



City of Grand Island

Tuesday, January 22, 2019

Council Session

Item G-5

#2019-28 - Approving Final Plat and Subdivision Agreement for Brach's Seventh Subdivision

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: January 22, 2019

Subject: Brach's Seventh Subdivision – Final Plat

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

Background

This property is located south of LaMar Avenue and west of Harrison Street in the jurisdiction of Grand Island, Nebraska. (1 lot, 0.97 acres). This property is zoned R1-Suburban Density Residential.

Discussion

The final plat for Brach's Seventh Subdivision was considered by the Regional Planning Commission at the January 2, 2018 meeting.

A motion was made by Ruge and seconded by Kjar 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, Rubio, Hedricksen, Randone and Kjar) no members present voting no.

Alternatives

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

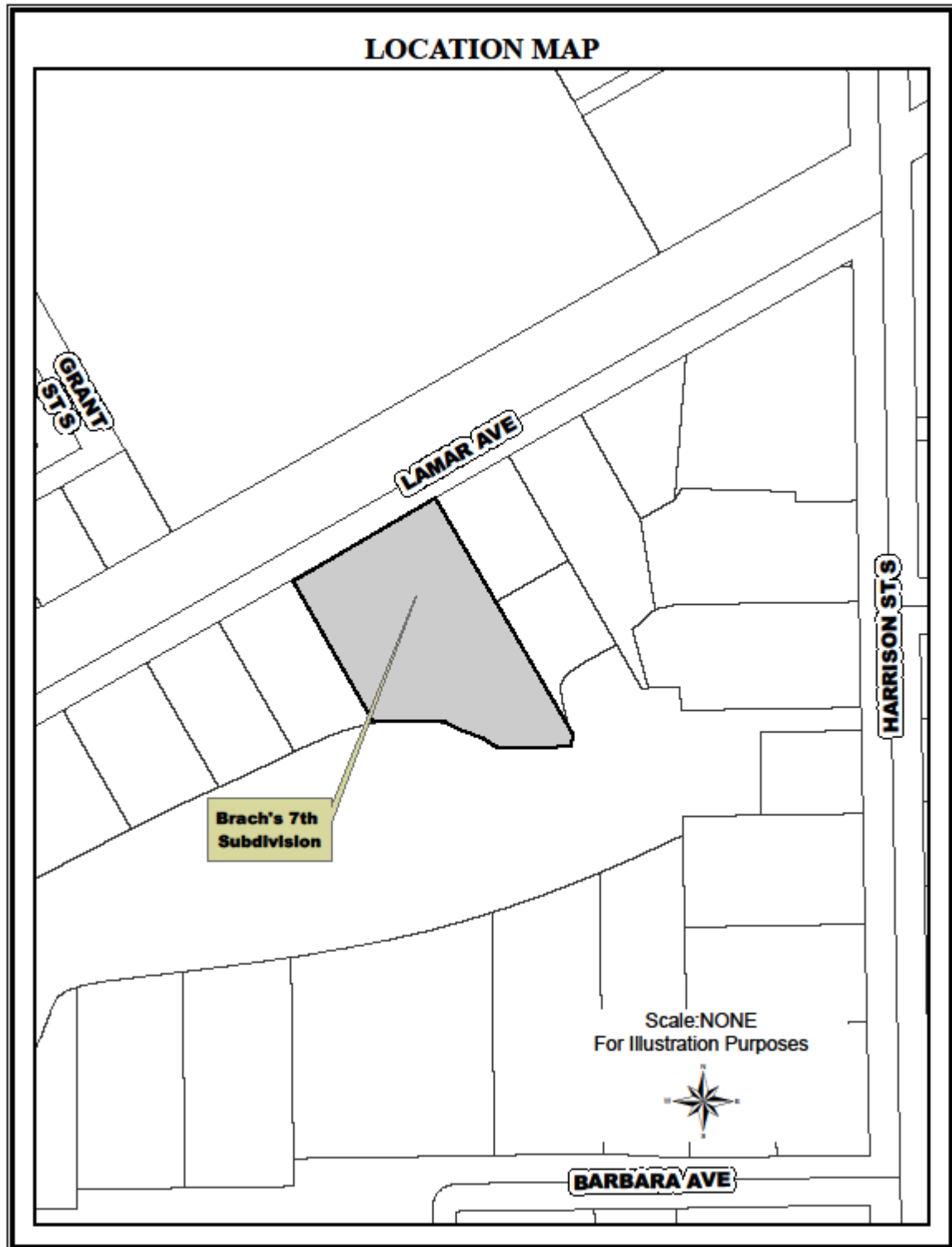
1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

Recommendation

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

Sample Motion

Move to approve as recommended.



