



City of Grand Island

Tuesday, February 23, 2016

Council Session

Item G-3

**#2016-30 - Approving Final Plat and Subdivision Agreement for
Graham Subdivision**

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission
Meeting: February 23, 2016
Subject: Graham Subdivision – Final Plat
Presenter(s): Chad Nabity, Regional Planning Director

Background

This property is located south of US Highway 30 and north of Seedling Mile Rd., in the City of the City of Grand Island, in Hall County, consisting of 2 lots and 12.141 acres.

Discussion

The plat for Graham Subdivision was considered by the Regional Planning Commission at the February 17, 2016 meeting.

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

A roll call vote was taken and the motion passed with members present (Huisman, Sears, O'Neill, Ruge, Maurer, Robb, Monter, Apfel, and Hoggatt) 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.

Ann M. Graham
314 Mallard Drive
Grand Island NE 68801
Developers/Owners

To create 2 lots on a tract of land north of Seedling Mile Rd., and south of US Hwy 30 in the City Of Grand Island, Hall County, Nebraska.

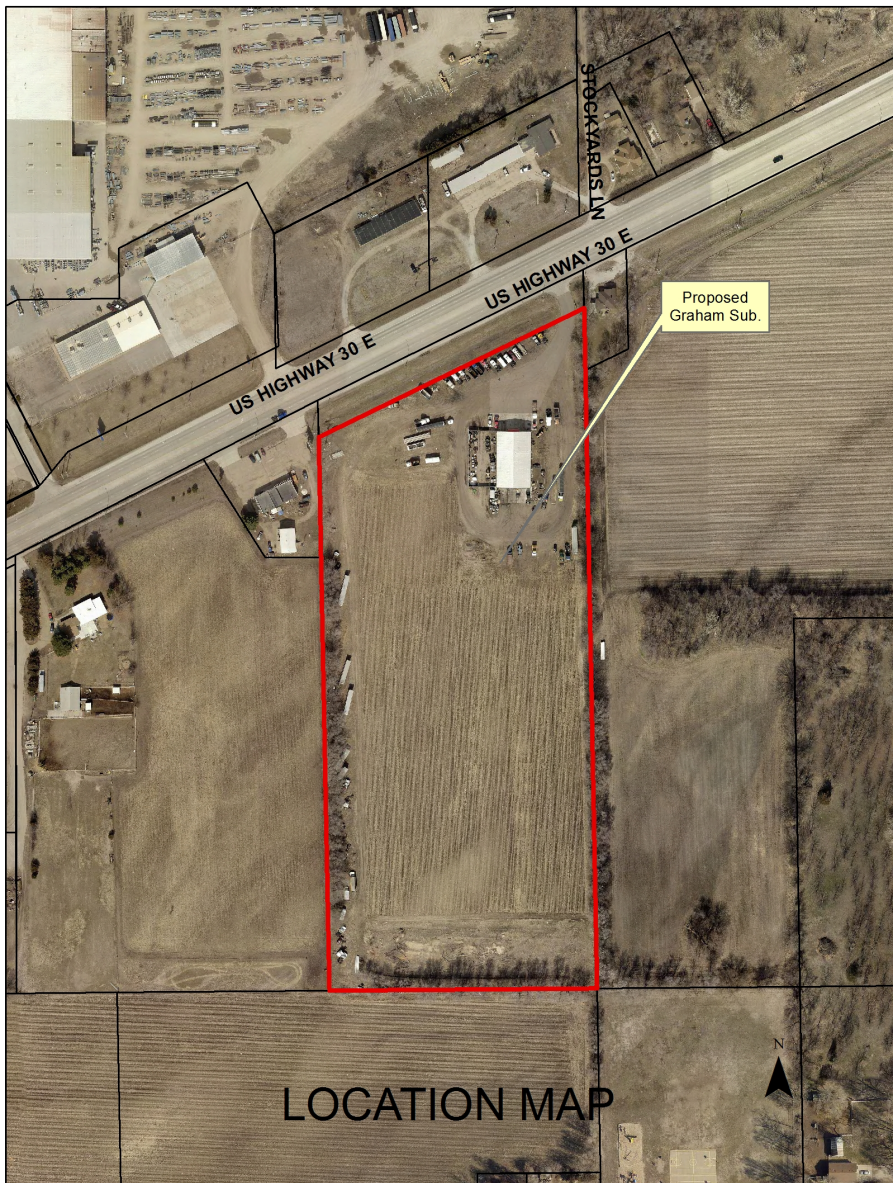
Size: 12.141 acres.

Zoning: B2 – General Business Zone.

Road Access: Public streets are available.

Water Public: Water is available.

Sewer Public: Sewer is not available.



January 22, 2016

Dear Members of the Board:

RE: Final Plat – Graham Subdivision.

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

This final plat proposes to create 2 lots, on a tract of land comprising all of Lot Four (4), Voss Subdivision in the City of Grand Island, Hall County, Nebraska, EXCEPTING THEREFROM that portion deeded to The State of Nebraska Department of Roads as described in Document No. 0200310208 and filed at the Hall Register of Deeds office, said tract containing 12.141 acres.

