



# City of Grand Island

Tuesday, March 14, 2017

Council Session

## Item G-3

**#2017-68 - Approving Final Plat and Subdivision Agreement for Sterling Estates 9th Subdivision**

Staff Contact: Chad Nabity

# **Council Agenda Memo**

**From:** Regional Planning Commission

**Meeting:** March 14, 2017

**Subject:** Sterling Estates 9<sup>th</sup> Subdivision – Final Plat

**Presenter(s):** Chad Nabity, AICP, Regional Planning Director

## **Background**

This property is located south of Capital Avenue and east of North Road in the City of Grand Island, in Hall County, Nebraska. It consists of 2 lots and 7.2 acres.

## **Discussion**

The plat for Sterling Estates 9<sup>th</sup> Subdivision, Final Plat was considered by the Regional Planning Commission at the March 1, 2017 meeting.

A motion was made by Ruge and seconded by Maurer to approve the plat as presented.

A roll call vote was taken and the motion passed with 9 members present and voting in favor (Apfel, Allan, O'Neill, Ruge, Maurer, Robb, Rainforth, Rubio and Sears) and no members voting no or 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 Council approve the final plat as presented.

## **Sample Motion**

Move to approve as recommended.

**Developer/Owner**

TS12Phase II, LLC  
8712 W. Dodge Road, Suite 400  
Omaha, NE 68114

To create 2 lots located south of Capital Avenue and east of North Road, in the City of Grand Island, in Hall County, Nebraska.

**Size:** 7.2 acres

**Zoning:** RD – Residential Development

**Road Access:** City Roads

**Water Public:** City water is available.

**Sewer Public:** City sewer is available.





STERLING ESTATES NINTH SUBDIVISION  
IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA  
FINAL PLAT

LEGAL DESCRIPTION

A REPLAT OF ALL OF LOT 1, STERLING ESTATES SIXTH SUBDIVISION, IN THE CITY OF GRAND ISLAND, IN PART OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 12, TOWNSHIP 11 NORTH, RANGE 10 WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA.

SAID TRACT CONTAINS 313,635.00 SQUARE FEET OR 7.200 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON 2017, I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION, OF "STERLING ESTATES NINTH SUBDIVISION" LOCATED IN THE CITY OF GRAND ISLAND, IN PART OF THE NORTHWEST QUARTER (NW1/4) OF SECTION TWELVE (12), TOWNSHIP TEN (10) NORTH, RANGE ELEVEN (11) 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 TS12 PHASE II, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "STERLING ESTATES NINTH SUBDIVISION" IN THE CITY OF GRAND ISLAND, IN PART OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 12, TOWNSHIP 11 NORTH, RANGE 10 WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF, 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 NEBRASKA, THIS DAY OF 2017.

TS12 PHASE II, LLC, A NEBRASKA LIMITED LIABILITY COMPANY  
JERRY SLUSKY, MANAGER MEMBER

ACKNOWLEDGMENT

STATE OF NEBRASKA  
COUNTY OF HALL  
ON THIS DAY OF 2017, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED JERRY SLUSKY, MANAGER MEMBER, TS12 PHASE II, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, 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.

CHAIRMAN DATE

APPROVED AND ACCEPTED BY THE CITY OF GRAND ISLAND, NEBRASKA  
THIS DAY OF , 2017.

MAYOR

CITY CLERK

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. 2014-2919

SB WORLDWIDE STERLING  
APARTMENTS SURVEY

FB

LEGEND

• SET CORNER (5/8"x24" REBAR W/CAP)

○ FOUND CORNER (5/8" REBAR W/CAP)

— SECTION LINE

— PROPOSED SUBDIVISION LINE

— PROPERTY LINE

— RIGHT-OF-WAY LINE

— EXISTING UTILITY EASEMENT

— EXISTING DRAINAGE & UTILITY EASEMENT

— EXISTING INGRESS/EGRESS & UTILITY EASEMENT

— PROPOSED ACCESS EASEMENT

— MEASURED DISTANCE

— RECORDED DISTANCE STERLING ESTATES 2ND SUBDIVISION

— E EASEMENT MEASURED DISTANCE

— E1 PROPOSED ACCESS EASEMENT DISTANCE

OWNERS: TS12 PHASE II, LLC

SUBDIVIDER: TS12 PHASE II, LLC

SURVEYOR: OLSSON ASSOCIATES

ENGINEER: OLSSON ASSOCIATES

NUMBER OF LOTS: 2

RESOLUTION 2017-68

WHEREAS TS12 Phase II, LLC, a Nebraska Limited Liability Company, being the owner of the land described hereon, have caused the same to be surveyed, subdivided, platted and designated as "STERLING ESTATES 9TH SUBDIVISION", a subdivision being in part of the Northwest Quarter (NW ¼) of Section 12, Township 11 North, Range 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 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 STERLING ESTATES 9<sup>TH</sup> 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, March 15, 2017.

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Jeremy L. Jensen, Mayor

Attest:

\_\_\_\_\_  
RaNae Edwards, City Clerk

Approved as to Form	☐ _____
March 10, 2017	☐ City Attorney