



Hall County Regional Planning Commission

Wednesday, July 12, 2006
Regular Meeting

Item J1

Stoltenberg Second Subdivision - Final Plat

Stoltenberg Second Subdivision located west of Webb Road and between Bachman and Lester Streets. (2 lots)

Staff Contact: Chad Nabity

June 21, 2006

Dear Members of the Board:

RE: Final Plat – Stoltenberg Subdivision.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Stoltenberg Subdivision, located East of Webb Road between Lester and Bachman Streets, Grand Island Nebraska.

This final plat proposes to create 2 lots on a parcel of land in part of the SE ¼ 24-11N-10W. This land consists of approximately 1.850 acres. This plat is developing lots along an existing right of way consistent with the approved preliminary plat.

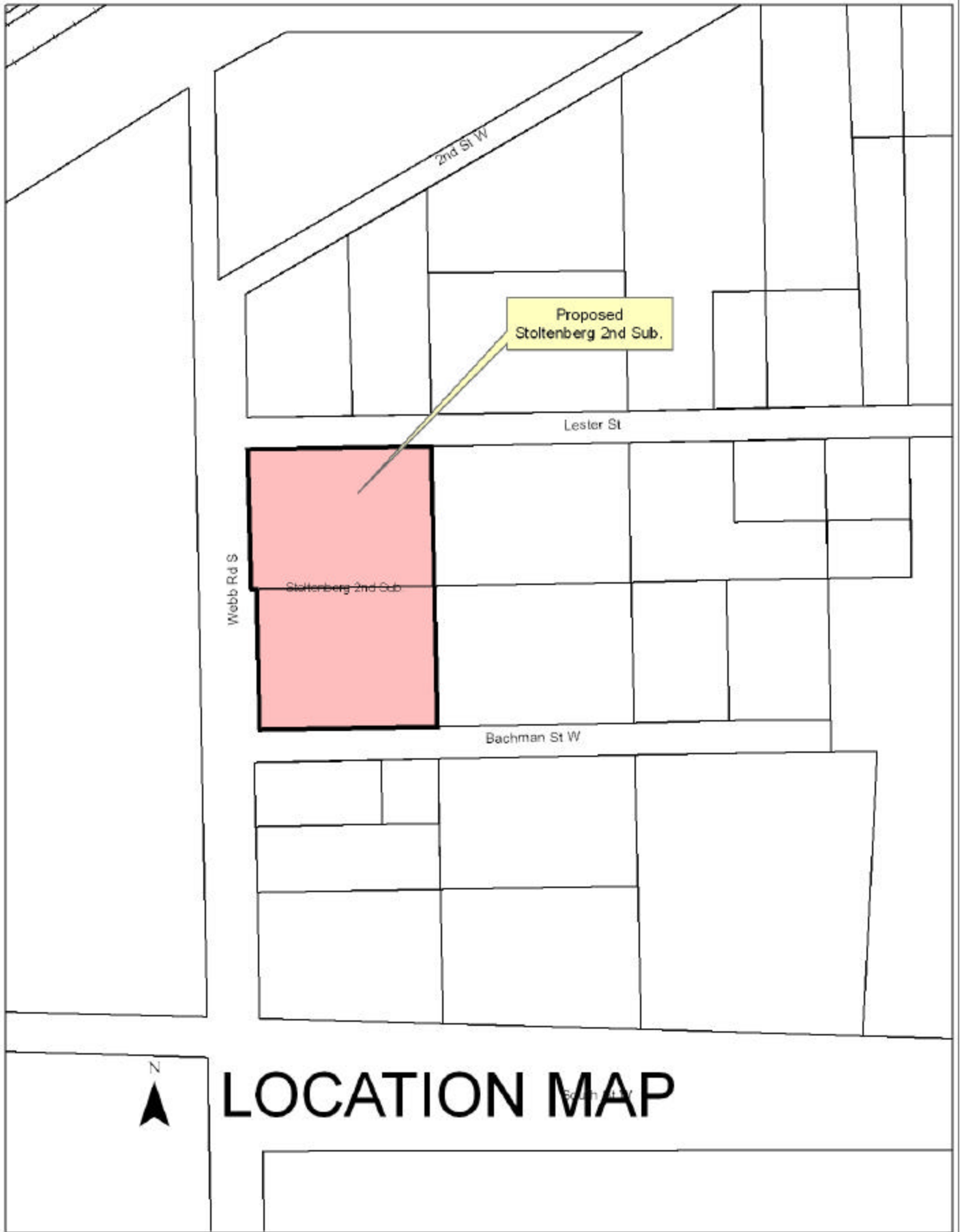
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on July 12, 2006 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

cc: City Clerk
City Attorney
Director of Public Works
Director of Utilities
Director of Building Inspections
Manager of Postal Operations
Rockwell & Associates

This letter was sent to the following School Districts 1R, 2, 3, 8, 12, 16, 19, 82, 83, 100, 126.



LOCATION MAP

REGIONAL PLANNING COMMISSION

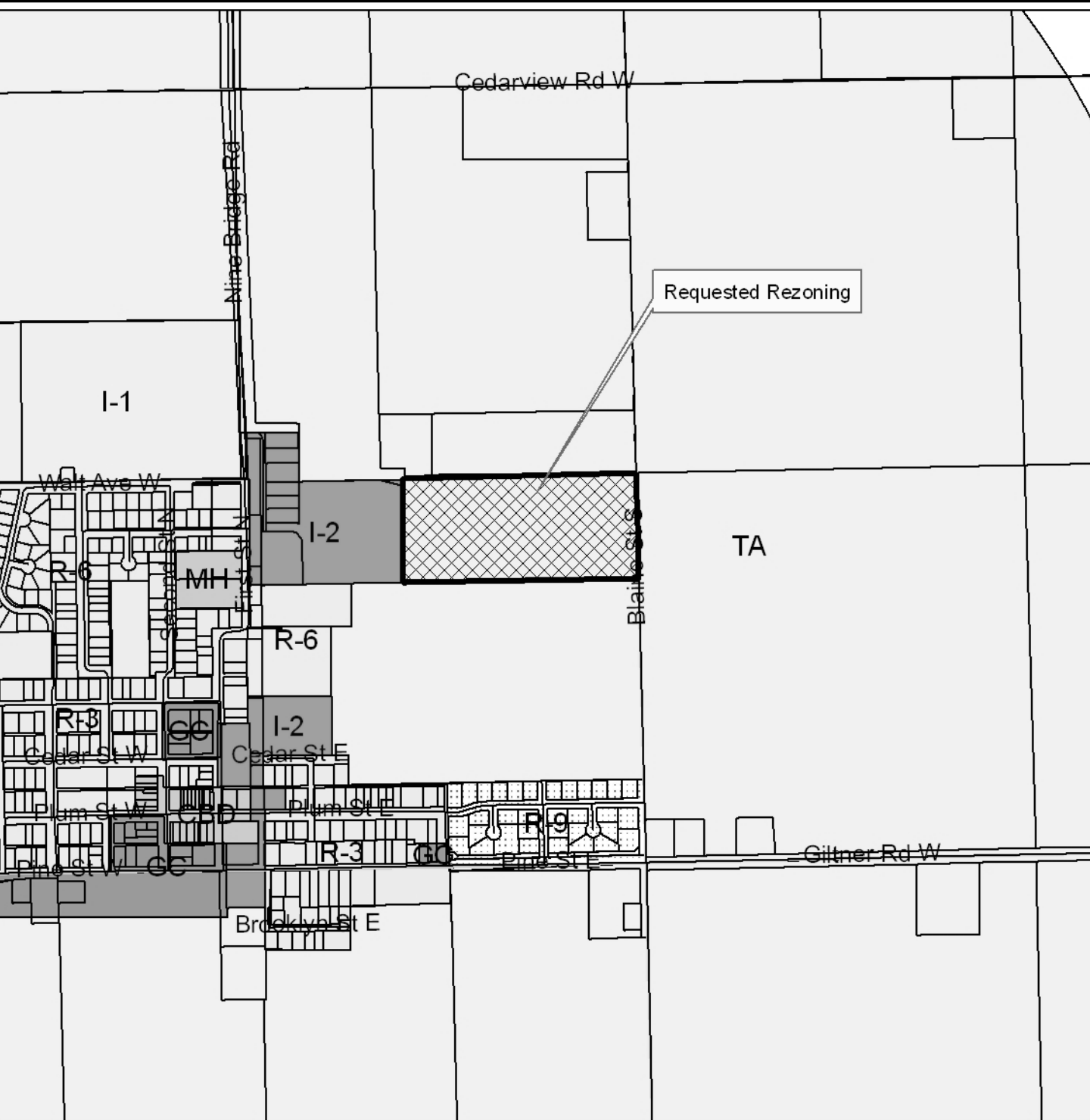
AGENDA AND NOTICE OF MEETING

Wednesday, July 12, 2006

6:00 p.m.



City Hall Council Chambers — Grand Island

- 1. Call to Order.**
- 2. Minutes of June 7, 2006.**
- 3. Request Time to Speak**
- 4. Public Hearing -** Concerning a change to the Doniphan Comprehensive Plan and Future Landuse Map for land proposed for platting as Nelson Family Subdivision and additional surrounding property from Agricultural to Light Industrial. (Hearing, Discussion, Action) (C-19-2006D)
- 5. Public Hearing -** Concerning a change of zoning for land proposed for platting as Nelson Family Subdivision and additional surrounding property from TA Transitional Agricultural to I1 Light Industrial to aid in the development of Commercial Property. (Hearing, Discussion, Action) (C-19-2006D)
- 6. Public Hearing –** Concerning a change of zoning for land proposed for platting as Francis Subdivision from B2 General Business & RO Residential Office to RD Residential Development to develop land for residential use. (Hearing, Discussion, Action) (C-20-2006GI)



Requested Zoning



-  From TA : Transitional Agriculture Zone
-  To I- 1 : Light Industrial Zone

Scale : NONE

C-19-2006D



PLANNING COMMISSION
 1000 10th Street, Suite 100
 Grand Rapids, MI 49503



Requested Rezoning

Requested Zoning



REGIONAL PLANNING COMMISSION

AGENDA AND NOTICE OF MEETING

Wednesday, July 12, 2006

6:00 p.m.

