

HASTINGS PLANNING COMMISSION

A meeting of the Hastings Planning Commission has been scheduled for Monday, December 19, 2016 at 4:00 PM in the City Building, 220 North Hastings Avenue, City Council Chambers, Hastings, Nebraska.

AGENDA:

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Motion to adopt the current agenda for the Planning Commission Meeting
5. Public Notice - Official Notice of the Regular Meeting was published in the Hastings Tribune on Friday, December 9, 2016. Pursuant to the Nebraska Revised Statute Section 84-1412, the public is advised that a copy of today's agenda and all reproducible written material which will be discussed at today's meeting is located at the back of the Council Chambers. Also, a current copy of the Nebraska Open Meetings Act is posted on the south wall of the Council Chambers which is accessible to members of the public.
6. Approval of Minutes
 - a. Meeting of November 21, 2016
7. Special Order of Business
 - a. Amend Article IV of the Rules of Procedure
8. Unfinished Business
 - a. Continued Applications - None
 - b. Tabled Applications
 - i. **2016-038.** Preliminary/Final Plat of AGP Grain Subdivision
 - c. Postponed Applications - None
 - d. Unfinished Applications - None
9. Public Hearings.
 - a. **2016-039.** Vacation of Boston Avenue between South Street and A Street.
 - b. **2016-040.** Request of the Community Redevelopment Authority for review of consistency with the Hastings Comprehensive Plan and request for approval of Plan Modification #11.22.16 to Redevelopment Plan Area 1, Old Middle School Redevelopment Project, said property located at 714 W. 5th St., and legally described as Lots 1 through 12, Block 6, Original Town, City of Hastings, Adams County, Nebraska, according to the recorded plat thereof.

Planning Commission Agenda

December 19, 2016

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- c. **2016-041.** Request of the Community Redevelopment Authority for review of consistency with the Hastings Comprehensive Plan and request for approval of Plan Modification #10.15.13 to Redevelopment Plan 1, Dietrich/Stein Brothers Building LLC, said property located at 620 W. 2nd St., and legally described as Lots 18-21, Block 18, Original Town, City of Hastings, Adams County, Nebraska, according to the recorded plat thereof.

10. Subdivisions

- a. **2016-042.** T'Dance Subdivision
- b. **2016-043.** Preliminary/Final Plat of Svoboda Acres 2nd Subdivision.
- c. **2016-044.** Preliminary/Final Plat of Bernard Pavelka Trucking Company Subdivision

11. Reports

- a. Committee Reports
- b. Chairman Comments
- c. Staff Reports

Adjourn

CITY OF HASTINGS, NEBRASKA
MINUTES OF PLANNING COMMISSION
Monday, November 21, 2016

Pursuant to due call and notice thereof, a meeting of the Hastings Planning Commission was conducted in the City Building, 220 North Hastings Avenue, City Council Chambers, Hastings, Nebraska, on November 21, 2016.

The meeting was called to order at 4:00 p.m. in Regular Session by Vice Chair Rosenberg with the following members present: Chuck Rosenberg, Lou Kully, Sandra Shutt, Dale Hamburger, Paul Hamelink, Marshall Gaines, Corey Stutte, and Dave Johnson. Absent Keith Napier.

Vice Chair led the group in recital of the Pledge of Allegiance to the United States of America.

Moved by Lou Kully, seconded by Corey Stutte, to adopt the current agenda for the Planning Commission meeting. Roll Call: Ayes: Chuck Rosenberg, Marshall Gaines, Dale Hamburger, Paul Hamelink, Lou Kully, Sandra Shutt, Corey Stutte, Dave Johnson. Nays: None. Absent: Keith Napier. The motion carried.

Vice Chair Rosenberg read the Public Notice - Official Notice of the Regular Meeting was published in the Hastings Tribune on Friday, November 11, 2016. Pursuant to the Nebraska Revised Statute Section 84-1412, the public is advised that a copy of today's agenda and all reproducible written material which will be discussed at today's meeting is located at the back of the Council Chambers. Also, a current copy of the Nebraska Open Meetings Act is posted on the south wall of the Council Chambers which is accessible to members of the public.

Moved by Lou Kully seconded by Marshall Gaines to approve the minutes of the October 17, 2016, meeting. Roll Call: Ayes: Chuck Rosenberg, Marshall Gaines, Dale Hamburger, Paul Hamelink, Lou Kully, Sandra Shutt, Corey Stutte, Dave Johnson. Nays: None. Absent: Keith Napier. The motion carried.

9. Public Hearings

9a. 2016-036. Request of Heartland Veterinary Supply to amend the Comprehensive Land Use Plan to re-designate Lots 6,7 & 8 in Block 2 of Lakeway Plaza Subdivision from Suburban Residential to Commercial/Retail; and to re-designate Lot 4 in Block 2 of Assembly of God Second Subdivision, from Suburban Residential to Commercial/Retail.

The legal was read into the record.

The Chair declared the public hearing open and asked for Staff comments.

Evans stated this is a two-part application. Heartland Veterinary Supply would like to build a warehouse south along Outrigger Avenue south of their existing facility. In order to act on a rezone, the Comprehensive Land Use Map must be amended. This portion is to redesignate the described property from Urban Residential to Commercial/Retail. Staff recommends approval.

The Chair asked if there was anyone that would like to speak to the application. There was no one.

The Chair declared the public hearing closed.

The Chair requested a motion.

Moved by Dale Hamburger, seconded by Lou Kully to approve application 2016-036.

The Vice Chair asked for discussion.

Roll Call: Ayes: Chuck Rosenberg, Marshall Gaines, Dale Hamburger, Paul Hamelink, Lou Kully, Sandra Shutt, Corey Stutte, Dave Johnson. Nays: None. Absent: Keith Napier. The motion carried.

9b. 2016-037. Request of Heartland Veterinary Supply to re-zone Lots 6,7 & 8 in Block 2 of Lakeway Plaza Subdivision from R-1 Urban Single Family Residential District to CP-3 Commercial Planned Business District; and to re-zone Lots 3 & 4 in Block 2 of Assembly of God Second Subdivision, from C-3 Commercial Business to CP-3 Commercial Planned Business District.

The legal was read into the record.

The Vice-Chair declared the public hearing open and asked for Staff comments.

Evans stated Heartland Veterinary Supply would like to build a storage/office facility to expand their current operations. They are located on 33rd Street. They are currently zoned Commercial/Business – C-3. They would expand the C-3 zoning to the south onto three lots that are currently zoned R-1. The Commission just amended the Comprehensive Land Use Plan and this request is in compliance with the Comprehensive Land Use Plan. The warehouse would run north and south. Parking would be against Outrigger; landscaping and buffering is proposed along Outrigger Avenue; a buffer fence and yard is proposed on the south. City code requires a 30’ buffer yard on the south. A 20’ buffer yard is proposed, but a fence is also proposed to provide additional privacy. Staff finds that acceptable. The City Engineer recommended the paving of Outrigger Avenue. There are 10 lots that Heartland Veterinary Supply would buy from Foote Realty Company. Three would be rezoned to CP-3, the remaining 7 would remain R-1. Heartland will own all 10 lots. The City Engineer has recommended paving of Outrigger. Staff will recommend that in lieu of paving of Outrigger that Heartland Veterinary Supply be required to replat the two existing CP-3 lots along with the other 3 lots into one new subdivision that would be zoned CP-3. Truck traffic was discussed. The applicant stated they anticipate about 8-10 trucks a week. Evans said if it gets higher than 20, Staff recommends review of their permit to address that issue.

The Chair asked if there was anyone that would like to speak to the application. There was no one.

The Chair declared the public hearing closed.

The Chair requested a motion.

Moved by Dale Hamburger, seconded by Dave Johnson to approve application 2016-037.

Vice Chair Rosenberg asked for discussion.

Gaines asked about Outrigger Avenue.

Evans replied Outrigger Avenue is not paved. It is platted, but no improvements are in place. Water and sewer are not installed. Staff recommends the Commission’s motion be to either pave Outrigger Avenue or to require a replat of all lots involved in the development. Staff recommends a replat.

City Attorney Ptak stated in order to issue a building permit on Lots 6-8, it would have to have access on an improved street. There is no access at the present time, but if a replat were to occur, it becomes one lot and there is already access off of 33rd Street.

Gaines asked about the 10 lots.

Evans replied they are platted lots.

Gaines asked in the future Heartland could expand across Outrigger Avenue.

Evans again replied it would take another action. At that point we would not recommend an increase in the CP-3 area. With the warehouse there, it is a known quantity. Future homeowners would know what is there, rather than having it show up in their backyards after they had already purchased a home.

Hamelink stated City Attorney Ptak wants the Commission to consider in the motion eliminating item one or item two; and would leave that decision to the applicant.

The applicant stated they would prefer to replat.

Moved by Hamelink, seconded by Kully, to amend by elimination item one of staff recommendations from the current motion.

City Attorney Ptak clarified to vote on the amendment and then vote on the amended main motion.

Roll Call: Ayes: Chuck Rosenberg, Marshall Gaines, Dale Hamburger, Paul Hamelink, Lou Kully, Sandra Shutt, Corey Stutte, Dave Johnson. Nays: None. Absent: Keith Napier. The motion carried.

Vice Chair Rosenberg clarified the next vote would be on the amended main motion.

Roll Call: Ayes: Chuck Rosenberg, Marshall Gaines, Dale Hamburger, Paul Hamelink, Lou Kully, Sandra Shutt, Corey Stutte, Dave Johnson. Nays: None. Absent: Keith Napier. The motion carried.

Vice Chair Rosenberg commented the Preliminary/Final Plat of AGP Grain Subdivision was tabled.

11. Reports

11.a. Committee Reports. The Ad Hoc Committee did not meet in November.

Vice Chair Rosenberg thanked Paul Hamelink and Corey Stutte for the time served on the Commission.

11.c. Evans stated there are two Plan Modifications for the December 19, 2016 meeting. He asked who would be available for the meeting to get a quorum. There are also four plats and one vacation combination plat.

City Administrator Patterson stated the position of Development Services Director/City Planner has been advertised. A job description was formulated, the job is posted, and we are currently

receiving applications. That will be a position the new mayor and council will address hopefully early on.

Adjourn.

Chairman

Department: Development Services
Staff Contact: Mark Evans, Dave Ptak
Planning Commission Meeting Date: 12/19/2016
File No: 2016-810
Prepared By: Mark Evans, Building Inspector

AGENDA ITEM SUMMARY SHEET

Description of Item:

This is an amendment to Article IV of the Planning Commission's Rules of Procedure that have been previously adopted. The amendment contains language that will require that persons, including staff, wishing to testify at a public hearing shall be sworn in prior to their testimony so that their testimony is given under oath.

Names of People/Business affected by this action:

The public, the Planning Commission, City Staff, and the City of Hastings.

Why Planning Commission action is required:

Changes to the rules of procedure require a motion by the Planning Commission.

Type of action requested:

Motion

Suggested motion:

Deadlines associated with action:

None.

Department head comments:

This is an amendment to Article IV of the Planning Commission's Rules of Procedure that have been previously adopted. The amendment contains language that will require that persons, including staff, wishing to testify at a public hearing shall be sworn in prior to their testimony so that their testimony is given under oath.

This amendment comes at the request of the Mayor, who would like all public hearings to be conducted in this manner, to eliminate the likelihood of false testimony at public hearings.

Recommendation:

Staff recommends that the Planning Commission approve this amendment to the Rules of

Procedure.

ARTICLE IV - PUBLIC HEARINGS

SECTION 1. Procedure.

a. Opening the hearing - The Chairman shall call the number of the item scheduled for public hearing and declare the public hearing open.

b. Testimony by interested parties or witnesses – All staff and interested parties and witnesses desiring to testify at the public hearing shall be placed under oath by the presiding officer prior to testifying.

c. Order of testimony - The order of testimony shall be as follows:

1. Background and comments by the Development Services Director of the City of Hastings

2. Interested parties wishing to testify in favor

3. Interested parties wishing to testify in opposition

4. Rebuttal testimony, if any or as allowed by the presiding officer

d. Closing the hearing - After all public comments have been heard under the rules of this section, the presiding officer shall declare the hearing closed and shall call for a motion. Additional public comment shall not be permitted after the close of the hearing. Any motion which has been made and seconded is open for discussion by the Commission members, but such motion is closed to discussion by the public unless the presiding officer exercises the authority to limit such discussion by the public or the Commission members.

e. Voting - Each motion on a matter requiring a public hearing shall be by written or electronic ballot to the members, in accordance with the provisions of Article III, Section 2 of these rules. Each ballot shall bear the case number of the application. At the conclusion of the vote, the secretary shall report the recorded vote. The vote of each member shall become a part of the record on the application and the vote of each member shall be disclosed by any Commission officer or the staff to anyone requesting such information.

SECTION 2. Conduct

a. Representation - The applicant may appear in person, by agent, or attorney, and may present any supporting witnesses, evidence, statements and arguments in favor of the request. Those persons in opposition or in favor of the request may appear in person, by agent or by attorney, and may present witnesses, evidence, statements and arguments. Any person interested in any application shall have the right but shall not be required to enter a written appearance in the hearing.

b. Commission participation - The Commission members shall be provided adequate opportunity to examine witnesses and question any evidence, statements and arguments in the interest of a fair hearing.

c. Identification - All persons wishing to be heard on any matter in a public hearing or other hearing must come before the Commission and provide their names and

addresses for the record. Statements or comments from the audience shall not be allowed or accepted as part of the record.

d. Commentary addressed to Commission - All commentary at a public hearing or other hearing shall be addressed to the Commission through its presiding officer. Such commentary shall not be permitted between opposing parties without the consent of such officer.

e. Authority of presiding officer - The presiding officer shall have the authority to prohibit repetitious and irrelevant testimony and shall have authority to limit the length of testimony by each speaker deemed appropriate to a fair hearing.

f. Orderly conduct - Every person appearing before the Commission shall abide by the order and direction of the presiding officer. Discourteous, disorderly, or contemptuous conduct shall not be tolerated, and the presiding officer may take such action as is deemed necessary to prevent such conduct or to require the removal from the premises of any disorderly persons by the Hastings Police Department.

Department: Development Services
Staff Contact: Mark Evans
Planning Commission Meeting Date: 12/19/2016
File No: 2016-038
Prepared By: Mark Evans, Building Inspector

AGENDA ITEM SUMMARY SHEET

Description of Item:

Preliminary/Final Plat of AGP Grain Subdivision

Names of People/Business affected by this action:

AGP, the neighbors and the City of Hastings.

Why Planning Commission action is required:

All plats within the City of Hastings and its 2-mile extraterritorial jurisdiction require Planning Commission action.

Type of action requested:

Motion

Suggested motion:

Deadlines associated with action:

None.

Department head comments:

AGP Grain Subdivision is a proposed preliminary/final plat of approximately 7.72 acres on previously un-platted ground. The preliminary/final plat conforms to City Code as it is zoned I-1, Light Industrial and this district does not have a minimum lot size. There is no dedication of Right-of-Way since the State of Nebraska has already acquired the necessary Right-of-Way for US Highway 6, upon which this lot fronts. There is one new 20 foot wide easement for utilities along the south property line. There are two existing easements in relation to this plat. There is one 60 foot wide utility easement running north and south through this lot. There is a 40 foot wide perpetual access easement immediately adjacent to this lot on the south, which provides access to the Garvey Grain Elevator.

Staff has no issues regarding this plat.

AGP is platting this subdivision in order to potentially sell the property for future development by another party.

