



# City of Grand Island

Tuesday, July 24, 2018

Council Session

## Item G-8

**#2018-213 - Approving Final Plat and Subdivision Agreement for  
Knuth Acres Subdivision**

Staff Contact: Chad Nabity

# **Council Agenda Memo**

**From:** Regional Planning Commission

**Meeting:** July 24, 2018

**Subject:** Knuth Acres Subdivision – Final Plat

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

## **Background**

This property is located south of Wildwood Drive, west of Elk Drive in the jurisdiction of Grand Island, Nebraska. (1 lots, 1 acre). This property is zoned TA Transitional Agriculture. This is a split of an existing farmstead.

## **Discussion**

The final plat for Knuth Acres 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:

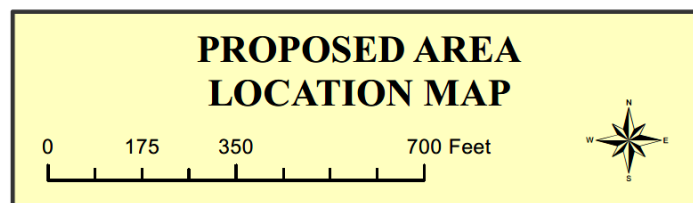
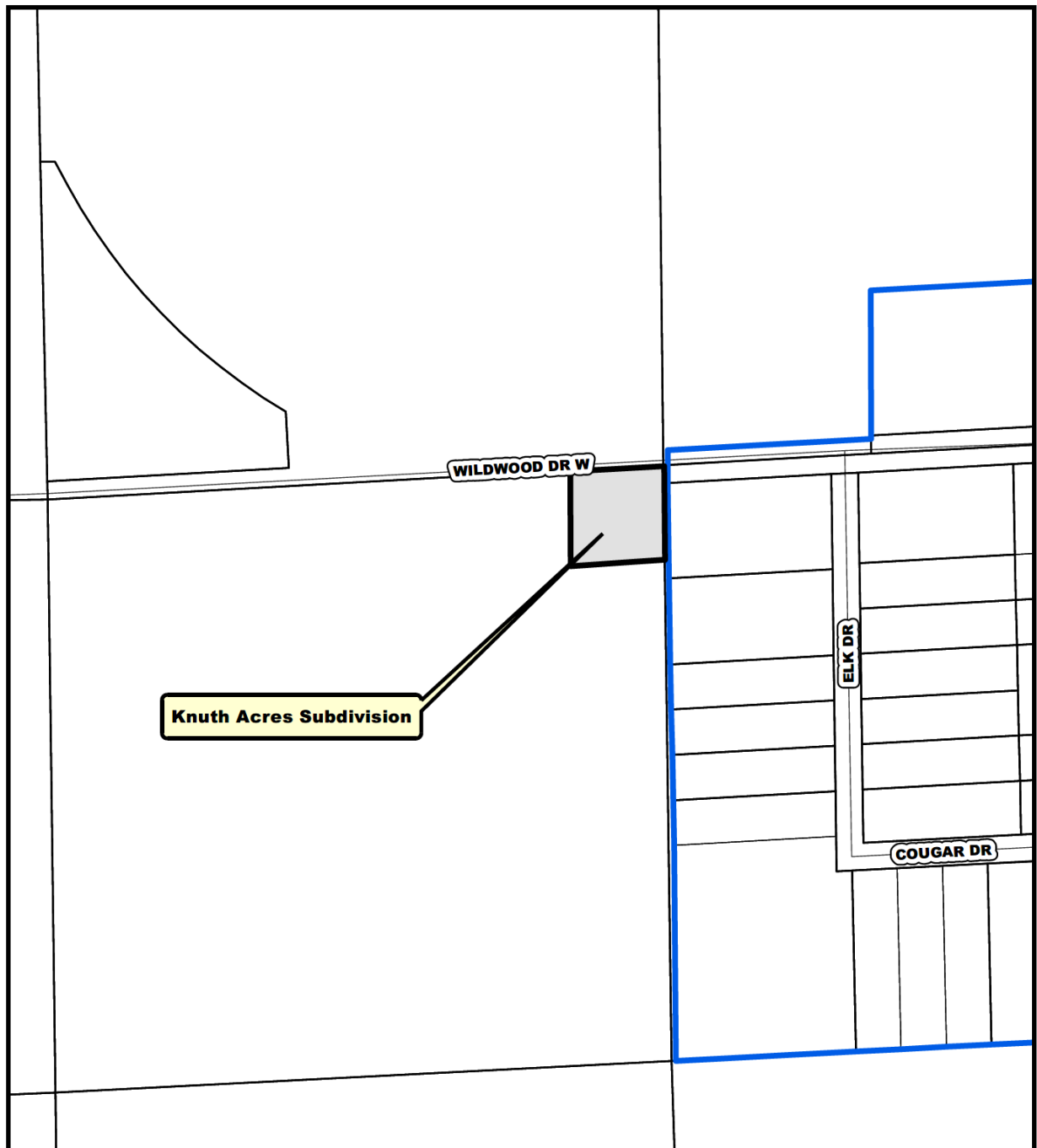
1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

