



City of Grand Island

Tuesday, March 22, 2016

Council Session

Item G-5

#2016-57 - Approving Final Plat and Subdivision Agreement for Hayman's Second Subdivision

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission
Meeting: March 22, 2016
Subject: Hayman's Second Subdivision – Final Plat
Presenter(s): Chad Naby, Regional Planning Director

Background

This property is located east of North Road and south of Stolley Park Road, in the City of Grand Island, in Hall County, consisting of 2 lots and 4.75 acres.

Discussion

The plat for Hayman's Second Subdivision was considered by the Regional Planning Commission at the March 2, 2016 meeting.

A motion was made by Connick and seconded by Rainforth to **approve** and recommend that City Council **approve** the final plat of Hayman's Second Subdivision.

A roll call vote was taken and the motion passed with 11 members present (Huisman, Connick, Sears, O'Neill, Ruge, Maurer, Apfel, 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:

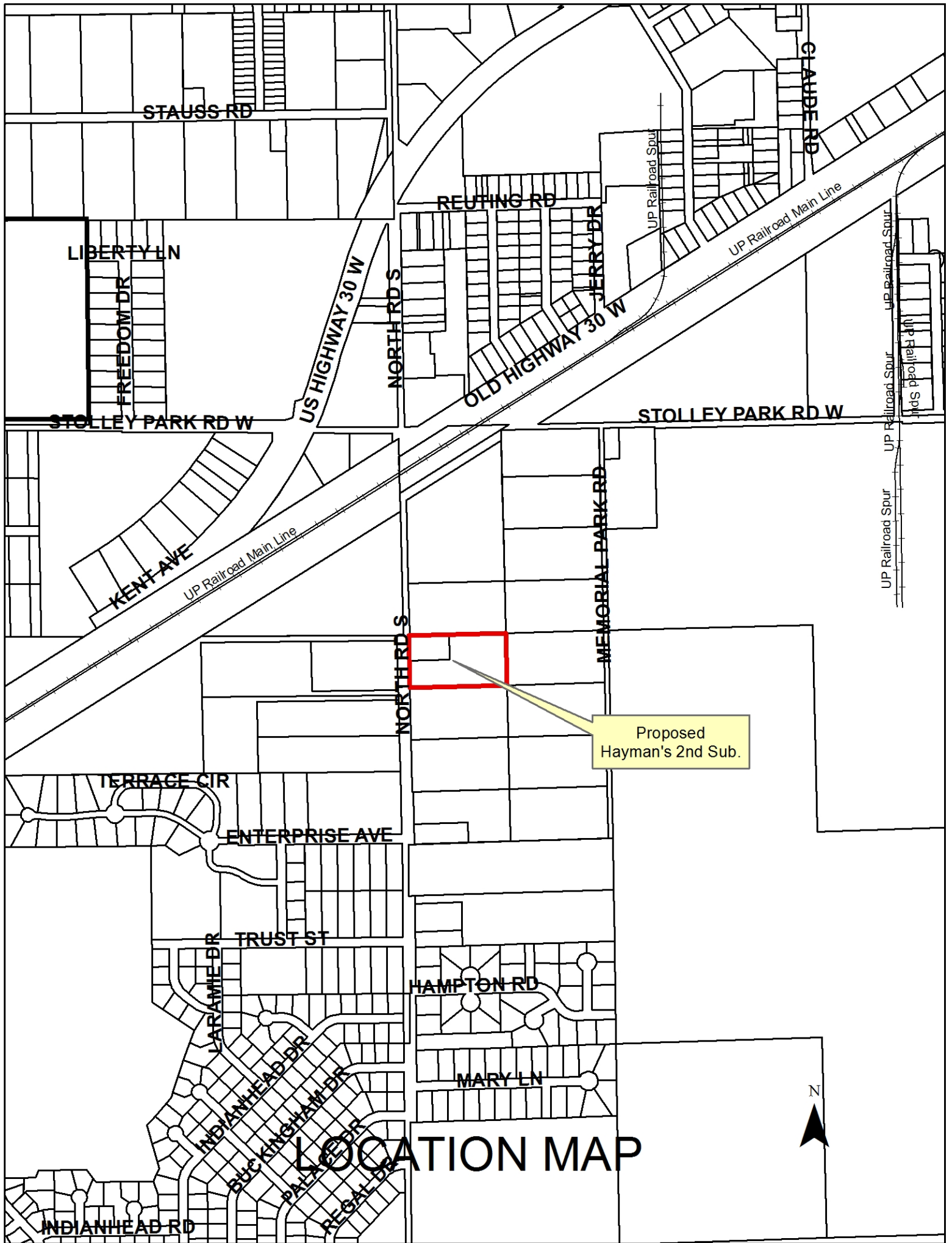
1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

Recommendation

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

Sample Motion

Move to approve as recommended.