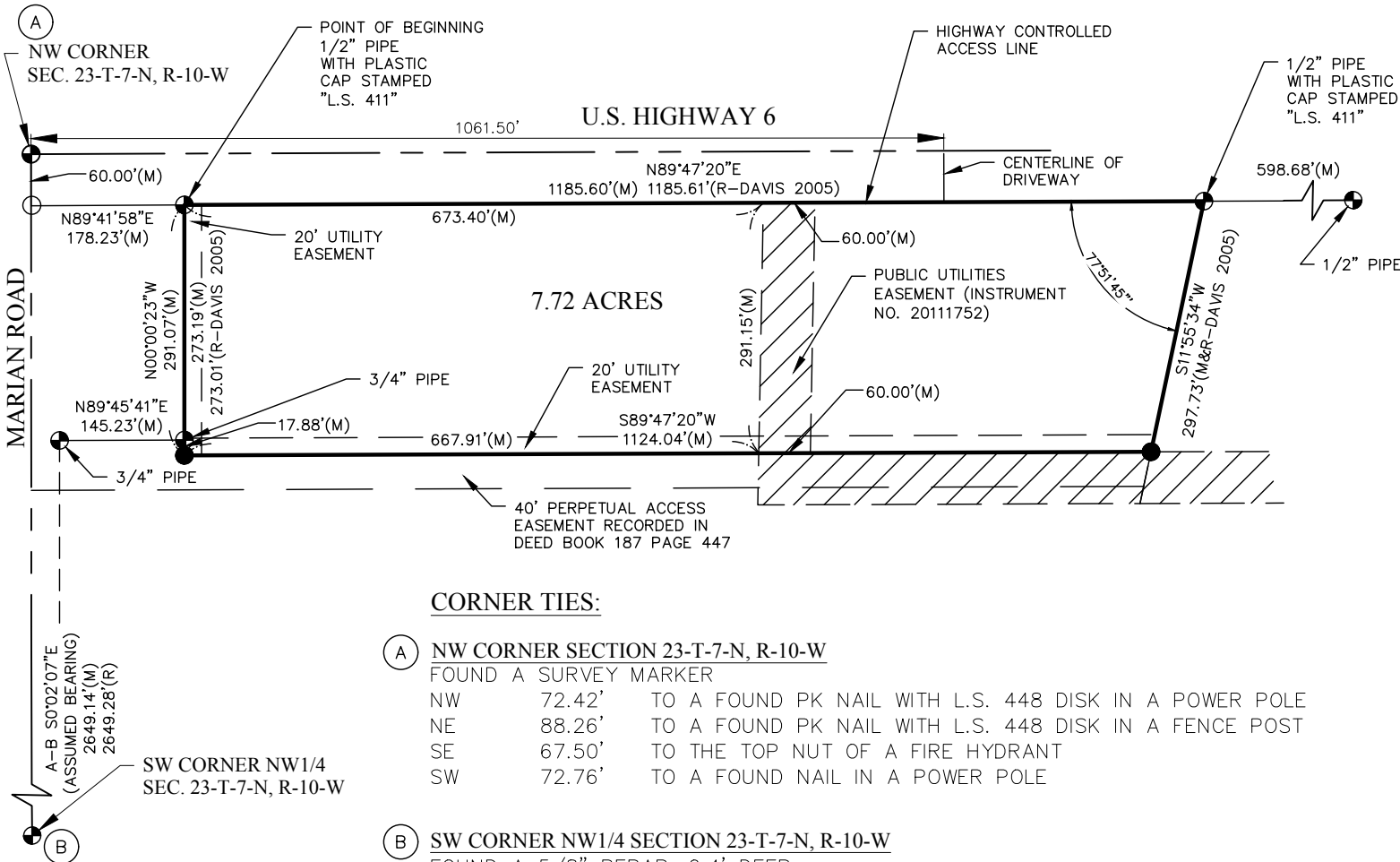
Recommendation:

Staff recommends approval of AGP Grain Subdivision.

PRELIMINARY/FINAL PLAT

AGP GRAIN SUBDIVISION

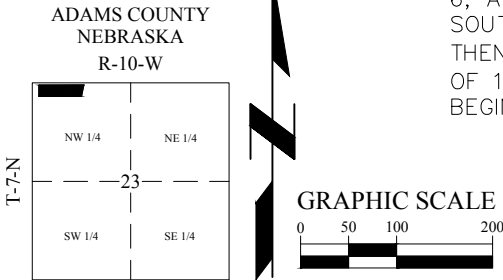
LOCATED IN THE NORTHWEST QUARTER OF SECTION 23,
TOWNSHIP 7 NORTH, RANGE 10 WEST OF THE SIXTH P.M.,
WITHIN THE TWO MILE LIMITS OF THE
CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA



LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 7 NORTH, RANGE 10 WEST OF THE SIXTH P.M., ADAMS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SECTION 23, TOWNSHIP 7 NORTH, RANGE 10 WEST; THENCE S0°02'07"E (ASSUMED BEARING) ON THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 60.00 FEET; THENCE N89°41'58"E, A DISTANCE OF 178.23 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 6, ALSO BEING THE POINT OF BEGINNING; THENCE N89°47'20"E CONTINUING ON SAID SOUTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 6, A DISTANCE OF 1185.60 FEET; THENCE S11°55'34"W, A DISTANCE OF 297.73 FEET; THENCE S89°47'20"W, A DISTANCE OF 1124.04 FEET; THENCE N00°00'23"W, A DISTANCE OF 291.07 FEET TO THE POINT OF BEGINNING, CONTAINING 7.72 ACRES, MORE OR LESS.

VICINITY SKETCH



NOTE: ALL BEARINGS ARE ASSUMED.

LEGEND

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

DATE	11/3/15
SCALE	1"=200'
DRAWN	KSL
JOB NO.	R151580
FIELD BOOK	HASTINGS #54
FIELD WORK	TK/JG
SHEET	1 OF 3
FILE NO.	

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Hastings, NE 402.462.5657
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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 R8 GNSS RECEIVER AND A 100 FOOT STEEL TAPE.

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



PRELIMINARY/FINAL PLAT

AGP GRAIN SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 23,
TOWNSHIP 7 NORTH, RANGE 10 WEST OF THE SIXTH P.M.,
WITHIN THE TWO MILE LIMITS OF THE
CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENT THAT DOUGLAS BROWN OF AGP GRAIN MARKETING, L.L.C., THE OWNERS OF THE LAND DESCRIBED IN THE LEGAL DESCRIPTION HEREON, HAS CAUSED THE SAME TO BE SURVEYED, PLATTED, AND DESIGNATED AS AGP GRAIN SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 7 NORTH, RANGE 10 WEST OF THE SIXTH P.M., WITHIN THE TWO MILE LIMITS OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, AND DO HEREBY FREELY AND VOLUNTARILY DEDICATE THE STREETS AND EASEMENTS AS SHOWN HEREON TO THE PUBLIC FOR THEIR USE FOREVER AND THE EASEMENTS AS SHOWN THEREON FOR THE LOCATION, CONSTRUCTION AND MAINTENANCE OF PUBLIC SERVICE UTILITIES FOREVER, AND THAT THE FOREGOING ACTION IS DONE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

SIGNED THIS _____ DAY OF _____, 2016.

AGP GRAIN MARKETING, L.L.C.

DOUGLAS BROWN

ACKNOWLEDGEMENT

STATE OF NEBRASKA)
)SS
COUNTY OF ADAMS)

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME DOUGLAS BROWN, OF AGP GRAIN MARKETING, L.L.C., TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE OWNER’S CERTIFICATE AND WAIVER FOR STREET GRADES ON THIS PLAT OF AGP GRAIN SUBDIVISION, AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS OWN FREE WILL AND ACCORD AS SAID OWNER. I HEREBY SET MY HAND AND AFFIXED NOTORIAL SEAL.

SIGNED THIS _____ DAY OF _____, 2016.

MY COMMISSION EXPIRES THE ____ DAY OF _____, 20____.

NOTARY

SUPERVISOR'S ACCEPTANCE

THE BOARD OF SUPERVISORS OF ADAMS COUNTY, NEBRASKA DO HEREBY ACCEPT THE DEDICATION OF THE STREETS AND EASEMENTS SHOWN ON THIS PLAT OF AGP GRAIN SUBDIVISION FOR THE USE OF THE PUBLIC. THIS ACCEPTANCE DOES NOT ASSIGN ANY RESPONSIBILITY FOR ANY CONSTRUCTION OR MAINTENANCE OF STREETS OR EASEMENTS WITHIN THE BOUNDARIES OF THIS SUBDIVISION BY THE COUNTY OF ADAMS, NEBRASKA. SIGNED THIS _____ DAY OF _____, 2016.

CHAIRMAN

ATTEST: ADAMS COUNTY CLERK

WAIVER FOR STREET GRADES

THE APPLICANTS HEREBY WAIVE ANY AND ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES OR THE ALTERATION OF THE SURFACE OF ANY PORTION OF THE STREETS AND ALLEYS TO CONFORM TO SAID GRADES ESTABLISHED

AGP GRAIN MARKETING, L.L.C.

DOUGLAS BROWN

HASTINGS PLANNING COMMISSION

THIS PLAT OF AGP GRAIN SUBDIVISION WITHIN THE TWO MILE LIMITS OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA HAS BEEN SUBMITTED TO AND REVIEWED BY THE HASTINGS PLANNING AND ZONING COMMISSION AND IS HEREBY TRANSMITTED TO THE GOVERNING BODY OF THE CITY OF HASTINGS, NEBRASKA, WITH THE RECOMMENDATION THAT SAID PLAT BE _____AS PROPOSED. SIGNED THIS _____ DAY OF _____, 2016.

CHAIRMAN

DIRECTOR OF PLANNING

DATE 11/3/15	
SCALE 1"=200'	
DRAWN KSL	
JOB NO. R151580	
FIELD BOOK HASTINGS #54	
FIELD WORK TK/JG	
SHEET 2 OF 3	
FILE NO.	

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PRELIMINARY/FINAL PLAT

AGP GRAIN SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 23,
TOWNSHIP 7 NORTH, RANGE 10 WEST OF THE SIXTH P.M.,
WITHIN THE TWO MILE LIMITS OF THE
CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA

CITY ENGINEER'S APPROVAL

I, THE UNDERSIGNED, DO HEREBY APPROVE THIS PLAT OF AGP GRAIN SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 7 NORTH, RANGE 10 WEST OF THE SIXTH P.M., WITHIN THE TWO MILE LIMITS OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA. SIGNED THIS _____ DAY OF _____, 2016.

HASTINGS CITY ENGINEER

CITY OF HASTINGS MAYOR AND CITY COUNCIL APPROVAL

THIS PLAT OF AGP GRAIN SUBDIVISION, A SUBDIVISION WITHIN THE ZONING JURISDICTIONAL LIMITS OF THE CITY OF HASTINGS, NEBRASKA HAS BEEN _____ BY MOTION DULY PASSED THIS _____ DAY OF _____, 2016.

MAYOR

CITY CLERK

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO TAXES DUE OR DELINQUENT ON THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION ON THIS PLAT OF AGP GRAIN SUBDIVISION AS OF THIS _____ DAY OF _____, 2016.

ADAMS COUNTY TREASURER

CITY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO SPECIAL ASSESSMENTS ARE DELINQUENT UPON THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION ON THIS PLAT.

CITY TREASURER

CITY SURVEYOR'S APPROVAL

I, THE UNDERSIGNED, DO HEREBY APPROVE THIS PLAT OF AGP GRAIN SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 7 NORTH, RANGE 10 WEST, WITHIN THE TWO MILE LIMITS OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA. SIGNED THIS _____ DAY OF _____, 2016.

CITY SURVEYOR

REGISTER OF DEEDS CERTIFICATE

STATE OF NEBRASKA))SS
COUNTY OF ADAMS)

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE OF ADAMS COUNTY, NEBRASKA.

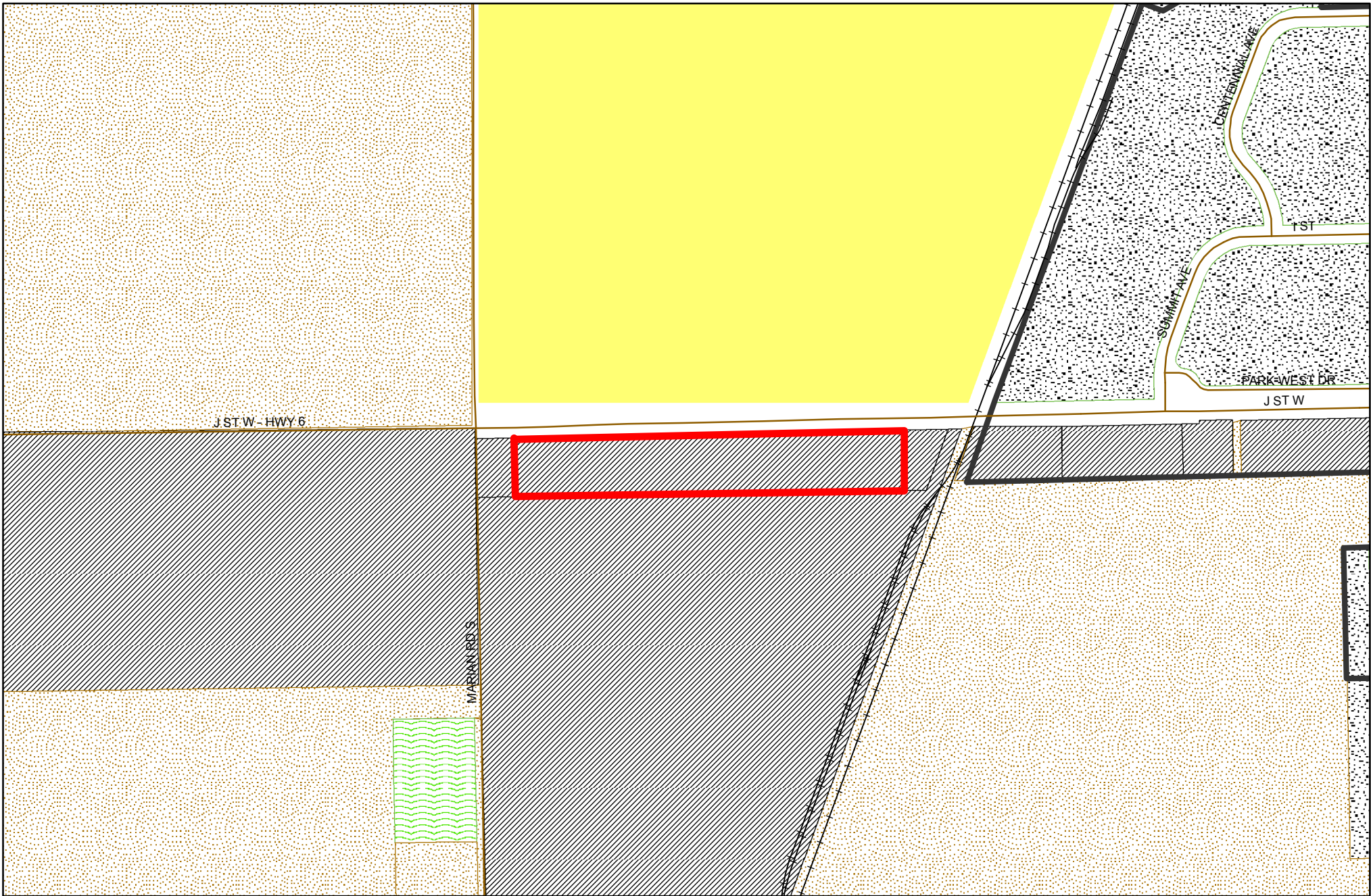
DATE: _____ TIME _____INSTRUMENT NO. _____

ADAMS COUNTY REGISTER OF DEEDS

DATE	11/3/15
SCALE	1"=200'
DRAWN	KSL
JOB NO.	R151580
FIELD BOOK	HASTINGS #54
FIELD WORK	TK/JG
SHEET	3 OF 3
FILE NO.	



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City Limits	R-3: Multiple-family	C-1: Local business
subdivision	R-1A: Single family large lot	C-2: Central business
A: Agricultural district	R-1S: Single family suburban	C-3: Commercial business
R-1: Urban single family	R-5: Urban single family undersized lot	C-0: Commercial office
R-2: Two-family	CMP: Campus institutional	I-1: Light industrial
R-3G: Garden apartment	CZ: Clear zone	I-2: Heavy industrial

AGP Grain Subdivision

City of Hastings Zoning



Legend

-  Parcels
-  Subdivisions
-  Legal_Lots
-  Limits
-  TwoMile

AGP Grain Subdivision
Vicinity Map
City of Hastings

This map is for illustration only.



Department: Development Services
Staff Contact: Mark Evans
Planning Commission Meeting Date: 12/19/2016
File No: 2016-039
Prepared By: Mark Evans, Building Inspector

AGENDA ITEM SUMMARY SHEET

Description of Item:

Request of David and Teresa Miller, Maureen Mohlman, A. J. Toms, and Jim Holliday to vacate Boston Avenue between South Street and A Street.

Names of People/Business affected by this action:

The applicants and the City of Hastings.

Why Planning Commission action is required:

Vacation of previously platted right-of-way requires a public hearing by the Planning Commission and their recommendation to City Council.

Type of action requested:

Ordinance

Suggested motion:

Deadlines associated with action:

None.

