



City of Grand Island

Tuesday, July 24, 2018

Council Session

Item G-10

**#2018-215 - Approving Final Plat and Subdivision Agreement for
B and M Estates Subdivision**

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: July 24, 2018

Subject: B and M Estates Subdivision – Final Plat

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

Background

This property is located north of 13th Street W., east of Mansfield Road, west of North Road N. and south of Craig Drive in the City of Grand Island, Nebraska (2 lots, 9.8759 acres). This property is zoned R1 Suburban Residential Zone.

Discussion

The final plat for B and M Estates Subdivision was considered by the Regional Planning Commission at the July 11, 2018 meeting.

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

A roll call vote was taken and the motion passed with 7 members present and voting in favor (O'Neill, Apfel, Maurer, Robb, Monter, Rainforth, 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:

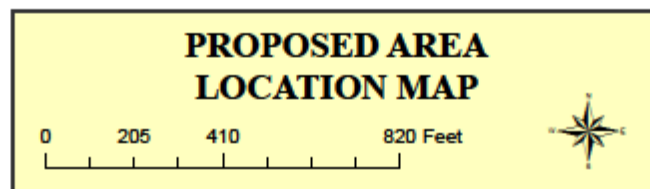
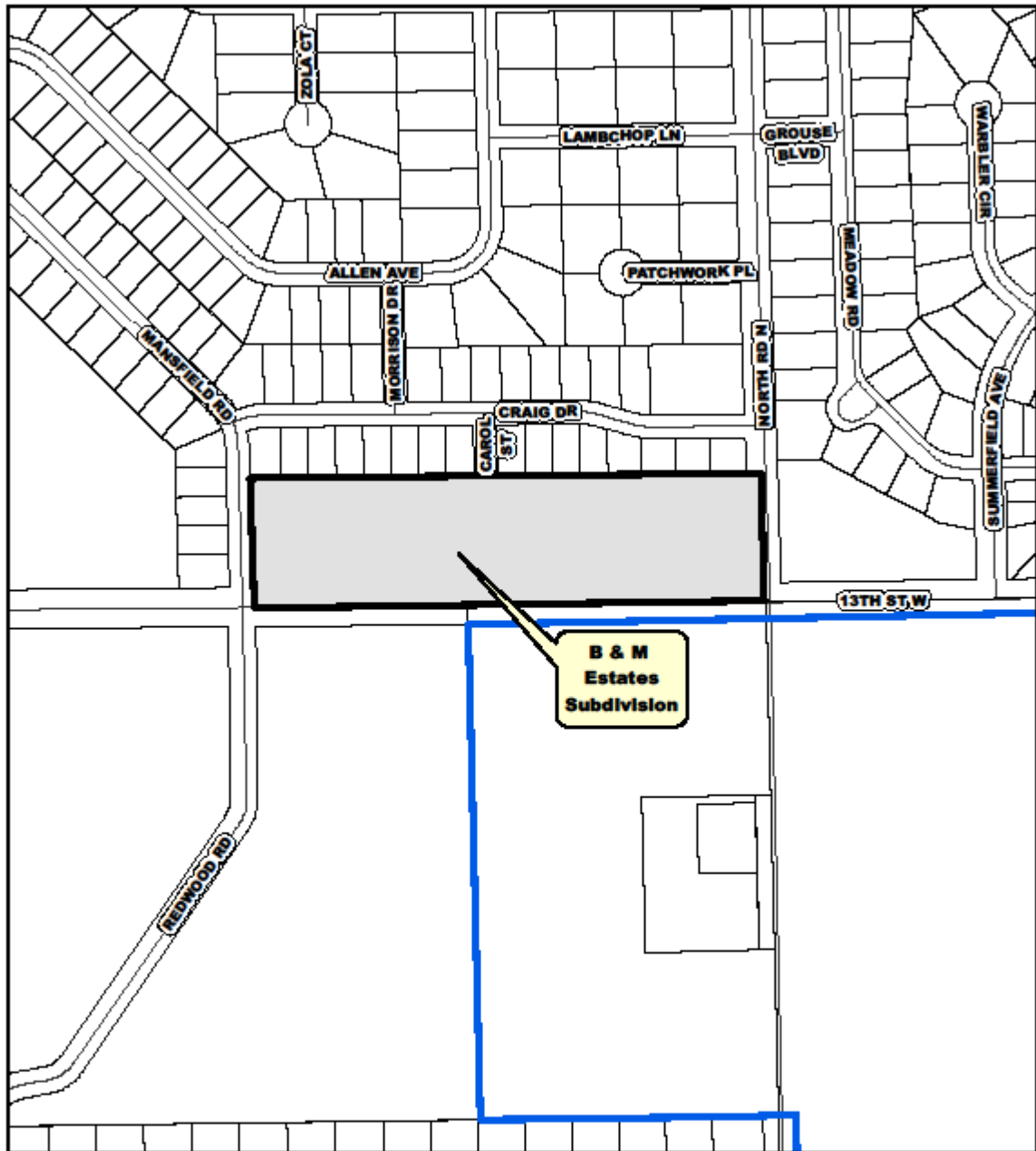
1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

Recommendation

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

Sample Motion

Move to approve as recommended.