City Hall Council Chambers — Grand Island

- 6. Public Hearing** – Concerning a change of zoning for land proposed for platting as Francis Subdivision from B2 General Business & RO Residential Office to RD Residential Development to develop land for residential use. (Hearing, Discussion, Action) (C-20-2006GI)

Preliminary Plat – Francis Subdivision located east of Carleton Avenue and south of Curran Avenue. (12 lots)

Final Plat – Francis Subdivision located east of Carleton Avenue and south of Curran Avenue. (12 lots)



CONSENT AGENDA

- 7. Final Plat** – Stoltenberg Second Subdivision located west of Webb Road and between Bachman and Lester Streets. (2 lots)
- 8. Final Plat** – Nelson Family Subdivision located west of Blaine Street and north of Giltner Road. (1 lot)
- 9. Final Plat** – Gilbert Acres Subdivision located north of Schimmer Drive and west of Shady Bend Road. (1 lot)
- 10. 2006-2007 Budget Review** – Review and approve the 2006 and 2007 budget request and fee schedule for the Regional Planning Department
- 11. Planning Director's Report**



Requested Zoning



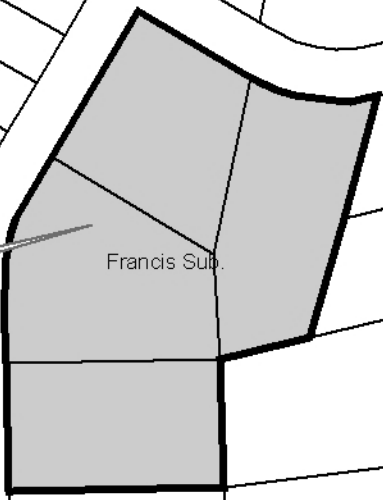
-  From RO : Residential Office Zone & B2: General Business Zone
-  To RD : Residential Development Zone

Scale : NONE
C-20-2006GI



THE PROJECT WAS PREPARED BY THE CITY OF CARY, NORTH CAROLINA. THE CITY OF CARY, NORTH CAROLINA IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN.

Proposed Francis Sub.



Francis Sub.

Bearing Pointe Dr

Cross Pointe Dr

Ridge Pointe Dr

Hidden Pointe Dr

Curran Ct

Curran Ave

Carleton Ave

US Highway 281 N

US Highway 281 N

Diers Ave N

US Highway 281 N

US Highway

LOCATION MAP



N



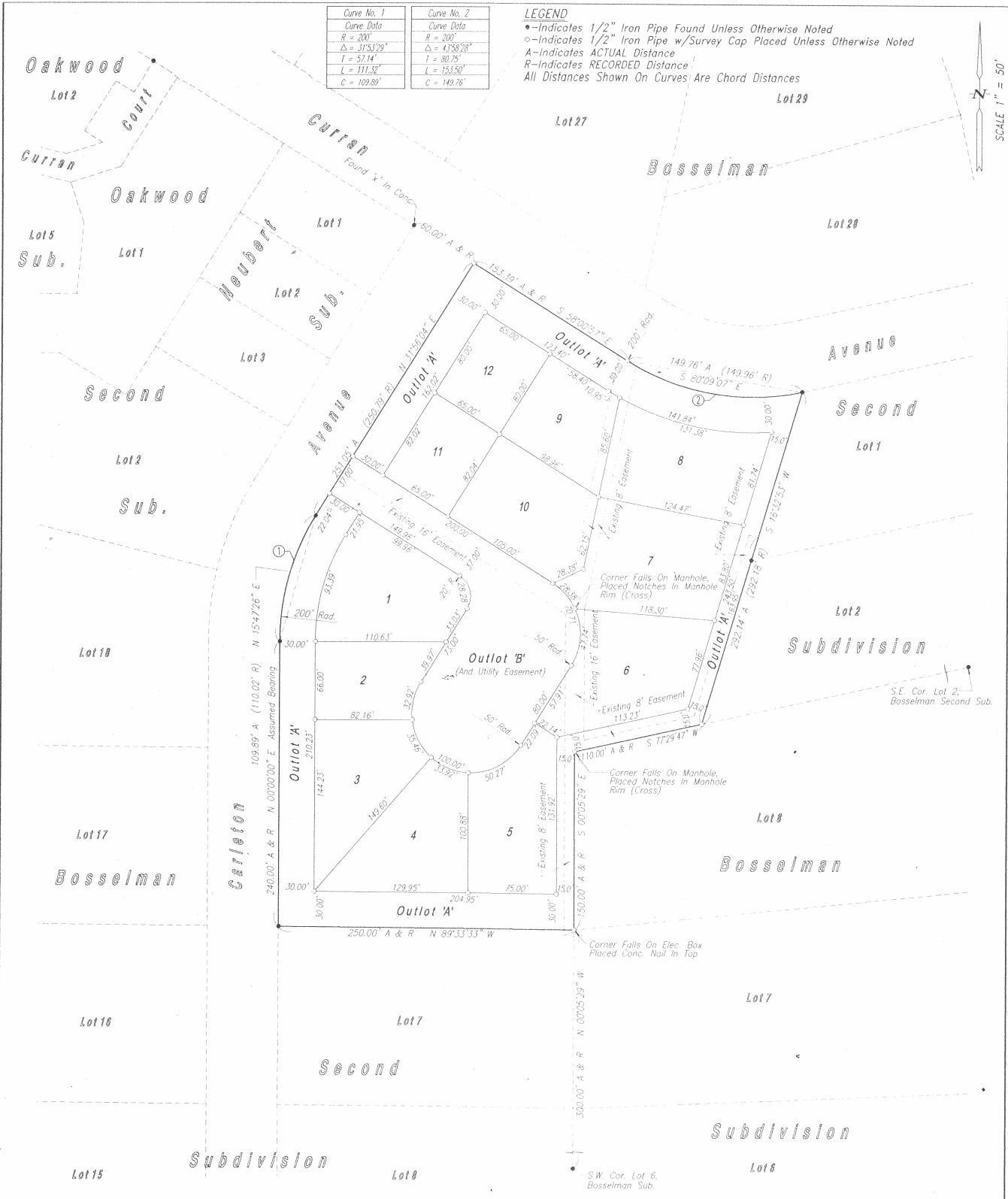
Proposed Francis Sub.

LOCATION MAP

Curve No. 1	Curve No. 2
Curve Data	Curve Data
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T = 571.4'	T = 80.75'
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LEGEND

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- - Indicates 1/2" Iron Pipe w/Survey Cap Placed Unless Otherwise Noted
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- All Distances Shown On Curves Are Chord Distances



FRANCIS SUBDIVISION

IN THE CITY OF GRAND ISLAND, NEBRASKA

REGIONAL PLANNING COMMISSION

AGENDA AND NOTICE OF MEETING

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- 10. 2006-2007 Budget Review** – Review and approve the 2006 and 2007 budget request and fee schedule for the Regional Planning Department

- 11. Planning Director's Report**

- 12. Next Meeting August 2, 2006**

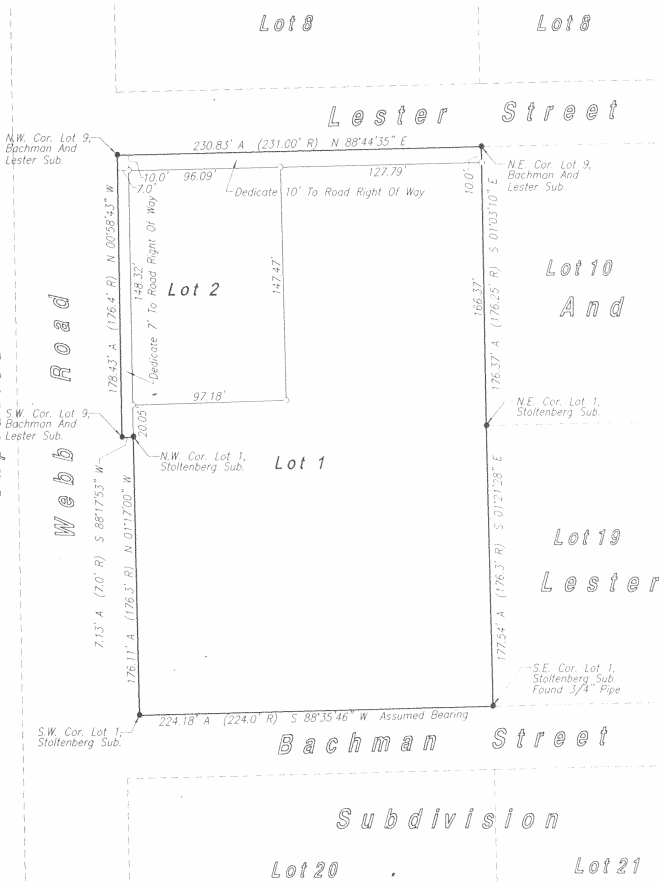
- 12. Adjourn**

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.



LOCATION MAP

Pt. SE14, Sec. 24, T11N-R10W
Unplatted



LEGEND
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 R - Indicates RECORDED Distance

SCALE 1" = 50'

Legal Description

A tract of land comprising all of Lot One (1), Stoltzenberg Subdivision and all of Lot Nine (9), Bachman And Lester Subdivision, EXCEPTING THEREFROM the southerly One Hundred Seventy Six and Three Tenth (176.3) feet of Lot Nine (9), Bachman And Lester Subdivision, all in the City of Grand Island, Hall County, Nebraska, said tract containing 1.850 acres more or less.

