



City of Grand Island

Tuesday, December 18, 2018

Council Session

Item G-8

**#2018-381 - Approving Final Plat and Subdivision Agreement for
Rowe Second Subdivision**

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: December 18, 2018

Subject: Rowe Second Subdivision – Final Plat

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

Background

This property is located west of Engleman Road north of U.S. Highway 30 adjacent to Grand Island, Nebraska. (1 lot, 3.1922 acres). This property is zoned LLR Large Lot Residential and is part of the East Half (E1/2) Northeast Quarter (NE1/4) of Section Twenty-seven (27), Township Eleven (11) north, Range Ten (10) west of the 6th P.M., Hall County, Nebraska.

Discussion

The final plat for Rowe Second Subdivision was considered by the Regional Planning Commission at the November 7, 2018 meeting.

A motion was made by Jaye Monter and seconded Tony Randone 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, Monter, Mauer, Rubio, Kjar, 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:

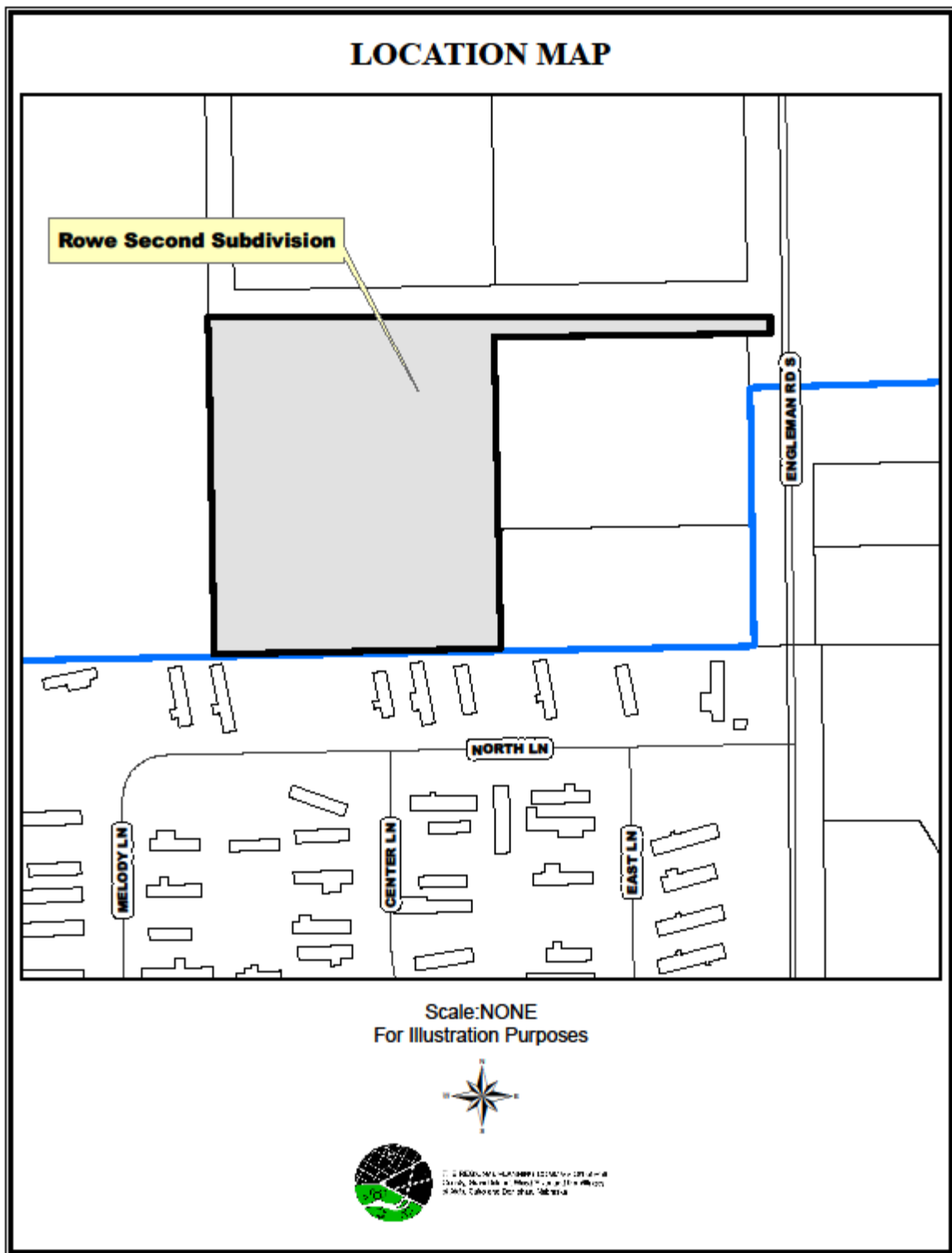
1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

Recommendation

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

Sample Motion

Move to approve as recommended.



