



# City of Grand Island

Tuesday, May 10, 2016

Council Session

## Item G-8

**#2016-109 - Approving Final Plat and Subdivision Agreement for  
Park Island Square 7th Subdivision**

Staff Contact: Chad Nabity

# **Council Agenda Memo**

**From:** Regional Planning Commission

**Meeting:** May 10, 2016

**Subject:** Park Island Square Seventh Subdivision – Final Plat

**Presenter(s):** Chad Nabity

## **Background**

This property is located south of 13<sup>th</sup> St and west of US Hwy 281, in the City of Grand Island, in Hall County, consisting of 2 lots and 7.81 acres.

## **Discussion**

The plat for Park Island Square Seventh Subdivision was considered by the Regional Planning Commission at the May 5, 2016 meeting.

A motion was made by Ruge and seconded by Connick to **approve** and recommend that City Council **approve** the final plat of Park Island Square Seventh 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:

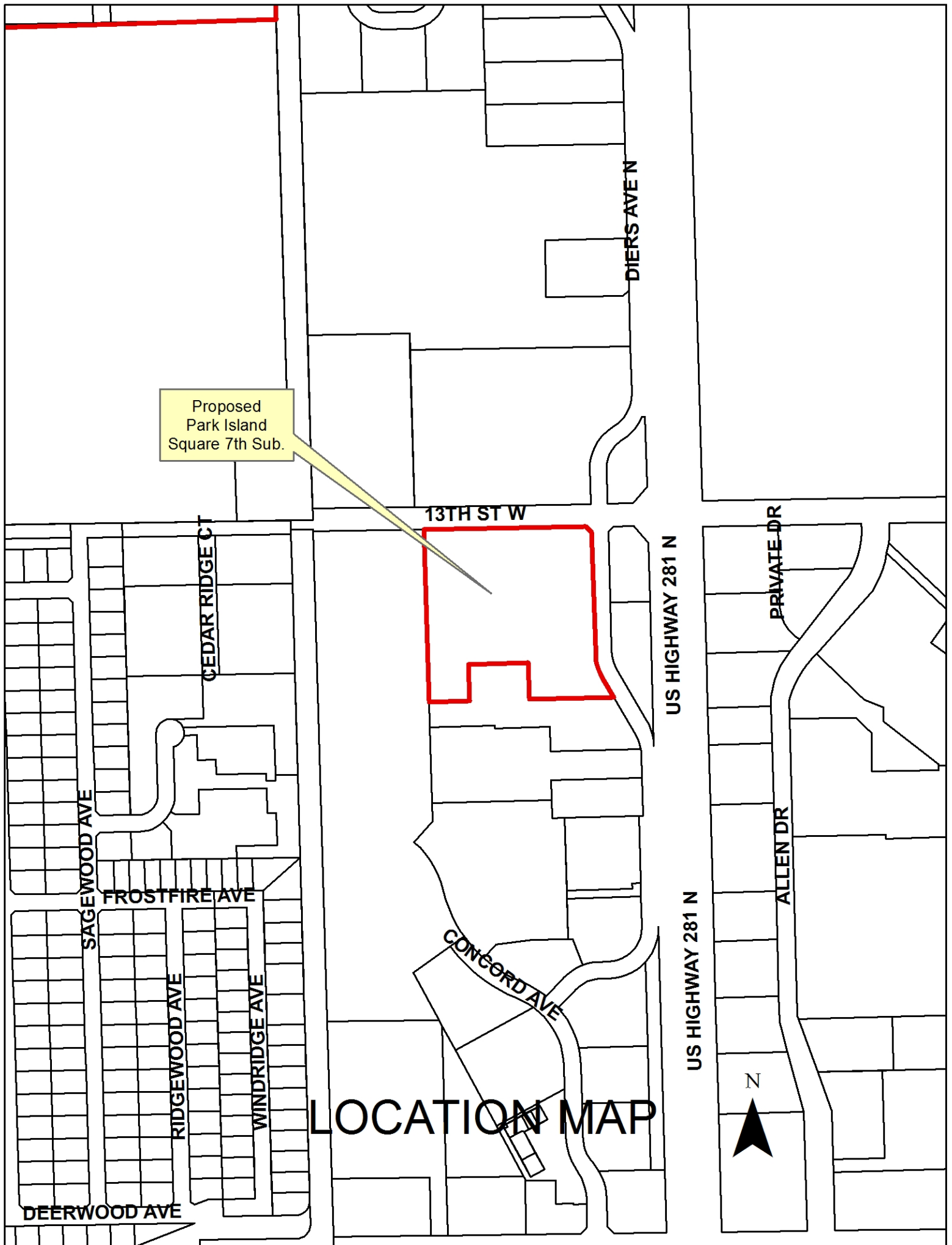
1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