Dedication

KNOW ALL MEN BY THESE PRESENTS, that, 1321 WEBB ROAD L.L.C., a Nebraska Limited Liability Company, being the owner of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as 'STOLTZENBERG SECOND SUBDIVISION' in the City of Grand Island, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the street 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, 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 _____, 2006.

1321 WEBB ROAD L.L.C., a Nebraska Limited Liability Company

Surveyor's Certificate

I hereby certify that on June 7, 2006, I completed an accurate survey of 'STOLTZENBERG SECOND SUBDIVISION', in the City of Grand Island, 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.

Gordon F. Glade, Manager

Acknowledgement

State Of Nebraska ss
 County Of Hall
 On the _____ day of _____, 2006, before me, _____ a Notary Public within and for said County, personally appeared GORDON F. GLADE, Manager of 1321 WEBB ROAD L.L.C., a Nebraska Limited Liability Company, 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, and the voluntary act and deed of said Company.
 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

(Seal)

Approval

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 City of Grand Island, Nebraska, this _____ day of _____, 2006.

 Mayor City Clerk

(Seal)

**STOLTZENBERG SECOND SUBDIVISION
 IN THE CITY OF GRAND ISLAND, NEBRASKA**



Proposed
Stoltenberg 2nd Sub.

2nd St W

Lester St

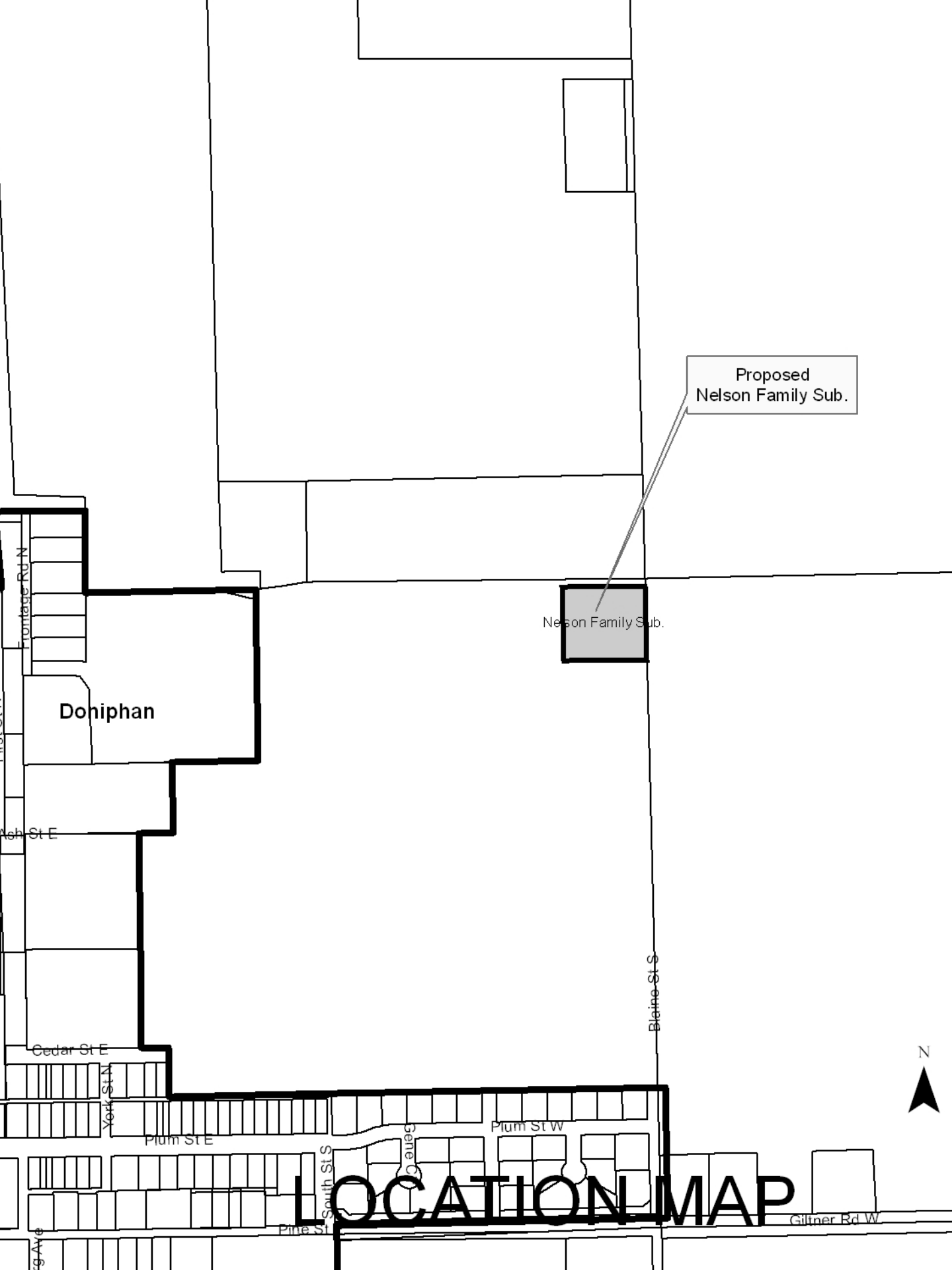
Webb Rd S

Stoltenberg 2nd Sub.

Bachman St W

LOCATION MAP





Proposed
Nelson Family Sub.

Nelson Family Sub.

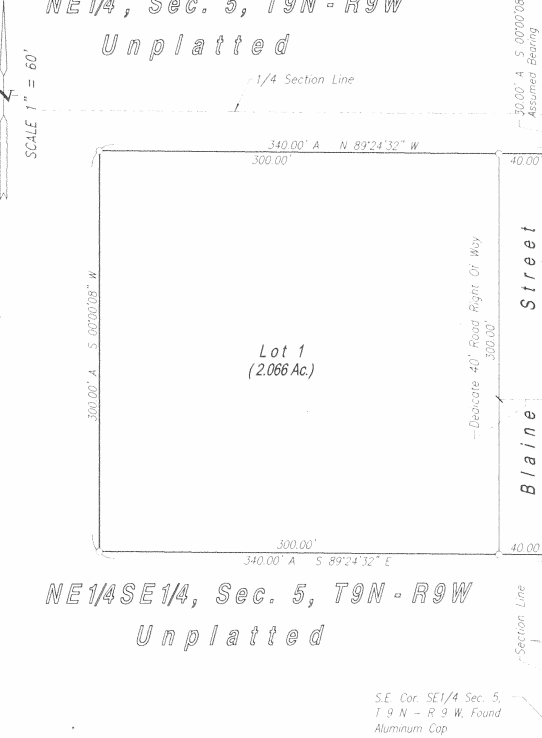
Doniphan

LOCATION MAP

NE1/4, Sec. 5, T9N - R9W

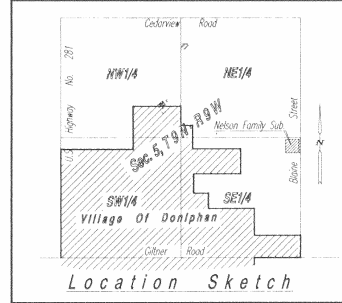
Unplatted

1/4 Section Line



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



NE1/4SE1/4, Sec. 5, T9N - R9W

Unplatted

S.E. Cor. SE1/4 Sec. 5, T 9 N - R 9 W, Found Aluminum Cap

Legal Description

A tract of land comprising a part of the Northeast Quarter of the Southeast Quarter (NE1/4SE1/4) of Section Five (5), Township Nine (9) North, Range Nine (9) West of the 6th. P.M., in Hall County, Nebraska, more particularly described as follows:

Beginning at the northeast corner of said Northeast Quarter of the Southeast Quarter (NE1/4SE1/4); thence running southerly along the east line of said Northeast Quarter of the Southeast Quarter (NE1/4SE1/4), on an Assumed Bearing of S00°00'08"W, a distance of Thirty (30.00) feet, to the ACTUAL point of beginning; thence running N89°24'32"W, a distance of Three Hundred Forty (340.00) feet; thence running S00°00'08"W, a distance of Three Hundred (300.00) feet; thence running S89°24'32"E, a distance of Three Hundred Forty (340.00) feet, to a point on the east line of said Northeast Quarter of the Southeast Quarter (NE1/4SE1/4); thence running N00°00'08"E, along the east line of said Northeast Quarter of the Southeast Quarter (NE1/4SE1/4), a distance of Three Hundred (300.00) feet, to the ACTUAL point of beginning and containing 2.342 acres more or less.

Dedication

KNOW ALL MEN BY THESE PRESENTS, that GENE HOFFMAN, a single person, being the owner of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as 'NELSON FAMILY SUBDIVISION', in Hall County, Nebraska, as shown on the accompanying plat thereof, and does hereby dedicate street 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 consents 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 _____, 2006.

Surveyor's Certificate

I hereby certify that on June 2, 2006, I completed an accurate survey of 'NELSON FAMILY 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.

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

(Seal)

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

Gene Hoffman

Approved and accepted by the Hall County Board of Supervisors, this day of _____, 2006.

Chairman Of The Board

County Clerk

(Seal)

Approved and accepted by the Village Board of Doniphan, Nebraska, this day of _____, 2006.

