



# City of Grand Island

Tuesday, August 23, 2016

Council Session

## Item G-5

**#2016-193 - Approving Final Plat and Subdivision Agreement for Northview Twelfth Subdivision**

Staff Contact: Chad Nabity

# Council Agenda Memo

**From:** Regional Planning Commission  
**Meeting:** August 23, 2016  
**Subject:** Northview Twelfth Subdivision –Final Plat  
**Presenter(s):** Chad Nabity

## Background

This property is located south of Nebraska Hwy 2 and west of North Rd., in the City of Grand Island, in Hall County, consisting of 1 lot and 5.710 acres.

## Discussion

The final plat for Northview Twelfth Subdivision was considered by the Regional Planning Commission at the August 10, 2016 meeting.

A motion was made by Hoggatt and seconded by Rainforth to **approve** and recommend that City Council **approve** the final plat of Northview Twelfth Subdivision.

The motion carried with 7 members present and 7 voting in favor (O’Neill, Maurer, Monter, Ruge, Connick, Rainforth, and Apfel) and no member abstaining.

## Alternatives

It appears that the Council has the following alternatives concerning the issue at hand. The Council may:

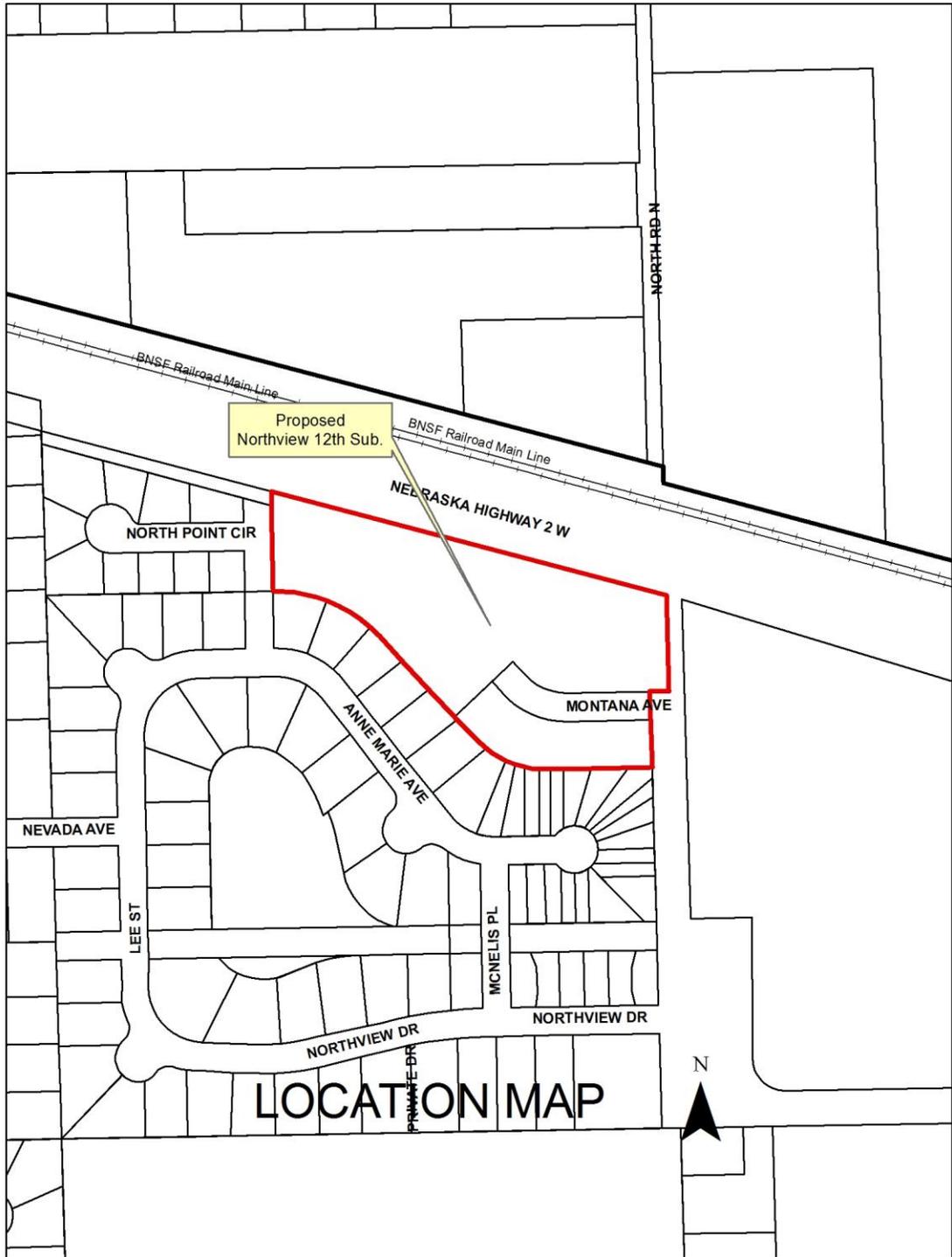
1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

## Recommendation

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

## Sample Motion

Move to approve as recommended.



