



City of Grand Island

Tuesday, October 11, 2016

Council Session

Item G-5

#2016-244 - Approving Final Plat and Subdivision Agreement for Sterling Estates Eighth Subdivision

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: October 11, 2016

Subject: Sterling Estates Eighth Subdivision –Final Plat

Presenter(s): Chad Nabity

Background

This property is located north of Norseman Avenue and east of North Road in the City of Grand Island, in Hall County, Nebraska. It has 18 lots on 3.798 acres.

Discussion

The final plat for Sterling Estates Eighth Subdivision was considered by the Regional Planning Commission at the Oct. 5, 2016 meeting.

A motion was made by Derek Apfel and seconded by Carla Maurer to **approve** and recommend that City Council **approve** the final plat of Sterling Estates Eighth Subdivision.

A roll call vote was taken and the motion passed with 7 members present (Apfel, Ruge, Maurer, Robb, Monter, Sears 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:

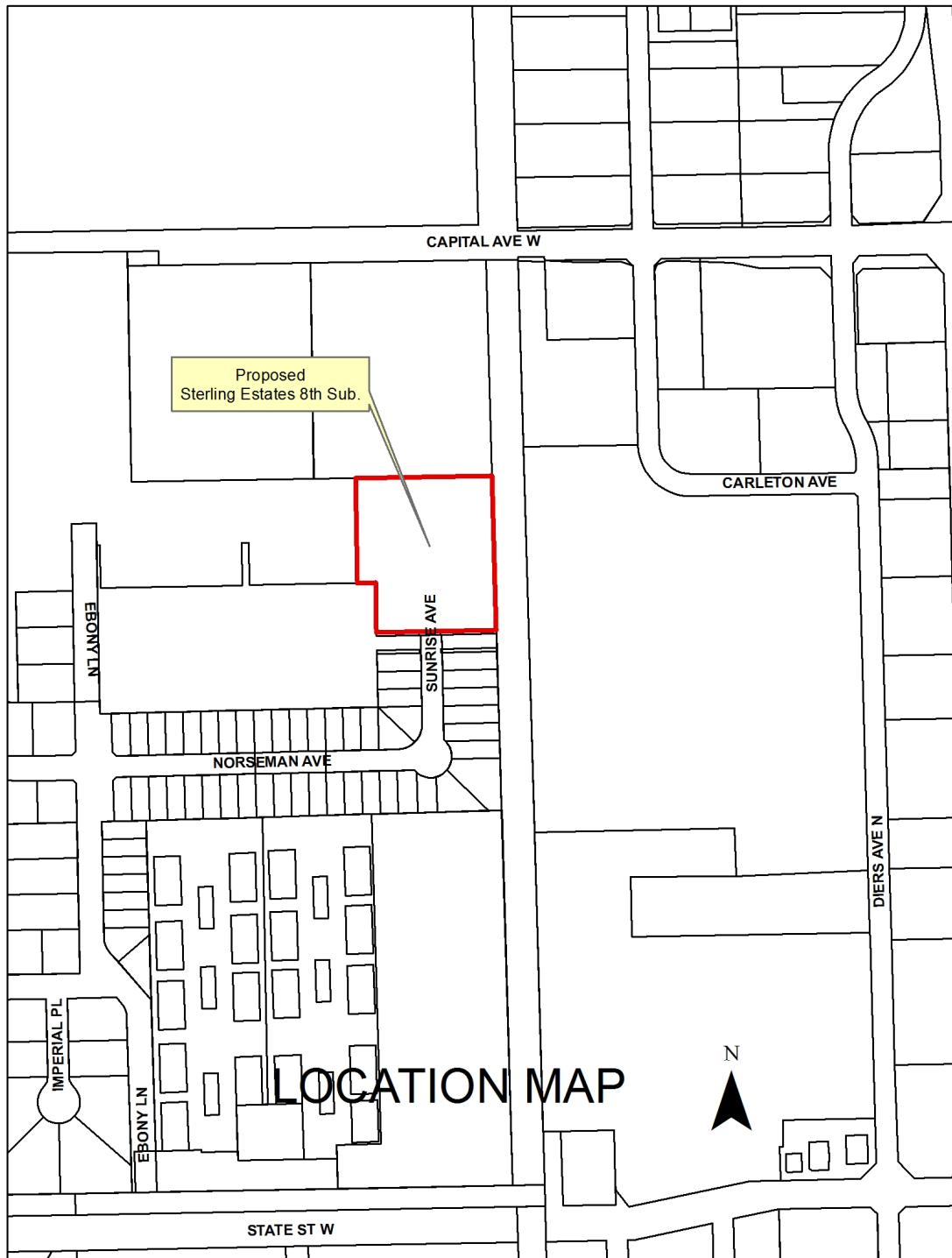
1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

Recommendation

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

Sample Motion

Move to approve as recommended.



