



City of Grand Island

Tuesday, April 11, 2017

Council Session

Item G-6

#2017-103 - Approving Final Plat and Subdivision Agreement for Meadowlark West 10th Subdivision

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission
Meeting: April 11, 2017
Subject: Meadowlark West 10th Subdivision – Final Plat
Presenter(s): Chad Naby, AICP, Regional Planning Director

Background

This property is located north of Faidley Avenue and east of Highway 281 in the City of Grand Island, in Hall County, Nebraska. It consists of 2 lots and 2.945 acres.

Discussion

The plat for Meadowlark West 10th Subdivision, Final Plat was considered by the Regional Planning Commission at the April 5, 2017 meeting.

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

A roll call vote was taken and the motion passed with 10 members present and voting in favor (Allan, O’Neill, Ruge, Maurer, Robb, Monter, Rainforth, Rubio, Hoggatt and Kjar) 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

Allen Phase III, LLC
1115 W. Second St.
Hastings, NE 68902

To create 2 lots located north of Faidley Avenue and east of Highway 281, in the City of Grand Island, in Hall County, Nebraska.

Size: 2.945 acres

Zoning: B2 – General Business

Road Access: City Roads

Water Public: City water is available.

Sewer Public: City sewer is available.



MEADOWLARK WEST TENTH SUBDIVISION

IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

FINAL PLAT

LEGEND

- SET CORNER (5/8"x24" REBAR W/CAP)
- FOUND CORNER (5/8" REBAR)
- PROPOSED SUBDIVISION LINE
- PROPOSED PROPERTY LINE
- - - - - EXIST. PROPERTY LINE
- - - - - PROPOSED UTILITY EASE.
- - - - - EXIST. UTILITY EASE.
- M MEASURED DISTANCE
- P PLATTED DISTANCE MEADOWLARK WEST THIRD SUBD. (INSTRUMENT #99105894)
- E PROPOSED EASMENT MEASURED DISTANCE
- ▨ PROPOSED EASMENT AREA

LEGAL DESCRIPTION

A REPLAT OF ALL OF LOT 11, MEADOWLARK WEST THIRD SUBDIVISION, IN THE CITY OF GRAND ISLAND, IN PART OF THE NORTHEAST QUARTER (NE1/4) OF SECTION THIRTEEN (13), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA.

SAID TRACT CONTAINS A CALCULATED AREA OF 128,257.23 SQUARE FEET OR 2.944 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON _____, 2017, I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION, OF A TRACT OF LAND LOCATED IN ALL OF LOT 11, MEADOWLARK WEST THIRD SUBDIVISION, IN THE CITY OF GRAND ISLAND, IN PART OF THE NORTHEAST QUARTER (NE1/4) OF SECTION THIRTEEN (13), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., 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 ALLEN PHASE III, 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 **"MEADOWLARK WEST TENTH SUBDIVISION"** BEING ALL OF LOT 11, MEADOWLARK WEST THIRD SUBDIVISION, IN THE CITY OF GRAND ISLAND, IN PART OF THE NORTHEAST QUARTER (NE1/4) OF SECTION THIRTEEN (13), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF AND THAT THE FOREGOING ADDITION 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.

 ALLEN PHASE III, LLC, A NEBRASKA LIMITED LIABILITY COMPANY
 BY: KRISTIN M. ALLEN, MANAGER

ACKNOWLEDGMENT

STATE OF NEBRASKA _____ SS
 COUNTY OF _____

ON THIS ____ DAY OF _____, 2017, BEFORE ME _____, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED ALLEN PHASE III, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, BY: KRISTIN M. ALLEN, MANAGER, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED HERETO AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HER 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.

