



City of Grand Island

Tuesday, May 10, 2016

Council Session

Item G-7

#2016-108 - Approving Final Plat and Subdivision Agreement for Jack Voss Horse Country Club 4th Subdivision

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: May 10, 2016

Subject: Jack Voss Horse Country Club Fourth Subdivision –
Final Plat

Presenter(s): Chad Nabity

Background

This property is located east of Engleman Road and north of Michigan Ave., in the City of Grand Island, in Hall County, consisting of 2 lots and 7.036 acres.

Discussion

The plat for Jack Voss Horse Country Club Fourth 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 Hall County Board of Supervisors **approve** the final plat of Jack Voss Horse Country Club Fourth 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:

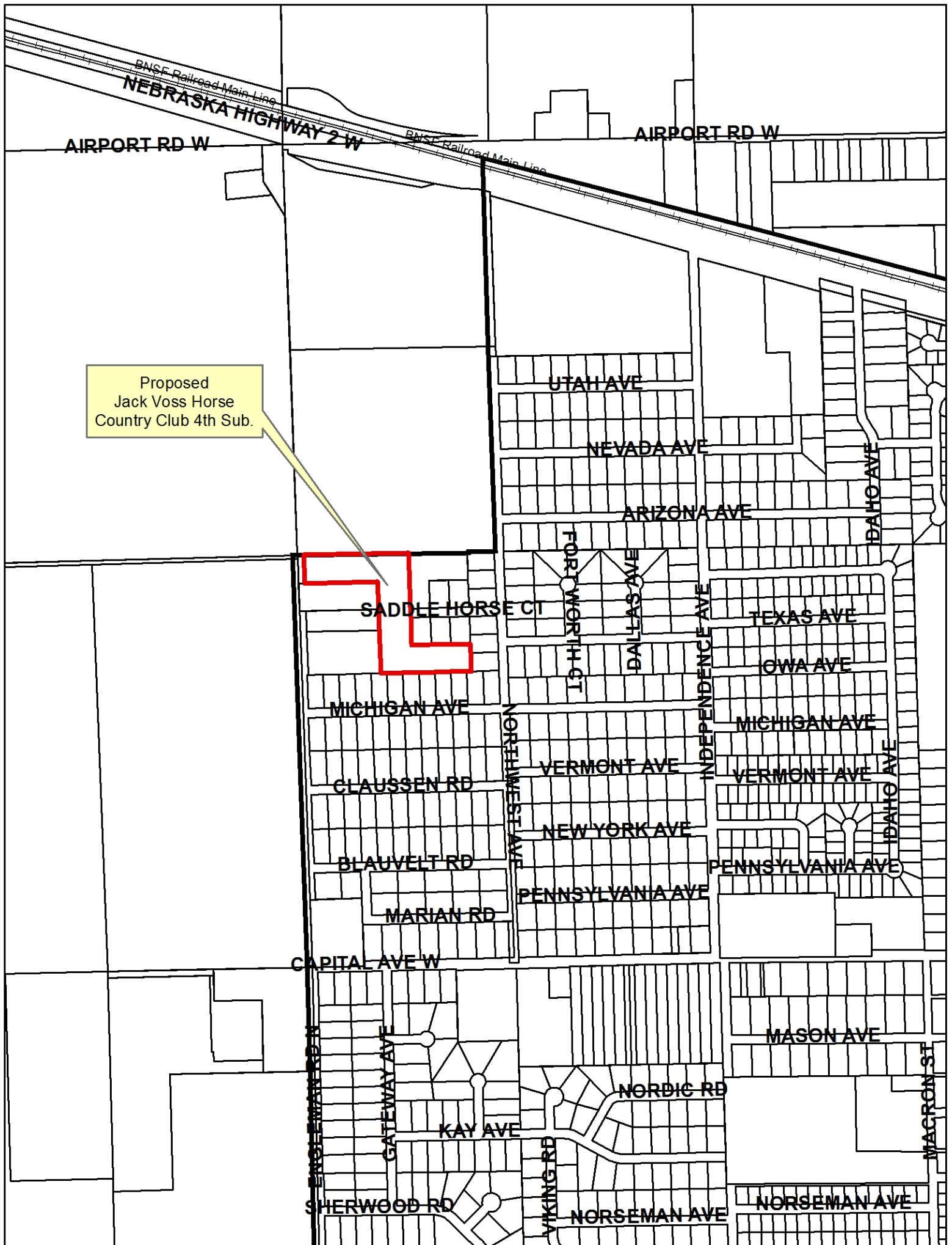
1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

Recommendation

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

Sample Motion

Move to approve as recommended.