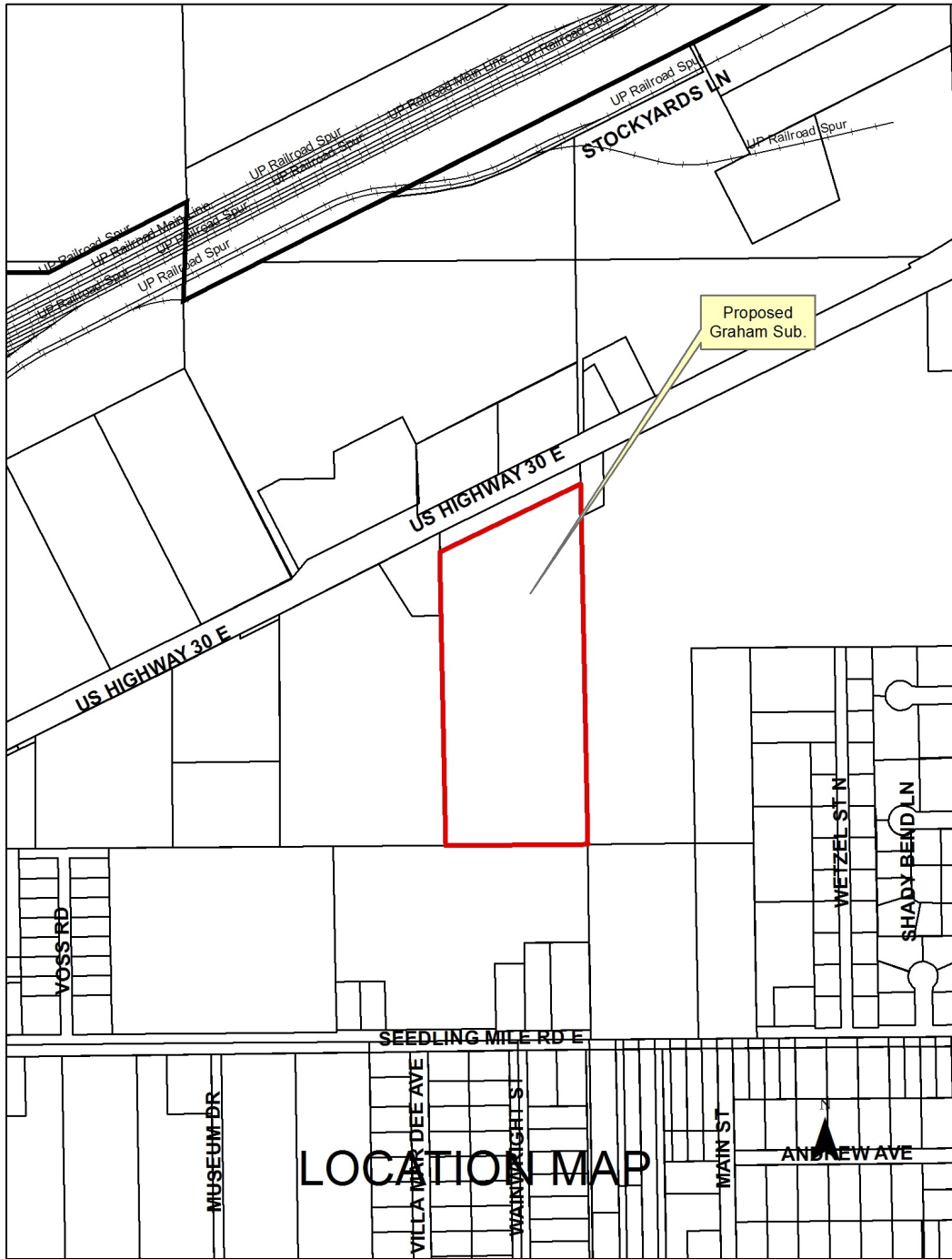
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on February 3, 2016 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

