



# City of Grand Island

Tuesday, September 27, 2016

Council Session

## Item G-7

**#2016-226 - Approving Final Plat and Subdivision Agreement for  
Caldwell Subdivision**

Staff Contact: Chad Nabity

# **Council Agenda Memo**

**From:** Regional Planning Commission  
**Meeting:** September 27, 2016  
**Subject:** Caldwell Subdivision –Final Plat  
**Presenter(s):** Chad Nabity, Regional Planning Director

## **Background**

This property is located east of Shady Bend Rd and south of Seedling Mile Road, in the City of Grand Island, in Hall County, consisting of 2 lots and .160 acres.

## **Discussion**

The final plat for Caldwell 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 Schimmer's Third Subdivision.

A roll call vote was taken and the motion passed with 8 members present (Huisman, Sears, O'Neill, Maurer, Apfel, 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:

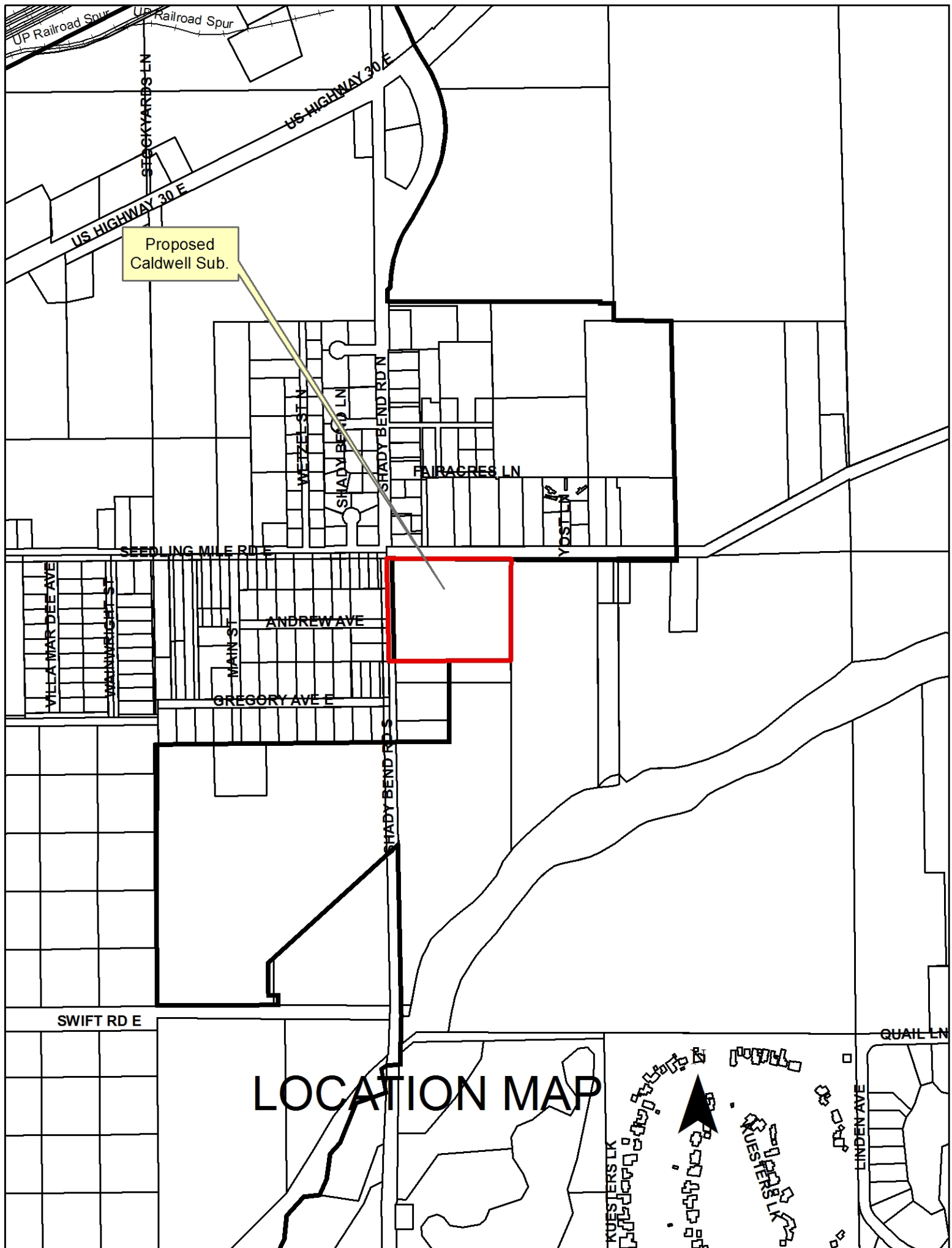
1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

