



# City of Grand Island

Tuesday, March 12, 2019

Council Session

## Item G-18

**#2019-64 - Approving Final Plat and Subdivision Agreement for  
Gloor Subdivision**

Staff Contact: Chad Nabity

# **Council Agenda Memo**

**From:** Regional Planning Commission

**Meeting:** March 12, 2019

**Subject:** Gloor Subdivision – Final Plat

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

## **Background**

This property is located north of Barbara Avenue and east of Ando Avenue in Grand Island, Nebraska. (1 lot, 0.37 acres). This property is zoned R1 Suburban Density Residential and is part of a replat of all of lot 1, John & Marie's Subdivision and part of Lake Front tract 1c as established by the City Of Grand Island on Branch's Lake located in the Northeast Quarter of the Southwest Quarter (NW1/4, SW ¼) of Section Twenty-one (21), Township Eleven (11) North, Range Nine (9) west of the 6<sup>th</sup> P.M., Hall County, Nebraska.

## **Discussion**

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

A motion was made by Rainforth and seconded 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, Rubio, Robb, Rainforth, Hedricksen 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:

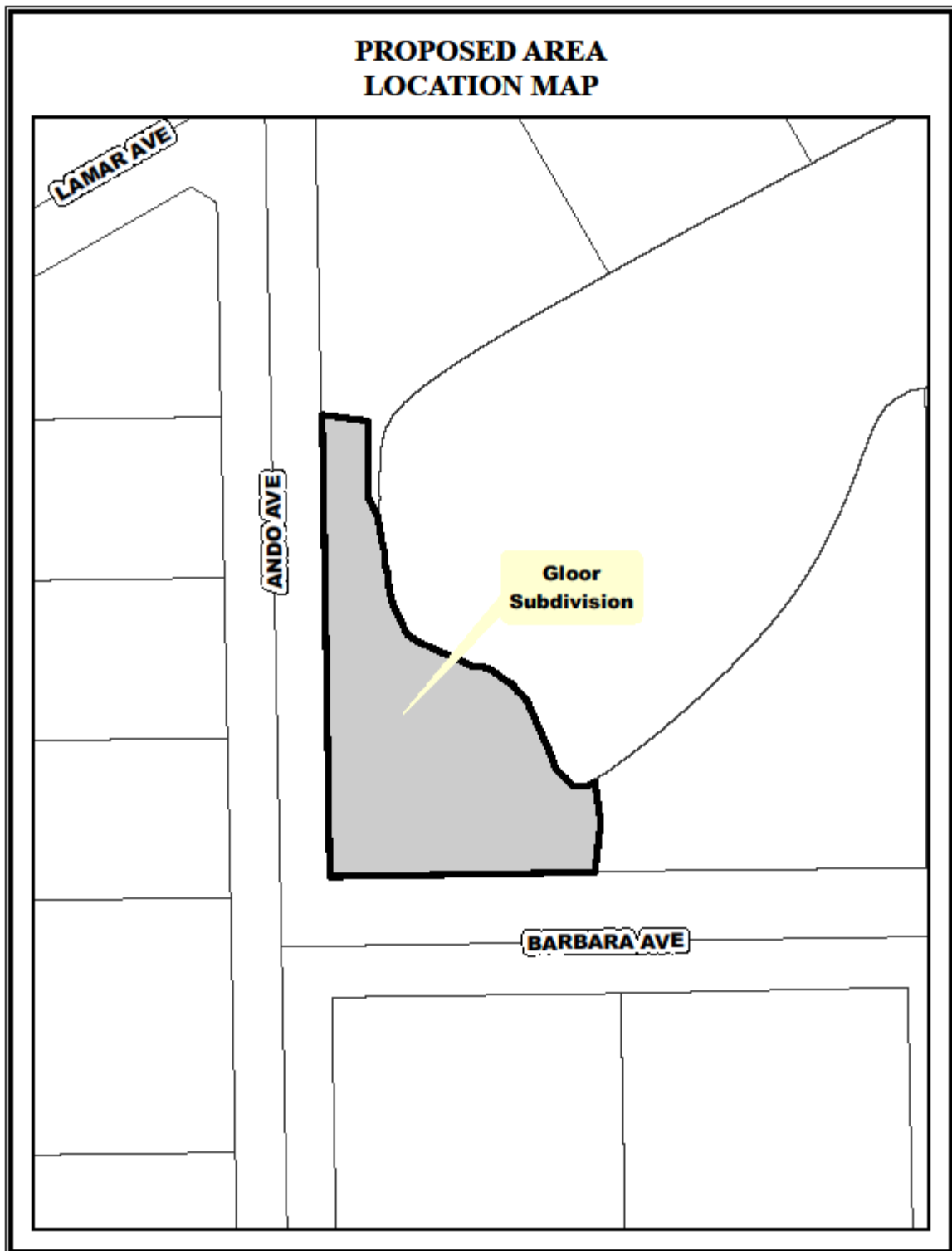
1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

### **Recommendation**

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

### **Sample Motion**

Move to approve as recommended.



**Developer/Owner**  
Michael R. Gloor & Marie De Martinez

2120 Barbara Ave.  
Grand Island, NE 68803

To create 1 lot east of Ando Ave. and north of Barbara Ave. in Grand Island, Nebraska.