## **Recommendation**

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

## **Sample Motion**

Move to approve as recommended.



**Developers/Owners**

KM Grand Island Joint Venture, LLC  
2127 Innerbelt Business Center Drive, Ste. 310  
St. Louis, MO 63114

To create 2 lots on a tract of land south of 13<sup>th</sup> St and west of US Hwy 281, in the City of Grand Island, in Hall County.

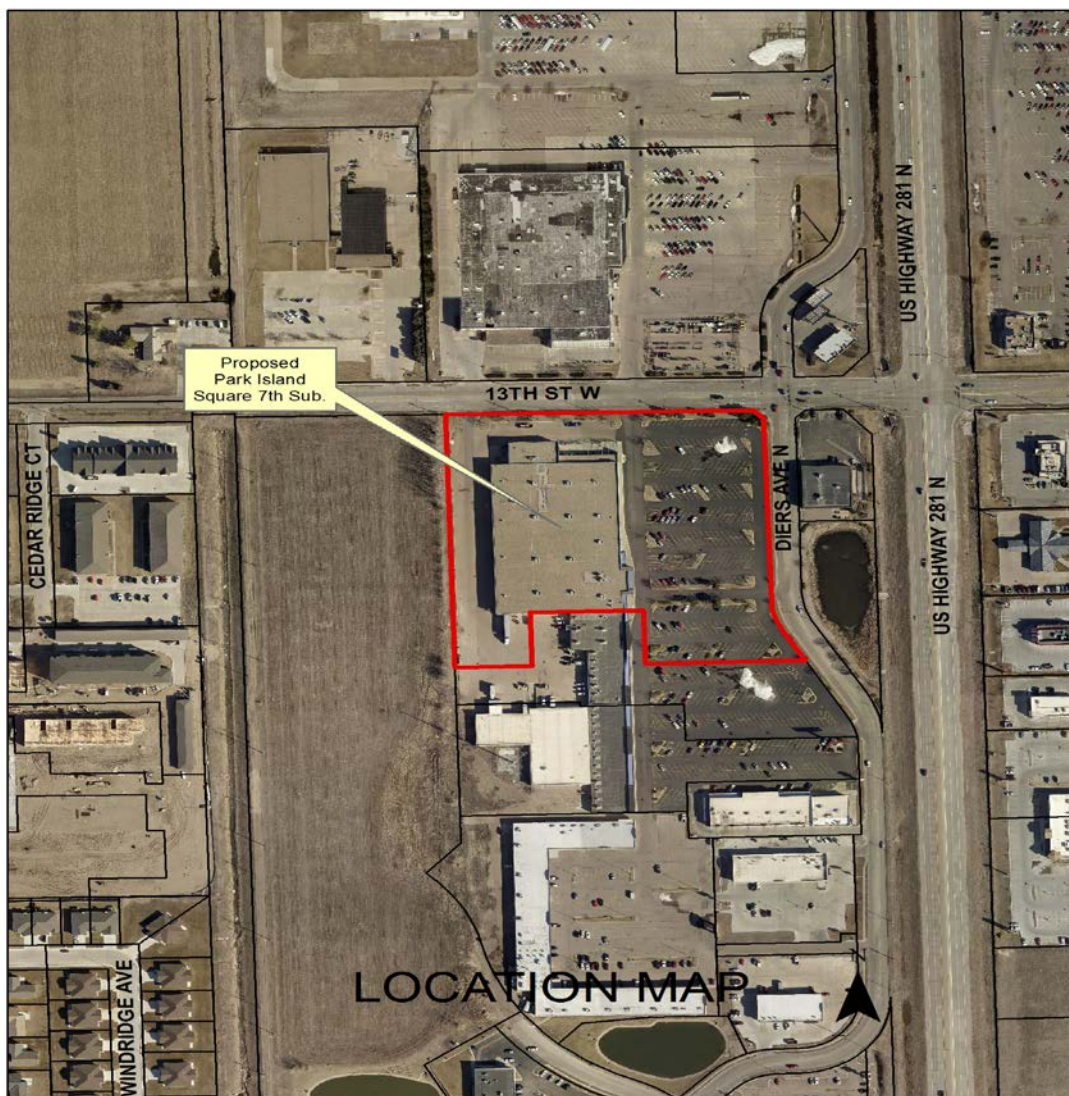
**Size:** 7.81 acres.

