



City of Grand Island

Tuesday, July 24, 2018

Council Session

Item G-9

#2018-214 - Approving Final Plat and Subdivision Agreement for Rief Acres Subdivision

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: July 24, 2018

Subject: Rief Acres Subdivision – Final Plat

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

Background

This property is located north of Wildwood Drive W. and west of Locust Street S. the jurisdiction of Grand Island, Nebraska, Nebraska. (1 lot, 3.592 acres). This property is zoned TA Transitional Agriculture and GWC Gateway Corridor Zone.

Discussion

The final plat for Rief 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:

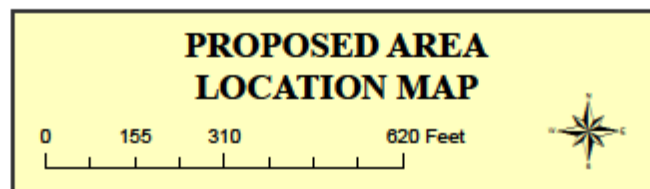
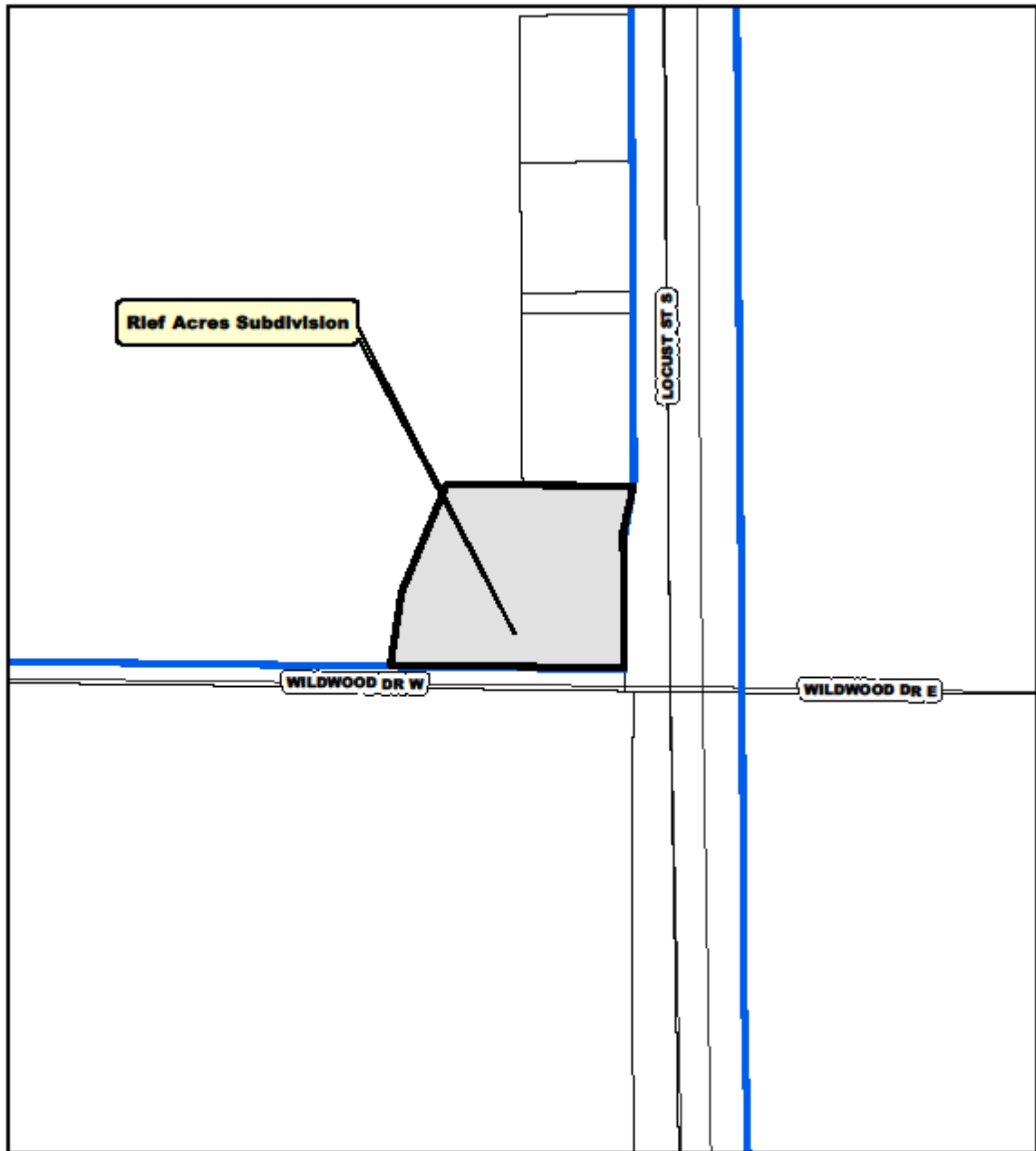
1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

