



# City of Grand Island

Tuesday, May 22, 2018

Council Session

## Item G-2

### **#2018-135 - Approving Preliminary Plat for Fonner View Estates Subdivision**

Staff Contact: Chad Nabity

# **Council Agenda Memo**

**From:** Regional Planning Commission

**Meeting:** May 22, 2018

**Subject:** Fonner View Estates Subdivision – Preliminary Plat

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

## **Background**

This property is located south of Stolley Park Road and west of Stuhr Road in the jurisdiction of the City of Grand Island, Hall County, Nebraska. It consists of 7 lots and 34.848 acres.

## **Discussion**

The plat for Fonner View Estates Subdivision, Preliminary Plat was considered by the Regional Planning Commission at the May 2, 2018 meeting.

A motion was made by Rainforth and seconded by Hendricksen to approve the final plat as presented.

A roll call vote was taken and the motion passed with 9 members present and voting in favor (O'Neill, Ruge, Robb, Monter, Rainforth, Rubio, Hendricksen, Randone and Kjar) and no members voting no.

## **Alternatives**

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

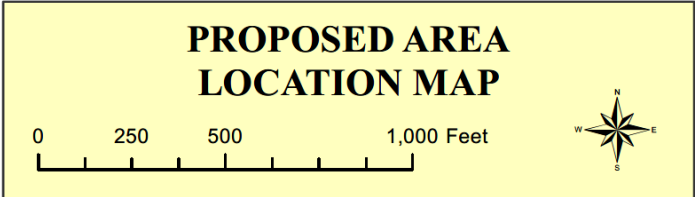
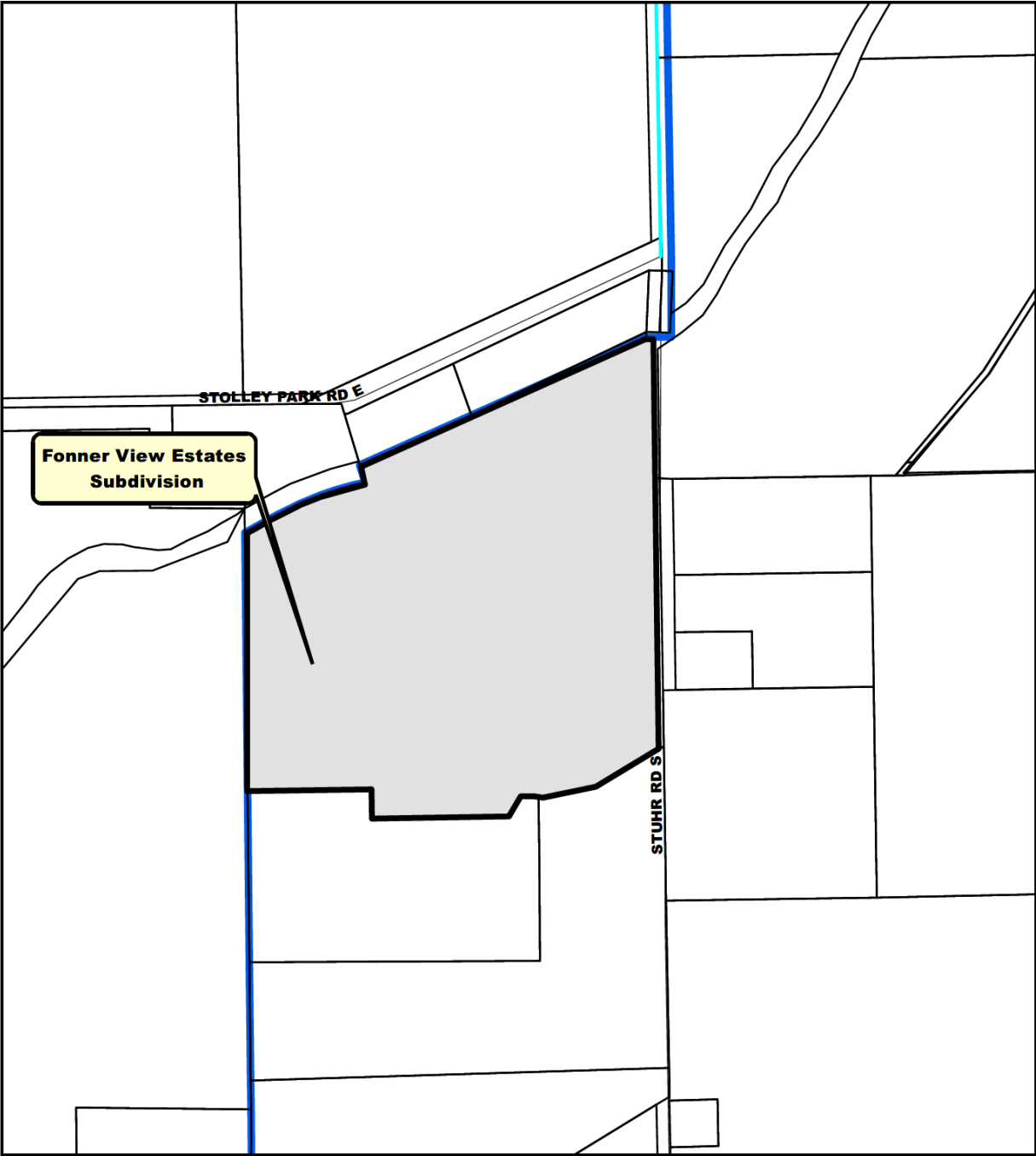
1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

