



# City of Grand Island

Tuesday, June 26, 2018

Council Session

## Item G-7

**#2018-174 - Approving Final Plat and Subdivision Agreement for  
Copper Creek Estates Twelfth Subdivision**

Staff Contact: Chad Nabity

# **Council Agenda Memo**

**From:** Regional Planning Commission

**Meeting:** June 26, 2018

**Subject:** Copper Creek 12<sup>th</sup> Estates Subdivision – Final Plat

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

## **Background**

This property is located south of Indian Grass Road and east of Switch Grass Street and west of Brome Grass Road in the jurisdiction of Grand Island, Nebraska (8 lots, 1.88 acres). This property is zoned R2 Low Density Residential.

## **Discussion**

The final plat for Copper Creek 12<sup>th</sup> Estates 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:

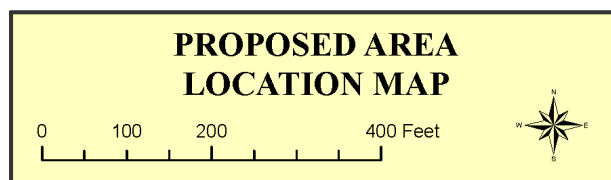
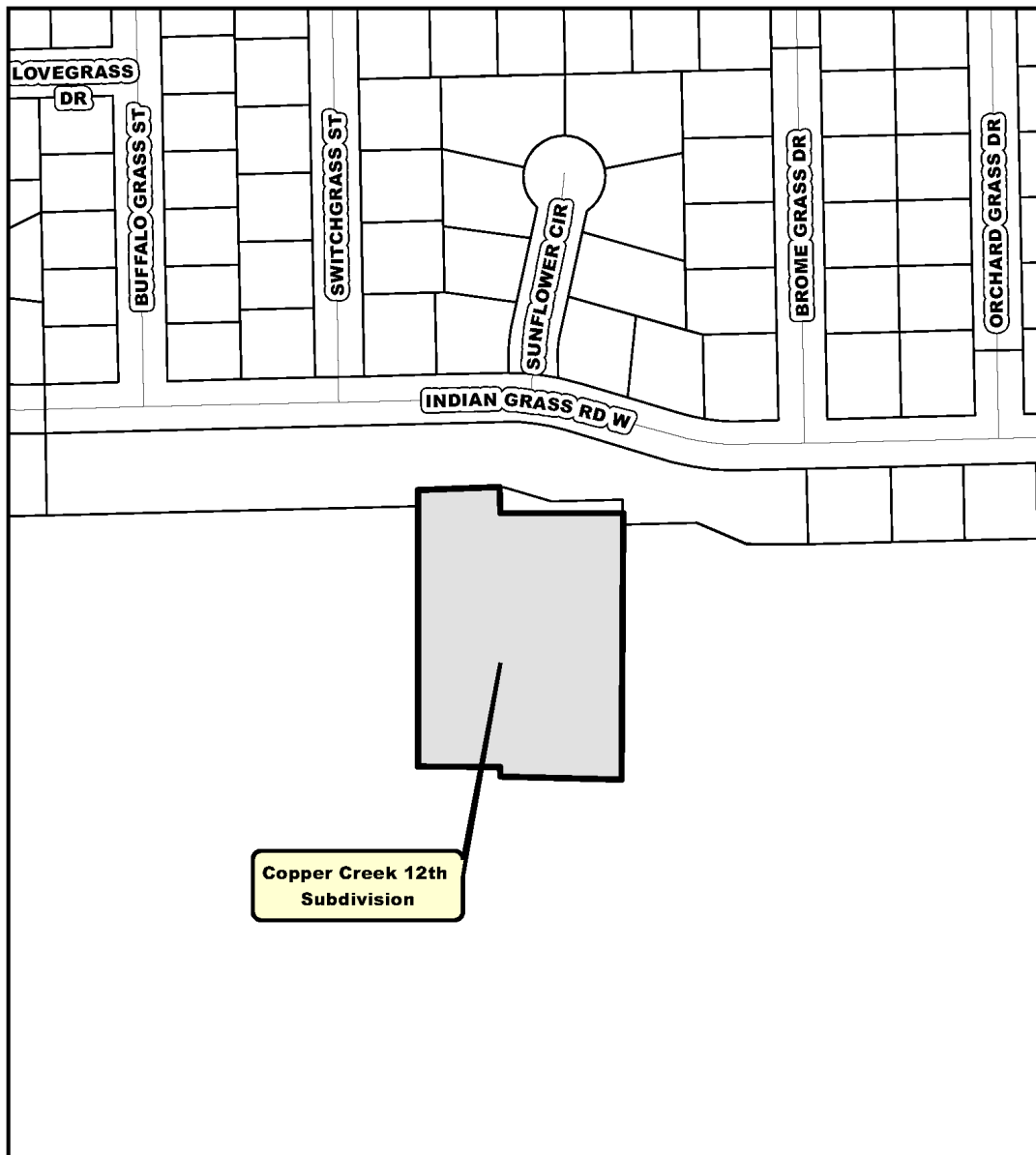
1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

