

City of Grand Island

Tuesday, March 27, 2018 Council Session

Item G-5

#2018-76 - Approving Final Plat and Subdivision Agreement for Gard Subdivision

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: March 27, 2018

Subject: Gard Subdivision – Final Plat

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

Background

This property is located south of U.S. Highway 34 and west of Blaine Street in the Hall County, Nebraska. This property is being platted as an addition to the City. It consists of 3 lots and 19.024 acres.

Discussion

The plat for Gard Subdivision, Final Plat was considered by the Regional Planning Commission at the February 7, 2018, meeting.

A motion was made by Allen and seconded by Randone to recommend approval of the Final Plat for Gard Subdivision (3 lots, 19.024 acres).

The motion carried with seven members in favor (Allan, O'Neill, Ruge, Maurer, Rainforth, Rubio 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

M	love	to	approve	as	recommended.
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Developer/Owner

Randy and Vicki Gard 3927 Meadow Way Tr. Grand Island, NE 68803

To create 3 lots south of U.S. Highway 34 and west of Blaine Street, in the City of Grand

Island, in Hall County, Nebraska.

Size: 19.024 acres

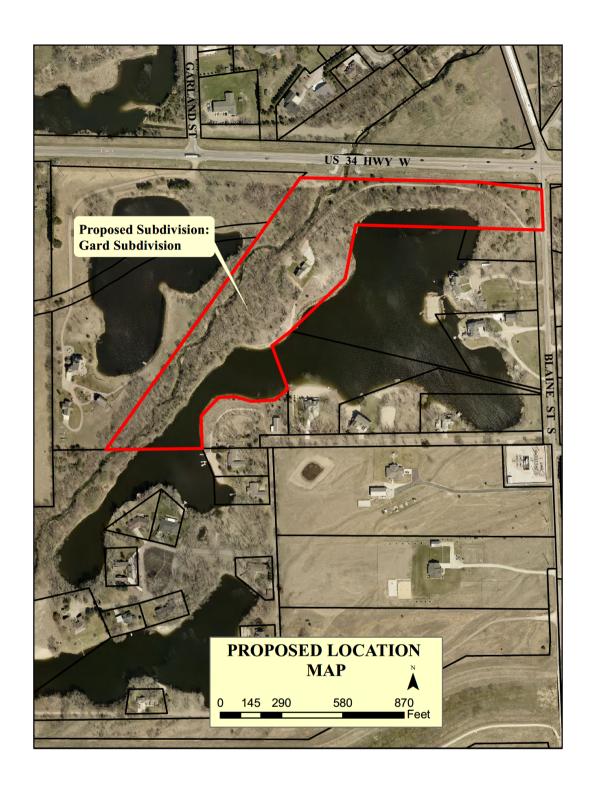
Zoning: LLR-Large Lot Residential

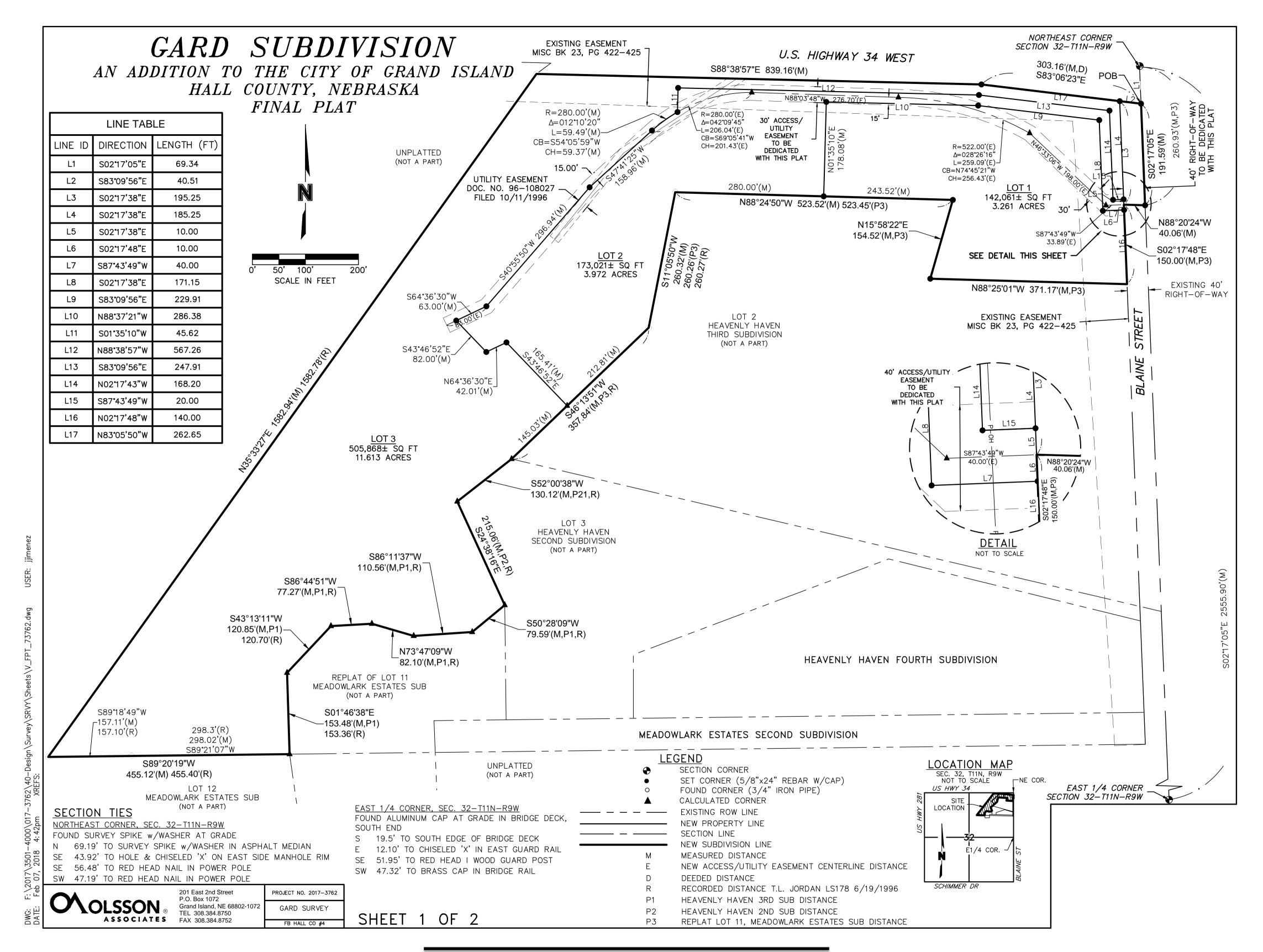
Road Access: City Street.

Water: City water is available to lot 1 in Blaine Street. Lots 2 and 3 will be served by