Developer/Owner

Mitchel & Brandi Pedersen
4020 W. 13th Street
Grand Island, NE 68803

To create two lots north of 13th Street ., east of Mansfield Road, west of North Road and south of Craig Drive, in the City of Grand Island, in Hall County, Nebraska.

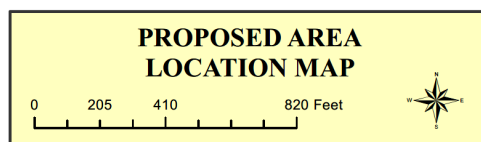
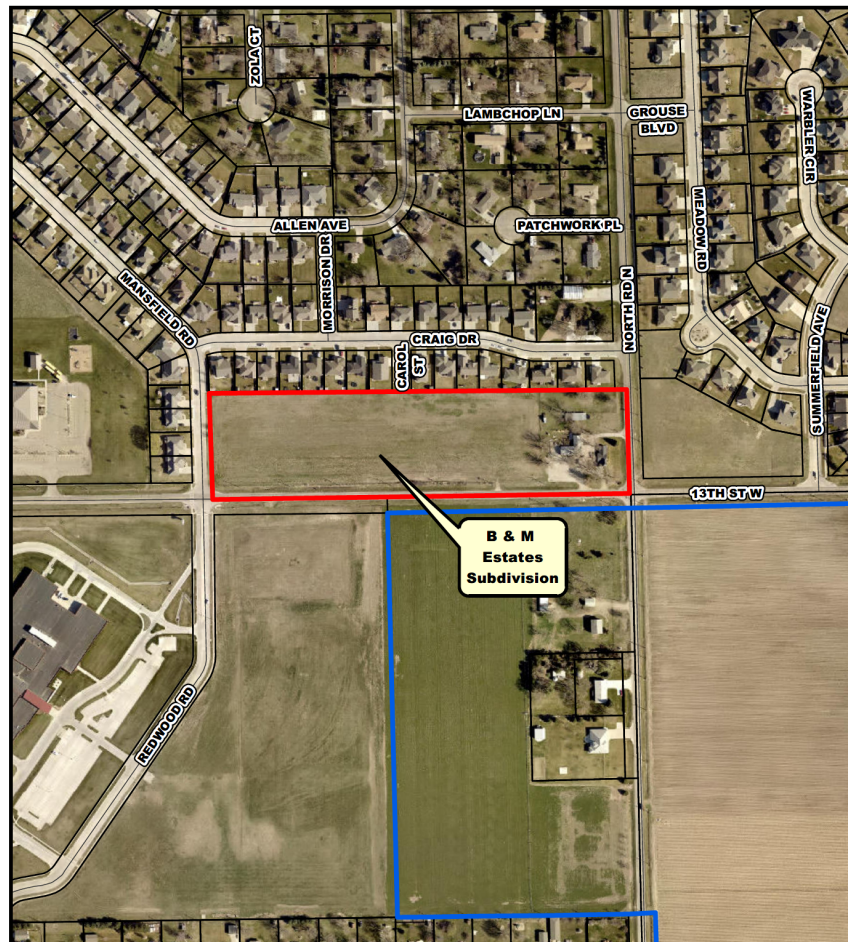
Size: 9.876 acres

Zoning: R1- Suburban Residential Zone

Road Access: Existing City Streets (North Road and 13 Street Rural section 24 foot and Mansfield 37' concrete curb and gutter)

Water Public: City water is available.

Sewer Public: City sewer is available.