## **Recommendation**

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

## **Sample Motion**

Move to approve as recommended.



## Developer/Owner

Guarantee Group LLC  
PO Box 139  
Grand Island, NE 68802

To create 8 lots Indian Grass Road and west of Brome Grass Drive, in the City of Grand Island, in Hall County, Nebraska.

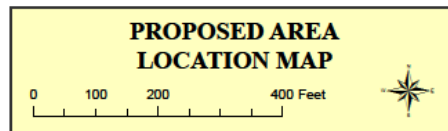
**Size:** 1.88 acres

**Zoning:** R2-Low Density Residential Business

**Road Access:** 37' City Streets to be constructed

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

**Sewer Public:** City sewer is available.



RESOLUTION 2018-174

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 TWELFTH 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 Southeast Quarter of the Northwest Quarter (SE ¼ NW ¼) of Section Twenty Three (23), Township Eleven (11) North, Range Ten (10) West of the 6<sup>th</sup> 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 TWELFTH 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, June 26, 2018.

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

Attest:

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

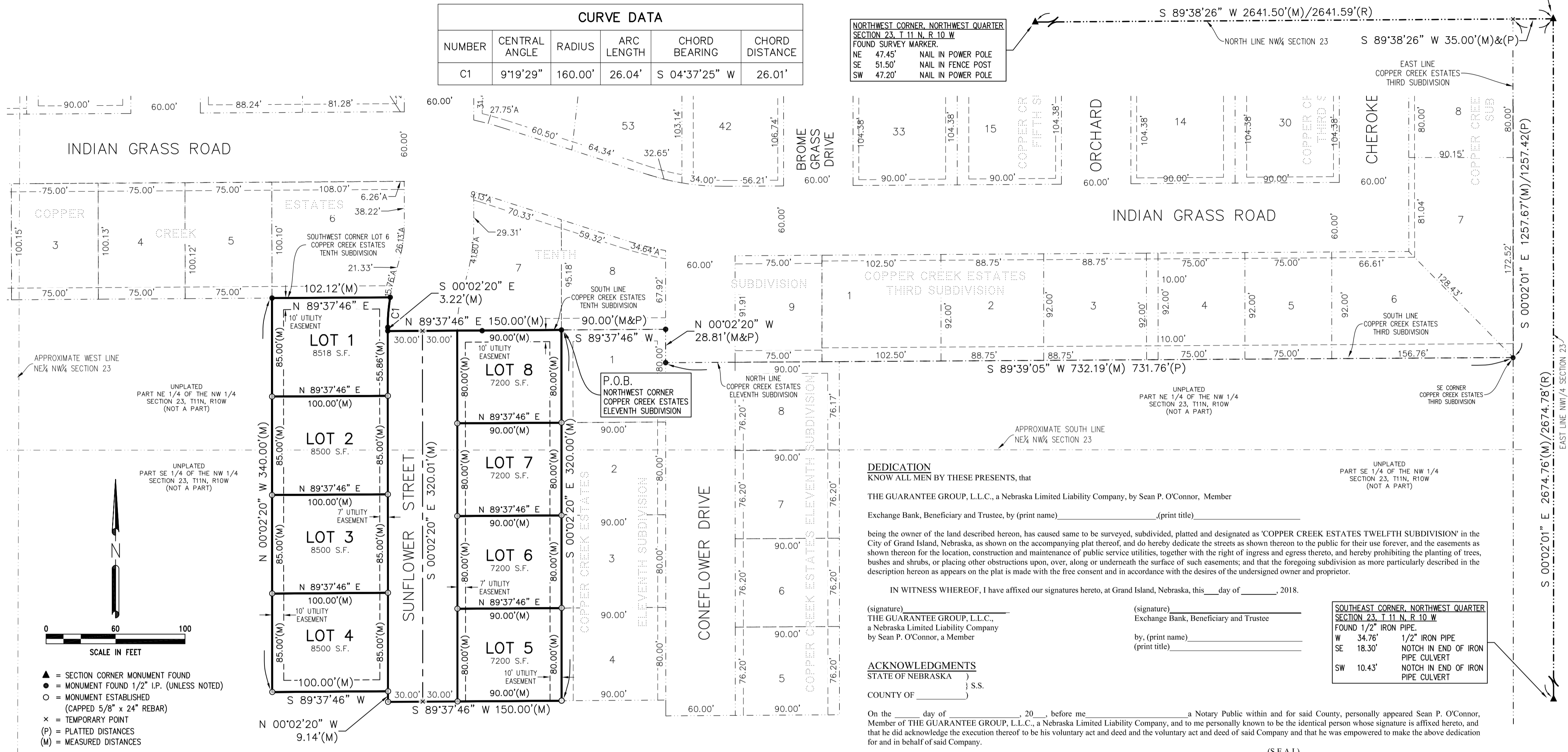
Approved as to Form	☐ _____
June 22, 2018	☐ City Attorney

