



# City of Grand Island

Tuesday, July 11, 2017

Council Session

## Item G-3

**#2017-192 - Approving Final Plat and Subdivision Agreement for  
GIPS Jefferson Subdivision**

Staff Contact: Chad Nabity

# **Council Agenda Memo**

**From:** Regional Planning Commission

**Meeting:** July 11, 2017

**Subject:** GIPS Jefferson Subdivision – Final Plat

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

## **Background**

This property is located south of 8<sup>th</sup> Street and east of Broadwell Avenue in the City of Grand Island, in Hall County, Nebraska. It consists of 2 lots and 5.004 acres.

## **Discussion**

The plat for GIPS Jefferson Subdivision, Final Plat was considered by the Regional Planning Commission at the July 5, 2017 meeting.

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

A roll call vote was taken and the motion passed with 8 members present and voting in favor (Apfel, Allan, O'Neill, Ruge, Rainforth, Rubio, Sears and Randone) 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**

Hall County District 2  
P.O. Box 4904  
Grand Island, NE 68802

To create 2 lots located south of 8<sup>th</sup> Street and east of Broadwell Avenue, in the City of Grand Island, in Hall County, Nebraska.

**Size:** 5.004 acres

**Zoning:** R-4 – High Density Residential Development

**Road Access:** Existing City roads

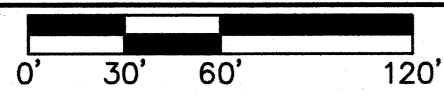
**Water Public:** City water is available.

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



USER: jjimenez

DWG: F:\2016\0501-1000\016-0717\40-Design\Survey\SRV\Sheets\40-FPT\_60717.dwg  
DATE: Jun 16, 2017 10:39am XREFS: V\_XIP0\_60717 C\_PBASE\_63186



