



City of Grand Island

Tuesday, August 14, 2018

Council Session

Item G-7

#2018-226 - Approving Final Plat and Subdivision Agreement for Jensen Subdivision

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: August 14, 2018

Subject: Jensen Subdivision – Final Plat

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

Background

This property is located north of Capital Avenue, west of Webb Road in the jurisdiction of Grand Island, Nebraska. (1 lots, 1 acre). This property is zoned R-1 Suburban Density Residential.

Discussion

The final plat for Jensen Subdivision was considered by the Regional Planning Commission at the August 1, 2018 meeting.

A motion was made by Leslie Ruge and seconded by Judd Allan to approve the final plat as presented.

A roll call vote was taken and the motion passed with 10 members present and voting in favor (O'Neill, Ruge, Robb, Mauer, Rubio, Hendricksen, Monter, Allan, Apfel 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:

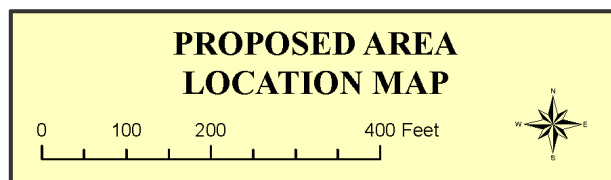
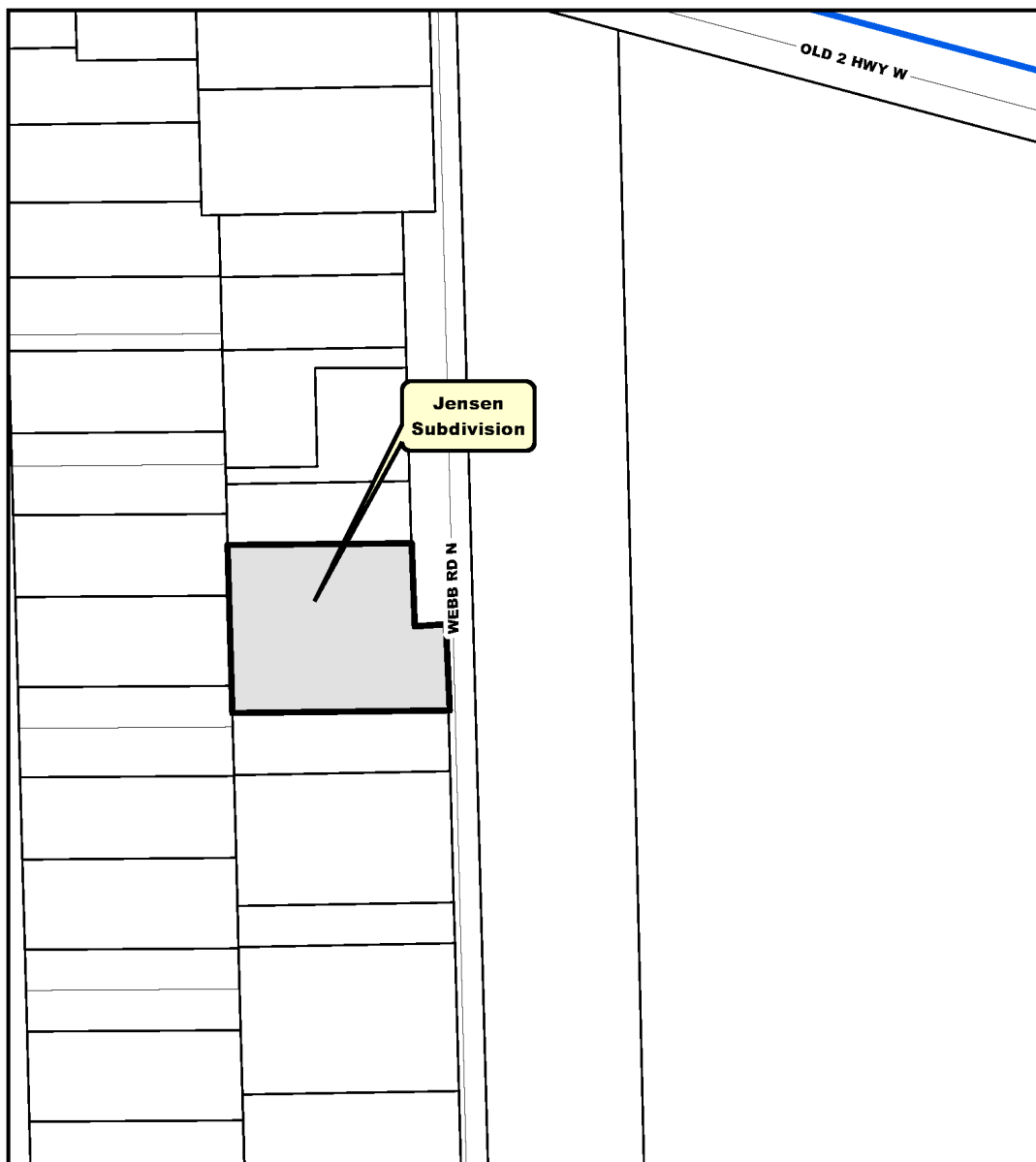
1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

Recommendation

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

Sample Motion

Move to approve as recommended.



