



City of Grand Island

Tuesday, July 24, 2018

Council Session

Item F-2

#9692 - Consideration of Annexation of Property located at 3554 W. Wildwood Drive (Knuth Acres Subdivision) (Final Reading)

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: July 24, 2018

Subject: An Ordinance to include Knuth Acres Subdivision as an Addition to the City of Grand Island, Nebraska and the adjoining right-of-way

Presenter(s): Chad Nabity, AICP Planning Director

Background

The Annexation Component of the Grand Island Comprehensive Development Plan as adopted by the Grand Island City Council on July 13, 2004 sets as the policy of Grand Island that any and all property subdivided adjacent to the Corporate Limits of the City of Grand Island be annexed into the City at the time of subdivision approval.

Larry J. Knuth and Karen L. Knuth, husband and wife, as owners of the property submitted a plat of Knuth Acres Subdivision an Addition to the City of Grand Island. The Hall County Regional Planning Commission recommended approval of the subdivision at their meeting on June 6, 2018.

Discussion

Staff has prepared an ordinance in accordance with the requirements of Nebraska Revised Statute §16-117. Annexation ordinances must be read on three separate occasions. This is the third and final reading of the ordinance. This ordinance includes exhibits showing the property to be considered for annexation and the legal descriptions of that property.

Annexation of this property will not result in the extension of the Grand Island Zoning Jurisdiction.

One existing residence would be added to the City as a result of this annexation. This property is located south of Wildwood Drive and west of Elk Drive.

Alternatives

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

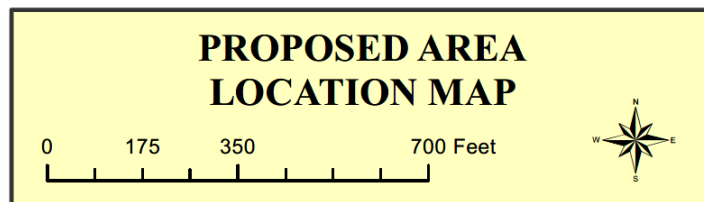
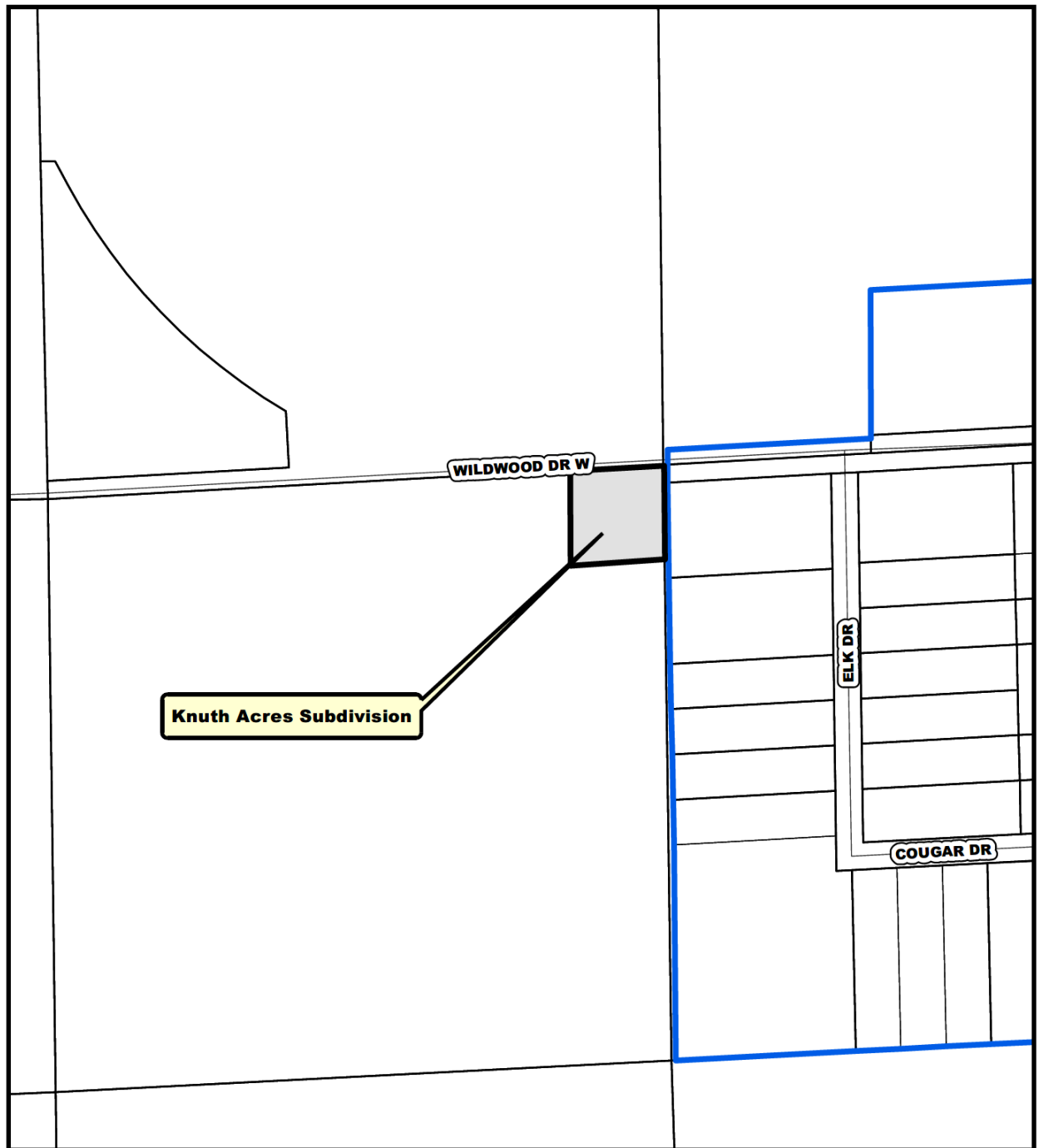
1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