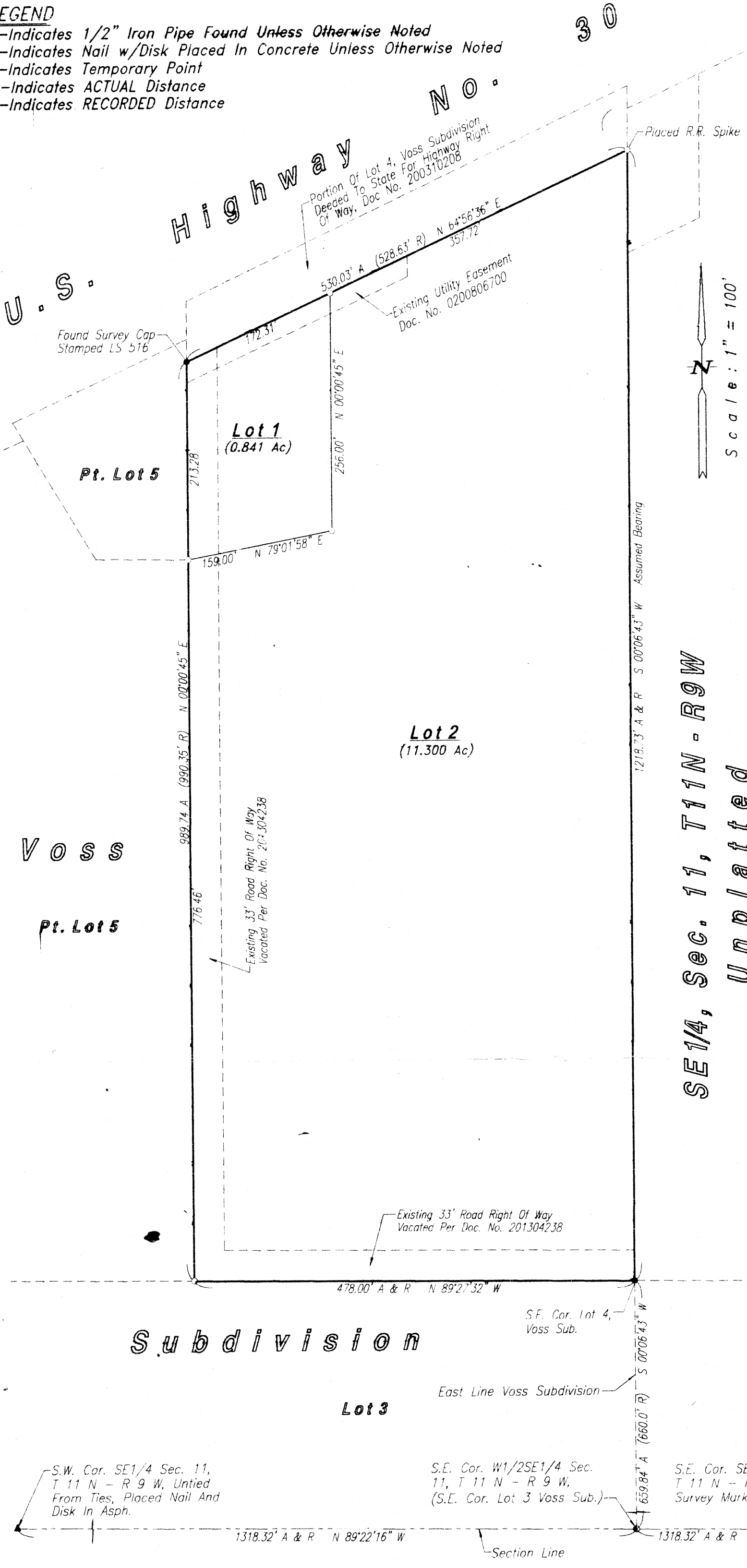
Chad Nabity, AICP
Planning Director

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

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



LEGEND
 ● - Indicates 1/2" Iron Pipe Found Unless Otherwise Noted
 ○ - Indicates Nail w/Disk Placed In Concrete Unless Otherwise Noted
 - Indicates Temporary Point
 A - Indicates ACTUAL Distance
 R - Indicates RECORDED Distance



Legal Description

A tract of land comprising all of Lot Four (4), Voss Subdivision in the City of Grand Island, Hall County, Nebraska, EXCEPTING THEREFROM that portion deeded to The State Of Nebraska Department Of Roads as described in Document No. 0200310208 and filed at the Hall County Register of Deeds Office, said tract containing 12.141 acres more or less.

Dedication

KNOW ALL MEN BY THESE PRESENTS, that ANN M. GRAHAM, a widow, being the owner of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as 'GRAHAM SUBDIVISION' in the City of Grand Island, Nebraska, as shown on the accompanying plat thereof, and does hereby dedicate 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 _____, 2016.

Ann M. Graham

Acknowledgement

State Of Nebraska ss
 County Of Hall
 On the _____ day of _____, 2016, before me, _____ a Notary Public within and for said County, personally appeared, ANN M. GRAHAM, a widow, and to me personally known to be the identical person whose signature is affixed hereto, and that she did acknowledge the execution thereof to be 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 _____

(Seal)

Notary Public

Surveyor's Certificate

I hereby certify that on January 13, 2016, I completed an accurate survey of 'GRAHAM 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)

**GRAHAM SUBDIVISION
 IN THE CITY OF GRAND ISLAND, NEBRASKA**

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

Sheet No. 1 Of 1

RESOLUTION 2016-30

WHEREAS, Ann M. Graham, a widow, being the owner of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as "GRAHAM SUBDIVISION", a tract of land comprising all of Lot Four (4), Voss Subdivision in the City of Grand Island, Hall County, Nebraska, EXCEPTING THEREFROM that portion deeded to The STATE of Nebraska Department of Roads as described in Document No. 0200310208 and filed at the Hall County Register of Deeds Office, and has caused a plat thereof to be acknowledged by them; 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 GRAHAM 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, February 23, 2016.

Jeremy L. Jensen, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
February 19, 2016	☐ City Attorney