**Zoning:** B2 – General Business Zone.

**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 – Park Island Square 7<sup>th</sup> Subdivision.**

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Park Island Square 7th Subdivision, located in Grand Island, in Hall County, Nebraska.

This final plat proposes to create 2 lots, a replat of all of Lot 1, Park Island Square 7th Subdivision in the City of Grand Island, Hall County, Nebraska, said tract containing 7.81 acres.

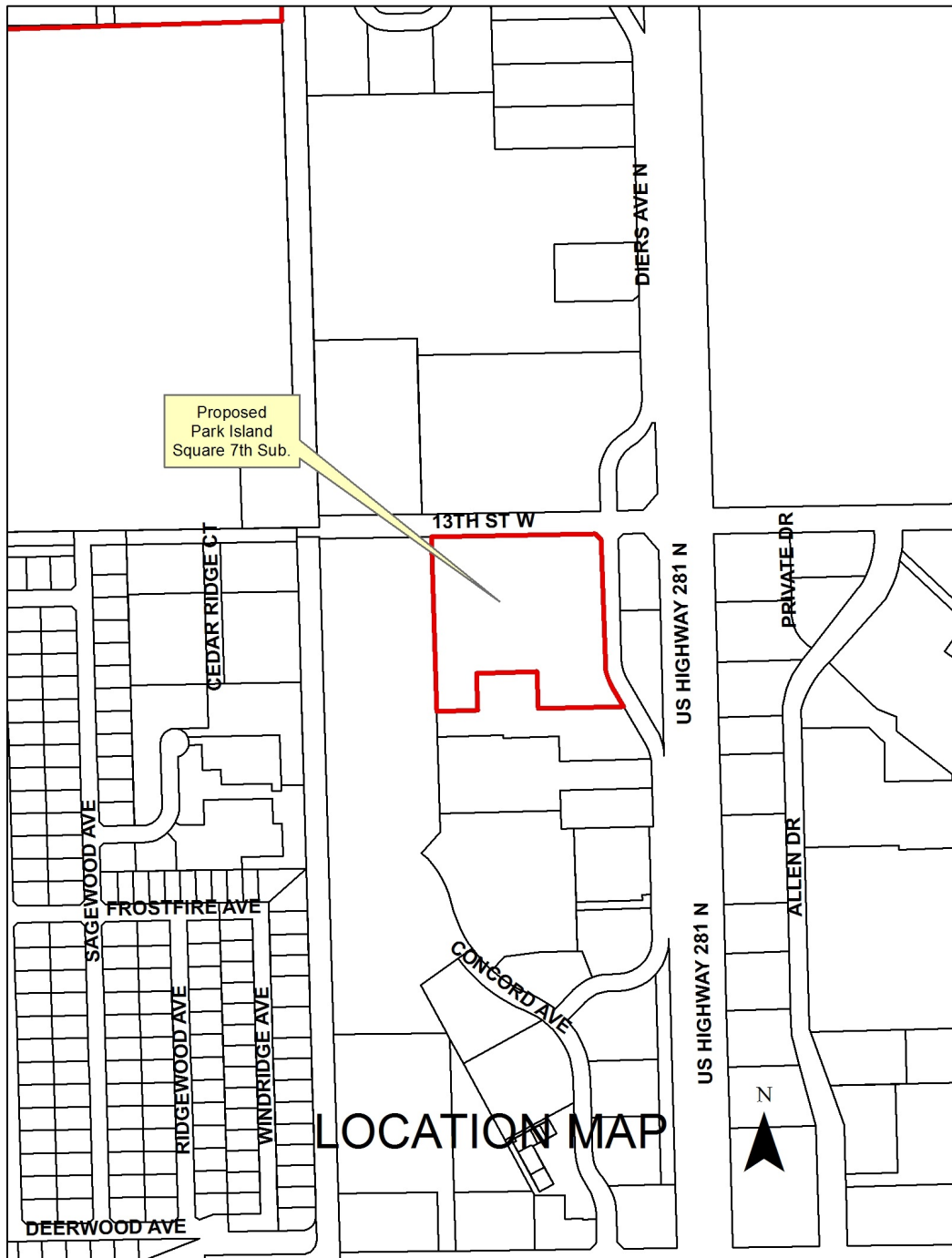
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on May 4, 2016 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP  
Planning Director