Handlers Land LLC
2419 S North Rd
Grand Island NE 68803
Developers/Owners

To create 2 lots on a tract of east of North Road and south of Stolley Park Road, in the City of Grand Island, in Hall County.

Size: 4.75 Acres.

Zoning: M1 – Light Manufacturing.

Road Access: City roads.

Water Public: City water.

Sewer Public: City sewer.



February 17, 2016

Dear Members of the Board:

RE: Final Plat – Hayman’s 2nd Subdivision.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Hayman’s 2nd Subdivision, located in Grand Island, in Hall County, Nebraska.

This final plat proposes to create 2 lots, a Replat of all of Lot 12, Hayman’s Subdivision, in the City of Grand Island, Hall County, Nebraska, said tract containing 4.75 acres.

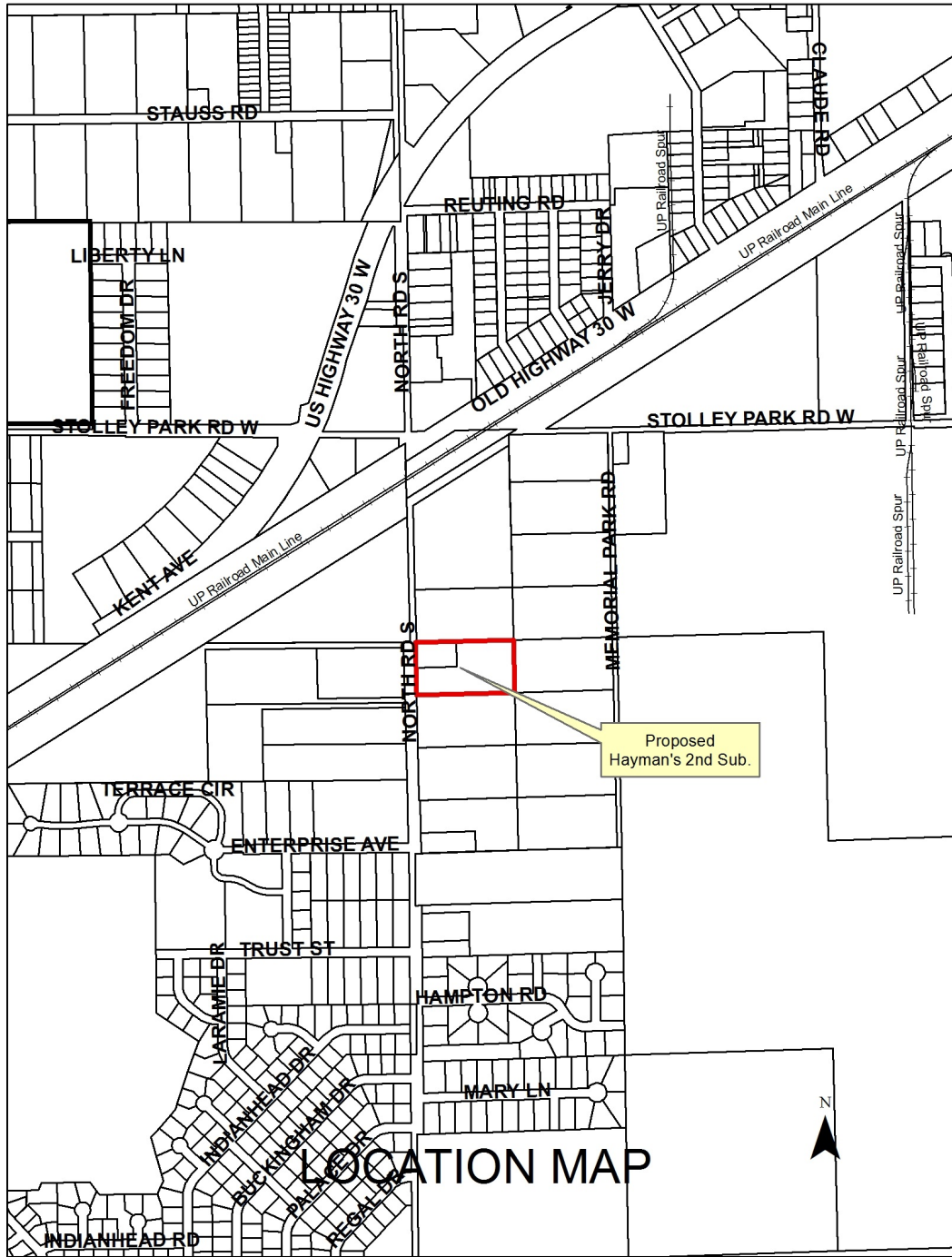
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on March 2, 2016 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