Developer/Owner

Douglas D. Jensen
2704 N Webb Road
Grand Island, NE 68803

To create 1 lot north of Capital Avenue and west of Webb Road, in the City of Grand Island, in Hall County, Nebraska. This consolidates 1 lot and one metes and bounds parcel into a single lot.

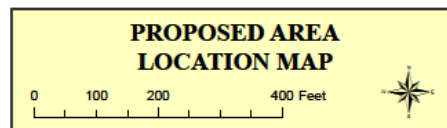
Size: 1 acre

Zoning: R-1 Suburban Density Residential

Road Access: Webb Road is a City Street 24' Asphalt

Water Public: City water is available.

Sewer Public: City sewer is available.



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

NORTHEAST CORNER, SOUTHEAST QUARTER SECTION 1, T11N, R10W FOUND 5/8" REBAR.			
W	33.25'	PK W/WASHER IN PP	
E	33.96'	REBAR IN CONC W.P.	
SW	82.79'	PK W/WASHER IN PP	
SE	86.40'	CENTER TOP NUT ON F.H.	

DEDICATION

KNOWN ALL MEN BY THESE PRESENTS, that, DOUGLAS D. JENSEN and CHERYL L. JENSEN, CO-TRUSTEES OF THE DOUGLAS D. JENSEN AND CHERYL L. JENSEN REVOCALBE LIVING TRUST AGREEMENT DATED OCTOBER 16, 2007, AS AMENDED, and Douglas D. Jensen and Cheryl L. Jensen, husband and wife, being the sole owners of the land described hereon, had caused some to be surveyed, subdivided, platted and designated as "JENSEN 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 there to, 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, we have affixed our signatures hereto, at Grand Island, Nebraska,

This _____ day of _____, 2018.

DOUGLAS D. JENSEN, CO-TRUSTEE

CHERYL L. JENSEN, CO-TRUSTEE

Douglas D. Jensen, husband

Cheryl L. Jensen, wife

ACKNOWLEDGEMENTS

STATE OF _____)

COUNTY OF _____) S.S.

On the _____ day of _____, 2018, before me _____ a Notary Public within and for said County, personally appeared DOUGLAS D. JENSEN, CO-TRUSTEE and CHERYL L. JENSEN, CO-TRUSTEE OF THE DOUGLAS D. JENSEN AND CHERYL L. JENSEN REVOCALBE LIVING TRUST AGREEMENT DATED OCTOBER 16, 2007, AS AMENDED, and to me personally known to be the identical persons whose signature are affixed hereto, and that they did acknowledge the execution thereof to be their voluntary act and deed and the voluntary act and deed of said REVOCALBE LIVING TRUST AGREEMENT and that they were empowered to make the above dedication for and in behalf of said REVOCALBE LIVING TRUST AGREEMENT.

My commission expires _____ (Seal)

Notary Public

STATE OF NEBRASKA)

COUNTY OF HALL) S.S.

On the _____ day of _____, 2018, before me _____ a Notary Public within and for said County, personally appeared Douglas D. Jensen and Cheryl L. Jensen, husband and wife, to me personally known to be the identical persons whose signatures are affixed hereto, and that each did acknowledge the execution thereof to be his or her voluntary act and deed.

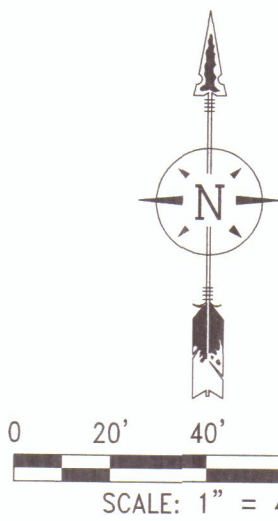
IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal at Grand Island, Nebraska, on the date last above written.

