



# City of Grand Island

Tuesday, October 9, 2018

Council Session - Updated

## Item G-2

**#2018-290 - Approving Final Plat and Subdivision Agreement for Cedar Knoll Subdivision**

Staff Contact: Chad Nabity

# Council Agenda Memo

**From:** Regional Planning Commission  
**Meeting:** October 9, 2018  
**Subject:** Cedar Knoll Subdivision – Final Plat  
**Presenter(s):** Chad Naby, AICP, Regional Planning Director

## Background

This property is located north of Capital Avenue and west of Webb Road in Grand Island, Nebraska. (1 lot, 1 acre). This property is zoned R-1 Suburban Density Residential. This was considered and approved in August 2018 as the Jensen Subdivision.

## Discussion

The final plat for Cedar Knoll Subdivision was considered by the Regional Planning Commission at the October 3, 2018 meeting.

A motion was made by Jaye Monter and seconded Greg Robb by to approve the final plat as presented.

A roll call vote was taken and the motion passed with 7 members present and voting in favor (O'Neill, Ruge, Robb, Monter, Apfel, Allan, 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:

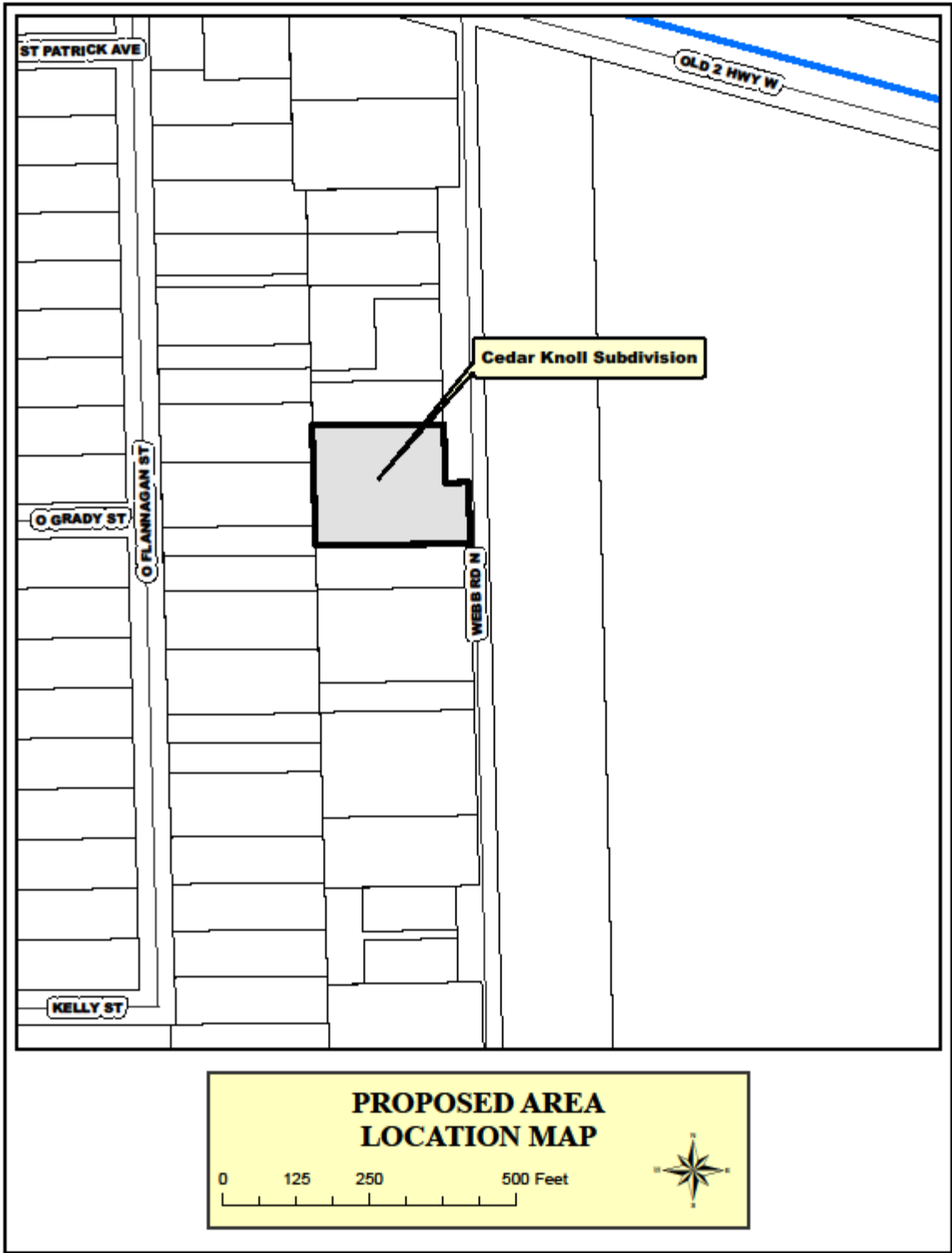
1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

