



City of Grand Island

Tuesday, February 12, 2019

Council Session

Item G-21

**#2019-61 - Approving Final Plat and Subdivision Agreement for
Prairie Commons Third Subdivision**

Staff Contact: Chad Nabity

Council Agenda Memo

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

Background

This property is located south of Husker Highway and west of Prairieview Street in Grand Island, Nebraska. (6 lots, 26.71 acres). This property is zoned RO Residential Office and is a replat of all of lot 4 and all of lot 5, Prairie Commons Second Subdivision, Grand Island, Hall County, Nebraska.

Discussion

The final plat for Prairie Commons Third 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, Rubio, Rainforth, 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

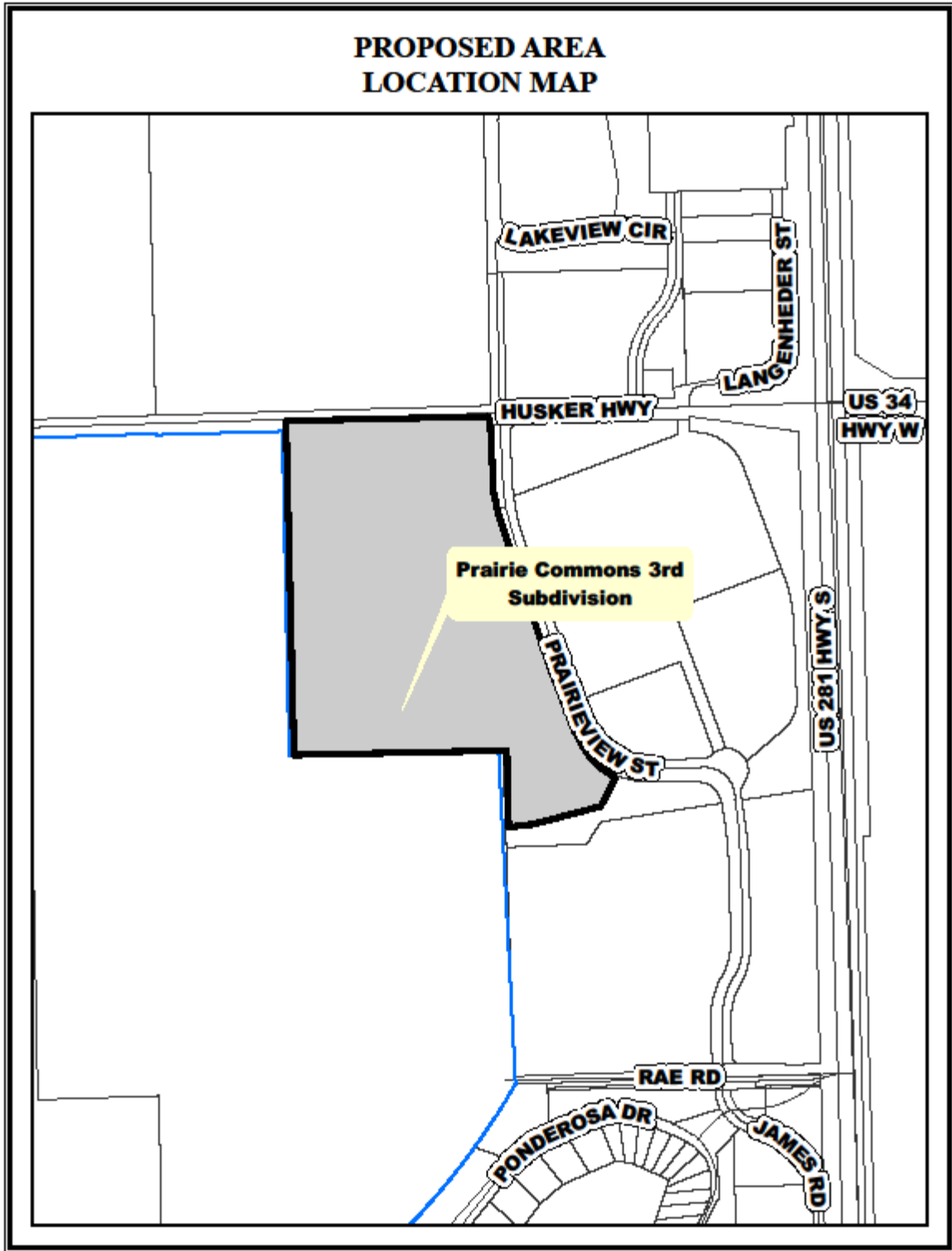
Recommendation

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

Sample Motion

Move to approve as recommended.

