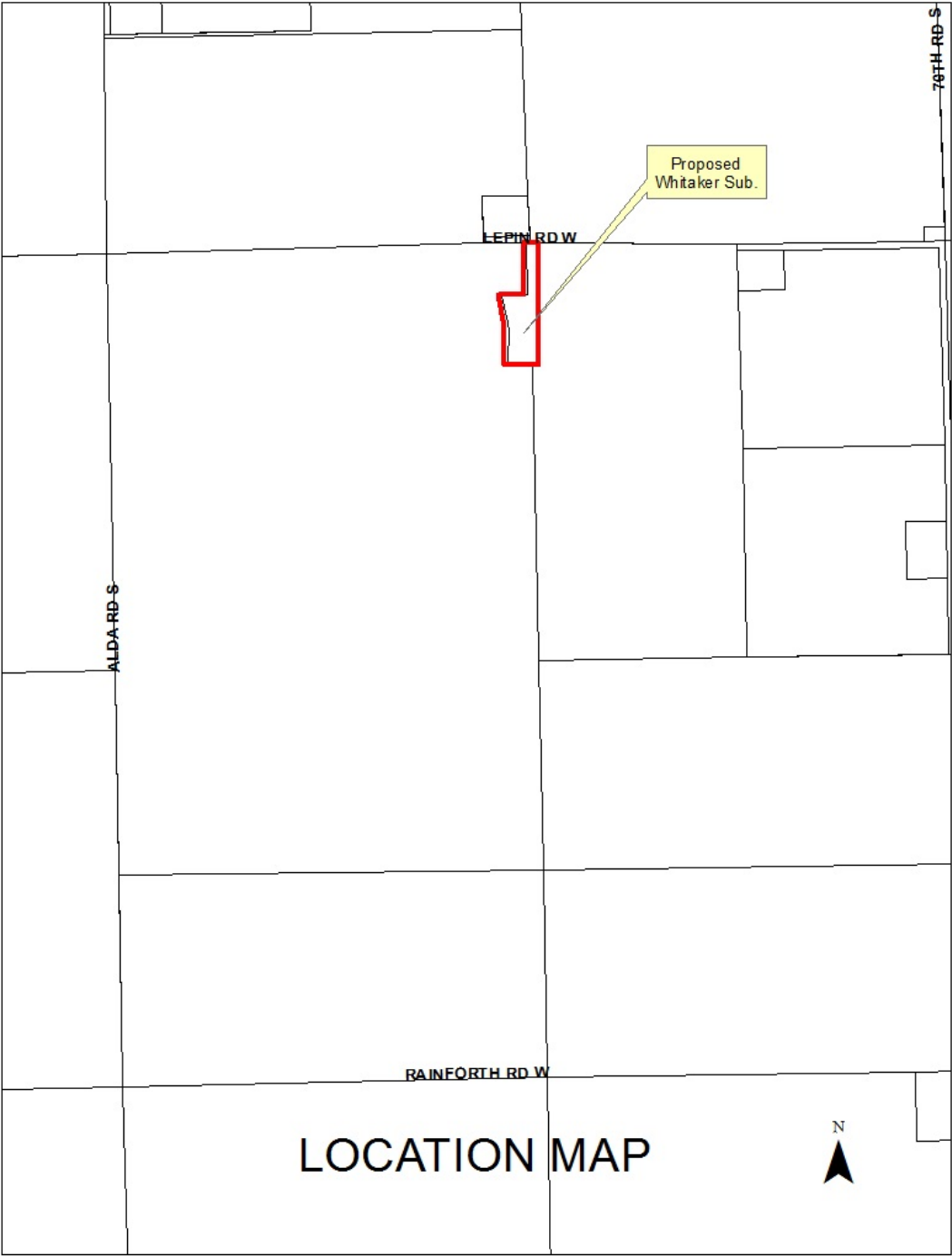
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on May 6, 2015 in the Council Chambers located in Grand Island's City Hall.

