



# Hall County Regional Planning Commission

Wednesday, July 12, 2006  
Regular Meeting

## Item J2

### **Nelson Family Subdivision - Final Plat**

*Nelson Family Subdivision located west of Blaine Street and north of Giltner Road. (1 lot)*

Staff Contact: Chad Nabity

June 22, 2006

Dear Members of the Board:

**RE: Final Plat – Nelson Family Subdivision.**

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Nelson Family Subdivision, located west of Blaine Street and north of Giltner Road.

This final plat proposes to create 1 lot on 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 6<sup>th</sup>. P.M., in Hall County, Nebraska. This land consists of approximately 2.342 acres.

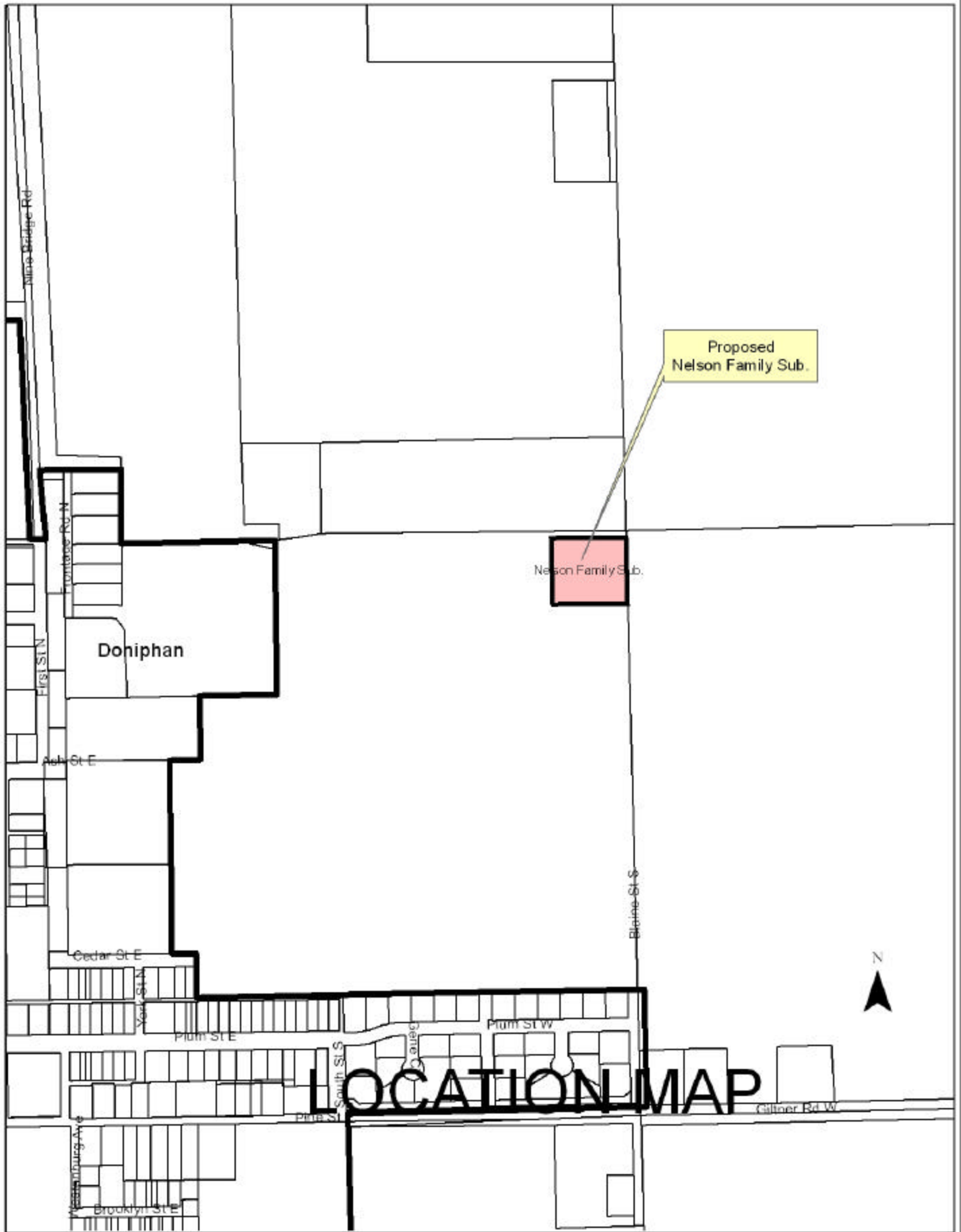
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on July 12, 2006 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP  
Planning Director

cc: Doniphan City Clerk  
Doniphan City Attorney  
County Director of Public Works  
County Director of Building Inspections  
Manager of Postal Operations  
Rockwell And Associates

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



Proposed  
Nelson Family Sub.

Nelson Family Sub.

