



# City of Grand Island

Tuesday, October 24, 2017

Council Session

## Item G-7

**#2017-292 - Approving Final Plat and Subdivision Agreement for Staab Estates Subdivision**

Staff Contact: Chad Nabity

# **Council Agenda Memo**

**From:** Regional Planning Commission

**Meeting:** October 24, 2017

**Subject:** Staab Estates Subdivision – Final Plat

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

## **Background**

This property is located south of Hedde Street and west of Locust Street in the City of Grand Island, Hall County, Nebraska. It consists of 2 lots and 2.756 acres.

## **Discussion**

The plat for Staab Estates Subdivision, Final Plat was considered by the Regional Planning Commission at the October 11, 2017, meeting.

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

A roll call vote was taken and the motion passed with 7 members present and voting in favor (Allan, Ruge, Maurer, Rainforth, Sears, Randone and Kjar) and no members voting no and two members abstaining (O'Neill and Rubio.)

## **Alternatives**

It appears that the Council has the following alternatives concerning the issue at hand. The Council may:

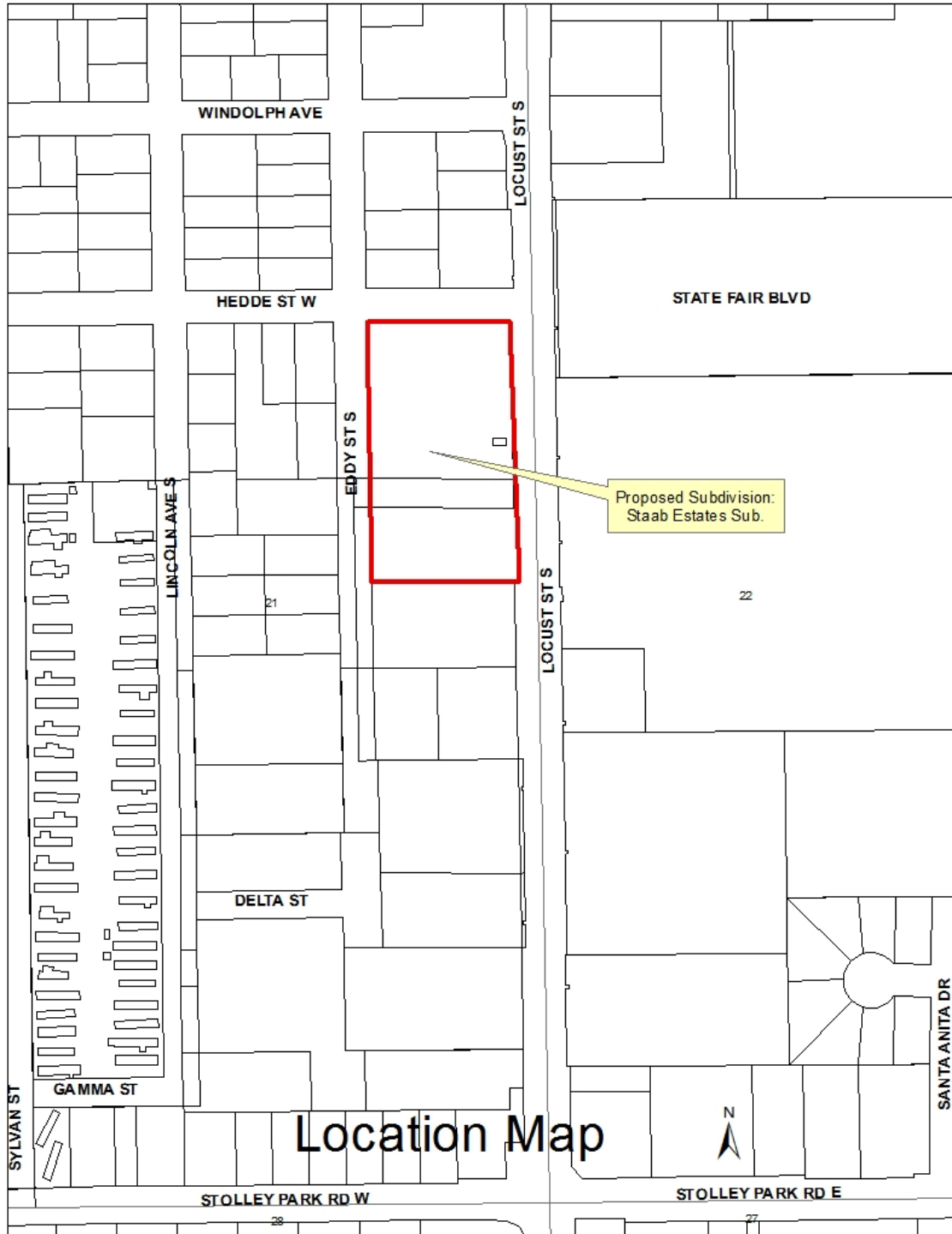
1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