## **Recommendation**

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

**Sample Motion**

Move to approve as recommended.



## Developer/Owner

William H. Barge  
113 Ridge View Drive  
Lakehills, TX 78063

To create 7 lots south of Stolley Park Road and west of Stuhr Road, in the jurisdiction of the City of Grand Island, in Hall County, Nebraska.

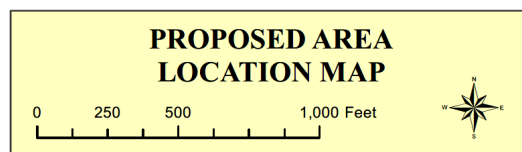
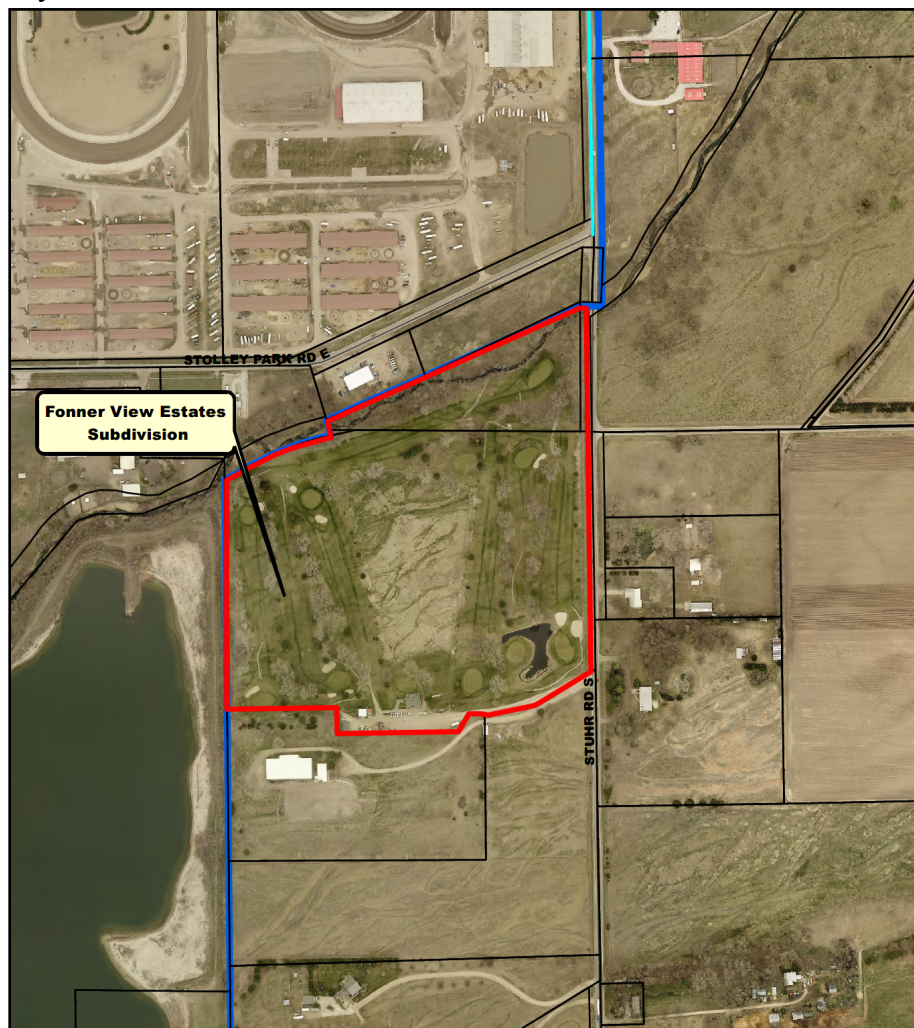
**Size:** 34.848 acres

