



City of Grand Island

Tuesday, May 23, 2017

Council Session

Item G-3

#2017-145 - Approving Final Plat and Subdivision Agreement for Wilson's Second Subdivision

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: May 23, 2017

Subject: Wilson's Second Subdivision – Final Plat

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

Background

This property is located south of Airport Road and east of St. Paul Road in the City of Grand Island, in Hall County, Nebraska. It consists of 2 lots and 11.98 acres.

Discussion

The plat for Wilson's Second Subdivision, Final Plat was considered by the Regional Planning Commission at the May 3, 2017 meeting.

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

A roll call vote was taken and the motion passed with 7 members present and voting in favor (O'Neill, Ruge, Maurer, Robb, Monter, Rainforth, 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

Larry and Faye Zmek
1172 5th Road
Chapman, NE 68827

To create 2 lots located south of Airport Road and east of St. Paul Road, in Hall County, Nebraska.

Size: 11.98 acres

Zoning: M2 – Heavy Manufacturing

Road Access: County Road access is available.

Water Public: City water is not available.

Sewer Public: City sewer is not available.



Location Map



WILSON'S SECOND SUBDIVISION
TO THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

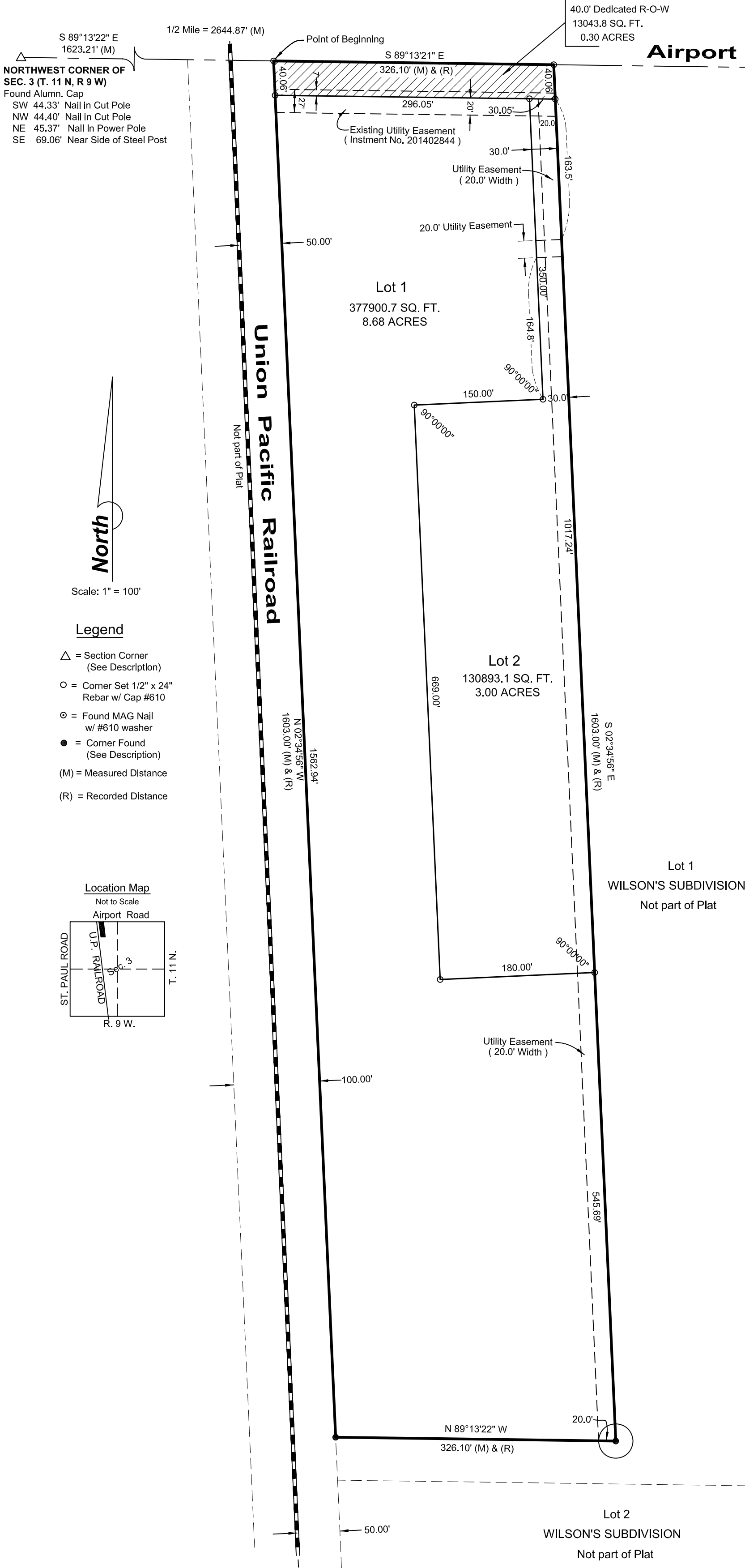
N-LINE



LAND
SURVEYING

P.O. BOX 173
Central City, NE 68826
Phone: 308-946-3601

NORTH QUARTER CORNER OF
SEC. 3 (T. 11 N, R 9 W)
Found Alumn. Cap
SW 41.95' Nail in Power Pole
SSE 45.10' Side of Steel Elect. Ped.
ESE 132.58' Top Nut on Fire Hydrant
E 58.1' Center of North Driveway



