



City of Grand Island

Tuesday, May 22, 2018

Council Session

Item G-4

**#2018-137 - Approving Final Plat and Subdivision Agreement for
Copper Creek Estates Tenth Subdivision**

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: May 22, 2018

Subject: Copper Creek Estates Tenth Subdivision – Final Plat

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

Background

This property is located south of Indian Grass Road between Buffalo Grass Street and Brome Grass Street in the City of Grand Island, Hall County, Nebraska. It consists of 9 lots and 2.08 acres.

Discussion

The plat for Copper Creek Estates Tenth Subdivision, Final 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:

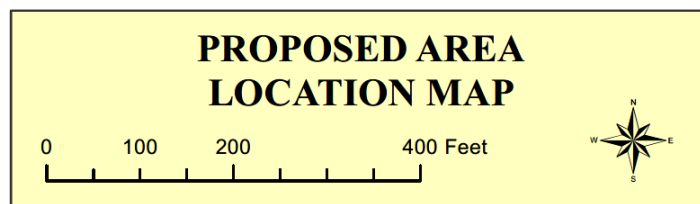
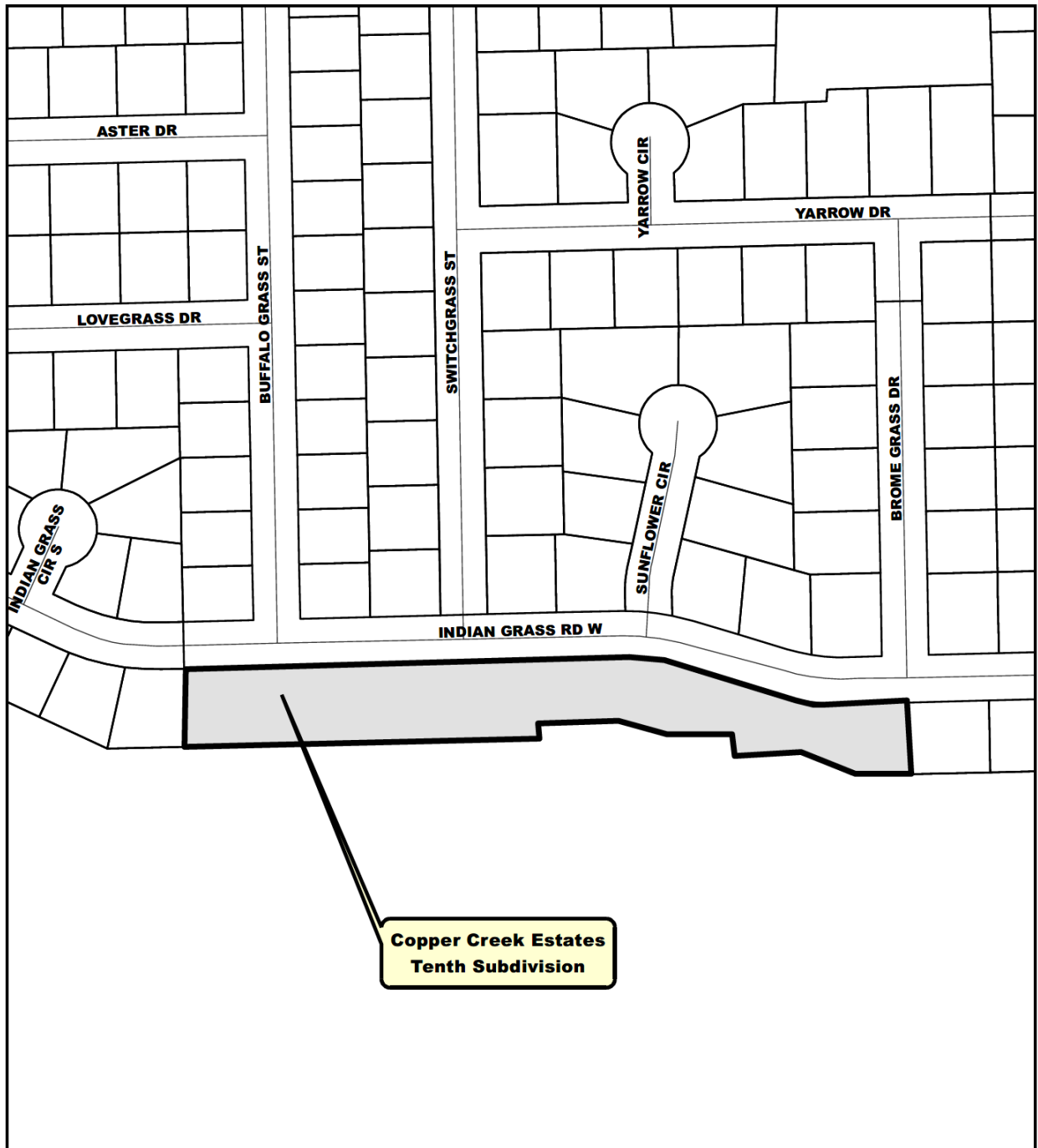
1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