Recommendation

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

Sample Motion

Move to approve as recommended.



Developer/Owner

Catherine Miller, Personal Representative of Estate of David H. Rief by Wiek Realty
5901 W Airport Rd
Grand Island, NE 68803

To create one lot north of Wildwood Drive and west of Locust Street in the City of Grand Island, in Hall County, Nebraska.

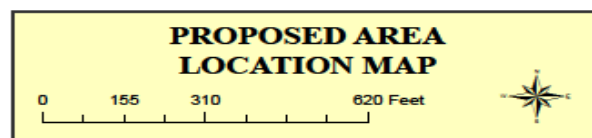
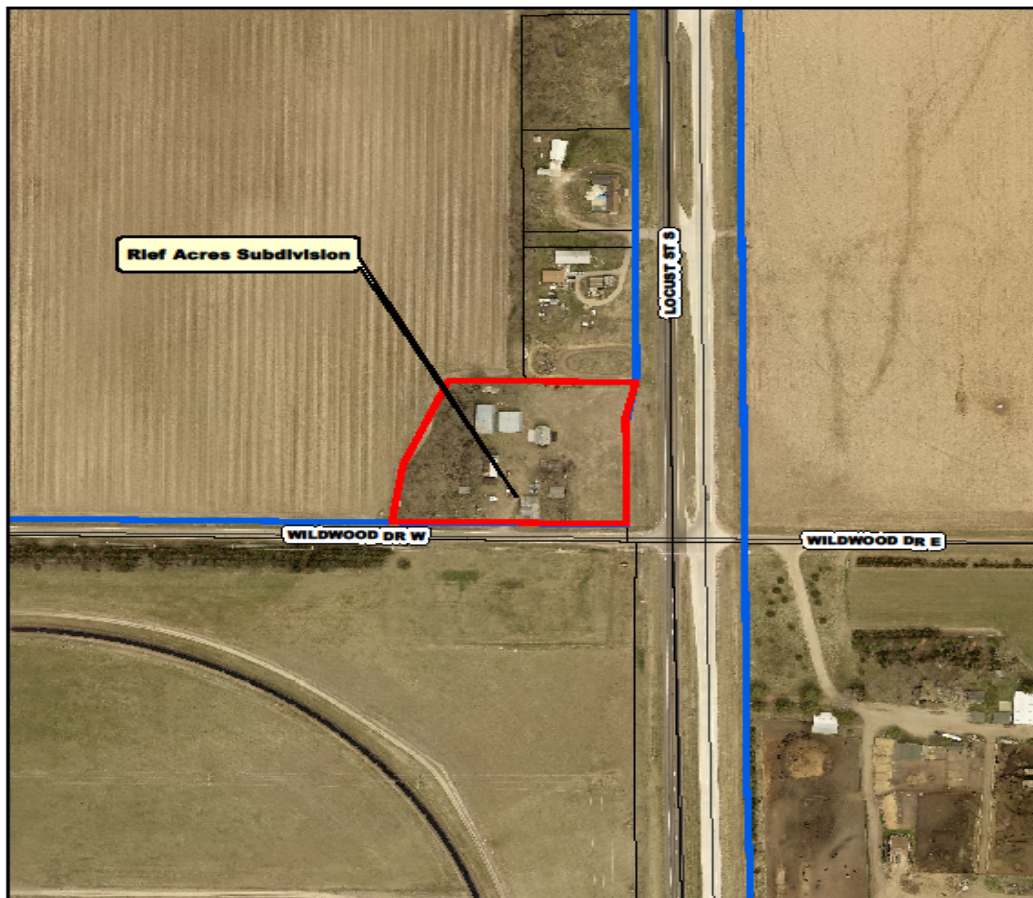
Size: 3.592 acres

Zoning: TA & GWC - Transitional Agriculture and Gateway Corridor Zone

Road Access: City Streets Wildwood is 24' rural section. No access to Locust.

