



City of Grand Island

Tuesday, February 12, 2019

Council Session

Item G-20

**#2019-60 - Approving Final Plat and Subdivision Agreement for
Kenmare Fifth Subdivision**

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission
Meeting: February 12, 2019
Subject: Kenmare Fifth Subdivision – Final Plat
Presenter(s): Chad Nabity, AICP, Regional Planning Director

Background

This property is located west of Blaine Street at the end of Wicklow Drive in Grand Island, Nebraska. (3 lots, 7.167 acres). This property is zoned R1 Suburban Density Residential. A replat of all of lot 1, Kenmare Fourth Subdivision, Grand Island, Hall County, Nebraska.

Discussion

The final plat for Kenmare Fifth Subdivision was considered by the Regional Planning Commission at the February 6, 2019 meeting.

A motion was made by Leonard Rainforth and seconded Carla Maurer by to approve the final plat as presented.

A roll call vote was taken and the motion passed with 9 members present and voting in favor (O'Neill, Ruge, Allan, Maurer, Robb, Rainforth, Hendricksen, Rubio, 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

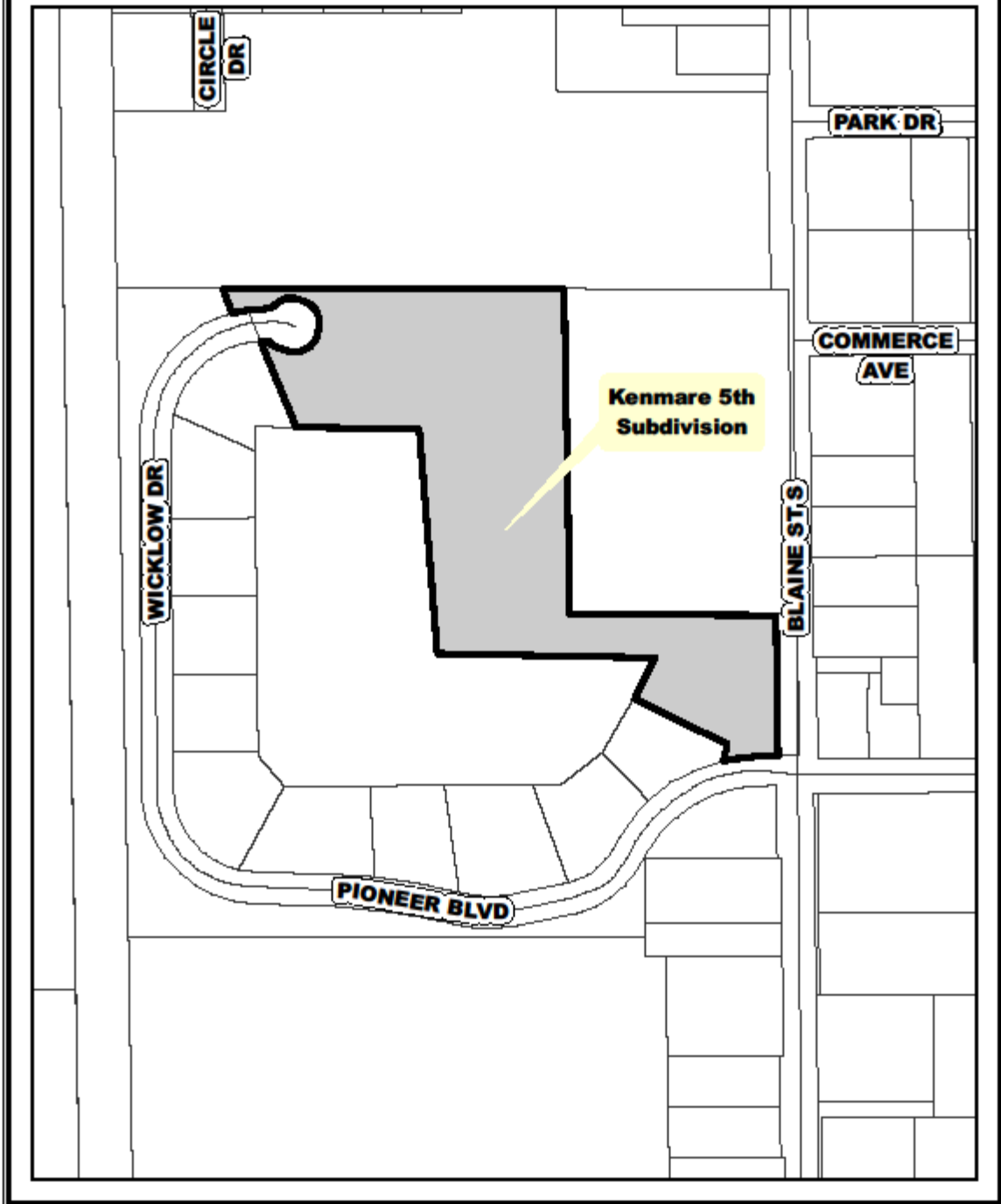
Recommendation

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

Sample Motion

Move to approve as recommended.

**PROPOSED AREA
LOCATION MAP**



Developer/Owner

Janet A. Reinders Revocable Living Trust, Managing Member, JST Farms LLC
PO BOX 5632
Grand Island, NE 68802

To create 3 lots west of Blaine St. and north of Pioneer Blvd in Grand Island, Nebraska.

Size: 3 lots 7.167 acres

Zoning: R1 Suburban Density Residential

Road Access: Wicklow Drive is a 37' paved city street and Blaine is 24' rural section street.

Water Public: City water is available.

Sewer Public: City sewer is available.



