



City of Grand Island

Tuesday, March 22, 2016

Council Session

Item G-6

**#2016-58 - Approving Final Plat and Subdivision Agreement for
Maderville Estates Subdivision**

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission
Meeting: March 22, 2016
Subject: Maderville Estates – Final Plat
Presenter(s): Chad Nabity, Regional Planning Director

Background

This property is located east of Engleman Road and south of Husker Highway, in the two mile extra territorial jurisdiction of the City of the City of Grand Island, in Hall County, consisting of 2 lots and 4.44 acres.

Discussion

The plat for Maderville Estates 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 Maderville Estates Subdivision.

A roll call vote was taken and the motion passed with 11 members present (Huisman, Connick, 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:

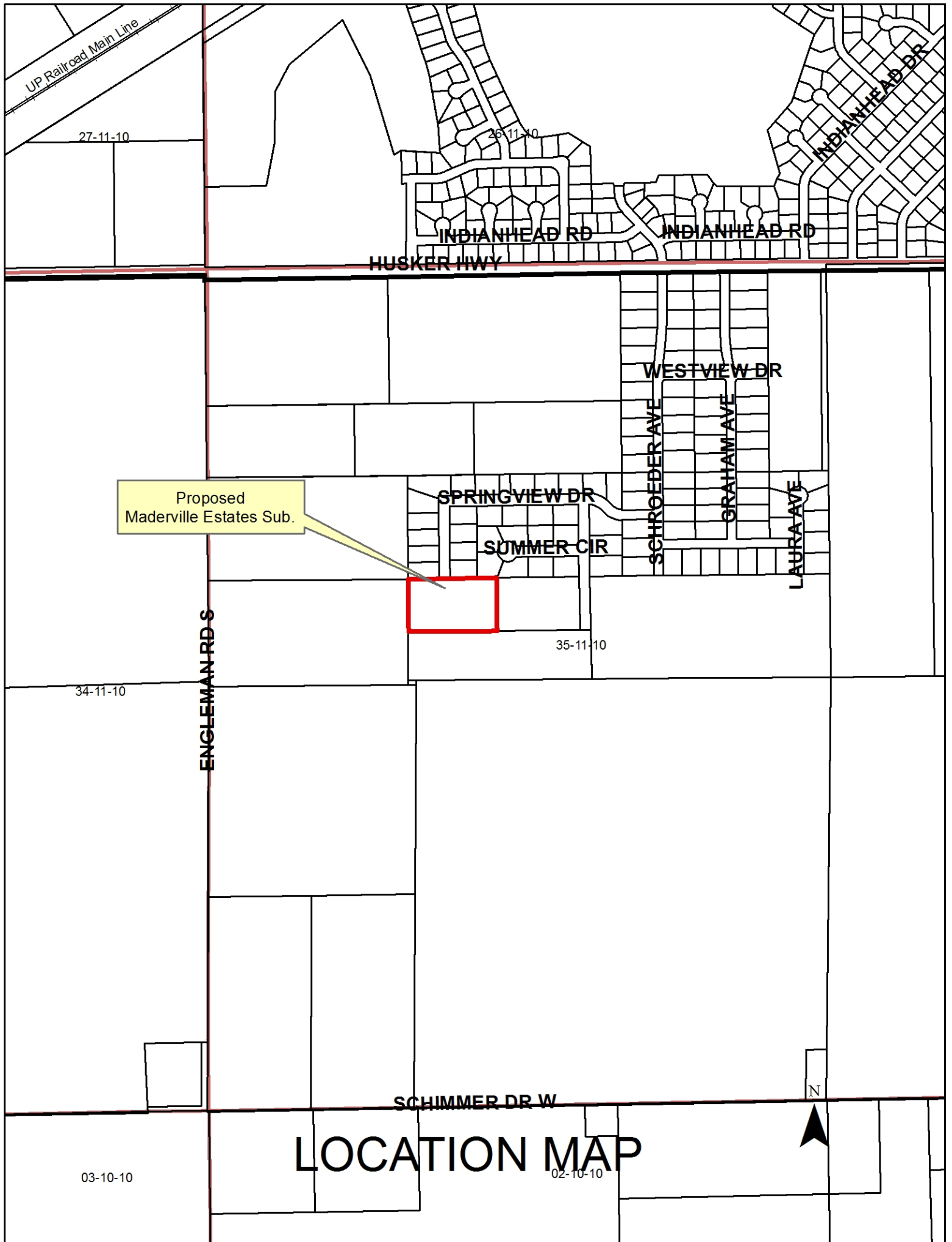
1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

Recommendation

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

Sample Motion

Move to approve as recommended.



