



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

Move to approve as recommended.

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.

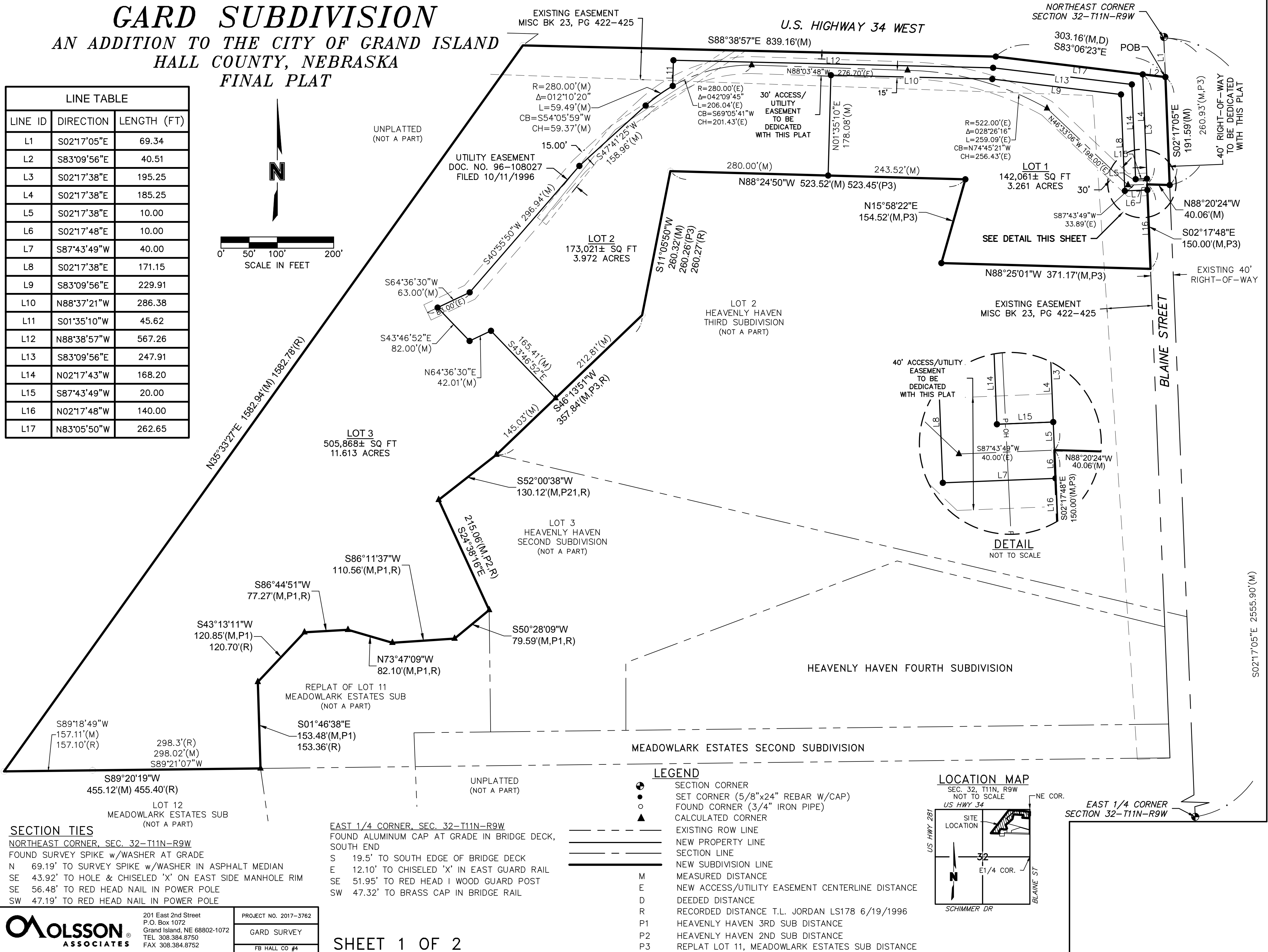
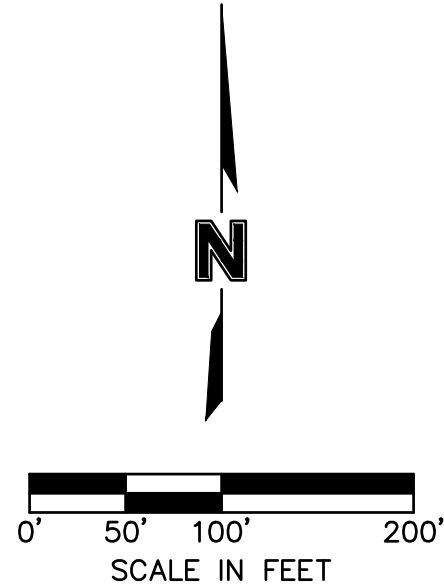
Water: City water is available to lot 1 in Blaine Street. Lots 2 and 3 will be served by private wells.