**Zoning:** LLR-Large Lot Residential

**Road Access:** City Street/County Road

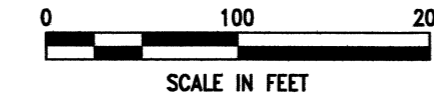
**Water Public:** City water is not available lot will be served with individual wells.

**Sewer Public:** City sewer is not available lots will be served with individual on site treatment systems.



PRELIMINARY PLAT  
FONNER VIEW ESTATES SUBDIVISION  
AN ADDITION TO THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

CURVE DATA					
NUMBER	DELTA	RADIUS	LENGTH	CHORD LENGTH	BEARING
C1	96°20'09"	60.00'	100.88'	89.41'	N47°56'47"W
C2	89°41'49"	60.00'	93.93'	84.63'	S45°04'12"W



LINE DATA		
NUMBER	LENGTH	BEARING
L3	45.84'	N60°58'55"E
L4	45.84'	N60°58'55"E
L5	45.84'	N60°58'55"E
L1	34.38'	N00°13'18"E
L2	34.38'	N00°13'18"E
L6	34.38'	N00°13'18"E
L7	34.38'	N00°13'18"E
L8	20.00'	N00°13'18"E
L9	20.00'	N00°13'18"E
L12	40.00'	N89°55'07"E
L11	40.00'	N89°55'07"E
L10	40.00'	N89°55'07"E
L13	20.00'	N00°13'18"E
L14	20.00'	N00°13'18"E

- LEGEND**
- ▲ = SECTION CORNER MONUMENT FOUND
  - = MONUMENT FOUND
  - = MONUMENT ESTABLISHED (CAPPED 5/8" x 24" REBAR)
  - x = TEMPORARY POINT
  - (P) = PLATTED DISTANCES
  - (M) = MEASURED DISTANCES
  - = SECTION LINE
  - = PROPOSED LOT LINES
  - = RIGHT-OF-WAY LINE
  - = NEWLY DEDICATED EASEMENTS
  - = FLOODWAY BOUNDARY LINES
  - = HIGH BANK WOOD RIVER
  - ☐ = ELECTRIC BOX
  - ☐ = TELEPHONE BOX
  - ⊗ = WATER VALVE
  - ⊗ = FIRE HYDRANT
  - ⊗ = SIGN
  - = BOLLARD
  - ⊗ = LIGHT POLE
  - ⊗ = POWER POLE
  - OHE --- = OVERHEAD ELECTRICAL LINE
  - T --- = TELEPHONE LINE
  - X --- = FENCE LINE
  - GAS --- = NATURAL GAS LINE