Paul Mader
2044 Kent Avenue
Grand Island NE 68803
Developers/Owners

To create 2 lots on a tract of land east of Engleman Road and south of Husker Highway in the two mile jurisdiction of the City Of Grand Island, Hall County, Nebraska.

Size: 4.44 acres.

Zoning: LLR – Large Lot Residential.

Road Access: Public streets are available.

Water Public: Water is not available.

Sewer Public: Sewer is not available.



February 17, 2016

Dear Members of the Board:

RE: Final Plat – Maderville Estates Subdivision.

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

This final plat proposes to create 2 lots, on a tract of land located in part of the Northwest Quarter (NW1/4) of Section Thirty Five (35), Township Eleven (11) North, Range Ten (10) West of the 6th P.M. located in the City of Grand Island, Hall County, Nebraska, said tract containing 4.444 acres.

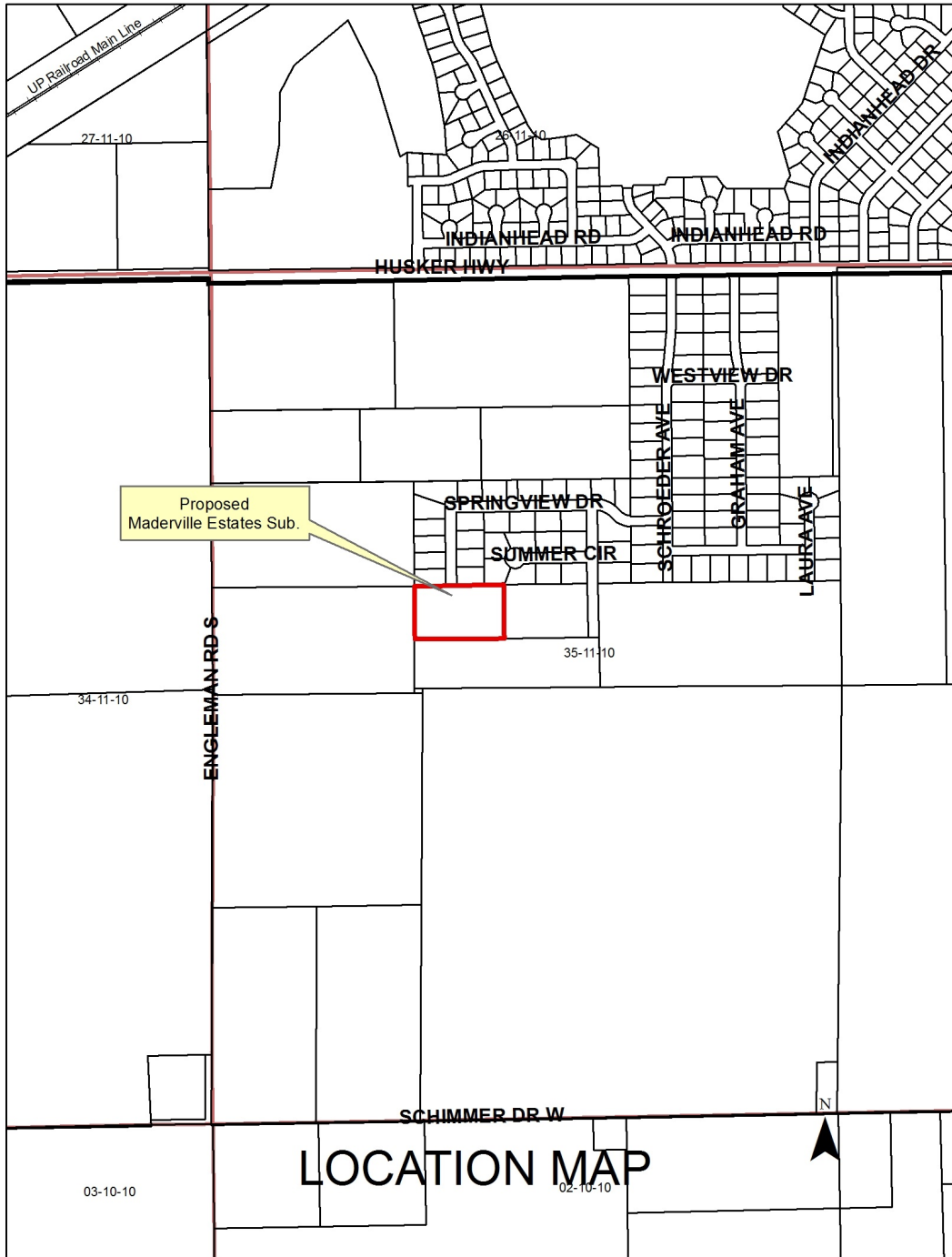
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on March 2, 2016 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

Cc: County Clerk
County Attorney
County Zoning
County Public Works
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.



