



City of Grand Island

Tuesday, November 14, 2017

Council Session

Item G-6

#2017-310 - Approving Final Plat and Subdivision Agreement for JGMO Subdivision

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission
Meeting: November 14, 2017
Subject: JGMO Subdivision – Final Plat
Presenter(s): Chad Naby, AICP, Regional Planning Director

Background

This property is located south of Lake Street and west of South Locust Street in the City of Grand Island, Hall County, Nebraska. It consists of 3 lots and 11.1 acres.

Discussion

The plat for JGMO Subdivision, Final Plat was considered by the Regional Planning Commission at the November 1, 2017, meeting.

A motion was made by Randone and seconded by Rainforth to approve the final plat for JGMO Subdivision.

The motion for the final plat carried with nine members in favor (Ruge, Maurer, Robb, Monter, Rainforth, Rubio, Hendricksen, Randone and Kjar) and one member voting no (O'Neill) and no members abstaining.

Alternatives

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

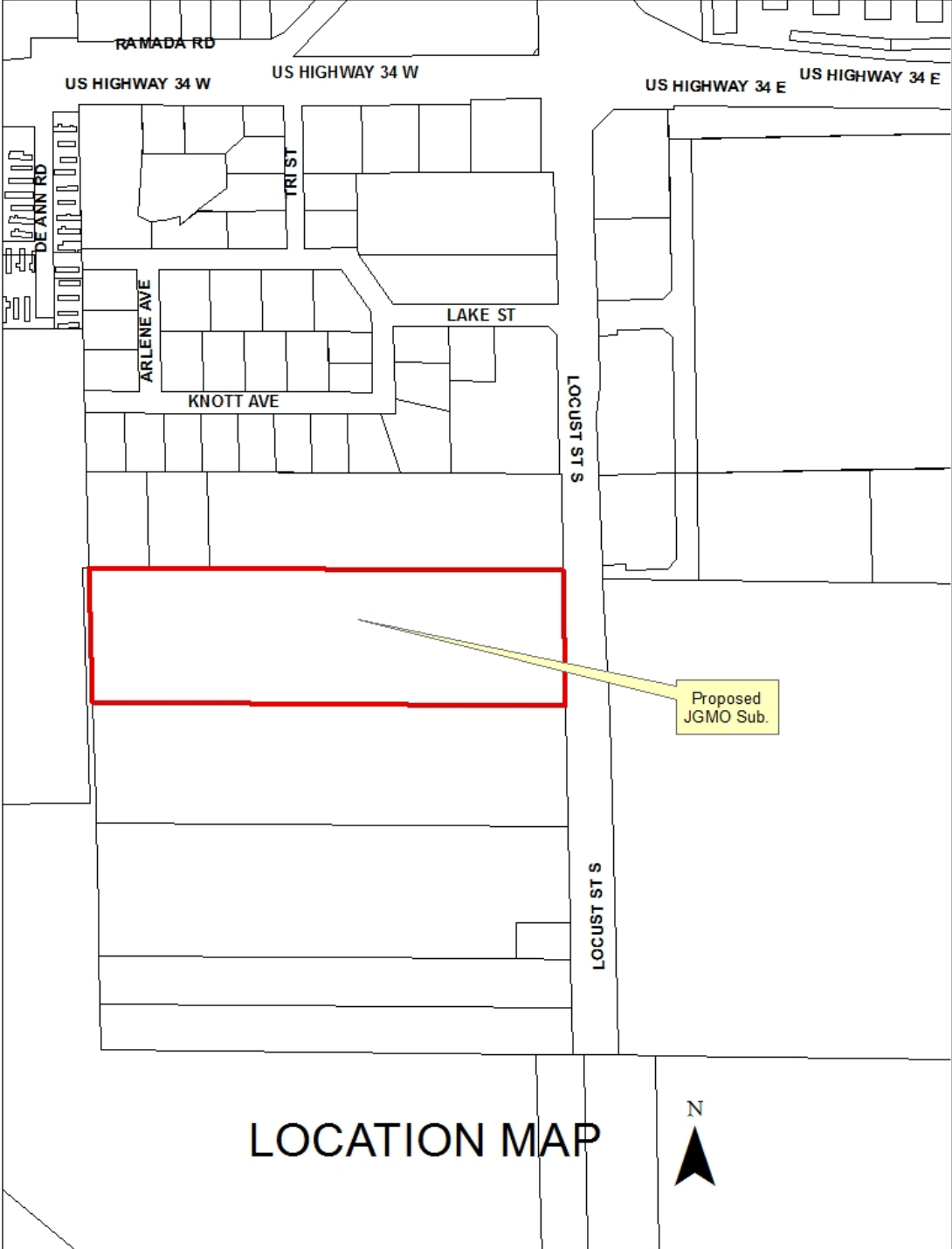
1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

Recommendation

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

Sample Motion

Move to approve as recommended.



Developer/Owner

Brian McMahon
3481 W. Schimmer Drive
Grand Island, NE 68803

To create 3 lots south of Lake Street and west of South Locust Street, in the City of Grand Island, in Hall County, Nebraska.