Doniphan

LOCATION MAP



**REGIONAL PLANNING COMMISSION**

**AGENDA AND NOTICE OF MEETING**

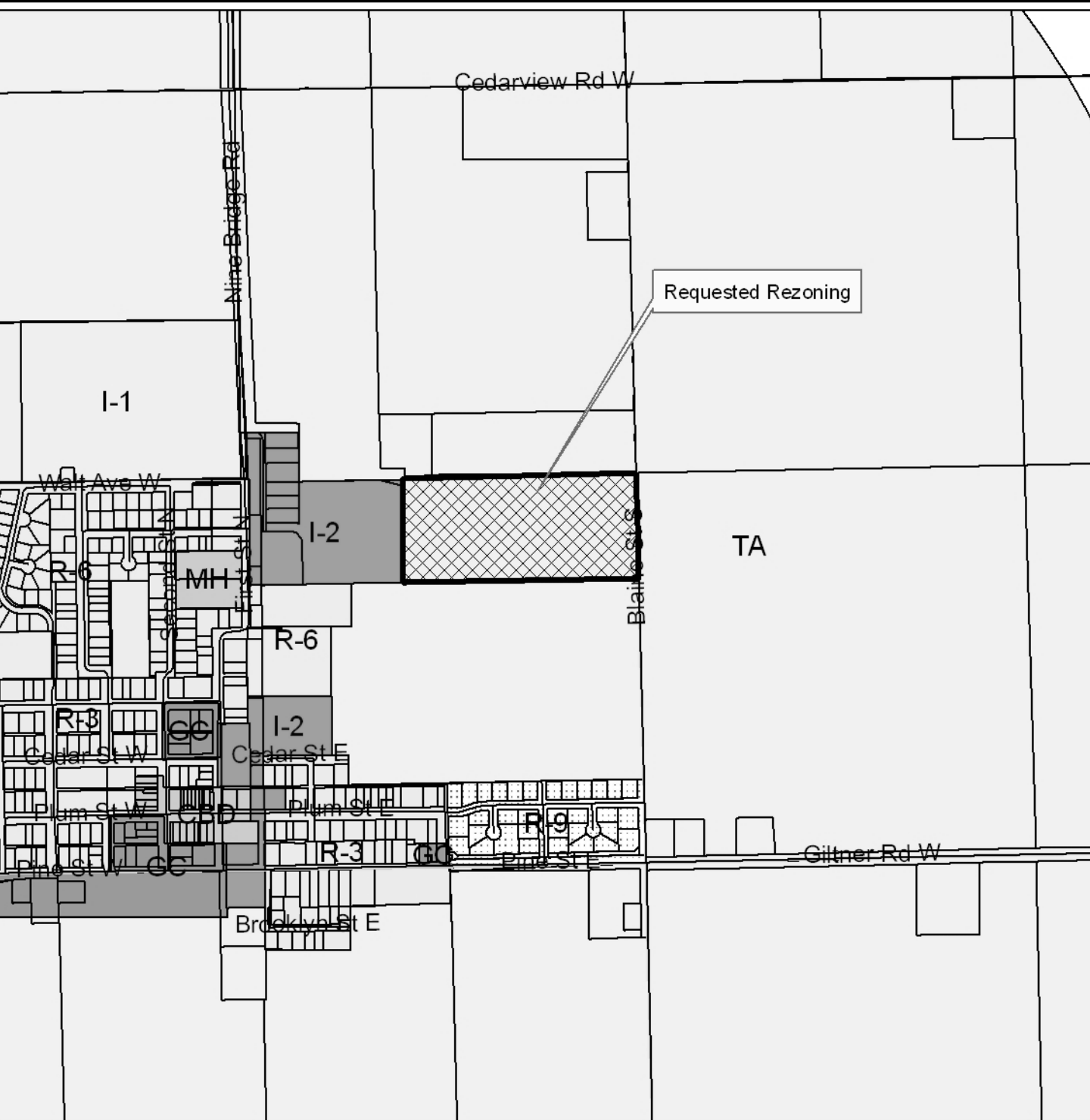
**Wednesday, July 12, 2006**

**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 AND ZONING COMMISSION  
 2000 Cedar Street, Wood River, MO 64095  
 (314) 924-1100 • www.ci.woodriver.mo.us



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



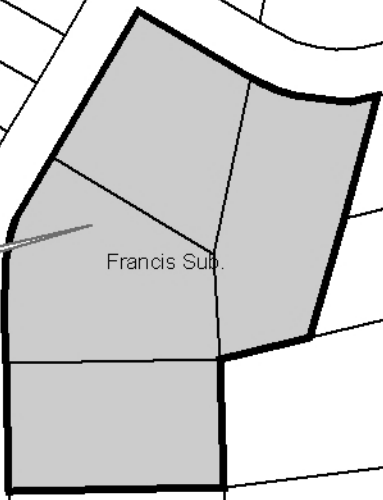
-  From RO : Residential Office Zone  
& B2: General Business Zone
-  To RD : Residential Development Zone

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



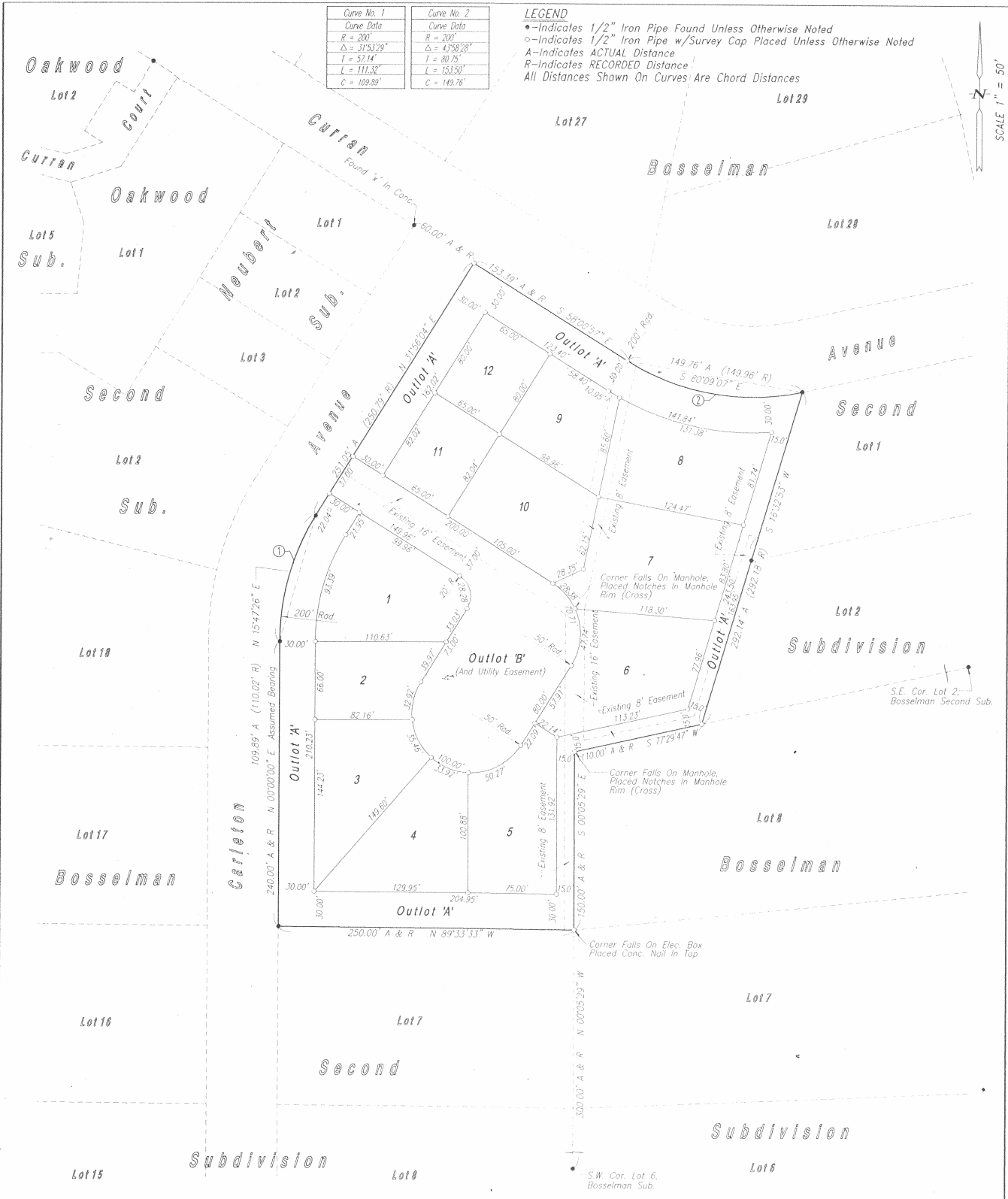
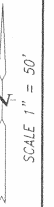
Proposed Francis Sub.

# LOCATION MAP

Curve No. 1	Curve No. 2
Curve Data	Curve Data
R = 200'	R = 200'
$\Delta = 3153.29^\circ$	$\Delta = 4758.28^\circ$
T = 571.4'	T = 80.75'
L = 111.32'	L = 153.50'
C = 102.89'	C = 148.76'

**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
- 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**

**Wednesday, July 12, 2006**

**6:00 p.m.**

**City Hall Council Chambers — Grand Island**

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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**