Water: City water is not available.

Sewer: City Sewer is not available.



RESOLUTION 2018-214

WHEREAS Catherine Miller, Personal Representative of Estate of David H. Rief, being the said owner of the land described hereon, have caused the same to be surveyed, subdivided, platted and designated as “RIEF ACRES SUBDIVISION”, a subdivision on a tract comprised of a part of the Southeast Quarter of the Southeast Quarter (SE1/4 SE ¼) of Section Four (4), Township Ten (10) North, Range Nine (9) 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 RIEF 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.

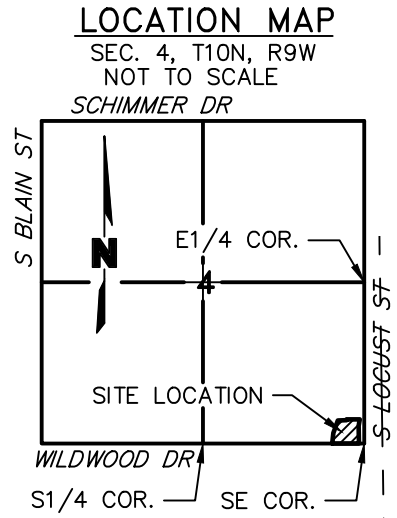
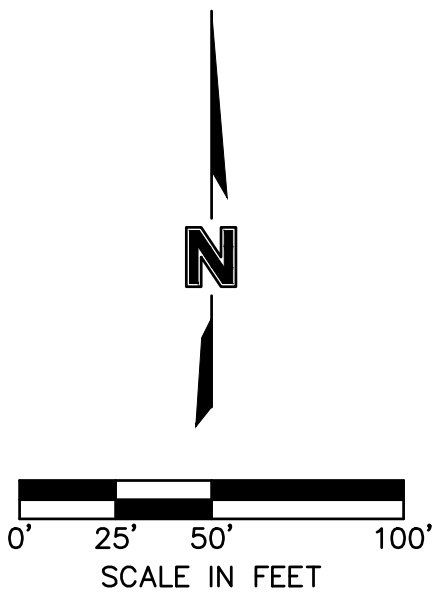
Jeremy L. Jensen, Mayor

Attest:

RaNae Edwards, City Clerk

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

RIEF ACRES SUBDIVISION
AN ADDITION TO THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA
SITE PLAT



EAST 1/4 COR.
SEC. 4-T10N-R9W

LEGAL DESCRIPTION

A TRACT OF LAND CONSISTING OF PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4, SE1/4) OF SECTION FOUR (4), TOWNSHIP TEN (10) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 4-T10N-R9W; THENCE ON AN ASSUMED BEARING OF N89°11'41"W, ALONG THE SOUTH LINE OF THE SE1/4 SE1/4, A DISTANCE OF 85.53 FEET TO THE POINT OF BEGINNING; THENCE N89°11'41"W, ALONG SAID SOUTH LINE, A DISTANCE OF 434.38 FEET; THENCE N07°00'00"E A DISTANCE OF 174.83 FEET; THENCE N20°51'34"E A DISTANCE OF 217.66 FEET; THENCE N89°11'16"E A DISTANCE OF 143.78 FEET; THENCE N01°05'59"E A DISTANCE OF 13.13 FEET; THENCE S89°31'51"E A DISTANCE OF 213.67 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SOUTH LOCUST STREET; THENCE S00°09'41"W, ALONG SAID WEST RIGHT-WAY-LINE, A DISTANCE OF 1.07 FEET; THENCE S10°04'37"W, ALONG SAID WEST RIGHT-WAY-LINE, A DISTANCE OF 108.33 FEET; THENCE S00°23'34"E, ALONG SAID WEST RIGHT-WAY-LINE, A DISTANCE OF 288.80 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 156,464.82 SQUARE FEET OR 3.592 ACRES MORE OR LESS OF WHICH 0.401 ACRES IS NEW DEDICATED ROAD RIGHT-OF-WAY.