Joseph M. Brown and Lori J. Bear-Brown
2807 N Engleman Road
Grand Island NE 68803
Developers/Owners

To create 2 lots on a tract of land east of Engleman Road and north of Michigan Ave., in the City of Grand Island, in Hall County.

Size: 7.036 acres.

Zoning: LLR – Large Lot Residential.

Road Access: Public streets are available.

Water Public: Water is available.

Sewer Public: Sewer is available.



March 30, 2016

Dear Members of the Board:

RE: Final Plat – Jack Voss Horse Country Club 4th Subdivision.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Jack Voss Horse Country Club 4th 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), Jack Voss Horse Country Club Third Subdivision, in the City of Grand Island, Hall County, Nebraska, said tract containing 7.036 acres.

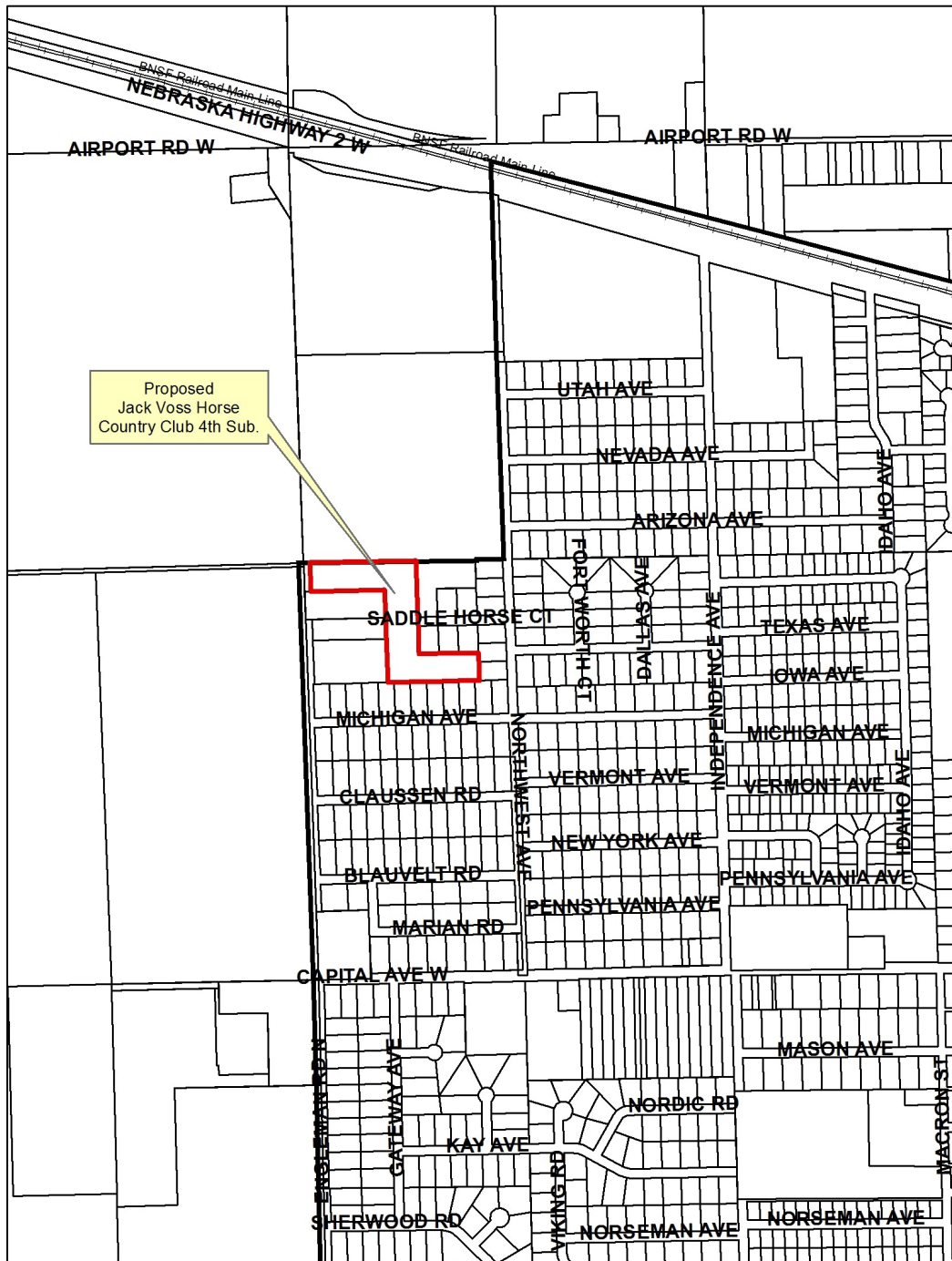
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on April 13, 2016 in the Council Chambers located in Grand Island's City Hall.

