



City of Grand Island

Tuesday, November 8, 2016

Council Session

Item G-6

**#2016-269 - Approving Final Plat and Subdivision Agreement for
Copper Creek Estates Ninth Subdivision**

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission
Meeting: November 8, 2016
Subject: Copper Creek Ninth Subdivision –Final Plat
Presenter(s): Chad Naby, Regional Planning Director

Background

This property is located south of Old Potash Highway and east of Engleman Road in the City of Grand Island, in Hall County, Nebraska. It has 2 lots on 5.555 acres, including a lot for a water tower to be owned and operated by the City of Grand Island.

Discussion

The final plat for Copper Creek Ninth Subdivision was considered by the Regional Planning Commission at the November 2, 2016 meeting.

A motion was made by Ruge and seconded by Rainforth to **approve** and recommend that City Council **approve** the final plat of Copper Creek Estates Ninth Subdivision.

A roll call vote was taken and the motion passed with eight members present (Apfel, O'Neill, Ruge, Robb, Rainforth, Sears, 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:

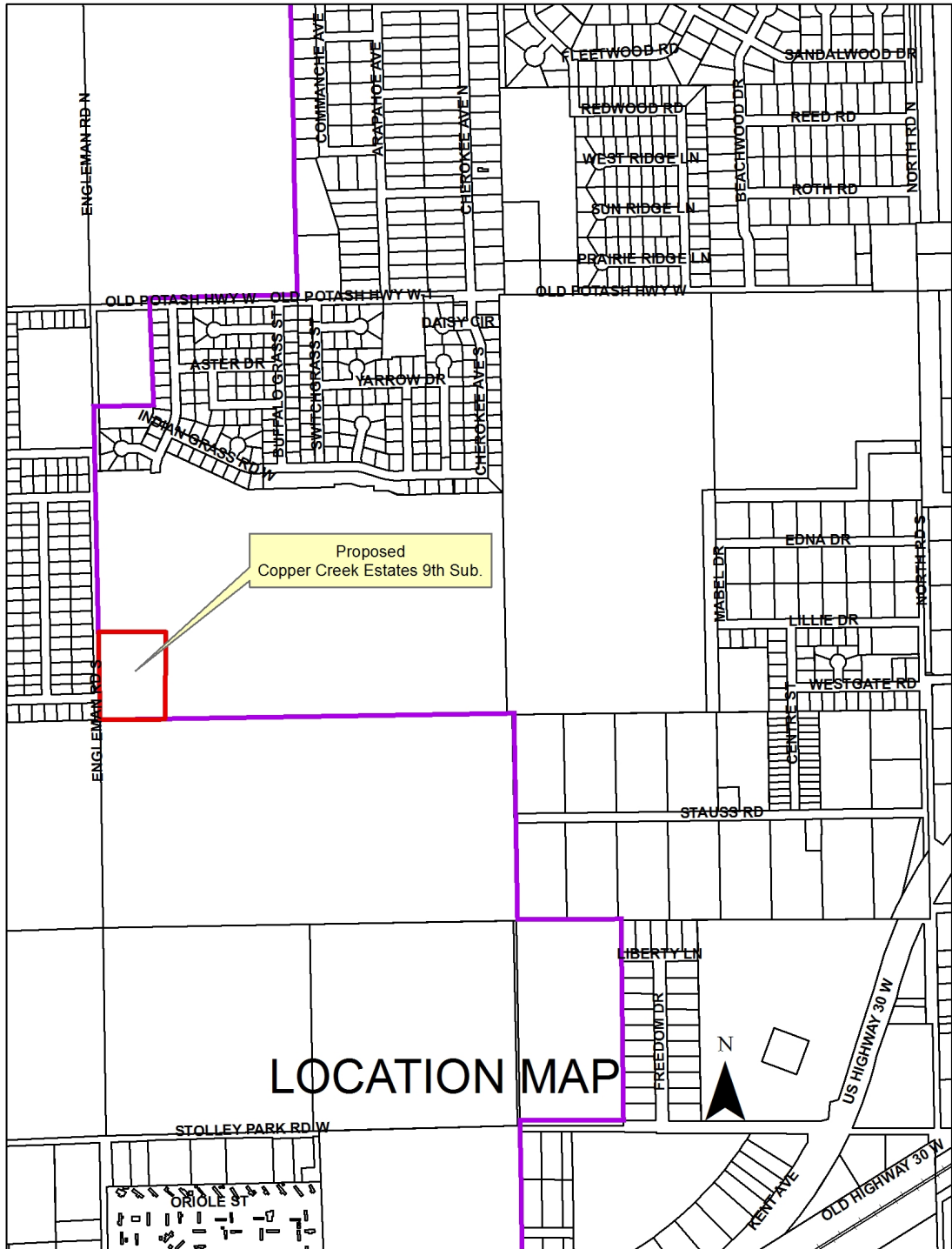
1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