Recommendation

City Administration recommends that the Council pass the annexation ordinance.

Sample Motion

Move to approve the annexation ordinance on third and final reading.



* This Space Reserved For Register of Deeds *

ORDINANCE NO. 9692

An ordinance to extend the boundaries and include within the corporate limits of, and to annex into the City of Grand Island, Nebraska, a tract of land comprised of Knuth Acres Subdivision and all adjoining right-of-way in Hall County, Nebraska as more particularly described hereinafter and as shown on the subdivision plat Exhibit “A” attached hereto; to provide service benefits thereto; to repeal any ordinance or resolutions or parts of thereof in conflict herewith; to provide for publication in pamphlet form; and to provide the effective date of this ordinance.

WHEREAS, after Larry J. Knuth and Karen L. Knuth, husband and wife, as owners of the property submitted a plat of Knuth Acres Subdivision an Addition to the City of Grand Island for approval; and

WHEREAS, the Annexation Component of the Comprehensive Development Plan for the City of Grand Island requires that owners of property proposed for subdivision adjacent to the Corporate Limits submit such subdivisions as additions to the City; and

Approved as to Form	<input type="checkbox"/>	_____
July 20, 2018	<input type="checkbox"/>	City Attorney

ORDINANCE NO. 9692 (Cont.)

WHEREAS, according to NRSS §16-177 the City of Grand Island can upon petition of the property owner(s) of property contiguous and adjacent to the City Limits annex said property by ordinance; and

WHEREAS, on June 26, 2018 the City Council of the City of Grand Island held a public hearing on such annexation and approved such annexation on first reading and on July 10, 2018 approved such annexation on second reading and on July 24, 2018 approved such annexation on third and final reading.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA:

SECTION 1. It is hereby found and determined that:

(A) The above-described tracts of land are urban or suburban in character, and that the subject properties are contiguous or adjacent to the corporate limits of said City.

(B) The subject lands will receive the material benefits and advantages currently provided to land within the City's corporate limits including, but not limited to police, fire, emergency services, street maintenance, and utilities services upon annexation to the City of Grand Island, Nebraska, and that City electric, water and sanitary sewer service is available, or will be made available, as provided by law.

(C) The various zoning classifications of the land shown on the Official Zoning Map of the City of Grand Island, Nebraska, are hereby confirmed and that this annexation does not extend the extraterritorial zoning jurisdiction.

(D) There is unity of interest in the use of the said tract of land, lots, tracts, highways and streets (lands) with the use of land in the City, and the community convenience

ORDINANCE NO. 9692 (Cont.)

and welfare and in the interests of the said City will be enhanced through incorporating the subject land within the corporate limits of the City of Grand Island.