Developer/Owner
Gary P. & Dee Rowe

2550 S. Engleman Road
Grand Island, NE 68803

To create 1 lot west of Engleman Road and north of U.S. Highway 30 adjacent to Grand Island, Nebraska.

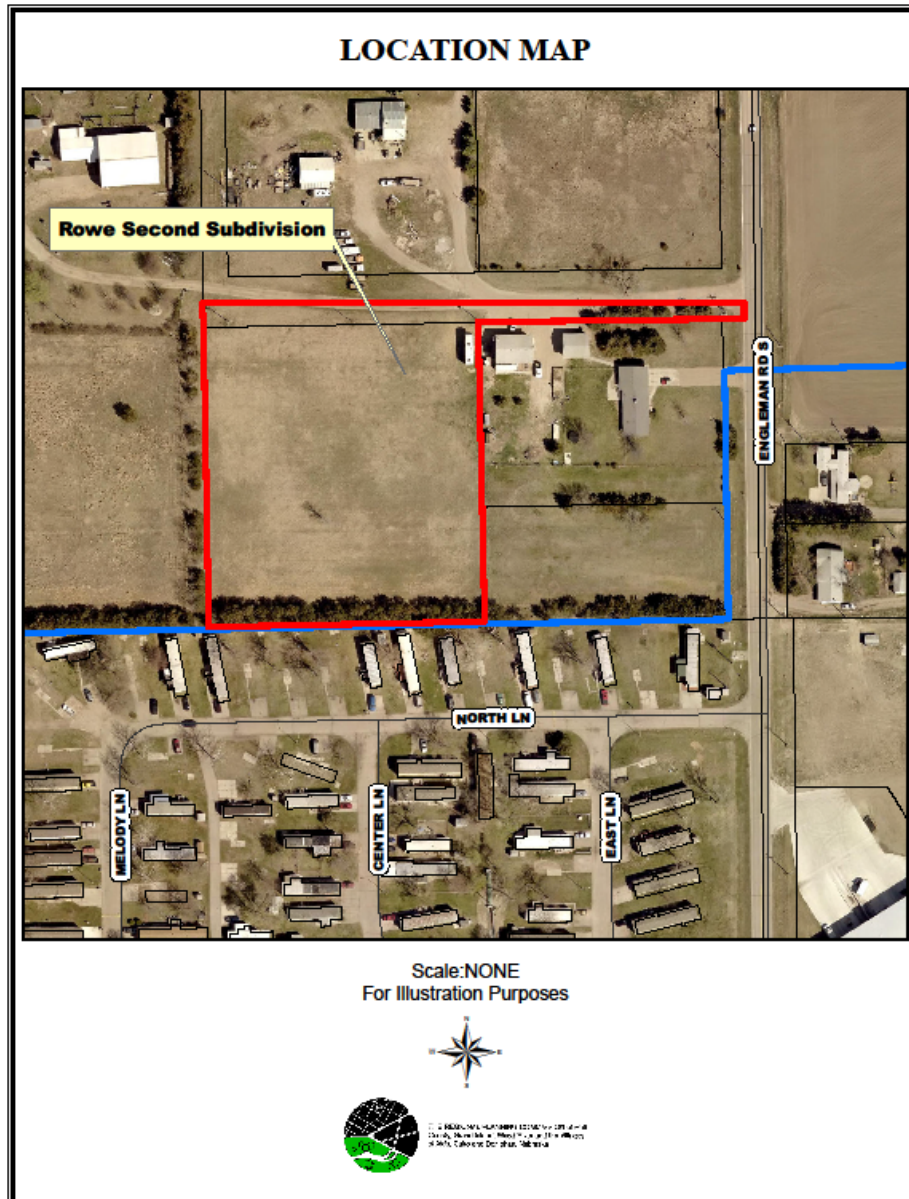
