



City of Grand Island

Tuesday, May 10, 2016

Council Session

Item G-5

**#2016-106 - Approving Final Plat and Subdivision Agreement for
Commercial Industrial Park 6th Subdivision**

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: May 10, 2016

Subject: Commercial Industrial Park 6th Subdivision – Final Plat

Presenter(s): Chad Nabity

Background

This property is located south of Frontage Road and east of Industrial Lane., in the City of Grand Island, in Hall County, consisting of 3 lots and 4.409 acres.

Discussion

The plat for Commercial Industrial Park 6th Subdivision was considered by the Regional Planning Commission at the May 4, 2016 meeting.

A motion was made by Ruge and seconded by Connick to **approve** and recommend that City Council **approve** the final plat of Commercial Industrial Park 6th Subdivision.

A roll call vote was taken and the motion passed with 9 members present (Connick, 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:

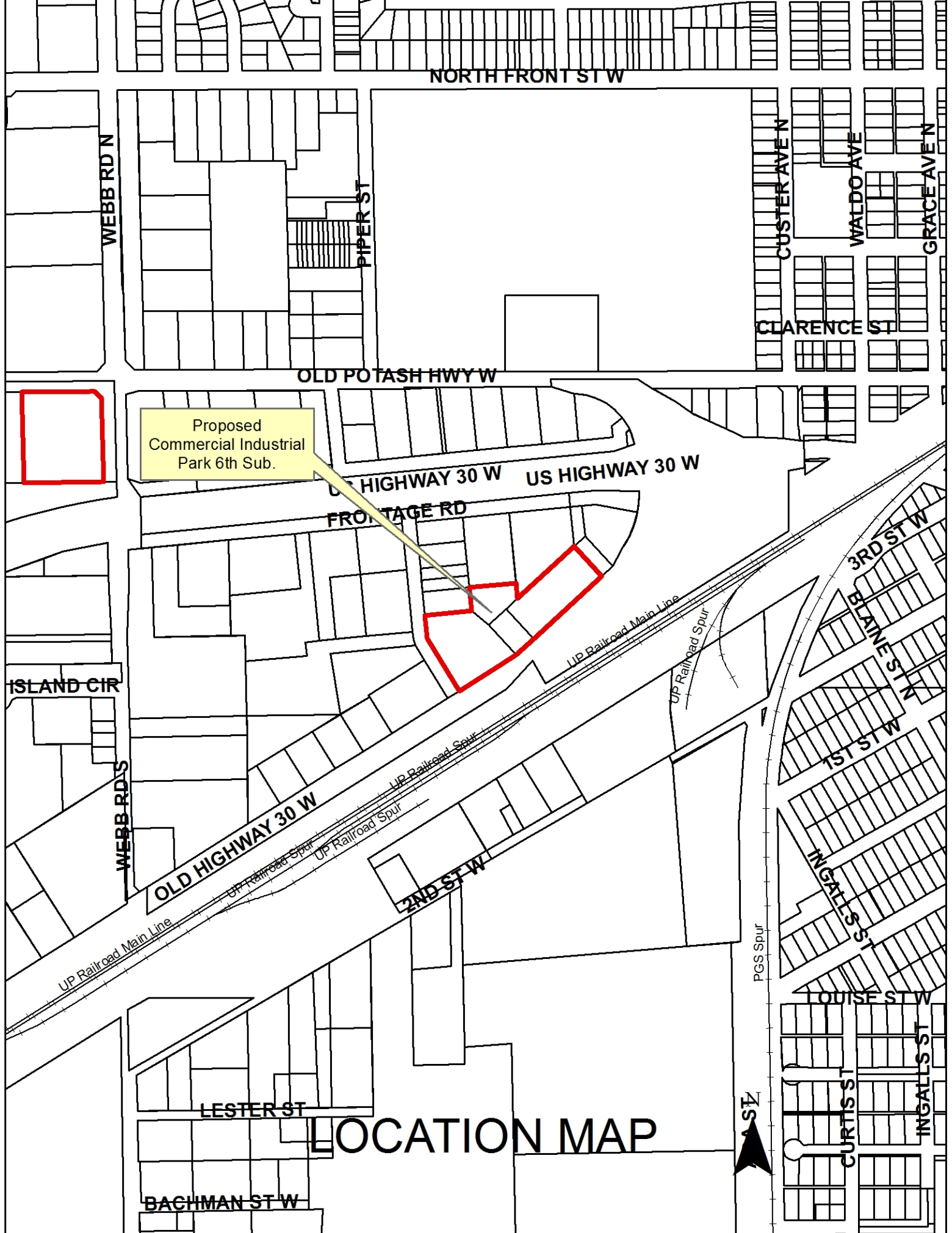
1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

Recommendation

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

Sample Motion

Move to approve as recommended.