SECTION 2. The boundaries of the City of Grand Island, Nebraska, be and are hereby extended to include within the corporate limits of the said City the contiguous and adjacent tract of land located within the boundaries described above.

SECTION 3. The subject tract of land is hereby annexed to the City of Grand Island, Hall County, Nebraska, and said land and the persons thereon shall thereafter be subject to all rules, regulations, ordinances, taxes and all other burdens and benefits of other persons and territory included within the City of Grand Island, Nebraska.

SECTION 4. The owners of the land so brought within the corporate limits of the City of Grand Island, Nebraska, are hereby compelled to continue with the streets, alleys, easements, and public rights-of-way that are presently platted and laid out in and through said real estate in conformity with and continuous with the streets, alleys, easements and public rights-of-way of the City.

SECTION 5. That a certified copy of this Ordinance shall be recorded in the office of the Register of Deeds of Hall County, Nebraska and indexed against the tracts of land.

SECTION 6. Upon taking effect of this Ordinance, the services of said City shall be furnished to the lands and persons thereon as provided by law, in accordance with the Plan for Extension of City Services adopted herein.

SECTION 7. That all ordinances and resolutions or parts thereof in conflict herewith are hereby repealed.

SECTION 8. This ordinance shall be in full force and effect from and after its passage, approval and publication, in pamphlet form, as provided by law.

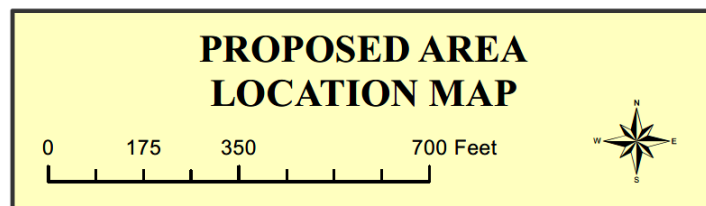
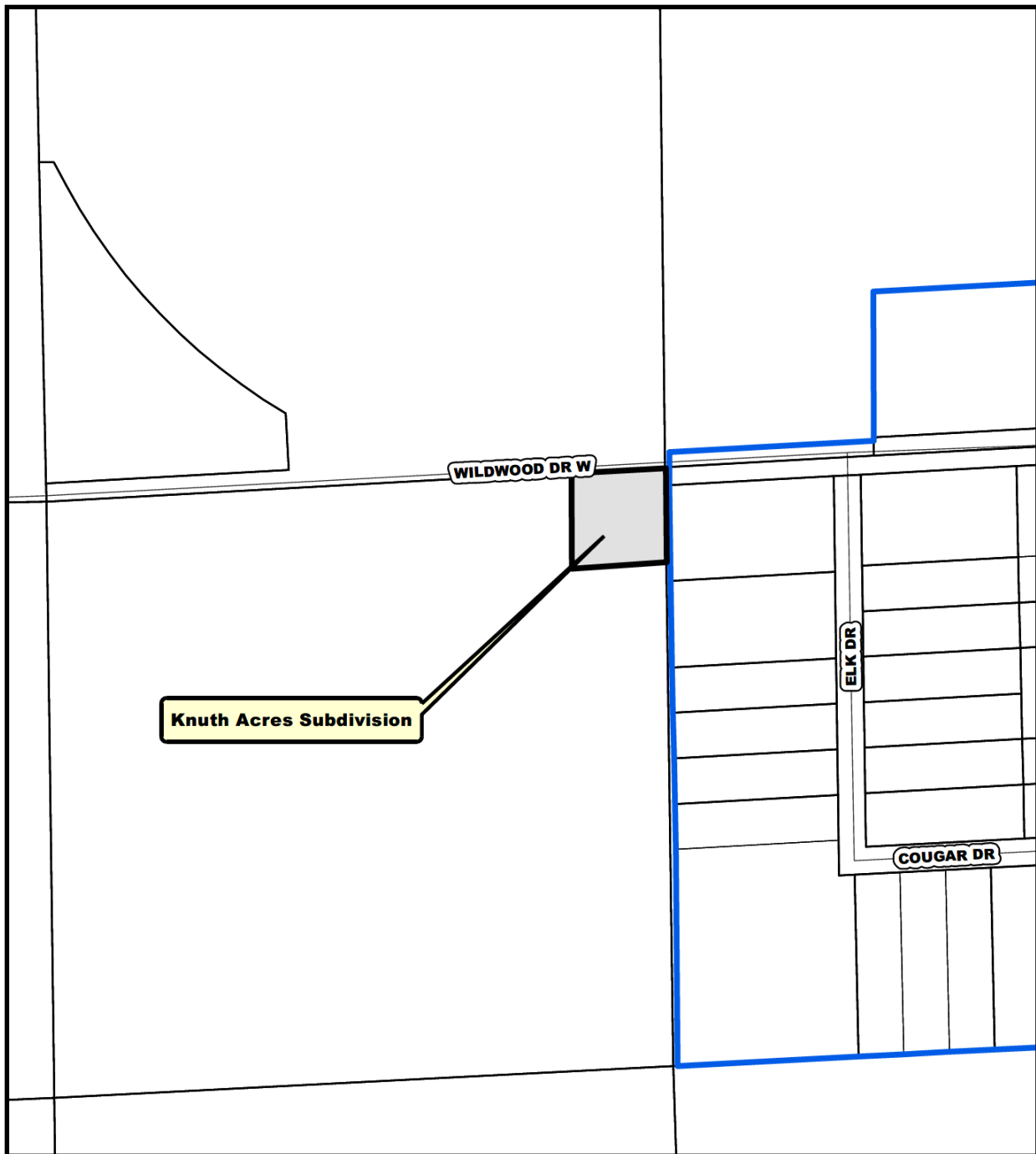
ORDINANCE NO. 9692 (Cont.)