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

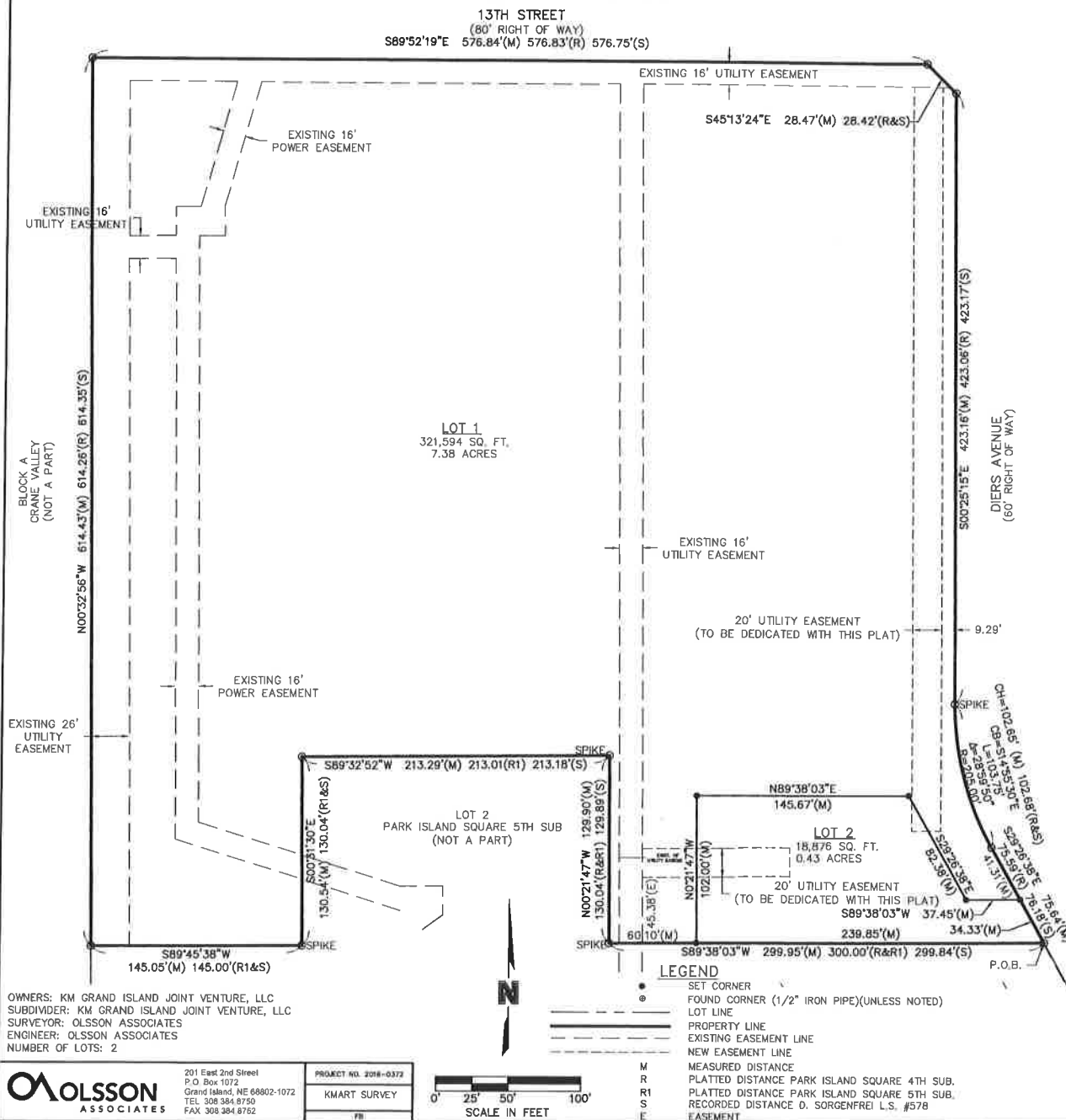
This letter was sent to the following School Districts 1R, 2, 3, 19, 82, 83, 100, 126.