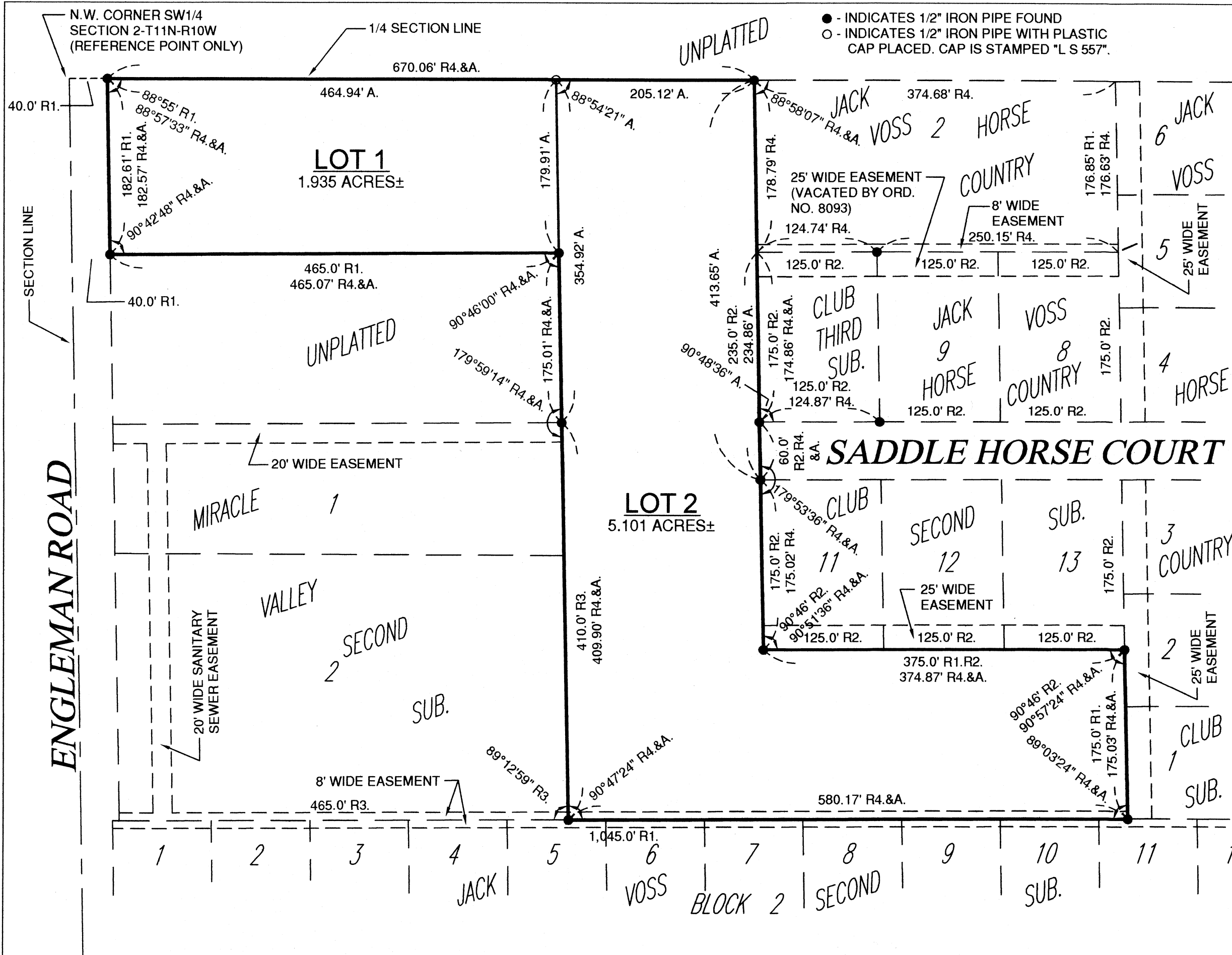
Sincerely,

Chad Nabity, AICP
Planning Director

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

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





R1. = RECORDED DISTANCE AND/OR ANGLE ON PLAT OF JACK VOSS HORSE COUNTRY CLUB (SUB.)
R2. = RECORDED DISTANCE AND/OR ANGLE ON PLAT OF JACK VOSS HORSE COUNTRY CLUB SECOND SUB.
R3. = RECORDED DISTANCE AND/OR ANGLE (BASED ON BEARINGS) ON PLAT OF MIRACLE VALLEY SECOND SUB.
R4. RECORDED DISTANCE AND/OR ANGLE ON PLAT OF JACK VOSS HORSE COUNTRY CLUB THIRD SUBDIVISION
A. = ACTUAL DISTANCE AND/OR ANGLE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that we, Joseph M. Brown and Lori J. Bear-Brown, husband and wife, being the owners of the land described hereon, have caused same to be subdivided, platted and designated as "JACK VOSS HORSE COUNTRY CLUB FOURTH SUBDIVISION", in the City of Grand Island, Hall County, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the easements, if any, for the location, construction and maintenance of public utilities forever, 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 _____, Nebraska, this _____ day of _____, 2016.

Joseph M. Brown

Lori J. Bear-Brown

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 Joseph M. Brown and Lori J. Bear-Brown, husband and wife, to me personally known to be the identical persons whose signatures are affixed hereto, and they did acknowledge the execution to be his and her 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