## **Recommendation**

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

## **Sample Motion**

Move to approve as recommended.



**Developer/Owner**

Larry Knuth  
3554 Wildwood Dr.  
Grand Island, NE 68803

To create 1 lots south of Wildwood Drive and west of Elk Road, in the City of Grand Island, in Hall County, Nebraska.

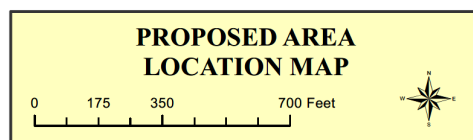
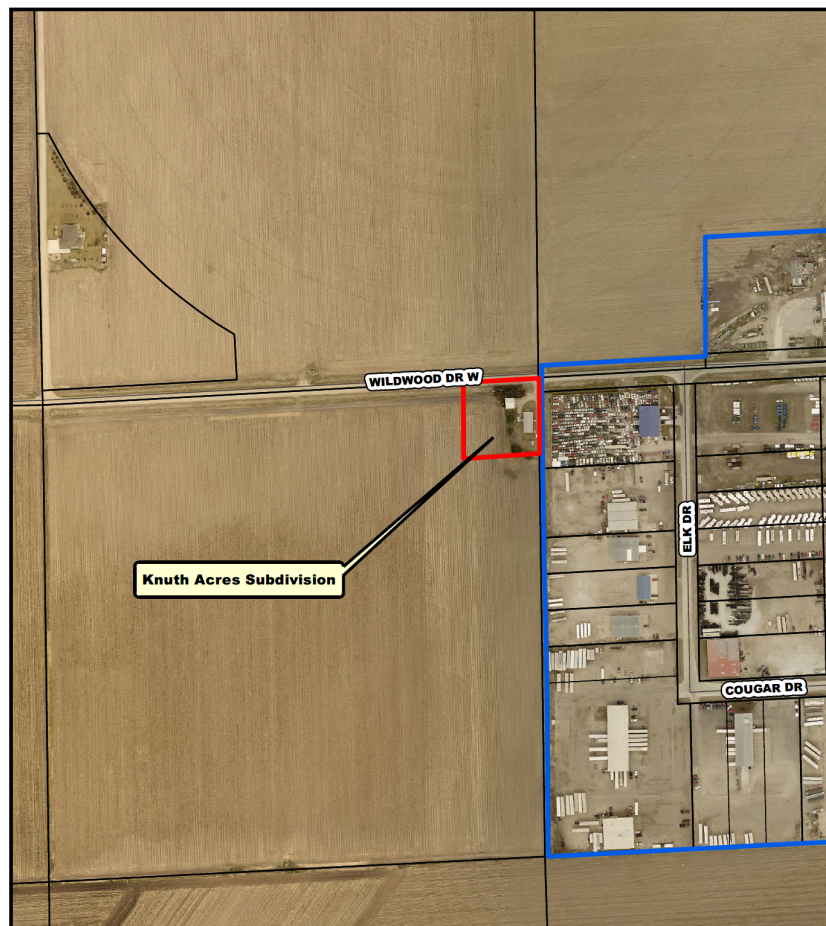
**Size:** 1 acre