Recommendation

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

Sample Motion

Move to approve as recommended.



The Guarantee Group LLC
Developer/Owner

Guarantee Group L.L.C
Sean O'Connor
2502 N. Webb Road
Grand Island NE 68801

To create 2 lots located south of Old Potash Highway and east of Engleman Road, in the City of Grand Island, in Hall County, Nebraska.

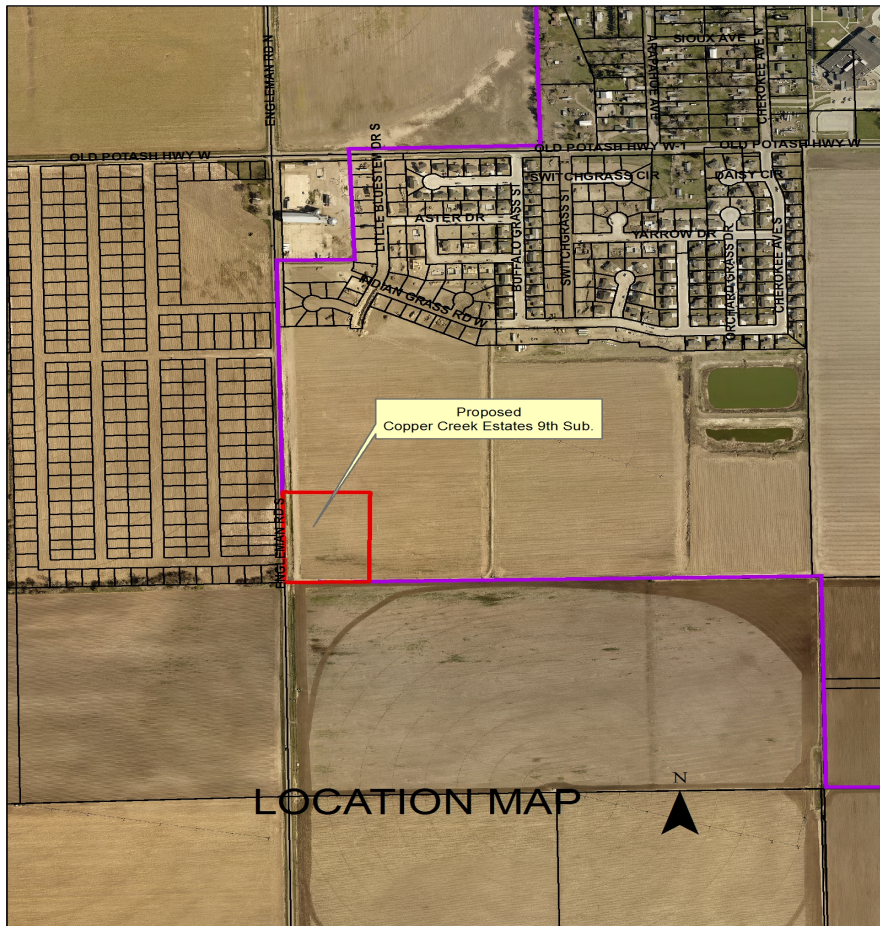
Size: 5.555 acres

Zoning: R2 – Low Density Residential Zone

Road Access: City roads are available

Water Public: City water is available

Sewer Public: City sewer will be available.