Department head comments:

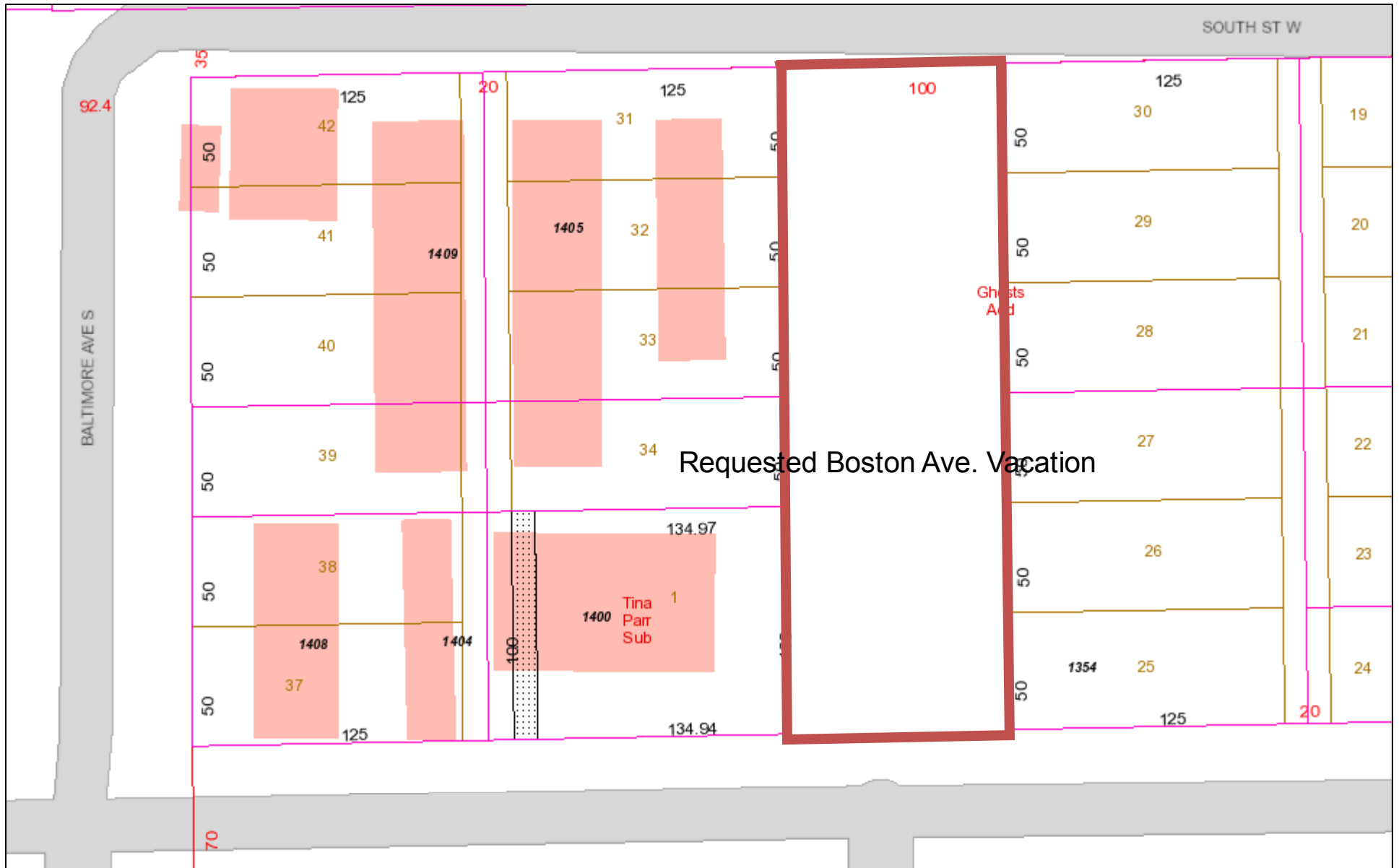
This request for vacation of Boston Avenue between South Street and A Street is a joint application by the four property owners that abut platted Boston Avenue, David and Teresa Miller (T'Dance Studio), Maureen Mohlman, A. J. Thoms, and Jim Holliday. This section of Boston Avenue has not been paved, and there are currently no utilities in this one block section of Boston Avenue. Hastings Utilities is requesting easements on the associated plat, T'Dance Subdivision, in the locations shown on the plat.

Staff has reviewed the application and associated plat and recommends approval.

Recommendation:

Staff recommends approval of the vacation of Boston Avenue between South Street and A Street.

Boston Ave. Vacation



December 15, 2016

- | | | | | |
|--|---------|--|--------------|-----------|
| | Limits | | Subdivisions | Addresses |
| | OneMile | | Easements | |
| | TwoMile | | LOTS | |
| | Parcels | | BLOCKS | |

1:1,000
0 0.0075 0.015 0.03 mi



Boston Ave. Vacation

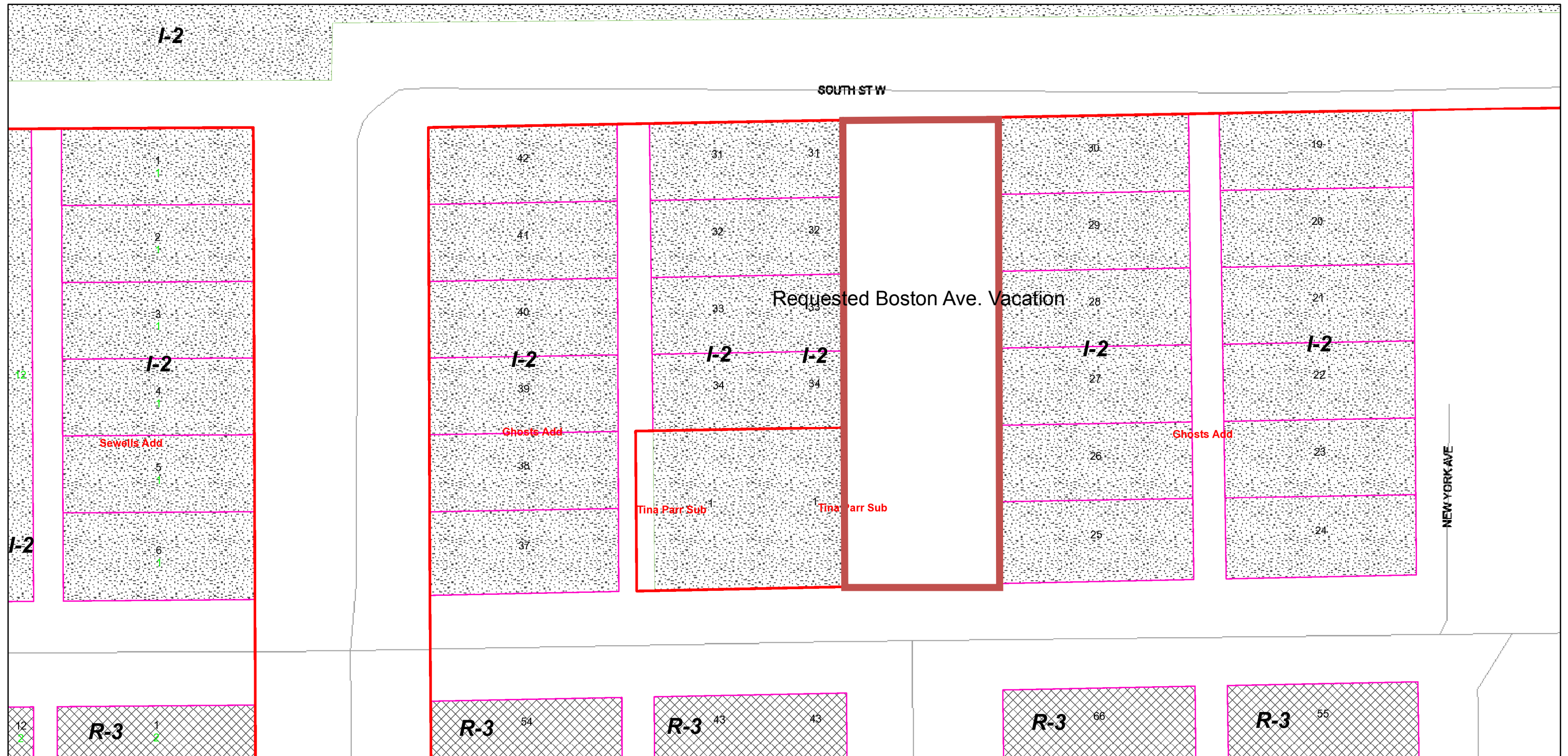


December 15, 2016

- | | | | | |
|--|---------|--|--------------|-----------|
| | Limits | | Subdivisions | Addresses |
| | OneMile | | Easements | |
| | TwoMile | | LOTS | |
| | Parcels | | BLOCKS | |

1:1,000
0 0.0075 0.015 0.03 mi





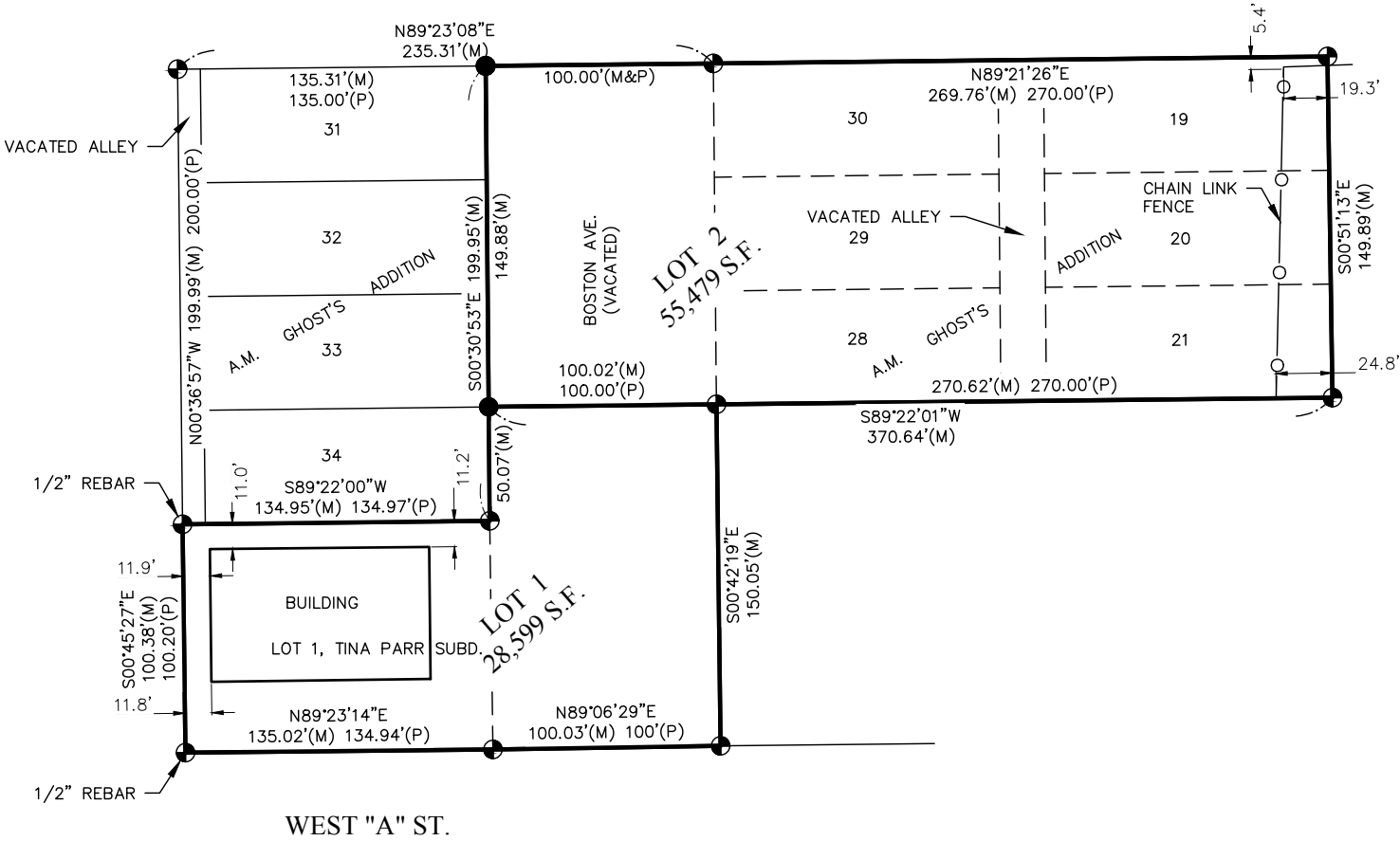
Boston Ave Vacation

Zoning

December 15, 2016

This map is to be used for reference purposes only.
Legal Survey Title Search is necessary for precise information.

T'DANCE SUBDIVISION
A REPLAT OF TINA PARR SUBDIVISION, PART OF
VACATED BOSTON AVENUE, AND LOTS 19, 20, 21, 28, 29, 30 AND THE
VACATED ALLEY IN
A.M. GHOST'S ADDITION TO THE CITY OF HASTINGS,
ADAMS COUNTY, NEBRASKA



BOSTON AVE.

LEGAL DESCRIPTION:

LOT 1, TINA PARR SUBDIVISION, LOTS 19, 20, 21, 28, 29 AND 30, A.M. GHOST'S ADDITION AND ALL OF THE VACATED ALLEY ADJOINING SAID LOTS AND VACATED BOSTON AVENUE ADJACENT TO LOTS 31 THRU 34, INCLUSIVE OF SAID A.M. GHOST'S ADDITION AND ADJACENT TO SAID LOT 1, TINA PARR SUBDIVISION, ALL IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, CONTAINING 1.93 ACRES, MORE OR LESS, NOW KNOWN AS T'DANCE SUBDIVISION.

SURVEYOR'S REPORT:

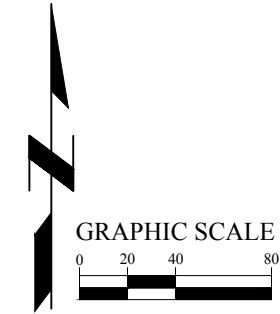
EXISTING MONUMENTS OF RECORD WERE FOUND AT LOCATIONS SHOWN ON THIS PLAT. ALL MONUMENTS FOUND ARE A 5/8" REBAR UNLESS DESCRIBED OTHERWISE. ALL MONUMENTS SET ARE A 5/8" BY 24" REBAR WITH A PLASTIC CAP STAMPED "GRUMMERT L.S. 783".

ALL LINES WERE PRODUCED AND ANGLES AND DISTANCES MEASURED WITH A TRIMBLE R8 GNSS RECEIVER AND A 100 FOOT STEEL TAPE.

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.

JOSHUA E. GRUMMERT, LS 783



NOTE: ALL BEARINGS ARE ASSUMED.

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

ADMINISTRATIVE PLAT

DATE	10/14/16
SCALE	1"=80'
DRAWN	KSL
JOB NO.	R161694
FIELD BOOK	HASTINGS MISC.
FIELD WORK	JG
SHEET	1 OF 3
FILE NO.	

JEO CONSULTING GROUP INC
800.723.8567
Hastings, NE 402.462.5657
www.jeo.com

T'DANCE SUBDIVISION
A REPLAT OF TINA PARR SUBDIVISION, PART OF
VACATED BOSTON AVENUE, AND LOTS 19, 20, 21, 28, 29, 30 AND THE
VACATED ALLEY IN
A.M. GHOST'S ADDITION TO THE CITY OF HASTINGS,
ADAMS COUNTY, NEBRASKA

OWNER'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENT, THAT DAVID L. MILLER AND TERESA J. MILLER, HUSBAND AND WIFE, AS JOINT TENANTS AND NOT AS TENANTS IN COMMON AND ALBERT J. TOMS, A SINGLE PERSON, THE OWNERS OF RECORD OF THE LAND SHOWN ON THIS PLAT AND DESCRIBED IN THE LEGAL DESCRIPTION HEREON, HAVE CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "T'DANCE SUBDIVISION IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA", AND THAT SAID SURVEYING, SUBDIVIDING, PLATTING AND DESIGNATION WAS DONE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES AND WISHES OF THE UNDERSIGNED OWNERS.

SIGNED THIS _____ DAY OF _____, 2016.

DAVID L. MILLER

TERESA J. MILLER

ALBERT J. TOMS

ACKNOWLEDGEMENT

STATE OF _____ }
COUNTY OF _____ } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2016, BY DAVID L. AND TERESA J. MILLER.

MY COMMISSION EXPIRES THE ____ DAY OF _____, _____.

(SEAL)

NOTARY

ACKNOWLEDGEMENT

STATE OF _____ }
COUNTY OF _____ } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2016, BY ALBERT J. TOMS.

MY COMMISSION EXPIRES THE ____ DAY OF _____, _____.

(SEAL)

NOTARY

CITY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO SPECIAL ASSESSMENTS ARE DELINQUENT UPON THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION ON THIS PLAT.

CITY OF HASTINGS TREASURER

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO TAXES ARE DUE OR DELINQUENT UPON THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION ON THIS PLAT AS OF THIS _____ DAY OF _____, 2016.

ADAMS COUNTY TREASURER

ADMINISTRATIVE PLAT

DATE 10/14/16	
SCALE 1"=80'	
DRAWN KSL	
JOB NO. R161694	
FIELD BOOK HASTINGS MISC.	
FIELD WORK JG	
SHEET 2 OF 3	
FILE NO.	
JEO CONSULTING GROUP INC 800.723.8567 Hastings, NE 402.462.5657 www.jeo.com	

T'DANCE SUBDIVISION
A REPLAT OF TINA PARR SUBDIVISION, PART OF
VACATED BOSTON AVENUE, AND LOTS 19, 20, 21, 28, 29, 30 AND THE
VACATED ALLEY IN
A.M. GHOST'S ADDITION TO THE CITY OF HASTINGS,
ADAMS COUNTY, NEBRASKA

WAIVER

THE UNDERSIGNED HAVE FOUND AND DETERMINED THAT THE LOCATION OF NEW EASEMENTS UPON THE FOREGOING PLAT IS UNNECESSARY AND THAT IT IS THEREFORE APPROPRIATE TO WAIVE, AND THEY DO HEREBY WAIVE THE EASEMENT REQUIREMENTS OF HASTINGS CITY CODE SECTION 38–308(4).