FINAL PLAT  
-COPPER CREEK ESTATES TWELFTH 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	

CURVE DATA					
NUMBER	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	9°19'29"	160.00'	26.04'	S 04°37'25" W	26.01'

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	



**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 TWELFTH 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 \_\_\_\_\_, 2018.

(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 \_\_\_\_\_ } S.S.

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 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

STATE OF \_\_\_\_\_ } S.S.  
COUNTY OF \_\_\_\_\_ } S.S.  
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 \_\_\_\_\_

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	

**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 TWELFTH 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.

**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 Southeast Quarter of the Northwest Quarter (SE 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 and on the North line of Copper Creek Estates Eleventh Subdivision in the City of Grand Island, Hall County, Nebraska a distance of 732.19 feet to a 5/8" rebar with cap; thence N 00°02'20" W continuing on said North line of Copper Creek Estates Eleventh Subdivision a distance of 28.81 feet to a 5/8" rebar with cap; thence S 89°37'46" W continuing on said North line of Copper Creek Estates Eleventh Subdivision a distance of 90.00 feet to a 5/8" rebar with cap at the Northwest corner of said Copper Creek Estates Eleventh Subdivision and the POINT OF BEGINNING; thence S 00°02'20" E on the West line of said Copper Creek Estates Eleventh Subdivision a distance of 320.00 feet to a 5/8" rebar with cap at the Southwest corner of said Copper Creek Estates Eleventh Subdivision; thence S 89°37' 46" W a distance of 150.00 feet to a 5/8" rebar with cap; thence N 00°02'20" W a distance of 9.14 feet to a 5/8" rebar with cap; thence S 89°37' 46" W a distance of 100.00 feet to a 5/8" rebar with cap; thence N 00°02'20" W a distance of 340.00 feet to a 5/8" rebar with cap at the Southwest corner of Lot 6 of Copper Creek Estates Tenth Subdivision in the City of Grand Island, Hall County, Nebraska; thence N 89°37'46" E on the South line of said Copper Creek Estates Tenth Subdivision a distance of 102.12 feet to a 5/8" rebar with cap; thence Southerly on a non-tangent curve to the Left, 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 S 04°37'25" W, a distance of 26.01 feet to a 5/8" rebar with cap; thence S 00°02'20" E continuing on said South line of Copper Creek Estates Tenth Subdivision a distance of 3.22 feet to a 5/8" rebar with cap; thence N 89°37'46" E continuing on said South line of Copper Creek Estates Tenth Subdivision a distance of 150.00 feet to the Point of Beginning.  
Containing 1.88 acres more or less.

Chad Dixon  
Nebraska Professional Registered Land Surveyor No. 672

**NOTES**  
This plat prepared May 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

<b>M&amp;A</b> Miller & Associates 2310 N WEBB RD., GRAND ISLAND, NE 68803 Tel: 308-362-9229 Fax: 308-326-1166 www.miller-engineers.com	PARTY CHIEF: BRENT D. CYBORON	SURVEY COMPLETED: MARCH 30, 2018
	DRAWN BY: CHAD A. DIXON	REVISION:
	DATE & REASON:	
	F.B. #	

G:\Projects\149\149-P12-006\Civil-Dwg\Design Drawings\Survey Design\EX\_Base Copper Creek 12.dwg  
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PLOTTED: 5/30/2018 2:18 PM