Developers/Owners

Middleton Properties, LLC
Tom Middleton, a Member
2716 W Old Hwy 30
Grand Island NE 68801

To create 3 lots on a tract of land located south of Frontage Road and east of Industrial Lane., in the City of Grand Island, in Hall County, consisting of 3 lots.

Size: 4.409 acres.

Zoning: M2 – Heavy Manufacturing.

Road Access: Public streets are available.

Water Public: Water is available.

Sewer Public: Sewer is available.



April 19, 2016

Dear Members of the Board:

RE: Final Plat – Commercial Industrial Park 6th Subdivision.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Commercial Industrial Park 6th Subdivision, located in Grand Island, in Hall County, Nebraska.

This final plat proposes to create 3 lots, on a tract of land comprising all of Lot Twelve (12) Commercial Industrial Park Subdivision of Part of Block One (1), Nelson Subdivision, Hall County, Nebraska, all of Lot Two (2), Commercial Industrial Park Fourth Subdivision and a .402 acre tract located in a Part of the Northeast Quarter of the Northwest Quarter (NE1/4NW1/4) of Section Twenty (20), Township Eleven (11) North, Range Nine (9) West of the 6th P.M., in the City of Grand Island, Hall County, Nebraska, said tract containing 4.409 acres.

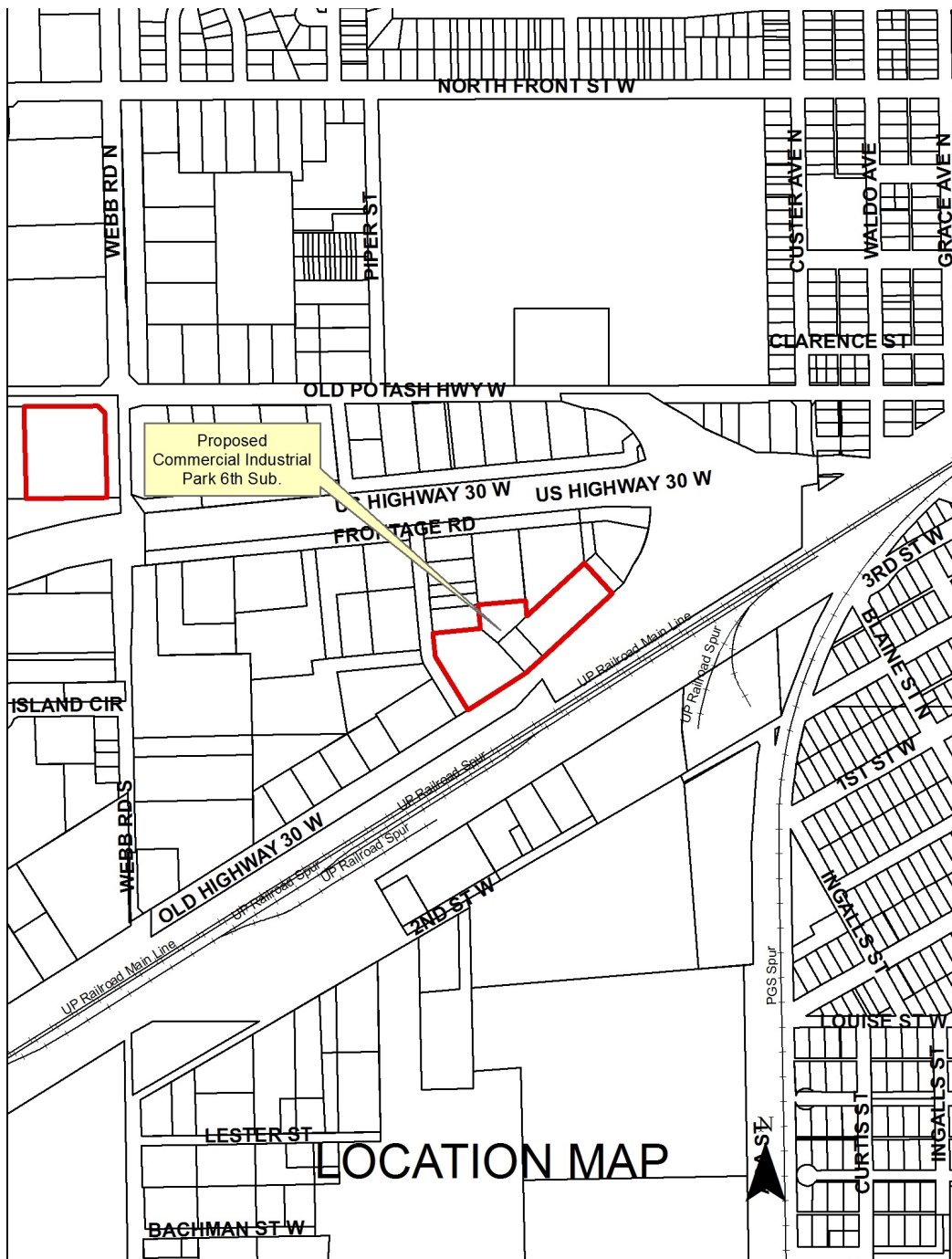
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on May 4, 2016 in the Council Chambers located in Grand Island's City Hall.