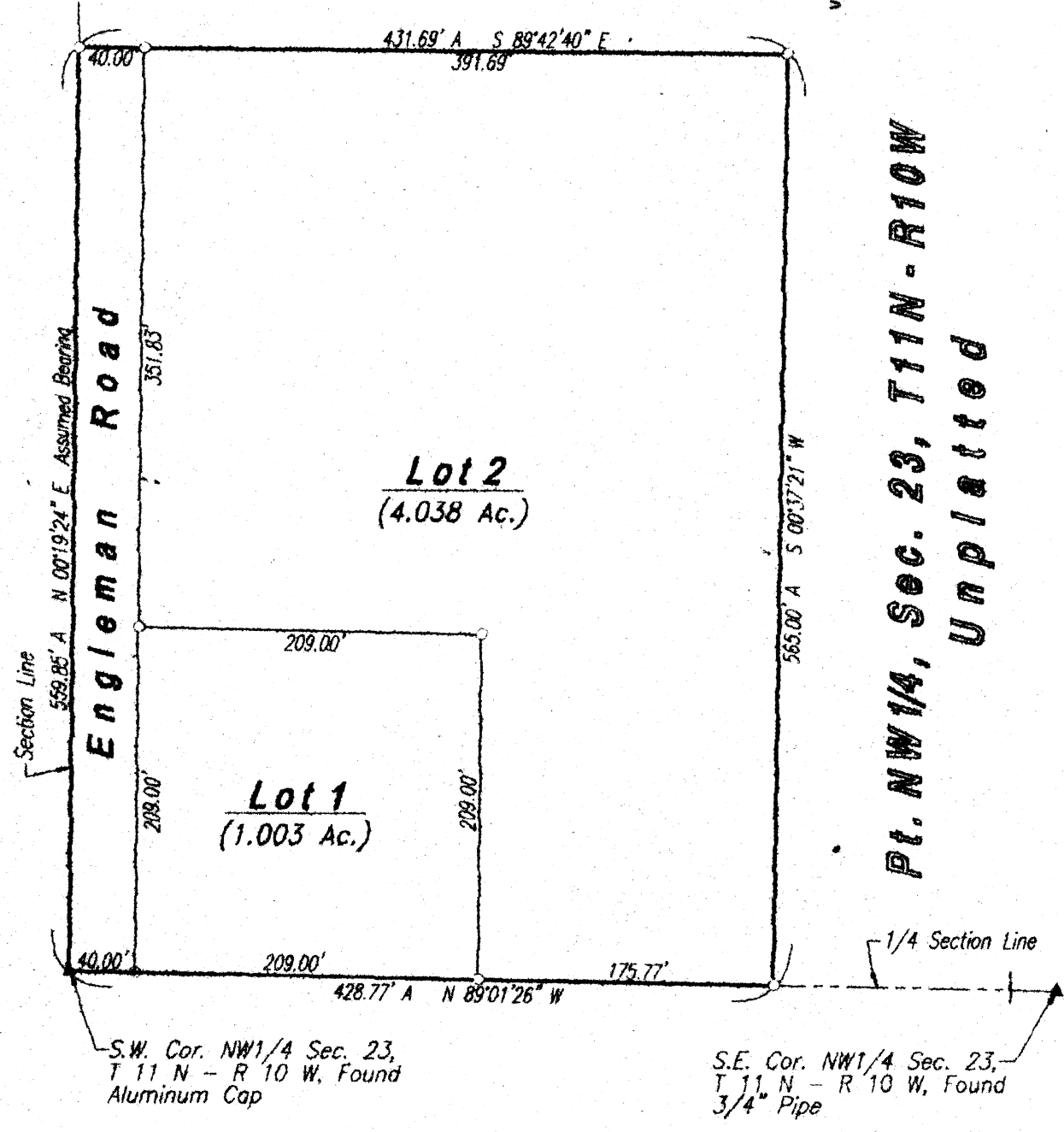


Scale: 1" = 100'

N.W. Cor. NW1/4 Sec. 23,
T 11 N - R 10 W, Found
Survey Marker.

