



# City of Grand Island

Tuesday, June 13, 2017

Council Session

## Item G-2

**#2017-156 - Approving Final Plat and Subdivision Agreement for  
Leifeld Subdivision**

Staff Contact: Chad Nabity

# **Council Agenda Memo**

**From:** Interjurisdictional Planning Commission

**Meeting:** June 13, 2017

**Subject:** Leifeld Subdivision – Final Plat

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

## **Background**

This property is located north of D Road and west of Worms Road in the two-mile extraterritorial jurisdiction of Grand Island, in Merrick County, Nebraska. Consisting of (1 Lot) and 7.51 acres.

## **Discussion**

The plat for Leifeld Subdivision, Final Plat was considered by the Interjurisdictional Planning Commission at the June 7, 2017 meeting.

A motion was made by Riblett and seconded by Apfel to approve the plat as presented.

A roll call vote was taken and the motion passed with 5 members present and voting in favor (Riblett, Wiegert, Gamblin, Sears, Apfel) and no members 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**

Lawrence Leifeld Estate  
858 Worms Road  
Grand Island, NE 68801

To create 1 lot north of D Road and west of Worms Road in the two-mile extraterritorial jurisdiction of Grand Island, in Merrick County, Nebraska.

**Size:** 7.51 acres

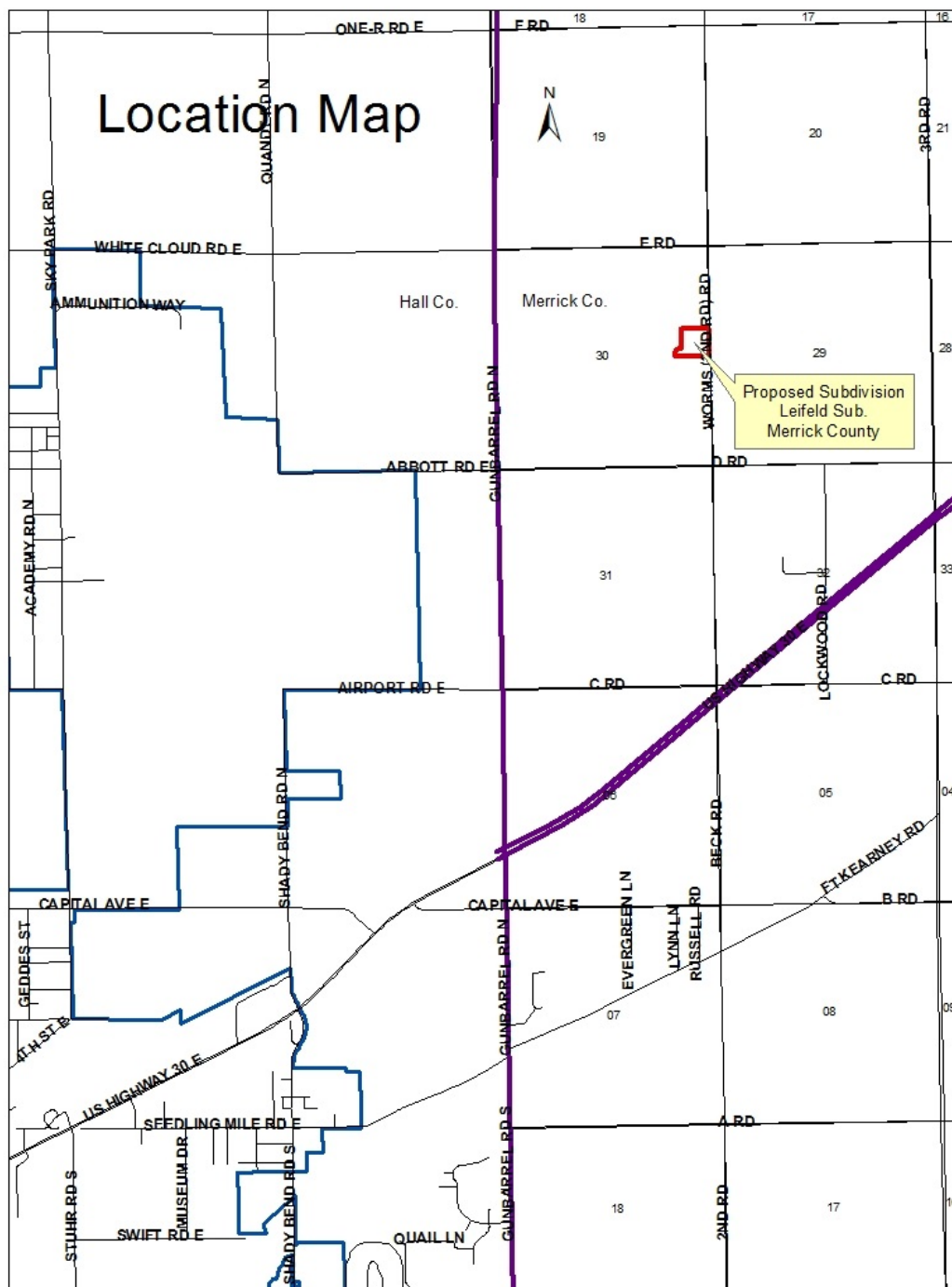
**Zoning:** CD – Commercial Development

**Road Access:** County Roads

**Water Public:** City water is not available.

**Sewer Public:** City sewer is not available.



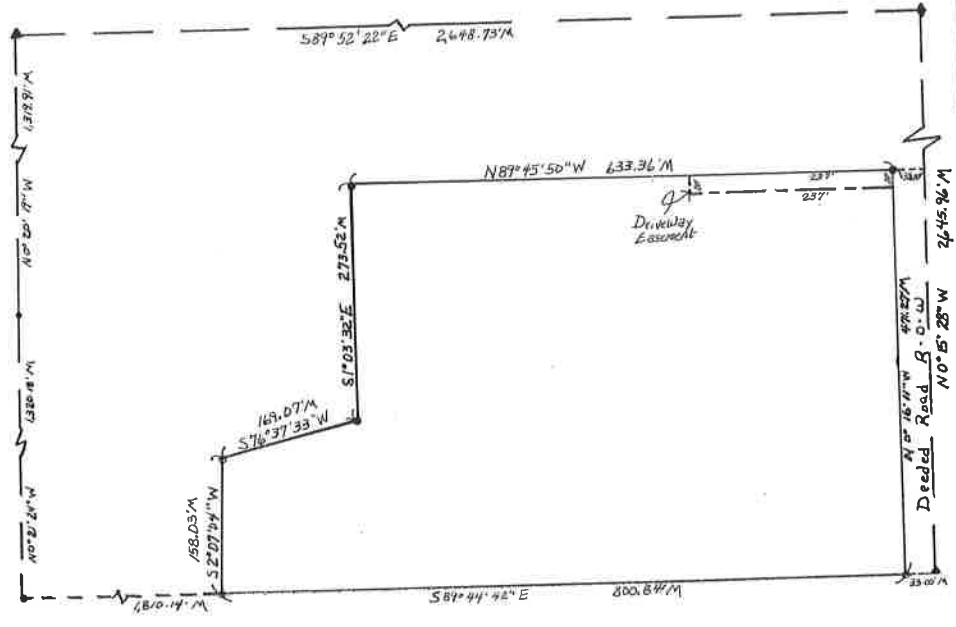


N1/4 cor. Sec. 30,12-8  
Found 1" pipe  
S-32.94' Conc. WC  
N-32.84' Conc. WC  
SW-37.07' Nail top of  
sawed off PP  
Corner in line with  
powerline south

C1/4 cor. Sec. 30,12-8  
Found 1" Iron Pipe  
N-33.7' Nail in PP  
N-1320.05' Nail in PP  
S-4.40' Nail in FCP  
SE-12.75' 1.5' Adan.  
Gas Riser Pipe

NE cor. Sec. 30,12-8  
Found 1" pipe in oil mat  
NW-46.98' Conc. WC  
NE-59.62' Conc. WC  
SW-46.65' Conc. WC  
SE-58.88' Conc. WC

E1/4 cor. Sec. 30,12-8  
Found Brass Cap In Asphalt  
W-35.90' Nail in FCP  
E-2668.70' 1" Iron pipe  
NW-81.30' Nail in FP  
SW-86.02' Nail in PP



SCALE 1" = 100 feet  
= indicates corners found  
= indicates 1" pipe placed  
M = indicates measured distance

**Legal Description**

A tract of land comprising a part of the Southeast Quarter of the Northeast Quarter (SE1/4NE1/4) in Section Thirty (30), Township Twelve (12) North, Range Eight (8) West of the 6<sup>th</sup> P.M., Merrick County, Nebraska, more particularly described:

First to ascertain the actual point of beginning, start at the Southeast corner of said Southeast Quarter of the Northeast Quarter (SE1/4NE1/4); thence North 89°44'42" West a distance of Thirty-Three (33.00) feet to the actual point of beginning; thence North 0°16'11" West along and upon the West line of Deeded Road right-of-way a distance of Four Hundred Seventy-One and Twenty-Seven Hundredths (471.27) feet; thence North 89°45'50" West a distance of Six Hundred Thirty-Three and Thirty-Six Hundredths (633.36) feet; thence South 01°03'32" East a distance of Two Hundred Seventy-Three and Fifty-Two Hundredths (273.52) feet; thence South 76°37'33" West a distance of One Hundred Sixty-Nine and Seven Hundredths (169.07) feet; thence South 02°07'04" West a distance of One Hundred Fifty-Eight and Three Hundredths (158.03) feet to a point on the South line of said Southeast Quarter of the Northeast Quarter (SE1/4NE1/4); thence South 89°44'42" East along and upon the South line of said Southeast Quarter of the Northeast Quarter (SE1/4NE1/4) a distance of Eight Hundred and Eighty-Four Hundredths (800.84) feet to the point of beginning and containing 7.51 acres, more or less.

**Surveyor's Certificate**

I hereby certify that on May 12, 2017 I have surveyed and staked as shown on the above plat, and that the measurements as shown are true and correct to the best of my knowledge and belief.

Michael L. Meyer, L.S. No. 543  
County Surveyor

**Approvals**

Submitted to and approved by the Inter Jurisdictional Planning Commission of the City of Grand Island and Merrick County, Nebraska.

Chairman \_\_\_\_\_ Date \_\_\_\_\_

Approved and accepted by the Merrick County Board of Supervisors, Merrick County, Nebraska, this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Chairman Of The Board \_\_\_\_\_ County Clerk \_\_\_\_\_

Approved and accepted by the City of Grand Island, Nebraska, this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Mayor \_\_\_\_\_ City Clerk \_\_\_\_\_

**Dedication**

KNOW ALL MEN BY THE PRESENTS, that Lawrence J. Leifeld, Estate, being the owner of the land described hereon, have caused same to be surveyed, subdivided, plotted and designated as "LEIFELD SUBDIVISION", Merrick 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, we have affixed her signature hereto at \_\_\_\_\_, Nebraska, this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Judith Lammert

**Acknowledgement**

State Of Nebraska  
County Of \_\_\_\_\_ s.s.

On the \_\_\_\_\_ day of \_\_\_\_\_, 2017, before me \_\_\_\_\_, a Notary Public within and for said County, personally appeared Judith Lammert, personal representative, and to me personally known to be the identical person whose signature are affixed hereto, and that did acknowledge the execution thereof to be her voluntary act and deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal of \_\_\_\_\_ Nebraska on the date last above written.  
My commission expires \_\_\_\_\_

Notary Public

State of Nebraska)  
County of Merrick)

This is to certify that this instrument was filed for record in the Registered of Deeds office this \_\_\_\_\_ day of \_\_\_\_\_, 2017 at \_\_\_\_\_ o'clock, and is duly recorded in Plat Book \_\_\_\_\_ Page \_\_\_\_\_  
Instrument Number \_\_\_\_\_

Register of Deeds \_\_\_\_\_ Deputy \_\_\_\_\_

**LEIFELD SBDIVISION**  
**MERRICK COUNTY, NEBRASKA**

RESOLUTION 2017-156

WHEREAS, Judith Lammert, Jannan McLellan, and Joan Buffington, members of the Lawrence J. Leifeld Estate, being the said owners of the land described hereon, have caused same to be surveyed, subdivided, platted and designated as "LEIFELD SUBDIVISION", to be laid out into 1 lot, a tract of land comprising a part of the Southeast Quarter of the Northeast Quarter (SE1/4NE1/4) in Section Thirty (30), Township Twelve (12) North, Range Eight (8) West of the 6<sup>th</sup> P.M., in the two mile jurisdiction of the City of Grand Island, Merrick 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 LEIFELD 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, June 13, 2017.

\_\_\_\_\_  
Jeremy L. Jensen, Mayor

Attest:

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

Approved as to Form	☐ _____
June 9, 2017	☐ City Attorney