MADERVILLE ESTATES SUBDIVISION

HALL COUNTY, NEBRASKA

FINAL PLAT

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN PART OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION THIRTY FIVE (35), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING SOUTHWEST CORNER OF LOT 16, WESTROADS ESTATES FOURTH SUBDIVISION SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ON AN ASSUMED BEARING OF N89°28'40"E, ALONG THE SOUTH LINE OF LOTS 16, 17 AND 29, WESTROADS ESTATES FOURTH SUBDIVISION, A DISTANCE OF 566.16 FEET TO THE NORTHWEST CORNER OF LOT 1, WESTROADS ESTATES FIFTH SUBDIVISION; THENCE S00°27'38"E, ALONG THE WEST LINE OF SAID LOT 1, WESTROADS ESTATES FIFTH SUBDIVISION, A DISTANCE OF 341.08 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, WESTROADS ESTATES FIFTH SUBDIVISION; THENCE S89°28'11"W A DISTANCE OF 566.56 FEET; THENCE N00°23'36"W A DISTANCE OF 341.17 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 193,200 SQUARE FEET OR 4.44 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON _____, 2016, I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION, OF A TRACT OF LAND LOCATED IN PART OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION THIRTY FIVE (35), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., 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 PAUL H. MADER AND JAYCEE N. MADER, HUSBAND AND WIFE, BEING THE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "MADERVILLE ESTATES SUBDIVISION" IN PART OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION THIRTY FIVE (35), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., 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.

PAUL H. MADER

JAYCEE N. MADER

ACKNOWLEDGMENT

STATE OF NEBRASKA
COUNTY OF HALL SS

ON THIS ____ DAY OF _____, 2016, BEFORE ME _____ A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED PAUL H. MADER AND JAYCEE N. MADER, HUSBAND AND WIFE, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSONS WHOSE SIGNATURES ARE AFFIXED HERETO AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR 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 _____

NOTARY PUBLIC

APPROVALS

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.