(SEAL)

APPROVALS

Submitted to and approved by the Regional Planning Commission of Hall County, Grand Island and 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

LEGAL DESCRIPTION

A tract of land comprising all of Lot One (1), Jack Voss Horse Country Club Third Subdivision, a subdivision in the City of Grand Island, Hall County, Nebraska, said tract containing 7.036 acres, more or less.

SURVEYOR'S CERTIFICATE

I hereby certify that on _____, 2016, I completed an accurate survey (made under my supervision) of "JACK VOSS HORSE COUNTRY CLUB FOURTH SUBDIVISION", in the City of Grand Island, Hall County, 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 corners 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.

Lee D. Wagner, Registered Land Surveyor No. 557

JACK VOSS HORSE COUNTRY CLUB FOURTH SUBDIVISION

IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

BENJAMIN & ASSOCIATES, INC. - ENGINEERS & SURVEYORS - GRAND ISLAND, NEBRASKA

SHEET 1 OF 1

RESOLUTION 2016-108

WHEREAS, Joseph M. Brown and Lori J. Bear-Brown, husband and wife, being the owner of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as "JACK VOSS HORSE COUNTRY CLUB FOURTH SUBDIVISION", a tract of land comprising all of Lot One (1), Jack Voss Horse Country Club Third Subdivision, a 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 JACK VOSS HORSE COUNTRY CLUB FOURTH 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

Approved as to Form	☐ _____
May 6, 2016	☐ City Attorney