



City of Grand Island

Tuesday, January 26, 2016

Council Session

Item G-4

#2016-16 - Approving Final Plat and Subdivision Agreement for Sanchez Subdivision

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission
Meeting: January 26, 2016
Subject: Sanchez Subdivision – Final Plat
Presenter(s): Chad Nabity, Regional Planning Commission Director

Background

This property located north of 7th Street and east of Congdon Ave., in the City of Grand Island, in Hall County, Nebraska, consisting of 3.063 acres and (2 Lots).

Discussion

The plat for Sanchez Subdivision was considered by the Regional Planning Commission at the January 6, 2016 meeting.

A motion was made by Ruge and seconded by Kjar to **approve** and recommend that Hall County Board of Supervisors **approve** the final plat of Sanchez Subdivision.

A roll call vote was taken and the motion passed with 10 members present (Huismann, Sears, O’Neill, Ruge, Maurer, Robb, Monter, Rainforth, Hoggatt and Kjar) voting in favor and no members present abstaining.

Alternatives

It appears that the Council has the following alternatives concerning the issue at hand. The Council may:

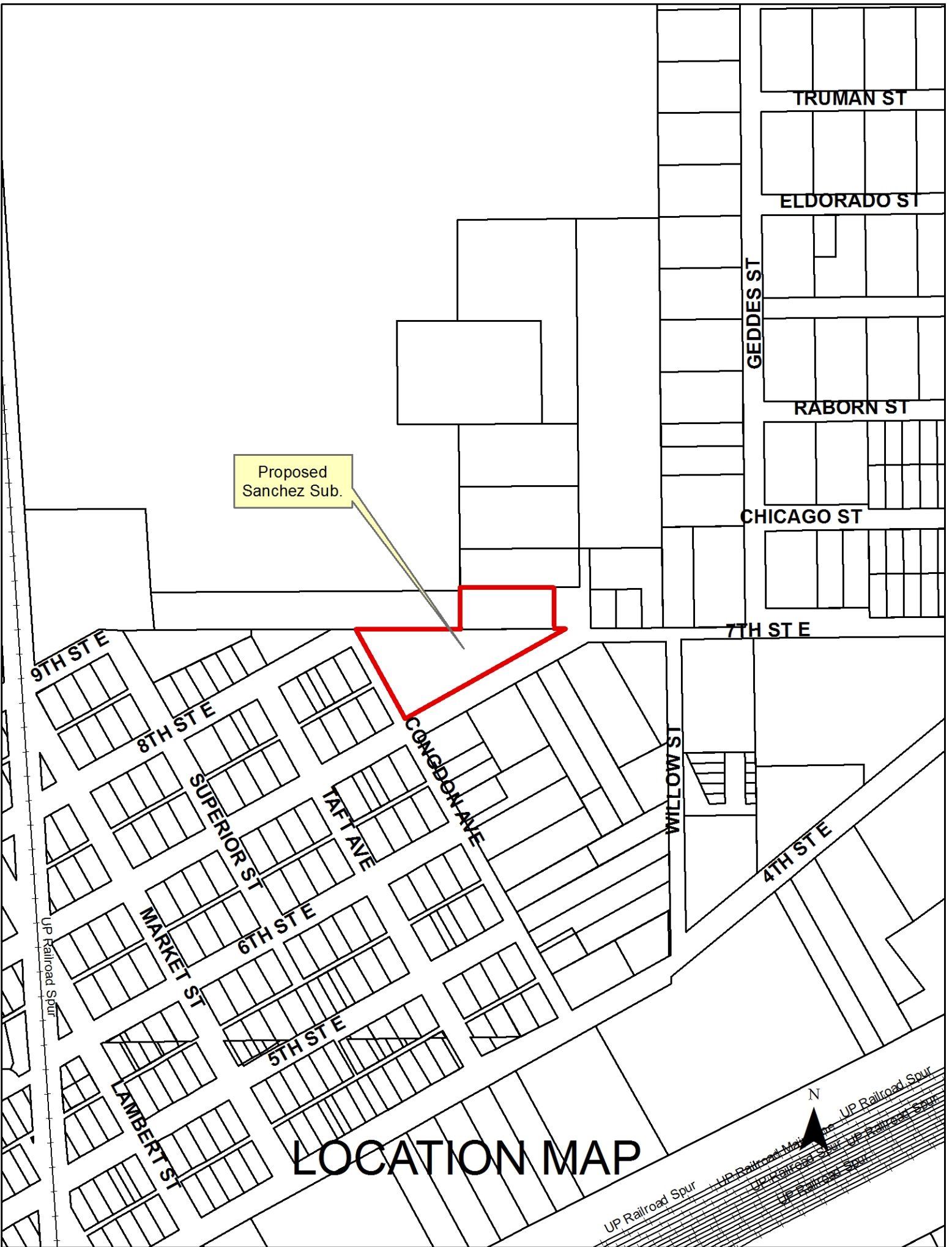
1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

Recommendation

City Administration recommends that the Council approve the final plat as presented.

Sample Motion

Move to approve as recommended.