RESOLUTION 2018-215

WHEREAS Mitchel & Brandi Pedersen, being the said owner of the land described hereon, have caused the same to be surveyed, subdivided, platted and designated as “B AND M ESTATES SUBDIVISION”, a subdivision on a tract of land comprising part of the South Half of the South Half of the Southeast Quarter of the Southeast Quarter (S1/2 S1/2 SE1/4 SE1/4) Section Eleven (11), 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 B AND M ESTATES 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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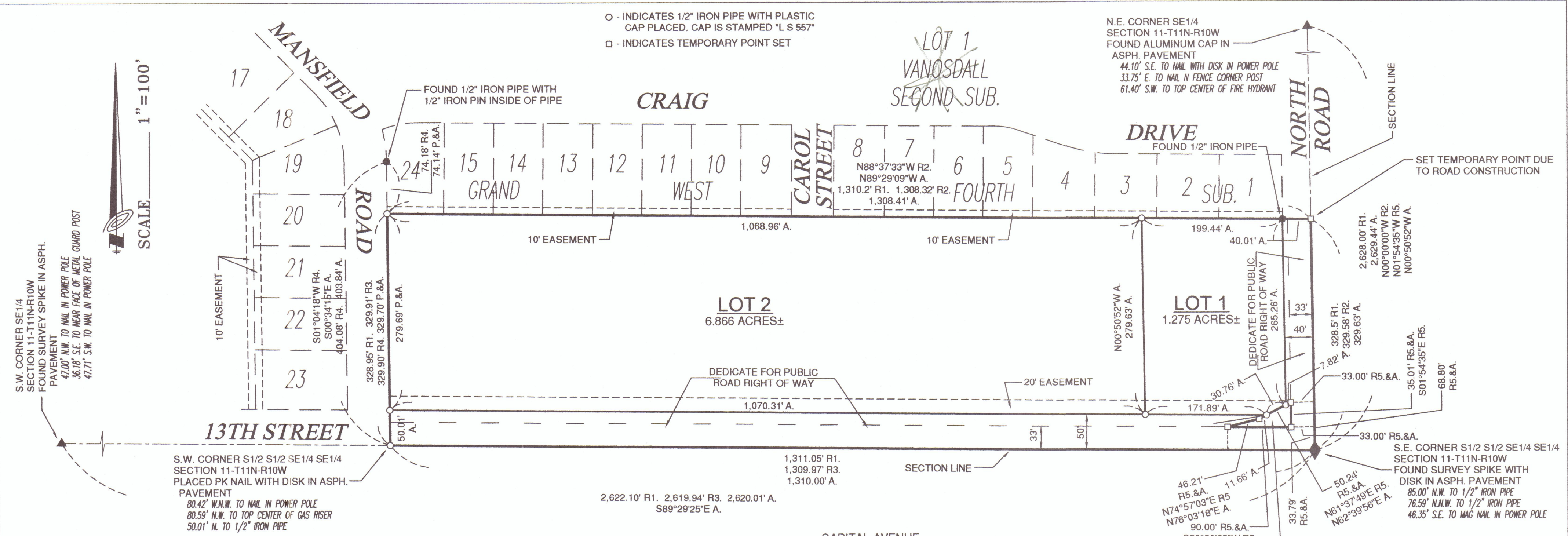
Adopted by the City Council of the City of Grand Island, Nebraska, July 24, 2018.

Jeremy L. Jensen, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
July 20, 2018	☐ City Attorney



LEGAL DESCRIPTION

A tract of land comprising a part of the South Half of the South Half of the Southeast Quarter of the Southeast Quarter (S1/2 S1/2 SE1/4 SE1/4) Section Eleven (11), Township Eleven (11) North, Range Ten (10) West of the 6th P.M., in the City of Grand Island, Hall County, Nebraska, and more particularly described as follows:

Beginning at the southeast corner of said South Half of the South Half of the Southeast Quarter of the Southeast Quarter (S1/2 S1/2 SE1/4 SE1/4); thence N00°50'52"W, along and upon the east line of said South Half of the South Half of the Southeast Quarter of the Southeast Quarter (S1/2 S1/2 SE1/4 SE1/4), a distance of Three Hundred Twenty Nine and Sixty Three (329.63) feet to a point on the easterly prolongation of the south line of Grand West Fourth Subdivision in the City of Grand Island, Nebraska; thence N89°29'09"W, along and upon the easterly prolongation of the south line of said Grand West Fourth Subdivision, and along and upon the south line of said Grand West Fourth Subdivision, and along and upon the south line of Lot Twenty Four (24), Grand West Subdivision in the City of Grand Island, Nebraska, a distance of One Thousand Three Hundred Eight and Forty One Hundredths (1,308.41) feet to the southwest corner of said Lot Twenty Four (24), Grand West Subdivision, said point also being on the easterly right of way of Mansfield Road; thence S00°34'15"E, along and upon said easterly right of way of Mansfield Road and it's southerly prolongation, a distance of Three Hundred Twenty Nine and Seven Tenths (329.70) feet to the southwest corner of said South Half of the South Half of the Southeast Quarter of the Southeast Quarter (S1/2 S1/2 SE1/4 SE1/4); thence S89°29'25"E, along and upon the south line of said South Half of the South Half of the Southeast Quarter of the Southeast Quarter (S1/2 S1/2 SE1/4 SE1/4), a distance of One Thousand Three Hundred Ten (1,310.00) feet to the point of beginning; excepting therefrom, a parcel described in a document denoted as Public Right Of Way, recorded on May 22, 2018 as Document No. 201803216, Hall County Register of Deeds Office, said Public Right Of Way Document being described as follows:

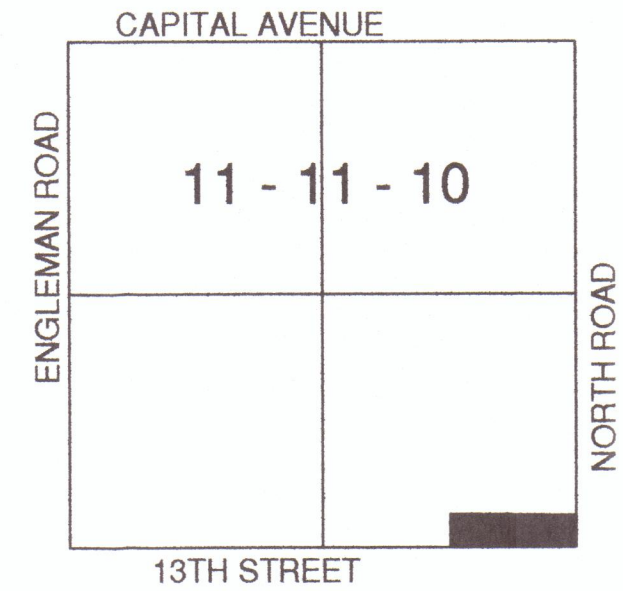
A tract of land located in the South One-Half of the South One-Half of the Southeast Quarter of the Southeast Quarter of Section 11, Township 11 North, Range 10 West of the Sixth Principle Meridian in Hall County, Nebraska, described as follows:

Referring to the southeast corner of said Section 11, thence N01°54'35"W (Assumed Bearing) on the east line of said Section 11, 33.79 feet; thence S88°05'25"W, 33.00 feet to a point at the intersection of the west right of way of North Road and the north right of way of 13th Street, said point being the point of beginning; thence S89°26'25"W on said north right of way of 13th Street, 90.00 feet; thence N74°57'03"E, 46.21 feet; thence N61°37'49"E, 50.24 feet to a point on said right of way of North Road; thence S01°54'35"E on said west right of way, 35.01 feet to the point of beginning. Containing an area of 1,307.57 square feet (0.030 acres), more or less.

Said total tract less exception, containing 9.876 acres, more or less.

B AND M ESTATES SUBDIVISION
IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

BENJAMIN & ASSOCIATES, INC. - ENGINEERS & SURVEYORS - GRAND ISLAND, NEBRASKA



SURVEYOR'S CERTIFICATE

I hereby certify that on _____, 2018, I completed an accurate survey (made under my supervision) of "B AND M ESTATES 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 corners 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.

Lee D. Wagner, Registered Land Surveyor No. 557

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Mitchel Pedersen and Brandi Pedersen, husband and wife, being the owners of the land described hereon, have caused same to be subdivided, platted and designated as "B AND M ESTATES SUBDIVISION" in the City of Grand Island, Hall County, Nebraska, as shown on the accompanying plat thereof, and do hereby the streets as shown thereon, to the public for their use forever, and the easements, if any, for the location construction and maintenance of public service utilities forever, 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 this plat, is made with the free consent and in accordance with the desires of the undersigned owners and proprietors.

IN WITNESS WHEREOF, we have affixed our signatures hereto at _____, Nebraska, this _____ day of _____, 2018.

Mitchel Pedersen

Brandi Pedersen

ACKNOWLEDGEMENT

State of Nebraska ss
County of Hall

On the _____ day of _____, 2018, before me, _____, a Notary Public within and for said County, personally appeared Mitchel Pedersen and Brandi Pedersen, husband and wife, to me personally known to be the identical persons whose signatures are affixed hereto, and they did acknowledge the execution thereof to be his and her voluntary act and deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal at _____, _____, on the date last above written.

My commission expires _____.

Notary Public

(SEAL)

APPROVALS

Submitted to and approved by the Regional Planning Commission of Hall County, Grand Island and Wood River, and the Villages of Alda, Cairo and Doniphan, Nebraska.

Chairman

Date

Approved and accepted by the City of Grand Island, Nebraska, this _____ day of _____, 2018.

Mayor

City Clerk

B AND M ESTATES SUBDIVISION
IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA
BENJAMIN & ASSOCIATES, INC. - ENGINEERS & SURVEYORS - GRAND ISLAND, NEBRASKA

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