MANAGER, HASTINGS UTILITIES CITY ENGINEER

CITY SURVEYOR'S APPROVAL

THIS PLAT OF T'DANCE SUBDIVISION IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA HAS BEEN RECEIVED AND REVIEWED BY ME AND IN ACCORDANCE WITH NEBRASKA STATUTE 19–917 DO HEREBY SAID ADMINISTRATIVE PLAT. DATED THIS DAY OF , 2016.

CITY SURVEYOR

CITY ENGINEER'S APPROVAL

THIS PLAT OF T'DANCE SUBDIVISION IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA HAS BEEN RECEIVED AND REVIEWED BY ME AND IS IN COMPLIANCE WITH THE PROVISIONS OF ORDINANCE #2882 OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, PROVIDING FOR THE APPROVAL OF SUBDIVISIONS AND PLATS BY THE CITY ENGINEER UNDER CERTAIN CIRCUMSTANCES. APPROVED THIS DAY OF , 2016.

CITY ENGINEER

REGISTER OF DEEDS CERTIFICATE

STATE OF NEBRASKA)
COUNTY OF ADAMS) SS

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE OF ADAMS COUNTY, NEBRASKA.

DATE: TIME: INSTRUMENT NO.:

REGISTER OF DEEDS

ADMINISTRATIVE PLAT

DATE	10/14/16
SCALE	1"=80'
DRAWN	KSL
JOB NO.	R161694
FIELD BOOK	HASTINGS MISC.
FIELD WORK	JG
SHEET	3 OF 3
FILE NO.	



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Department: Development Services
Staff Contact: Mark Evans
Planning Commission Meeting Date: 12/19/2016
File No: 2016-040
Prepared By: Mark Evans, Building Inspector

AGENDA ITEM SUMMARY SHEET

Description of Item:

Request of the Community Redevelopment Authority for review of consistency with the Hastings Comprehensive Plan and request for approval of Plan Modification #11.22.16 to Redevelopment Plan Area 1, Old Middle School Redevelopment Project, said property located at 714 W. 5th St., and legally described as Lots 1 through 12, Block 6, Original Town, City of Hastings, Adams County, Nebraska, according to the recorded plat thereof.

Names of People/Business affected by this action:

The public, the property owners, and the City of Hastings.

Why Planning Commission action is required:

Community Redevelopment Plan Modifications are required to be reviewed by the Planning Commission to find that the Modification is consistent with the Comprehensive Land Use Plan.

Type of action requested:

Motion

Suggested motion:

Deadlines associated with action:

Department head comments:

This request is for a plan modification to provide for acquisition and future redevelopment of the Old Middle School property.

The Plan Modification consists of three sections, and was approved by the CRA on November 22, 2016.

Section 1 addresses the need to acquire the property by the CRA, as the property is in need of rehabilitation due to dilapidation and deterioration; there is inadequate provision for ventilation,

light, air, sanitation; conditions exist which endanger life or property by fire and other causes; the property is detrimental to the public health, safety, morals, or welfare in its present condition and use; clearing defective title; and the combination of the foregoing factors substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations, and/or constitutes an economic or social liability.

This section further discusses the need for additional housing in this area and further discusses the various multiple code violations that currently exist. Lastly, this section discusses that the CRA will attempt to negotiate a purchase, but that eminent domain may be used if negotiations are unsuccessful.

Section 2 is a finding that the Plan Modification 11.22.16 is reasonable in conformity with the general plan for development for the City as a whole, and the Plan is in conformity with the legislative declaration and determinations set out in Nebraska Rev. Stat. Section 18-2101 et seq., as amended.

Section 3 states that the original Plan, as modified, remains in full force and effect.

Staff has reviewed the Plan Modification for consistency with the Comprehensive Land Use Plan for the City of Hastings. The area of the Plan Modification is designated as Mixed Use/Neighborhood. This designation anticipates a small commercial/retail center providing locally focused services that may include a residential component. Convenience goods, restaurants, gas stations and small office uses are the primary uses within Mixed-Use/Neighborhood centers and are intended to promote compact, walkable centers.

Recommendation:

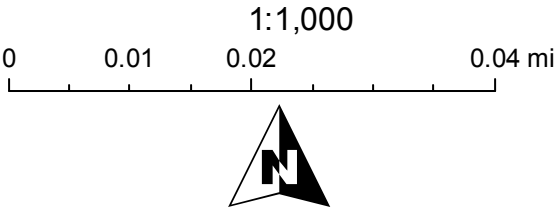
Staff recommends approval of the modifications to Redevelopment Plan #11.22.16 as presented.

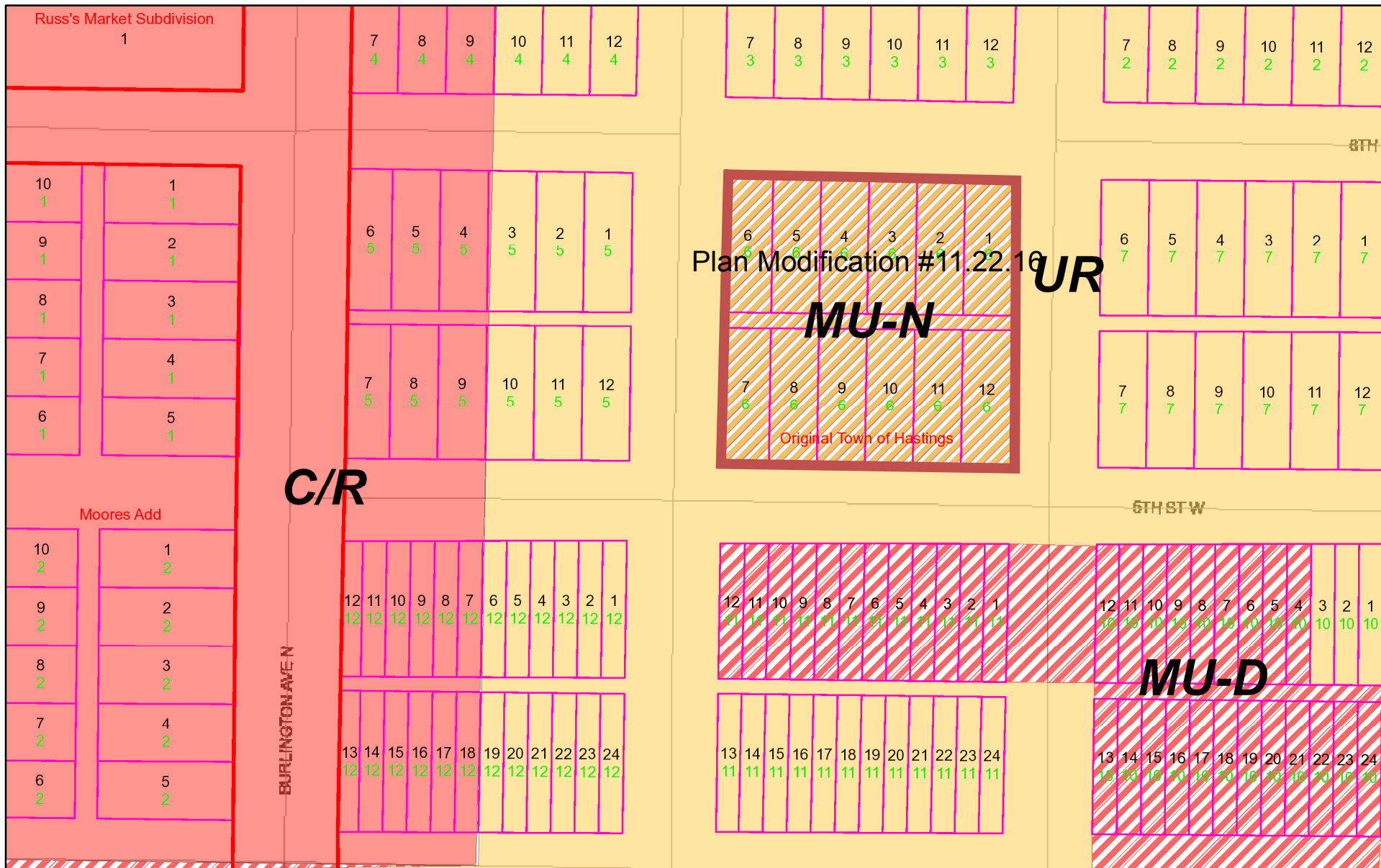
Old Middle School RDP



December 15, 2016

- Limits
- OneMile
- TwoMile
- Parcels
- Subdivisions
- Easements
- LOTS
- BLOCKS
- Addresses





Legend

	Runways		Urban Residential		Agriculture
	SUBDIVISIONS		Mixed-Use - Neighborhood		South Burlington Overlay
	LOTS		Mixed-Use - Community		Highway 6 Overlay
	City boundary		Mixed-Use Downtown		Urban Industrial Overlay
	ETJ boundary		Commercial/Retail		
Future Land Use			Employment		
	Rural Residential		Public / Semi-Public		
	Suburban Residential		Parks & Recreation		

Old Middle School RDP-Comp Plan
Future Land Use

December 15, 2016

This map is to be used for reference
 purposes only. Legal Survey Title Search
 is necessary for precise information.



1:1,000

Legend	
	Limits
	Two Mile
	Subdivisions
	Lots
	Future Roads

Old Middle School RDP

Zoning

December 15, 2016

This map is to be used for reference purposes only.
Legal Survey Title Search is necessary for precise information.

Department: Development Services
Staff Contact: Mark Evans
Planning Commission Meeting Date: 12/19/2016
File No: 2016-041
Prepared By: Mark Evans, Building Inspector

AGENDA ITEM SUMMARY SHEET

Description of Item:

Request of the Community Redevelopment Authority for review of consistency with the Hastings Comprehensive Plan and request for approval of Plan Modification #10.15.13 to Redevelopment Plan 1, Dietrich/Stein Brothers Building LLC, said property located at 620 W. 2nd St., and legally described as Lots 18-21, Block 18, Original Town, City of Hastings, Adams County, Nebraska, according to the recorded plat thereof.

Names of People/Business affected by this action:

The public, the property owners, and the City of Hastings.

Why Planning Commission action is required:

Community Redevelopment Plan Modifications are required to be reviewed by the Planning Commission to find that the Modification is consistent with the Comprehensive Land Use Plan.

Type of action requested:

Motion

Suggested motion:

Deadlines associated with action:

Department head comments:

This request is for approval of Plan Modification #10.15.13. The Plan Modification consists of 5 sections.

Section 1 identifies the area being modified and describes the renovations to the second floor of the Stein Building to include seven apartments and the installation of an elevator. The project is utilizing Tax Increment Financing and the total estimated project cost is \$1,000,000.00. The cost of development is deemed to render this project unfeasible without the assistance of the CRA.

Section 2 sets the ad valorem tax levy and distribution not to exceed 15 years.

Section 3 identifies that no persons residing in the project area will be displaced, as the property has been vacant on 2nd floor for over 25 years, and further states that there are no anticipated changes in zoning, street layout or building codes as a result of the project.

Section 4 states that the plan and modification are reasonable and in conformity with the general plan for the development of the City and complies with State Law. The plan modification is in accordance with the intent and purpose of the adopted Comprehensive Plan of the City of Hastings.

Section 5 states that the plan and proposed modifications will be in full force and effect.

This area being modified is designated as Mixed-Use Downtown, which contemplates a mix of cultural, financial, governmental, institutional, retail, entertainment, residential and recreational uses. Staff finds that the proposed use as second floor residential and first floor commercial/retail fits well with the Mixed-Use Downtown designation and the current C-2 Zoning designation.

Recommendation:

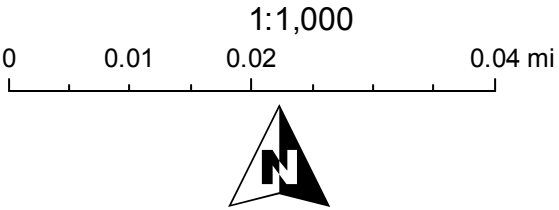
Staff recommends approval of the modifications to Redevelopment Plan #10.15.13 as presented.

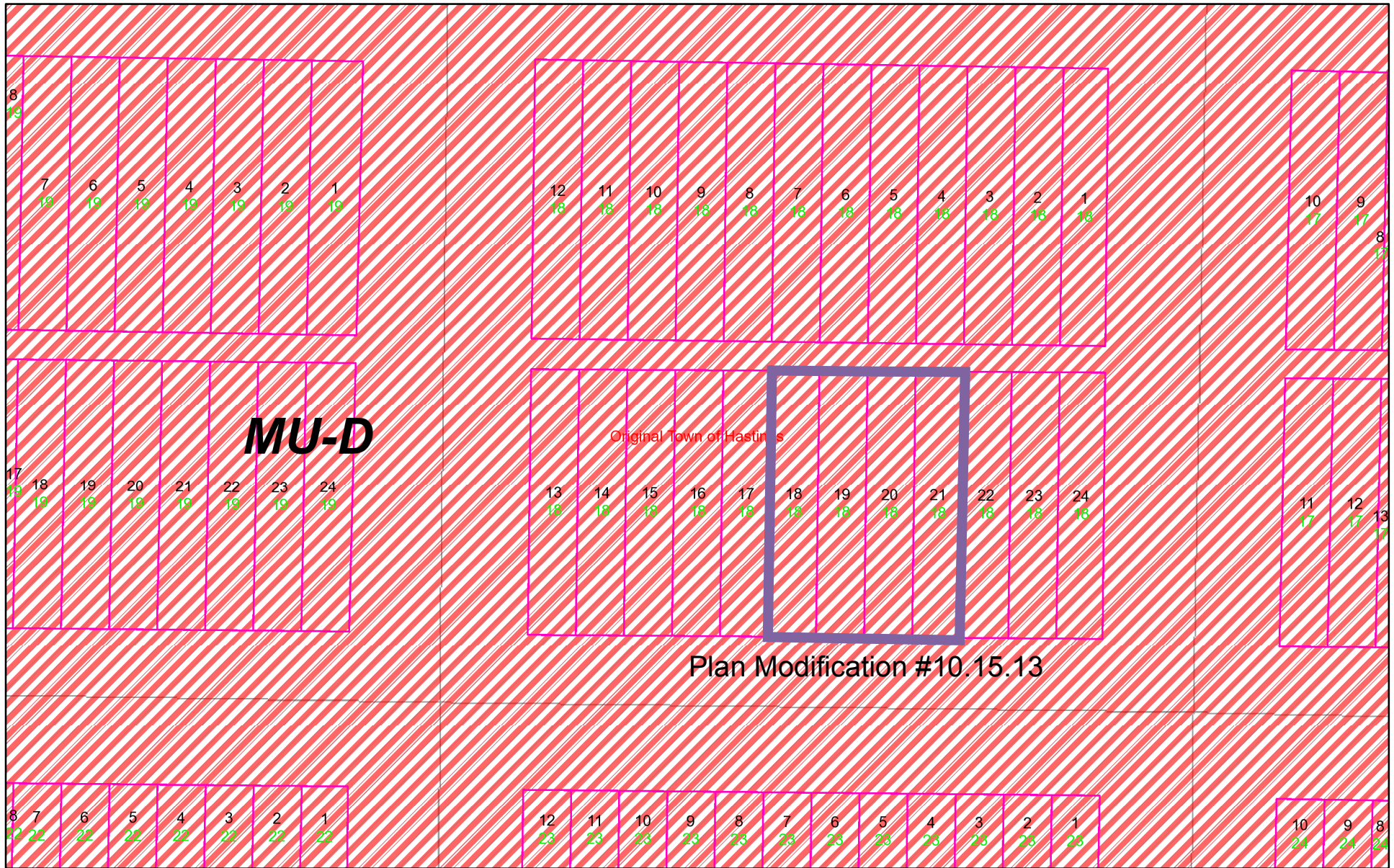
Dietrich/Stein Brothers Building



December 15, 2016

- Limits
- OneMile
- TwoMile
- Parcels
- Subdivisions
- Easements
- LOTS
- BLOCKS
- Addresses





Legend

- Runways
- SUBDIVISIONS
- LOTS
- City boundary
- ETJ boundary

Future Land Use

- Rural Residential
- Suburban Residential

- Urban Residential
- Mixed-Use - Neighborhood
- Mixed-Use - Community
- Mixed-Use Downtown
- Commercial/Retail
- Employment
- Public / Semi-Public
- Parks & Recreation

- Agriculture
- South Burlington Overlay
- Highway 6 Overlay
- Urban Industrial Overlay

Dietrich/Stein Brothers Building
Future Land Use

December 15, 2016

This map is to be used for reference purposes only. Legal Survey Title Search is necessary for precise information.