Chairman Of The Board

Village Clerk

(Seal)

Notary Public

(Seal)

Acknowledgement

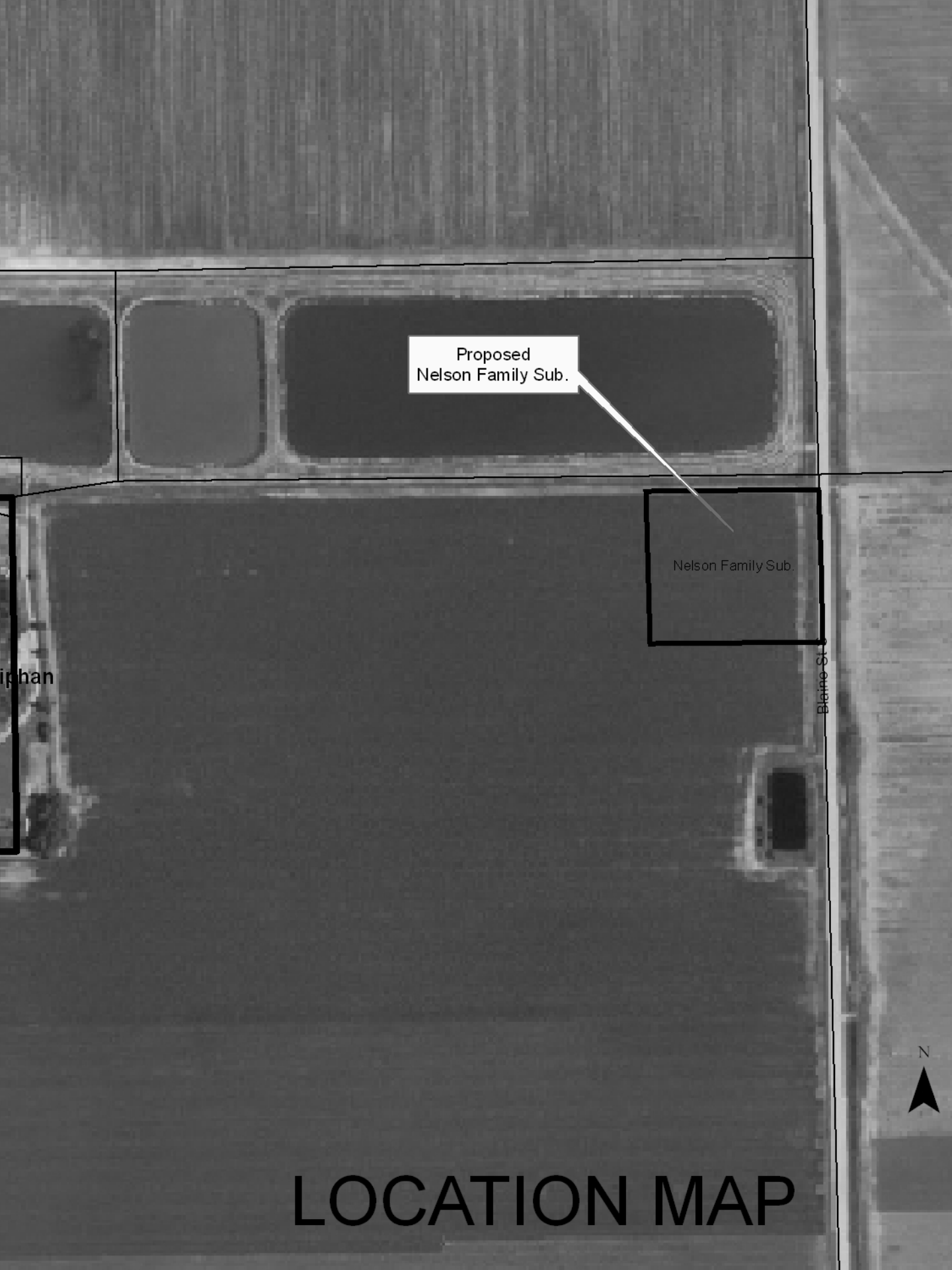
State Of Nebraska ss
County Of Hall

On the _____ day of _____, 2006, before me, _____ a Notary Public within and for said County, personally appeared GENE HOFFMAN, a single person 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 _____.

NELSON FAMILY SUBDIVISION
HALL COUNTY, NEBRASKA



Proposed
Nelson Family Sub.

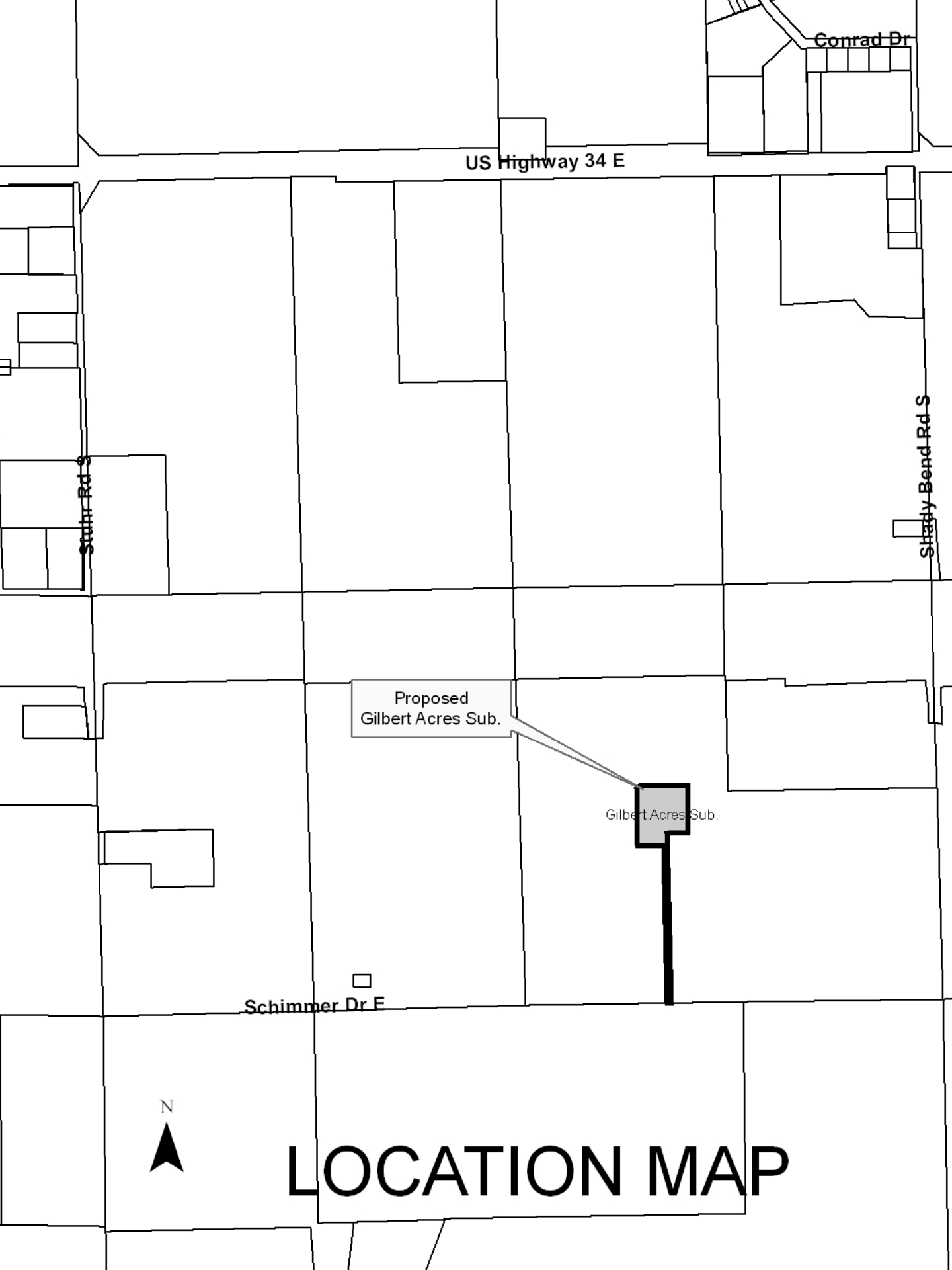
Nelson Family Sub.

Blaine St.

iphan



LOCATION MAP



Conrad Dr

US Highway 34 E

Stahr Rd S

Shetty Bend Rd S

Proposed
Gilbert Acres Sub.

Gilbert Acres Sub.

Schimmer Dr E



LOCATION MAP

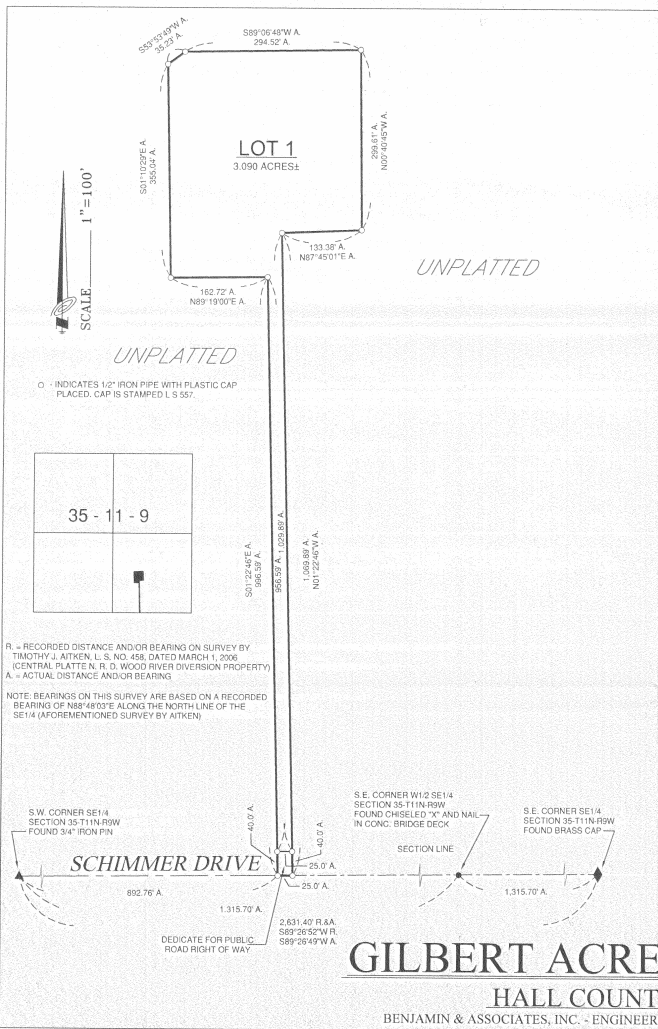
Proposed
Gilbert Acres Sub.