## **Recommendation**

City Administration recommends that Council approve the final plat as presented.

## Sample Motion

Move to approve as recommended.



## Developer/Owner

Chief Construction (Managing Project for several Staab companies)  
PO Box 2078  
Grand Island, NE 68802

To create 2 lots south of Hedde Street and west of Locust Street, in the City of Grand Island, in Hall County, Nebraska.

**Size:** 2.756 acres

**Zoning:** B2-General Business

**Road Access:** City Street

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

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



# STAAB ESTATES SUBDIVISION

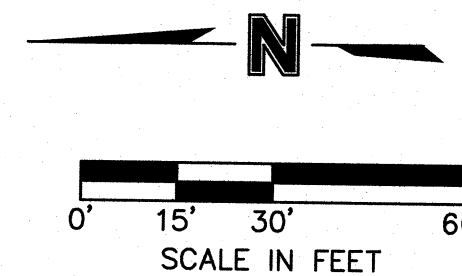
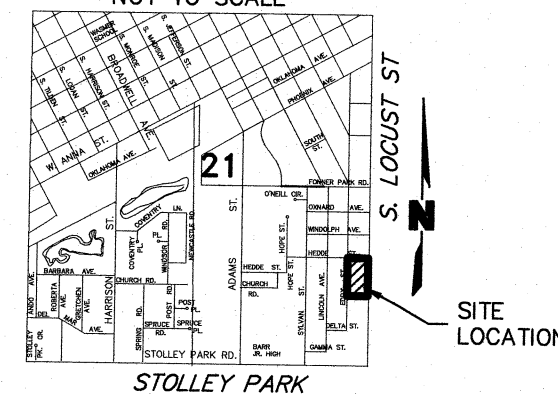
CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA  
FINAL PLAT

## LEGEND

- SET CORNER (5/8"x24" REBAR W/CAP)
- FOUND CORNER (AS NOTED)
- PROPERTY LINE
- PROPOSED SUBDIVISION LINE
- EXISTING LANDSCAPE EASEMENT LINE
- EXISTING INGRESS/EGRESS EASEMENT LINE
- EXISTING EASEMENT LINE
- M MEASURED DISTANCE
- P PLATTED DISTANCE PLEASANT HOME SUBD
- P1 PLATTED DISTANCE J N W SUBD
- R1 INST. NO. 200316261
- R2 INST. NO. 200316261
- R3 INST. NO. 200502630
- D1 DEED BK 153 PG 486
- D2 DEED BK 153 PG 678

## LOCATION MAP

NOT TO SCALE



W. HEDDE STREET  
60' R.O.W.

S. LOCUST STREET  
R.O.W. VARIES

S. EDDY STREET  
60' R.O.W.

**LOT 1**  
59187 S.F.  
1.359 ACRES

**LOT 2**  
60858 S.F.  
1.397 ACRES

LOT 1  
J N W SUB  
(NOT A PART)

EXIST. 8'  
UTILITY EASE.