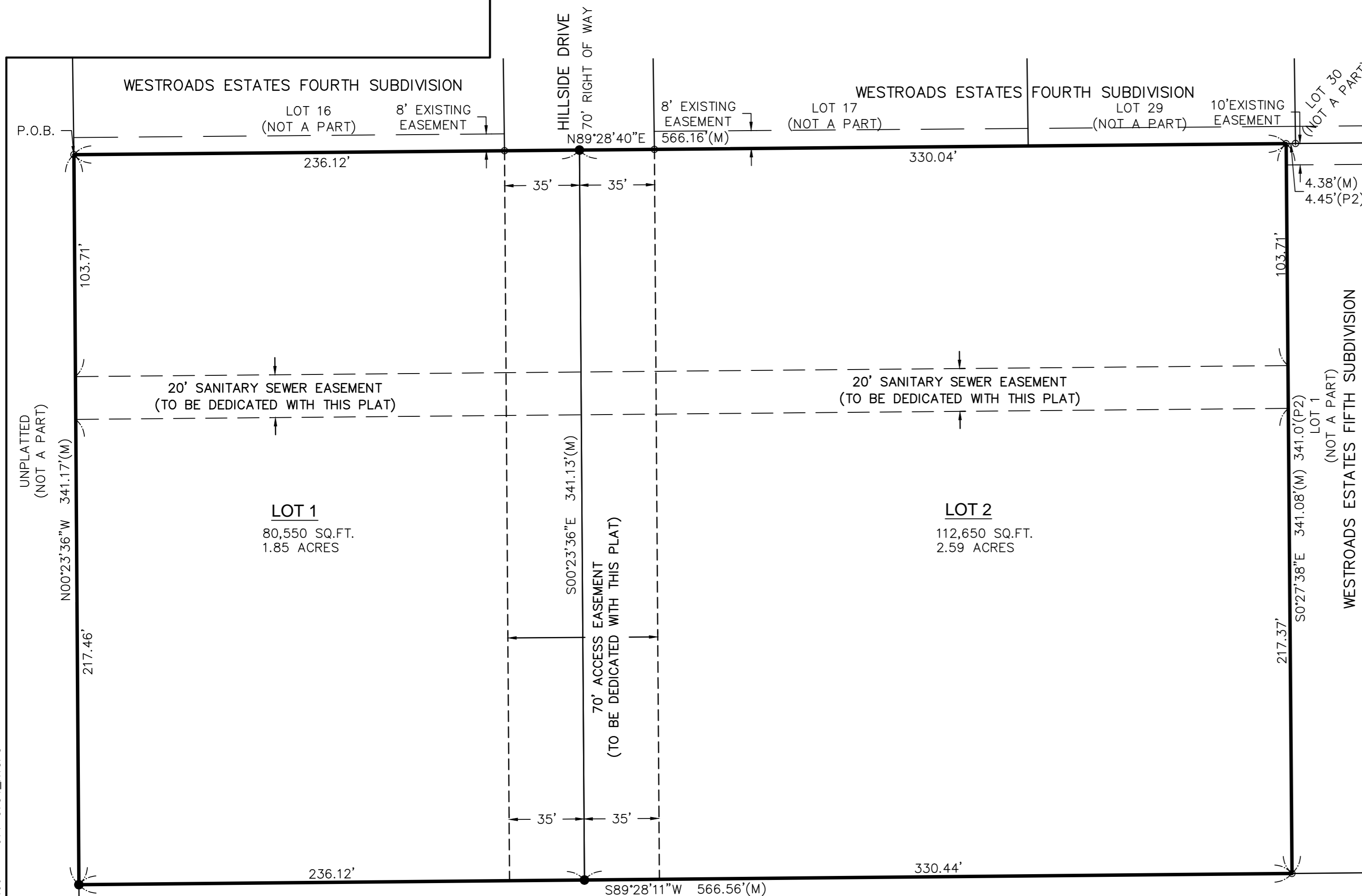
CHAIRPERSON

DATE

APPROVED AND ACCEPTED BY THE HALL COUNTY BOARD OF SUPERVISORS
THIS ____ DAY OF _____, 2016.

CHAIRPERSON

COUNTY CLERK

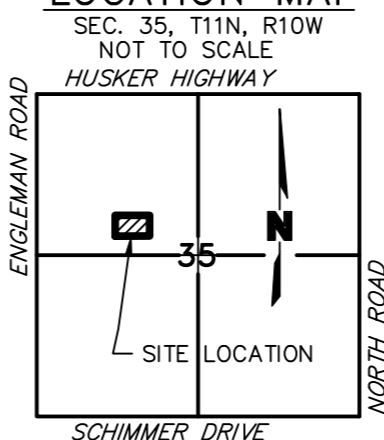


LEGEND

- SET CORNER (5/8"x24" REBAR W/CAP)
- ⊙ FOUND CORNER (3/4" IRON PIPE)
- LOT LINE
- - - EXISTING EASEMENT
- - - SANITARY SEWER EASEMENT
- - - ACCESS EASEMENT
- PROPERTY LINE
- M MEASURED DISTANCE
- P1 PLATTED DISTANCE WESTROADS ESTATES FOURTH SUB.
- P2 PLATTED DISTANCE WESTROADS ESTATES FIFTH SUB.

OWNERS: PAUL H. MADER & JAYCEE N. MADER
SUBDIVIDER: PAUL H. MADER & JAYCEE N. MADER
SURVEYOR: OLSSON ASSOCIATES
ENGINEER: OLSSON ASSOCIATES
NUMBER OF LOTS: 2

LOCATION MAP



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.

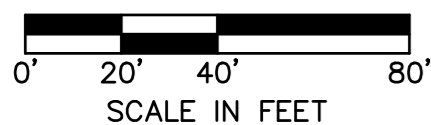
CHAIRPERSON

DATE

APPROVED AND ACCEPTED BY THE CITY OF GRAND ISLAND, NEBRASKA

THIS ____ DAY OF _____, 2016.

MAYOR



OLSSON ASSOCIATES

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

PROJECT NO. 2015-3496
MADER SUBDIVISION SURVEY
FB GI 2016-1

RESOLUTION 2016-58

WHEREAS, Paul H. Mader and Jaycee N. Mader Husband and Wife, being the owners of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as "MADERVILLE ESTATES", a tract of land located in Part of the Northwest Quarter (NW ¼) of Section Thirty Five (35), Township Eleven (11) North, Range Ten (10) West of the 6th P.M., 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 MADERVILLE ESTATES 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