Recommendation

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

Sample Motion

Move to approve as recommended.



Developer/Owner

Guarantee Group LLC
PO Box 139
Grand Island, NE 68802

To create 9 lots south of Indian Grass Road and between Buffalo Grass Street and Brome Street, in the City of Grand Island, in Hall County, Nebraska.

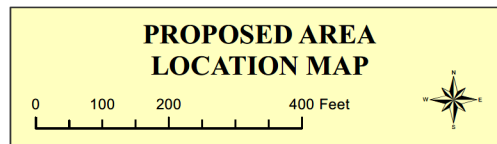
Size: 2.08 acres

Zoning: R2-Low Density Residential Business

Road Access: 37' City Streets existing and to be constructed

Water Public: City water is available.

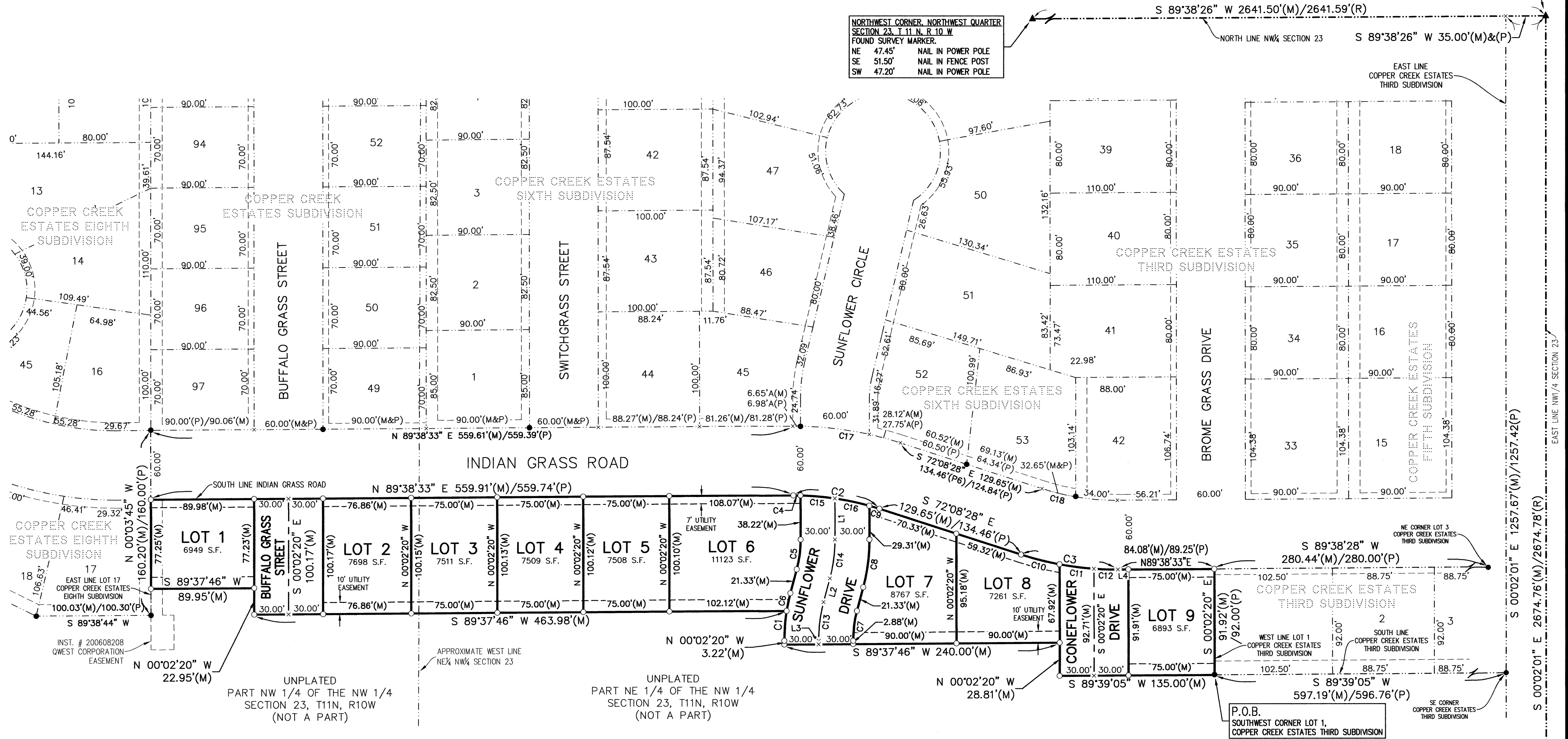
Sewer Public: City sewer is available.