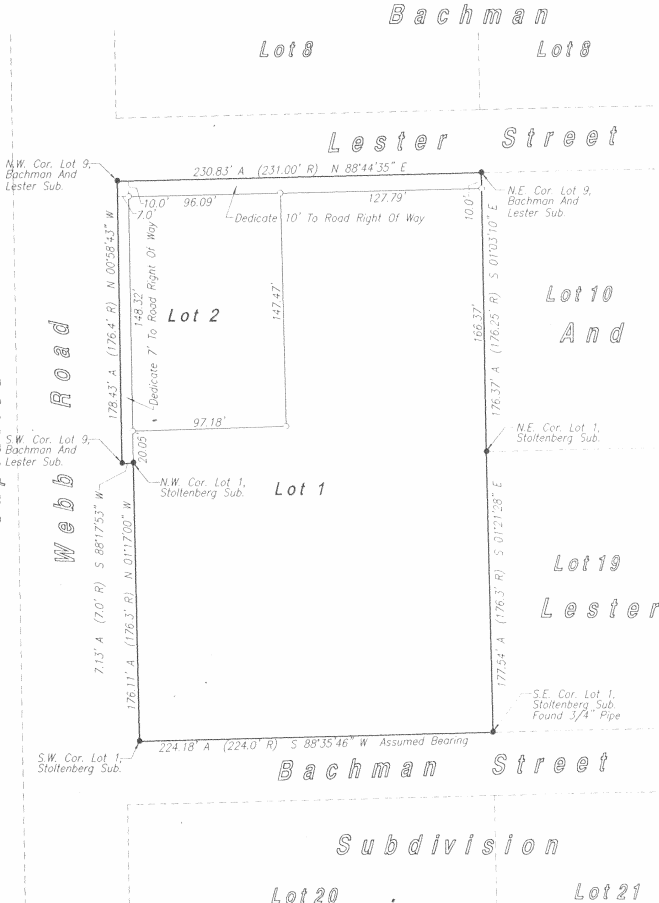
**PLEASE NOTE: This meeting is open to the public, and a current agenda is on file at the office of the Regional Planning Commission, located on the second floor of City Hall in Grand Island, Nebraska.**





# LOCATION MAP

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



**LEGEND**  
 ● - 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

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

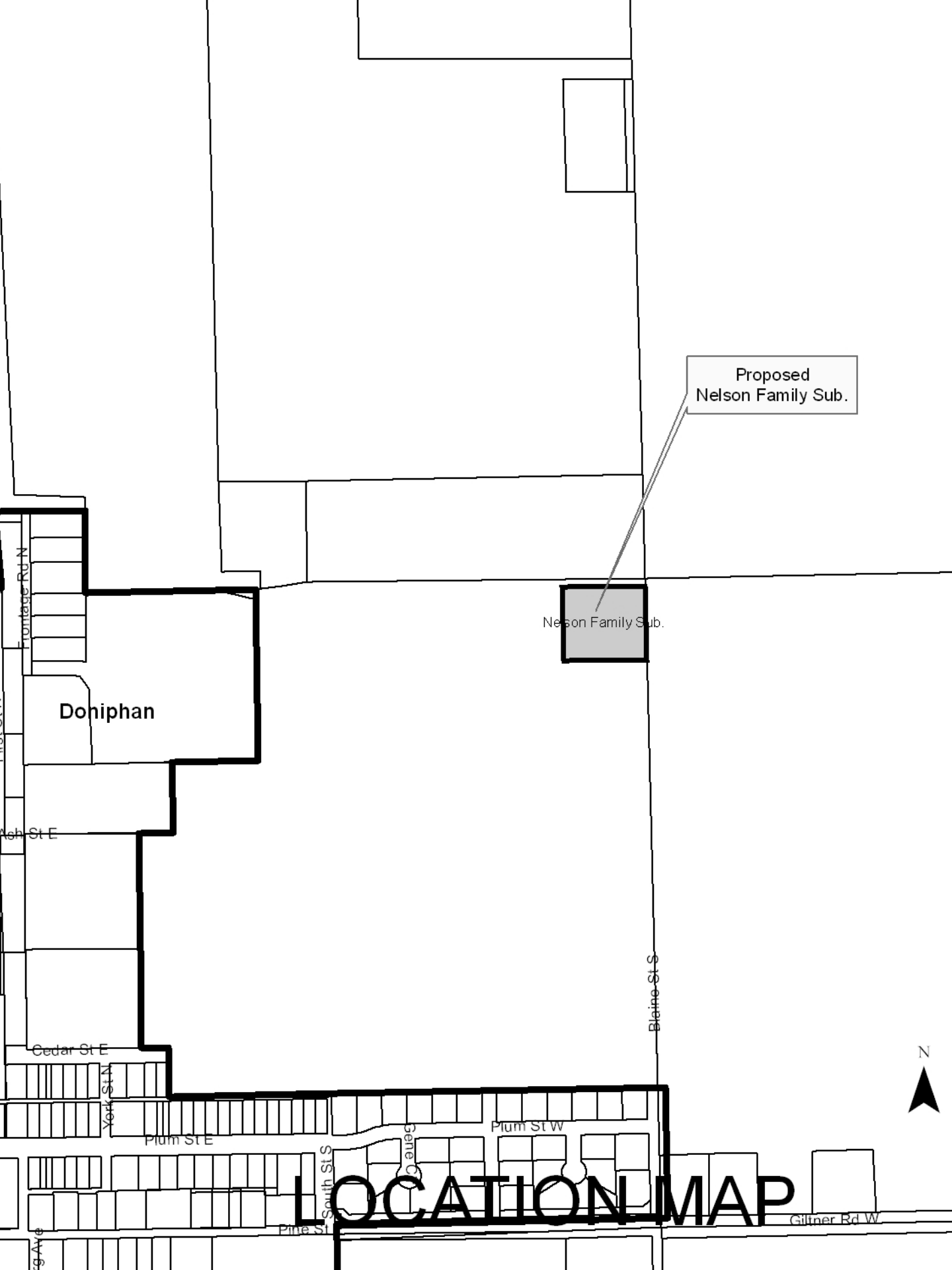
Lester St

Webb Rd S

Stoltenberg 2nd Sub.

Bachman St W

# LOCATION MAP



Proposed  
Nelson Family Sub.

Nelson Family Sub.

Doniphan

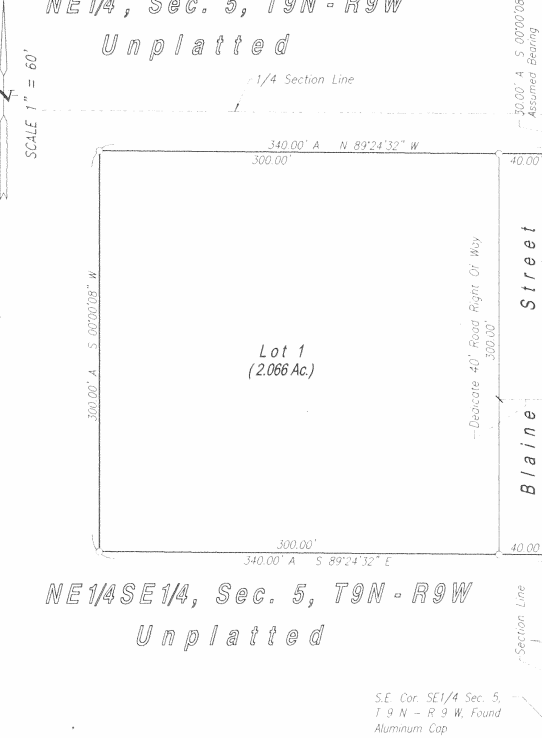
# LOCATION MAP



NE1/4, Sec. 5, T9N - R9W

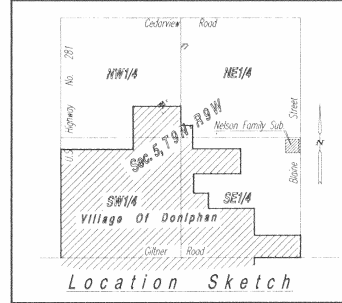
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1/4 Section Line



**LEGEND**

- Indicates 1/2" Iron Pipe Found Unless Otherwise Noted
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- 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**