SCALE IN FEET

SOUTHWESTERLY CORNER  
LOT 5, BLOCK 4  
WALLICHS ADDITION

SOUTHEASTERLY CORNER  
LOT 10, BLOCK 4  
WALLICHS ADDITION

JEFFERSON STREET

BROADWELL AVENUE

8TH STREET

ADAMS STREET

7TH STREET

6TH STREET

5TH STREET

4TH STREET

3RD STREET

2ND STREET

1ST STREET

0TH STREET

JEFFERSON STREET

BROADWELL AVENUE

8TH STREET

ADAMS STREET

7TH STREET

6TH STREET

5TH STREET

4TH STREET

3RD STREET

2ND STREET

1ST STREET

0TH STREET

# GIPS JEFFERSON SUBDIVISION

to the CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

## FINAL PLAT

### LEGAL DESCRIPTION

A REPLAT OF ALL OF LOTS 1-10, BLOCK 10, LOTS 1-3, 7-10, BLOCK 11, LOTS 1-5, BLOCK 13, LOT 5, BLOCK 14, ALL IN WALLICHS ADDITION, VACATED JEFFERSON STREET RIGHT-OF-WAY AS DESCRIBED IN ORDINANCE NUMBER 4872, BOOK 21, PAGE 73, VACATED 16 FT. ALLEY OF BLOCK 10, WALLICHS ADDITION AS DESCRIBED IN ORDINANCE NUMBER 5258, BOOK 23, PAGE 461, VACATED RIGHT-OF-WAY FOR MADISON STREET, 7TH STREET AND JEFFERSON STREET AS DESCRIBED IN ORDINANCE NUMBER 9624, INSTRUMENT NUMBER 201701021, FILED FEBRUARY 15, 2017 AND VACATED 16 FT. ALLEY OF BLOCK 11, WALLICHS ADDITION AS DESCRIBED IN ORDINANCE NUMBER \_\_\_\_\_, INSTRUMENT NUMBER \_\_\_\_\_, FILED \_\_\_\_\_, 2017, ALL IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE AT THE SOUTHEASTERLY CORNER OF BLOCK 4, WALLICHS ADDITION; THENCE ON AN ASSUMED BEARING OF S29°29'43"E, A DISTANCE OF 80.00 FEET TO THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF 8TH STREET AND THE WESTERLY RIGHT-OF-WAY LINE OF ADAMS STREET AND THE NORTHEASTERLY CORNER OF LOT 1, BLOCK 10, WALLICHS ADDITION, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING S29°29'43"E, ALONG THE EASTERLY LINE OF SAID BLOCK 10, WALLICHS ADDITION, A DISTANCE OF 290.20 FEET; THENCE S60°36'33"W, A DISTANCE OF 211.41 FEET; THENCE S29°23'27"E A DISTANCE OF 69.65 FEET TO A POINT BEING THE NORTHWESTERLY CORNER OF LOT 4, BLOCK 14, WALLICHS ADDITION; THENCE S29°22'52"E, ALONG THE WESTERLY LINE OF SAID LOT 4, BLOCK 14, WALLICHS ADDITION, A DISTANCE OF 132.23 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 4 AND A POINT ON THE NORTHERLY 16 FT. ALLEY RIGHT-OF-WAY LINE; THENCE S60°25'29"W, ALONG SAID NORTHERLY 16 FT. ALLEY RIGHT-OF-WAY LINE A DISTANCE OF 52.87 FEET; THENCE S60°41'43" A DISTANCE OF 79.80 FEET; THENCE S60°41'39"W A DISTANCE OF 211.12 FEET; THENCE CONTINUING S60°41'43" A DISTANCE OF 79.80 FEET; THENCE S60°41'39"W A DISTANCE OF 107.45 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF BROADWELL AVENUE; THENCE N01°01'52"W, ALONG SAID EAST RIGHT-OF-WAY LINE OF BROADWELL AVENUE, A DISTANCE OF 149.89 FEET; THENCE N00°49'09"W, ALONG SAID EAST RIGHT-OF-WAY LINE OF BROADWELL AVENUE, A DISTANCE OF 90.58 FEET; THENCE N01°03'15"W, ALONG SAID EAST RIGHT-OF-WAY LINE OF BROADWELL AVENUE, A DISTANCE OF 318.35 FEET TO THE INTERSECTION OF SAID SOUTHERLY RIGHT-OF-WAY LINE OF 8TH STREET AND SAID EAST RIGHT-OF-WAY LINE OF BROADWELL AVENUE AND THE NORTHWESTERLY CORNER OF LOT 2, BLOCK 10, WALLICHS ADDITION; THENCE N60°36'33"E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF 8TH STREET, A DISTANCE OF 396.52 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS A CALCULATED AREA OF 217,986.67 SQUARE FEET OR 5.004 ACRES MORE OR LESS OF WHICH 0.283 ACRES IS NEW DEDICATED ROAD RIGHT-OF-WAY.

### 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 LOTS 1-10, BLOCK 10, LOTS 1-3, 7-10, BLOCK 11, LOTS 1-5, BLOCK 13, LOT 5, BLOCK 14, ALL IN WALLICHS ADDITION, VACATED JEFFERSON STREET RIGHT-OF-WAY AS DESCRIBED IN ORDINANCE NUMBER 4872, BOOK 21, PAGE 73, VACATED 16 FT. ALLEY OF BLOCK 10, WALLICHS ADDITION AS DESCRIBED IN ORDINANCE NUMBER 5258, BOOK 23, PAGE 461, VACATED RIGHT-OF-WAY FOR MADISON STREET, 7TH STREET AND JEFFERSON STREET AS DESCRIBED IN ORDINANCE NUMBER 9624, INSTRUMENT NUMBER 201701021, FILED FEBRUARY 15, 2017 AND VACATED 16 FT. ALLEY OF BLOCK 11, WALLICHS ADDITION AS DESCRIBED IN ORDINANCE NUMBER \_\_\_\_\_, INSTRUMENT NUMBER \_\_\_\_\_, FILED \_\_\_\_\_, 2017, ALL IN THE 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 HALL COUNTY DISTRICT 2, BEING THE OWNER OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "GIPS JEFFERSON SUBDIVISION" IN ALL OF LOTS 1-10, BLOCK 10, LOTS 1-3, 7-10, BLOCK 11, LOTS 1-5, BLOCK 13, LOT 5, BLOCK 14, ALL IN WALLICHS ADDITION, VACATED JEFFERSON STREET RIGHT-OF-WAY AS DESCRIBED IN ORDINANCE NUMBER 4872, BOOK 21, PAGE 73, VACATED 16 FT. ALLEY OF BLOCK 10, WALLICHS ADDITION AS DESCRIBED IN ORDINANCE NUMBER 5258, BOOK 23, PAGE 461, VACATED RIGHT-OF-WAY FOR MADISON STREET, 7TH STREET AND JEFFERSON STREET AS DESCRIBED IN ORDINANCE NUMBER 9624, INSTRUMENT NUMBER 201701021, FILED FEBRUARY 15, 2017 AND VACATED 16 FT. ALLEY OF BLOCK 11, WALLICHS ADDITION AS DESCRIBED IN ORDINANCE NUMBER \_\_\_\_\_, INSTRUMENT NUMBER \_\_\_\_\_, FILED \_\_\_\_\_, 2017, ALL IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF AND DO HEREBY DEDICATE THE EASEMENTS, AS SHOWN THEREON TO THE PUBLIC FOR THEIR USE FOREVER FOR THE LOCATION, CONSTRUCTION AND MAINTENANCE FOR PUBLIC SERVICE UTILITIES, TOGETHER WITH THE RIGHTS 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 IS 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.