FINAL PLAT
-COPPER CREEK ESTATES TENTH SUBDIVISION-
IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

NORTHEAST CORNER, NORTHWEST QUARTER
SECTION 23, T 11 N, R 10 W
FOUND ALUMINUM CAP.
NE 75.25' NAIL IN POWER POLE
S 31.19' NAIL IN GUY POLE
SW 48.23' 1/2" IRON PIPE

NORTHWEST CORNER, NORTHWEST QUARTER
SECTION 23, T 11 N, R 10 W
FOUND SURVEY MARKER.
NE 47.45' NAIL IN POWER POLE
SE 51.50' NAIL IN FENCE POST
SW 47.20' NAIL IN POWER POLE



CURVE DATA

| NUMBER | CENTRAL ANGLE | RADIUS | ARC LENGTH | CHORD BEARING | CHORD DISTANCE |
|--------|---------------|---------|------------|---------------|----------------|
| C1 | 9°19'29" | 160.00' | 26.04' | N 04°37'25" E | 26.01' |
| C2 | 18°12'59" | 239.72' | 76.21' | S 81°14'58" E | 75.89' |
| C3 | 18°12'58" | 270.00' | 85.84' | S 81°14'58" E | 85.48' |
| C4 | 1°29'49" | 239.72' | 6.26' | S 89°36'32" E | 6.26' |
| C5 | 14°58'09" | 100.00' | 26.13' | N 07°26'45" E | 26.05' |
| C7 | 14°58'09" | 100.00' | 26.13' | N 07°26'45" E | 26.05' |
| C8 | 14°58'09" | 160.00' | 41.80' | N 07°26'45" E | 41.68' |
| C9 | 2°10'56" | 239.71' | 9.13' | S 73°13'56" E | 9.13' |
| C10 | 7°21'03" | 269.99' | 34.64' | S 75°48'59" E | 34.61' |