KENMARE FIFTH SUBDIVISION

IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

FINAL PLAT

LOT 2
ELMER'S SUB
(NOT A PART)

N89°54'42"E 637.48'(M) 637.50'(R) 637.62'(P)

OUTLOT A
KENMARE
SUBDIVISION
(NOT A PART)

N22°01'48"W
49.78'(M)
49.82'(P2)
49.97'(P3)

N22°01'48"W
23.31'(E)
N89°54'42"E
87.85'(E)

UTILITY EASEMENT
TO BE DEDICATED
WITH THIS PLAT

EXISTING 20'
UTILITY
EASEMENT

WICKLOW DRIVE

S89°50'48"W
9.30'(M,P)

LOT 2
KENMARE FOURTH
SUBDIVISION
(NOT A PART)

N21°59'47"W
161.86'(M)
162.00'(P)

LOT 1
128,683 S.F.
2.954 ACRES

LEGAL DESCRIPTION

A REPLAT OF ALL OF LOT 1, KENMARE FOURTH SUBDIVISION, GRAND ISLAND, HALL COUNTY, NEBRASKA.

SAID TRACT CONTAINS A CALCULATED AREA OF 312195.03 SQUARE FEET OR 7.167 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON _____, 2019, I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION, OF "KENMARE FIFTH SUBDIVISION" A REPLAT OF ALL OF LOT 1, KENMARE FOURTH, 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 JST FARMS LLC, A NEBRASKA LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE LAND DESCRIBED HEREON, HAS CAUSED SAME TO BE SURVEYED, PLATTED AND DESIGNATED AS "KENMARE FIFTH SUBDIVISION" A REPLAT OF ALL OF LOT 1, KENMARE FOURTH, 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 _____, 2019.

JANET A. REINDERS REVOCABLE LIVING TRUST, MANAGING MEMBER, JST FARMS LLC

ACKNOWLEDGMENT

STATE OF NEBRASKA
COUNTY OF HALL
ON THIS ____ DAY OF _____, 2019, BEFORE ME _____, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED JANET A. REINDERS REVOCABLE LIVING TRUST, MANAGING MEMBER, JST FARMS LLC, 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 HER 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 _____

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 _____, 2019.