## 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.

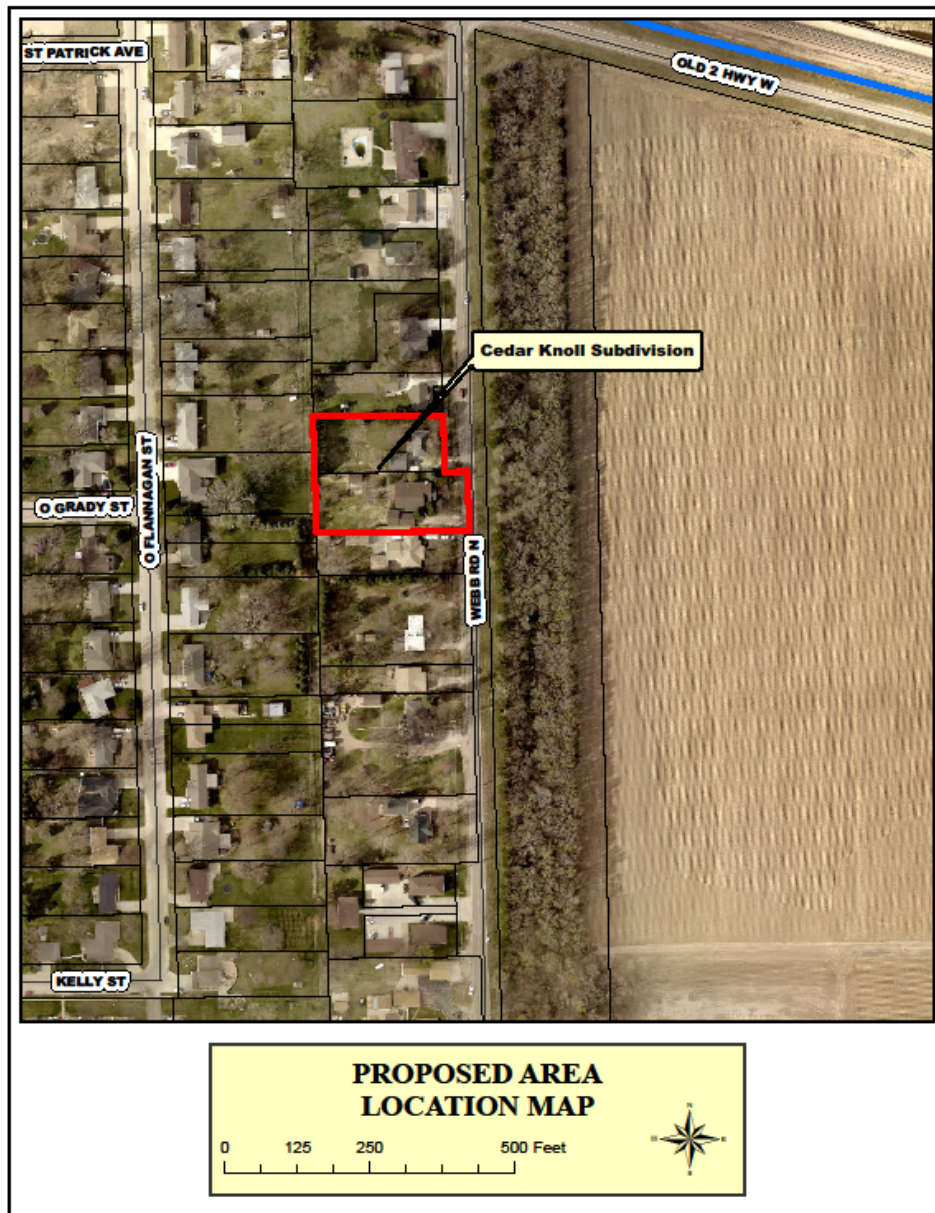
**Size:** 1 acre

**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**  
**CEDAR KNOLL 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 "CEDAR KNOLL 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  
 Douglas D. Jensen, husband

\_\_\_\_\_  
 CHERYL L. JENSEN, CO-TRUSTEE  
 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 signatures 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

**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°55'20" 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 CEDAR KNOLL SUBDIVISION, an addition to the City of Grand Island, Hall Count, 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 know and recorded monuments.

