



City of Grand Island

Tuesday, March 26, 2019

Council Session

Item G-6

#2019-102 - Approving Final Plat and Subdivision Agreement for JGMO

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission
Meeting: March 26, 2019
Subject: JGMO Subdivision – Final Plat
Presenter(s): Chad Naby, AICP, Regional Planning Director

Background

This property is located west of Blaine Street south of Lake Street and West of Locust Street Grand Island, Nebraska. (3 lots, 11.100 acres). This property is zoned B2 General Business Zone.

Discussion

The final plat for JGMO Subdivision was considered by the Regional Planning Commission at the March 13, 2019 meeting.

A motion was made by Monter and seconded Rubio by to approve the final plat as presented.

A roll call vote was taken and the motion passed with 10 members present and voting in favor (O'Neill, Nelson, Ruge, Maurer, Allan, Robb, Monter, Rainforth, Rubio, and Kjar) 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

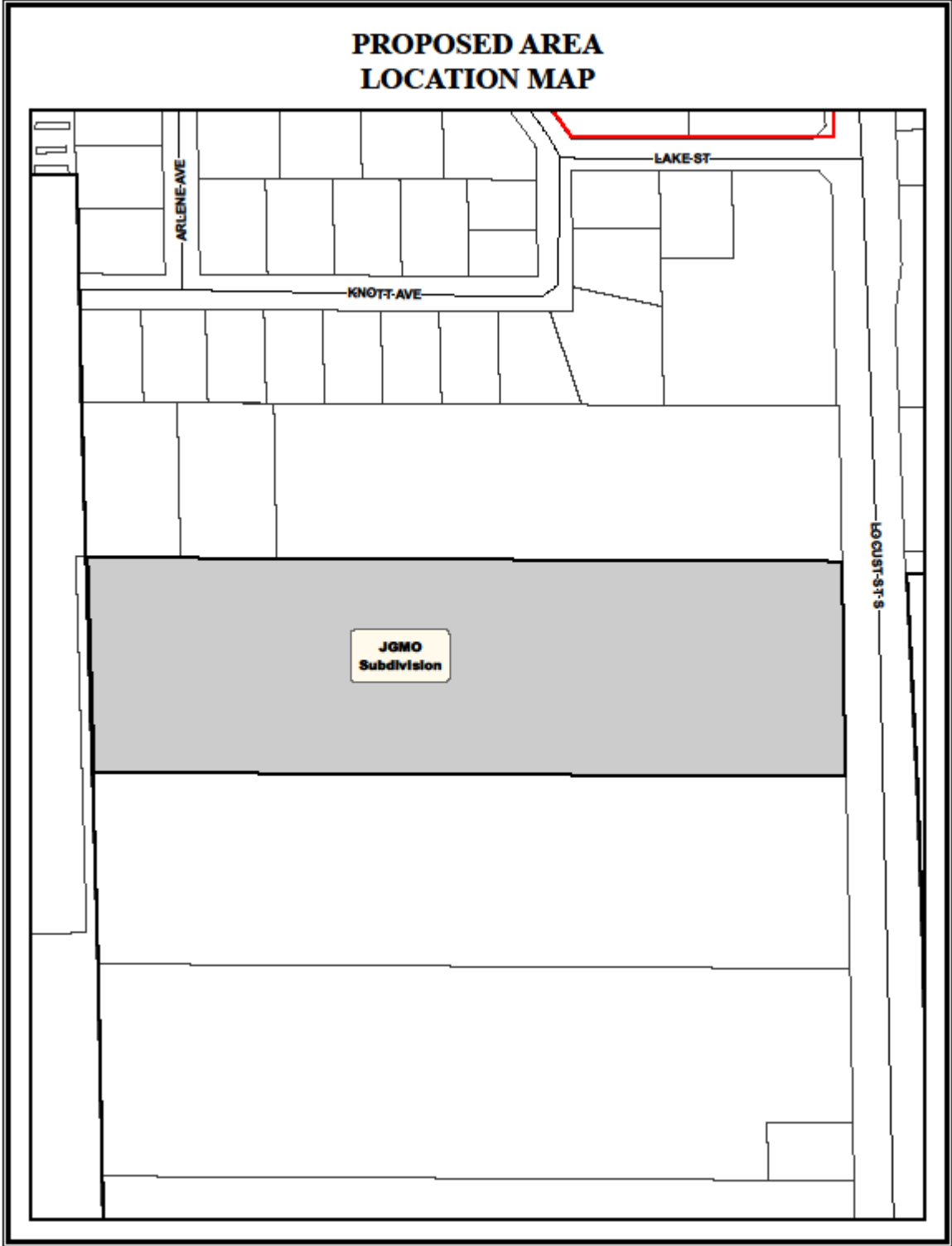
Recommendation

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

Sample Motion

Move to approve as recommended.