**PROPOSED AREA
LOCATION MAP**



Developer/Owner
Prataria Ventures LLC

PO Box 2078
Grand Island, NE 68802

To replat all of lot 4 and all of lot 5, Prairie Commons Second Subdivision, Grand Island, Hall County, Nebraska.

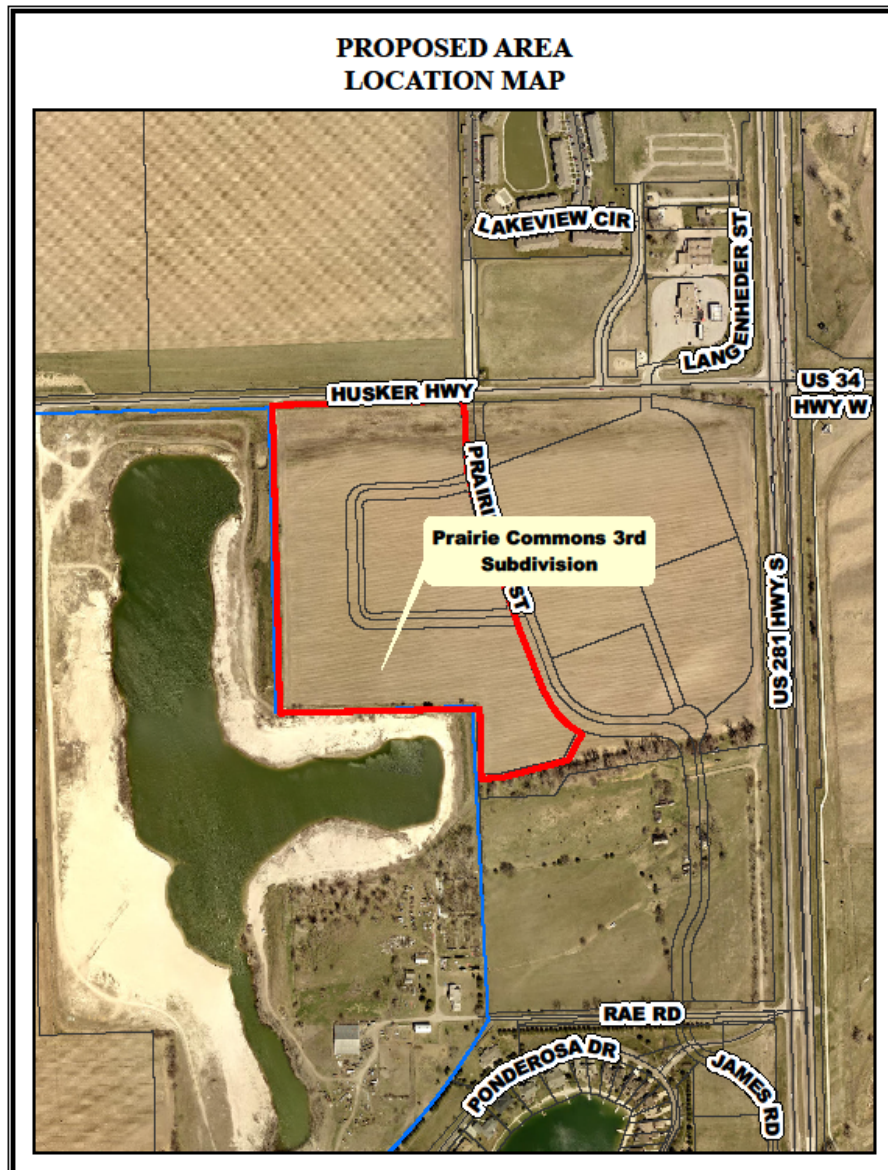
Size: 6 lots 26.71 acres

Zoning: RO Residential Office

Road Access: Ewoldt Street is platted and will be constructed by the developer as a commercial street with this development. Prairie Commons and Husker Highway are existing streets.

Water Public: City water is available and will be extended.

Sewer Public: City sewer is available and will be extended.



PRAIRIE COMMONS THIRD SUBDIVISION

GRAND ISLAND, HALL COUNTY, NEBRASKA

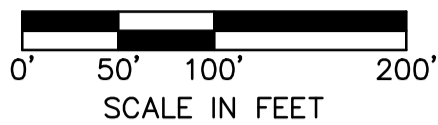
FINAL PLAT

LEGAL DESCRIPTION

A REPLAT OF ALL OF LOT 4 AND ALL OF LOT 5, PRAIRIE COMMONS SECOND SUBDIVISION, GRAND ISLAND, HALL COUNTY, NEBRASKA.
SAID TRACT CONTAINS A CALCULATED AREA OF 1,163,510 SQUARE FEET OR 26.711 ACRES MORE OR LESS.