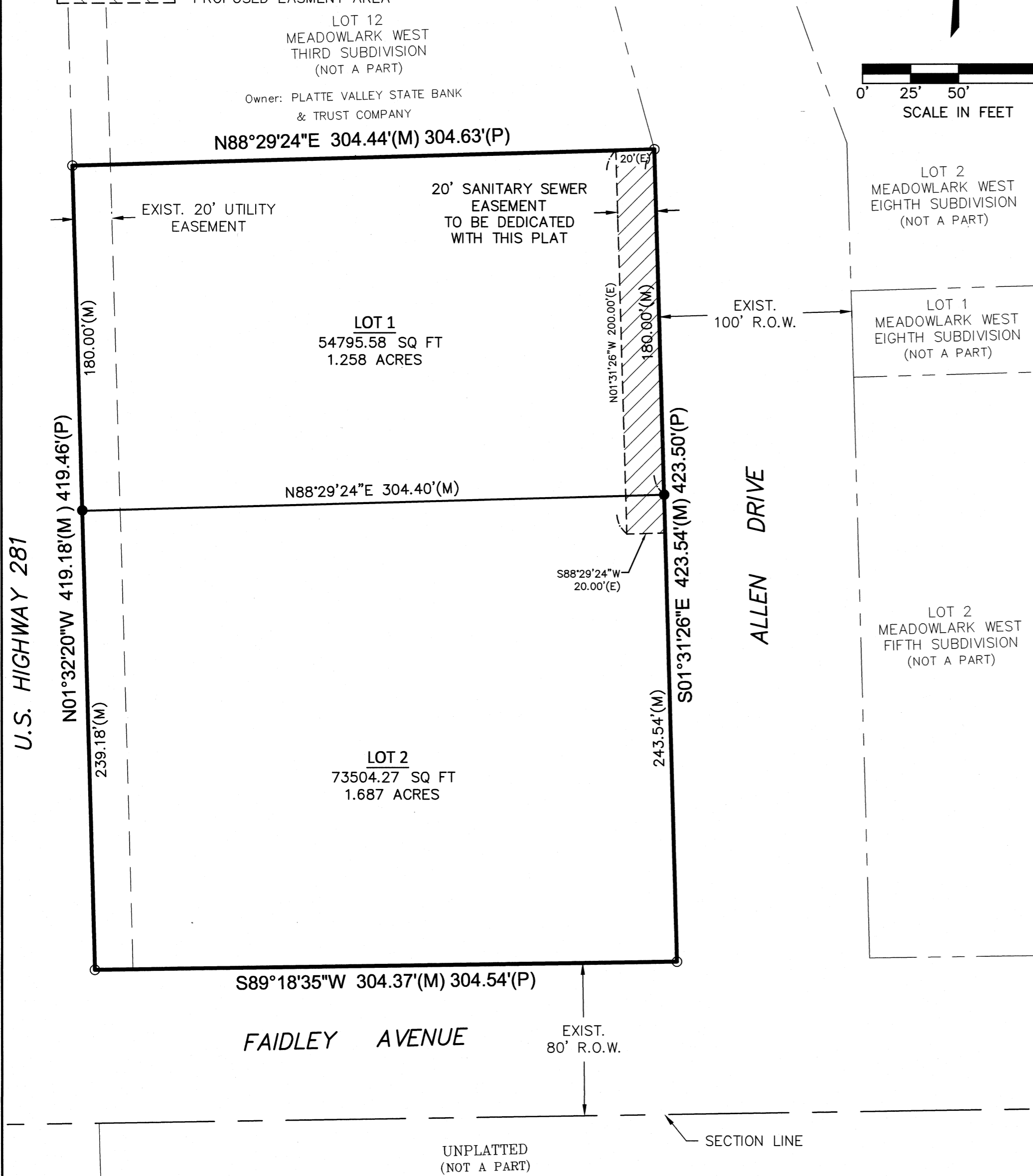
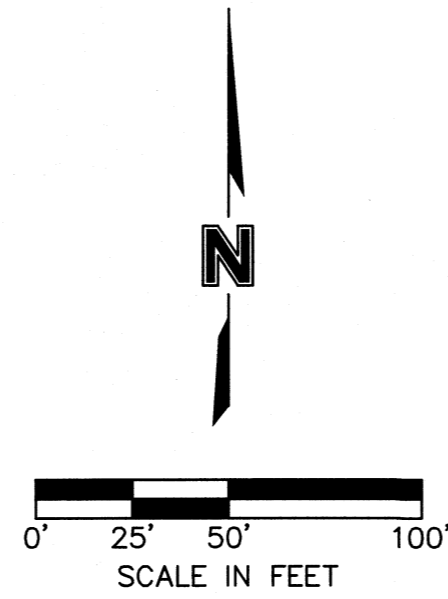
 CHAIRPERSON DATE

APPROVED AND ACCEPTED BY THE CITY OF GRAND ISLAND, NEBRASKA

THIS ____ DAY OF _____, 2017.

 MAYOR

 CITY CLERK



LOT 12
 MEADOWLARK WEST
 THIRD SUBDIVISION
 (NOT A PART)

Owner: PLATTE VALLEY STATE BANK
 & TRUST COMPANY

LOT 2
 MEADOWLARK WEST
 EIGHTH SUBDIVISION
 (NOT A PART)

LOT 1
 MEADOWLARK WEST
 EIGHTH SUBDIVISION
 (NOT A PART)

LOT 2
 MEADOWLARK WEST
 FIFTH SUBDIVISION
 (NOT A PART)

LOT 2
 73504.27 SQ FT
 1.687 ACRES

S89°18'35"W 304.37'(M) 304.54'(P)

FAIDLEY AVENUE

UNPLATTED
 (NOT A PART)

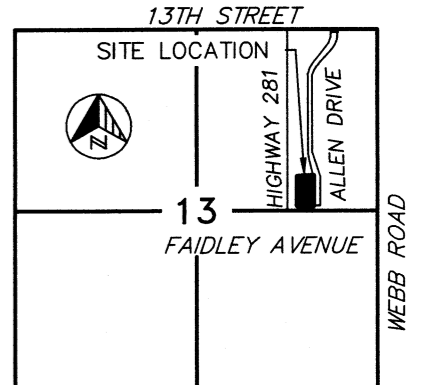
OWNERS: ALLEN PHASE III, LLC
 SUBDIVIDER: ALLEN PHASE III, LLC
 SURVEYOR: OLSSON ASSOCIATES
 ENGINEER: OLSSON ASSOCIATES
 NUMBER OF LOTS: 2

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

PROJECT NO. 2017-0112
 ALLEN PHASE III
 LLC SURVEY
 FB

LOCATION MAP

SECTION 13, T11N, R10W
 NOT TO SCALE



DWG: F:\2017\0001-0500\017-0112\40-Design\Survey\SRV\Sheets\V_FPT_70112.dwg
 DATE: Mar 15, 2017 12:28pm
 USER: jjimenez
 XREFS: V_XTPO_70112



RESOLUTION 2017-103

WHEREAS Allen Phase III, 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 "MEADOWLARK WEST 10TH SUBDIVISION", a subdivision being in part of the Northeast Quarter (NE ¼) of Section Thirteen (13), 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 "MEADOWLARK WEST 10TH 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, April 11, 2017.

Jeremy L. Jensen, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☒ _____
April 7, 2017	☒ City Attorney