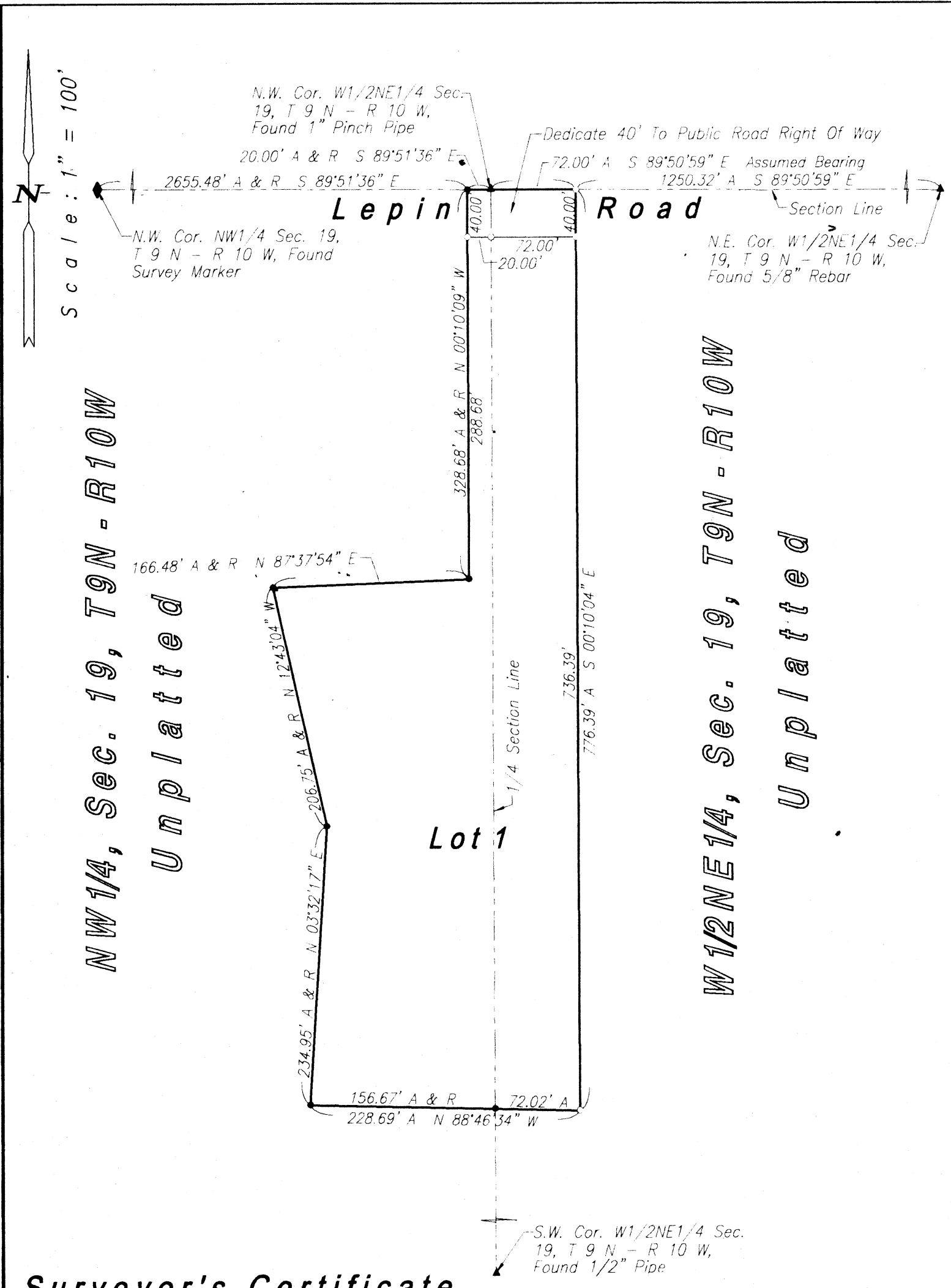
Sincerely,

Chad Nabity, AICP
Planning Director

Cc: Hall County Clerk
Hall County Attorney
Hall County Public Works
Hall County Zoning Department
Manager of Postal Operations
Rockwell & Associates

This letter was sent to the following School Districts 1R, 2, 3, 19, 82, 83, 100, 126.





LEGEND

- Indicates 1/2" Iron Pipe Found Unless Otherwise Noted
- Indicates 1/2" Iron Pipe w/Survey Cap Placed Unless Otherwise Noted
- A-Indicates ACTUAL Distance
- R-Indicates RECORDED Distance

Legal Description

A tract of land comprising a part of the West Half of the Northeast Quarter (W1/2NE1/4) and a part of the Northwest Quarter (NW1/4), all in Section Nineteen (19), Township Nine (9) North, Range Ten (10) West of the 6th. P.M., in Hall County, Nebraska, more particularly described as follows:

Beginning at the northwest corner of said West Half of the Northeast Quarter (W1/2NE1/4); thence running easterly on the north line of said West Half of the Northeast Quarter (W1/2NE1/4), on an Assumed Bearing of S89°50'59"E, a distance of Seventy Two (72.00) feet; thence running S00°10'04"E, a distance of Seven Hundred Seventy Six and Thirty Nine Hundredths (776.39) feet; thence running N88°46'34"W, a distance of Two Hundred Twenty Eight and Sixty Nine Hundredths (228.69) feet; thence running N03°32'17"E, a distance of Two Hundred Thirty Four and Ninety Five Hundredths (234.95) feet; thence running N12°43'04"W, a distance of Two hundred Six and Seventy Five Hundredths (206.75) feet; thence running N87°37'54"E, a distance of One Hundred Sixty Six and Forty Eight Hundredths (166.48) feet; thence running N00°10'09"W, a distance of Three Hundred Twenty Eight and Sixty eight Hundredth (328.68) feet, to a point on the north line of said Northwest Quarter (NW1/4); thence running S89°51'36"E, on the north line of said Northwest Quarter (NW1/4), a distance of Twenty (20.00) feet, to the point of Beginning and containing 3.017 acres more or less.

Surveyor's Certificate

I hereby certify that on April 14, 2015, I completed an accurate survey of 'WHITAKER SUBDIVISION', 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.

Deryl D. Sorgenfrei, Reg. Land Surveyor No. 578

Approvals

Submitted to and approved by the Regional Planning Commission of Hall County, Grand Island, 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 _____, 2015.

Chairman Of The Board County Clerk

Dedication

KNOW ALL MEN BY THESE PRESENTS, that JAMES C. WHITAKER, a Widower, being the owner of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as 'WHITAKER SUBDIVISION', Hall County, Nebraska, as shown on the accompanying plat thereof, and does hereby dedicate the road right of way as shown thereon to the public for their use forever and the easements, if any, as shown thereon for the location, construction and maintenance of public service utilities forever, 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, this _____ day of _____, 2015.

James C. Whitaker

Acknowledgement

State Of Nebraska
County Of Hall

On the _____ day of _____, 2015, before me _____, a Notary Public within and for said County, personally appeared JAMES C. WHITAKER, a widower, 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 _____.

Notary Public

WHITAKER SUBDIVISION

HALL COUNTY, NEBRASKA