private wells.

Sewer: City sewer is not available on-site treatment systems will be needed on each lot.





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 S02°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					
ACKNOWLEDGMENT STATE OF NEBRASKA SS COUNTY OF HALL							
ON THIS DAY OF, 2018, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED RANDY L. GARD, HUSBAND, 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 EXPIRE	S						
NOTARY PUBLIC							
ACKNOWLEDGMENT 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 EXPIRE	S						
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

RESOLUTION 2018-76

WHEREAS Randy L. Gard and Vicki J. Gard, husband and wife, being the said owners of the land described hereon, have caused the same to be surveyed, subdivided, platted and designated as "GARD SUBDIVISION", a subdivision on a tract comprised of all of Lot One of Heavenly Haven Third Subdivision and parts of lots one and two island and a part of the land between the meander lines of the north channel of the Platte River all being in the Northeast Quarter of Section Thirty-Two, Township Eleven North, Range Nine West of the 6th P.M.in 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 GARD 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, March 27, 2018.

	Jeremy L. Jensen, Mayor	
Attest:		
RaNae Edwards, City Clerk		

Approved as to Form $\begin{tabular}{ll} $\tt x$ \\ April 5, 2018 & $\tt x$ \\ \hline \end{tabular} \begin{tabular}{ll} \begin{t$