Developer/Owner

Kirk C. and Tanya J. Hansen
2007 Lamar Ave.
Grand Island, NE 68803

To create 1 lot on the south of LaMar Avenue and west of Harrison Street in the City of Grand Island, in Hall County, Nebraska.

Size: 1.97 acres

Zoning: R1 – Suburban Density Residential

Road Access:

Water Public: City water is available.

Sewer Public: City sewer is available.

Hall County Regional Planning Commission
SUBDIVISION APPLICATION

This application must be submitted a minimum of 20 calendar days prior to a planning commission meeting to be considered at that meeting.
Planning Commission meetings are typically held on the first Wednesday of the month.

Owners Information

Name Kirk C. and Tanya J. Hansen
Address 2007 Lamar Ave.
City Grand Island, State NE Zip 68803
Phone (308) 390-2009

Attach additional information as necessary for all parties listed as an owner on the plat and any other party such as: partners, Deed of Trust holders, etc...

All owners, lien holder's etc... will be required to sign the dedication certificate on the final plat.

As the applicant for this subdivision I do hereby certify that I have provided complete information regarding the ownership of the property included in this application:

By: Tanya J. Hansen
(Applicant)

Surveyor/Engineers Information

Surveyor/Engineering Firm N-Line Land Surveying
Address P.O. Box 173
City Central City, State NE Zip 68826
Phone (308) 946-3601
Surveyor/Engineer Name Jamie L. Blodgett License Number 610

SUBDIVISION NAME: Brach's Seventh Subdivison

Please check the appropriate location

- ☒ X Grand Island City Limits
- ☐ 2 Mile Grand Island Jurisdiction
- ☐ Hall County
- ☐ City of Wood River or 1 Mile Jurisdiction
- ☐ Alda or 1 Mile Jurisdiction
- ☐ Cairo or 1 Mile Jurisdiction
- ☐ Doniphan or 1 Mile Jurisdiction

Please check the appropriate Plat

- ☐ Preliminary Plat
- ☒ X Final Plat
- ☐ Administrative Plat (Grand Island, Alda, Doniphan, and Cairo)

Number of Lots 1

Number of Acres 0.97

Checklist of things Planning Commission Needs

- ☒ X 10 + 15 copies if in City limits or the two mile jurisdiction of Grand Island
- ☐ 5 + 15 copies if in Hall County, City of Wood River, Village of Cairo, Doniphan or Alda.
- ☐ 5 copies if Administrative Plat
- ☐ Closure Sheet
- ☐ Utilities Sheet
- ☐ Receipt for Subdivision Application Fees in the amount of \$ 430

Providing false information on this application will result in nullification of the application and forfeiture of all related fees. If you have any questions regarding this form or subdivision regulations administered by the Hall County Regional Planning Department call (308) 384-3341.

RESOLUTION 2019-

WHEREAS Kirk C. Hansen and Tanya J. Hansen, husband and wife, being the said owner of the land described hereon, have caused the same to be surveyed, subdivided, platted and designated as “BRACH’S SEVENTH SUBDIVISION”, a subdivision on a tract of land comprising all of Lot 1 of Brach’s Sixth Subdivision and part of 10A and part of Lot 11A, identified as “Lake Front Tract Abutting Brach’s Lake” shown on the City Engineering Department plat “Brach Lake” dated 9-29-72, fled in Deed Book 104B, page 25, Hall County Register Deeds Office, In the Northwest Quarter of the Northwest Quarter (NW1/4, NW1/4) of Section Twenty Three (23), Township Eleven (11) North, Range Nine (9) 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 BRACHS SEVENTH 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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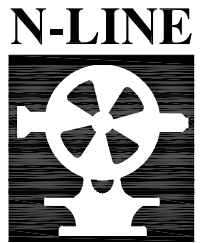
Adopted by the City Council of the City of Grand Island, Nebraska, January 22, 2019.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
December 12, 2019	☐ City Attorney



LAND
SURVEYING
P.O. BOX 173
Central City, NE 68826
Phone: 308-946-3601

BRACH'S SEVENTH SUBDIVISION

IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

DEDICATION OF PLAT

Know all Men by these presents, Kirk C. Hansen and Tanya J. Hansen, husband and wife, being the owner of land described hereon, have caused the same to be surveyed, subdivided, platted and designated as the **BRACH'S SEVENTH SUBDIVISION** in the City of Grand Island, Hall County, Nebraska and said sole owners hereby ratify and approve the deposition of their property as shown on the above plat, and hereby dedicate for the use and benefit of the public, the streets and utility easements (if any) as shown upon said plat, and acknowledge said subdivision to be made with the free consent and in accordance with the desires of the undersigned owners and proprietors.

