



# City of Grand Island

Tuesday, August 14, 2018

Council Session

## Item G-8

**#2018-227 - Approving Final Plat and Subdivision Agreement for  
Woodland Park 17th Subdivision**

Staff Contact: Chad Nabity

# **Council Agenda Memo**

**From:** Regional Planning Commission

**Meeting:** August 14, 2018

**Subject:** Woodland Park 17<sup>th</sup> Subdivision – Final Plat

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

## **Background**

This property is located south side of Iowa Avenue, between Idaho and Independence Avenues in the jurisdiction of Grand Island, Nebraska. (3 lots, 0.666 acres). This property is zoned R-2 Low 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 Robin Hendricksen and seconded by Greg Robb 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:

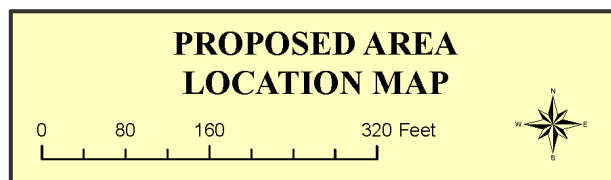
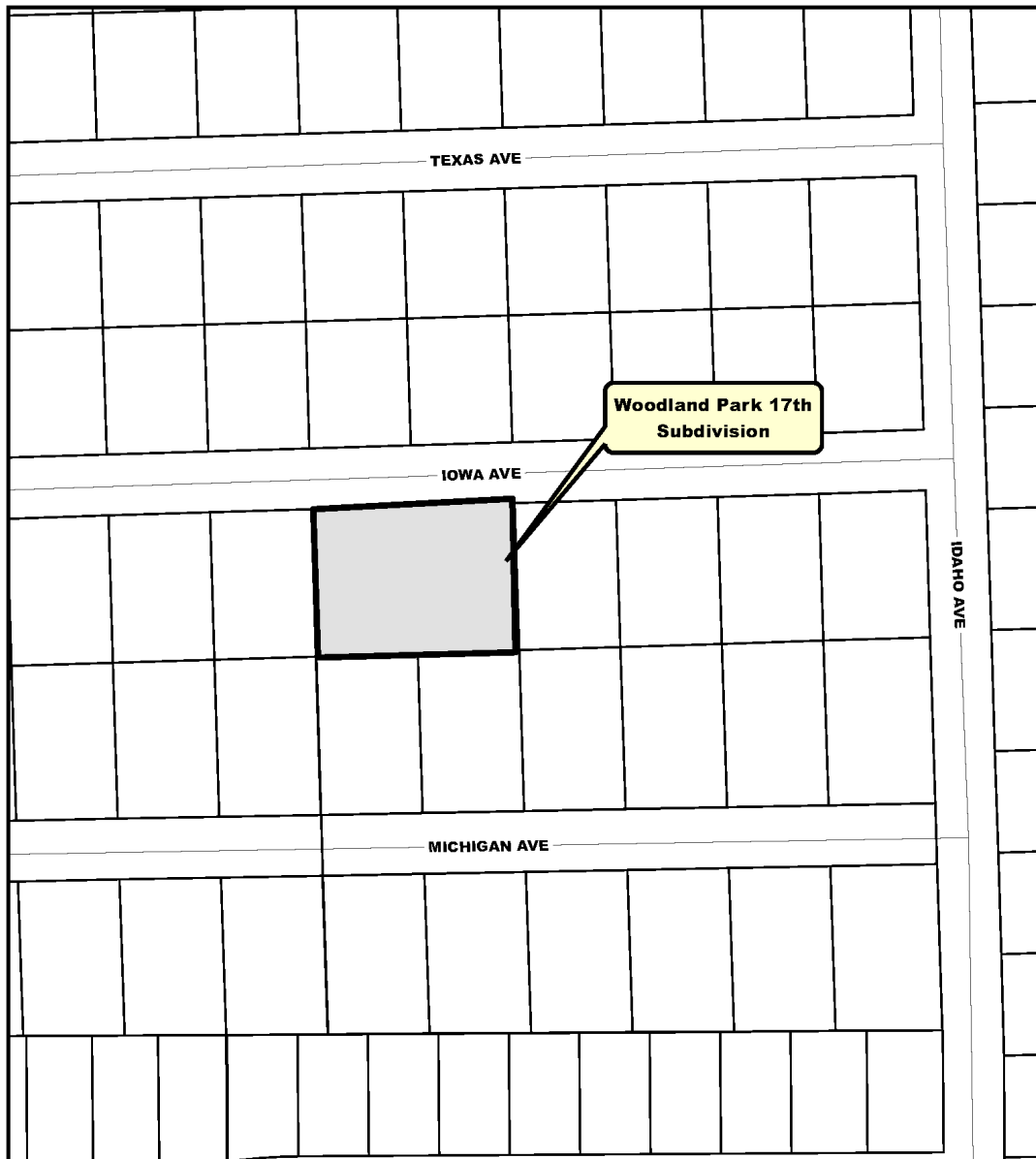
1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

## **Recommendation**

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

## **Sample Motion**

Move to approve as recommended.