## **Recommendation**

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

## **Sample Motion**

Move to approve as recommended.



**Developers/Owners**

Ken Caldwell  
3715 E Seedling Mile Rd  
Grand Island NE 68801

To create 3 Lots on a tract of land located south of Seedling Mile Rd., and east of Shady Bend Rd., Grand Island NE.

**Size:** 10.081 acres.

**Zoning:** TA – Transitional Agricultural Zone.

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

**Water Public:** Water is available.

**Sewer Public:** Sewer is available.



RESOLUTION 2016-226

WHEREAS, Kenneth D. Caldwell and Pamela R. Caldwell, husband and wife, being the said owners of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as "CALDWELL SUBDIVISION", a tract of land comprising a part of Lot C Garden Subdivision of Lot One (1), Mainland in Section Thirteen (13), Township Eleven (11) North, Range Nine (9) 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 CALDWELL 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, September 27, 2016.

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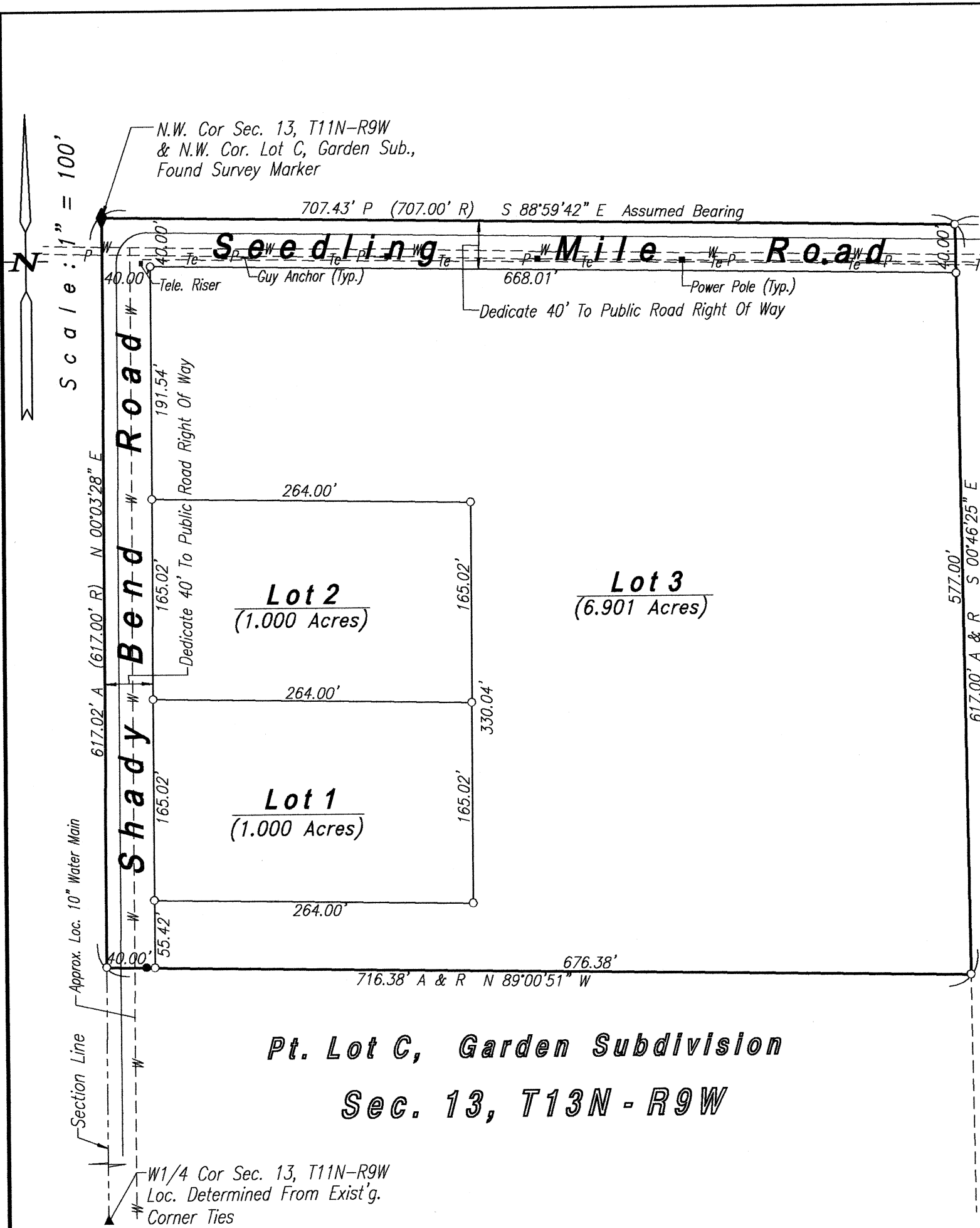
Jeremy L. Jensen, Mayor