My commission expires _____ (Seal)

Notary Public

LEGEND

- ▲ = SECTION CORNERS FOUND
- = CORNERS FOUND
- = CORNERS ESTABLISHED (CAPPED 5/8" x 24" REBAR)
- x = TEMPORARY POINT
- (M) = MEASURED DISTANCES
- (P) = PLATTED DISTANCES
- (R) = RECORD DISTANCES
- (D) = DEEDED DISTANCES
- = BOUNDARY LINE
- = RIGHT-OF-WAY LINE
- - - = EXISTING LOT LINES
- - - = EXISTING EASEMENT LINE
- - - = NEW EASEMENT LINE



NOTES

This plat prepared July, 2018 for:

Douglas J. Jensen and Cheryl L. Jensen, husband and wife
2704 N Webb Road
Grand Island, NE 68803

Current Zoning: R1
Proposed Zoning: R1

SOUTHEAST CORNER, SOUTHEAST QUARTER SECTION 1, T11N, R10W FOUND ALUMINUM CAP.			
N	0.55'	BRASS CAP	
NW	84.20'	NAIL IN PP	
SE	75.95'	PK NAIL IN PP	
SW	80.20'	CHISLED X NE BASE OF L.P.	

P:\Projects\148\149-LS\2018\149-LS-1542-18 Douglas Jensen\Jensen\Civil-Design Drawings\Survey Design\Jensen Subdivision.dwg
PLOTTED: 7/12/2018 1:21 PM

LEGAL DESCRIPTION

A tract of land being all of Lot One (1), Lepant Subdivision, in the City of Grand Island, Hall County, Nebraska, and a part of the Southeast Quarter (SE 1/4) of Section One (1), 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 Southeast corner of the Southeast Quarter of Section 1 and assuming the East line of said Southeast Quarter as bearing N 00°30'38" W and all bearings contained herein are relative thereto; thence N 00°30'38" W on said East line of the Southeast Quarter a distance of 1409.35 feet to a nail in the pavement at the Northeast corner of NCC-1701 Subdivision, in the City of Grand Island, Nebraska, and the ACTUAL POINT OF BEGINNING; thence N 89°55'20" W on the North line of said NCC-1710 Subdivision and on the North line of Lot 1, NCC-1710A Subdivision, in the City of Grand Island, Nebraska a distance of 263.66 feet to a 1/2" Iron Pipe at the Northwest corner of said Lot 1, NCC-1710A Subdivision; thence N 00°30'38" W on the East line of Block 3 of Dickey Second Subdivision, Hall County, Nebraska and on the West line of Lot 1, Lepant Subdivision, in the City of Grand Island, Nebraska a distance of 204.85 feet to a 1/2" Iron Pipe at the Northwest corner of said Lot 1, Lepant Subdivision; thence S 89°54'20" E on the North line of said Lot 1, Lepant Subdivision a distance of 223.66 feet to a 1/2" Iron Pipe at the Northeast corner of said Lot 1, Lepant Subdivision; thence S 00°30'38" E on the East line of said Lot 1, Lepant Subdivision a distance of 100.09 feet to a 1/2" Iron Pipe at the Southeast corner of said Lot 1, Lepant Subdivision; thence S 89°55'20" E on the South line of said Lepant Subdivision a distance of 40.00 feet to said East line of the Southeast Quarter; thence S 00°30'38" E on said East line of the Southeast Quarter a distance of 104.70 feet to the Point of Beginning. Containing 1.15 Acres, more or less, of which 0.10 Acres, more or less, are dedicated for Public Right of Way purposes.

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 _____, 2018.

MAYOR _____ CITY CLERK _____ (SEAL)

SURVEYOR'S CERTIFICATE

I hereby certify that on June 26, 2018, I completed an accurate survey, performed under my direct supervision, of JENSEN 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 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.

(S E A L)

Chad Dixon, Nebraska Professional Registered Land Surveyor No. 672

Date: _____

SHEET 1 OF 1

MA Miller & Associates	PREPARED BY:	SURVEY COMPLETED:
	DATE: JUNE 26, 2018	
	BY: CHAD DIXON	
	DATE & REASON:	
111 CENTRAL AVENUE GRAND ISLAND, NE 68803-6833 TEL: 308-234-6456 FAX: 308-234-1146 WWW.MILLER-ENGINEERS.COM		
HALL CO-GRAND ISLAND-JENSEN SUB		

R E S O L U T I O N 2018-226

WHEREAS Douglas D. Jensen and Cheryl L. Jensen, Co-trustees of the Douglas D. Jensen and Cheryl L. Jensen Revocable Living Trust agreement dated October 16, 2007, as amended, and Douglas D. Jensen and Cheryl L. Jensen, husband and wife, being the said owner of the land described hereon, have caused the same to be surveyed, subdivided, platted and designated as “JENSEN SUBDIVISION”, a subdivision on a tract of land being all of Lot One (1), Lepant Subdivision, in the City of Grand Island, Hall County, Nebraska, and a part of the Southeast Quarter (SE1/2) of Section One (1), Township Eleven (11) North, Range Ten (10) West of the 6th P.M., in, 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 JENSEN 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, August 14, 2018.

Jeremy L. Jensen, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
August 10, 2018	☐ City Attorney