EXIST. LANDSCAPING  
EASEMENT  
INST. NO. 200316263  
FILED DEC. 22, 2003

EXIST. UTILITY  
EASEMENT  
INST. NO. 200316262  
FILED DEC. 22, 2003

N88°53'51"E  
44.23'(M)

N01°06'09"W  
37.91'(M)

EXIST. 11' LANDSCAPING  
EASEMENT  
INST. NO. 200316259  
FILED DEC. 22, 2003

EXIST. INGRESS/EGRESS  
EASEMENT  
INST. NO. 200316260  
FILED DEC. 22, 2003  
EXIST. INGRESS/EGRESS  
EASEMENT  
INST. NO. 200502631  
FILED MAR. 28, 2005

EXIST. LANDSCAPING  
EASEMENT  
INST. NO. 200502633  
FILED MAR. 28, 2005

EXIST. UTILITY  
EASEMENT  
INST. NO. 200502632  
FILED MAR. 28, 2005

EXIST. INGRESS/EGRESS EASE.  
DEED BK 174, PAGE 114  
FILED MAR. 1, 1974

EXIST. INGRESS/EGRESS  
EASEMENT  
INST. NO. 200502631  
FILED MAR. 28, 2005

TRAFFIC CONTROL  
EASEMENT  
BOOK 28, PAGE 661

N01°06'09"W  
10.00'(M)

N89°04'31"E  
9.19'(M)

N88°53'51"E  
22.72'(M)

N01°06'09"W  
11.99'(M)

N01°08'16"W  
40.73'(M)

N00°56'04"W  
52.06'(M) 52'(D1,R2)

N01°08'08"W 134.99'(M) 135'(R3)

N01°04'47"W 289.04'(M) 289'(D2)

154'(R)  
154.05'(M)  
N01°01'52"W

S89°21'48"W 257.18'(M) 257.16'(P1)

S01°05'51"E

135.06'(M) 135.05'(R3)

51.98'(M) 51.97'(R2)

S01°06'09"E 79.07'(M)

S01°06'09"E 277.50'(M) 277.50'(R1)

S01°06'09"E 193.45'(M)

S55°21'41"E  
3.88'(M,R1)



STAAB ESTATES SUBDIVISION  
CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA  
FINAL PLAT

LEGAL DESCRIPTION

A TRACT OF LAND CONSISTING OF PART OF BLOCK 16, PLEASANT HOME SUBDIVISION AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4 SE1/4) OF SECTION TWENTY-ONE (21), TOWNSHIP ELEVEN (11) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M., ALL IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF BLOCK 16, PLEASANT HOME SUBDIVISION, SAID POINT BEING THE POINT OF BEGINNING; THENCE ON AN ASSUMED BEARING OF N89°21'40"E ALONG THE NORTH LINE OF SAID BLOCK 16, PLEASANT HOME SUBDIVISION AND ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF WEST HEDDE STREET, A DISTANCE OF 254.11 FEET; THENCE S55°21'41"E, ALONG THE WEST RIGHT-OF-WAY LINE OF SOUTH LOCUST STREET, A DISTANCE OF 3.88 FEET; THENCE S01°06'09"E, ALONG SAID WEST RIGHT-OF-WAY LINE OF SOUTH LOCUST STREET, A DISTANCE OF 277.50 FEET; THENCE S01°07'59"E, ALONG SAID WEST RIGHT-OF-WAY LINE OF SOUTH LOCUST STREET, A DISTANCE OF 51.98 FEET; THENCE S01°05'51"E, ALONG THE WEST RIGHT-OF-WAY LINE OF SOUTH LOCUST STREET, A DISTANCE OF 135.06 FEET TO THE NORTHEAST OF LOT 1, J N W SUBDIVISION; THENCE S89°21'48"W, ALONG THE NORTH LINE OF SAID LOT 1, J N W SUBDIVISION, A DISTANCE OF 257.18 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, J N W SUBDIVISION; THENCE N01°08'08"W, ALONG THE EAST RIGHT-OF-WAY LINE OF SOUTH EDDY STREET, A DISTANCE OF 134.99 FEET; THENCE N00°56'04"W, ALONG SAID EAST RIGHT-OF-WAY LINE OF SOUTH EDDY STREET, A DISTANCE OF 52.06 FEET; THENCE N01°08'16"W, ALONG SAID EAST RIGHT-OF-WAY LINE OF SOUTH EDDY STREET, A DISTANCE OF 279.73 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS A CALCULATED AREA OF 120045.40 SQUARE FEET OR 2.756 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 CONSISTING OF PART OF BLOCK 16, PLEASANT HOME SUBDIVISION AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4 SE1/4) OF SECTION TWENTY-ONE (21), TOWNSHIP ELEVEN (11) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M., 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

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.