Gilbert Acres Sub.

Schimmer Dr E



LOCATION MAP



LEGAL DESCRIPTION

A tract of land comprising a part of the West Half of the Southeast Quarter (W1/2 SE1/4) of Section Thirty Five (35), Township Eleven (11) North, Range Nine (9) West of the 6th P.M., Hall County, Nebraska, and more particularly described as follows:

Beginning at a point on the south line of said West Half of the Southeast Quarter (W1/2 SE1/4), said point being Eight Hundred Ninety Two and Seventy Six Hundredths (892.76) feet east of the southwest corner of said West Half of the Southeast Quarter (W1/2 SE1/4); thence N89°26'52"E, along and upon the south line of said West Half of the Southeast Quarter (W1/2 SE1/4), a distance of Twenty Five (25.0) feet; thence N01°22'48"W, a distance of One Thousand Sixty Nine and Eighty Nine Hundredths (1,068.89) feet; thence N87°45'01"E, a distance of One Hundred Thirty Three and Thirty Eight Hundredths (133.38) feet; thence N00°40'45"W, a distance of Two Hundred Ninety Nine and Sixty One Hundredths (299.61) feet; thence S89°06'48"W, a distance of Two Hundred Ninety Four and Fifty Two Hundredths (294.52) feet; thence S53°53'49"W, a distance of Thirty Five and Twenty Three Hundredths (35.23) feet; thence S01°10'29"E, a distance of Three Hundred Fifty Five and Four Hundredths (355.04) feet; thence N89°19'00"E, a distance of One Hundred Sixty Two and Seventy Two Hundredths (162.72) feet; thence S01°22'48"E, a distance of Nine Hundred Ninety Six and Fifty Nine Hundredths (996.59) feet to the point of beginning and containing 3.113 acres, more or less.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that we, Francie Niedfoll Bailou (formerly Francie Niedfoll), a single person, and Elizabeth Gilbert (formerly Elizabeth Falmien) and Gene Gilbert, wife and husband, being the owners of the land described herein, have caused same to be surveyed, subdivided, platted and designated as "GILBERT ACRES SUBDIVISION", Hall County, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the street as shown thereon to the public for their use forever, and the easements, if any, 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, shrubs, or placing other obstructions upon, over, along or underneath the surface of such easements, and 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 Grand Island, Nebraska, this _____ day of _____, 2006.

Francie Niedfoll Bailou (formerly Francie Niedfoll)

IN WITNESS WHEREOF, we have affixed our signatures hereto at Grand Island, Nebraska, this _____ day of _____, 2006.

Elizabeth Gilbert (formerly Elizabeth Falmien) Gene Gilbert

ACKNOWLEDGEMENT

State of Nebraska ss
County of Hall

On the _____ day of _____, 2006, before me, _____, a Notary Public within and for said County, personally appeared Francie Niedfoll Bailou (formerly Francie Niedfoll), a single person, to me personally known to be the identical person whose signature is affixed hereto, and she did acknowledge the execution thereof to her 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 _____ (SEAL)

State of Nebraska ss
County of Hall

On the _____ day of _____, 2006, before me, _____, a Notary Public within and for said County, personally appeared Elizabeth Gilbert (formerly Elizabeth Falmien) and Gene Gilbert, wife and husband, to me personally known to be the identical persons whose signatures are affixed hereto, and they did acknowledge the execution thereof to be her and 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 _____ (SEAL)

GILBERT ACRES SUBDIVISION
HALL COUNTY, NEBRASKA
BENJAMIN & ASSOCIATES, INC. - ENGINEERS & SURVEYORS - GRAND ISLAND, NEBRASKA

REGIONAL PLANNING COMMISSION

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Wednesday, July 12, 2006

6:00 p.m.

City Hall Council Chambers — Grand Island

10. 2006-2007 Budget Review – Review and approve the 2006 and 2007 budget request and fee schedule for the Regional Planning Department

11. Planning Director's Report

12. Next Meeting August 2, 2006

12. Adjourn

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REGIONAL PLANNING COMMISSION

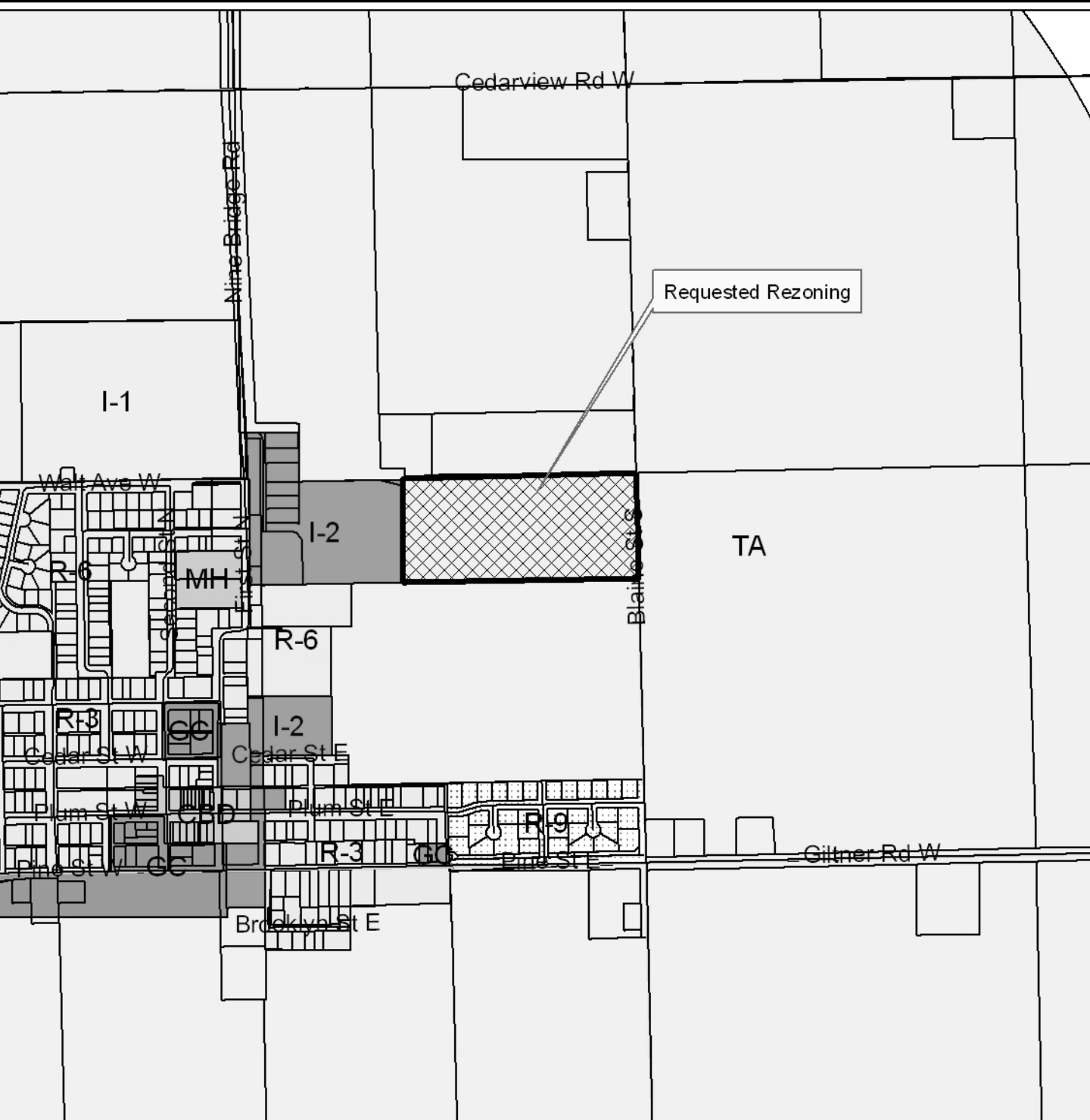
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Requested Zoning



-  From TA : Transitional Agriculture Zone
-  To I- 1 : Light Industrial Zone

Scale : NONE

C-19-2006D



PLANNING COMMISSION
 1000 10th Street, Suite 100
 Grand Rapids, MI 49503



Requested Rezoning

Requested Zoning



REGIONAL PLANNING COMMISSION

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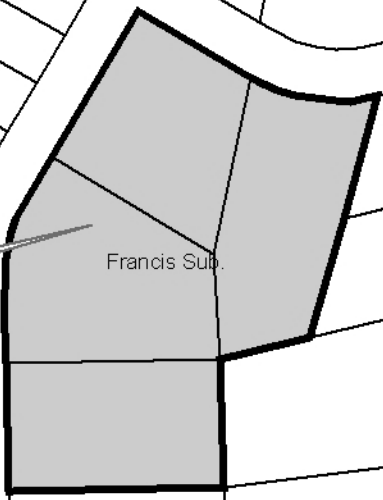
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Proposed Francis Sub.



Francis Sub.