Department: Development Services
Staff Contact: Mark Evans
Planning Commission Meeting Date: 12/19/2016
File No: 2016-042
Prepared By: Mark Evans, Building Inspector

AGENDA ITEM SUMMARY SHEET

Description of Item:

T'Dance Subdivision

Names of People/Business affected by this action:

The property owners, the public and the City of Hastings

Why Planning Commission action is required:

Final Plats require review by the Planning Commission and a recommendation to City Council.

Type of action requested:

Suggested motion:

Deadlines associated with action:

None.

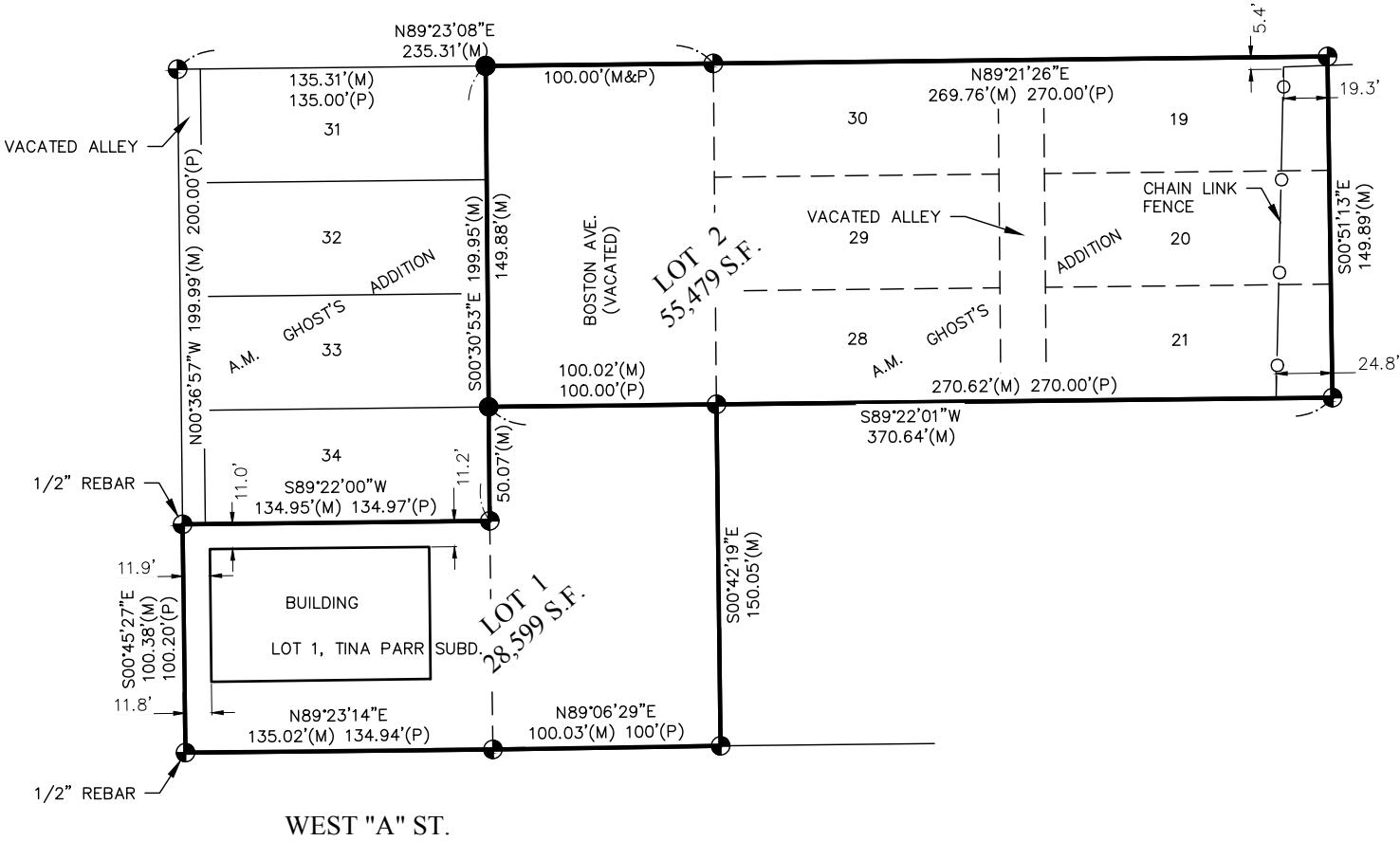
Department head comments:

This plat is a follow-up action to the vacation of Boston Avenue between South Street and A Street. The plat clarifies ownership of the vacated Boston Avenue and creates useable lots for the owners. A.J. Toms plans to use the newly created lot for either camper storage or a self-storage facility. T'Dance School plans to use the additional area for needed off-street parking. Previously, they had been leasing a portion of Boston Avenue from the City for parking.

Recommendation:

Staff recommends approval of T'Dance Subdivision.

T'DANCE SUBDIVISION
A REPLAT OF TINA PARR SUBDIVISION, PART OF
VACATED BOSTON AVENUE, AND LOTS 19, 20, 21, 28, 29, 30 AND THE
VACATED ALLEY IN
A.M. GHOST'S ADDITION TO THE CITY OF HASTINGS,
ADAMS COUNTY, NEBRASKA



BOSTON AVE.

LEGAL DESCRIPTION:

LOT 1, TINA PARR SUBDIVISION, LOTS 19, 20, 21, 28, 29 AND 30, A.M. GHOST'S ADDITION AND ALL OF THE VACATED ALLEY ADJOINING SAID LOTS AND VACATED BOSTON AVENUE ADJACENT TO LOTS 31 THRU 34, INCLUSIVE OF SAID A.M. GHOST'S ADDITION AND ADJACENT TO SAID LOT 1, TINA PARR SUBDIVISION, ALL IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, CONTAINING 1.93 ACRES, MORE OR LESS, NOW KNOWN AS T'DANCE SUBDIVISION.

SURVEYOR'S REPORT:

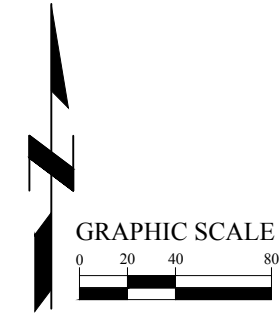
EXISTING MONUMENTS OF RECORD WERE FOUND AT LOCATIONS SHOWN ON THIS PLAT. ALL MONUMENTS FOUND ARE A 5/8" REBAR UNLESS DESCRIBED OTHERWISE. ALL MONUMENTS SET ARE A 5/8" BY 24" REBAR WITH A PLASTIC CAP STAMPED "GRUMMERT L.S. 783".

ALL LINES WERE PRODUCED AND ANGLES AND DISTANCES MEASURED WITH A TRIMBLE R8 GNSS RECEIVER AND A 100 FOOT STEEL TAPE.

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.

JOSHUA E. GRUMMERT, LS 783



NOTE: ALL BEARINGS ARE ASSUMED.

LEGEND

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

ADMINISTRATIVE PLAT

DATE	10/14/16
SCALE	1"=80'
DRAWN	KSL
JOB NO.	R161694
FIELD BOOK	HASTINGS MISC.
FIELD WORK	JG
SHEET	1 OF 3
FILE NO.	

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T'DANCE SUBDIVISION
A REPLAT OF TINA PARR SUBDIVISION, PART OF
VACATED BOSTON AVENUE, AND LOTS 19, 20, 21, 28, 29, 30 AND THE
VACATED ALLEY IN
A.M. GHOST'S ADDITION TO THE CITY OF HASTINGS,
ADAMS COUNTY, NEBRASKA

OWNER'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENT, THAT DAVID L. MILLER AND TERESA J. MILLER, HUSBAND AND WIFE, AS JOINT TENANTS AND NOT AS TENANTS IN COMMON AND ALBERT J. TOMS, A SINGLE PERSON, THE OWNERS OF RECORD OF THE LAND SHOWN ON THIS PLAT AND DESCRIBED IN THE LEGAL DESCRIPTION HEREON, HAVE CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "T'DANCE SUBDIVISION IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA", AND THAT SAID SURVEYING, SUBDIVIDING, PLATTING AND DESIGNATION WAS DONE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES AND WISHES OF THE UNDERSIGNED OWNERS.

SIGNED THIS _____ DAY OF _____, 2016.

DAVID L. MILLER

TERESA J. MILLER

ALBERT J. TOMS

ACKNOWLEDGEMENT

STATE OF _____ }
COUNTY OF _____ } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2016, BY DAVID L. AND TERESA J. MILLER.

MY COMMISSION EXPIRES THE ____ DAY OF _____, _____.

(SEAL)

NOTARY

ACKNOWLEDGEMENT

STATE OF _____ }
COUNTY OF _____ } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2016, BY ALBERT J. TOMS.

MY COMMISSION EXPIRES THE ____ DAY OF _____, _____.

(SEAL)

NOTARY

CITY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO SPECIAL ASSESSMENTS ARE DELINQUENT UPON THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION ON THIS PLAT.

CITY OF HASTINGS TREASURER

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO TAXES ARE DUE OR DELINQUENT UPON THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION ON THIS PLAT AS OF THIS _____ DAY OF _____, 2016.

ADAMS COUNTY TREASURER

ADMINISTRATIVE PLAT

DATE 10/14/16	
SCALE 1"=80'	
DRAWN KSL	
JOB NO. R161694	
FIELD BOOK HASTINGS MISC.	
FIELD WORK JG	
SHEET 2 OF 3	
FILE NO.	
JEO CONSULTING GROUP INC 800.723.8567 Hastings, NE 402.462.5657 www.jeo.com	

T'DANCE SUBDIVISION
A REPLAT OF TINA PARR SUBDIVISION, PART OF
VACATED BOSTON AVENUE, AND LOTS 19, 20, 21, 28, 29, 30 AND THE
VACATED ALLEY IN
A.M. GHOST'S ADDITION TO THE CITY OF HASTINGS,
ADAMS COUNTY, NEBRASKA

WAIVER

THE UNDERSIGNED HAVE FOUND AND DETERMINED THAT THE LOCATION OF NEW EASEMENTS UPON THE FOREGOING PLAT IS UNNECESSARY AND THAT IT IS THEREFORE APPROPRIATE TO WAIVE, AND THEY DO HEREBY WAIVE THE EASEMENT REQUIREMENTS OF HASTINGS CITY CODE SECTION 38–308(4).

MANAGER, HASTINGS UTILITIES CITY ENGINEER

CITY SURVEYOR'S APPROVAL

THIS PLAT OF T'DANCE SUBDIVISION IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA HAS BEEN RECEIVED AND REVIEWED BY ME AND IN ACCORDANCE WITH NEBRASKA STATUTE 19–917 DO HEREBY SAID ADMINISTRATIVE PLAT. DATED THIS DAY OF , 2016.

CITY SURVEYOR

CITY ENGINEER'S APPROVAL

THIS PLAT OF T'DANCE SUBDIVISION IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA HAS BEEN RECEIVED AND REVIEWED BY ME AND IS IN COMPLIANCE WITH THE PROVISIONS OF ORDINANCE #2882 OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, PROVIDING FOR THE APPROVAL OF SUBDIVISIONS AND PLATS BY THE CITY ENGINEER UNDER CERTAIN CIRCUMSTANCES. APPROVED THIS DAY OF , 2016.

CITY ENGINEER

REGISTER OF DEEDS CERTIFICATE

STATE OF NEBRASKA)
COUNTY OF ADAMS) SS

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE OF ADAMS COUNTY, NEBRASKA.

DATE: TIME: INSTRUMENT NO.:

REGISTER OF DEEDS

ADMINISTRATIVE PLAT

DATE
10/14/16

SCALE
1"=80'

DRAWN
KSL

JOB NO.
R161694

FIELD BOOK
HASTINGS MISC.

FIELD WORK
JG

SHEET 3 OF 3

FILE NO.



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Hastings, NE 402.462.5657
www.jeo.com

Boston Ave. Vacation

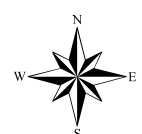
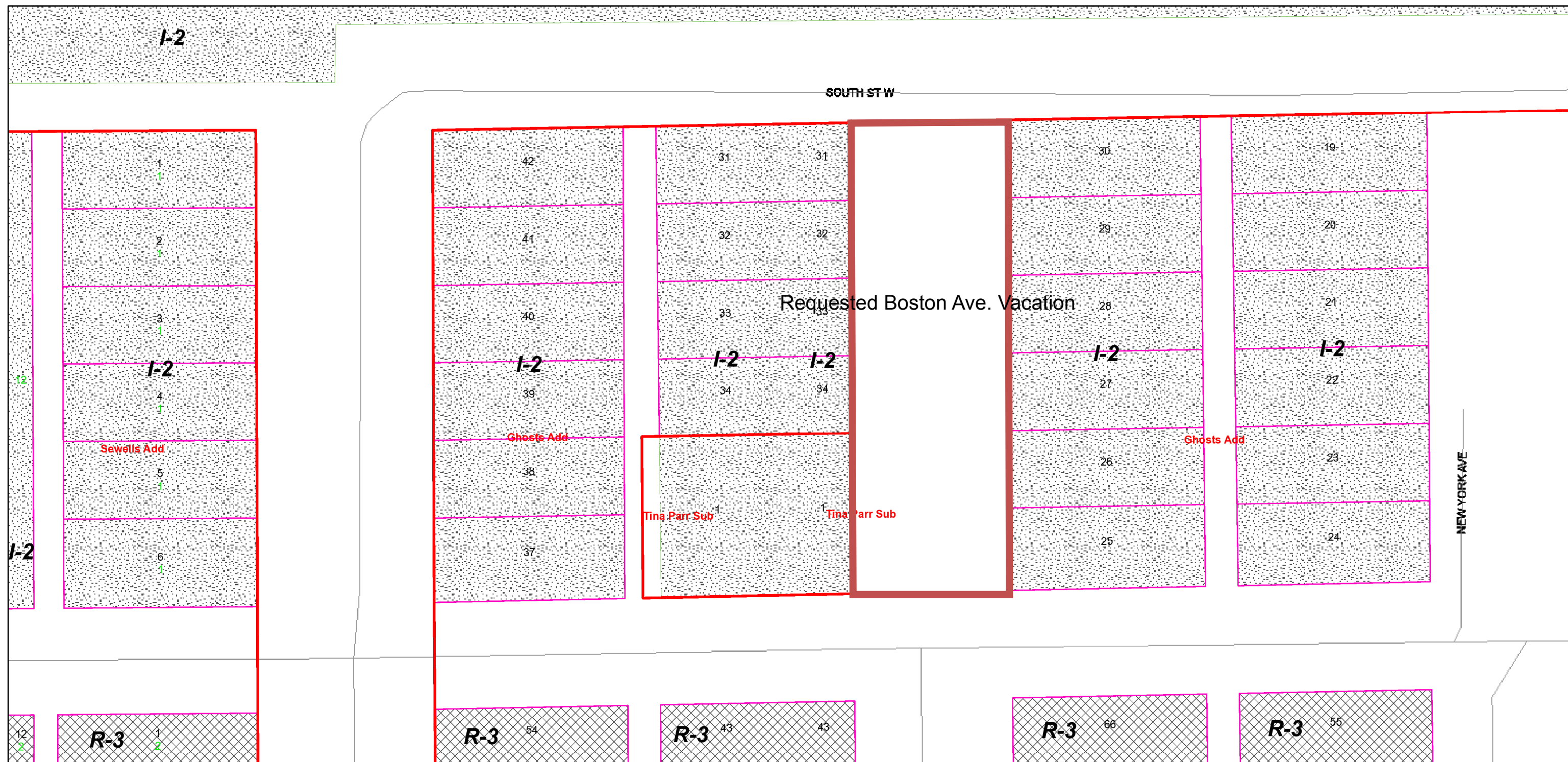


December 15, 2016

- | | | | | |
|--|---------|--|--------------|-----------|
| | Limits | | Subdivisions | Addresses |
| | OneMile | | Easements | |
| | TwoMile | | LOTS | |
| | Parcels | | BLOCKS | |

1:1,000
0 0.0075 0.015 0.03 mi





1:1,000

Boston Ave Vacation

Zoning

December 15, 2016

This map is to be used for reference purposes only.
Legal Survey Title Search is necessary for precise information.

Department: Development Services
Staff Contact: Mark Evans
Planning Commission Meeting Date: 12/19/2016
File No: 2016-043
Prepared By: Mark Evans, Building Inspector

AGENDA ITEM SUMMARY SHEET

Description of Item:

Preliminary/Final Plat of Svoboda Acres 2nd Subdivision.

Names of People/Business affected by this action:

The applicants, the neighbors and the City of Hastings.

Why Planning Commission action is required:

All plats within the City of Hastings and its 2-mile extraterritorial jurisdiction require Planning Commission action.

Type of action requested:

Motion

Suggested motion:

Deadlines associated with action:

None.

