



# City of Grand Island

Tuesday, June 26, 2018

Council Session

## Item G-5

**#2018-172 - Approving Final Plat and Subdivision Agreement for  
Carey Subdivision**

Staff Contact: Chad Nabity

# **Council Agenda Memo**

**From:** Regional Planning Commission

**Meeting:** June 26, 2018

**Subject:** Carey Subdivision – Final Plat

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

## **Background**

This property is located north of Bismark Road E. and west of Stuhr Road in the jurisdiction of Grand Island, Nebraska. (2 lots, 4.695 acres). This property is zoned B2 General Business Zone.

## **Discussion**

The final plat for Carey Subdivision was considered by the Regional Planning Commission at the June 6, 2018 meeting.

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

A roll call vote was taken and the motion passed with 8 members present and voting in favor (O'Neill, Ruge, Robb, Mauer, Rainforth, Rubio, Hendricksen, and Randone) and no members present voting no.

## **Alternatives**

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

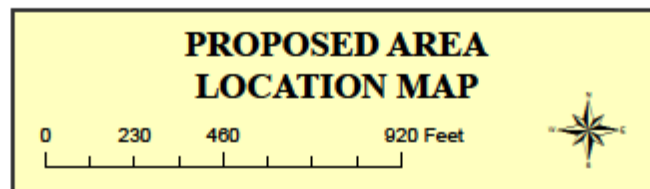
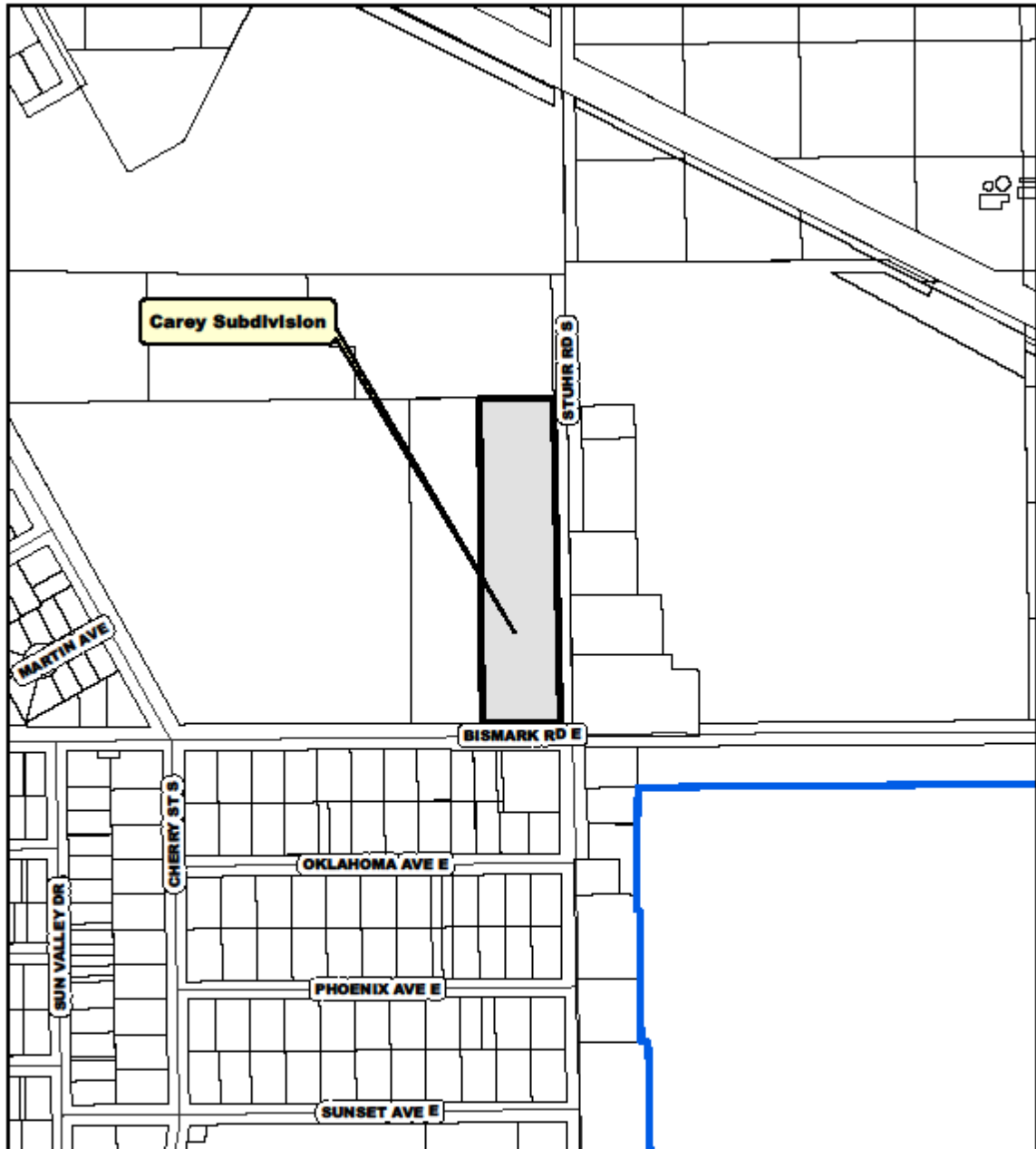
1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