**Developer/Owner**

Hastings Ventures, L.L.C.  
429 Industrial Lane  
Grand Island, NE 68803

To create 3 lots on the south side of Iowa Avenue, between Idaho and Independence Avenues, in the City of Grand Island, in Hall County, Nebraska. This divides 2 existing lots into 3 lots.

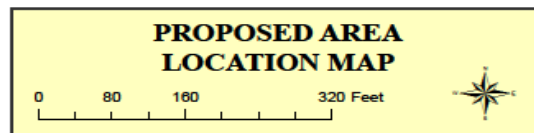
**Size:** 0.666 acres

**Zoning:** R-2 Low Density Residential

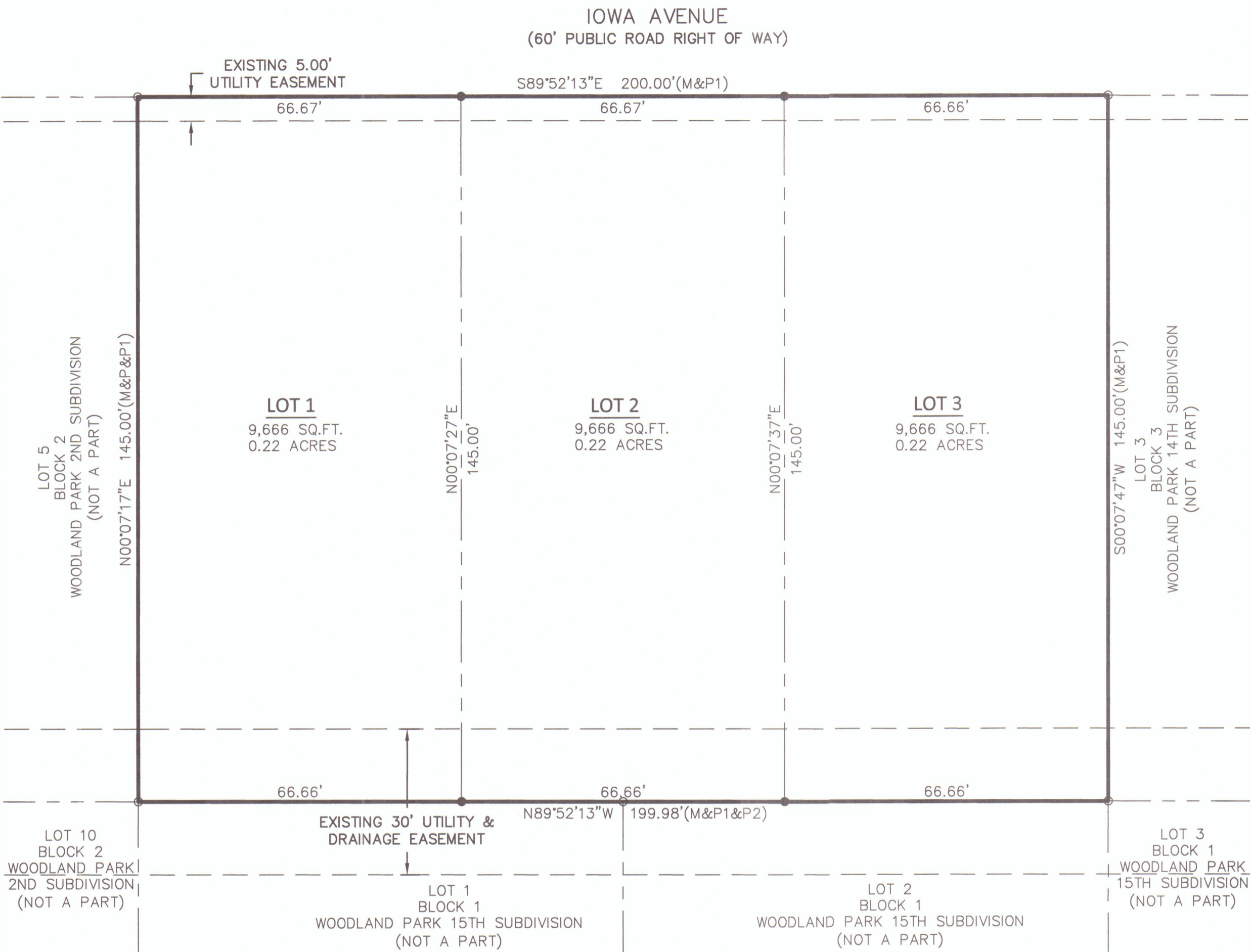
**Road Access:** Lot will front onto existing city streets, Iowa Avenue 37' residential street.