Department head comments:

This is an expansion of previously platted Svoboda Acres Subdivision. This plat lies in the 2-mile Extra Territorial Jurisdiction for the City of Hastings. The property is currently zoned A, Agriculture. The new subdivision meets the minimum area requirements for the A district and the subdivision is in compliance with the Subdivision Regulations of Chapter 38 of the Hastings City Code.

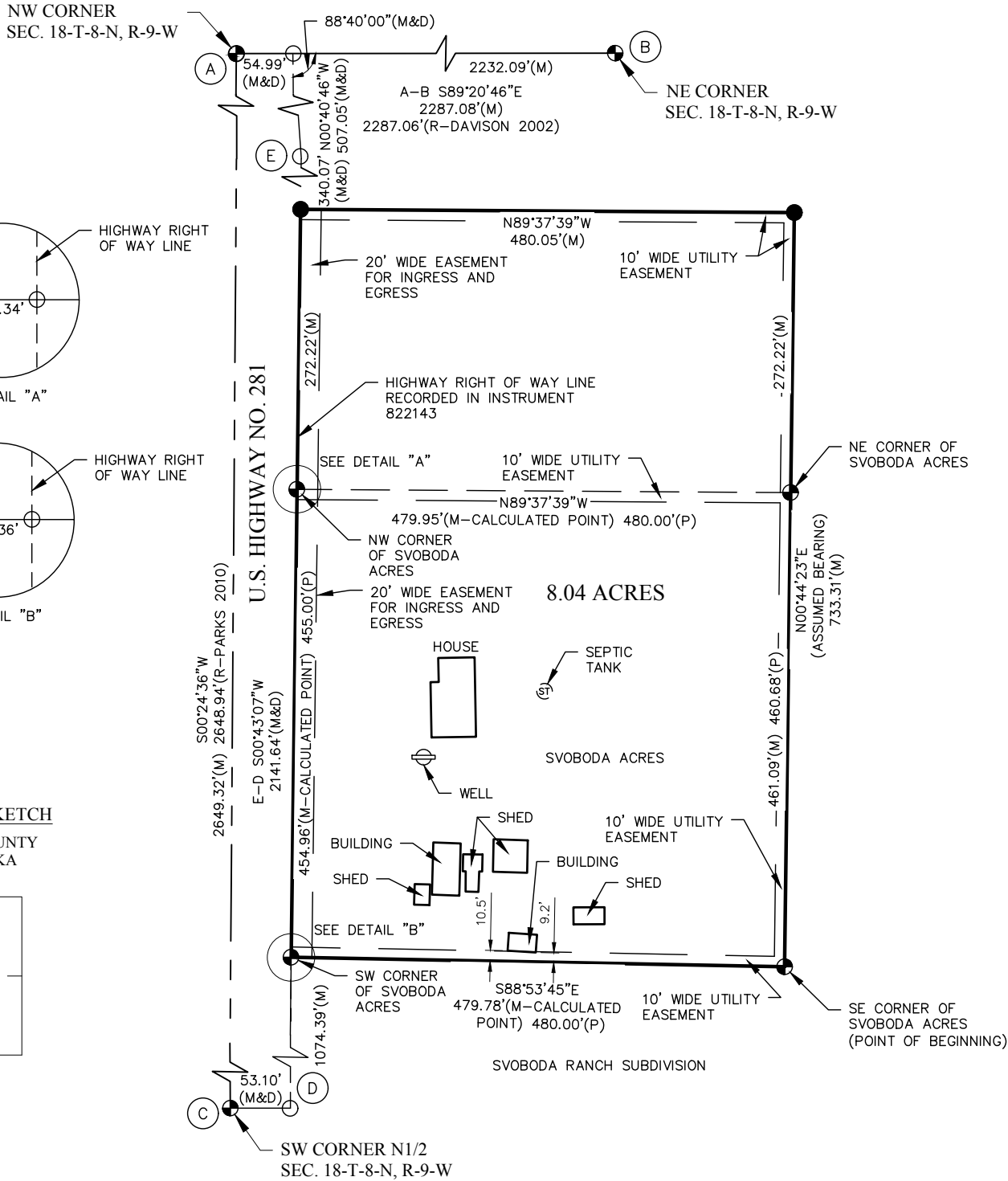
A 20-foot wide access easement has been extended the full width of the lot on the west side, and there is a 10-foot wide utility easement provided on both the north property line and the east property line.

Recommendation:

Staff recommends approval of Svoboda Acres 2nd Subdivision.

PRELIMINARY/FINAL PLAT
SVOBODA ACRES 2ND SUBDIVISION

A REPLAT OF SVOBODA ACRES AND PART OF THE
THE NORTH HALF OF FRACTIONAL SECTION 18,
TOWNSHIP 8 NORTH, RANGE 9 WEST OF THE SIXTH P.M.,
WITHIN THE TWO MILE LIMITS OF THE
CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA



LEGAL DESCRIPTION:

ALL OF SVOBODA ACRES AND A TRACT OF LAND LOCATED IN THE NORTH HALF OF FRACTIONAL SECTION 18, TOWNSHIP 8 NORTH, RANGE 9 WEST OF THE SIXTH P.M., ADAMS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SVOBODA ACRES IN THE NORTH HALF OF FRACTIONAL SECTION 18, TOWNSHIP 8 NORTH, RANGE 9 WEST OF THE SIXTH P.M., ADAMS COUNTY, NEBRASKA; THENCE N00°44'23"E (ASSUMED BEARING) ON THE EAST LINE OF SAID SVOBODA ACRES, A DISTANCE OF 461.09 FEET TO THE NORTHEAST CORNER OF SAID SVOBODA ACRES; THENCE CONTINUING N00°44'23"E ON SAID EAST LINE EXTENDED NORTH, A DISTANCE OF 272.22 FEET; THENCE N89°37'39"W, PARALLEL WITH THE NORTH LINE OF SAID SVOBODA ACRES, A DISTANCE OF 480.05 FEET TO THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 281 AS DESCRIBED AND RECORDED IN INSTRUMENT 822143; THENCE S00°43'07"W ON THE EASTERLY LINE OF SAID PREVIOUSLY DESCRIBED RIGHT OF WAY, A DISTANCE OF 272.22 FEET TO THE NORTHWEST CORNER OF SAID SVOBODA ACRES; THENCE CONTINUING S00°43'07"W ON SAID PREVIOUSLY DESCRIBED RIGHT OF WAY LINE, A DISTANCE OF 454.96 FEET TO THE SOUTHWEST CORNER OF SVOBODA ACRES; THENCE S88°53'45"E ON THE SOUTH LINE OF SAID SVOBODA ACRES, A DISTANCE OF 479.78 FEET TO THE POINT OF BEGINNING, CONTAINING 8.04 ACRES.

NOTE: ALL BEARINGS ARE ASSUMED.

DATE 10/18/16	 JEO CONSULTING GROUP INC 800.723.8567 Hastings, NE 402.462.5657 www.jeo.com
SCALE 1"=150'	
DRAWN KSL	
JOB NO. R161693	
FIELD BOOK HASTINGS MISC.	
FIELD WORK JG/AW	
SHEET 1 OF 5	
FILE NO.	

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.

JOSHUA E. GRUMMERT, LS 783



PRELIMINARY/FINAL PLAT

SVOBODA ACRES 2ND SUBDIVISION

A REPLAT OF SVOBODA ACRES AND PART OF THE
THE NORTH HALF OF FRACTIONAL SECTION 18,
TOWNSHIP 8 NORTH, RANGE 9 WEST OF THE SIXTH P.M.,
WITHIN THE TWO MILE LIMITS OF THE
CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA

OWNER'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENT, THAT SAMUEL AND KATHLEEN S. OWENS, HUSBAND AND WIFE, DAVID J. AND DEBBIE M. SVOBODA, HUSBAND AND WIFE, ALAN D. AND RENEE J. SVOBODA, HUSBAND AND WIFE, DONALD G. AND DENEETA M. SVOBODA, HUSBAND AND WIFE AND RICHARD A. SVOBODA, A SINGLE PERSON, ALL AS TENANTS IN COMMON, OWNERS OF THE LAND DESCRIBED IN THE LEGAL DESCRIPTION HEREON, HAVE CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, REPLATTED, AND DESIGNATED AS SVOBODA ACRES 2ND SUBDIVISION LOCATED IN THE NORTH HALF OF FRACTIONAL SECTION 18, TOWNSHIP 8 NORTH, RANGE 9 WEST OF THE SIXTH P.M., WITHIN THE TWO MILE LIMITS OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, AND THAT THE FOREGOING ACTIONS ARE DONE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS.

SIGNED THIS ____ DAY OF _____, 20____.

SAMUEL OWENS

KATHLEEN S. OWENS

DAVID J. SVOBODA

DEBBIE M. SVOBODA

ALAN D. SVOBODA

RENEE J. SVOBODA

DONALD G. SVOBODA

DENEETA M. SVOBODA

RICHARD A. SVOBODA

WAIVER FOR STREET GRADES:

THE APPLICANTS HEREBY WAIVE ANY AND ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES OR THE ALTERATION OF THE SURFACE OF ANY PORTION OF THE STREETS AND ALLEYS TO CONFORM TO SAID GRADES ESTABLISHED.

SAMUEL OWENS

KATHLEEN S. OWENS

DAVID J. SVOBODA

DEBBIE M. SVOBODA

ALAN D. SVOBODA

RENEE J. SVOBODA

DONALD G. SVOBODA

DENEETA M. SVOBODA

RICHARD A. SVOBODA

DATE	10/18/16
SCALE	1"=150'
DRAWN	KSL
JOB NO.	R161693
FIELD BOOK	HASTINGS MISC.
FIELD WORK	JG/AW
SHEET	2 OF 5
FILE NO.	



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PRELIMINARY/FINAL PLAT
SVOBODA ACRES 2ND SUBDIVISION

A REPLAT OF SVOBODA ACRES AND PART OF THE
THE NORTH HALF OF FRACTIONAL SECTION 18,
TOWNSHIP 8 NORTH, RANGE 9 WEST OF THE SIXTH P.M.,
WITHIN THE TWO MILE LIMITS OF THE
CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA

ACKNOWLEDGEMENT

STATE OF)
COUNTY OF) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____ DAY OF _____, 20____, BY
SAMUEL AND KATHLEEN S. OWENS, HUSBAND AND WIFE.

MY COMMISSION EXPIRES THE ____ DAY OF _____, _____.

(SEAL) NOTARY_____

ACKNOWLEDGEMENT

STATE OF)
COUNTY OF) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____ DAY OF _____, 20____, BY
DAVID J. AND DEBBIE M. SVOBODA, HUSBAND AND WIFE.

MY COMMISSION EXPIRES THE ____ DAY OF _____, _____.

(SEAL) NOTARY_____

ACKNOWLEDGEMENT

STATE OF)
COUNTY OF) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____ DAY OF _____, 20____, BY ALAN
D. AND RENEE J. SVOBODA, HUSBAND AND WIFE.

MY COMMISSION EXPIRES THE ____ DAY OF _____, _____.

(SEAL) NOTARY_____

ACKNOWLEDGEMENT

STATE OF)
COUNTY OF) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____ DAY OF _____, 20____, BY
DONALD G. AND DENEETA M. SVOBODA, HUSBAND AND WIFE.

MY COMMISSION EXPIRES THE ____ DAY OF _____, _____.

(SEAL) NOTARY_____

ACKNOWLEDGEMENT

STATE OF)
COUNTY OF) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE
DAY OF _____, 20____, BY RICHARD A. SVOBODA, A

SINGLE PERSON.

MY COMMISSION EXPIRES THE ____ DAY OF _____, _____.

NOTARY_____

(SEAL)

DATE 10/18/16	 JEO CONSULTING GROUP INC 800.723.8567 Hastings, NE 402.462.5657 www.jeo.com
SCALE 1"=150'	
DRAWN KSL	
JOB NO. R161693	
FIELD BOOK HASTINGS MISC.	
FIELD WORK JG/AW	
SHEET 3 OF 5	
FILE NO.	

PRELIMINARY/FINAL PLAT

SVOBODA ACRES 2ND SUBDIVISION

A REPLAT OF SVOBODA ACRES AND PART OF THE
THE NORTH HALF OF FRACTIONAL SECTION 18,
TOWNSHIP 8 NORTH, RANGE 9 WEST OF THE SIXTH P.M.,
WITHIN THE TWO MILE LIMITS OF THE
CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA

SUPERVISOR'S ACCEPTANCE

THE BOARD OF SUPERVISORS OF ADAMS COUNTY, NEBRASKA DO HEREBY ACCEPT THE DEDICATION OF THE STREETS AND EASEMENTS SHOWN ON THIS PLAT OF SVOBODA ACRES 2ND SUBDIVISION FOR THE USE OF THE PUBLIC. THIS ACCEPTANCE DOES NOT ASSIGN ANY RESPONSIBILITY FOR ANY CONSTRUCTION OR MAINTENANCE OF STREETS OR EASEMENTS WITHIN THE BOUNDARIES OF THIS SUBDIVISION BY THE COUNTY OF ADAMS, NEBRASKA. SIGNED THIS _____ DAY OF _____, 20____.

CHAIRMAN ATTEST: ADAMS COUNTY CLERK

HASTINGS PLANNING COMMISSION:

THIS PLAT OF SVOBODA ACRES 2ND SUBDIVISION WITHIN THE TWO MILE LIMITS OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA HAS BEEN SUBMITTED TO AND REVIEWED BY THE HASTINGS PLANNING AND ZONING COMMISSION AND IS HEREBY TRANSMITTED TO THE GOVERNING BODY OF THE CITY OF HASTINGS, NEBRASKA, WITH THE RECOMMENDATION THAT SAID PLAT BE _____AS PROPOSED. SIGNED THIS _____ DAY OF _____, 20____.

CHAIRMAN DIRECTOR OF PLANNING

CITY ENGINEER'S APPROVAL:

I, THE UNDERSIGNED, DO HEREBY APPROVE THIS PLAT OF SVOBODA ACRES 2ND SUBDIVISION LOCATED IN THE NORTH HALF OF FRACTIONAL SECTION 18, TOWNSHIP 8 NORTH, RANGE 9 WEST OF THE SIXTH P.M., WITHIN THE TWO MILE LIMITS OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA,. SIGNED THIS _____ DAY OF _____, 20____.

HASTINGS CITY ENGINEER

CITY OF HASTINGS MAYOR AND CITY COUNCIL APPROVAL:

THIS PLAT OF SVOBODA ACRES 2ND SUBDIVISION WITHIN THE TWO MILE LIMITS OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA HAS BEEN _____ BY MOTION DULY PASSED THIS _____ DAY OF _____, 2015.

MAYOR CITY CLERK

COUNTY TREASURER'S CERTIFICATE:

I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO TAXES DUE OR DELINQUENT ON THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION ON THIS PLAT OF SVOBODA ACRES 2ND SUBDIVISION AS OF THIS _____ DAY OF _____, 2015.

ADAMS COUNTY TREASURER

CITY TREASURER'S CERTIFICATE:

I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO SPECIAL ASSESSMENTS ARE DELINQUENT UPON THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION ON THIS PLAT.

CITY TREASURER

CITY SURVEYOR'S APPROVAL:

I, THE UNDERSIGNED, DO HEREBY APPROVE THIS PLAT OF SVOBODA ACRES 2ND SUBDIVISION LOCATED IN THE NORTH HALF OF FRACTIONAL SECTION 18, TOWNSHIP 8 NORTH, RANGE 9 WEST OF THE SIXTH P.M., WITHIN THE TWO MILE LIMITS OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, SIGNED THIS _____ DAY OF _____, 2015.

CITY SURVEYOR

DATE 10/18/16	
SCALE 1"=150'	
DRAWN KSL	
JOB NO. R161693	
FIELD BOOK HASTINGS MISC.	
FIELD WORK JG/AW	
SHEET 4 OF 5	
FILE NO.	