Size: 11.1 acres

Zoning: B2-General Business (requested rezone from B2 and LLR Large Lot Residential)

Road Access: City Street.

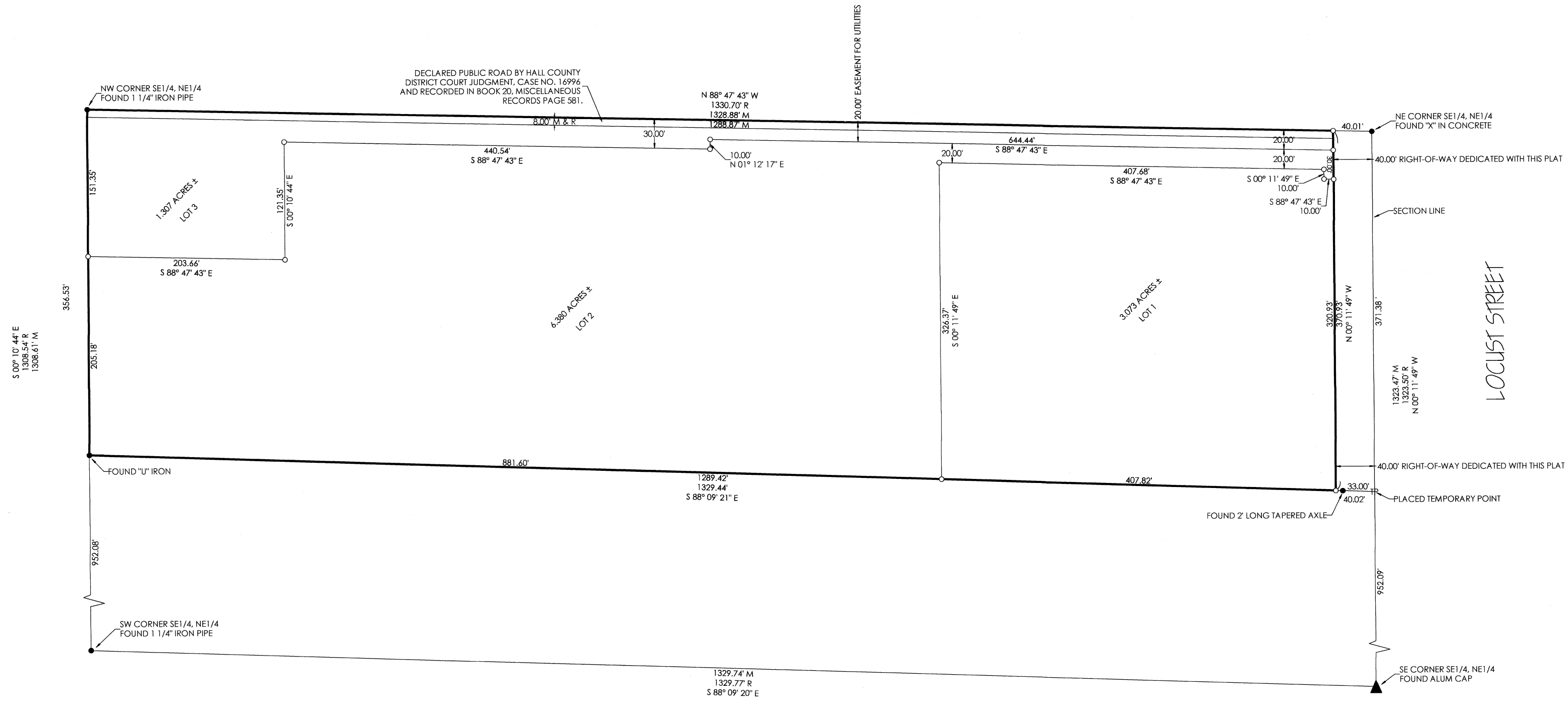
Water Public: City water is available.

Sewer Public: City sewer is available.

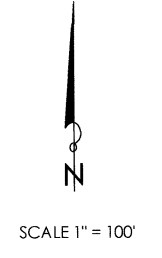


JGMO SUBDIVISION

IN THE NORTH 11 ACRES OF THE SE1/4, NE1/4 OF SECTION 33, T11N, R9W, GRAND ISLAND, HALL COUNTY NEBRASKA



LEGEND
 M = MEASURED DISTANCE
 R = RECORDED DISTANCE
 ○ = #5 REBAR PLACED w/ PLASTIC CAP
 ● = CORNER FOUND



CORNER TIES FOR SECTION 33 T11N, R9W HALL COUNTY, NEBRASKA

NW CORNER SE1/4, NE1/4, FOUND 1 1/4" IRON PIPE
 20.77' S TO PK NAIL IN 24" ELM
 18.46' ESE TO PK NAIL IN WOOD POST
 1.80' WSW TO 1/2" IRON PIPE INSIDE 4" PVC PIPE