Size: 1 lot 3.1922 acres

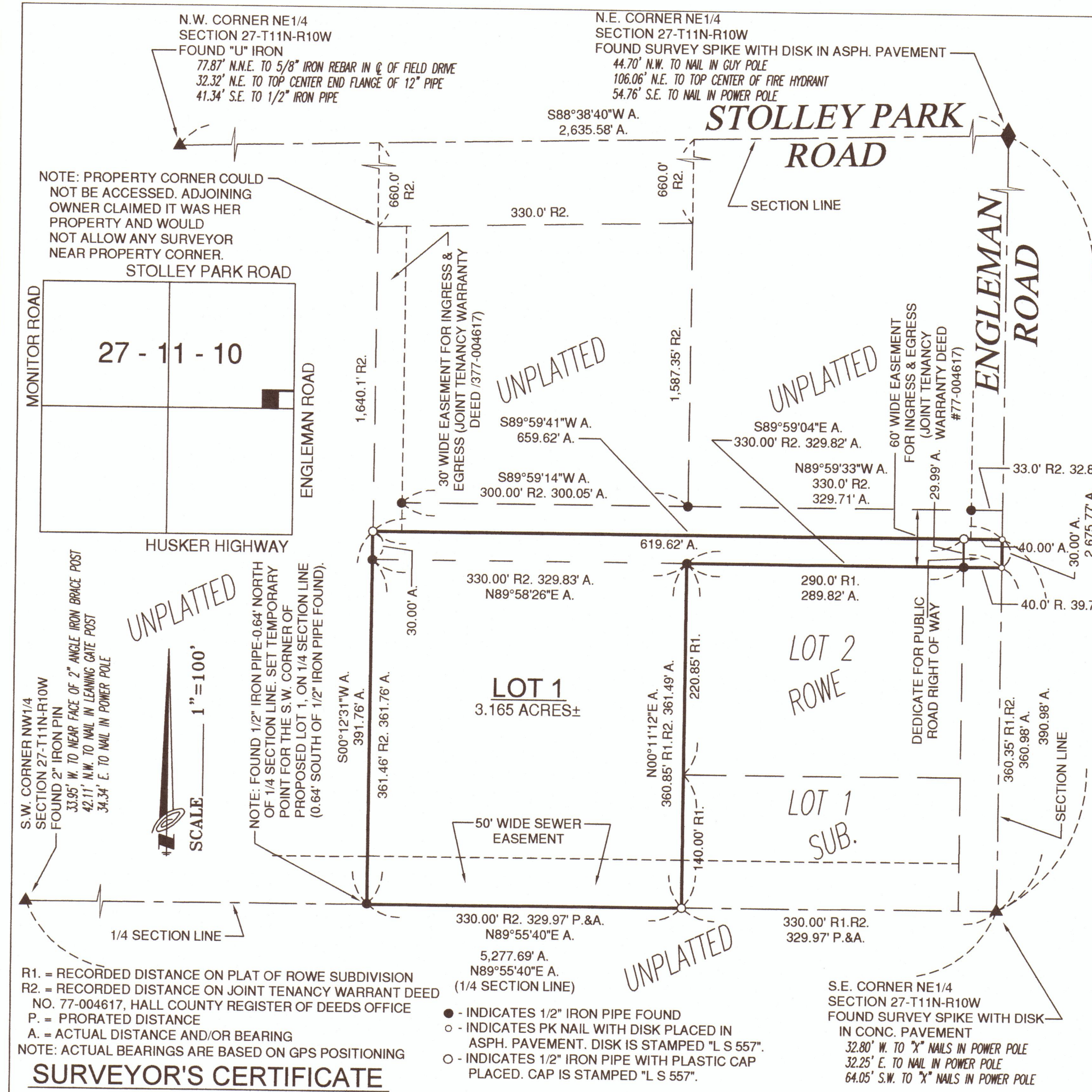
Zoning: LLR Large Lot Residential

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

Water Public: City water is available.

Sewer Public: City sewer is available.