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

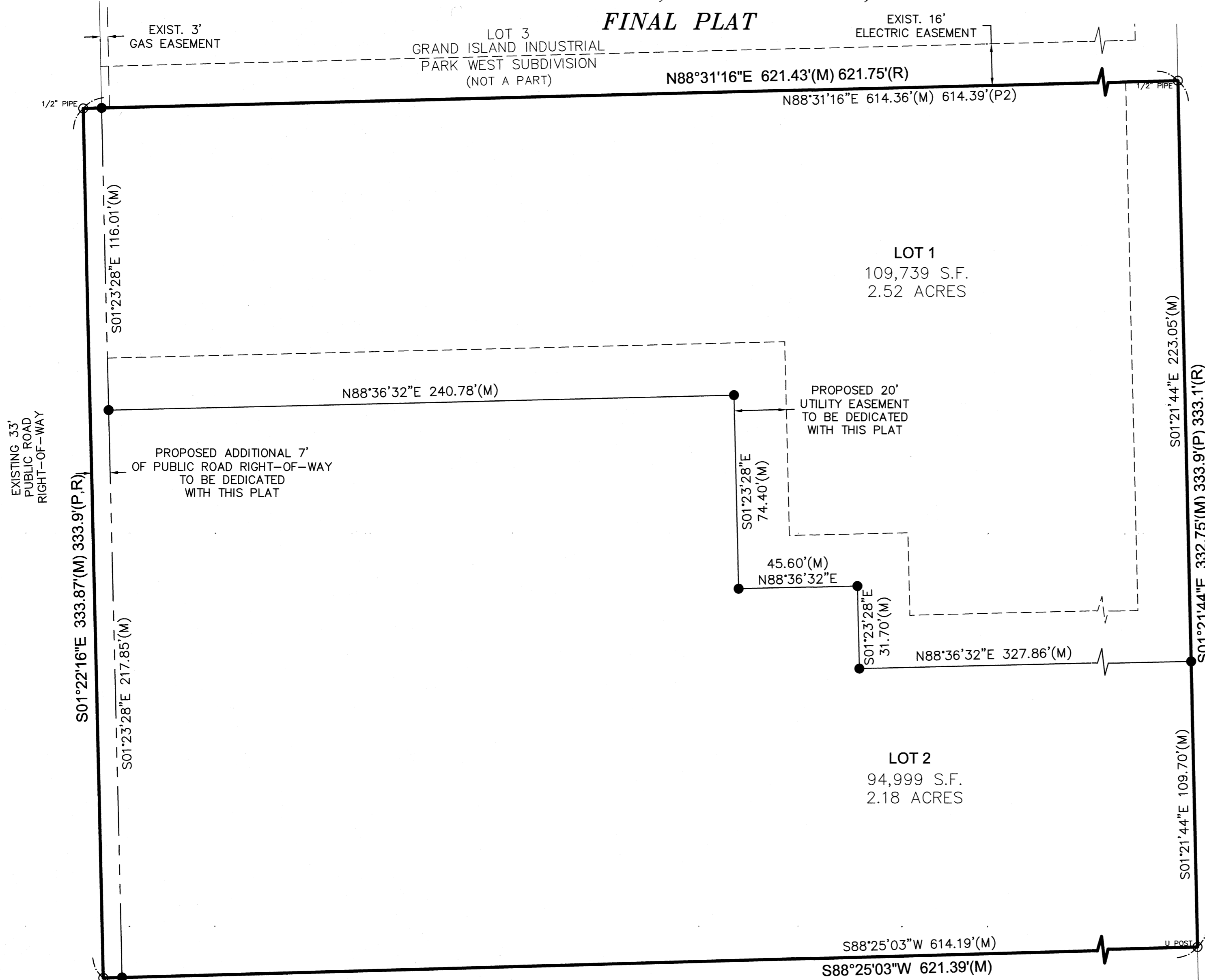
This letter was sent to the following School Districts 1R, 2, 3, 19, 82, 83, 100, 126.



HAYMAN'S SECOND SUBDIVISION

CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

FINAL PLAT



LEGAL DESCRIPTION

A REPLAT OF ALL OF LOT 12, HAYMAN'S SUBDIVISION, IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA. SAID TRACT CONTAINS A CALCULATED AREA OF 207,121 SQUARE FEET OR 4.75 ACRES MORE OR LESS OF WHICH 0.055 ACRES ARE NEW DEDICATED ROAD RIGHT-OF-WAY.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON _____, 2016, I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION, OF "HAYMAN'S SECOND SUBDIVISION" IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF; THAT IRON MARKERS, EXCEPT WHERE INDICATED, WERE FOUND AT ALL CORNERS; THAT THE DIMENSIONS ARE AS SHOWN ON THE PLAT; AND THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS.