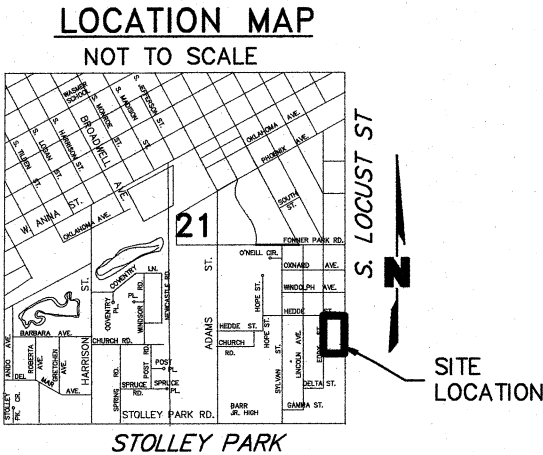
CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED AND ACCEPTED BY THE CITY OF GRAND ISLAND, NEBRASKA

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

MAYOR \_\_\_\_\_

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



DEDICATION OF PLAT

KNOW ALL MEN BY THESE PRESENTS, THAT LOCUST STREET LLC, BEING THE OWNER OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "**STAAB ESTATES SUBDIVISION**" IN PART OF BLOCK 16, PLEASANT HOME SUBDIVISION AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4 SE1/4) OF SECTION TWENTY-ONE (21), TOWNSHIP ELEVEN (11) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M., ALL IN THE CITY OF GRAND ISLAND, 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.

KENNETH W STAAB, PRESIDENT, LOCUST STREET LLC

ACKNOWLEDGMENT

STATE OF NEBRASKA  
COUNTY OF HALL SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017, BEFORE ME \_\_\_\_\_, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED KENNETH W STAAB, PRESIDENT, LOCUST STREET LLC, 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

DEDICATION OF PLAT

KNOW ALL MEN BY THESE PRESENTS, THAT KENNETH W STAAB AND ROSE MARY STAAB, HUSBAND AND WIFE, BEING THE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "**STAAB ESTATES SUBDIVISION**" IN PART OF BLOCK 16, PLEASANT HOME SUBDIVISION AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4 SE1/4) OF SECTION TWENTY-ONE (21), TOWNSHIP ELEVEN (11) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M., ALL IN THE CITY OF GRAND ISLAND, 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.

KENNETH W STAAB

ROSE MARY STAAB

ACKNOWLEDGMENT

STATE OF NEBRASKA  
COUNTY OF HALL SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017, BEFORE ME \_\_\_\_\_, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED KENNETH W STAAB AND ROSE MARY STAAB, HUSBAND AND WIFE, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSONS WHOSE SIGNATURES ARE AFFIXED HERETO AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR 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

DEDICATION OF PLAT

KNOW ALL MEN BY THESE PRESENTS, THAT STAAB PH UNITS LLC, BEING THE OWNER OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "**STAAB ESTATES SUBDIVISION**" IN PART OF BLOCK 16, PLEASANT HOME SUBDIVISION AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4 SE1/4) OF SECTION TWENTY-ONE (21), TOWNSHIP ELEVEN (11) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M., ALL IN THE CITY OF GRAND ISLAND, 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.

KENNETH W STAAB, PRESIDENT, STAAB PH UNITS LLC

ACKNOWLEDGMENT

STATE OF NEBRASKA  
COUNTY OF HALL SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017, BEFORE ME \_\_\_\_\_, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED KENNETH W STAAB, PRESIDENT, STAAB PH UNITS LLC, 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

## RESOLUTION 2017-292

WHEREAS Locust Street LLC, Staab PH UNITS LLC and Kenneth W. Staab, and Rose Mary Staab husband and wife, being the owners of the land described hereon, have caused the same to be surveyed, subdivided, platted and designated as “STAAB ESTATES SUBDIVISION”, a subdivision consisting of part of Block 16, Pleasant Home Subdivision and part of the southeast quarter of the southeast quarter (SE ¼, SE ¼) of section twenty-one (21), township eleven (11) north, range nine (9) west of the 6<sup>th</sup> P.M. 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 STAAB ESTATES 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, October 24, 2017.

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Jeremy L. Jensen, Mayor

Attest:

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RaNae Edwards, City Clerk

Approved as to Form	☐ _____
October 20, 2017	☐ City Attorney