## **Recommendation**

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

## **Sample Motion**

Move to approve as recommended.



**Developer/Owner**

William R. Carey & Kristine Carey  
1120 Bismark Rd.  
Grand Island, NE 68801

To create 2 lots north of Bismark Road and west of Stuhr Road in the City of Grand Island, in Hall County, Nebraska.

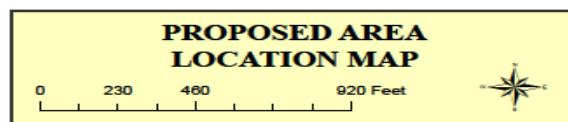
**Size:** 4.695 acres

**Zoning:** B2 General Business Zone

**Road Access:** Existing City Streets

**Water Public:** City water is available.

**Sewer Public:** City sewer is available to lot 1 and an easement for extension from Bismark is part of the plat.



RESOLUTION 2018-172

WHEREAS William R. & Kristine L. Carey, being the said owners of the land described hereon, have caused the same to be surveyed, subdivided, platted and designated as "CAREY SUBDIVISION", a subdivision on a tract comprised of a part of a replat of all of lot 1, Bohnart Subdivision 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 CAREY 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, June 26, 2018.

\_\_\_\_\_  
Jeremy L. Jensen, Mayor

Attest:

\_\_\_\_\_  
RaNae Edwards, City Clerk

Approved as to Form	☐ _____
June 22, 2018	☐ City Attorney



# CAREY SUBDIVISION

## IN THE CITY OF GRAND ISLAND

### HALL COUNTY, NEBRASKA

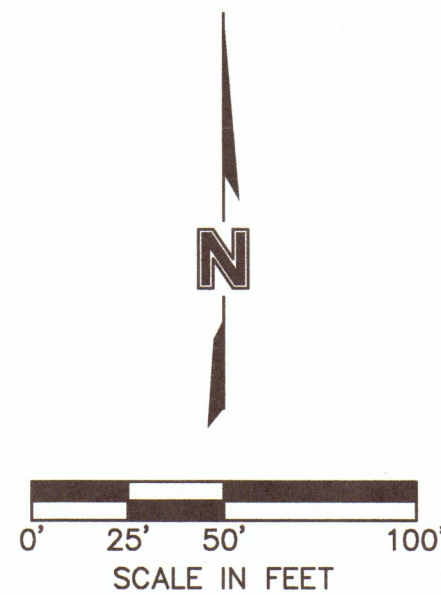
#### SITE PLAT

#### LEGAL DESCRIPTION

A REPLAT OF ALL OF LOT 1, BOHNART SUBDIVISION, IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA. SAID TRACT CONTAINS A CALCULATED AREA OF 204,533.38 SQUARE FEET OR 4.695 ACRES MORE OR LESS.

#### LEGEND

	SECTION CORNER
	SET CORNER (5/8"x24" REBAR W/CAP)
	FOUND CORNER (5/8" REBAR)
	CALCULATED CORNER
	PROPERTY LINE
	SECTION LINE
	SUBDIVISION LINE
	NEW PROPERTY LINE
	MEASURED DISTANCE
	PLATTED DISTANCE
	BUILDING LINE
	CONCRETE
	ASPHALT
	FIRE HYDRANT
	POWER POLE