PROPOSED AREA LOCATION MAP



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ne

Developer/Owner

Jason Olderbak & Brian McMahon
3418 S. Blaine
Grand Island, NE 68801

To create

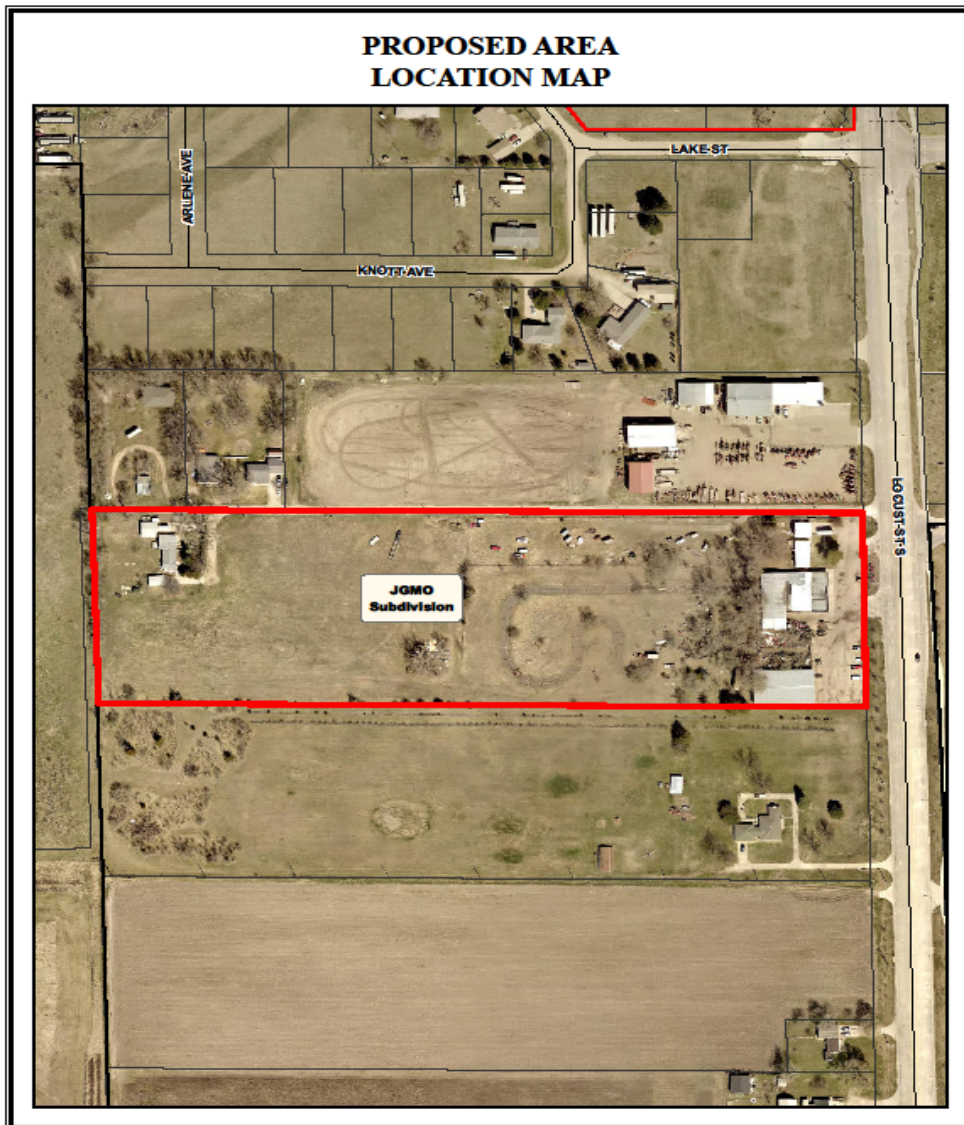
Size: 3 lots 11.100 acres

Zoning: B2 General Business Zone

Road Access: All lots front onto South Locust Street

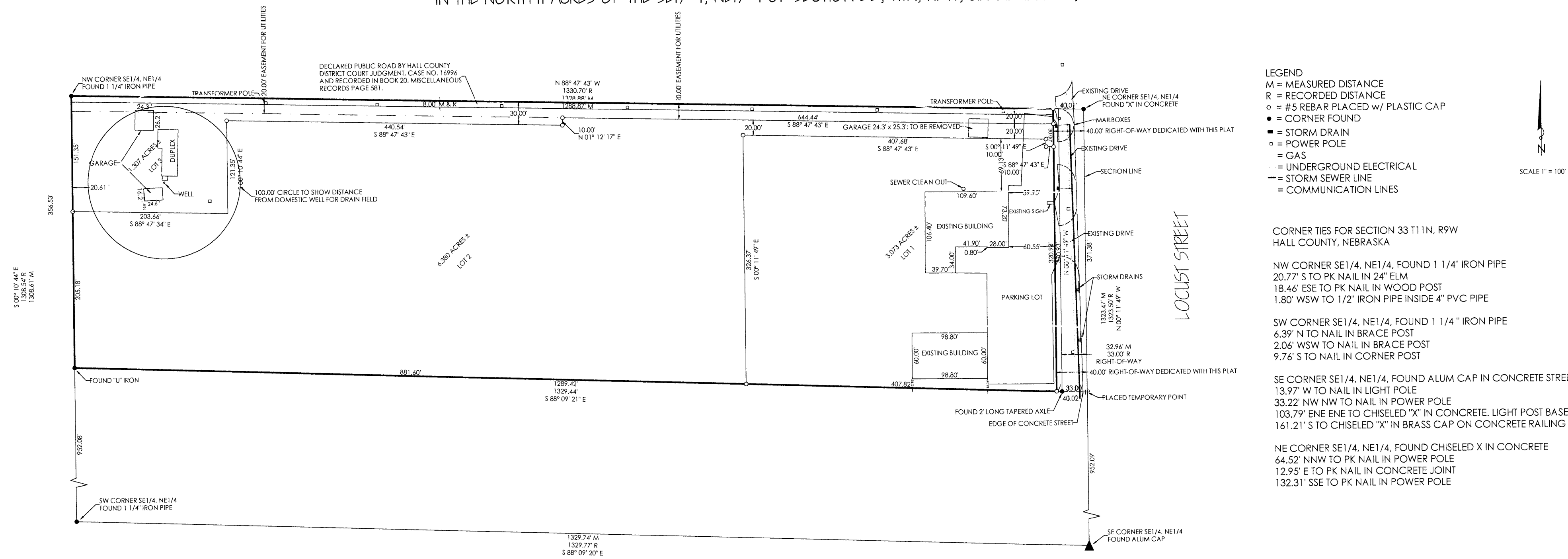
Water Public: City water is available to Lot 1.

Sewer Public: City sewer is available to Lot 1.



JGMO SUBDIVISION

IN THE NORTH 11 ACRES OF THE SE1/4, NE1/4 OF SECTION 33, 11N, R9W, GRAND ISLAND, HALL COUNTY NEBRASKA



- LEGEND**
M = MEASURED DISTANCE
R = RECORDED DISTANCE
○ = #5 REBAR PLACED w/ PLASTIC CAP
● = CORNER FOUND
■ = STORM DRAIN
□ = POWER POLE
○ = GAS
— = UNDERGROUND ELECTRICAL
— = STORM SEWER LINE
— = COMMUNICATION LINES

CORNER TIES FOR SECTION 33 11N, R9W HALL COUNTY, NEBRASKA

NW CORNER SE1/4, NE1/4, FOUND 1 1/4" IRON PIPE
20.77' S TO PK NAIL IN 24" ELM
18.46' ESE TO PK NAIL IN WOOD POST
1.80' WSW TO 1/2" IRON PIPE INSIDE 4" PVC PIPE

SW CORNER SE1/4, NE1/4, FOUND 1 1/4" IRON PIPE
6.39' N TO NAIL IN BRACE POST
2.06' WSW TO NAIL IN BRACE POST
9.76' S TO NAIL IN CORNER POST