LEGAL DESCRIPTION
A tract of land comprising a part of the East Half of the Northeast Quarter (E1/2 NE1/4) of Section Twenty Seven (27), Township Eleven (11) North, Range Ten (10) West of the 6th P.M., in the City of Grand Island, Hall County, Nebraska, and more particularly described as follows:
First to ascertain the point of beginning, start at the southeast corner of said East Half of the Northeast Quarter (E1/2 NE1/4); thence N00°09'46"E, along and upon the east line of said East Half of the Northeast Quarter (E1/2 NE1/4), a distance of Three Hundred Ninety and Ninety Eight Hundredths (390.98) feet to the ACTUAL point of beginning; thence S89°59'41"W, a distance of Six Hundred Fifty Nine and Sixty Two Hundredths (659.62) feet; thence S00°12'31"W, a distance of Three Hundred Ninety One and Seventy Six Hundredths (391.76) feet to a point on the south line said East Half of the Northeast Quarter (E1/2 NE1/4); thence N89°55'40"E, along and upon the south line of said East Half of the Northeast Quarter (E1/2 NE1/4), a distance of Three Hundred Twenty Nine and Ninety Seven Hundredths (329.97) feet to the southwest corner of Lot One (1), Rowe Subdivision in the City of Grand Island, Hall County, Nebraska; thence N00°11'12"E, along and upon the west line of Lots One (1) and Two (2), of said Rowe Subdivision, a distance of Three Hundred Sixty One and Forty Nine Hundredths (361.49) feet to the northwest corner of Lot Two (2), of said Rowe Subdivision; thence S89°59'04"E, along and upon the north line of Lot Two (2), of said Rowe Subdivision and it's easterly prolongation, a distance of Three Hundred Twenty Nine and Eighty Two Hundredths (329.82) feet to a point on the east line of said East Half of the Northeast Quarter (E1/2 NE1/4); thence N00°09'46"E, along and upon the east line of said East Half of the Northeast Quarter (E1/2 NE1/4), a distance of Thirty (30.00) feet to a the ACTUAL point of beginning and containing 3.192 acres, more or less.

DEDICATION
KNOW ALL MEN BY THESE PRESENTS, that we, Gary P. Rowe and Dee Rowe, husband and wife, being the owners of the land described hereon, have caused same to be subdivided, platted and designated as "ROWE SECOND SUBDIVISION", an addition to the City of Grand Island, Hall County, Nebraska, as shown on the accompanying plat thereof, and do hereby the streets as shown thereon, to the public for their use forever, and the easements, if any, for the location construction and maintenance of public service utilities forever, 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 this plat, is made with the free consent and in accordance with the desires of the undersigned owners and proprietors.
IN WITNESS WHEREOF, we have affixed our signatures hereto at _____, Nebraska, this _____ day of _____, _____.

Gary P. Rowe

Dee Rowe

ACKNOWLEDGEMENT
State of Nebraska ss
County of Hall
On the _____ day of _____, _____, before me, _____, a Notary Public within and for said County, personally appeared Gary P. Rowe and Dee Rowe, husband and wife, to me personally known to be the identical persons whose signatures are affixed hereto, and they did acknowledge the execution thereof to be his and her voluntary act and deed.
IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal at _____, on the date last above written.
My commission expires _____

Notary Public
(SEAL)

APPROVALS
Submitted to and approved by the Regional Planning Commission of Hall County, Grand Island and Wood River, and the Villages of Alda, Cairo and Doniphan, Nebraska.

Chairman

Date
Approved and accepted by the City of Grand Island, Nebraska, this _____ day of _____, _____.

Mayor

City Clerk

ROWE SECOND SUBDIVISION
AN ADDITION TO THE CITY OF GRAND ISLAND,
HALL COUNTY, NEBRASKA
BENJAMIN & ASSOCIATES, INC. - ENGINEERS & SURVEYORS - GRAND ISLAND, NEBRASKA

SURVEYOR'S CERTIFICATE
I hereby certify that on _____, I completed an accurate survey (made under my supervision) of "ROWE SECOND 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.

Lee D. Wagner, Registered Land Surveyor No. 557

RESOLUTION 2018-381

WHEREAS Gary P. Rowe and Dee Rowe, husband and wife, being the said owner of the land described hereon, have caused the same to be surveyed, subdivided, platted and designated as "ROWE SECOND SUBDIVISION", a subdivision on a tract of land comprising part of the East Half of the Northeast Quarter (NE1/4) of Section Twenty-seven (27), Township Eleven (11) North, Range Ten (10) 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 ROWE SECOND 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, December 18, 2018.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
December 14, 2018	☐ City Attorney