# PARK ISLAND SQUARE SEVENTH SUBDIVISION

## CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

### ADMINISTRATIVE REPLAT



#### LEGAL DESCRIPTION

A REPLAT OF ALL OF LOT 1, PARK ISLAND SQUARE FOURTH SUBDIVISION IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA. SAID TRACT CONTAINS A CALCULATED AREA OF 340,470 SQUARE FEET OR 7.81 ACRES MORE OR LESS.

#### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON \_\_\_\_\_, 2016, I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION, A REPLAT OF ALL OF LOT 1, PARK ISLAND SQUARE FOURTH 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 KM GRAND ISLAND JOINT VENTURE, LLC, BEING THE OWNER OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "PARK ISLAND SQUARE SEVENTH SUBDIVISION" BEING A REPLAT OF ALL OF LOT 1, PARK ISLAND SQUARE FOURTH SUBDIVISION IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF AND DO HEREBY DEDICATE THE ROAD RIGHT OF WAY, AS SHOWN THEREON TO THE PUBLIC FOR THEIR USE FOREVER; AND 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 ADDITION 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, I HAVE AFFIXED MY SIGNATURE HERETO, AT

\_\_\_\_\_, NEBRASKA, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2016.

MICHAEL H. STAENBERG  
MANAGER

#### ACKNOWLEDGMENT

STATE OF NEBRASKA  
COUNTY OF HALL

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2016, BEFORE ME \_\_\_\_\_ A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED MICHAEL H. STAENBERG, MANAGER, KM GRAND ISLAND JOINT VENTURE, 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 \_\_\_\_\_, 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.

CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED AND ACCEPTED BY THE CITY OF GRAND ISLAND, NEBRASKA

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2016.

MAYOR

CITY CLERK

#### LOCATION MAP



DWG: F:\2016\0001-0500\016-0371\16-0371.dwg USER: lwheeler  
DATE: Apr 14, 2016 12:11pm APPS: V:\APPD\_016-0372

OWNERS: KM GRAND ISLAND JOINT VENTURE, LLC  
SUBDIVIDER: KM GRAND ISLAND JOINT VENTURE, LLC  
SURVEYOR: OLSSON ASSOCIATES  
ENGINEER: OLSSON ASSOCIATES  
NUMBER OF LOTS: 2

**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. 2016-0372  
KMAT SURVEY  
PI

0' 25' 50' 100'  
SCALE IN FEET

**LEGEND**  
SET CORNER  
FOUND CORNER (1/2" IRON PIPE)(UNLESS NOTED)  
LOT LINE  
PROPERTY LINE  
EXISTING EASEMENT LINE  
NEW EASEMENT LINE  
MEASURED DISTANCE  
PLATTED DISTANCE PARK ISLAND SQUARE 4TH SUB.  
PLATTED DISTANCE PARK ISLAND SQUARE 5TH SUB.  
RECORDED DISTANCE D. SORGENFEL L.S. #578  
EASEMENT

RESOLUTION 2016-109

WHEREAS, KM Grand Island Joint Venture, LLC, being the owner of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as "PARK ISLAND SQUARE SEVENTH SUBDIVISION", a replat of all of Lot 1, Park Island Square Fourth 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 PARK ISLAND SQUARE SEVENTH 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