Bearing Pointe Dr

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Ridge Pointe Dr

Hidden Pointe Dr

Curran Ct

Curran Ave

Carleton Ave

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US Highway 281 N

Diers Ave N

US Highway 281 N

US Highway

LOCATION MAP



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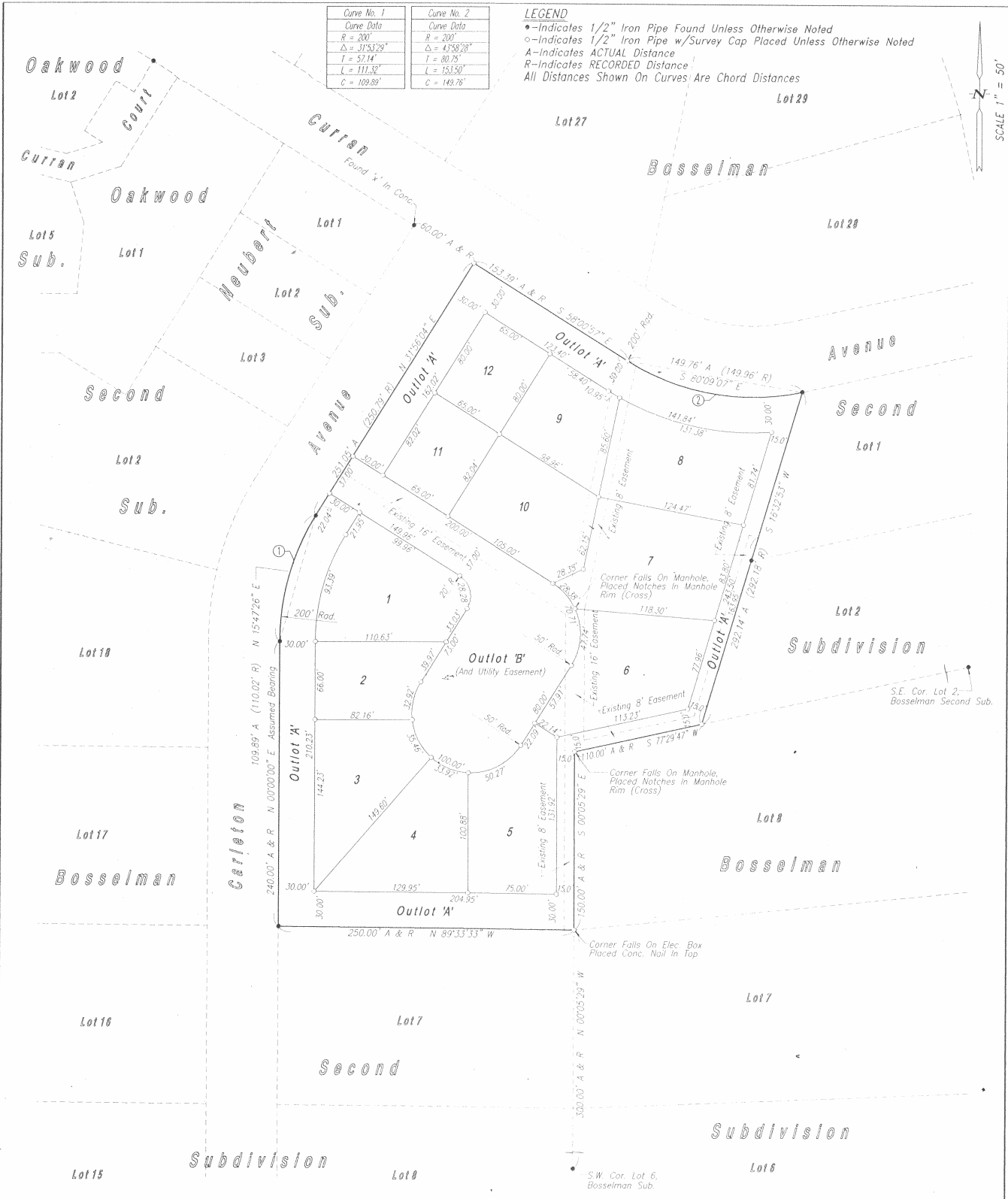
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LOCATION MAP

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FRANCIS SUBDIVISION

IN THE CITY OF GRAND ISLAND, NEBRASKA

REGIONAL PLANNING COMMISSION

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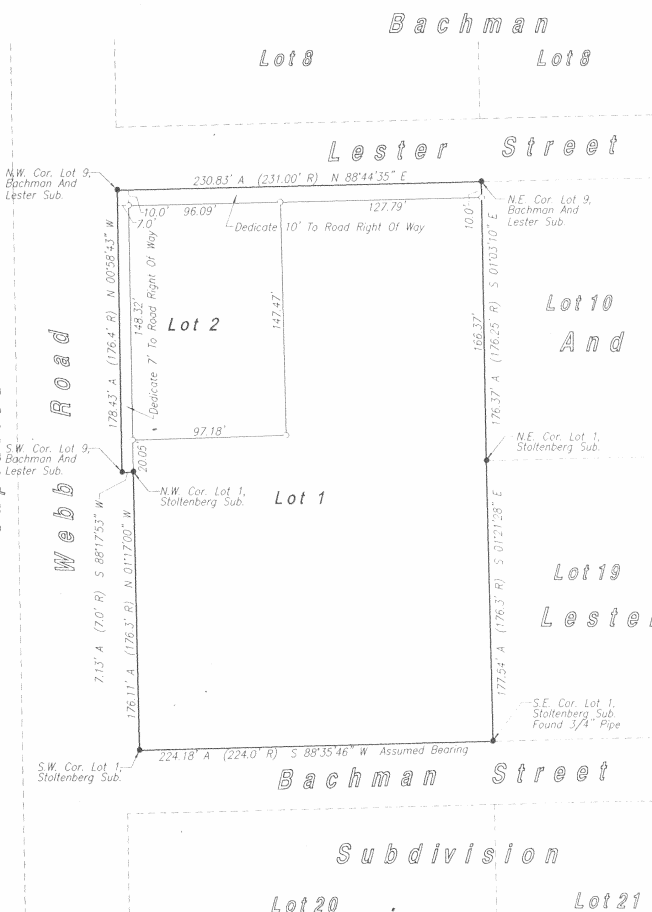
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Unplatted



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A tract of land comprising all of Lot One (1), Stoltzenberg Subdivision and all of Lot Nine (9), Bachman And Lester Subdivision, EXCEPTING THEREFROM the southerly One Hundred Seventy Six and Three Tenth (176.3) feet of Lot Nine (9), Bachman And Lester Subdivision, all in the City of Grand Island, Hall County, Nebraska, said tract containing 1.850 acres more or less.

Dedication

KNOW ALL MEN BY THESE PRESENTS, that, 1321 WEBB ROAD L.L.C., a Nebraska Limited Liability Company, being the owner of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as 'STOLTZENBERG SECOND SUBDIVISION' in the City of Grand Island, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the street 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, 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 _____, 2006.

1321 WEBB ROAD L.L.C., a Nebraska Limited Liability Company

Surveyor's Certificate

I hereby certify that on June 7, 2006, I completed an accurate survey of 'STOLTZENBERG SECOND SUBDIVISION', in the City of Grand Island, 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.

Gordon F. Glade, Manager

Acknowledgement

State Of Nebraska ss
 County Of Hall
 On the _____ day of _____, 2006, before me, _____ a Notary Public within and for said County, personally appeared GORDON F. GLADE, Manager of 1321 WEBB ROAD L.L.C., a Nebraska Limited Liability Company, 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, and the voluntary act and deed of said Company.
 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

(Seal)

Approval

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 City of Grand Island, Nebraska, this _____ day of _____, 2006.

 Mayor City Clerk

(Seal)

**STOLTZENBERG SECOND SUBDIVISION
 IN THE CITY OF GRAND ISLAND, NEBRASKA**



Proposed
Stoltenberg 2nd Sub.

2nd St W

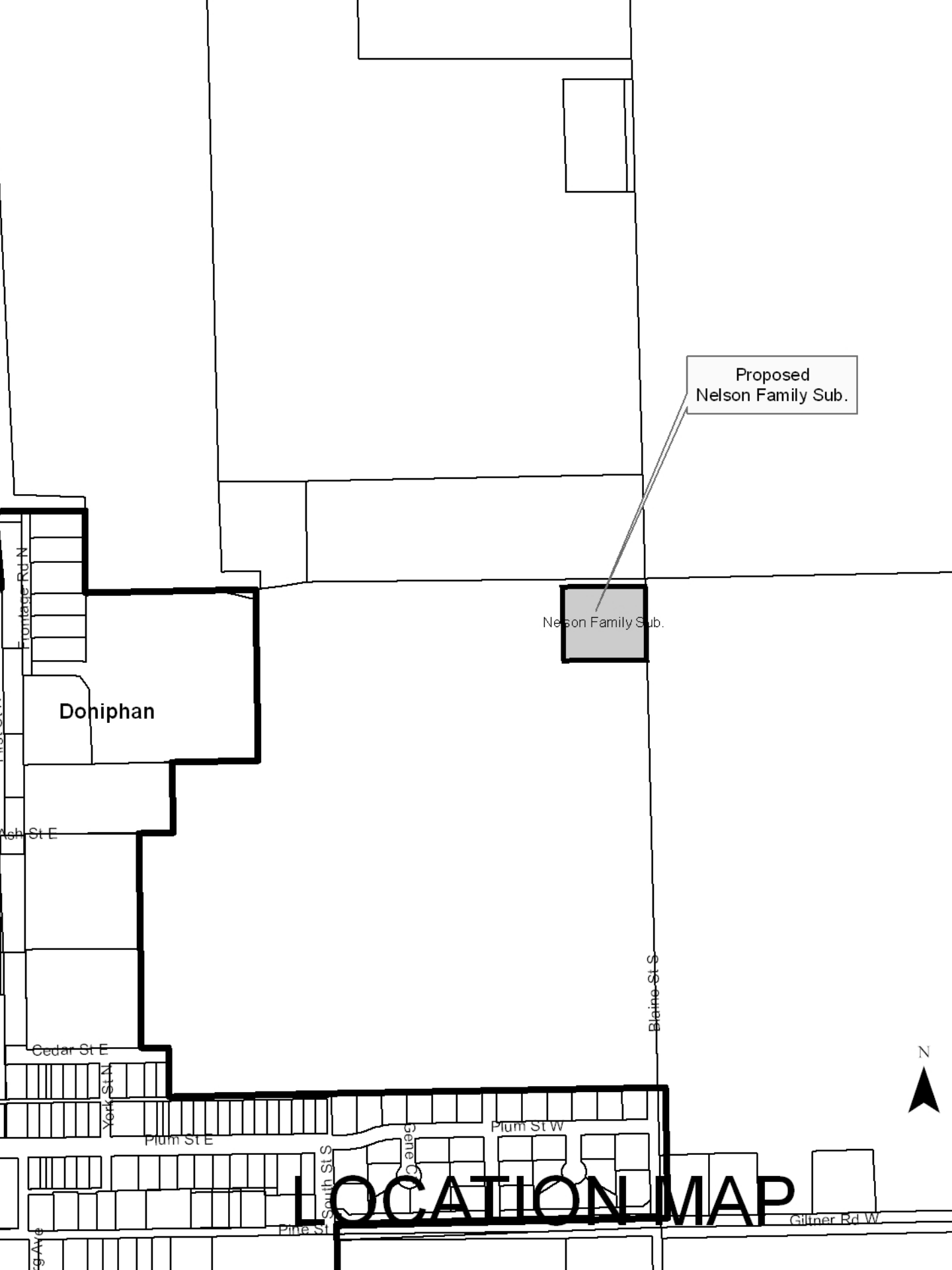
Lester St

Webb Rd S

Stoltenberg 2nd Sub.

