



City of Grand Island

Tuesday, March 22, 2016

Council Session

Item G-7

#2016-59 - Approving Final Plat and Subdivision Agreement for Thomas Second Subdivision

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission
Meeting: March 22, 2016
Subject: Thomas 2nd Subdivision – Final Plat
Presenter(s): Chad Nabity, Regional Planning Director

Background

This property is located west of Sky Park Road and south of Capital Ave., in the City of Grand Island, in Hall County, consisting of 2 lots and 2.751 acres.

Discussion

The plat for Thomas 2nd 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 Thomas 2nd Subdivision.

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

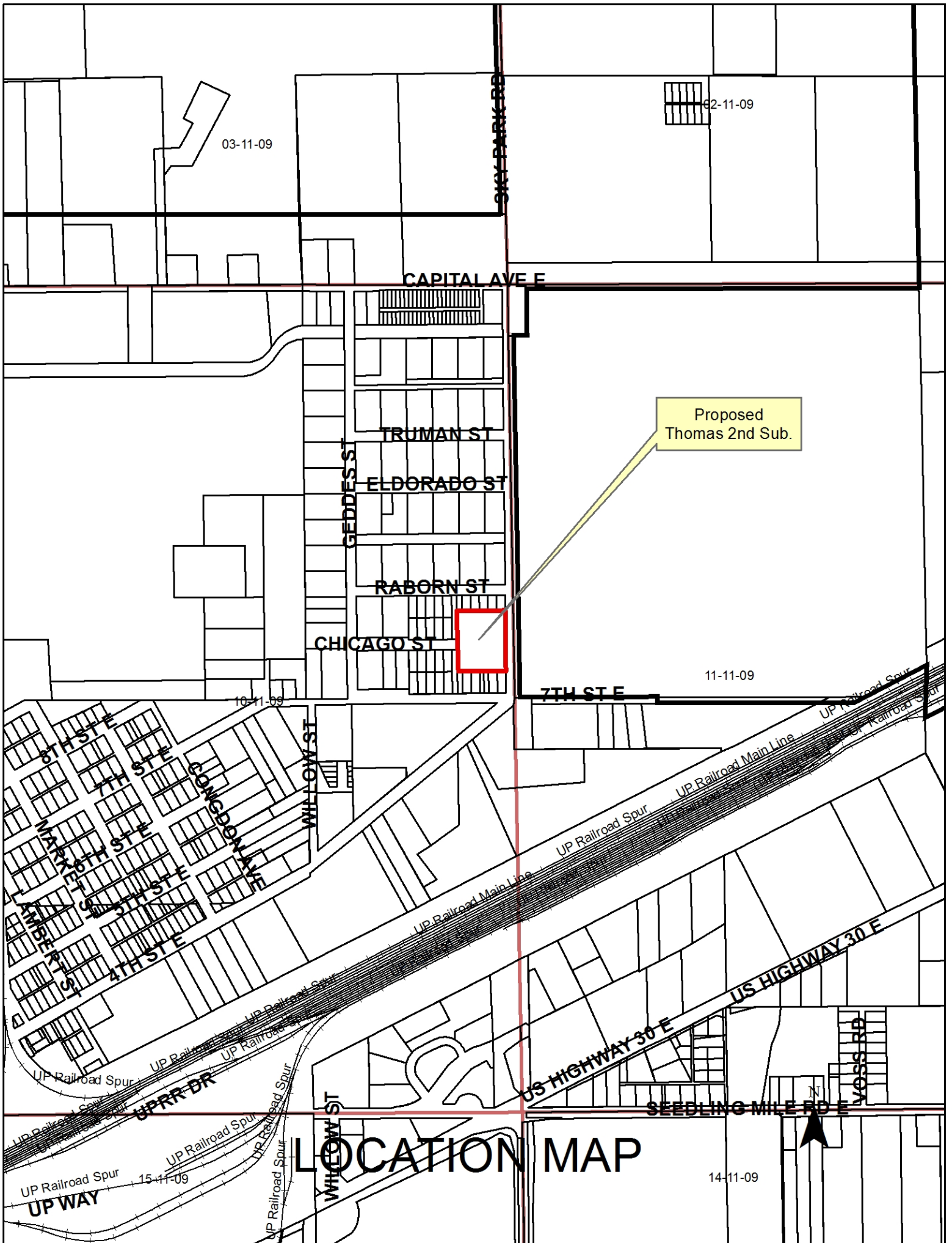
1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

Recommendation

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

Sample Motion

Move to approve as recommended.



Tommy Ummel Sr.
567 S Shady Bend Road
Grand Island NE 68801
Developers/Owners

To create 2 lots on a tract of west of Sky Park Road and south of Capital Avenue in the City Of Grand Island, Hall County, Nebraska.

Size: 2.751 Acres.

Zoning: M2 – Heavy Manufacturing Zone.

Road Access: City streets.

Water Public: City water available.

Sewer Public: City Sewer available.



February 17, 2016

Dear Members of the Board:

RE: Final Plat – Thomas 2nd Subdivision.

