



# City of Grand Island

Tuesday, October 24, 2017

Council Session

## Item F-4

### **#9658 - Consideration of Vacating Ewoldt Subdivision for Part of Prairie Commons Subdivision**

Staff Contact: Chad Nabity

# **Council Agenda Memo**

**From:** Regional Planning Commission

**Meeting:** October 24, 2017

**Subject:** Request to Vacate Lots Ewoldt Subdivision and Easements as Shown on the Attached Vacation Plat

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

## **Background**

Prataria Ventures LLC., as the owner of the impacted property has requested that the City vacate Ewoldt Subdivision as shown on the attached vacation plat.

## **Discussion**

This request was made to facilitate the replatting of this property into Prairie Commons Subdivision. Vacating and replatting these lots and easements will not result in any issues with installed utilities.

Staff is recommending that Council retain the right-of-way and easements identified on the attached plat to vacate Ewoldt Subdivision. New easements and right of way have been dedicated for streets and utilities with the approval of Prairie Commons Subdivision in August of 2016.

## **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 the Council approve the ordinance to vacate Ewoldt Subdivision as requested.

## **Sample Motion**

Move to approve as recommended.

**PRATARIA VENTURES, LLC**  
**P.O. Box 2078**  
**Grand Island, NE 68802**

September 5, 2017

Chad Nabity, Director  
Hall County Regional Planning Department  
100 E. 1<sup>st</sup> Street  
P.O. Box 1968  
Grand Island, NE 68802

RE: Prataria Ventures, LLC request to vacate

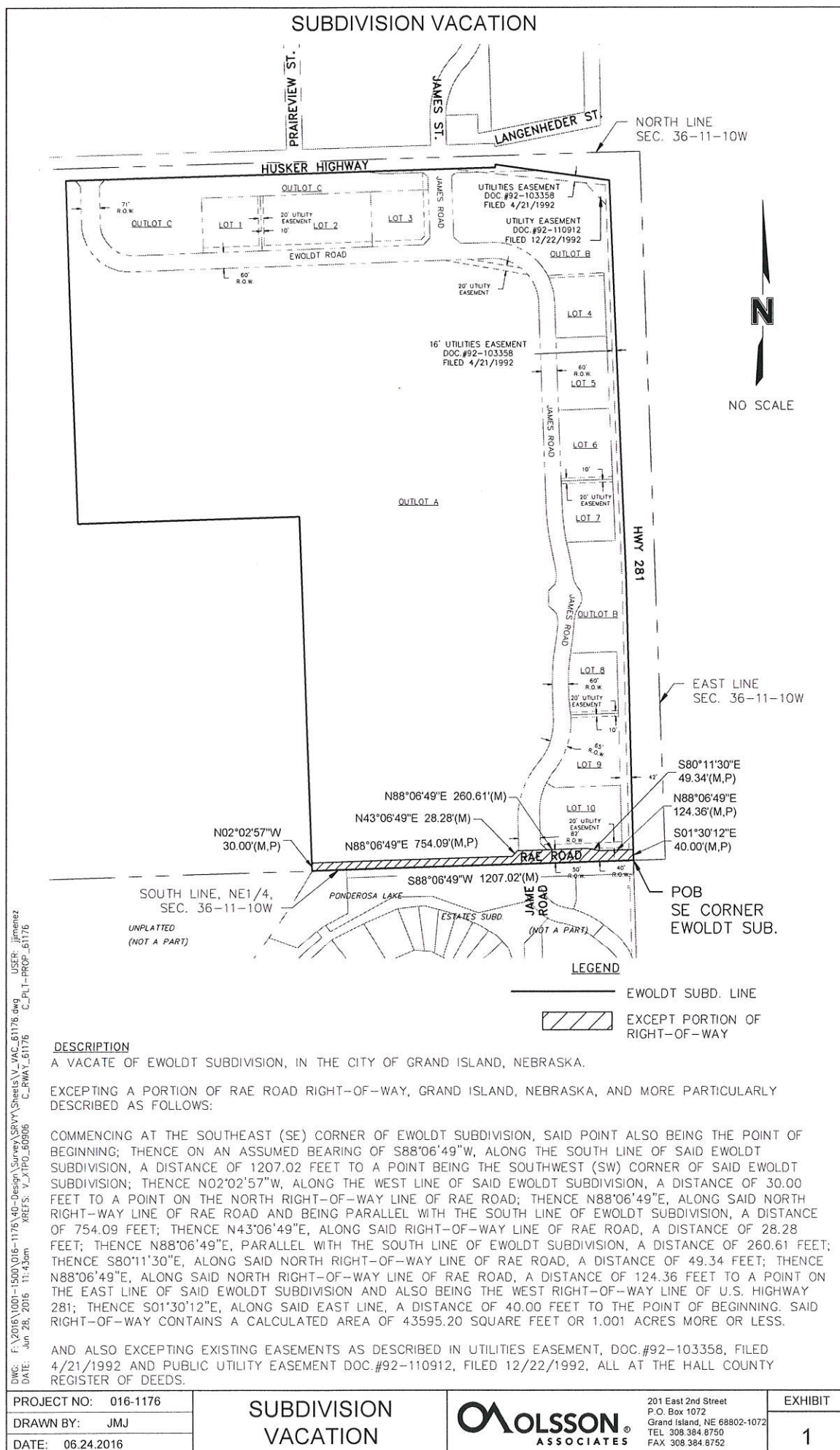
Dear Chad:

Prataria Ventures hereby respectfully request that all lots and land (Lots 1 through 10 and Outlots A, B and C) in Ewoldt Subdivision as approved by the Grand Island City Council on March 28 of 2006 be vacated in part as depicted and set forth in the subdivision vacation plat prepared and submitted by Olsson Associates.

Respectfully Submitted,  
PRATARIA VENTURES, LLC



David Ost diek  
Manager



\* This Space Reserved for Register of Deeds \*

ORDINANCE NO. 9658

An ordinance to vacate the plat for Ewoldt Subdivision; to provide for the recording of this ordinance in the office of the Register of Deeds of Hall County, Nebraska; to repeal any ordinance or parts of ordinances in conflict herewith; and to provide for publication and the effective date of this ordinance.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA:

SECTION 1. That the plat dated April 10, 2006 and approved by the City of Grand Island, Nebraska, on March 28, 2006 for Ewoldt Subdivision is hereby vacated, excepting a portion of Rae Road right-of-way, Grand Island, Nebraska, and more particularly described as follows: Commencing at the Southeast (SE) corner of Ewoldt Subdivision, said point also being the point of beginning; thence on an assumed bearing of S88°06'49"W, along the south line of said Ewoldt Subdivision, a distance of 1207.02 feet to a point being the Southwest (SW) corner of said Ewoldt Subdivision; thence N02°02'57"W, along the west line of said Ewoldt Subdivision, a distance of 30.00 feet to a point on the north right-of-way line of Rae Road; thence N88°06'49"E, along said north right-of-way line of Rae Road and being parallel with the south line of Ewoldt Subdivision, a distance of 754.09 feet; thence N43°06'49"E, along said

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

ORDINANCE NO. 9658 (Cont.)

right-of-way line of Rae Road, a distance of 28.28 feet; thence N88°06'49"E, parallel with the south line of Ewoldt Subdivision, a distance of 260.61 feet; thence S80°11'30"E, along said north right-of-way line of Rae Road a distance of 49.34 feet; thence N88°06'49"E, along said north right-of-way line of Rae Road, a distance of 124.36 feet to a point on the east line of said Ewoldt Subdivision and also being the west right-of-way line of U.S. Highway 281; thence S01°30'12"E, along said east line, a distance of 40.00 feet to the point of beginning. Said right-of-way contains a calculated area of 43595.20 square feet or 1.001 acres more or less. And also excepting existing easements as described in Utilities Easement, Doc. #92-103358, filed 4/21/1992 and Public Utility Easement Doc. #92-110912, filed 12/22/1992, all at the Hall County Register of Deeds.

SECTION 2. This ordinance is directed to be filed in the office of the Register of Deeds of Hall County, Nebraska.

SECTION 3. Any ordinances or parts of ordinances in conflict herewith be, and hereby are, repealed.

SECTION 4. This ordinance shall be in force and take effect from and after its passage and publication, within fifteen days in one issue of the Grand Island Independent as provided by law.

Enacted October 24, 2017.

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Jeremy L. Jensen, Mayor

Attest:

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RaNae Edwards, City Clerk