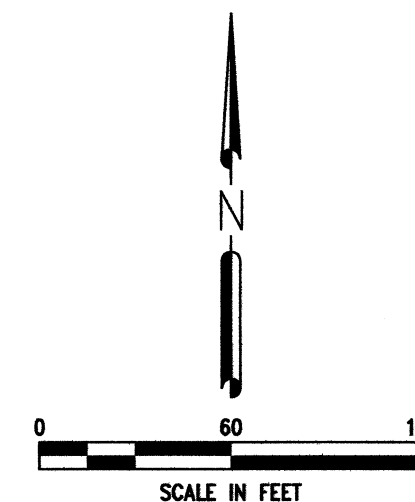
CURVE DATA

| NUMBER | CENTRAL ANGLE | RADIUS | ARC LENGTH | CHORD BEARING | CHORD DISTANCE |
|--------|---------------|---------|------------|---------------|----------------|
| C11 | 6°25'19" | 270.00' | 30.26' | S 82°42'10" E | 30.25' |
| C12 | 4°26'39" | 269.98' | 20.94' | S 88°08'08" E | 20.94' |
| C13 | 14°58'09" | 130.00' | 33.96' | N 07°26'45" E | 33.87' |
| C14 | 14°58'09" | 130.00' | 33.96' | N 07°26'45" E | 33.87' |
| C15 | 7°12'01" | 239.72' | 30.12' | S 85°15'37" E | 30.10' |
| C16 | 7°20'13" | 239.72' | 30.70' | S 77°59'31" E | 30.68' |
| C17 | 18°12'59" | 299.72' | 95.29' | S 81°14'58" E | 94.89' |
| C18 | 8°14'00" | 210.00' | 30.18' | S 76°15'28" E | 30.15' |

LINE TABLE

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | S0°02'20"E | 35.71' |
| L2 | N14°55'49"E | 21.33' |
| L3 | S0°02'20"E | 3.05' |
| L4 | N89°38'33"E | 9.08' |

- SECTION LINE
PROPOSED LOT LINES
EXISTING LOT LINES
EXISTING EASEMENTS
NEWLY DEDICATED EASEMENTS
- ▲ = SECTION CORNER MONUMENT FOUND
● = MONUMENT FOUND 1/2" I.P. (UNLESS NOTED)
○ = MONUMENT ESTABLISHED (CAPPED 5/8" x 24" REBAR)
x = TEMPORARY POINT
(P) = PLATTED DISTANCES
(P6) = PLATTED DISTANCES COPPER CREEK SIXTH
(M) = MEASURED DISTANCES



SOUTHEAST CORNER, NORTHWEST QUARTER
SECTION 23, T 11 N, R 10 W
FOUND 1/2" IRON PIPE.
W 34.76' 1/2" IRON PIPE
SE 18.30' NOTCH IN END OF IRON PIPE CULVERT
SW 10.43' NOTCH IN END OF IRON PIPE CULVERT


NOTES
This plat prepared March 2018 for:

The Guarantee Group LLC
PO Box 139
Grand Island, NE 68802

BY: Miller & Associates
1111 Central Avenue
Kearney, NE 68847

Current Zoning: R2
Proposed Zoning: R2
Minimum Setbacks:
25' Front Yard
20' Rear Yard
5' Side Yard

SHEET 1 OF 2 SHEETS

| | | |
|---|--|-------------------------------------|
|  Miller & Associates | PARTY CHIEF: BRENT D. CYBORON | SURVEY COMPLETED: MARCH 30, 2018 |
| | DRAWN BY: CHAD A. DIXON | REVISION |
| | 2510 N WEBB RD., GRAND ISLAND, NE 68803 | DATE & REASON |
| | Tel: 308-365-9229 | |
| | Fax: 308-234-1146 | |
| www.miller-engineers.com | | F.B. # |
| HALL CO-GRAND ISLAND-COPPER CREEK ESTATES TENTH SUBDIVISION | | |

FINAL PLAT
-COPPER CREEK ESTATES TENTH SUBDIVISION-
IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that

THE GUARANTEE GROUP, L.L.C., a Nebraska Limited Liability Company, by Sean P. O'Connor, Member

Exchange Bank, Beneficiary and Trustee, by (print name) _____, (print title) _____

being the owner of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as 'COPPER CREEK ESTATES TENTH SUBDIVISION' in the City of Grand Island, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the streets as shown thereon to the public for their use 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 obstructions 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 the plat is made with the free consent and in accordance with the desires of the undersigned owner and proprietor.