BONNIE HINKLE - SCHOOL BOARD PRESIDENT

### ACKNOWLEDGMENT

STATE OF NEBRASKA  
COUNTY OF HALL  
ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017, BEFORE ME \_\_\_\_\_, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED BONNIE HINKLE, SCHOOL BOARD PRESIDENT, 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.

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED AND ACCEPTED BY THE CITY OF GRAND ISLAND, NEBRASKA

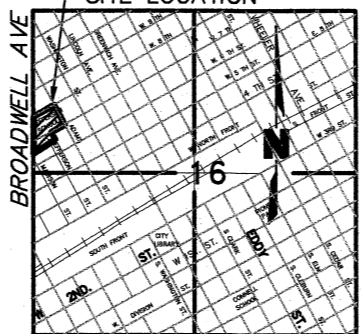
THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

MAYOR \_\_\_\_\_

CITY CLERK \_\_\_\_\_

### LOCATION MAP

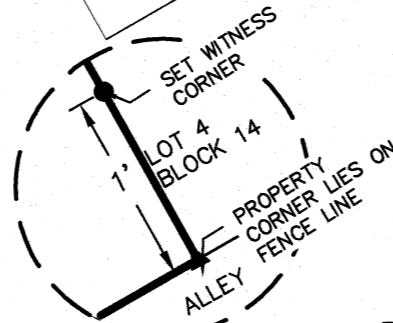
SEC. 16, T11N, R9W  
NOT TO SCALE  
SITE LOCATION



### LEGEND

- ▲ CALCULATED CORNER
- CORNER FOUND (AS NOTED)
- SET CORNER (5/8"x24" REBAR W/CAP)
- M MEASURED DISTANCE
- P PLATTED DISTANCE
- E EASEMENT DISTANCE
- PROPERTY LINE
- SUBDIVISION LINE

### DETAIL



LINE TABLE		
LINE ID	DIRECTION	LENGTH (FT)
L1	S29°22'56"E	32.43
L2	S60°41'43"W	11.20
L3	S60°41'43"W	60.00
L4	S29°22'56"E	32.35
L5	S60°41'43"W	8.60

CURVE TABLE					
CURVE ID	RADIUS (FT)	DELTA	LENGTH (FT)	CHORD BEARING	CHORD LENGTH (FT)
C2	110.00	65°19'22"	125.41	S03°16'42"W	118.73
C3	170.00	74°19'26"	220.52	S07°46'44"W	205.38

OWNERS: HALL COUNTY DISTRICT 2  
SUBDIVIDER: HALL COUNTY DISTRICT 2  
SURVEYOR: OLSSON ASSOCIATES  
ENGINEER: OLSSON ASSOCIATES  
NUMBER OF LOTS: 2

RESOLUTION 2017-192

WHEREAS Hall County District 2, being the owner of the land described hereon, have caused the same to be surveyed, subdivided, platted and designated as “GIPS JEFFERSON SUBDIVISION”, a subdivision in all of Lots 1-10, Block 10, Lots 1-3, 7-10, Block 11, Lots 1-5, Block 13, Lot 5, Block 14 , all in Wallichs Addition all 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 GIPS JEFFERSON 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, July 11, 2017.

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Jeremy L. Jensen, Mayor

Attest:

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RaNae Edwards, City Clerk

Approved as to Form	▣ _____
July 7, 2017	▣ City Attorney