**Niedfelt Property Management Preferred LLC
Developer/Owner**

Niedfelt Property Management Preferred LLC
John Niedfelt
PO Box 1445
Grand Island NE 68802

To create 18 lots located north of Norseman Avenue and east of North Road, in the City of Grand Island, in Hall County, Nebraska.

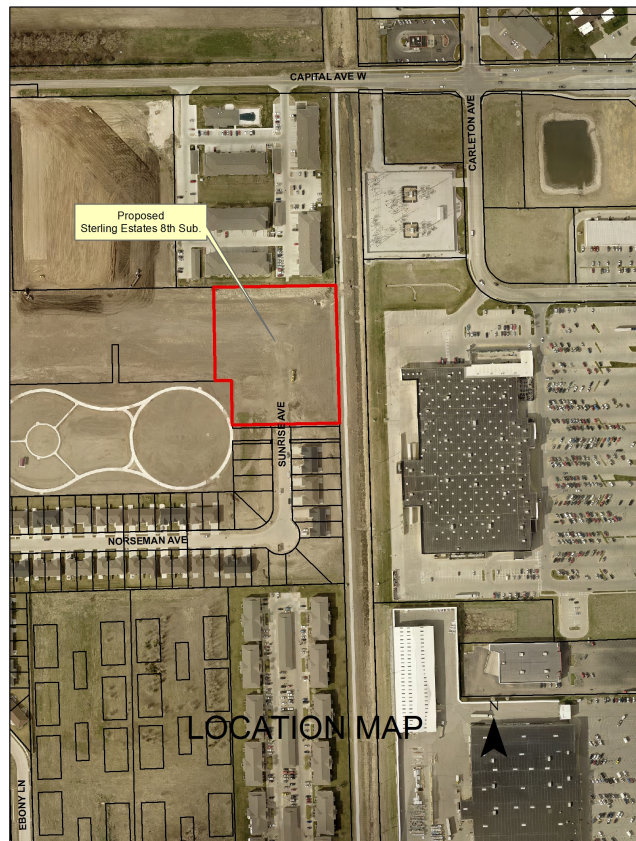
Size: 3.798 acres

Zoning: R4 – High Density Residential Zone

Road Access: City roads will be available

Water Public: City water will be available

Sewer Public: City sewer will be available.



RESOLUTION 2016 - 244

WHEREAS Niedfelt Property Management Preferred LLC, A Nebraska Limited Liability Company, being the owners of the land described hereon, have caused same to be surveyed, subdivided, platted and designated as “STERLING ESTATES EIGHTH SUBDIVISION”, to be laid out into 18 Lots, on a Tract of Land Located in Part of the Northwest Quarter (NW1/4) of Section Twelve (12), Township Eleven (11) North, Range Ten (10) 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 it; 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 STERLING ESTATES EIGHTH 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, October 11, 2016.

Jeremy Jensen, Mayor

Attest:

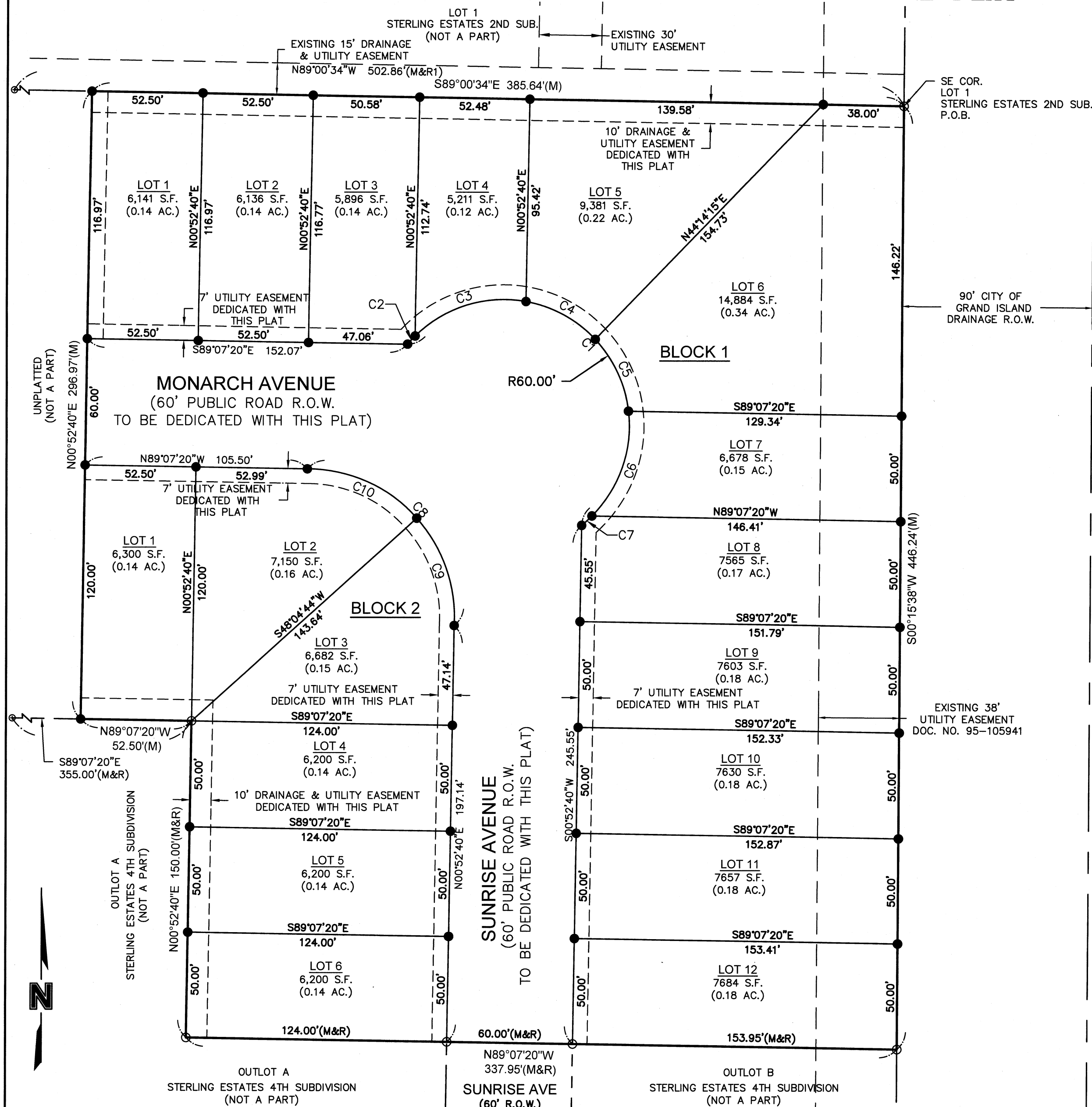
RaNae Edwards, City Clerk

Approved as to Form	☐ _____
October 7, 2016	☐ City Attorney

STERLING ESTATES EIGHTH SUBDIVISION

IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

FINAL PLAT



LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN PART OF THE NORTHWEST QUARTER (NW1/4) OF SECTION TWELVE (12), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF STERLING ESTATES 2ND SUBDIVISION SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ON AN ASSUMED BEARING OF S00°15'38\"W, ALONG THE WEST SIDE OF THE CITY OF GRAND ISLAND DRAINAGE RIGHT-OF-WAY, A DISTANCE OF 446.24 FEET TO THE NORTHEAST CORNER OF OUTLOT B, BLOCK 3, STERLING ESTATES FOURTH SUBDIVISION; THENCE N89°07'20\"W, ALONG A NORTHERLY LINE OF STERLING ESTATES FOURTH SUBDIVISION, A DISTANCE OF 337.95 FEET TO A POINT ON THE EAST LINE OF OUTLOT A, BLOCK 2, STERLING ESTATES FOURTH SUBDIVISION; THENCE N00°52'40\"E, ALONG THE EAST LINE OF OUTLOT A, BLOCK 2, STERLING ESTATES FOURTH SUBDIVISION, A DISTANCE OF 150.00 FEET TO A NORTHEAST CORNER OF OUTLOT A, BLOCK 2, STERLING ESTATES FOURTH SUBDIVISION; THENCE N89°07'20\"W, ALONG A NORTH LINE OF OUTLOT A, BLOCK 2, STERLING ESTATES FOURTH SUBDIVISION, A DISTANCE OF 52.50 FEET; THENCE N00°52'40\"E A DISTANCE OF 296.97 FEET TO A POINT ON THE SOUTH LINE OF LOT 1, STERLING ESTATES SECOND SUBDIVISION; THENCE S89°00'34\"E, ALONG SAID SOUTH LINE OF LOT 1, STERLING ESTATES SECOND SUBDIVISION, A DISTANCE OF 385.64 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 165,421 SQUARE FEET OR 3.798 ACRES MORE OR LESS OF WHICH 0.79 ACRES IS NEW DEDICATED ROAD ROW.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON _____, I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION, OF PART OF THE NORTHWEST QUARTER (NW1/4) OF SECTION TWELVE (12), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., 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 NIEDFELT PROPERTY MANAGEMENT PREFERRED LLC., A NEBRASKA LIMITED LIABILITY COMPANY, BEING THE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "STERLING ESTATES EIGHTH SUBDIVISION" BEING ALL OF LOTS 1-6, BLOCK 6, STERLING ESTATES SUBDIVISION IN THE 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 IS 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.