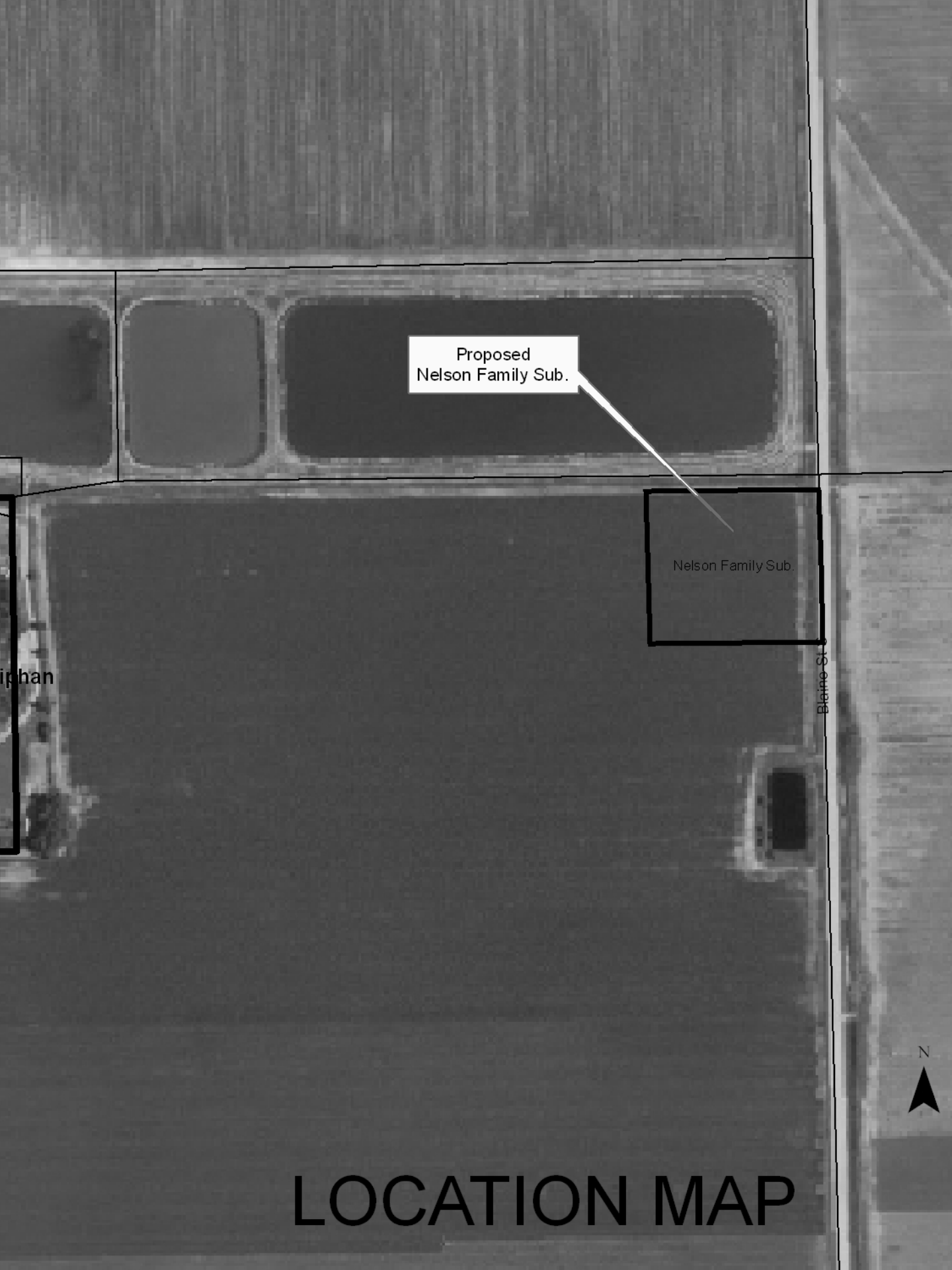
State Of Nebraska ss  
County Of Hall

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.

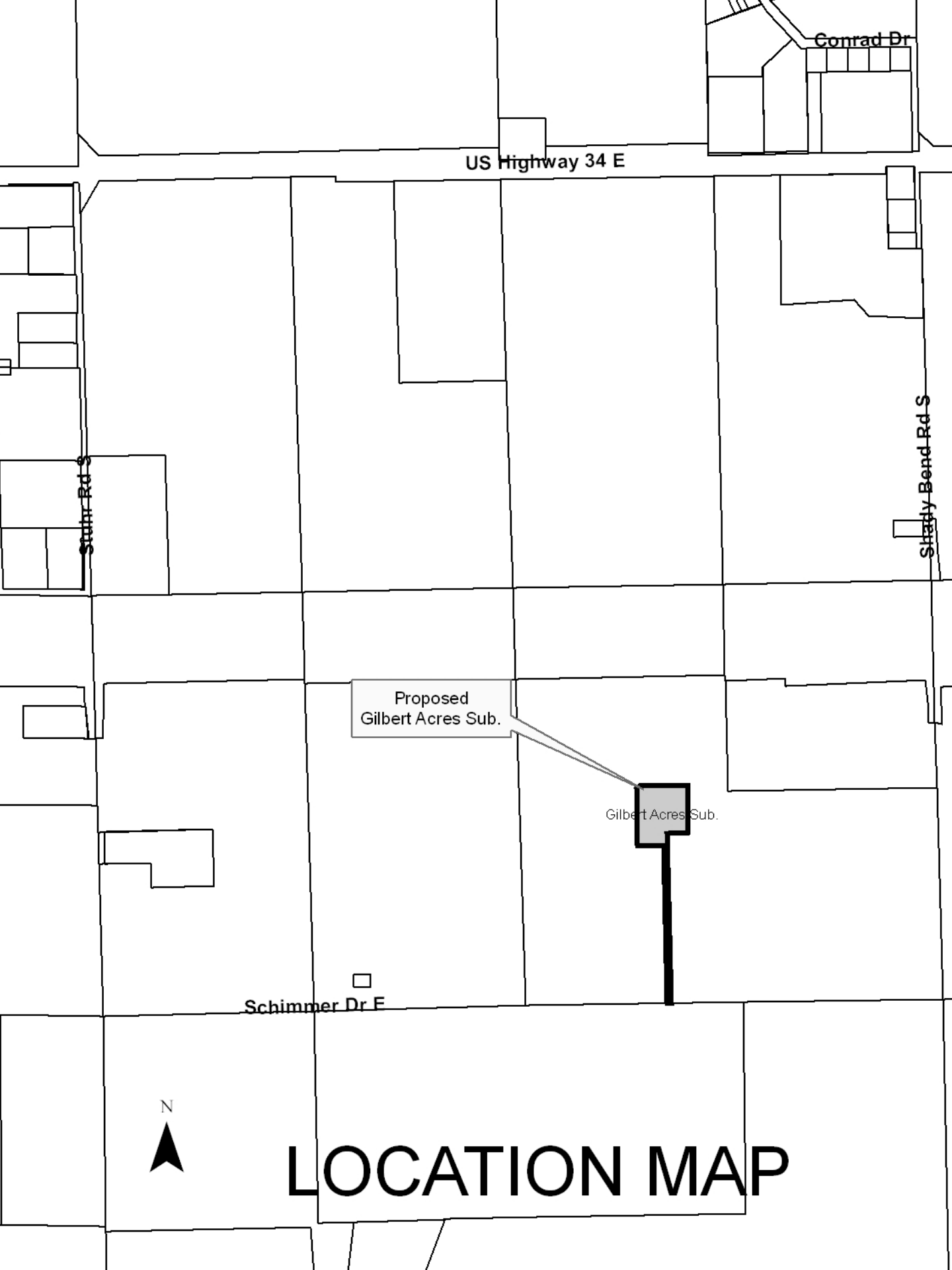
Nelson Family Sub.