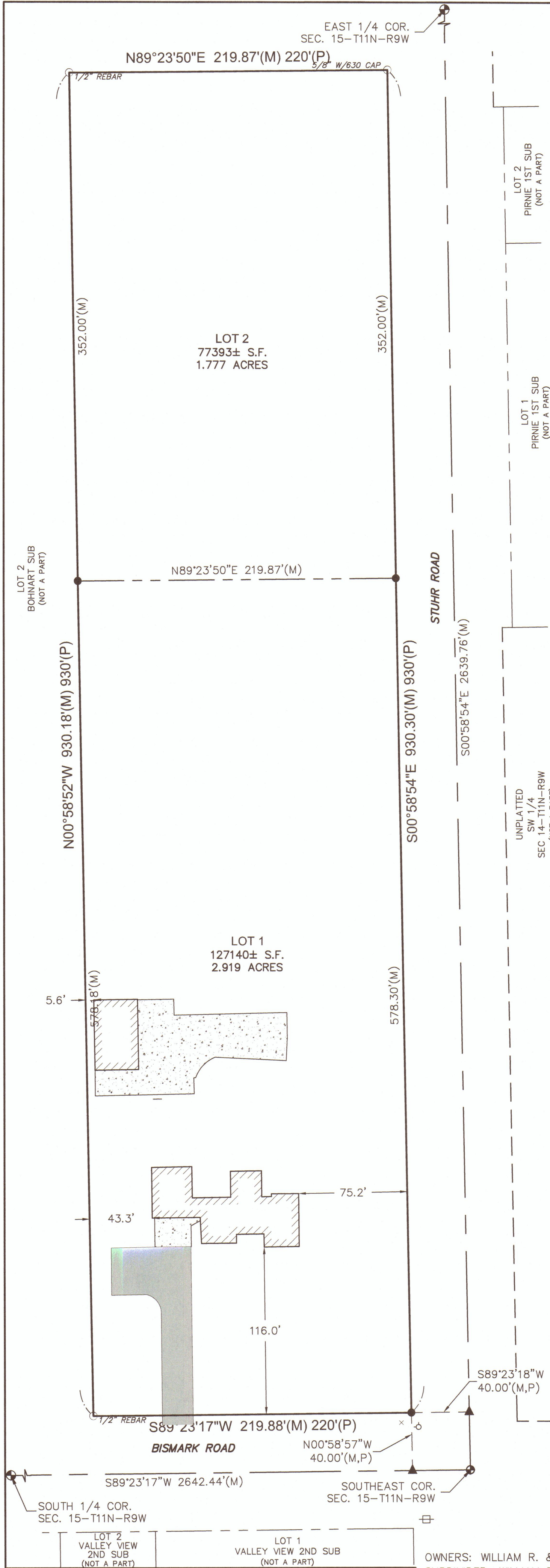
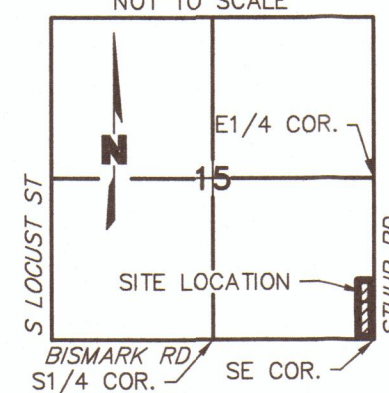
#### SECTION TIES

**EAST 1/4 CORNER, SEC. 15-T11N-R9W**  
FOUND STEM SURVEY MARKER IN ASPHALT  
E 1.00' TO CENTERLINE OF STUHR RD  
S 35.10' TO CENTERLINE OF SWIFT RD  
SSW 94.20' TO TOP CENTER OF FIRE HYDRANT  
ENE 71.75' TO NAIL w/WASHER IN POWER POLE  
SW 69.63' TO REDHEAD NAIL IN POWER POLE

**SOUTHEAST CORNER, SEC. 15-T11N-R9W**  
FOUND 1/2" PIPE IN ASPHALT  
NW 57.82' TO TOP CENTER OF CONCRETE WITNESS CORNER  
NW 46.32' TO TO CENTER OF FIRE HYDRANT  
NW 56.75' TO 5/8" REBAR w/PSC 674  
SW 45.94' TO PC NAIL IN POWER POLE

**SOUTH 1/4 CORNER, SEC. 15-T11N-R9W**  
FOUND ALUMINUM CAP IN CONCRETE  
S 33.22' TO TOP CENTER OF CONCRETE WITNESS CORNER  
N 27.43' TO REDHEAD NAIL IN POWER POLE  
N 0.50' TO CENTERLINE OF BISMARK RD  
WNW 154.24' TO TOP CENTER OF FIRE HYDRANT

#### LOCATION MAP



OWNERS: WILLIAM R. & KRISTINE L. CAREY  
SUBDIVIDER: WILLIAM R. & KRISTINE L. CAREY  
SURVEYOR: OLSSON ASSOCIATES  
ENGINEER: OLSSON ASSOCIATES  
NUMBER OF LOTS: 2