JEO CONSULTING GROUP INC

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PRELIMINARY/FINAL PLAT
SVOBODA ACRES 2ND SUBDIVISION

A REPLAT OF SVOBODA ACRES AND PART OF THE
THE NORTH HALF OF FRACTIONAL SECTION 18,
TOWNSHIP 8 NORTH, RANGE 9 WEST OF THE SIXTH P.M.,
WITHIN THE TWO MILE LIMITS OF THE
CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA

CORNER TIES:

(A) NW CORNER SECTION 18-T8N-R9W

FOUND A CONCRETE NAIL IN CONCRETE FLUSH WITH SURFACE

W	1.35'	TO THE EAST EDGE OF THE CONCRETE NORTH BOUND LANE
SE	62.13'	TO A FOUND NAIL IN THE NE FACE OF A POWER POLE (2' ABOVE GROUND)
NE	59.76'	TO A FOUND NAIL IN THE NW FACE OF A POWER POLE (3' ABOVE GROUND)
NW	172.74'	TO A FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "L.S. 776"

(B) NE CORNER SECTION 18-T8N-R9W

FOUND A 3/4" PIPE, 0.7' DEEP

NE	46.63'	TO A FOUND 1/2" REBAR
NW	35.56'	TO THE TOP OF THE CENTER NUT OF A FIRE HYDRANT
SW	93.66'	TO THE CENTER OF THE TOP OF A CONCRETE CORNER FENCE POST
S	30.66'	TO THE CENTER OF THE TOP OF THE CONCRETE BRACE POST

(C) SW CORNER N1/2 SECTION 18-T8N-R9W

FOUND A SURVEY MARKER IN ASPHALT FLUSH WITH SURFACE

WSW	151.12'	TO THE NEAR CORNER OF A RIGHT OF WAY MARKER
W	2.63'	TO THE EAST EDGE OF A CONCRETE NORTH BOUND LANE
NE	42.15'	TO THE CENTER OF A 1" HOLE IN THE TOP NORTH END OF A 24" RCP
SE	55.35'	TO A FOUND PK NAIL IN THE NE FACE OF A POWER POLE (1' ABOVE GROUND)

SURVEYOR'S REPORT:

EXISTING MONUMENTS OF RECORD WERE FOUND AT LOCATIONS SHOWN ON THIS PLAT. ALL MONUMENTS FOUND ARE 1/2" REBAR WITH PLASTIC CAP STAMPED L.S. 287" OR AS DESCRIBED IN THE CORNER TIES. ALL MONUMENTS SET ARE A 5/8" BY 24" REBAR WITH A PLASTIC CAP STAMPED "GRUMMERT L.S. 783".

ALL LINES WERE PRODUCED AND ANGLES AND DISTANCES MEASURED WITH A TRIMBLE R8 GNSS RECEIVER AND A 100 FOOT STEEL TAPE.

REGISTER OF DEEDS CERTIFICATE

STATE OF NEBRASKA))
)SS
COUNTY OF ADAMS)

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE OF ADAMS COUNTY, NEBRASKA.

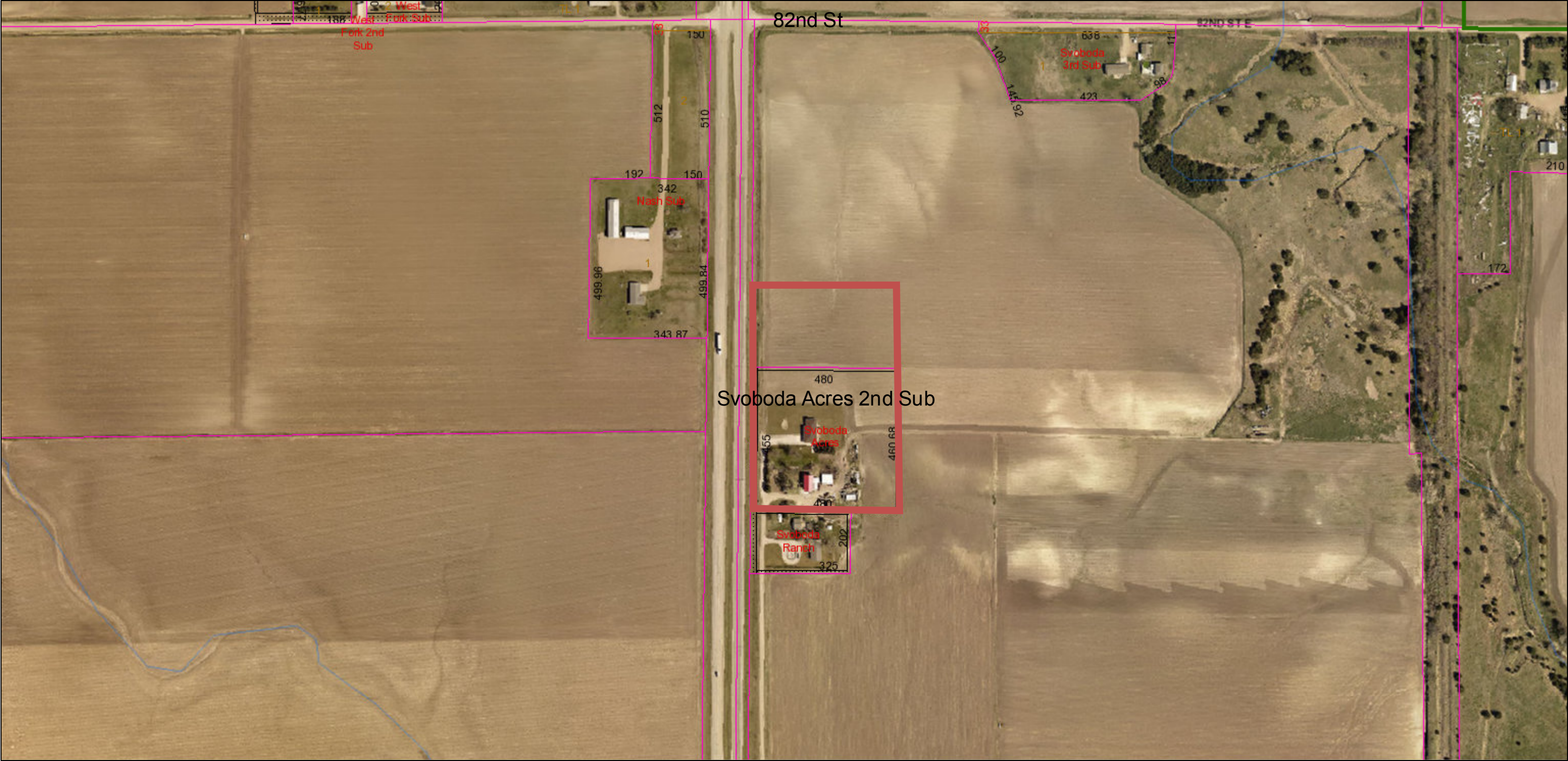
DATE: _____ TIME: _____ INSTRUMENT _____

NO.: _____

REGISTER OF DEEDS

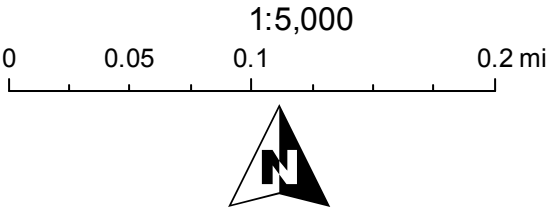
DATE 10/18/16	
SCALE 1"=150'	
DRAWN KSL	
JOB NO. R161693	
FIELD BOOK HASTINGS MISC.	
FIELD WORK JG/AW	
SHEET 5 OF 5	
FILE NO.	JEO CONSULTING GROUP INC 800.723.8567 Hastings, NE 402.462.5657 www.jeo.com

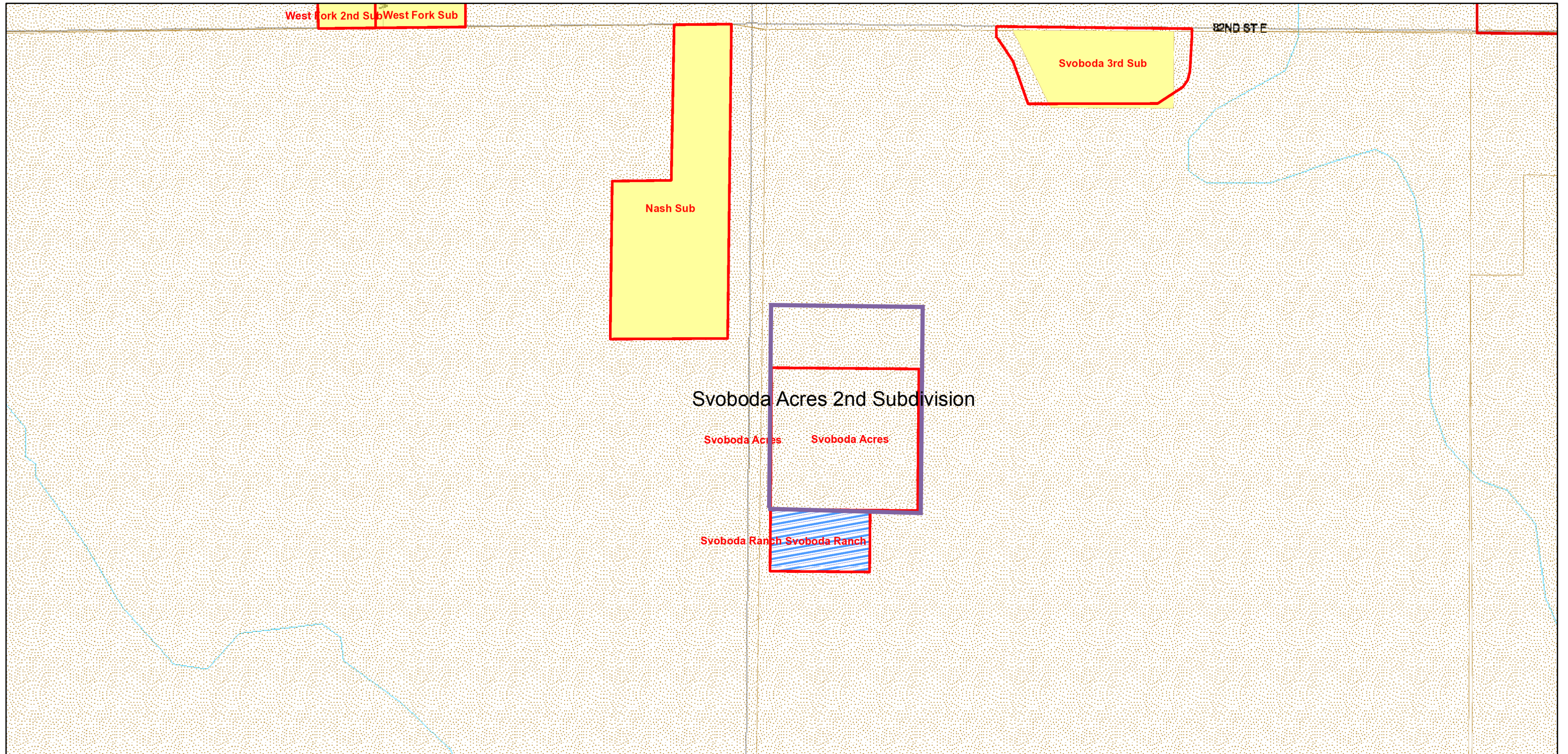
Svoboda Acres 2nd Sub



December 15, 2016

- Limits
- OneMile
- TwoMile
- Parcels
- Subdivisions
- Easements
- LOTS
- BLOCKS





Legend			
	Limits		C-1: Local business
	Two Mile		C-2: Central business
	Subdivisions		C-3: Commercial business
Zoning			
	A: Agricultural		I-2: Heavy industrial
	AG:Ag-County		MU: Mixed Use
	C-0: Commercial office		R-1: Single family
			R-1A: Single family large lot
			R-1S:Single family suburban
			FS: Flex Space
			R-2: Two-family
			I-1: Light industrial
			R-3: Multiple-family
			R-3G: Garden Apt
			R-5: Single family undersized
			TA: Transistional Ag
			County Indsutrial

Svoboda Acres 2nd Subdivision

Zoning

December 14, 2016

This map is to be used for reference purposes only.
Legal Survey Title Search is necessary for precise information.

Department: Development Services
Staff Contact: Mark Evans
Planning Commission Meeting Date: 12/19/2016
File No: 2016-044
Prepared By: Mark Evans, Building Inspector

AGENDA ITEM SUMMARY SHEET

Description of Item:

Preliminary/Final Plat of Bernard Pavelka Trucking Company Subdivision

Names of People/Business affected by this action:

The applicants, the neighbors and the City of Hastings.

Why Planning Commission action is required:

All plats within the City of Hastings and its 2-mile extraterritorial jurisdiction require Planning Commission action.

Type of action requested:

Motion

Suggested motion:

Deadlines associated with action:

None.

Department head comments:

This is a request for a preliminary/final plat, known as Bernard Pavelka Trucking Company Subdivision. This is a 4.38 acre lot located along East J Street between Elm Avenue and Showboat Boulevard. This is a plat of previously unplatted ground. The plat has a 15-foot public utility easement along the North property line, and a 15-foot wide public utility easement along both the east and west property lines.

The property is zoned I-2 Heavy Industrial and the plat complies with the zoning requirements of Chapter 34 and the subdivision requirements of chapter 38 of the Hastings City Code.

Recommendation:

Staff recommends approval of Bernard Pavelka Trucking Company Subdivision.

PRELIMINARY/FINAL PLAT

BERNARD PAVELKA TRUCKING COMPANY SUBDIVISION

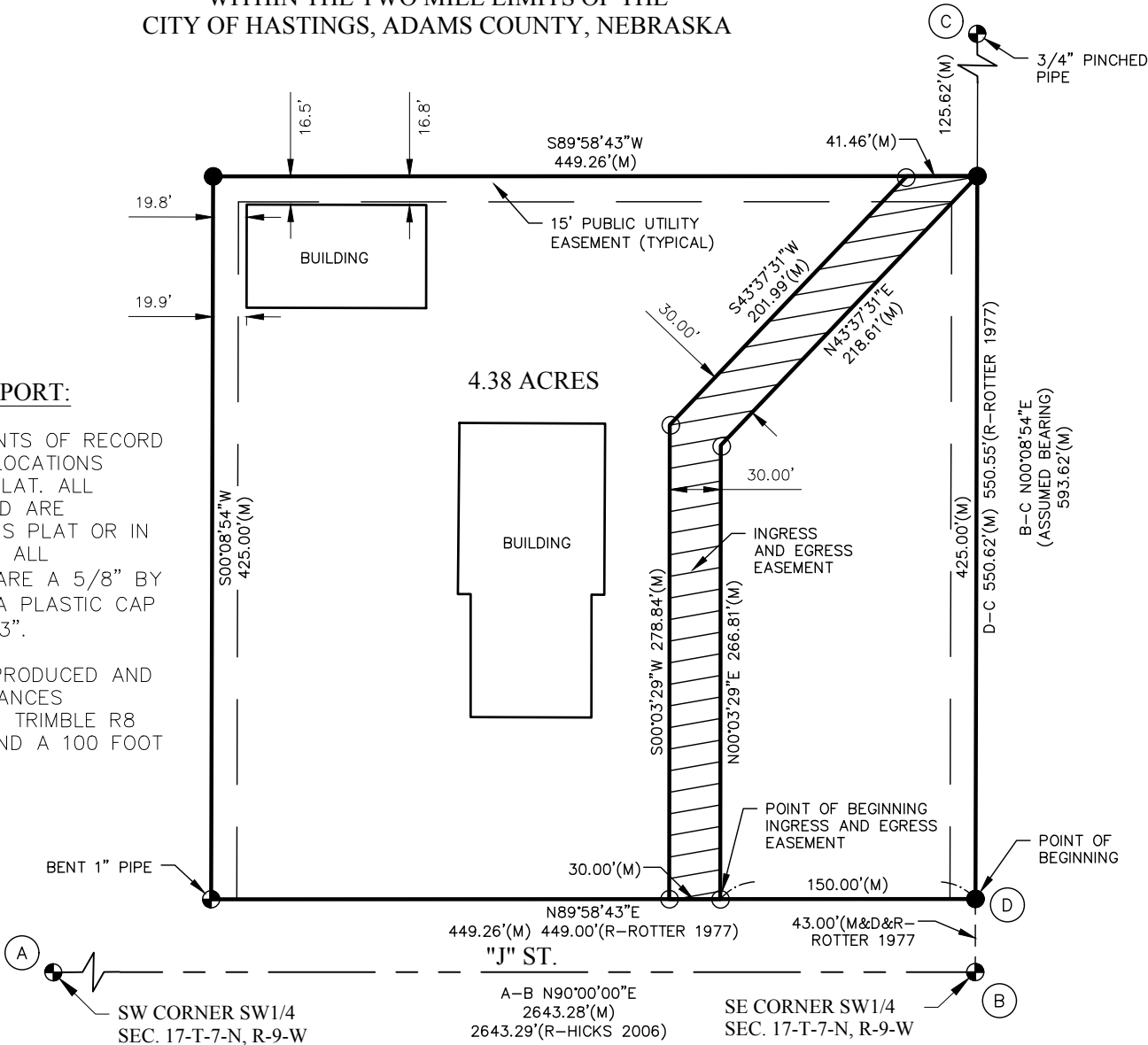
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 17

TOWNSHIP 7 NORTH, RANGE 9WEST OF THE SIXTH P.M.,
WITHIN THE TWO MILE LIMITS OF THE
CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA

SURVEYOR'S REPORT:

EXISTING MONUMENTS OF RECORD WERE FOUND AT LOCATIONS SHOWN ON THIS PLAT. ALL MONUMENTS FOUND ARE DESCRIBED ON THIS PLAT OR IN THE CORNER TIES. ALL MONUMENTS SET ARE A 5/8" BY 24" REBAR WITH A PLASTIC CAP STAMPED "L.S. 783".