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



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

LINE TABLE		
LINE ID	DIRECTION	LENGTH (FT)
L1	S02°17'05"E	69.34
L2	S83°09'56"E	40.51
L3	S02°17'38"E	195.25
L4	S02°17'38"E	185.25
L5	S02°17'38"E	10.00
L6	S02°17'48"E	10.00
L7	S87°43'49"W	40.00
L8	S02°17'38"E	171.15
L9	S83°09'56"E	229.91
L10	N88°37'21"W	286.38
L11	S01°35'10"W	45.62
L12	N88°38'57"W	567.26
L13	S83°09'56"E	247.91
L14	N02°17'43"W	168.20
L15	S87°43'49"W	20.00
L16	N02°17'48"W	140.00
L17	N83°05'50"W	262.65



SECTION TIES
NORTHEAST CORNER, SEC. 32-T11N-R9W
FOUND SURVEY SPIKE w/WASHER AT GRADE
N 69.19' TO SURVEY SPIKE w/WASHER IN ASPHALT MEDIAN
SE 43.92' TO HOLE & CHISELED 'X' ON EAST SIDE MANHOLE RIM
SE 56.48' TO RED HEAD NAIL IN POWER POLE
SW 47.19' TO RED HEAD NAIL IN POWER POLE

PROJECT NO. 2017-3762
GARD SURVEY
FB HALL CO #4

MOLSSON ASSOCIATES
201 East 2nd Street
P.O. Box 1072
Grand Island, NE 68802-1072
TEL 308.384.8750
FAX 308.384.8752

EAST 1/4 CORNER, SEC. 32-T11N-R9W
FOUND ALUMINUM CAP AT GRADE IN BRIDGE DECK, SOUTH END
S 19.5' TO SOUTH EDGE OF BRIDGE DECK
E 12.10' TO CHISELED 'X' IN EAST GUARD RAIL
SE 51.95' TO RED HEAD I WOOD GUARD POST
SW 47.32' TO BRASS CAP IN BRIDGE RAIL

SHEET 1 OF 2

LEGEND

- SECTION CORNER
- SET CORNER (5/8"x24" REBAR W/CAP)
- FOUND CORNER (3/4" IRON PIPE)
- CALCULATED CORNER
- EXISTING ROW LINE
- NEW PROPERTY LINE
- SECTION LINE
- NEW SUBDIVISION LINE
- MEASURED DISTANCE
- NEW ACCESS/UTILITY EASEMENT CENTERLINE DISTANCE
- DEEDED DISTANCE
- RECORDED DISTANCE T.L. JORDAN LS178 6/19/1996
- HEAVENLY HAVEN 3RD SUB DISTANCE
- HEAVENLY HAVEN 2ND SUB DISTANCE
- REPLAT LOT 11, MEADOWLARK ESTATES SUB DISTANCE

LOCATION MAP
SEC. 32, T11N, R9W
NOT TO SCALE
US HWY 34
SITE LOCATION
NE COR.
EAST 1/4 CORNER
SECTION 32-T11N-R9W
BLAINE ST
SCHIMMER DR

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

DEDICATION OF PLAT

IN WITNESS WHEREOF, I HAVE AFFIXED MY SIGNATURE HERETO, AT

RANDY L. GARD

VICKI J. GARD

ACKNOWLEDGMENT

STATE OF NEBRASKA SS
COUNTY OF HALL

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

STATE OF NEBRASKA SS
COUNTY OF HALL

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

SHEET 2 OF 2

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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	☐ _____
April 5, 2018	☐ City Attorney