LEGEND

- SECTION CORNER
- SET CORNER (5/8"x24" REBAR W/CAP)
- PROPERTY LINE
- SECTION LINE
- SUBDIVISION LINE
- ROW LINE
- MEASURED DISTANCE
- RECORDED DISTANCE INST#201009368
- FILED DEC 16 2010
- WIRE FENCE
- BUILDING LINE

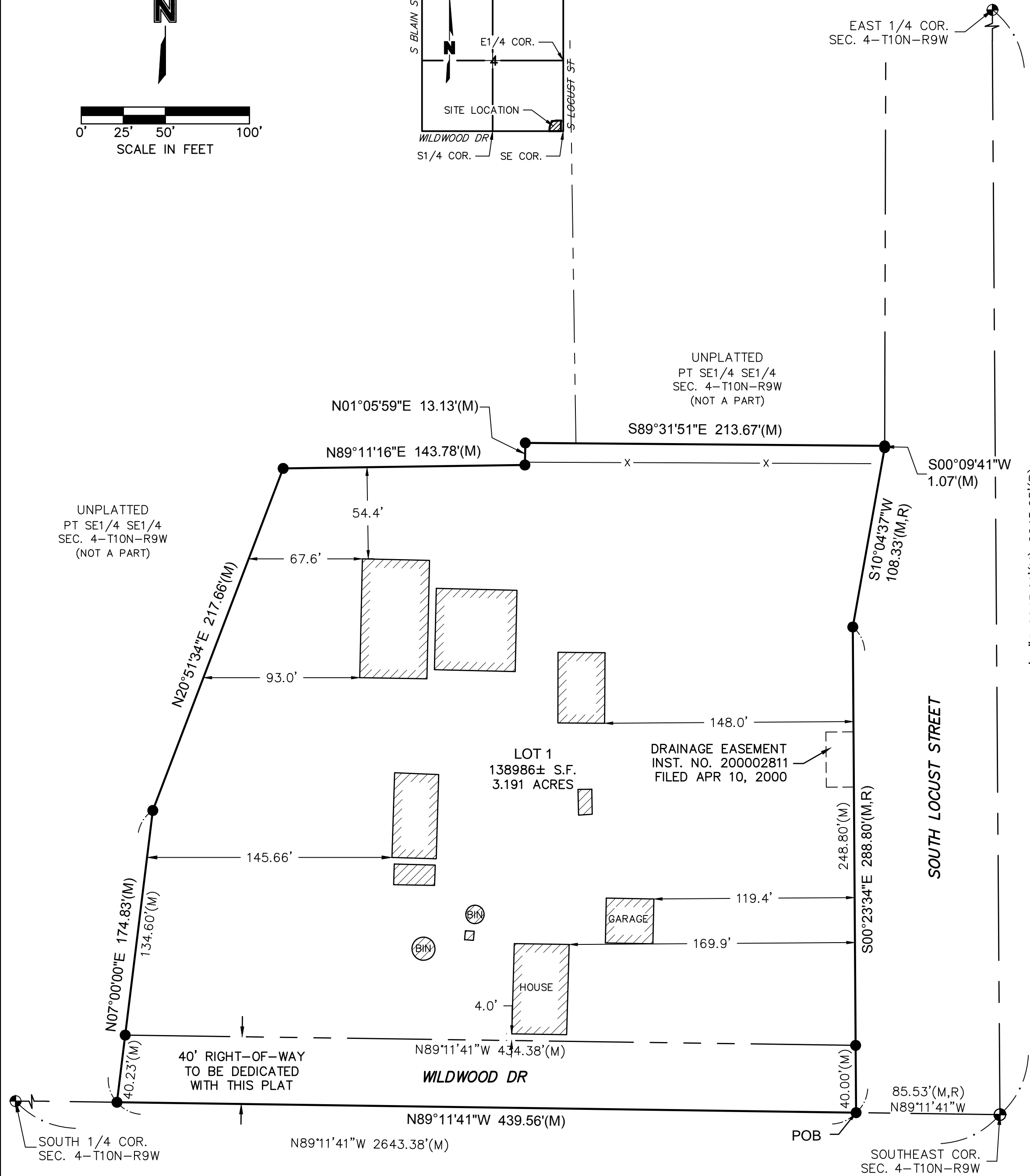
SECTION TIES

SOUTH 1/4 CORNER, SEC. 4-T10N-R9W
FOUND SURVEY MARKER w/WASHER IN ASPHALT
N 32.00' TO REDHEAD NAIL IN CORNER FENCE POST
S 32.70' TO REDHEAD NAIL IN 10" DIA. WOOD POST
SW 35.62' TO REDHEAD NAIL IN 10" DIA. WOOD POST
WSW 52.70' TO REDHEAD NAIL IN POWER POLE