**Developers/Owners**

Pinnacle Bank  
PO Box 28  
Central City, NE 68826

To create 1 lot on a tract of land south of Nebraska Hwy 2 and west of North Rd., in the City of Grand Island, in Hall County.

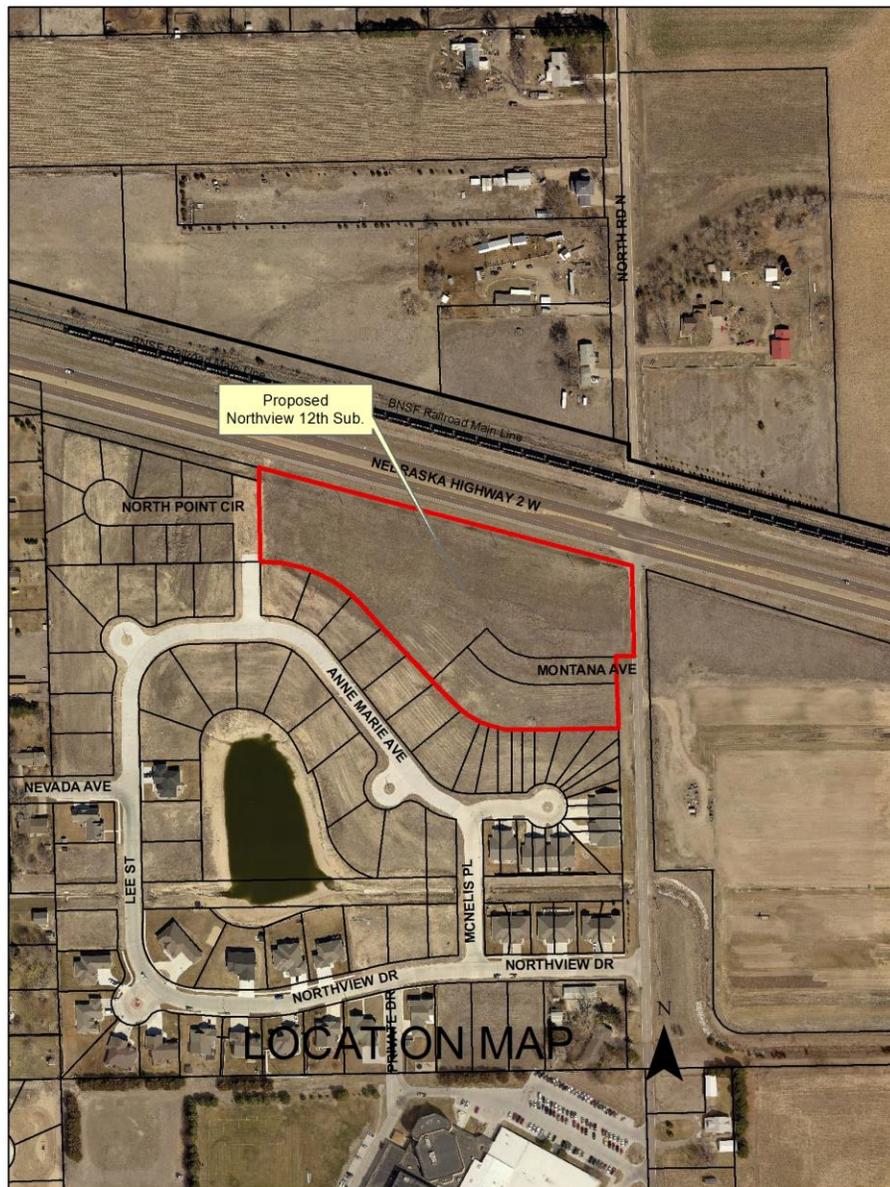
**Size:** 5.710 acres.

**Zoning:** B2 – General Business Zone and RO – Residential Office Zone.

**Road Access:** Public streets are available.

**Water Public:** Water is available.

**Sewer Public:** Sewer is available.



RESOLUTION 2016-193

WHEREAS, POG LLC, being the said owners of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as "NORTHVIEW TWELFTH SUBDIVISION", a replat of all of Lot 1, Northview Sixth Subdivision and a tract of land located in part of the Northeast Quarter (NE1/4) of Section Two (2), Township Eleven (11) North, Range Ten (10) West of the 6<sup>th</sup> 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 NORTHVIEW TWELFTH 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, August 23, 2016.