LEGEND

- SECTION CORNER
- SET CORNER (5/8"x24" REBAR W/CAP)
- FOUND CORNER (5/8" REBAR w/CAP UNLESS NOTED)
- EXISTING EASEMENT LINE
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPOSED SUBDIVISION LINE
- M MEASURED DISTANCE
- E EASEMENT DISTANCE
- P EWOLDT SUBD (VACATED) DISTANCE
- R RECORDED DISTANCE
- P1 PRAIRIE COMMONS SUBDIVISION
- P2 PRAIRIE COMMONS 2ND SUBDIVISION



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON _____, 2019, I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION, OF A REPLAT OF ALL OF LOT 4 AND LOT 5, PRAIRIE COMMONS SECOND SUBDIVISION, 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.

JAI JASON ANDRIST, REGISTERED LAND SURVEYOR NUMBER, LS-630

DEDICATION OF PLAT

KNOW ALL MEN BY THESE PRESENTS, THAT PRATARIA VENTURES, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, BEING THE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "PRAIRIE COMMONS THIRD SUBDIVISION" A REPLAT OF ALL OF LOT 4 AND LOT 5, PRAIRIE COMMONS SECOND SUBDIVISION, GRAND ISLAND, HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF; AND THAT THE FOREGOING ADDITION 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.

DAVID OSTDIEK, MANAGER
PRATARIA VENTURES, LLC, A NEBRASKA LIMITED LIABILITY COMPANY

ACKNOWLEDGMENT

STATE OF NEBRASKA COUNTY OF HALL SS
ON THIS _____ DAY OF _____, 2019, BEFORE ME _____, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED DAVID OSTDIEK, MANAGER, PRATARIA VENTURES, 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 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.