Blaine St.

iph an



# 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.

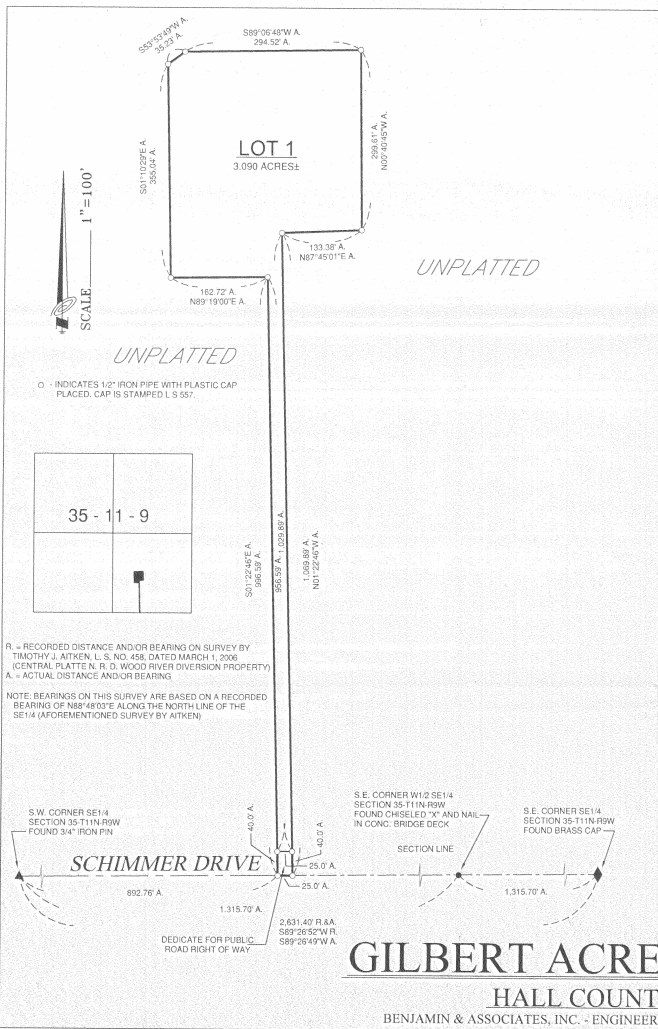
Gilbert Acres Sub.

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\"/>

**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 hereon, 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 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.  
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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**

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**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.

**REGIONAL PLANNING COMMISSION**

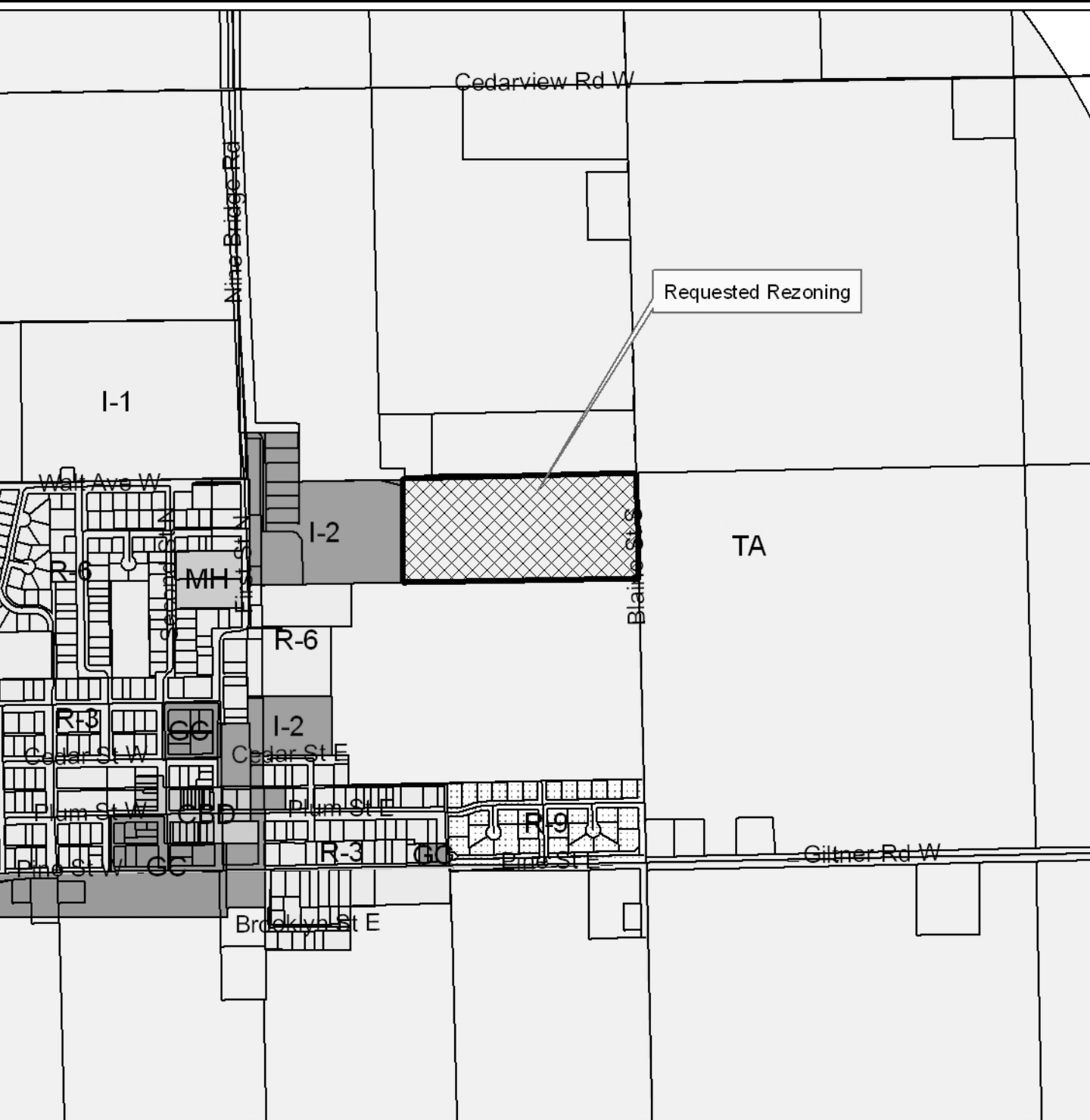
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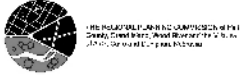
Requested Rezoning

# Requested Zoning



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

Scale : NONE  
C-19-2006D





Requested Rezoning

# Requested Zoning



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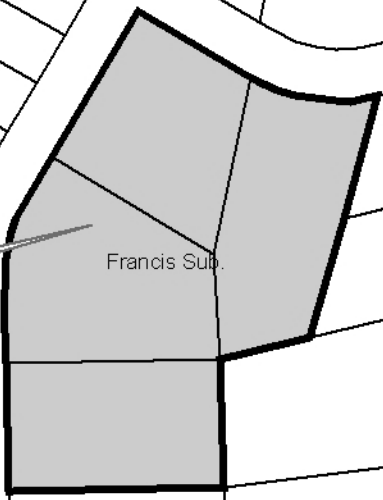
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Scale : NONE  
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Proposed Francis Sub.



Francis Sub.