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

This final plat proposes to create 2 lots, on a tract of land comprising all of Lot One (1), Thomas Subdivision located in the City of Grand Island, Hall County, Nebraska, said tract containing 2.751 acres.

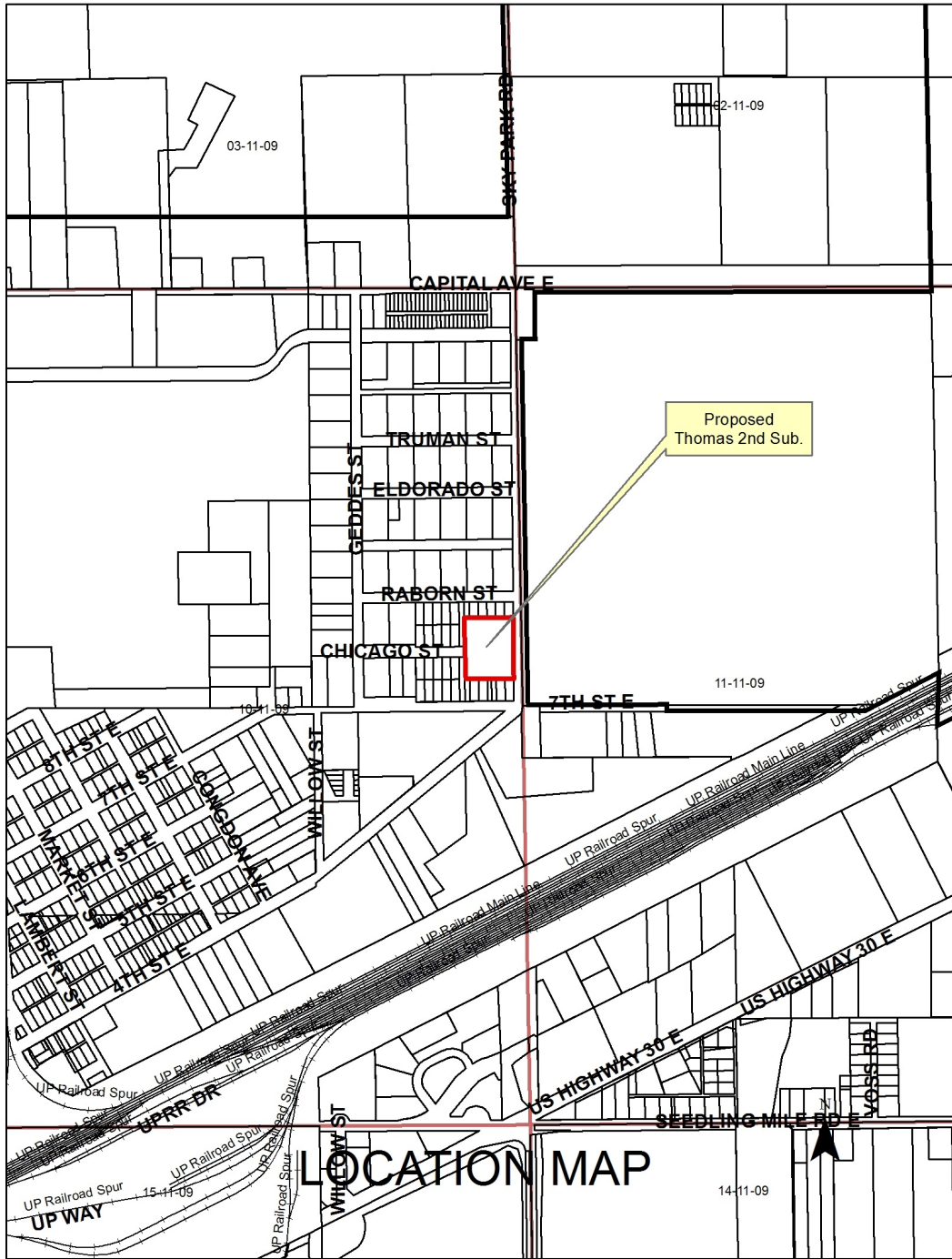
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on March 2, 2016 in the Council Chambers located in Grand Island's City Hall.