ALL LINES WERE PRODUCED AND ANGLES AND DISTANCES MEASURED WITH A TRIMBLE R8 GNSS RECEIVER AND A 100 FOOT STEEL TAPE.



INGRESS AND EGRESS EASEMENT DESCRIPTION:

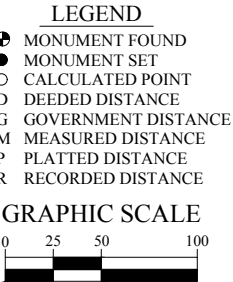
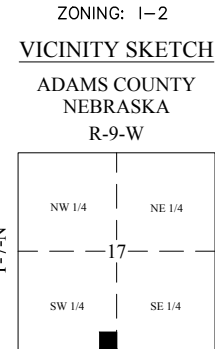
A 30 FOOT WIDE INGRESS AND EGRESS EASEMENT LOCATED IN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 9 WEST OF THE SIXTH P.M., ADAMS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 9 WEST OF THE SIXTH P.M., ADAMS COUNTY, NEBRASKA; THENCE N00°08'54"E (ASSUMED BEARING) ON THE EAST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 43.00 FEET TO THE NORTH RIGHT OF WAY LINE OF "J" STREET; THENCE S89°58'43"W ON SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING; THENCE N00°03'29"E, A DISTANCE OF 266.81 FEET; THENCE N43°37'31"E, A DISTANCE OF 218.61 FEET; THENCE S89°58'43"W, A DISTANCE OF 41.46 FEET; THENCE S43°37'31"W, A DISTANCE OF 201.99 FEET; THENCE S00°03'29"W, A DISTANCE OF 278.84 FEET TO THE NORTH RIGHT OF WAY OF "J" STREET; THENCE N89°58'43"E, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING, CONTAINING 14,493 SQUARE FEET, MORE OR LESS.

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 9 WEST OF THE SIXTH P.M., ADAMS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 9 WEST OF THE SIXTH P.M., ADAMS COUNTY, NEBRASKA; THENCE N00°08'54"E (ASSUMED BEARING) ON THE EAST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 43.00 FEET TO THE NORTH RIGHT OF WAY LINE OF "J" STREET AND THE POINT OF BEGINNING; THENCE CONTINUING N00°08'54"E ON SAID EAST LINE, A DISTANCE OF 425.00 FEET; THENCE S89°58'43"W, A DISTANCE OF 449.26 FEET; THENCE S00°08'54"W, A DISTANCE OF 425.00 FEET TO SAID NORTH RIGHT OF WAY LINE; THENCE N89°58'43"E ON SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 449.26 FEET TO THE POINT OF BEGINNING, CONTAINING 4.38 ACRES, MORE OR LESS.



NOTE: ALL BEARINGS ARE ASSUMED.

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.

JOSHUA E. GRUMMERT, LS 783



DATE	10-4-16
SCALE	1"=100'
DRAWN	KSL
JOB NO.	R160341
FIELD BOOK	HASTINGS MISC.
FIELD WORK	JG, EF
SHEET	1 OF 3
FILE NO.	

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800.723.8567
Hastings, NE 402.462.5657
www.jeo.com

PRELIMINARY/FINAL PLAT

BERNARD PAVELKA TRUCKING COMPANY SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 17

TOWNSHIP 7 NORTH, RANGE 9WEST OF THE SIXTH P.M.,

WITHIN THE TWO MILE LIMITS OF THE

CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENT THAT D & P MOTORS, A PARTNERSHIP AND THOMAS B. PAVELKA, TRUSTEE; THOMAS B. PAVELKA REVOCABLE TRUST, THE OWNERS OF THE LAND DESCRIBED IN THE LEGAL DESCRIPTION HEREON, HAVE CAUSED THE SAME TO BE SURVEYED, PLATTED, AND DESIGNATED AS BERNARD PAVELKA TRUCKING COMPANY SUBDIVISION LOCATED IN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 9 WEST OF THE SIXTH P.M., ADAMS COUNTY, NEBRASKA, AND DO HEREBY FREELY AND VOLUNTARILY DEDICATE THE STREETS AND RIGHT OF WAYS AS SHOWN HEREON TO THE PUBLIC FOR THEIR USE FOREVER AND THE EASEMENTS AS SHOWN THEREON FOR THE LOCATION, CONSTRUCTION AND MAINTENANCE OF PUBLIC SERVICE UTILITIES FOREVER, AND THAT THE FOREGOING ACTION IS DONE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS.

SIGNED THIS _____ DAY OF _____, 20____.

D & P MOTORS, A PARTNERSHIP

BY: _____

THOMAS B. PAVLEKA, TRUSTEE

ACKNOWLEDGEMENT

STATE OF NEBRASKA)
)SS
COUNTY OF ADAMS)

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME _____ FOR D & P MOTORS, A PARTNERSHIP, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE OWNER’S CERTIFICATE ON THIS PLAT OF BERNARD PAVELKA TRUCKING COMPANY SUBDIVISION, AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR OWN FREE WILL AND ACCORD AS SAID OWNER. I HEREBY SET MY HAND AND AFFIXED NOTARIAL SEAL. SIGNED THIS _____ DAY OF _____, 20____.

MY COMMISSION EXPIRES THE ___ DAY OF _____, 20____.

NOTARY

ACKNOWLEDGEMENT

STATE OF NEBRASKA)
)SS
COUNTY OF ADAMS)

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME THOMAS B. PAVELKA, TRUSTEE; THOMAS B. PAVELKA REVOCABLE TRUST, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE OWNER’S CERTIFICATE ON THIS PLAT OF BERNARD PAVELKA TRUCKING COMPANY SUBDIVISION, AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS OWN FREE WILL AND ACCORD AS SAID OWNER. I HEREBY SET MY HAND AND AFFIXED NOTARIAL SEAL. SIGNED THIS _____ DAY OF _____, 20____.

MY COMMISSION EXPIRES THE ___ DAY OF _____, 20____.

NOTARY

SUPERVISOR’S ACCEPTANCE

THE BOARD OF SUPERVISORS OF ADAMS COUNTY, NEBRASKA DO HEREBY ACCEPT THE DEDICATION OF THE STREETS AND EASEMENTS SHOWN ON THIS PLAT OF BERNARD PAVELKA TRUCKING COMPANY SUBDIVISION FOR THE USE OF THE PUBLIC. THIS ACCEPTANCE DOES NOT ASSIGN ANY RESPONSIBILITY FOR ANY CONSTRUCTION OR MAINTENANCE OF STREETS OR EASEMENTS WITHIN THE BOUNDARIES OF THIS SUBDIVISION BY THE COUNTY OF ADAMS, NEBRASKA. SIGNED THIS _____ DAY OF _____, 20____.

CHAIRMAN

ATTEST: ADAMS COUNTY CLERK

WAIVER FOR STREET GRADES

THE APPLICANTS HEREBY WAIVE ANY AND ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES OR THE ALTERATION OF THE SURFACE OF ANY PORTION OF THE STREETS AND ALLEYS TO CONFORM TO SAID GRADES ESTABLISHED.

BERNARD PAVELKA TRUCKING, INC., A NEBRASKA CORPORATION

BY: _____

HASTINGS PLANNING COMMISSION

THIS PLAT OF BERNARD PAVELKA TRUCKING COMPANY SUBDIVISION WITHIN THE TWO MILE LIMITS OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA HAS BEEN SUBMITTED TO AND REVIEWED BY THE HASTINGS PLANNING AND ZONING COMMISSION AND IS HEREBY TRANSMITTED TO THE GOVERNING BODY OF THE CITY OF HASTINGS, NEBRASKA, WITH THE RECOMMENDATION THAT SAID PLAT BE

_____AS PROPOSED. SIGNED THIS _____ DAY OF _____, 20____.

CHAIRMAN

DIRECTOR OF PLANNING

DATE 10-4-16	 JEO CONSULTING GROUP INC 800.723.8567 Hastings, NE 402.462.5657 www.jeo.com
SCALE 1"=100'	
DRAWN KSL	
JOB NO. R160341	
FIELD BOOK HASTINGS MISC.	
FIELD WORK JG, EF	
SHEET 2 OF 3	
FILE NO.	

PRELIMINARY/FINAL PLAT

BERNARD PAVELKA TRUCKING COMPANY SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 17

TOWNSHIP 7 NORTH, RANGE 9WEST OF THE SIXTH P.M.,

WITHIN THE TWO MILE LIMITS OF THE

CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA

CITY ENGINEER’S APPROVAL

I, THE UNDERSIGNED, DO HEREBY APPROVE THIS PLAT OF BERNARD PAVELKA TRUCKING COMPANY SUBDIVISION LOCATED IN THE SW1/4 OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 9 WEST, WITHIN THE TWO MILE LIMITS OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA. SIGNED THIS _____ DAY OF _____, 20____.

HASTINGS CITY ENGINEER

CITY OF HASTINGS MAYOR AND CITY COUNCIL APPROVAL

THIS PLAT OF BERNARD PAVELKA TRUCKING COMPANY SUBDIVISION, A SUBDIVISION WITHIN THE TWO MILE LIMITS OF THE CITY OF HASTINGS, NEBRASKA HAS BEEN _____ BY MOTION DULY PASSED THIS _____ DAY OF _____, 20_____.

MAYOR

CITY CLERK

COUNTY TREASURER’S CERTIFICATE

I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO TAXES DUE OR DELINQUENT ON THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION ON THIS PLAT OF BERNARD PAVELKA TRUCKING COMPANY SUBDIVISION AS OF THIS _____ DAY OF _____, 20_____.

ADAMS COUNTY TREASURER

CITY TREASURER’S CERTIFICATE

I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO SPECIAL ASSESSMENTS ARE DELINQUENT UPON THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION ON THIS PLAT.

CITY TREASURER

CITY SURVEYOR’S APPROVAL

I, THE UNDERSIGNED, DO HEREBY APPROVE THIS PLAT OF BERNARD PAVELKA TRUCKING COMPANY SUBDIVISION LOCATED IN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 9 WEST, WITHIN THE TWO MILE LIMITS OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA. SIGNED THIS _____ DAY OF _____, 20_____.

CITY SURVEYOR

FLOOD ZONE DESIGNATION

THIS PROPERTY DESCRIBED ON THIS PLAT IS IN ZONE C, AREA OF MINIMAL FLOODING AS DETERMINED BY THE DEPARTMENT OF NATURAL RESOURCES AND THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 310001 0020 B WITH THE EFFECTIVE FIRMS DATED 8–17–81, FOR COMMUNITY NO. 310001 IN ADAMS COUNTY, STATE OF NEBRASKA.

CORNER TIES:

- A

SW CORNER SW1/4 SECTION 17-T7XN-R9W

FOUND A MAG SPIKE IN ASPHALT

SW	40.84’	TO THE TOP CENTER NUT OF A FIRE HYDRANT
NW	45.35’	TO A FOUND 5/8” REBAR
NNE	67.03’	TO A FOUND NAIL WITH SHINER IN THE SE FACE OF A POWER POLE (3.0’ ABOVE GROUND)
ENE	58.32’	TO A FOUND REDHEAD NAIL IN THE SE FACE OF A POWER POLE (2’ ABOVE GROUND)
- B

SE CORNER SW1/4 SECTION 17-T7XN-R9W

FOUND A MAG SPIKE IN ASPHALT

NNW	38.60’	TO THE TOP CENTER NUT OF A FIRE HYDRANT
NW	76.50’	TO A FOUND 3/4” REBAR
SE	83.23’	SET A PUNCH HOLE IN THE TOP SOUTH END OF A 36” CMP
N	43.00’	SET A 5/8” X 24” REBAR WITH PLASTIC CAP STAMPED ”L.S. 784”

REGISTER OF DEEDS CERTIFICATE

STATE OF NEBRASKA))SS

COUNTY OF ADAMS)

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE OF ADAMS COUNTY, NEBRASKA.

DATE: _____ TIME_____INSTRUMENT NO. _____

ADAMS COUNTY REGISTER OF DEEDS

DATE	10-4-16
SCALE	1"=100'
DRAWN	KSL
JOB NO.	R160341
FIELD BOOK	HASTINGS MISC.
FIELD WORK	JG, EF
SHEET	3 OF 3
FILE NO.	



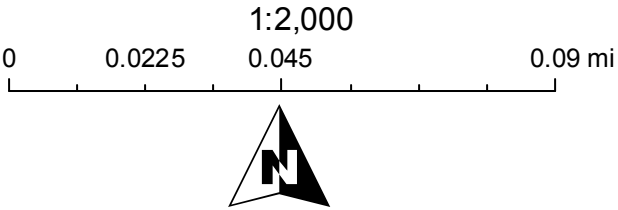
JEO CONSULTING GROUP INC
800.723.8567
Hastings, NE 402.462.5657
www.jeo.com

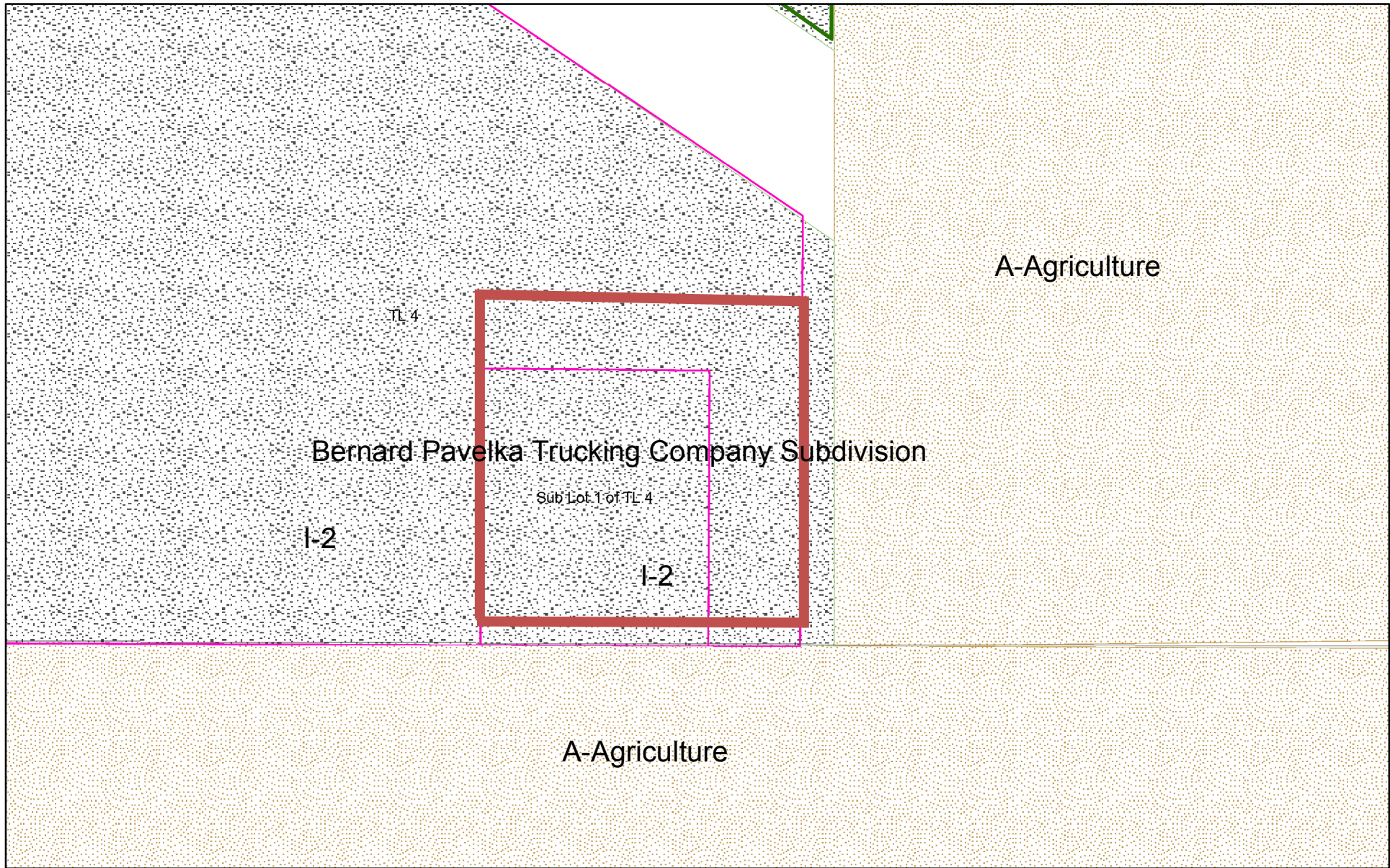
Bernard Pavelka Trucking Company Subdivision



December 15, 2016

- | | | | |
|---|--------------|---|-----------|
|  | Limits |  | LOTS |
|  | OneMile |  | BLOCKS |
|  | TwoMile | | Addresses |
|  | Parcels | | |
|  | Subdivisions | | |
|  | Easements | | |





Bernard Pavelka Trucking Company Subdivision Zoning

December 15, 2016

This map is to be used for reference
 purposes only. Legal Survey Title Search
 is necessary for precise information.