in witness thereof I have affixed my signature hereto at _____, Nebraska on, _____, 20____

Kirk C. Hansen

Tanya J. Hansen

ACKNOWLEDGMENT

State of Nebraska)
County of _____) SS Acknowledgment
of
Notary

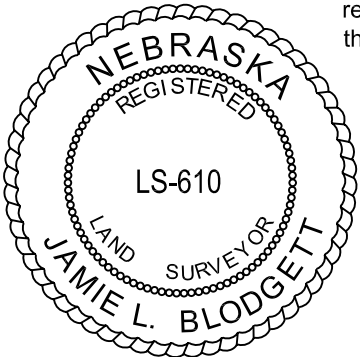
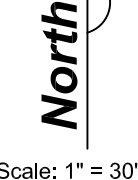
on this _____ Day of _____, 20____ before me, a Notary Public in and for said County and State, came Kirk C. Hansen and Tanya J. Hansen to me personally known to be the same identical persons, acknowledged the execution of the same in testimony thereof, I have hereunto set my hand and affixed my Notary Seal the Day and Year above written .

Notary Public

My Comm. Expires:

Legend

- O = Corner Set 1/2" x 24" Rebar w/ Cap #610
- ⊕ = Nail and #610 Tag
- = Corner Found (3/4" Pipe)
- X = Calculated Corner
- (M) = Measured Distance
- (R) = Recorded Distance
- (P) = Platted Distance
- (D) = Deeded Distance



BRACH'S SEVENTH SUBDIVISION DESCRIPTION:

A Subdivision being all of Lot 1, BRACH'S SIXTH SUBDIVISION to the City of Grand Island, Hall County, Nebraska, and part of Lot 10A and Part of Lot 11A , identified as "Lake Front Tract Abutting Brach's Lake" shown on the City Engineering Department plat "Brach's Lake" dated 9-29-72, filed in Deed Book 104B, page 25, Hall County Register of Deeds Office, in the Northwest Quarter of the Northwest Quarter (NW1/4, NW1/4) of Section Twenty Three (23), Township Eleven (11) North, Range Nine (9) West of the 6th P.M., Grand Island, Hall County, Nebraska and more particularly described as follows:

Beginning at the Northeast Corner of said Lot 1; thence on an assigned bearing of South 29°54'35" East on the easterly line of said Lot 1 and the easterly line of said Lot 11A a distance of 287.80 feet to the Southeast Corner of said Lot 11A; thence on the southerly line of said Lot 11A 105.55 feet on a 88,00 foot radius curving to the right with a chord bearing of South 85°07'46" West and a chord distance of 99.33 feet to the Southeast Corner of said Lot 10A; thence on the southerly line of said Lot 10A 125.52 feet on a 158,00 foot radius curving to the left with a chord bearing of North 77°19'21" West and a chord distance of 122.24 feet to the Southwest corner of said Lot 10A; thence North 29°54'36" West on the westerly line of said Lot 10A and the westerly line of said Lot 1 a distance of 163.38 feet to the southerly Right-of-way line of La Mar Avenue and the Northwest Corner of said Lot 1; thence North 60°12'08" East on the said southerly right-of-way line and the northerly line of said Lot 1 a distance of 180.00 feet to the point of beginning containing a calculated area of 42462.1 Square Feet or 0.97 Acres, more or less.

APPROVAL

Approved and Accepted by the Regional Planning Commission of Hall County, Cities of Grand Island, Wood River, and the Villages of Alda, Cairo, and Doniphan, Nebraska

this _____, 20____

Chairman

Approved and Accepted by the City of Grand Island, Nebraska

this _____, 20____

Chairman of the Board

County Clerk

SURVEYOR'S CERTIFICATE

I hereby certify that this _____, 20____, I completed an accurate survey of **BRACH'S SEVENTH SUBDIVISION**, in the County of Hall, Nebraska, as shown on the accompanying plat thereof; that iron markers, except where indicated were found and placed at all property corners, the dimensions of the property are shown on the plat, and that the Subdivision Survey was prepared by me and the related survey work was performed by me or under my direct personal supervision and that I am a duly Registered Land Surveyor under the laws of the State of Nebraska.

Jamie L. Blodgett
License Number 610
N-Line Land Surveying
P.O. Box 173
Central City, NE
1-308-946-3601

DATE OF SURVEY 12/13/2018 JOB NUMBER 18133