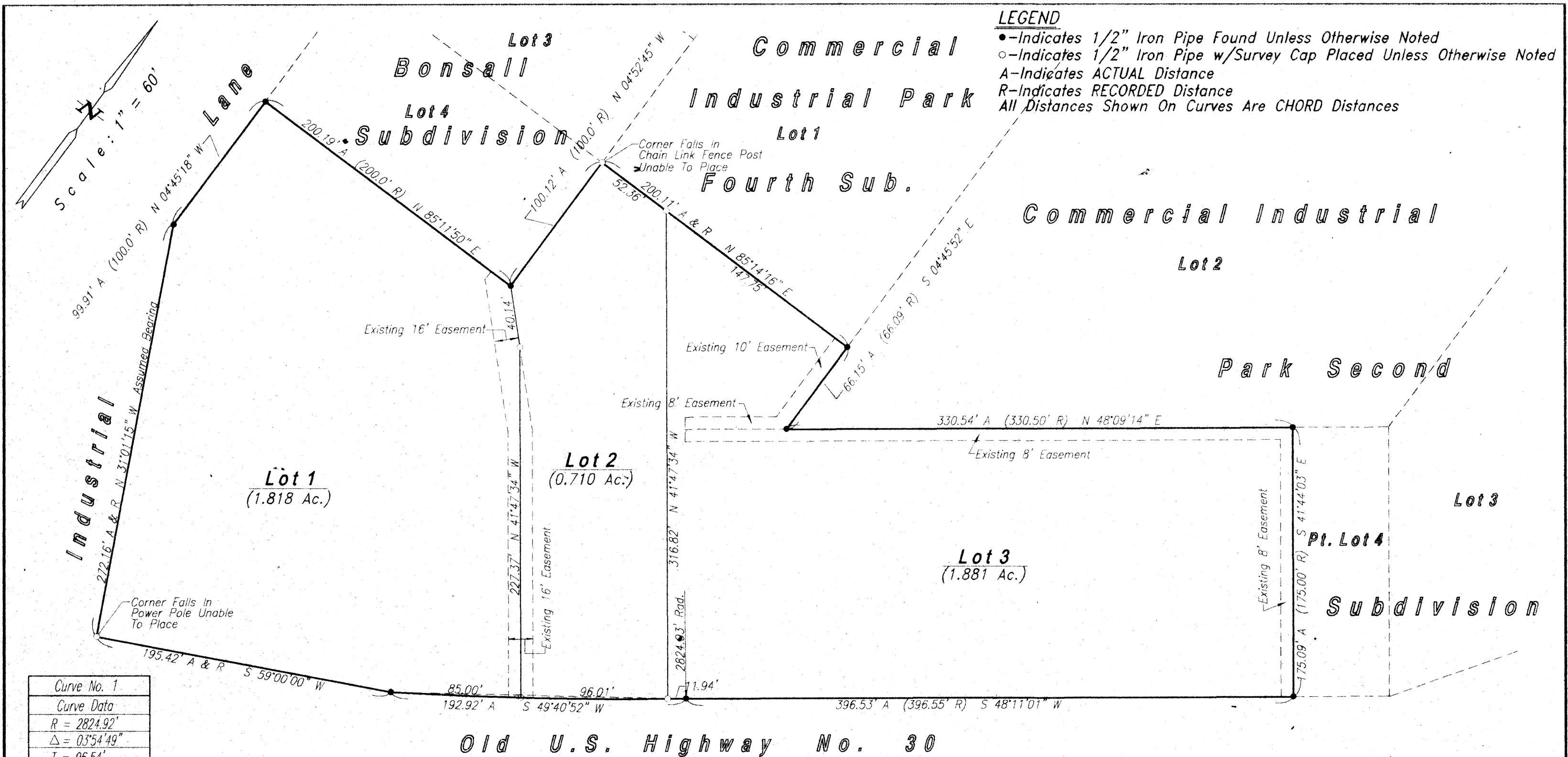
Sincerely,

Chad Nabity, AICP
Planning Director

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

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





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|---------------|
| Curve No. 1 |
| Curve Data |
| R = 2824.92' |
| Δ = 03°54'49" |
| T = 96.54' |
| L = 192.96' |
| C = 192.92' |

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, THOMAS E. MIDDLETON, a Member of MIDDLETON PROPERTIES L.L.C., a Nebraska Limited Liability Company, and SEAN P. O'CONNOR, a Member of NORTHWEST CROSSINGS, Limited Liability Company 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 voluntary act and deed and the voluntary act and deed of said Trust.
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 April 8, 2016, I completed an accurate survey of 'COMMERCIAL INDUSTRIAL PARK SIXTH 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

Legal Description

A tract of land comprising all of Lot Twelve (12) Commercial Industrial Park Subdivision of Part of Block One (1), Nelson Subdivision, Hall County, Nebraska, all of Lot Two (2), Commercial Industrial Park Fourth Subdivision and a 0.402 acre tract located in a Part of the Northeast Quarter of the Northwest Quarter (NE1/4NW1/4) of Section Twenty (20), Township Eleven (11) North, Range Nine (9) West of the 6th. P.M., in the City of Grand Island, Hall County, Nebraska lying north of the northerly right of way line of Old Highway No. 30 and lying between said Lot Twelve (12), Commercial Industrial Park Subdivision of Part of Block One (1), Nelson Subdivision, Hall County, Nebraska and Lot Two (2), Commercial Industrial Park Fourth Subdivision, said tract containing 4.409 acres more or less