IN WITNESS WHEREOF, I have affixed our signatures hereto, at Grand Island, Nebraska, this ____ day of _____, 2017.

(signature) _____
THE GUARANTEE GROUP, L.L.C.,
a Nebraska Limited Liability Company
by Sean P. O'Connor, a Member

(signature) _____
Exchange Bank, Beneficiary and Trustee

by, (print name) _____
(print title) _____

ACKNOWLEDGMENTS

STATE OF NEBRASKA)
) S.S.
COUNTY OF _____)

On the ____ day of _____, 20____, before me _____ a Notary Public within and for said County, personally appeared Sean P. O'Connor, Member of THE GUARANTEE GROUP, L.L.C., a Nebraska Limited Liability Company, and to me personally known to be the identical person whose signature is affixed hereto, and that he did acknowledge the execution thereof to be his voluntary act and deed of said Company and that he was empowered to make the above dedication for and in behalf of said Company.

My commission expires _____
Notary Public

STATE OF _____)
) S.S.
COUNTY OF _____)
On the ____ day of _____, 20____, before me _____ a Notary Public within and for said County, personally

appeared (print name) _____, (print title) _____ of Exchange Bank, Beneficiary and Trustee, and to me personally known to be the identical person whose signature is affixed hereto, and that he did acknowledge the execution thereof to be his voluntary act and deed and the voluntary act and deed of said Company and that he was empowered to make the above dedication for and in behalf of said Company.

My commission expires _____
Notary Public

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 (signature) _____ (date) _____

Approved and accepted by the City of Grand Island, Nebraska, this ____ day of _____, _____. (SEAL)

MAYOR _____ CITY CLERK _____

LEGAL DESCRIPTION

A tract of land being part of the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4), and part of the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4), Section Twenty-three (23), Township Eleven (11) North, Range Ten (10) West of the 6th Principal Meridian, Hall County, Nebraska, and more particularly described as follows:

Referring to an aluminum cap at the Northeast Corner of the Northeast Quarter of the Northwest Quarter of Section 23 and assuming the North line of said Northwest Quarter as bearing S 89°38'26" W and all bearings contained herein are relative thereto; thence S 89°38'26" W on said North line a distance of 35.00 feet to the Northeast corner of Copper Creek Estates Subdivision in the City of Grand Island Nebraska; thence S 00°02'01" E on the East line of said Copper Creek Estates Subdivision and on the East line of Copper Creek Estates Third Subdivision in the City of Grand Island, Nebraska a distance of 1257.67 feet to a 1/2" iron pipe with cap at the Southeast corner of said Copper Creek Estates Third Subdivision; thence S 89°39'05" W on the South line of said Copper Creek Estates Third Subdivision a distance of 597.19 feet to a 1/2" iron pipe with cap at the Southwest Corner of Lot 1 of said Copper Creek Estates Third Subdivision and the ACTUAL POINT OF BEGINNING; thence continuing S 89°39'05" W a distance of 135.00 feet to a 5/8" rebar with cap; thence N 00°02'20" W a distance of 28.81 feet to a 5/8" rebar with cap; thence S 89°37'46" W a distance of 240.00 feet to a 5/8" rebar with cap; thence N 00°02'20" W a distance of 3.22 feet to a 5/8" rebar with cap; thence Northerly on a tangent curve to the Right, having a central angle of 09°19'29", a radius of 160.00 feet, an arc length of 26.04 feet, and a chord bearing of N 04°37'25" E, a distance of 26.01 feet to a 5/8" rebar with cap; thence S 89°37'46" W a distance of 463.98 feet to a 5/8" rebar with cap; thence N 00°02'20" W a distance of 22.95 feet to a 5/8" rebar with cap; thence S 89°37'46" W a distance of 89.95 feet to a 5/8" rebar with cap on the East line of Lot 17 of Copper Creek Estates Eighth Subdivision in the City of Grand Island Nebraska; thence N 00°03'45" W on said East line of Lot 17 a distance of 77.25 feet to a 5/8" rebar with cap at the Northeast corner of said Lot 17 and on the South line of Indian Grass Road as platted in said Copper Creek Estates Subdivision; thence N 89°38'33" E on said South line of Indian Grass Road a distance of 559.91 feet to a 5/8" rebar with cap; thence Easterly continuing on said South line of Indian Grass Road and on a tangent curve to the Right, having a central angle of 18°12'59", a radius of 239.72 feet, an arc length of 76.21 feet, a chord bearing of S 81°14'58" E, a distance of 75.89 feet to a 5/8" rebar with cap; thence S 72°08'28" E continuing on said South line of Indian Grass Road a distance of 129.65 feet to a 5/8" rebar with cap; thence Easterly continuing on said South line of Indian Grass Road and on a tangent curve to the Left, having a central angle of 18°12'58", a radius of 270.00 feet, an arc length of 85.84 feet, a chord bearing of S 81°14'58" E, a distance of 85.48 feet to a 5/8" rebar with cap; thence N 89°38'33" E continuing on said South line of Indian Grass Road a distance of 84.08 feet to a 5/8" rebar with cap at the Northwest Corner of said Lot 1 of Copper Creek Estates Third Subdivision; thence S 00°02'20" E on the West line of said Lot 1 a distance of 91.92 feet to the Point of Beginning. Containing 2.08 acres more or less.