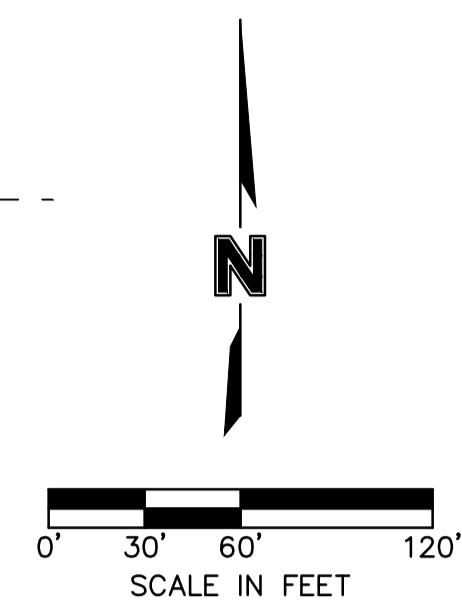
MAYOR _____ CITY CLERK _____

OWNERS: JST FARMS LLC
SUBDIVIDER: JST FARMS LLC
LAND SURVEYOR: OLSSON
ENGINEER: OLSSON
NUMBER OF LOTS: 3

olsson
201 East 2nd Street
Grand Island, NE 68802
TEL 308.384.8750
FAX 308.384.8752

PROJECT NO. 2018-3701
ROCK SOLID SURVEY
FB

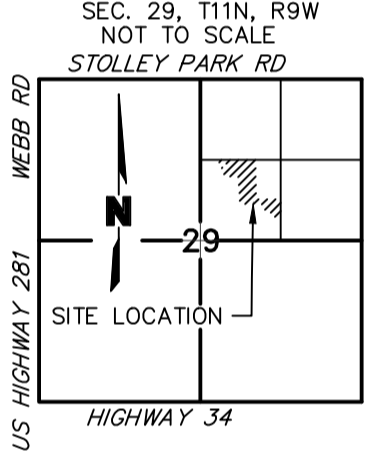
CURVE TABLE					
CURVE ID	RADIUS (FT)	DELTA	LENGTH (FT)	CHORD BEARING	CHORD LENGTH (FT)
C1	309.67 M,P	013°55'03"	75.22 M, 75.31P	S82°24'08"W	75.04 M, 75.12P
C2	50.00 M,P	254°28'26"	222.07 M, 222.77P	N03°58'09"W	79.61 M, 79.21P
C3	30.00 M,P	041°26'38"	21.70 M,P	S69°07'26"W	21.23 M, 21.23P
C4	234.70 M,P	012°30'16"	51.22 M, 51.15P	S80°41'53"W	51.12 M, 51.05P



LEGEND

- SET CORNER (5/8" REBAR W/CAP)
- FOUND CORNER (1/2" PIPE UNLESS NOTED)
- M MEASURED DISTANCE
- P KENMARE 4TH SUB. PLAT DISTANCE
- R RECORDED DISTANCE
- E EASEMENT DISTANCE
- PROPERTY LINE
- - - PROPOSED SUBDIVISION LINE
- - - - - EXISTING EASEMENT LINE
- ▨ PROPOSED UTILITY EASEMENT

LOCATION MAP



UNPLATTED
PART W 1/2, NE 1/4
SECTION 29-T11N-R9W
(NOT A PART)

LOT 2

144157 S.F.
3.309 ACRES

EXISTING 20'
UTILITY
EASEMENT

LAKE LOT 1
KENMARE SUBDIVISION
(NOT A PART)

EXISTING 20'
UTILITY
EASEMENT

CHISELED X

BLAINE STREET

LOT 3
39355 S.F.
0.903 ACRES

N64°08'56"W
196.83'(M)
196.93'(R,P)

N17°13'24"E
34.13'(M)
34'(R) 34.20'(P)

LOT 2
KENMARE
SUBDIVISION
(NOT A PART)

3/4 RBR

PIONEER BLVD

DWG: F:\2018\3501-4000\018-3701\40-Design\Survey\SRVY\Sheets\PLAT_018-3701.dwg
 USER: jjimenez
 DATE: Jan 22, 2019 3:01pm
 XREFS: V_XRWAY_018-3701

RESOLUTION 2019-60

WHEREAS Janet A. Reinders Revocable Living Trust, Managing Member, JST Farms LLC, being the said owner of the land described hereon, have caused the same to be surveyed, subdivided, platted and designated as "KENMARE FIFTH SUBDIVISION", a replat of all of lot 1, Kenmare 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 KENMARE FIFTH 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, February 12, 2019.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☒ _____
February 11, 2019	☒ City Attorney