LEGAL DESCRIPTION

A Tract of land being part of the East Half of the Southeast Quarter (E1/2 SE1/4) of Section Twenty-Two (22), also being part of the East Half of the Northeast Quarter (E1/2 NE1/4) of Section Twenty-Seven (27), all in Township Eleven (11) North, Range Nine (9) West of the Sixth Principal Meridian, Hall County, Nebraska, and more particularly described as follows:

Beginning at the Northeast corner of said East Half of the Northeast Quarter of Section 27 and assuming the East line of said East Half of the Northeast Quarter as bearing S00°13'18"W and all bearings contained herein are relative thereto;

Thence S00°13'18"W on the East line of said East Half of the Northeast Quarter a distance of 843.45 feet;

Thence S60°58'55"W leaving the East line of said East Half of the Northeast Quarter a distance of 279.57 feet;

Thence S83°53'08"W a distance of 156.96 feet;

Thence S72°18'21"W a distance of 60.15 feet;

Thence S55°43'05"W a distance of 75.02 feet;

Thence S89°28'15"W a distance of 388.97 feet;

Thence N02°13'13"E a distance of 71.46 feet;

Thence S89°54'16"W a distance of 400.43 feet to a point on the West line of said East Half of the Northeast Quarter;

Thence N00°29'07"E on the West line of said East Half of the Northeast Quarter a distance of 849.80 feet, to a point on the centerline of the Wood River (formerly known as the North Channel of the Platte River);

Thence N65°12'44"E a distance of 412.41 feet to a point on the North line of said East Half of the Northeast Quarter of Section 27 and the South line of said East Half of the Southeast Quarter of Section 22;

Thence N08°48'40"W a distance of 37.00 feet to the Southwest corner of B & C Subdivision, an addition to the City of Grand Island;

Thence N66°26'09"E on the Southerly line of said B & C Subdivision a distance of 982.34 feet to a point on the West right-of-way line of Stuhr Road;

Thence S03°31'47"W on said West right-of-way line of Stuhr Road a distance of 80.62 feet;

Thence S00°15'16"W continuing on said West right-of-way line a distance of 382.23 feet to a point on the North line of said East Half of the Northeast Quarter of Section 27 and the South line of said East Half of the Southeast Quarter of Section 22;

Thence S89°52'41"E on the North line of said East Half of the Northeast Quarter a distance of 40.00 feet to the Point of Beginning. Containing 34.848 acres more or less, of which 0.785 acres more or less are being dedicated for road right-of-way on the East side.

SURVEYOR'S CERTIFICATE

I hereby certify that on \_\_\_\_\_, 2018, I completed an accurate survey (made under my supervision) of "FONNER VIEW ESTATES SUBDIVISION", Hall County, 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 corners as shown on the plat; that each Lot bears its own number; and that said survey was made with reference to know and recorded monuments.

Brent D. Cyboron  
Nebraska Professional Registered Land Surveyor No. 727

**NOTE:**  
Entire property is located in Flood Zone AE.  
Flood Zone AE is defined as 1% chance of annual flood (100 year flood).

**ZONING:**  
Currently Zoned: LLR  
(Large Lot Residential)

**PLAT PREPARED FOR:**  
William H. Barge  
113 Ridge View Drive  
Lakchills, TX 78063

<b>MA</b> Miller & Associates	PARTY CHIEF: BRENT D. CYBORON	SURVEY COMPLETED: MARCH 14, 2018
	DRAWN BY: A. OLSON	REVISION: DATE & REASON:
1111 CENTRAL AVENUE NEARBY, NE 68947-6833 Tel: 308-234-8456 Fax: 308-234-1146 www.miller-engineers.com		F.B. #

FONNER VIEW ESTATES SUBDIVISION