SOUTHEAST CORNER, SEC. 4-T10N-R9W
FOUND ALUMINUM CAP IN CENTERLINE OF SOUTH BOUND LANE OF SOUTH LOCUST ST
W 1.50' TO CENTERLINE OF SOUTH BOUND LANE
WSW 93.63' TO TOP CENTER OF FIRE HYDRANT
SW 59.57' TO 'X' ON SE BOLT FOR LIGHT POLE
WNW 85.53' TO 5/8" REBAR w/PSC 674

EAST 1/4 CORNER, SEC. 4-T10N-R9W
FOUND ALUMINUM CAP IN CENTERLINE OF SOUTH BOUND LANE OF SOUTH LOCUST ST
W 1.90' T CENTERLINE OF SOUTH BOUND LANE
W 60.93' TO REDHEAD NAIL IN POWER POLE
SSW 147.20' TO REDHEAD NAIL IN POWER POLE
NNW 176.27' TO REDHEAD NAIL IN POWER POLE

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USER: jjimenez



OWNERS: DAVID H. RIEF
SUBDIVIDER: DAVID H. RIEF
SURVEYOR: OLSSON ASSOCIATES
ENGINEER: OLSSON ASSOCIATES
NUMBER OF LOTS: 1

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

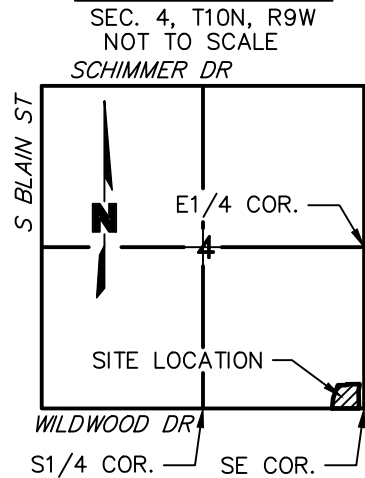
PROJECT NO. 2018-1392
Wick Auction Rief Survey
FB

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

LEGEND

- SECTION CORNER
- SET CORNER (5/8"x24" REBAR W/CAP)
- PROPERTY LINE
- SECTION LINE
- SUBDIVISION LINE
- ROW LINE
- M MEASURED DISTANCE
- R RECORDED DISTANCE INST#201009368 FILED DEC 16 2010

LOCATION MAP



SECTION TIES

SOUTH 1/4 CORNER, SEC. 4-T10N-R9W
FOUND SURVEY MARKER w/WASHER IN ASPHALT
N 32.00' TO REDHEAD NAIL IN CORNER FENCE POST
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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 PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4, SE1/4) OF SECTION FOUR (4), TOWNSHIP TEN (10) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M., 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 CATHERINE MILLER, PERSONAL REPRESENTATIVE OF THE ESTATE OF DAVID H. RIEF, DECEASED, BEING THE OWNER OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "**RIEF ACRES SUBDIVISION**" IN PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4, SE1/4) OF SECTION FOUR (4), TOWNSHIP TEN (10) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M., 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.

CATHERINE MILLER, PERSONAL REPRESENTATIVE OF THE ESTATE OF DAVID H. RIEF

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 CATHERINE MILLER, PERSONAL REPRESENTATIVE OF THE ESTATE OF DAVID H. RIEF, 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