Bearing Pointe Dr

Cross Pointe Dr

Ridge Pointe Dr

Hidden Pointe Dr

Curran Ct

Curran Ave

US Highway 281 N

US Highway 281 N

Diers Ave N

Carleton Ave

US Highway 281 N

US Highway



# LOCATION MAP





Bearing Pointe Dr

Cross Pointe Dr

Edge Pointe Dr

Higher Pointe Dr

Curran C

Curran Ave

Carrleton Ave

US Highway 281 N

US Highway 281 N

US Highway 281 N

Diers Ave

Proposed Francis Sub.

Francis Sub.

LOCATION MAP

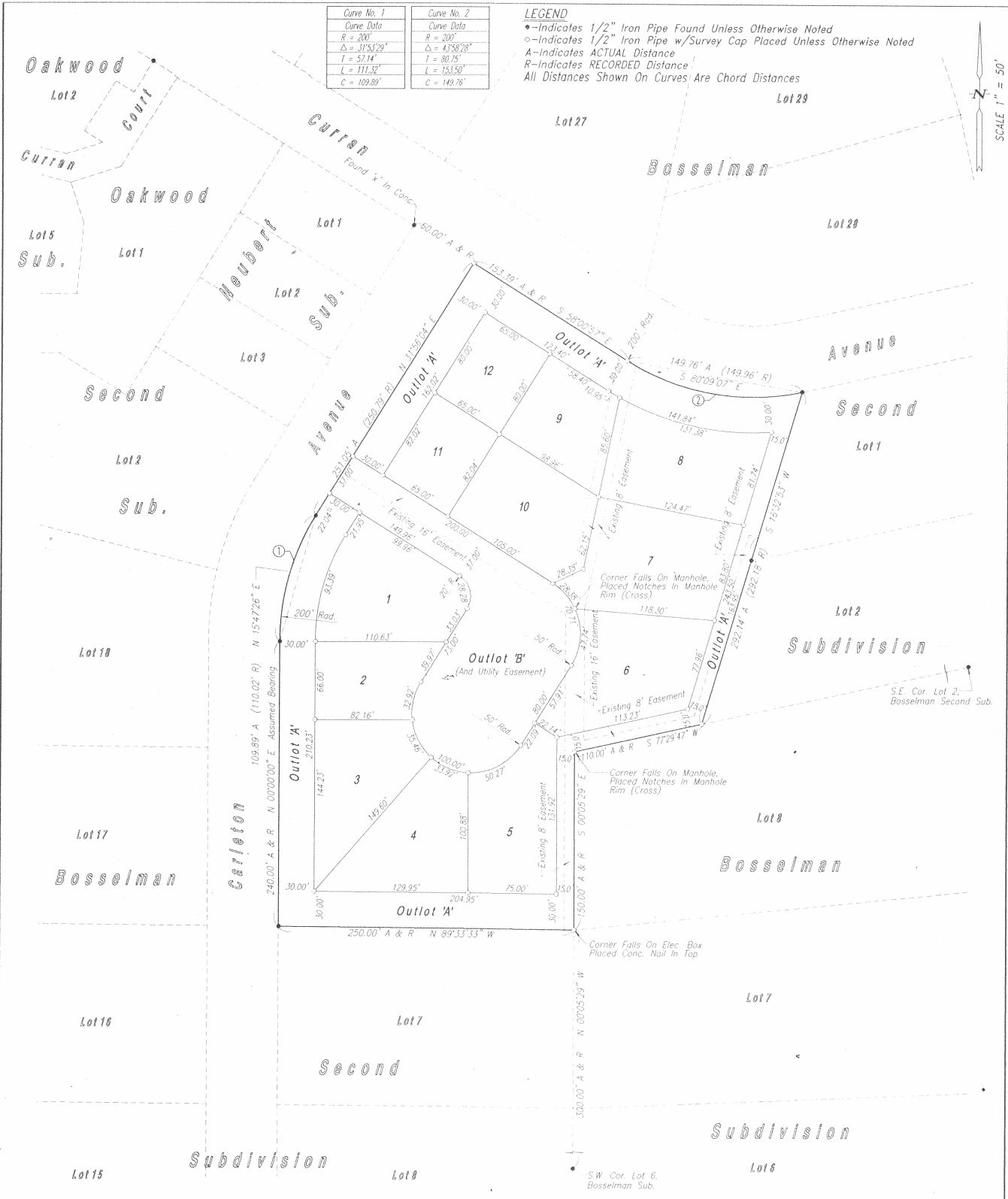


US Highway

Curve No. 1	Curve No. 2
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**12. Adjourn**

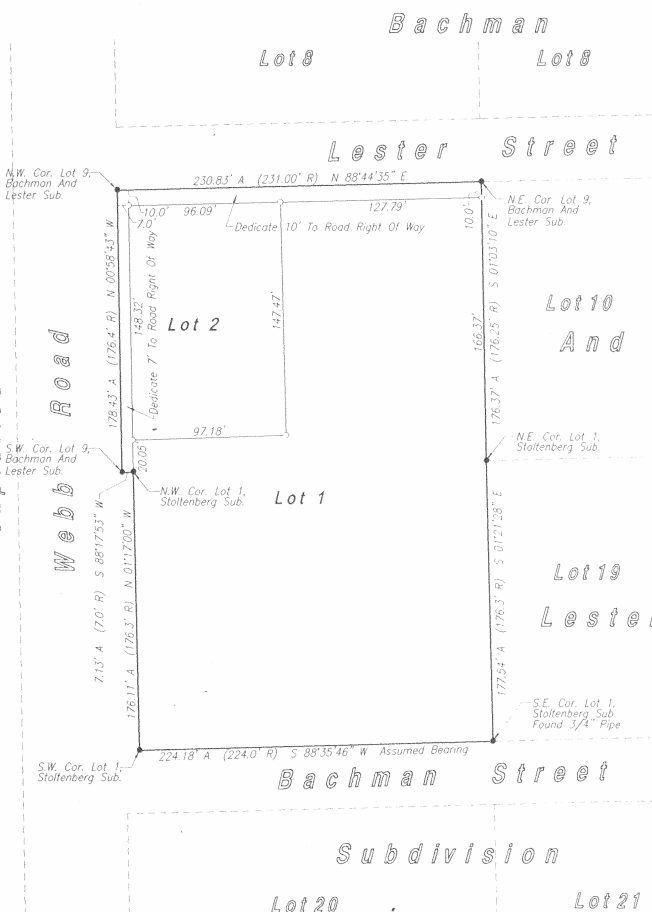
**PLEASE NOTE: This meeting is open to the public, and a current agenda is on file at the office of the Regional Planning Commission, located on the second floor of City Hall in Grand Island, Nebraska.**



# LOCATION MAP

South St W

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



**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

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 there 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.