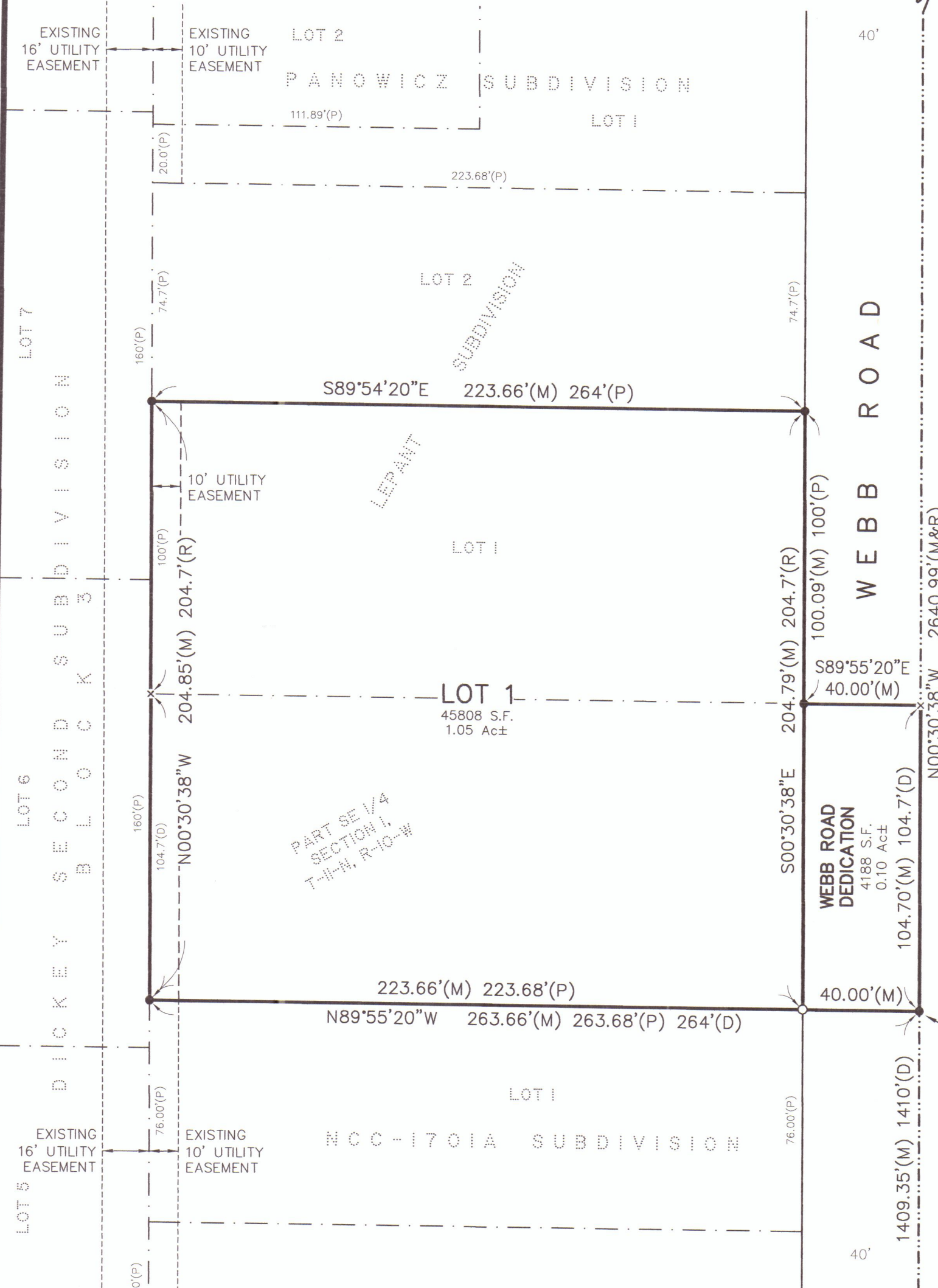
(S E A L)

Chad Dixon, Nebraska Professional Registered Land Surveyor No. 672

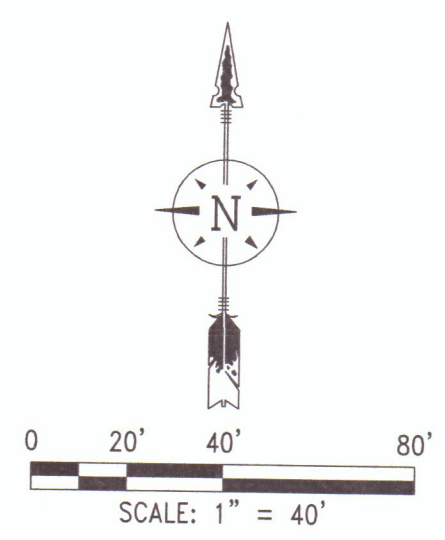
Date: \_\_\_\_\_

SHEET 1 OF 1

	PARTY CHIEF:	SURVEY COMPLETED:
	JARED YENDRA	JUNE 26, 2018
	DRAWN BY:	REVISION:
	SPB	DATE & REASON:
1111 CENTRAL AVENUE HEARNEY, NE 68847-6833 Tel: 308-234-4456 Fax: 308-234-1146 www.miller-associates.com		
HALL CO-GRAND ISLAND-CEDAR KNOLL SUBDIVISION		



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.



- 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

G:\Projects\149\149-LS-2018\149-LS-1542-18 Douglas Jensen Civil-Dwg\Design Drawings\Survey Design\Jensen Subdivision.dwg

RESOLUTION 2018-290

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 "CEDAR KNOLL 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 6<sup>th</sup> 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, October 9, 2018.

\_\_\_\_\_  
Jeremy L. Jensen, Mayor

Attest:

\_\_\_\_\_  
RaNae Edwards, City Clerk

Approved as to Form	☒ _____
October 8, 2018	☒ City Attorney