SURVEYOR'S CERTIFICATE

I, Chad Dixon, Nebraska Professional Registered Land Surveyor No. 672, do hereby certify that on March 30th, 2018, I completed an accurate survey (made by Brent D. Cyboron, NE RLS 727, under my supervision) of 'COPPER CREEK ESTATES TENTH SUBDIVISION', in the City of Grand Island, 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 lot corners as shown on the plat; 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.

(SEAL)

Chad Dixon
Nebraska Professional Registered Land Surveyor No. 672



NOTES
This plat prepared March 2018 for:

The Guarantee Group LLC
PO Box 139
Grand Island, NE 68802

BY: Miller & Associates
1111 Central Avenue
Kearney, NE 68847

Current Zoning: R2
Proposed Zoning: R2

SHEET 2 OF 2 SHEETS

| | | |
|---|---|-------------------------------------|
| MA Miller & Associates 2010 N WEBB RD., GRAND ISLAND, NE 68802 Tel: 308-382-8729 Fax: 308-234-1146 www.miller-engineers.com | PARTY CHIEF: BRENT D. CYBORON | SURVEY COMPLETED: MARCH 30, 2018 |
| | DRAWN BY: CHAD A. DIXON | REVISION: DATE & REASON |
| | F.R. # | |
| | HALL CO-GRAND ISLAND-COPPER CREEK ESTATES TENTH SUBDIVISION | |

RESOLUTION 2018 – 137

WHEREAS Sean P. O'Connor, Member of The Guarantee Group LLC, being the said owner of the land described hereon, have caused the same to be surveyed, subdivided, platted and designated as "COPPER CREEK ESTATES TENTH SUBDIVISION", a subdivision on a tract comprised of a part of the Northeast Quarter of the Northwest Quarter (NE ¼ NW ¼) and part of the Northwest Quarter of the Northwest Quarter (NW ¼ NW ¼) of Section Twenty Three (23), Township Eleven (11) North, Range Ten (10) 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 COPPER CREEK ESTATES TENTH 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.

Adopted by the City Council of the City of Grand Island, Nebraska, May 22, 2018.

Jeremy L. Jensen, Mayor

Attest:

Norma Hernandez, City Clerk Pro – Tem

| | |
|---------------------|-----------------|
| Approved as to Form | ☐ _____ |
| May 22, 2018 | ☐ City Attorney |