**Water Public:** City water is available.

**Sewer Public:** City sewer is available.



WOODLAND PARK SEVENTEENTH SUBDIVISION  
IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA  
FINAL PLAT



**LEGAL DESCRIPTION**  
A REPLAT ALL OF LOTS 1-2, BLOCK 3, WOODLAND PARK FOURTH SUBDIVISION IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA.

**SURVEYOR'S CERTIFICATE**  
I HEREBY CERTIFY THAT ON \_\_\_\_\_, 2018, I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION, OF "WOODLAND PARK SEVENTEENTH SUBDIVISION" IN THE CITY OF GRAND ISLAND, 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 HASTINGS VENTURES L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE LAND DESCRIBED HEREON, HAS CAUSED SAME TO BE SURVEYED, PLATTED AND DESIGNATED AS "WOODLAND PARK SEVENTEENTH SUBDIVISION" IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, AS SHOWN ON ACCOMPANYING PLAT THEREOF; 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, I HAVE AFFIXED MY SIGNATURE HERETO, AT \_\_\_\_\_, NEBRASKA, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2018.

(signature)  
(title)  
(print owner name)  
HASTINGS VENTURES L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY

**ACKNOWLEDGMENT**  
STATE OF NEBRASKA  
COUNTY OF HALL  
ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2018, BEFORE ME \_\_\_\_\_, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED \_\_\_\_\_, (print owner name) \_\_\_\_\_, (title), HASTINGS VENTURES L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY, 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 \_\_\_\_\_

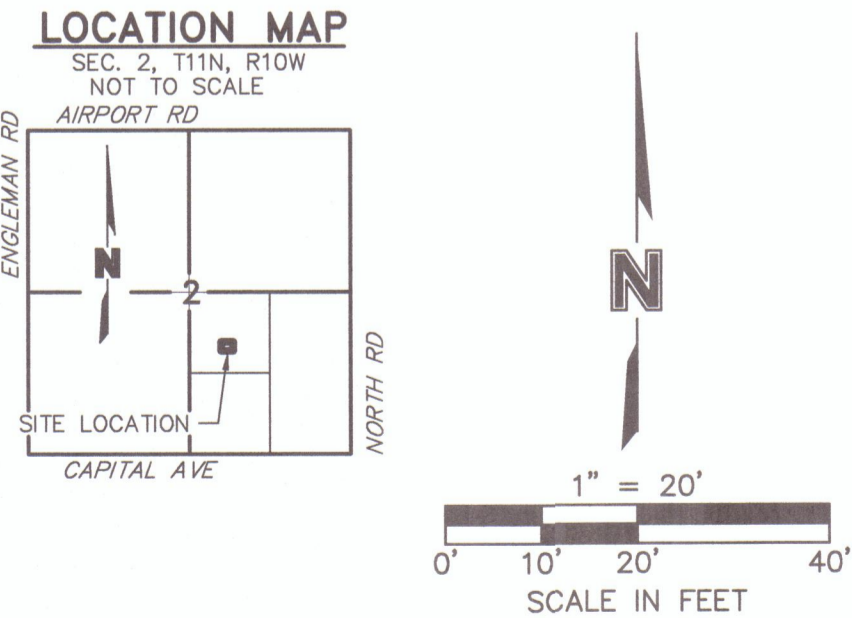
APPROVED AND ACCEPTED BY THE CITY OF GRAND ISLAND, NEBRASKA

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2018.

MAYOR

CITY CLERK

- LEGEND**
- SET CORNER (5/8" REBAR W/CAP)
  - FOUND CORNER (5/8" REBAR W/CAP)
  - M MEASURED DISTANCE
  - P WOODLAND PARK 2ND SUB. PLAT DISTANCE
  - P1 WOODLAND PARK 4TH SUB. PLAT DISTANCE
  - P2 WOODLAND PARK 15TH SUB. PLAT DISTANCE
  - PROPERTY LINE
  - PROPOSED SUBDIVISION LINE
  - EXISTING EASEMENT LINE



OWNERS: HASTINGS VENTURES L.L.C.  
SUBDIVIDER: HASTINGS VENTURES L.L.C.  
LAND SURVEYOR: OLSSON ASSOCIATES  
ENGINEER: OLSSON ASSOCIATES  
NUMBER OF LOTS: 3

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

PROJECT NO. 2012-0865  
WOODLAND PARK SEVENTEENTH SUBDIVISION

RESOLUTION 2018-227

WHEREAS Hastings Ventures, L.L.C., being the said owner of the land described hereon, have caused the same to be surveyed, subdivided, platted and designated as “WOODLAND PARK SEVENTEENTH SUBDIVISION”, a subdivision on a tract of land comprising all of lots 1 and 2, block 3, Woodland Park Fourth Subdivision, 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 WOODLAND PARK SEVENTEENTH 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