Attest:

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RaNae Edwards, City Clerk

Approved as to Form	<input type="checkbox"/>	_____
September 23, 2016	<input type="checkbox"/>	City Attorney



**LEGEND**  
●-Indicates 1/2" Iron Pipe Found Unless Otherwise Noted  
○-Indicates 1/2" Iron Pipe w/Survey Cap Placed Unless Otherwise Noted  
A-Indicates ACTUAL Distance  
R-Indicates RECORDED Distance  
P-Indicates PRORATED Distance

**Legal Description**

A tract of land comprising a part of Lot 'C' Garden Subdivision of Lot One (1), Mainland in Section Thirteen (13), Township Eleven (11) North, Range Nine (9) West of the 6th. P.M., in Hall County, Nebraska, more particularly described as follows:  
Beginning at the northwest corner of said Section Thirteen (13), said point also being the northwest corner of said Lot 'C', Garden Subdivision; thence running easterly on the north line of said Section Thirteen (13) and said Lot 'C', on an Assumed Bearing of S88°59'42"E, a distance of Seven Hundred Seven and Forty Three Hundredths (707.43) feet, to the northeast corner of said Lot 'C'; thence running S00°46'25"E, on the east line of said Lot 'C', a distance of Six Hundred Seventeen Hundredths (617.00) feet; thence running N89°00'51"W, a distance of Seven Hundred Sixteen and Thirty Eight Hundredths (716.38) feet, to a point on the west line of said Section Thirteen (13) and said Lot 'C'; thence running N00°03'28"E, on the west line of said Section Thirteen (13) and said Lot 'C', a distance of Six Hundred Seventeen and Two Hundredths (617.02) feet, to the Point of beginning and containing 10.081 acres more or less.

**Dedication**

KNOW ALL MEN BY THESE PRESENTS, that KENNETH D. CALDWELL and PAMELA R. CALDWELL, husband and wife, being the owners of the land described hereon, have caused same to be surveyed, subdivided, platted and designated as 'CALDWELL SUBDIVISION' an Addition to 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.

**Surveyor's Certificate**

I hereby certify that on June 30, 2016, I completed an accurate survey of 'CALDWELL SUBDIVISION', an Addition to 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

Kenneth D. Caldwell  
Pamela R. Caldwell

**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.  
\_\_\_\_\_  
Mayor  
\_\_\_\_\_  
City Clerk

**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, KENNETH D. CALDWELL and PAMELA R. CALDWELL, 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

**PROPOSED  
CALDWELL SUBDIVISION  
AN ADDITION TO THE CITY OF GRAND ISLAND, NEBRASKA**