Raul Sanchez
1522 E 7th St
Grand Island NE 68801
Developers/Owners

To create 2 lots on a tract of land north of 7th St. and east of Congdon Ave., in the City of Grand Island, in Hall County, Nebraska.

Size: 3.063 acres.

Zoning: R2 – Low Density Residential

Road Access: City Streets

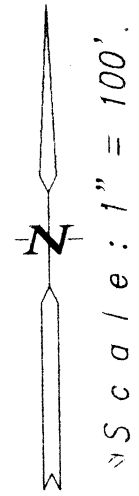
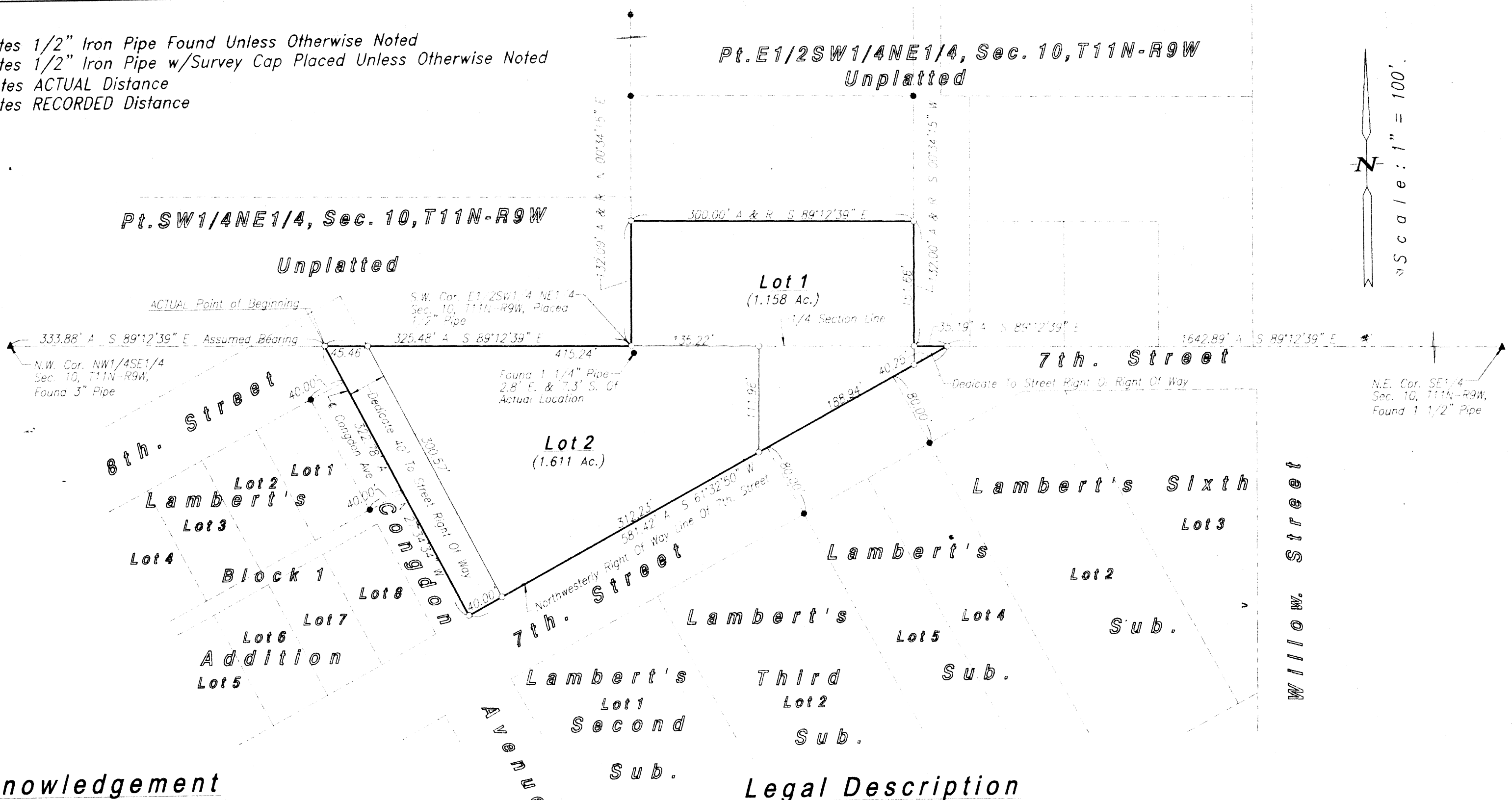
Water Public: City Water

Sewer Public: City Sewer



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



Acknowledgement

State Of Nebraska
 County Of _____ ss
 On the _____ day of _____, 2015, before me,
 a Notary Public within and for said County, personally appeared, RAUL SANCHEZ and ROSA M. BARRAZA SANCHEZ, husband and wife and NINFA R. SANCHEZ and RAUL FLORENCIO SANCHEZ, wife and husband and to me personally known to be the identical persons whose signatures are affixed hereto, and that each did acknowledge the execution thereof to be his or her voluntary act and deed.
 IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal at _____, Nebraska, on the date last above written.
 My commission expires _____

(Seal)