SW CORNER SE1/4, NE1/4, FOUND 1 1/4" IRON PIPE
 6.39' N TO NAIL IN BRACE POST
 2.06' WSW TO NAIL IN BRACE POST
 9.76' S TO NAIL IN CORNER POST

SE CORNER SE1/4, NE1/4, FOUND ALUM CAP IN CONCRETE STREET
 13.97' W TO NAIL IN LIGHT POLE
 33.22' NW NW TO NAIL IN POWER POLE
 103.79' ENE ENE TO CHISELED "X" IN CONCRETE. LIGHT POST BASE
 161.21' S TO CHISELED "X" IN BRASS CAP ON CONCRETE RAILING

NE CORNER SE1/4, NE1/4, FOUND CHISELED X IN CONCRETE
 64.52' NNW TO PK NAIL IN POWER POLE
 12.95' E TO PK NAIL IN CONCRETE JOINT
 132.31' SSE TO PK NAIL IN POWER POLE

LEGAL DESCRIPTION
 The North 11 acres of the SE1/4, NE1/4 of Section 33, Township 11 North, Range 9 West of the 6th P.M., City of Grand Island, Hall County, Nebraska. More particularly described as follows:
 Beginning at the northeast corner of said SE1/4, NE1/4; thence N 88° 47' 43" W on and upon the north line of said SE1/4, NE1/4 a distance of 1328.87 feet to the northwest corner of said SE1/4, NE1/4; thence S 00° 10' 44" E on and upon the west line of said SE1/4, NE1/4 a distance of 356.53 feet to a point; thence S 88° 09' 21" E a distance of 1329.42 feet to a point on the east line of said SE1/4, NE1/4; thence N 00° 11' 49" W a distance of 371.38 feet to the point of beginning. Said tract contains 11.100 acres more or less of which 0.340 acres are public right-of-way.

SURVEYORS CERTIFICATE
 I hereby certify that on August 15, 2017, I completed an accurate survey of 'JGMO SUBDIVISION' in the City of Grand Island, Nebraska, as shown on the accompanying plat thereof; that the lots, blocks, streets, avenues, alleys, parks, commons and other grounds as contained in said subdivision as shown on the accompanying plat thereof are well and accurately staked off and marked; that iron markers were placed at all lot corners; that the dimensions of each lot are as shown on the plat; that each lot bears its own number; and that said survey was made with reference to known and recorded monuments. All dimensions are in feet and are accurate to the best of my knowledge and belief and that I am a duly Registered Land Surveyor under the laws of the State of Nebraska.

Kelly Stevens R.L.S. 690

APPROVALS
 Submitted to and approved by the Regional Planning Commission of Hall County, 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

DEDICATION
 KNOW ALL MEN BY THESE PRESENTS, that Jason C. Olderbak owner of JGMO, LLC and Brian J. McMahon and Lori A. McMahon husband and wife owners of LBJM, LLC being the owners of the land described hereon have caused same to be surveyed, subdivided, platted and designated as 'JGMO SUBDIVISION', Grand Island, Hall County, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the streets as shown thereon to the public forever, and the easements as shown thereon for the location, construction and maintenance of public service utilities, together with the right of ingress and egress thereto, and hereby prohibiting the planting of trees, bushes and shrubs, or placing other obstruction upon, over, along or underneath the surface of such easements; 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 our signatures hereto, at Grand Island, Nebraska, this ____ day of _____, 2017.

 Jason C. Olderbak

 Brian J. McMahon

 Lori A. McMahon

ACKNOWLEDGEMENT
 State Of Nebraska SS
 County Of Hall
 On the ____ day of _____, 2017, before me _____ a Notary Public within and for said County, personally appeared Jason C. Olderbak, Brian J. McMahon and Lori McMahon to me personally known to be the identical persons whose signatures are affixed hereto, and that each did acknowledge the execution hereof to be their voluntary act and deed. IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal at Grand Island, Nebraska, on the last date above written.

My commission expires _____

 Notary Public

SURVEY REQUESTED BY JASON OLDERBAK

STEVENS LAND SURVEYING LLC - 1604 RAINBOW ROAD, GRAND ISLAND, NE 68801 - 308-379-0464 - E-MAIL kstevens690@gmail.com

PROJECT NUMBER 17-44 - DATE 7/31/2017 - DRAWN BY K.S. - CHECKED BY AES

RESOLUTION 2017-310

WHEREAS Jason C. Olderbak, owner of JGMO, LLC and Brian J. McMahon and Lori A. McMahon, husband and wife, owners of LBJM, LLC, being the said owners of the land described hereon, have caused the same to be surveyed, subdivided, platted and designated as "JGMO SUBDIVISION", a subdivision on a tract of land located in the North Eleven (11) acres of the Southeast Quarter of the Northeast Quarter (SE1/4, NE1/4) of Section Thirty-Three (33), 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 JGMO 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.

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Adopted by the City Council of the City of Grand Island, Nebraska, November 14, 2017.

Jeremy L. Jensen, Mayor

Attest:

RaNae Edwards, City Clerk

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