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Jeremy L. Jensen, Mayor

Attest:

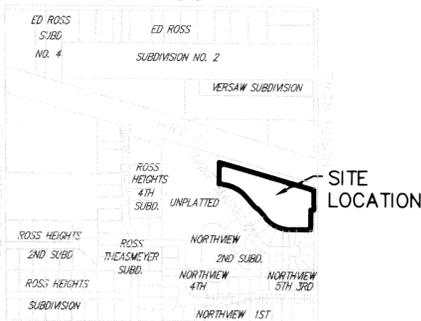
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RaNae Edwards, City Clerk

Approved as to Form	☐ _____
August 19, 2016	☐ City Attorney

**LOCATION MAP**

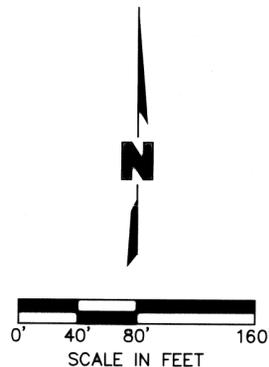
SEC. 2 T11N, R10W  
NOT TO SCALE



# NORTHVIEW TWELFTH SUBDIVISION

## CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

### FINAL PLAT



NE COR.  
SECTION 2-T11N-R10W

**LEGAL DESCRIPTION**

A REPLAT OF ALL OF LOT 1, NORTHVIEW SIXTH SUBDIVISION, AND A TRACT OF LAND LOCATED IN PART OF THE NORTHEAST QUARTER (NE1/4) OF SECTION TWO (2), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., ALL IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 3, NORTHVIEW SEVENTH SUBDIVISION SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE N89°05'09"W, ALONG THE NORTH LINE OF NORTHVIEW SEVENTH SUBDIVISION, A DISTANCE OF 226.36 FEET TO A POINT OF CURVATURE; THENCE AROUND A CURVE IN A CLOCKWISE DIRECTION HAVING A DELTA ANGLE OF 47°55'08", HAVING A RADIUS OF 200.00 FEET, AND A CHORD BEARING OF N 65°07'36"W A DISTANCE OF 162.44 FEET; THENCE N41°10'01"W A DISTANCE OF 296.54 FEET TO A POINT OF CURVATURE; THENCE ALONG THE NORTH LINE OF NORTHVIEW EIGHTH SUBDIVISION, AROUND A CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A DELTA ANGLE OF 48°15'54", HAVING A RADIUS OF 300.00 FEET, AND A CHORD BEARING OF N65°17'58"W A DISTANCE OF 245.31 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF LEE STREET; THENCE N00°54'50.6"E, ALONG THE EAST LINE OF NORTHVIEW NINTH SUBDIVISION, A DISTANCE OF 180.39 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF NEBRASKA HIGHWAY 2; THENCE S73°06'43"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 868.45 FEET TO A POINT ON THE EAST SECTION LINE OF SECTION 2-T11N-R10W; THENCE S00°22'16"W, ALONG SAID EAST LINE, A DISTANCE OF 166.39 FEET; THENCE N89°05'09"W A DISTANCE OF 40.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF NORTH ROAD; THENCE S00°22'16"W, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 160.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS A CALCULATED AREA OF 248,743.33 SQUARE FEET OR 5.710 ACRES MORE OR LESS OF WHICH 0.158 ACRES ARE NEW DEDICATED ROAD RIGHT-OF-WAY.

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT ON \_\_\_\_\_, I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION, OF A TRACT OF LAND IN PART OF THE NORTHEAST QUARTER (NE1/4) OF SECTION TWO (2), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., 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 POG LLC, BEING THE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "NORTHVIEW TWELFTH SUBDIVISION" IN PART OF THE NORTHEAST QUARTER (NE1/4) OF SECTION TWO (2), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., CITY OF GRAND ISLAND, 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 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

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

JARED WETOVICK, PRESIDENT - POG LLC

**ACKNOWLEDGMENT**

STATE OF NEBRASKA  
COUNTY OF HALL  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016, BEFORE ME \_\_\_\_\_, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED JARED WETOVICK, PRESIDENT - POG LLC, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURES ARE 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 \_\_\_\_\_

