

# City of Grand Island

# Tuesday, February 27, 2018 Council Session

# Item E-6

# Public Hearing on Annexation of Property Located at 3406 and 3412 South Blaine Street (Gard Subdivision)

Council action will take place under Ordinances item F-4.

**Staff Contact: Chad Nabity** 

# Council Agenda Memo

**From:** Regional Planning Commission

**Meeting:** February 27, 2018

**Subject:** An Ordinance to include Gard Subdivision as an

Addition to the City of Grand Island, Nebraska and the

adjoining right-of -way

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

# **Background**

The Annexation Component of the Grand Island Comprehensive Development Plan as adopted by the Grand Island City Council on July 13, 2004 sets as the policy of Grand Island that any and all property subdivided adjacent to the Corporate Limit of the City of Grand Island be annexed into the City at the time of subdivision approval.

Randy L. Gard and Vicki J. Gard as the owners of the property, submitted Gard Subdivision as an Addition to the City of Grand Island. The Hall County Regional Planning Commission recommended approval of the subdivision at their meeting on February 7, 2018.

# **Discussion**

Staff has prepared an ordinance in accordance with the requirements of Nebraska Revised Statute §16-117. Annexation ordinances must be read on three separate occasions. This is the first reading of the ordinance. This ordinance includes exhibits showing the property to be considered for annexation and the legal descriptions of that property.

Annexation of this property will not result in the extension of the Grand Island Zoning Jurisdiction.

One existing residence would be added to the City as a result of this annexation and two additional building lots will be added.

### **Alternatives**

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

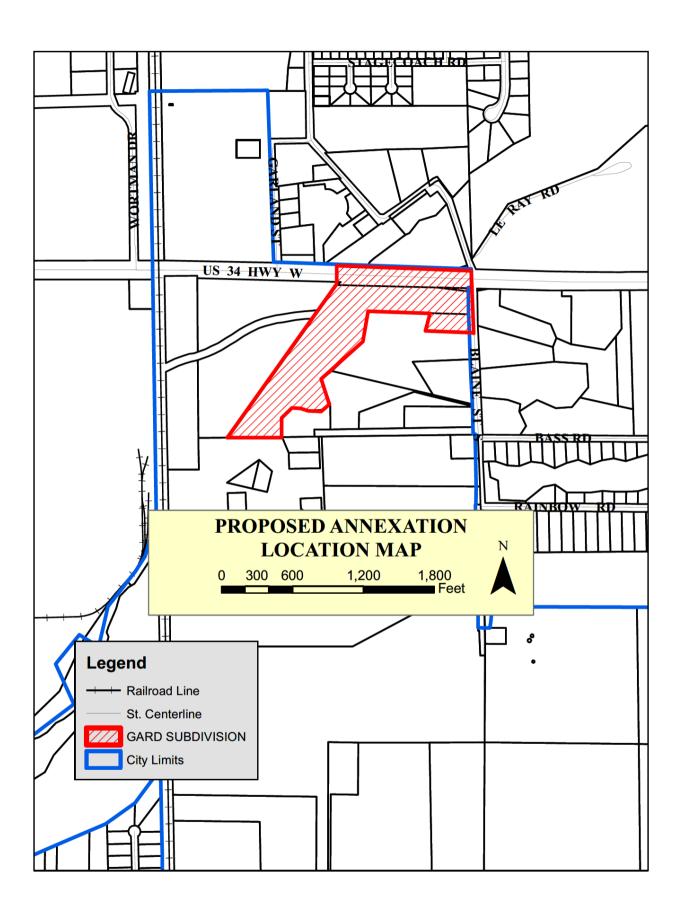
- 1. Move to approve
- 2. Refer the issue to a Committee
- 3. Postpone the issue to future date
- 4. Take no action on the issue

# Recommendation

City Administration recommends that the Council pass the annexation ordinance.

# **Sample Motion**

Move to approve the annexation ordinance on first reading.