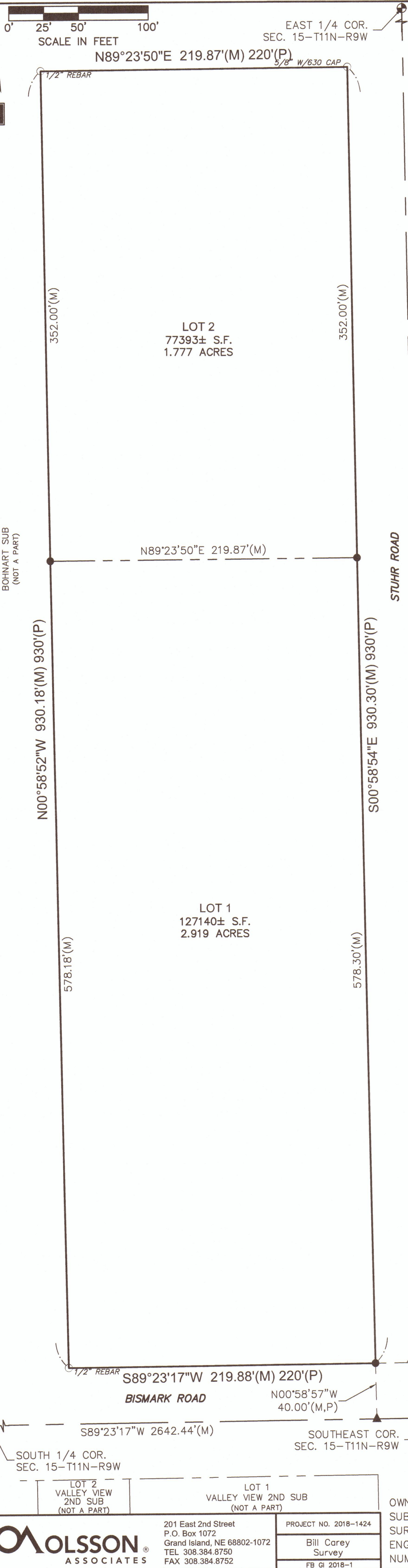
**OLSSON ASSOCIATES**

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

PROJECT NO. 2018-1424  
Bill Carey  
Survey  
FB GI 2018-1

DWG: F:\2018\1001-1500\018-1424\40-Design\Survey\SRVY\Sheets\V\_FPT\_81424.dwg USER: jjimenez  
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# CAREY SUBDIVISION

## IN THE CITY OF GRAND ISLAND

### HALL COUNTY, NEBRASKA

#### FINAL PLAT

#### LEGAL DESCRIPTION

A REPLAT OF ALL OF LOT 1, BOHNART SUBDIVISION, IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA. SAID TRACT CONTAINS A CALCULATED AREA OF 204,533.38 SQUARE FEET OR 4.695 ACRES MORE OR LESS.

#### 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 A REPLAT OF ALL OF LOT 1, BOHNART SUBDIVISION, IN THE CITY OF GRAND ISLAND, 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.

JESSE E. HURT, REGISTERED LAND SURVEYOR NUMBER, LS-674

#### DEDICATION OF PLAT

KNOW ALL MEN BY THESE PRESENTS, THAT WILLIAM R. CAREY AND KRISTINE L. CAREY, HUSBAND AND WIFE, BEING THE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "**CAREY SUBDIVISION**" A REPLAT OF ALL OF LOT 1, BOHNART SUBDIVISION, IN THE CITY OF GRAND ISLAND, 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.

WILLIAM R. CAREY

KRISTINE L. CAREY

#### 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 WILLIAM R. CAREY, 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 EXPIRES \_\_\_\_\_

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 KRISTINE L. CAREY, 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 EXPIRES \_\_\_\_\_

NOTARY PUBLIC

#### 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

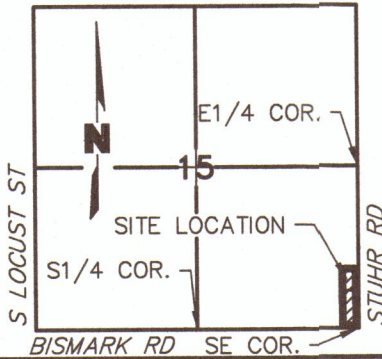
CITY CLERK

#### LEGEND

- SECTION CORNER
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- PROPERTY LINE
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- NEW PROPERTY LINE
- MEASURED DISTANCE
- PLATTED DISTANCE

#### LOCATION MAP

SEC. 15, T11N, R9W  
NOT TO SCALE



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SURVEYOR: OLSSON ASSOCIATES  
ENGINEER: OLSSON ASSOCIATES  
NUMBER OF LOTS: 2

OLSSON ASSOCIATES

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USER: jjimenez