SE CORNER SE1/4, NE1/4, FOUND ALUM CAP IN CONCRETE STREET
13.97' W TO NAIL IN LIGHT POLE
33.22' NW NW TO NAIL IN POWER POLE
103.79' ENE ENE TO CHISELED "X" IN CONCRETE, LIGHT POST BASE
161.21' S TO CHISELED "X" IN BRASS CAP ON CONCRETE RAILING

NE CORNER SE1/4, NE1/4, FOUND CHISELED X IN CONCRETE
64.52' NNW TO PK NAIL IN POWER POLE
12.95' E TO PK NAIL IN CONCRETE JOINT
132.31' SSE TO PK NAIL IN POWER POLE

LEGAL DESCRIPTION
The North 11 acres of the SE1/4, NE1/4 of Section 33, Township 11 North, Range 9 West of the 6th P.M., City of Grand Island, Hall County, Nebraska. More particularly described as follows:
Beginning at the northeast corner of said SE1/4, NE1/4; thence N 88° 47' 43" W on and upon the north line of said SE1/4, NE1/4 a distance of 1328.87 feet to the northwest corner of said SE1/4, NE1/4; thence S 00° 10' 44" E on and upon the west line of said SE1/4, NE1/4 a distance of 356.53 feet to a point; thence S 88° 09' 21" E a distance of 1329.42 feet to a point on the east line of said SE1/4, NE1/4; thence N 00° 11' 49" W a distance of 371.38 feet to the point of beginning. Said tract contains 11.100 acres more or less of which 0.340 acres are public right-of-way.

SURVEYORS CERTIFICATE
I hereby certify that on February 5, 2019, I completed an accurate survey of 'JGMO SUBDIVISION' in the City of Grand Island, 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 lot corners; that the dimensions of each lot are 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. All dimensions are in feet and are accurate to the best of my knowledge and belief and that I am a duly Registered Land Surveyor under the laws of the State of Nebraska.

Kelly Stevens R.L.S. 690

APPROVALS
Submitted to and approved by the Regional Planning Commission of Hall County, Grand Island, 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 _____, 2019.

Mayor City Clerk

(Seal)

DEDICATION
KNOW ALL MEN BY THESE PRESENTS, that Jason C. Olderbak owner of JGMO, LLC and Brian J. McMahon and Lori A. McMahon husband and wife owners of LBJM, LLC being the owners of the land described herein have caused same to be surveyed, subdivided, platted and designated as 'JGMO SUBDIVISION', Grand Island, Hall County, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the streets as shown thereon to the public forever, and the easements as shown thereon for the location, construction and maintenance of public service utilities, together with the right of ingress and egress thereto, and hereby prohibiting the planting of trees, bushes and shrubs, or placing other obstruction 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 Grand Island, Nebraska, this _____ day of _____, 2019.

Jason C. Olderbak

Brian J. McMahon

Lori A. McMahon

ACKNOWLEDGEMENT
State Of Nebraska
County Of Hall SS
On the _____ day of _____, 2019, before me _____
a Notary Public within and for said County, personally appeared Jason C. Olderbak, Brian J. McMahon and Lori McMahon to me personally known to be the identical persons whose signatures are affixed hereto, and that each did acknowledge the execution hereof to be their voluntary act and deed. IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal at Grand Island, Nebraska, on the last date above written.

My commission expires _____

Notary Public

SURVEY REQUESTED BY JASON OLDERBAK
STEVENS LAND SURVEYING LLC - 1604 RAINBOW ROAD, GRAND ISLAND, NE 68801 - 308-379-0464 - E-MAIL kstevens690@gmail.com

PROJECT NUMBER 17-44 - DATE 7/31/2017 - DRAWN BY K.S. - CHECKED BY AES

RESOLUTION 2019-102

WHEREAS Jason C. Olderbak owner of JGMO, LLC and Brian J. McMahon and Lori A. McMahon husband and wife owners of LBJM, LLC being the owners of the land described hereon, have caused the same to be surveyed, subdivided, platted and designated as "JGMO SUBDIVISION", The North 11 acres of the SE1/4, NE1/4 of Section 33, Township 11 North, Range 9 West of the 6th P.M., 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 JGMO 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 26, 2019.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
March 25, 2019	☐ City Attorney