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

**Pt. NW1/4, Sec. 23, T11N - R10W
Unplatted**



**Pt. NW1/4, Sec. 23, T11N - R10W
Unplatted**

**Pt. SW1/4, Sec. 23, T11N - R10W
Unplatted**

Legal Description

A tract of land comprising a part of the Northwest Quarter (NW1/4), of Section Twenty Three (23), Township Eleven (11) North, Range Ten (10) West of the 6th. P.M., in the City of Grand Island, Hall County, Nebraska, more particularly described as follows:
 Beginning at the southwest corner of said Northwest Quarter (NW1/4); thence running northerly on the westerly line of said Northwest Quarter (NW1/4), on an Assumed Bearing of N00°19'24"E, a distance of Five Hundred Fifty Nine and Eighty Five Hundredths (559.85) feet; thence running S89°42'40"E, a distance of Four Hundred Thirty One and Sixty Nine Hundredths (431.69) feet; thence running S00°37'21"W, a distance of Five Hundred Sixty Five (565.00) feet, to a point on the southerly line of said Northwest Quarter (NW1/4); thence running N89°01'26"W, a distance of Four Hundred Twenty Eight and Seventy Seven Hundredths (428.77) feet, to the Point of Beginning and containing 5.555 acres more or less.

Dedication

KNOW ALL MEN BY THESE PRESENTS, that THE GUARANTEE GROUP, L.L.C., a Nebraska Limited Liability Company, being the owner of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as 'COPPER CREEK ESTATES NINTH SUBDIVISION' in the City of Grand Island, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the streets as shown thereon to the public forever and the easements 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 owner and proprietor.

IN WITNESS WHEREOF, I have affixed my signature hereto, at Grand Island, Nebraska, this _____ day of _____, 2016.

THE GUARANTEE GROUP, L.L.C., a Nebraska Limited Liability Company

Sean P. O'Connor, a Member

Surveyor's Certificate

I hereby certify that on October 11, 2016, I completed an accurate survey of 'COPPER CREEK ESTATES NINTH SUBDIVISION', in 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

Acknowledgement

State Of Nebraska
 County Of Hall ss
 On the _____ day of _____, 2016, before me, _____ a Notary Public within and for said County, personally appeared SEAN P. O'CONNOR, a Member of THE GUARANTEE GROUP, L.L.C., a Nebraska Limited Liability Company, and to me personally known to be the identical person whose signature is affixed hereto, and that he did acknowledge the execution thereof to be his voluntary act and deed and the voluntary act and deed of said Company and that he was empowered to make the above dedication for and in behalf of said Company.
 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 (Seal)

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

(Seal)

**COPPER CREEK ESTATES NINTH SUBDIVISION
 IN THE CITY OF GRAND ISLAND, NEBRASKA**

RESOLUTION 2016-269

WHEREAS the Guarantee Group, L.L.C, A Nebraska Limited Liability Company, being the owners of the land described hereon, have caused same to be surveyed, subdivided, platted and designated as "COPPER CREEK ESTATES NINTH SUBDIVISION", to be laid out into 2 Lots, on a Tract of Land Located in Part of the Northwest Quarter (NW1/4) of Section Twenty-three (23), 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 herein before 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 COPPER CREEK ESTATES NINTH 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, November 8, 2016.

Jeremy L. Jensen, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
November 4, 2016	☐ City Attorney