**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.

*Jared Wetovick*  
CHAIRMAN  
August 10, 2016  
DATE

APPROVED AND ACCEPTED BY THE CITY OF GRAND ISLAND, NEBRASKA

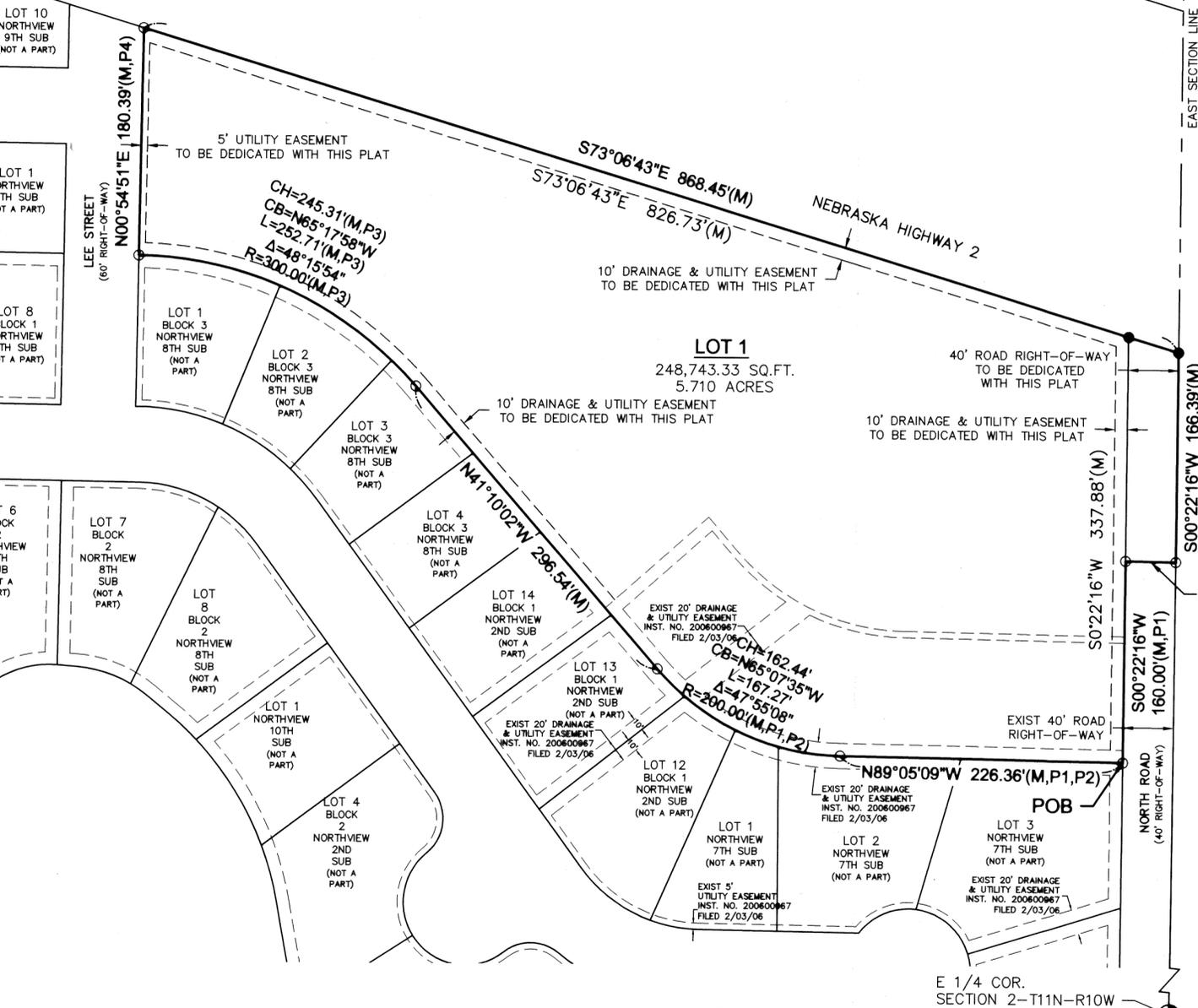
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016

MAYOR

CITY CLERK

**LEGEND**

- SET CORNER (5/8"x24" REBAR W/CAP)
- FOUND CORNER (1/2" IRON PIPE UNLESS NOTED)
- M MEASURED DISTANCE
- P1 RECORDED DISTANCE NORTHVIEW SECOND SUB.
- P2 RECORDED DISTANCE NORTHVIEW SEVENTH SUB.
- P3 RECORDED DISTANCE NORTHVIEW EIGHTH SUB.
- P4 RECORDED DISTANCE NORTHVIEW NINTH SUB.



OWNERS: POG LLC  
SUBDIVIDER: POG LLC  
SURVEYOR: OLSSON ASSOCIATES  
ENGINEER: OLSSON ASSOCIATES  
NUMBER OF LOTS: 1



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

PROJECT NO. 2016-1973  
PINNACLE BANK  
GI SURVEY  
FB

USER: jwheller

DWC: F:\projects\015-2354\40-Design\Survey\SRVY\Sheets\1\_FTP\_015-2354.dwg  
DATE: Aug 04, 2016 8:54am  
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