Bachman St W

LOCATION MAP



Proposed
Nelson Family Sub.

Nelson Family Sub.

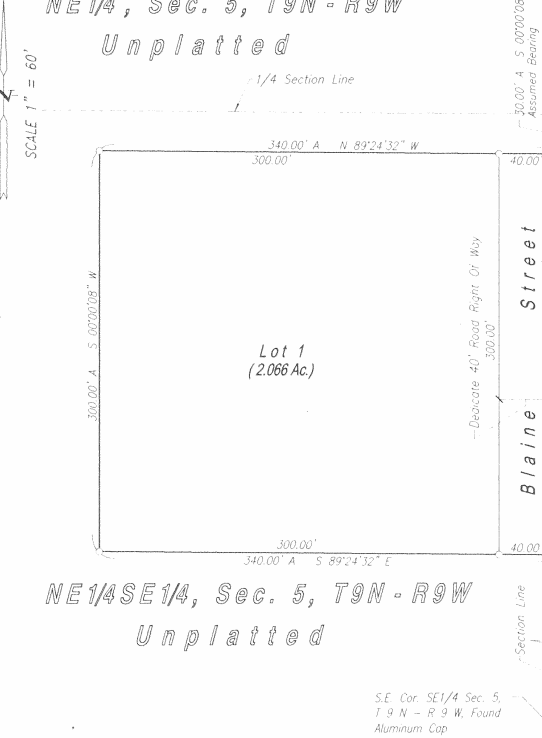
Doniphan

LOCATION MAP

NE1/4, Sec. 5, T9N - R9W

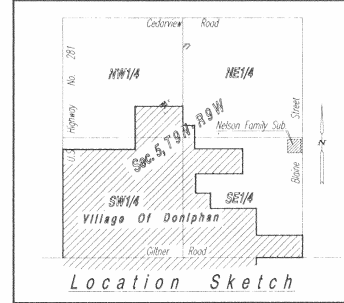
Unplatted

1/4 Section Line



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



NE1/4SE1/4, Sec. 5, T9N - R9W

Unplatted

S.E. Cor. SE1/4 Sec. 5, T 9 N - R 9 W, Found Aluminum Cap

Surveyor's Certificate

I hereby certify that on June 2, 2006, I completed an accurate survey of 'NELSON FAMILY 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.

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

(Seal)

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

Gene Hoffman

Approved and accepted by the Hall County Board of Supervisors, this day of _____, 2006.

Chairman Of The Board

County Clerk

(Seal)

Approved and accepted by the Village Board of Doniphan, Nebraska, this day of _____, 2006.

Chairman Of The Board

Village Clerk

(Seal)

Notary Public

(Seal)

Legal Description

A tract of land comprising a part of the Northeast Quarter of the Southeast Quarter (NE1/4SE1/4) of Section Five (5), Township Nine (9) North, Range Nine (9) West of the 6th. P.M., in Hall County, Nebraska, more particularly described as follows:

Beginning at the northeast corner of said Northeast Quarter of the Southeast Quarter (NE1/4SE1/4); thence running southerly along the east line of said Northeast Quarter of the Southeast Quarter (NE1/4SE1/4), on an Assumed Bearing of S00°00'08"W, a distance of Thirty (30.00) feet, to the ACTUAL point of beginning; thence running N89°24'32"W, a distance of Three Hundred Forty (340.00) feet; thence running S00°00'08"W, a distance of Three Hundred (300.00) feet; thence running S89°24'32"E, a distance of Three Hundred Forty (340.00) feet, to a point on the east line of said Northeast Quarter of the Southeast Quarter (NE1/4SE1/4); thence running N00°00'08"E, along the east line of said Northeast Quarter of the Southeast Quarter (NE1/4SE1/4), a distance of Three Hundred (300.00) feet, to the ACTUAL point of beginning and containing 2.342 acres more or less.

Dedication

KNOW ALL MEN BY THESE PRESENTS, that GENE HOFFMAN, a single person, being the owner of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as 'NELSON FAMILY SUBDIVISION', in Hall County, Nebraska, as shown on the accompanying plat thereof, and does hereby dedicate street 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 consents 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 _____, 2006.

Acknowledgement

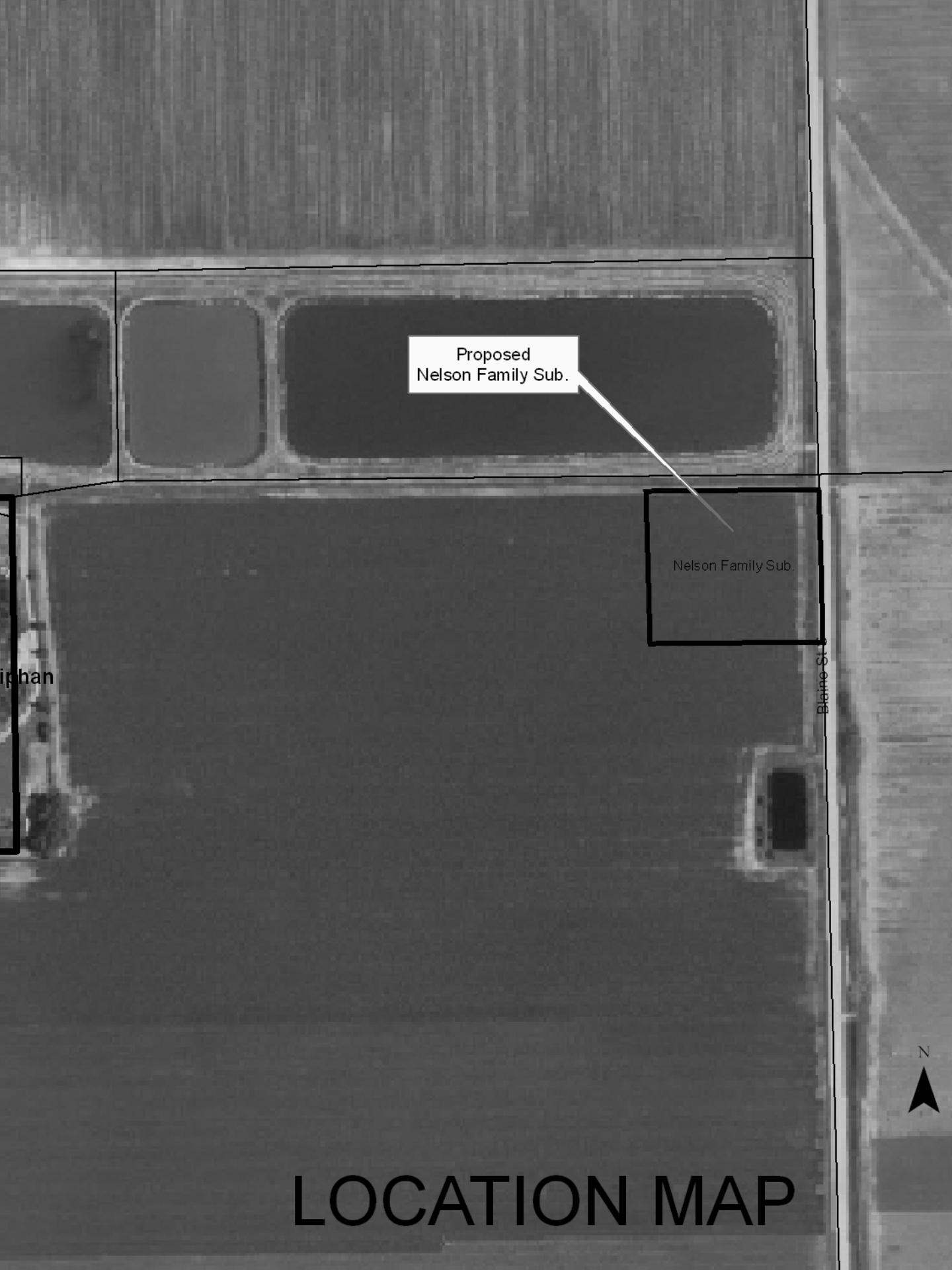
State Of Nebraska ss
County Of Hall

On the _____ day of _____, 2006, before me, _____ a Notary Public within and for said County, personally appeared GENE HOFFMAN, a single person 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 _____.

NELSON FAMILY SUBDIVISION
HALL COUNTY, NEBRASKA



Proposed
Nelson Family Sub.