JAI JASON ANDRIST, REGISTERED LAND SURVEYOR NUMBER, LS-630

DEDICATION OF PLAT

KNOW ALL MEN BY THESE PRESENTS, THAT HANDLERS LAND, LLC, BEING THE OWNER OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "HAYMAN'S SECOND SUBDIVISION" IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF AND DO HEREBY DEDICATE THE EASEMENTS, AS SHOWN THEREON TO THE PUBLIC FOR THEIR USE FOREVER FOR THE LOCATION, CONSTRUCTION AND MAINTENANCE FOR PUBLIC SERVICE UTILITIES, TOGETHER WITH THE RIGHTS 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 IS MORE PARTICULARLY DESCRIBED IN THE DESCRIPTION HEREON AS APPEARS ON THIS PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

IN WITNESS WHEREOF, I HAVE AFFIXED MY SIGNATURE HERETO, AT _____, NEBRASKA THIS ____ DAY OF _____, 2016.

BY: _____
DAVID E. LOEFFLER, PARTNER, HANDLERS LAND, LLC

ACKNOWLEDGMENT

STATE OF NEBRASKA SS
COUNTY OF HALL
ON THIS ____ DAY OF _____, 2016, BEFORE ME _____ NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED DAVID E. LOEFFLER, PARTNER, HANDLERS LAND, LLC, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED HERETO AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED. IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT GRAND ISLAND, NEBRASKA, ON THE DATE LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

APPROVAL

SUBMITTED TO AND APPROVED BY THE REGIONAL PLANNING COMMISSION OF HALL COUNTY, CITIES OF GRAND ISLAND, WOOD RIVER, AND THE VILLAGES OF ALDA, CAIRO, AND DONIPHAN, NEBRASKA.

CHAIRMAN _____ DATE _____

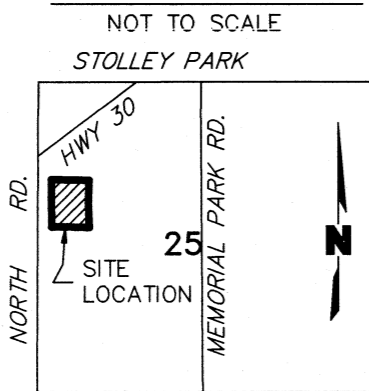
APPROVED AND ACCEPTED BY THE CITY OF GRAND ISLAND, NEBRASKA

THIS ____ DAY OF _____, 2016.

MAYOR _____

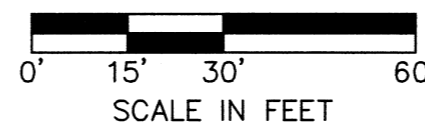
CITY CLERK _____

LOCATION MAP



LEGEND

- SET CORNER (5/8"x24" REBAR W/CAP)
- FOUND CORNER (AS NOTED)
- PROPERTY LINE
- PROPOSED SUBDIVISION LINE
- - - PROPOSED UTILITY EASEMENT LINE
- M MEASURED DISTANCE
- R RECORDED DISTANCE
- P PLATTED DISTANCE (HAYMAN'S SUB)
- P2 PLATTED DISTANCE (GRAND ISLAND INDUSTRIAL PARK WEST SUB)



OWNERS: HANDLERS LAND, LLC
SUBDIVIDER: HANDLERS, LLC
SURVEYOR: OLSSON ASSOCIATES
ENGINEER: OLSSON ASSOCIATES
NUMBER OF LOTS: 2



201 East 2nd Street
P.O. Box 1072
Grand Island, NE 68802-1072
TEL 308.384.8750
FAX 308.384.8752

PROJECT NO. 2016-0006
CHIEF INDUSTRIES
HAYMAN'S 2ND SUB SURVEY
FB GI 2015-5

DWG: F:\2016\0001-0500\016-0006\40-Design\Survey\SRVY\Sheets\V_FP_2016-0006.dwg
DATE: Feb 11, 2016 12:31pm
USER: jarnirez
XREFS: V_XTPO_016-0006

RESOLUTION 2016-57

WHEREAS, Handlers Land, LLC, being the owner of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as "HAYMAN'S SECOND SUBDIVISION", a replat of all of Lot 12, Hayman's Subdivision, in the City of Grand Island, Hall County, Nebraska, 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 HAYMAN'S SECOND 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, March 22, 2016.

Jeremy L. Jensen, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
March 18, 2016	☐ City Attorney