Notary Public

Legal Description

A tract of land comprising a part of the East Half of the Southwest Quarter of the Northeast Quarter (E1/2SW1/4NE1/4) and a part of the Northwest Quarter of the Southeast Quarter (NW1/4SE1/4), all in Section Ten (10), Township Eleven (11) North, Range Nine (9) West of the 6th. P.M., in the City of Grand Island, Hall County, Nebraska, more particularly described as follows:

Beginning at the northwest corner of said Northwest Quarter of the Southeast Quarter (NW1/4SE1/4); thence running easterly on the north line of said Northwest Quarter of the Southeast Quarter (NW1/4SE1/4), on an Assumed Bearing of S89°12'39"E, a distance of Three Hundred Thirty Three and Eighty Eight Hundredths (333.88) feet, to the ACTUAL Point of Beginning; thence continuing S89°12'39"E, on the north line of said Northwest Quarter of the Southeast Quarter (NW1/4SE1/4), a distance of Three Hundred Twenty Five and Forty Eight Hundredths (325.48) feet, to the southwest corner of said East Half of the Southwest Quarter of the Northeast Quarter (E1/2SW1/4NE1/4); thence running N00°34'15"E, a distance of One Hundred Thirty Two (132.00) feet; thence running S89°12'39"E, a distance of Three Hundred (300.00) feet; thence running S00°34'15"W, a distance of One Hundred Thirty Two (132.00) feet, to a point on the north line of said Northwest Quarter of the Southeast Quarter (NW1/4SE1/4); thence running S89°12'39"E, on the north line of said Northwest Quarter of the Southeast Quarter (NW1/4SE1/4), a distance of Thirty Five and Nineteen Hundredths (35.19) feet; thence running S61°32'50"W, on the northwesterly right of way line of 7th. Street a distance of Five Hundred Eighty One and Forty Two Hundredths (581.42) feet, to a point on the centerline of Congdon Avenue; thence running N27°34'34"W, on the centerline of Congdon Avenue a distance of Three Hundred Twenty Two and Seventy Eight Hundredths (322.78) feet, to the ACTUAL Point of Beginning and containing 3.063 acres more or less.

Dedication

KNOW ALL MEN BY THESE PRESENTS, that RAUL SANCHEZ and ROSA M. BARRAZA SANCHEZ, husband and wife and NINFA R. SANCHEZ and RAUL FLORENCIO SANCHEZ, wife and husband, being the owners of the land described hereon, have caused same to be surveyed, subdivided, platted and designated as 'SANCHEZ 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 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 owners and proprietors.

IN WITNESS WHEREOF, we have affixed our signatures hereto, at _____, Nebraska, this _____ day of _____, 2015.

Surveyor's Certificate

I hereby certify that on December 10, 2015, I completed an accurate survey of 'SANCHEZ 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. Sorgenfrei, Reg. Land Surveyor No. 578

Approvals

Submitted to and approved by the Regional Planning Commission of Hall County, Grand Island, Wood River and the Villages of Alda, Cairo and Doniphan, Nebraska.

Chairman

Date

Approved and accepted by the City of Grand Island, Nebraska, this _____ day of _____, 2016.

Mayor

City Clerk

(Seal)

Raul Sanchez

Ninfa R. Sanchez

Rosa M. Barraza Sanchez

Raul Florencio Sanchez

SANCHEZ SUBDIVISION
IN THE CITY OF GRAND ISLAND, NEBRASKA

ROCKWELL AND ASSOC. L.L.C. - ENGINEERING & SURVEYING - GRAND ISLAND, NEBRASKA

Sheet No. 1 Of 1

RESOLUTION 2016-16

WHEREAS, Raul Sanchez and Rosa M. Barraza Sanchez, husband and wife, and Ninfa R. Sanchez and Raul Florencio Sanchez, wife and husband being the said owners of the land described in the legal description hereon, have filed an application for approval of the final plat of Sanchez Subdivision, a tract of land comprising a part of the East Half of the Southwest Quarter of the Northeast Quarter (E1/2 SW1/4 NE1/4) Section Ten (10), Township Eleven (11) North, Range Nine (9), West of the 6th P.M. in Hall County, Nebraska, and has caused a plat thereof to be acknowledged by it; and

WHEREAS, a copy of the plat of such subdivision has been presented to the Boards of Education of the various school districts in Grand Island, Hall County, Nebraska, as required by Section 19-923, R.R.S. 1943; and

WHEREAS, a form of subdivision agreement has been agreed to between the owner of the property and the City of Grand Island.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the form of subdivision agreement hereinbefore described is hereby approved, and the Mayor is hereby authorized to execute such agreement on behalf of the City of Grand Island.

BE IT FURTHER RESOLVED that the final plat of SANCHEZ SUBDIVISION, as made out, acknowledged, and certified, is hereby approved by the City Council of the City of Grand Island, Nebraska, and the Mayor is hereby authorized to execute the approval and acceptance of such plat by the City of Grand Island, Nebraska.

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Adopted by the City Council of the City of Grand Island, Nebraska, January 26, 2016.

Jeremy L. Jensen, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
January 22, 2016	☐ City Attorney