WILSON'S SECOND SUBDIVISION DESCRIPTION:

A Subdivision of part of Lot One (1) WILSON'S SUBDIVISION, located in Section 3, Township 11 North, Range 9 West of the 6th P.M., Hall County, Nebraska, more particularly described as follows:

Commencing at the Northwest of said Section 3, thence on an assigned bearing of South 89°13'22" East on the northerly line of said Section 3 a distance of 1623.21 feet to the easterly Union Pacific Railroad Right-of-way line; thence continuing South 89°13'22" East on said northerly section line a distance of 326.10 feet; thence South 02°34'56" East a distance of 1603.00 feet; thence North 89°13'22" West a distance of 326.10 feet to the easterly Union Pacific Railroad Right-of-way line; thence North 02°34'56" West on said right-of-way line a distance of 1603.00 feet to the Point of Beginning containing a calculated area of 11.98 acres, more or less.

DEDICATION OF PLAT

Know all Men by these presents, Larry G. Zmek and Faye E. Zmek, joint tenants, being the owner of land described hereon, have caused the same to be surveyed, subdivided, platted and designated as the **WILSON'S SECOND SUBDIVISION** in the City of Grand Island, Hall County, Nebraska and said sole owners hereby ratify and approve the deposition of their property as shown on the above plat, and hereby dedicate for the use and benefit of the public, the streets and utility easements as shown upon said plat, and acknowledge said subdivision to be made with the free consent and in accordance with the desires of the undersigned owners and proprietors.

in witness thereof I have affixed my signature hereto at _____, Nebraska on, _____, 20__

Larry G. Zmek

Faye E. Zmek

ACKNOWLEDGMENT

State of Nebraska)
County of _____) SS

Acknowledgment
of
Notary

on this _____ Day of _____, 20__ before me, a Notary Public in and for said County and State, came Larry G. Zmek and Faye E. Zmek to me personally known to be the same identical persons, acknowledged the execution of the same in testimony thereof, I have hereunto set my hand and affixed my Notary Seal the Day and Year above written.

Notary Public

My Comm. Expires:

APPROVAL

Approved and Accepted by the Regional Planning Commission of Hall County, Cities of Grand Island, Wood River, and the Villages of Alda, Cairo, and Doniphan, Nebraska this _____, 20__

Chairman

Approved and Accepted by the Hall County Board of Supervisors, Nebraska this _____, 20__

Chairman of the Board

County Clerk

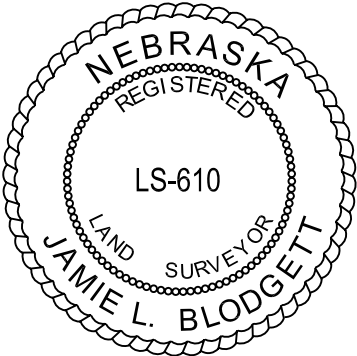
Approved and Accepted by the City of Grand Island, Nebraska this _____, 20__

Mayor

City Clerk

SURVEYOR'S CERTIFICATE

I hereby certify that this _____, 20__, I completed an accurate survey of **WILSON'S SECOND SUBDIVISION**, in the County of Hall, Nebraska, as shown on the accompanying plat thereof; that iron markers, except where indicated were found and placed at all property corners, the dimensions of the property are shown on the plat, and that the Subdivision Survey was prepared by me and the related survey work was performed by me or under my direct personal supervision and that I am a duly Registered Land Surveyor under the laws of the State of Nebraska.



Jamie L. Blodgett
License Number 610
N-Line Land Surveying
P.O. Box 173
Central City, NE
1-308-946-3601

DATE OF SURVEY 4/12/2017

JOB NUMBER 17049

RESOLUTION 2017-145

WHEREAS Larry G. Zmek and Faye E. Zmek, joint tenants, being the owner of the land described hereon, have caused the same to be surveyed, subdivided, platted and designated as “WILSON’S SECOND SUBDIVISION”, a subdivision being part of Lot One (1) Wilson’s Subdivision, located in Section Three (3), Township Eleven (11) North, Range Nine (9) 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 “WILSON’S SECOND 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.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, May 23, 2017.

Jeremy L. Jensen, Mayor

Attest:

Nicki Stoltenberg, City Clerk Pro Tem

Approved as to Form	☐ _____
May 19, 2017	☐ City Attorney