**Zoning:** TA Transitional Agriculture

**Road Access:** Lot will front onto existing city streets, Wildwood Drive 24' rural section

**Water Public:** City water is not available.

**Sewer Public:** City sewer is not available.





RESOLUTION 2018-213

WHEREAS Larry J. Knuth and Karen L. Knuth, husband and wife and Five Points Bank, trustee and beneficiary being the said owner of the land described hereon, have caused the same to be surveyed, subdivided, platted and designated as “KNUTH ACRES SUBDIVISION”, a subdivision on a tract of land being part of the Northwest Quarter of the Northeast Quarter (NW ¼ NE1/4), Section (12), Township Ten (10) West of 6<sup>th</sup> Principal Meridian 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 KNUTH ACRES 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

FINAL PLAT  
-KNUTH ACRES SUBDIVISION-  
AN ADDITION TO THE CITY OF GRAND ISLAND,  
HALL COUNTY, NEBRASKA

NORTHWEST CORNER, NORTHWEST QUARTER OF  
THE NORTHWEST QUARTER  
SECTION 12, T 10 N, R 10 W  
FOUND 1" BAR IN "U" POST.  
N 2.0' CENTER EAST-WEST ROAD  
S 32.40' FACE OF W.C.  
NE 41.50' NAIL IN PP  
N 34.36' C.F.P.

NORTHEAST CORNER, NORTHWEST QUARTER OF THE  
NORTHWEST QUARTER  
SECTION 12, T 10 N, R 10 W  
FOUND 1/2" IRON PIPE AT CENTER EAST-WEST ROAD.  
E 9.20' 1/2" IRON PIPE  
SSE 40.55' 1/2" IRON PIPE

LEGAL DESCRIPTION

A tract of land being part of the Northwest Quarter of the Northeast Quarter (NW 1/4 NE 1/4), Section Twelve (12), Township Ten (10) North, Range Ten (10) West of the 6th Principal Meridian, Hall County, Nebraska, and more particularly described as follows:

Referring to a 1" bar at the Northwest corner of the Northwest Quarter of the Northeast Quarter of Section 12 and assuming the North line of said Northwest Quarter of the Northeast Quarter as bearing N 87°50'55" E and all bearings contained herein are relative thereto;  
thence N 87°50'55" E on said North line a distance of 1153.09 feet to the POINT OF BEGINNING;  
thence continuing N 87°50'55" E on said North line a distance of 208.71 feet to a 1/2" iron pipe at the Northeast Corner of said Northwest Quarter of the Northeast Quarter;  
thence S 00°15'41" W on the East line of said Northwest Quarter of the Northeast Quarter a distance of 248.71 feet to a 5/8" rebar w/cap;  
thence S 87°50'55" W parallel with said North line a distance of 208.71 feet to a 5/8" rebar w/cap;  
thence N 00°15'41" E parallel with said East line a distance of 248.71 feet to the Point of Beginning.  
Containing 1.19 acres more or less.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that

LARRY J. KNUTH and KAREN L. KNUTH, husband and wife, and

FIVE POINTS BANK, trustee and beneficiary, by

(print name) \_\_\_\_\_, (print title) \_\_\_\_\_.

being the owners of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as "KNUTH ACRES SUBDIVISION" an addition to the City of Grand Island, Hall County, 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) \_\_\_\_\_ (signature) \_\_\_\_\_  
LARRY J. KNUTH, husband KAREN L. KNUTH, wife

(signature) \_\_\_\_\_

(print name) \_\_\_\_\_, (print title) \_\_\_\_\_  
FIVE POINTS BANK, trustee and beneficiary

ACKNOWLEDGMENTS

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

On the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me \_\_\_\_\_ a Notary Public within and for said County, personally appeared LARRY J. KNUTH, husband, 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.