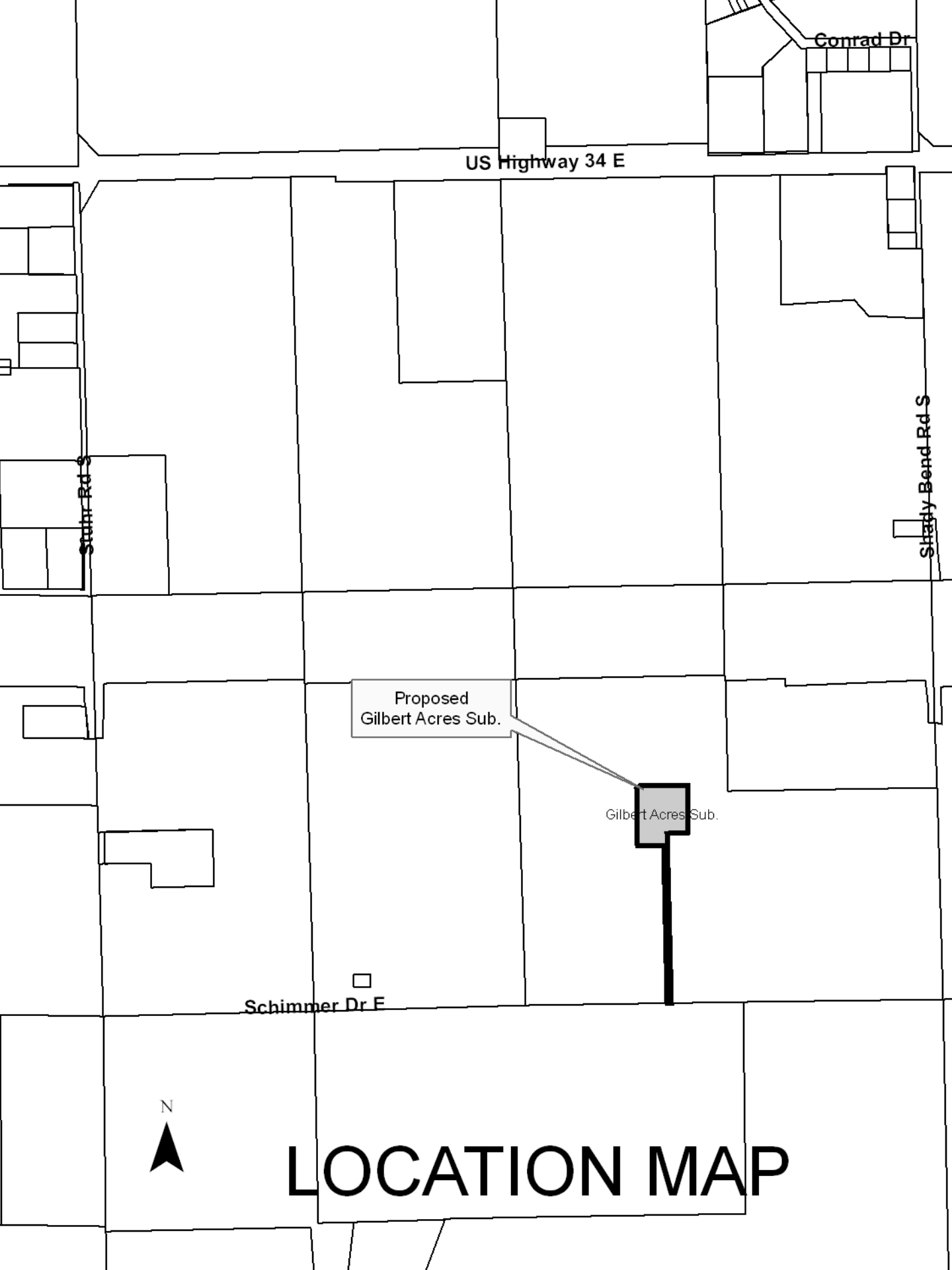
Nelson Family Sub.

iphah

Blaine St.



LOCATION MAP



Conrad Dr

US Highway 34 E

Stahr Rd S

Shady Bend Rd S

Proposed
Gilbert Acres Sub.

Gilbert Acres Sub.

Schimmer Dr E



LOCATION MAP

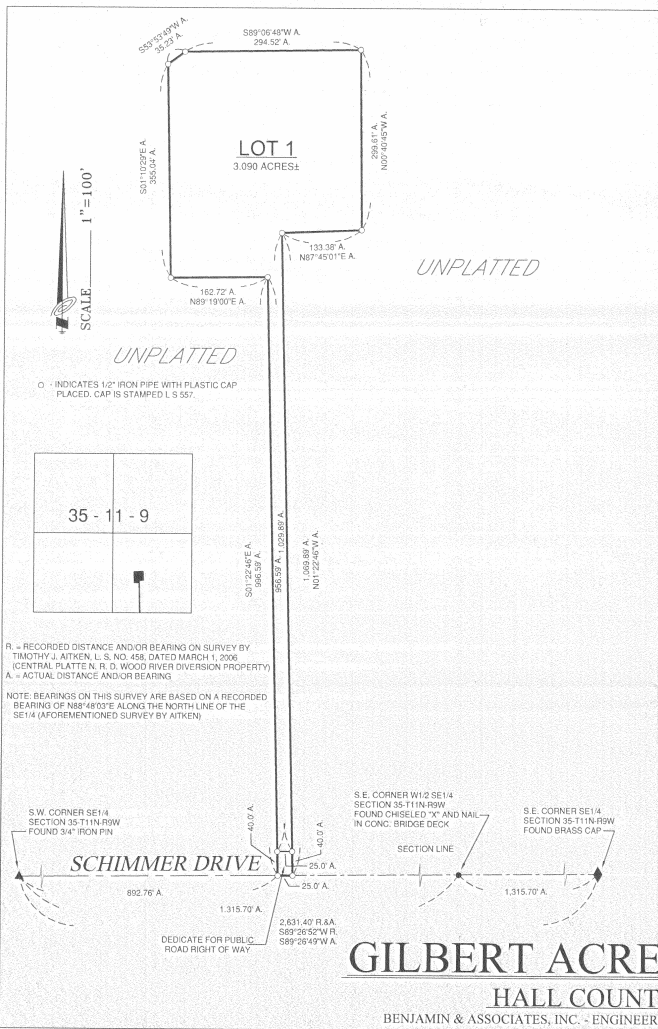
Proposed
Gilbert Acres Sub.

Gilbert Acres Sub.

Schimmer Dr E



LOCATION MAP



LEGAL DESCRIPTION

A tract of land comprising a part of the West Half of the Southeast Quarter (W1/2 SE1/4) of Section Thirty Five (35), Township Eleven (11) North, Range Nine (9) West of the 6th P.M., Hall County, Nebraska, and more particularly described as follows:

Beginning at a point on the south line of said West Half of the Southeast Quarter (W1/2 SE1/4), said point being Eight Hundred Ninety Two and Seventy Six Hundredths (892.76) feet east of the southwest corner of said West Half of the Southeast Quarter (W1/2 SE1/4); thence N89°26'52"E, along and upon the south line of said West Half of the Southeast Quarter (W1/2 SE1/4), a distance of Twenty Five (25.0) feet; thence N01°22'48"W, a distance of One Thousand Sixty Nine and Eighty Nine Hundredths (1,068.89) feet; thence N87°45'01"E, a distance of One Hundred Thirty Three and Thirty Eight Hundredths (133.38) feet; thence N00°40'45"W, a distance of Two Hundred Ninety Nine and Sixty One Hundredths (299.61) feet; thence S89°08'48"W, a distance of Two Hundred Ninety Four and Fifty Two Hundredths (294.52) feet; thence S53°53'49"W, a distance of Thirty Five and Twenty Three Hundredths (35.23) feet; thence S01°10'29"E, a distance of Three Hundred Fifty Five and Four Hundredths (355.04) feet; thence N89°19'00"E, a distance of One Hundred Sixty Two and Seventy Two Hundredths (162.72) feet; thence S01°22'48"E, a distance of Nine Hundred Ninety Six and Fifty Nine Hundredths (996.59) feet to the point of beginning and containing 3.113 acres, more or less.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that we, Francie Niedfell Bailou (formerly Francie Niedfell), a single person, and Elizabeth Gilbert (formerly Elizabeth Falmien) and Gene Gilbert, wife and husband, being the owners of the land described herein, have caused same to be surveyed, subdivided, platted and designated as "GILBERT ACRES SUBDIVISION", Hall County, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the street as shown thereon to the public for their use forever, and the easements, if any, 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, shrubs, or placing other obstructions upon, over, along or underneath the surface of such easements, and 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 Grand Island, Nebraska, this _____ day of _____, 2006.

Francie Niedfell Bailou (formerly Francie Niedfell)

IN WITNESS WHEREOF, we have affixed our signatures hereto at Grand Island, Nebraska, this _____ day of _____, 2006.

Elizabeth Gilbert (formerly Elizabeth Falmien) Gene Gilbert

ACKNOWLEDGEMENT

State of Nebraska ss
County of Hall

On the _____ day of _____, 2006, before me, _____, a Notary Public within and for said County, personally appeared Francie Niedfell Bailou (formerly Francie Niedfell), a single person, to me personally known to be the identical person whose signature is affixed hereto, and she did acknowledge the execution thereof to her 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 _____ (SEAL)

State of Nebraska ss
County of Hall

On the _____ day of _____, 2006, before me, _____, a Notary Public within and for said County, personally appeared Elizabeth Gilbert (formerly Elizabeth Falmien) and Gene Gilbert, wife and husband, to me personally known to be the identical persons whose signatures are affixed hereto, and they did acknowledge the execution thereof to be her and 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 _____ (SEAL)

GILBERT ACRES SUBDIVISION
HALL COUNTY, NEBRASKA
BENJAMIN & ASSOCIATES, INC. - ENGINEERS & SURVEYORS - GRAND ISLAND, NEBRASKA

REGIONAL PLANNING COMMISSION

AGENDA AND NOTICE OF MEETING

Wednesday, July 12, 2006

6:00 p.m.

City Hall Council Chambers — Grand Island

10. 2006-2007 Budget Review – Review and approve the 2006 and 2007 budget request and fee schedule for the Regional Planning Department

11. Planning Director's Report

12. Next Meeting August 2, 2006

12. 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.