(Seal)

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

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

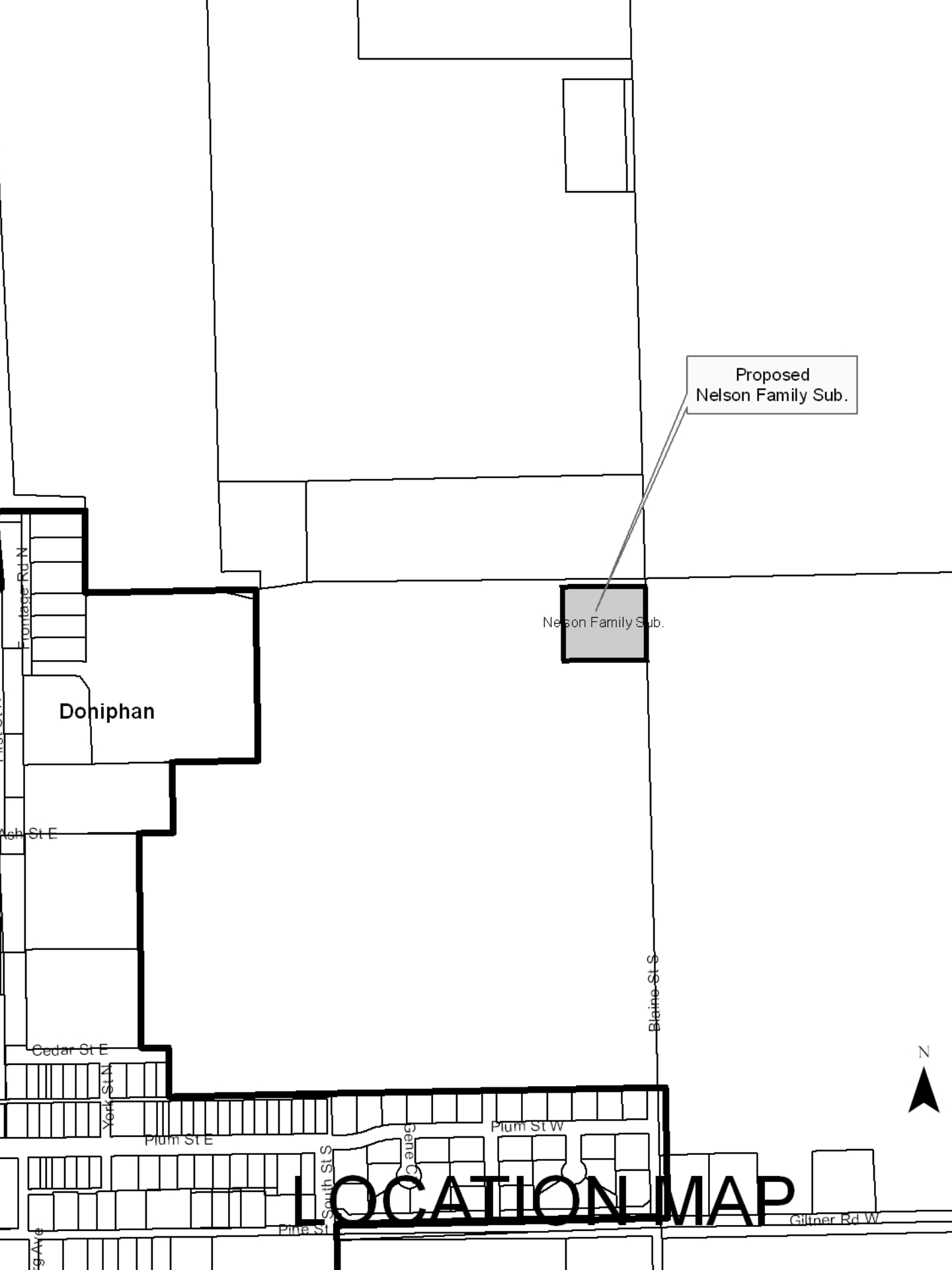
Lester St

Webb Rd S

Stoltenberg 2nd Sub.

Bachman St W

# LOCATION MAP



Proposed  
Nelson Family Sub.

Nelson Family Sub.

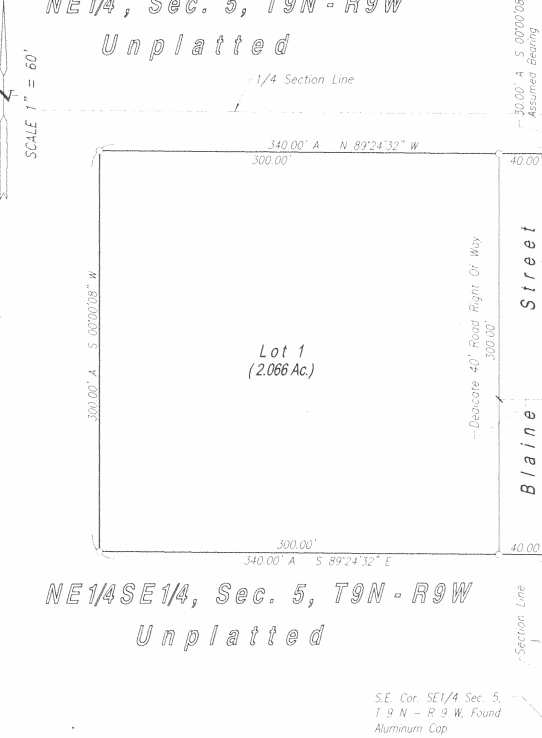
Doniphan

# LOCATION MAP

NE1/4, Sec. 5, T9N - R9W

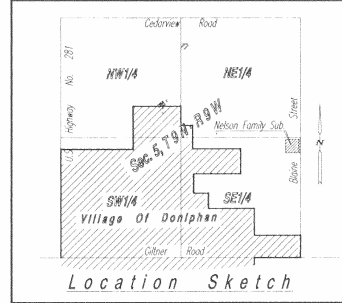
Unplatted

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)