**Size:** 1 lot 0.37 acres

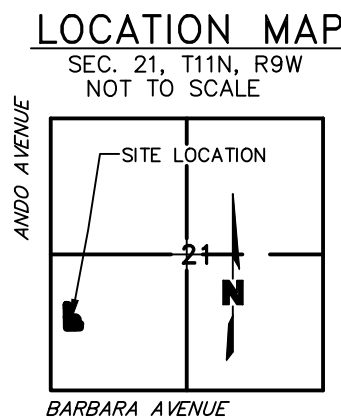
**Zoning:** R1 Suburban Density Residential

**Road Access:** Existing Rural Section Streets

**Water Public:** City water is available.

**Sewer Public:** City sewer is available.





**LEGEND**

○	SET CORNER (5/8"x24" REBAR W/CAP)
●	FOUND CORNER (AS NOTED)
—————	PROPERTY LINE
—— — — — —	LOT LINE
- - - - -	EASEMENT LINE
M	MEASURED DISTANCE
P	JOHN & MARIE'S SUBDIVISION DISTANCE
E	EASEMENT DISTANCE

***GLOOR SUBDIVISION***  
***CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA***  
***FINAL PLAT***

A REPLAT OF ALL OF LOT 1, JOHN & MARIE'S SUBDIVISION AND PART OF LAKE FRONT TRACT 1C AS ESTABLISHED BY THE CITY OF GRAND ISLAND ON BRACH'S LAKE LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW1/4 SW1/4) OF SECTION TWENTY-ONE (21), TOWNSHIP ELEVEN (11) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M., ALL IN GRAND ISLAND, HALL COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 1, JOHN & MARIE'S SUBDIVISION, AND THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF BARBARA AVENUE AND THE EAST RIGHT-OF-WAY LINE OF ANDO AVENUE, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ON AN ASSUMED BEARING OF N01°06'29"W, ALONG SAID LOT 1 AND SAID EAST RIGHT-OF-WAY LINE OF ANDO AVENUE, A DISTANCE OF 230.71 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE S29°49'10"E A DISTANCE OF 55.08 FEET; THENCE S49°51'38"E A DISTANCE OF 5.39 FEET; THENCE S02°27'18"W A DISTANCE OF 34.11 FEET; THENCE S03°13'55"E A DISTANCE OF 14.69 FEET; THENCE S33°02'14"E A DISTANCE OF 19.25 FEET; THENCE S80°24'31"E A DISTANCE OF 63.24 FEET; THENCE S32°53'51"E A DISTANCE OF 19.41 FEET; THENCE S03°37'18"W A DISTANCE OF 28.35 FEET; THENCE S24°03'42"E A DISTANCE OF 24.42 FEET; THENCE N87°11'29"E A DISTANCE OF 10.95 FEET; THENCE N61°42'41"E A DISTANCE OF 7.18 FEET; THENCE S09°16'51"W A DISTANCE OF 11.61 FEET TO A NORTHEASTERLY CORNER OF SAID LOT 1; THENCE S03°23'24"W, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 27.46 FEET TO THE SOUTHEAST CORNER OF LOT 1, ALSO BEING ON SAID NORTH RIGHT-OF-WAY LINE OF BARBARA AVENUE; THENCE S89°03'35"W, ALONG THE SOUTH LINE OF SAID LOT 1, AND SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 131.75 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 15,653.23 SQUARE FEET OR 0.359 ACRES MORE OR LESS.

I HEREBY CERTIFY THAT ON \_\_\_\_\_, 2019, I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION, ALL OF LOT 1, JOHN & MARIE'S SUBDIVISION AND PART OF LAKE FRONT TRACT 1C AS ESTABLISHED BY THE CITY OF GRAND ISLAND ON BRACH'S LAKE LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW1/4 SW1/4) OF SECTION TWENTY-ONE (21), TOWNSHIP ELEVEN (11) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M., ALL IN 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.

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

KNOW ALL MEN BY THESE PRESENTS, MICHAEL R. GLOOR AND MARIE de MARTINEZ, HUSBAND AND WIFE, OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "**GLOOR SUBDIVISION**", ALL OF LOT 1, JOHN & MARIE'S SUBDIVISION AND PART OF LAKE FRONT TRACT 1C AS ESTABLISHED BY THE CITY OF GRAND ISLAND ON BRACH'S LAKE LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW1/4 SW1/4) OF SECTION TWENTY-ONE (21), TOWNSHIP ELEVEN (11) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M., ALL IN GRAND ISLAND, HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT 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.

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MICHAEL R. GLOOR

MARIE de MARTINEZ

## STATE OF NEBRASKA

COUNTY OF HALL SS

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019, BEFORE ME \_\_\_\_\_, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED MICHAEL R. GLOOR AND MARIE de MARTINEZ, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSONS WHOSE SIGNATURES ARE AFFIXED HERETO AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR 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

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.

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MAYOR

CITY CLERK

RESOLUTION 2019-64

WHEREAS Michael R. Gloor and Marie de Martinez, husband and wife, being the said owner of the land described hereon, have caused the same to be surveyed, subdivided, platted and designated as "GLOOR SUBDIVISION", all of Lot 1 of John and Marie's Subdivision and part of Lake Front Tract 1C as Established by the City Of Grand Island on Brach's Lake located in the Northwest Quarter of the Southwest Quarter (NW1/4, SW 1/4) of Section Twenty-one (21), Township Eleven (11) North, Range Nine (9) West of the 6<sup>th</sup> 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 GLOOR 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, March 12, 2019.

\_\_\_\_\_  
Roger G. Steele, Mayor

Attest:

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

Approved as to Form	☐ _____
March 8, 2019	☐ City Attorney