JOHN NIEDFELT, MANAGER
NIEDFELT PROPERTY MANAGEMENT PREFERRED LLC, A NEBRASKA LIMITED LIABILITY COMPANY

ACKNOWLEDGMENT

STATE OF NEBRASKA
COUNTY OF HALL
ON THIS _____ DAY OF _____, 2016, BEFORE ME _____, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED JOHN NIEDFELT, MANAGER, NIEDFELT PROPERTY MANAGEMENT PREFERRED LLC, A NEBRASKA LIMITED LIABILITY COMPANY, 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 _____

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.

CHAIRMAN _____ DATE _____

APPROVED AND ACCEPTED BY THE CITY OF GRAND ISLAND, NEBRASKA

THIS _____ DAY OF _____, 2016.

MAYOR _____

CITY CLERK _____

CURVE TABLE

CURVE ID	RADIUS (FT)	DELTA	LENGTH (FT)	CHORD BEARING	CHORD LENGTH (FT)
C1	60.00	191.2161	200.24	S44°06'53.87\"E	119.42
C2	60.00	005.0368	5.27	S42°47'23.18\"W	5.27
C3	60.00	054.8058	57.39	S72°42'56.72\"W	55.23
C4	60.00	036.5132	38.24	N61°37'57.22\"W	37.59
C5	60.00	036.5117	38.24	N25°06'49.30\"W	37.59
C6	60.00	052.0609	54.52	N19°10'21.43\"E	52.66
C7	60.00	006.2838	6.58	N48°20'43.08\"E	6.58
C8	70.00	093.2196	113.89	N43°22'45.26\"W	101.74
C9	70.00	045.1629	55.18	N19°24'26.20\"W	53.76
C10	70.00	048.0510	58.71	S65°58'28.12\"E	57.00

LOCATION MAP

SEC. 12, T11N, R10W
NOT TO SCALE

CAPITAL AVE

STATE ST

ENGLAND ROAD

NORTH ROAD

LEGEND

- SECTION CORNER
- SET CORNER (5/8\"x24\" REBAR W/CAP)
- FOUND CORNER (5/8\" REBAR W/CAP)
- EXISTING PROPERTY LINE
- PROPERTY LINE
- SECTION LINE
- MEASURED DISTANCE
- RECORDED DISTANCE STERLING ESTATES FOURTH SUB.
- RECORDED DISTANCE STERLING ESTATES SECOND SUB.

0' 20' 40' 80'
SCALE IN FEET

OWNERS: NIEDFELT PROPERTY MANAGEMENT PREFERRED LLC.
SUBDIVIDER: NIEDFELT PROPERTY MANAGEMENT PREFERRED LLC.
SURVEYOR: OLSSON ASSOCIATES
ENGINEER: OLSSON ASSOCIATES
NUMBER OF LOTS: 18

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. 2016-2621
NIEDFELT SURVEY
FB