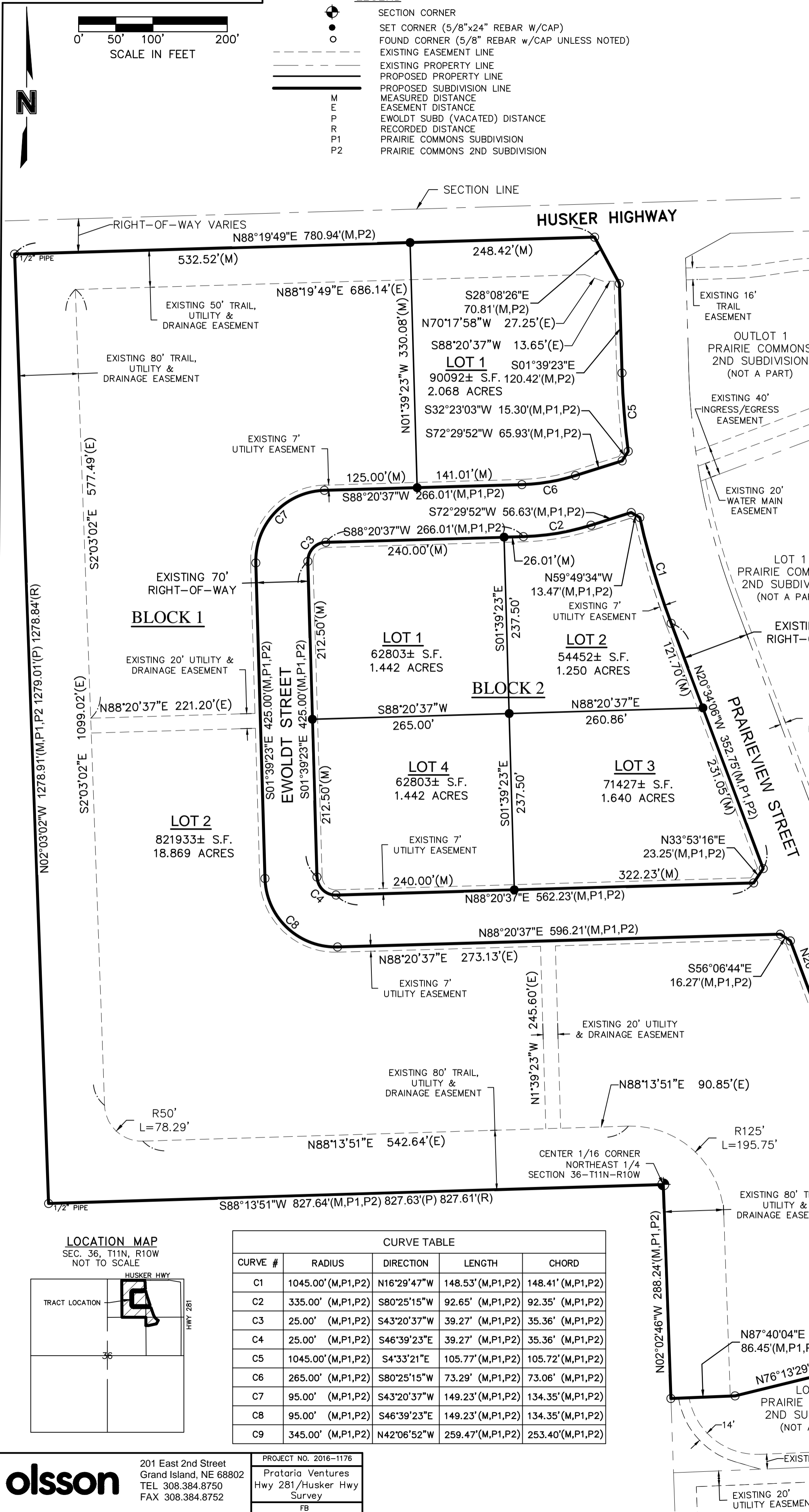
CHAIRPERSON _____ DATE _____

APPROVED AND ACCEPTED BY THE CITY OF GRAND ISLAND, NEBRASKA

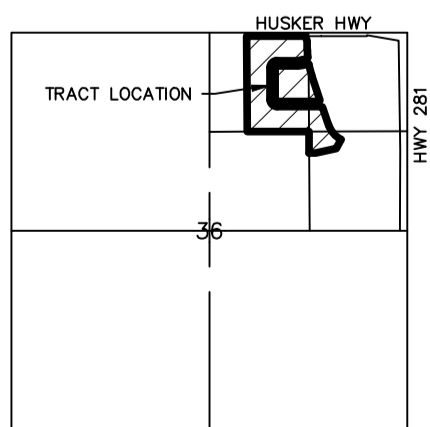
THIS _____ DAY OF _____, 2019.

MAYOR _____

CITY CLERK _____



LOCATION MAP



CURVE TABLE				
CURVE #	RADIUS	DIRECTION	LENGTH	CHORD
C1	1045.00' (M,P1,P2)	N16°29'47"W	148.53' (M,P1,P2)	148.41' (M,P1,P2)
C2	335.00' (M,P1,P2)	S80°25'15"W	92.65' (M,P1,P2)	92.35' (M,P1,P2)
C3	25.00' (M,P1,P2)	S43°20'37"W	39.27' (M,P1,P2)	35.36' (M,P1,P2)
C4	25.00' (M,P1,P2)	S46°39'23"E	39.27' (M,P1,P2)	35.36' (M,P1,P2)
C5	1045.00' (M,P1,P2)	S4°33'21"E	105.77' (M,P1,P2)	105.72' (M,P1,P2)
C6	265.00' (M,P1,P2)	S80°25'15"W	73.29' (M,P1,P2)	73.06' (M,P1,P2)
C7	95.00' (M,P1,P2)	S43°20'37"W	149.23' (M,P1,P2)	134.35' (M,P1,P2)
C8	95.00' (M,P1,P2)	S46°39'23"E	149.23' (M,P1,P2)	134.35' (M,P1,P2)
C9	345.00' (M,P1,P2)	N42°06'52"W	259.47' (M,P1,P2)	253.40' (M,P1,P2)

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

PROJECT NO. 2016-1176
Prataria Ventures
Hwy 281/Husker Hwy
Survey
FB

OWNERS: PRATARIA VENTURES, LLC
SUBDIVIDER: PRATARIA VENTURES, LLC
SURVEYOR: OLSSON
ENGINEER: OLSSON
NUMBER OF LOTS: 6

RESOLUTION 2019-61

WHEREAS PRATARIA VENTURES, LLC, being the said owners of the land described hereon, have caused the same to be surveyed, subdivided, platted and designated as "PRAIRIE COMMONS THIRD SUBDIVISION", a replat of all of lot 4 and lot 5, Prairie Commons Second 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 PRAIRIE COMMONS THIRD 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