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 \_\_\_\_\_

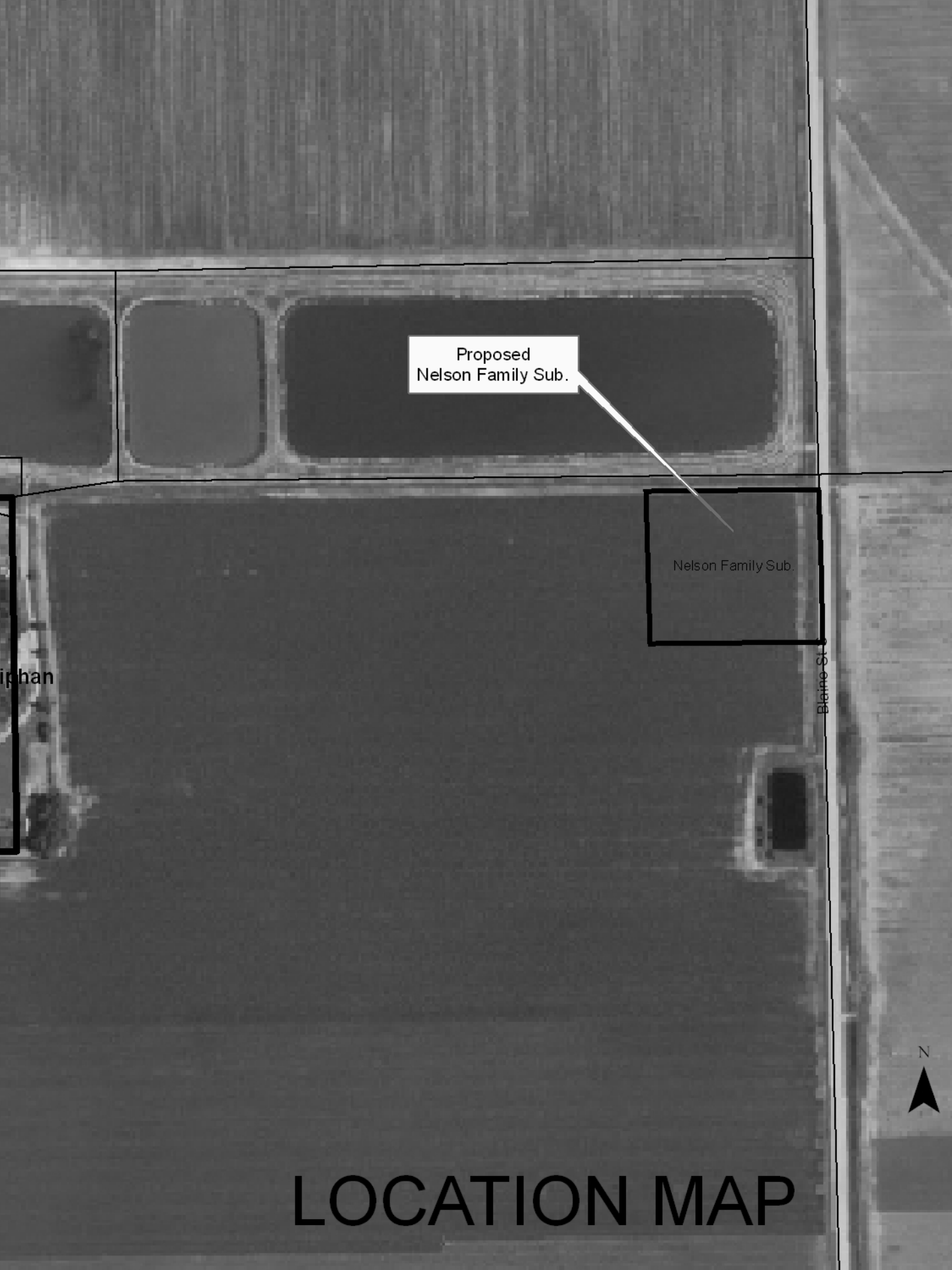
Notary Public

(Seal)

# NELSON FAMILY SUBDIVISION

## HALL COUNTY, NEBRASKA





Proposed  
Nelson Family Sub.

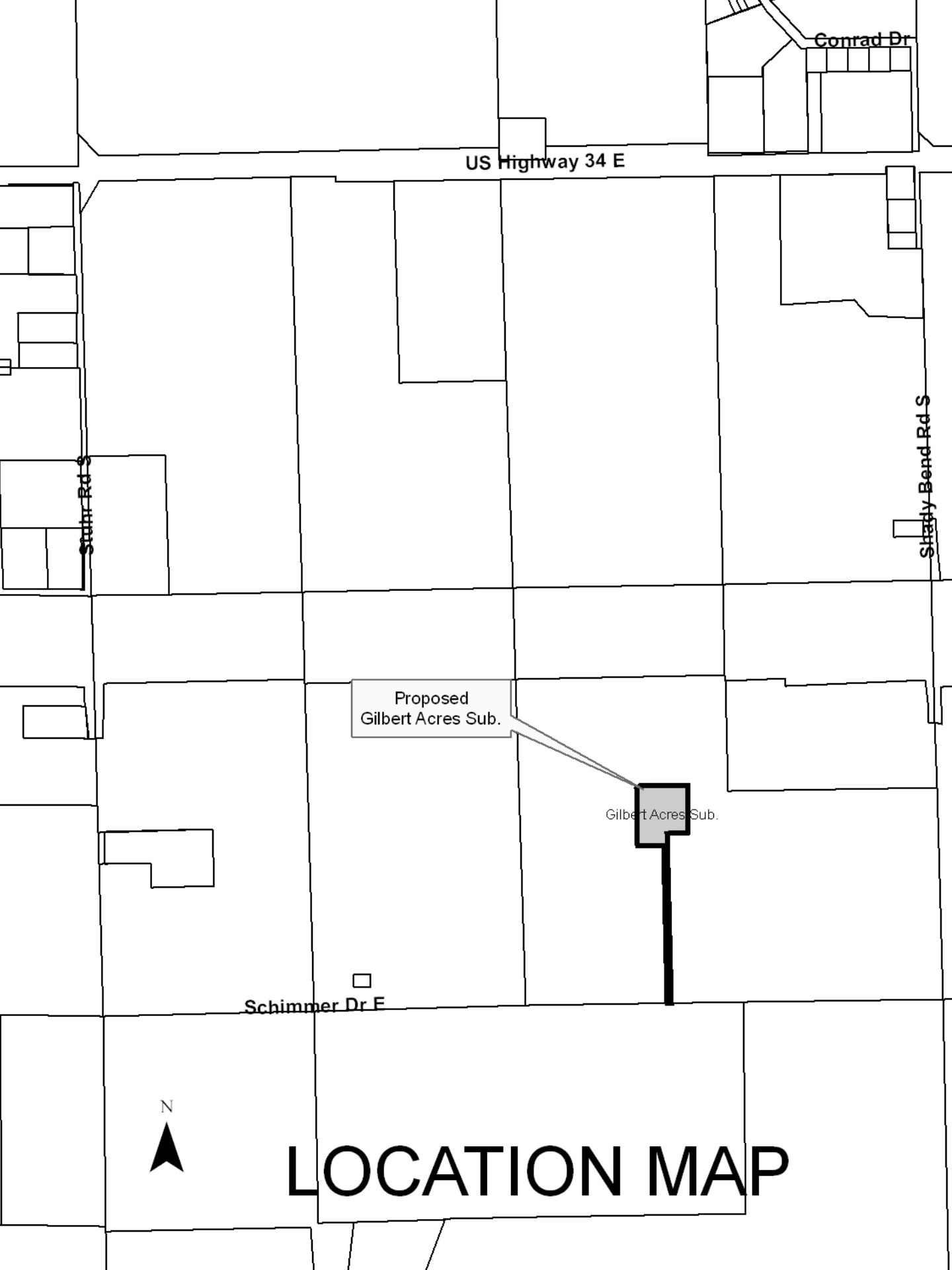
Nelson Family Sub.

Blaine St.

iphan



# LOCATION MAP



Conrad Dr

US Highway 34 E

Stahr Rd S

Shady Bend Rd S

Proposed  
Gilbert Acres Sub.

Gilbert Acres Sub.

Schimmer Dr E



# LOCATION MAP

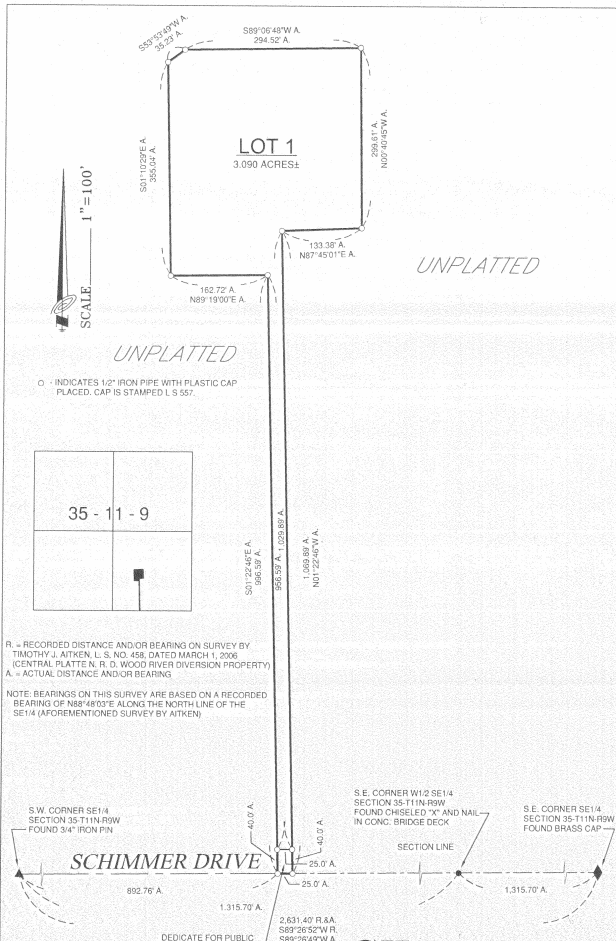
Proposed  
Gilbert Acres Sub.

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\"/>

**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 hereon, 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.