Enacted: July 24, 2018.

Jeremy L. Jensen, Mayor

Attest:

RaNae Edwards, City Clerk



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) _____
LARRY J. KNUTH, husband

(signature) _____
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

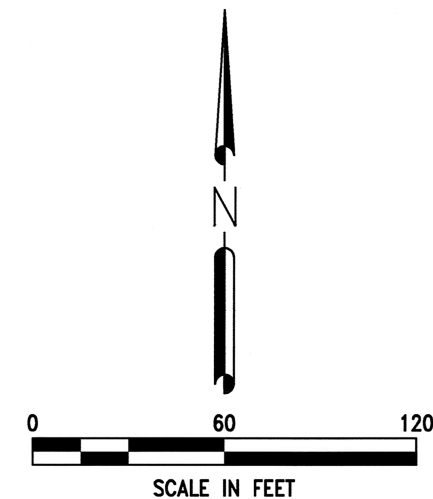
(SEAL)



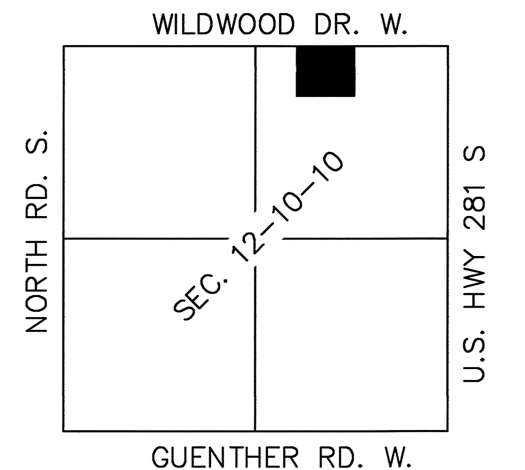
PART SE 1/4 SECTION 12, T10N, R10W UNPLATTED "NOT A PART"

N 87°50'55" E 1361.80'(M)
1153.09'(M)
NORTH LINE NW1/4 NE1/4
P.O.B.
40.00'(M)
208.71'(M)
WILDWOOD DRIVE
40' DEDICATED FOR PUBLIC ROAD USE
208.71'(M)
208.67'(M)
N 00°15'42" E 248.71'(M)
208.67'(M)
LOT 1
43514 S.F.
1.00 Ac±
208.67'(M)
S 87°50'55" W
208.71'(M)
S 00°15'41" W 248.71'(M)
EAST LINE NW1/4 NE1/4
S 00°15'40" W 1315.94'(M)/1315.73'(P)
18
WILDWOOD SECOND SUBDIVISION
WILDWOOD SUBDIVISION

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)
× = 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



 Miller & Associates	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.		