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 _____

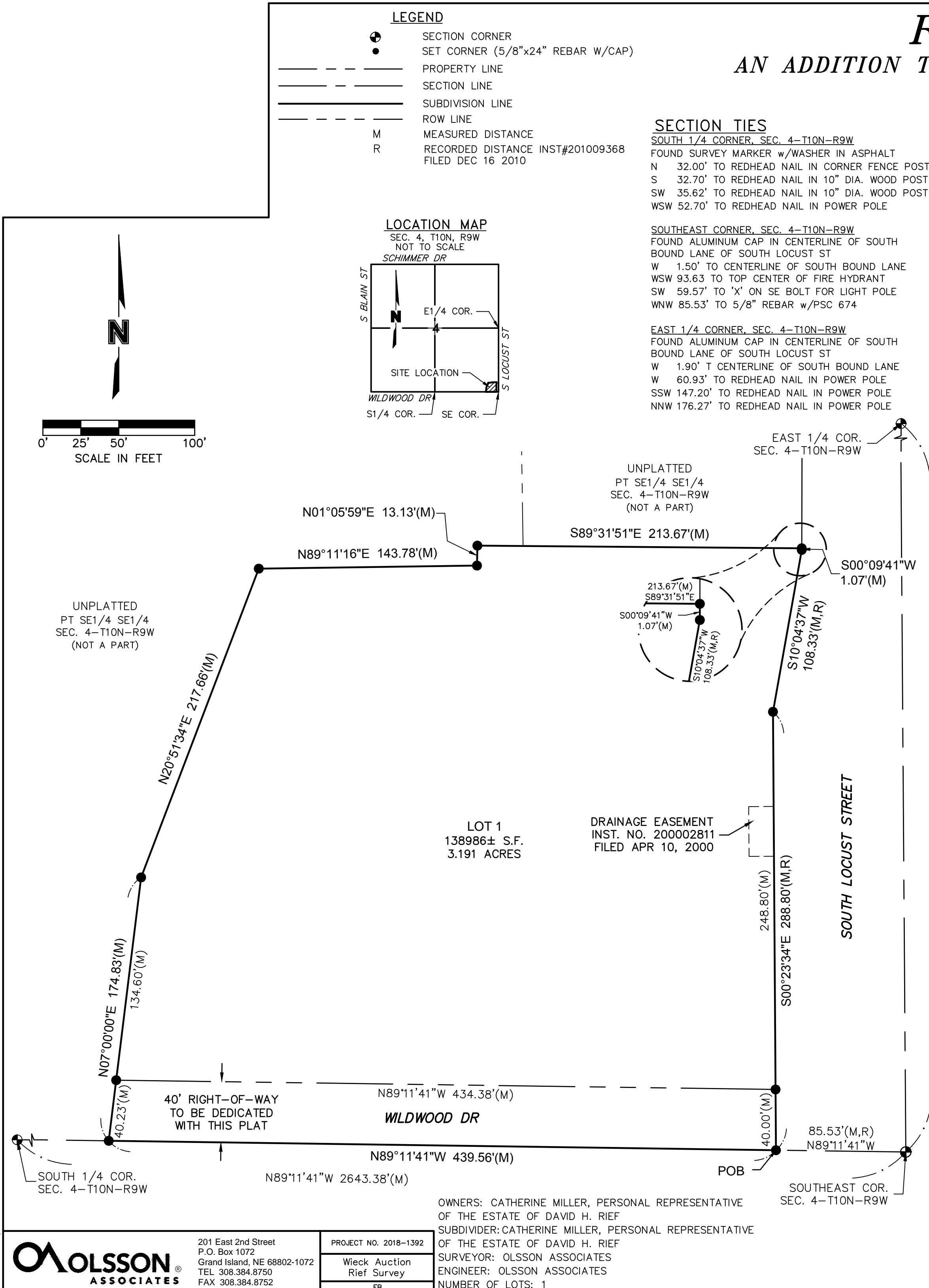
APPROVED AND ACCEPTED BY THE CITY OF GRAND ISLAND, NEBRASKA

THIS ____ DAY OF _____, 2018.

MAYOR

CITY CLERK

DWG: F:\2018\1001-1500\1392\40-Design\Survey\SRVY\Sheets\V_FPT_81392.dwg
DATE: May 30, 2018 11:24am
XREFS: V_XTPO_81392 V_RWAY_81392
USER: jjimenez



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

PROJECT NO. 2018-1392
Wieck Auction Rief Survey
FB

OWNERS: CATHERINE MILLER, PERSONAL REPRESENTATIVE
OF THE ESTATE OF DAVID H. RIEF
SUBDIVIDER: CATHERINE MILLER, PERSONAL REPRESENTATIVE
OF THE ESTATE OF DAVID H. RIEF
SURVEYOR: OLSSON ASSOCIATES
ENGINEER: OLSSON ASSOCIATES
NUMBER OF LOTS: 1