Dedication

KNOW ALL MEN BY THESE PRESENTS, that the MIDDLETON PROPERTIES, L.L.C., a Nebraska Limited Liability Company, and NORTHWEST CROSSINGS LIMITED LIABILITY COMPANY, being the owners of the land described hereon, have caused same to be surveyed, subdivided, platted and designated as 'COMMERCIAL INDUSTRIAL PARK SIXTH 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.

MIDDLETON PROPERTIES L.L.C., a Nebraska Limited Liability Company

Thomas E. Middleton, a Member

NORTHWEST CROSSINGS, Limited Liability Company

Sean P. O'Connor, a Member

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.

(Seal)

Mayor

City Clerk

COMMERCIAL INDUSTRIAL PARK SIXTH SUBDIVISION
IN THE CITY OF GRAND ISLAND, NEBRASKA

RESOLUTION 2016-106

WHEREAS, Middleton Properties, LLC a Nebraska, Limited Liability Company, and Northwest Crossings Limited Liability Company, being the owners of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as "COMMERCIAL INDUSTRIAL PARK SIXTH SUBDIVISION", a tract of land comprising all of Lot Twelve (12), Commercial Industrial Park Subdivision of Part of Block One (1), Nelson Subdivision, Hall County, Nebraska, all of Lot Two (2), Commercial Industrial Park Fourth Subdivision and a .402 acre tract located in a Part of the Northeast Quarter of the Northwest Quarter (NE1/4 NW1/4) of Section Twenty (20), Township Eleven (11) North, Range Nine (9) West of the 6th P.M. 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 COMMERCIAL INDUSTRIAL PARK SIXTH 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, May 10, 2016.

Jeremy L. Jensen, Mayor

Attest:

RaNae Edwards, City Clerk

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| Approved as to Form | by _____ |
| May 6, 2016 | City Attorney |