(S E A L)

My commission expires \_\_\_\_\_

Notary Public

ACKNOWLEDGMENTS

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

On the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me \_\_\_\_\_ a Notary Public within and for said County, personally appeared KAREN L. KNUTH, wife, 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.

(S E A L)

My commission expires \_\_\_\_\_

Notary Public

ACKNOWLEDGMENTS

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 FIVE POINTS BANK, trustee and beneficiary, 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.

(S E A L)

My commission expires \_\_\_\_\_

Notary Public

SURVEYOR'S CERTIFICATE

I, Chad Dixon, Nebraska Professional Registered Land Surveyor No. 672, do hereby certify that on May 2nd, 2018, I completed an accurate survey of "KNUTH ACRES SUBDIVISION" an addition to 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; 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.

(signature) \_\_\_\_\_  
Chad Dixon  
Nebraska Professional Registered Land Surveyor No. 672

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.

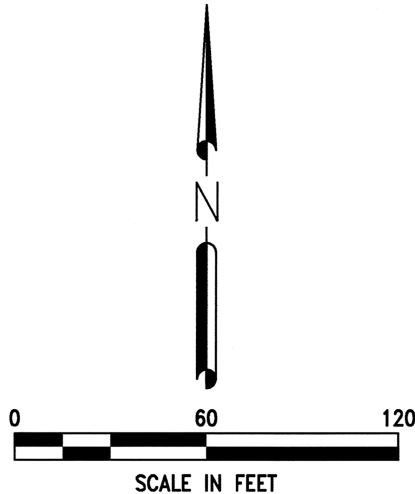
CHAIRMAN (signature) \_\_\_\_\_ (date) \_\_\_\_\_

Approved and accepted by the City of Grand Island, Nebraska, this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_.

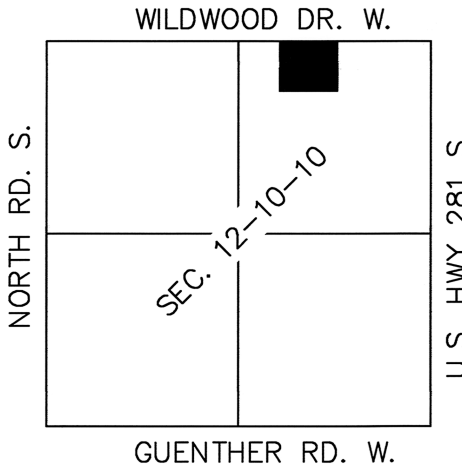
MAYOR CITY CLERK

(SEAL)

SOUTHEAST CORNER, NORTHWEST QUARTER OF THE  
NORTHWEST QUARTER  
SECTION 12, T 10 N, R 10 W  
FOUND 1/2" IRON PIPE.  
E 9.40' 1/2" IRON PIPE  
E 10.1' CHAIN LINK CFP  
E 8.0' FENCE LINE NORTH



- ▲ = 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
- EXISTING LOT LINES
- EXISTING EASEMENTS
- NEWLY DEDICATED EASEMENTS



PARTY CHIEF:		SURVEY COMPLETED:	
JARED YENDRA		MAY 1, 2018	
DRAWN BY:		REVISION	
CHAD A. DIXON		DATE & REASON	
1111 CENTRAL AVENUE			
KEARNEY, NE 68847-6833			
Tel: 308-234-6456			
Fax: 308-234-1146			
www.miller-engineers.com			
F.B. #			

HALL CO-KNUTH ACRES SUB.