FB HALL CO #4

REPLAT LOT 11, MEADOWLARK ESTATES SUB DISTANCE

LEGAL DESCRIPTION

A TRACT OF LAND CONSISTING OF ALL OF LOT ONE (1), HEAVENLY HAVEN THIRD SUBDIVISION AND PART OF LOTS ONE (1) AND TWO (2) ISLAND, AND PART OF THE LAND BETWEEN THE MEANDER LINES OF THE NORTH CHANNEL OF THE PLATTE RIVER, ALL BEING IN PART OF THE NORTHEAST QUARTER (NE1/4) OF SECTION THIRTY-TWO (32), TOWNSHIP ELEVEN (11) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST (NE) CORNER OF SECTION 32-T11N-R9W; THENCE ON AN ASSUMED BEARING OF S02°17'05"E, ALONG THE EAST LINE OF THE NORTHEAST QUARTER (NE1/4), A DISTANCE OF 69.34 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 34. SAID POINT ALSO BEING THE POINT OF BEGINNING: THENCE CONTINUING SO2"17"05"E. ALONG SAID EAST LINE. A DISTANCE OF 191.59 FEET: THENCE N88°20'24"W A DISTANCE OF 40.06 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF BLAINE STREET, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 1, HEAVENLY HAVEN THIRD SUBDIVISION; THENCE SO2°17'48"E, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 150.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE N88°25'01"W, ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 371.17 FEET; THENCE N15°58'22"E, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 154.52 FEET TO THE NORTHWEST CORNER OF SAID LOT 1: THENCE N88°24'50"W. ALONG THE NORTH LINE OF LOT 2, SAID HEAVENLY HAVEN THIRD SUBDIVISION, A DISTANCE OF 523.52 FEET TO THE NORTHWEST CORNER OF SAID LOT 2: THENCE S11°05'50"W, ALONG THE WESTERLY LINE OF SAID LOT 2, A DISTANCE OF 260.32 FEET: THENCE S46°13'51"W, ALONG SAID WESTERLY LINE OF SAID LOT 2, A DISTANCE OF 357.84 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE S52°00'38"W, ALONG THE WESTERLY LINE OF LOT 3, HEAVENLY HAVEN SECOND SUBDIVISION, A DISTANCE OF 130.12 FEET; THENCE S24°38'16"E, ALONG THE SOUTHWESTERLY LINE OF SAID LOT 3, A DISTANCE OF 215.06 FEET TO THE NORTHEAST CORNER OF REPLAT OF LOT 11, MEADOWLARK ESTATES SUBDIVISION; THENCE S50°28'09"W, ALONG THE NORTH LINE OF SAID REPLAT OF LOT 11, MEADOWLARK ESTATES SUBDIVISION, A DISTANCE OF 79.59 FEET; THENCE S86°11'37"W, ALONG SAID NORTH LINE, A DISTANCE OF 110.56 FEET: THENCE N73°47'09"W. ALONG SAID NORTH LINE, A DISTANCE OF 82.10 FEET: THENCE S86°44'51"W. ALONG SAID NORTH LINE, A DISTANCE OF 77.27 FEET; THENCE S43°13'11"W. ALONG THE NORTHWESTERLY LINE OF SAID REPLAT OF LOT 11, A DISTANCE OF 120.85 FEET; THENCE S01°46'38"E, ALONG THE WEST LINE OF SAID REPLAT OF LOT 11, A DISTANCE OF 153.48 FEET TO A POINT ON THE NORTH LINE OF LOT 12, MEADOWLARK ESTATES SUBDIVISION; THENCE S89°20'19"W, ALONG SAID NORTH LINE OF LOT 12, A DISTANCE OF 455.12 FEET: THENCE N35°33'27"E A DISTANCE OF 1582.94 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 34: THENCE S88°38'57"E. ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 839.16 FEET; THENCE S83°06'23"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 303.16 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS A CALCULATED AREA OF 828,705.25 SQUARE FEET OR 19.024 ACRES MORE OR LESS OF WHICH 0.178 ACRES ARE NEW DEDICATED ROAD ROW.

# SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON \_\_\_\_\_\_\_, 2018, I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION, OF A TRACT OF LAND CONSISTING OF ALL OF LOT ONE (1), HEAVENLY HAVEN THIRD SUBDIVISION AND PART OF LOTS ONE (1) AND TWO (2) ISLAND, AND PART OF THE LAND BETWEEN THE MEANDER LINES OF THE NORTH CHANNEL OF THE PLATTE RIVER, ALL BEING IN PART OF THE NORTHEAST QUARTER (NE1/4) OF SECTION THIRTY-TWO (32), TOWNSHIP ELEVEN (11) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M., 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 \_\_\_\_\_, 2018.

MAYOR

CITY CLERK

# GARD SUBDIVISION

AN ADDITION TO THE CITY OF GRAND ISLAND HALL COUNTY, NEBRASKA FINAL PLAT

#### DEDICATION OF PLAT

KNOW ALL MEN BY THESE PRESENTS, THAT RANDY L. GARD AND VICKI J. GARD, HUSBAND AND WIFE, BEING THE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "GARD SUBDIVISION" A TRACT OF LAND CONSISTING OF ALL OF LOT ONE (1). HEAVENLY HAVEN THIRD SUBDIVISION AND PART OF LOTS ONE (1) AND TWO (2) ISLAND, AND PART OF THE LAND BETWEEN THE MEANDER LINES OF THE NORTH CHANNEL OF THE PLATTE RIVER, ALL BEING IN PART OF THE NORTHEAST QUARTER (NE1/4) OF SECTION THIRTY-TWO (32), TOWNSHIP ELEVEN (11) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF AND DO HEREBY DEDICATE THE ROAD RIGHT OF WAY, AS SHOWN THEREON TO THE PUBLIC FOR THEIR USE FOREVER: AND 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 HERETO. 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 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	, 2018.
RANDY L. GARD		VICKI J. GARD	
ACKNOWLEDGMEN  STATE OF NEBRASKA COUNTY OF HALL	<u>IT</u>		
NOTARY PUBLIC WITH ME PERSONALLY KNO ACKNOWLEDGED THE HAVE HEREUNTO SUB	IN AND FOR SAID COUNTY WN TO BE THE IDENTICAL EXECUTION THEREOF TO E	Y, PERSONALLY APPE . PERSON WHOSE SIG BE HIS VOLUNTARY A AFFIXED MY OFFICIAL	, A ARED RANDY L. GARD, HUSBAND, TO NATURE IS AFFIXED HERETO AND ACT AND DEED. IN WITNESS WHEREOF, I SEAL AT,
MY COMMISSION EXPI	RES		
NOTARY PUBLIC			
ACKNOWLEDGMEN	<u>IT</u>		
STATE OF NEBRASKA SS COUNTY OF HALL			
ON THIS DAY OF, 2018, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED VICKI J. GARD, WIFE, 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 EXPI	RES		
NOTARY PUBLIC			

OWNERS: RANDY L. GARD & VICKI J. GARD SUBDIVIDER: RANDY L. GARD & VICKI J. GARD SURVEYOR: OLSSON ASSOCIATES ENGINEER: OLSSON ASSOCIATES NUMBER OF LOTS: 3

SHEET 2 OF 2



201 East 2nd Street P.O. Box 1072 Grand Island, NE 68802-1072 TEL 308.384.8750

PROJECT NO. 2017-3762 GARD SURVEY

FB HALL CO #4