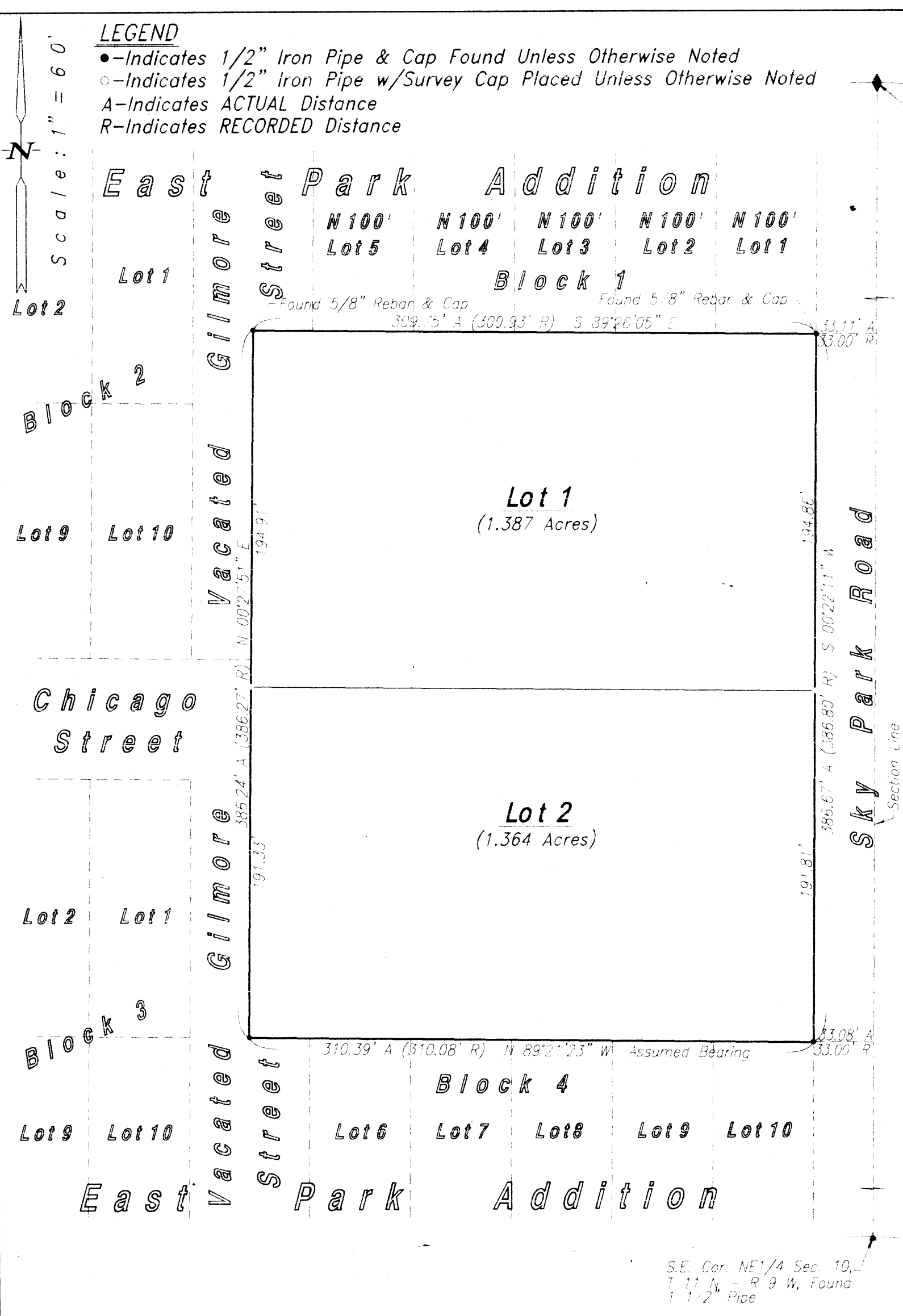
Sincerely,

Chad Nabity, AICP
Planning Director

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

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





N.E. Cor. NE1/4 Sec. 10.
 11' N - R 9 W. Found
 Survey Marker

Legal Description

A tract of land comprising all of Lot One (1), Thomas Subdivision located in the City of Grand Island, Hall County, Nebraska, said tract containing 2.751 acres more or less.

Dedication

KNOW ALL MEN BY THESE PRESENTS, that TOMMY L. UMMEL, SR., a single person, TOMMY L. UMMEL, JR. and CARY UMMEL, husband and wife, being the owners of the land described hereon, have caused same to be surveyed, subdivided, platted and designated as 'THOMAS SECOND SUBDIVISION', in the City of Grand Island, Nebraska, as shown on the accompanying plat thereof, and do 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 owners and proprietors.

IN WITNESS WHEREOF, we have affixed our signatures hereto, at Grand Island, Nebraska, this _____ day of _____, 2016.

Tommy L. Ummel, Sr.

Tommy L. Ummel, Jr.

Cary Ummel

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 TOMMY L. UMMEL SR., a single person, TOMMY L. UMMEL, JR. and CARY UMMEL, husband and wife, 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 Grand Island, Nebraska, on the date last above written.
 My commission expires _____.

Notary Public

(Seal)

Surveyor's Certificate

I hereby certify that on February 8, 2016, I completed an accurate survey of 'THOMAS SECOND 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.

Deryl D. Sorgenfrei, Reg. Land Surveyor No. 578

(Seal)

Approvals

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

Chairman

Date

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

Mayor

City Clerk

(Seal)

THOMAS SECOND SUBDIVISION
IN THE CITY OF GRAND ISLAND, NEBRASKA

RESOLUTION 2016-59

WHEREAS, Tommy L, Ummel, SR., a single person, Tommy L. Ummel, JR., and Cary Ummel, Husband and wife, being the owners of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as "THOMAS 2nd SUBDIVISION", a tract of land comprising all of Lot One (1), Thomas Subdivisions located 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 THOMAS 2nd 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