



City of Grand Island

Tuesday, March 26, 2019

Council Session

Item G-7

**#2019-103 - Approving Final Plat and Subdivision Agreement for
Copper Creek Rodney Leon Subdivision**

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission
Meeting: March 26, 2019
Subject: Copper Creek Rodney Leon – Final Plat
Presenter(s): Chad Nabity, AICP, Regional Planning Director

Background

This property is located along Little Blue Stem Drive east of Engelman Road in Grand Island, Nebraska. (25 lots, 5.736 acres). This property is zoned R2 Low Density Residential. In part of the Northwest Quarter (NW1/4) of Section Twenty-three (23), Township Eleven (11) North, Range Ten (10) west of the 6th P.M., in Grand Island, Hall County, Nebraska.

Discussion

The final plat for Copper Creek Rodney Leon 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, Allan, Monter Maurer, Rubio, Robb, Rainforth, 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

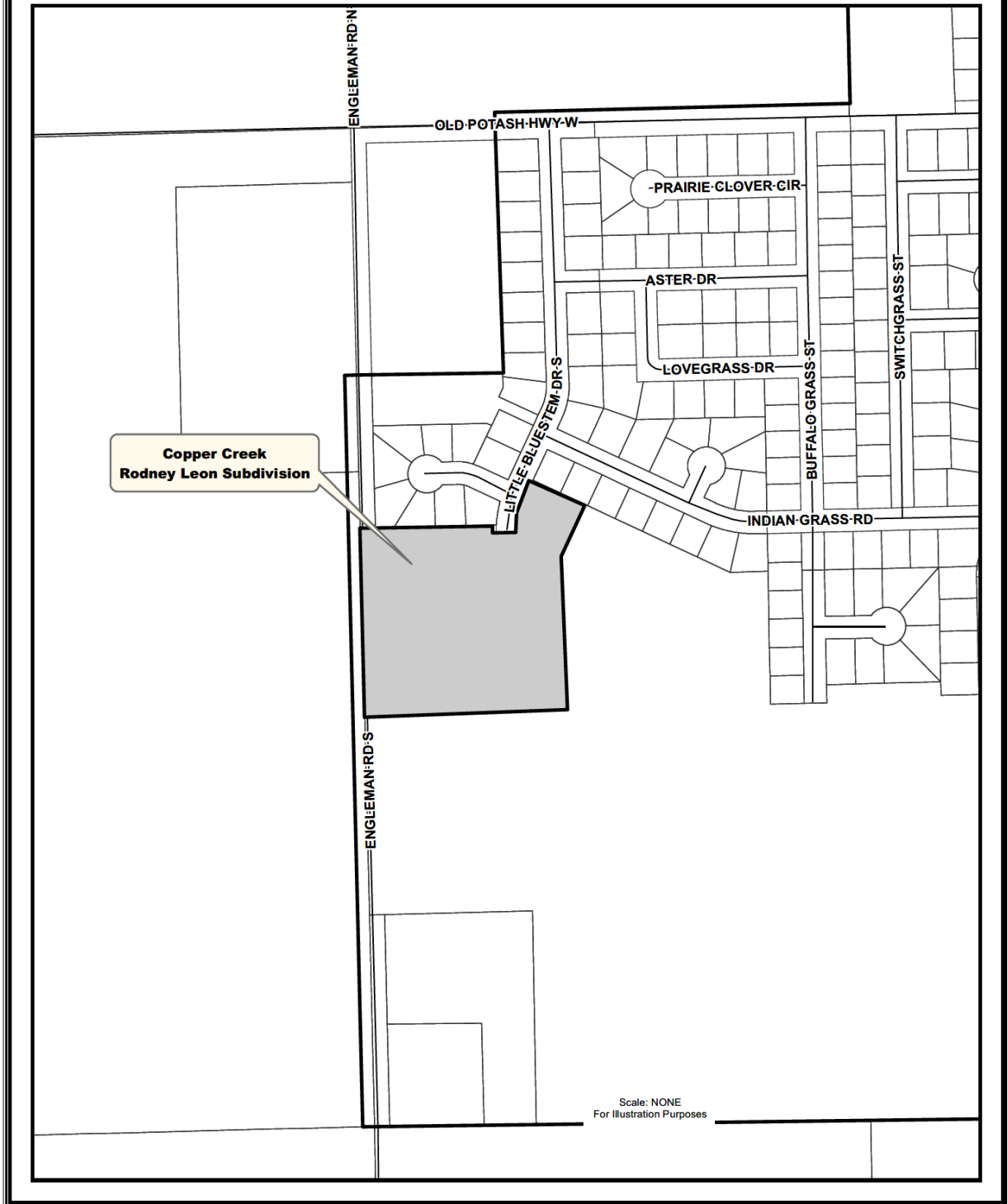
Recommendation

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

Sample Motion

Move to approve as recommended.

PROPOSED AREA LOCATION MAP



Developer/Owner

The Guarentee Group, LLC
P.O. Box 916
Grand Island, NE 68802

To create 25 lot east Engleman Road along Little Bluestem Drive in Grand Island, Nebraska.

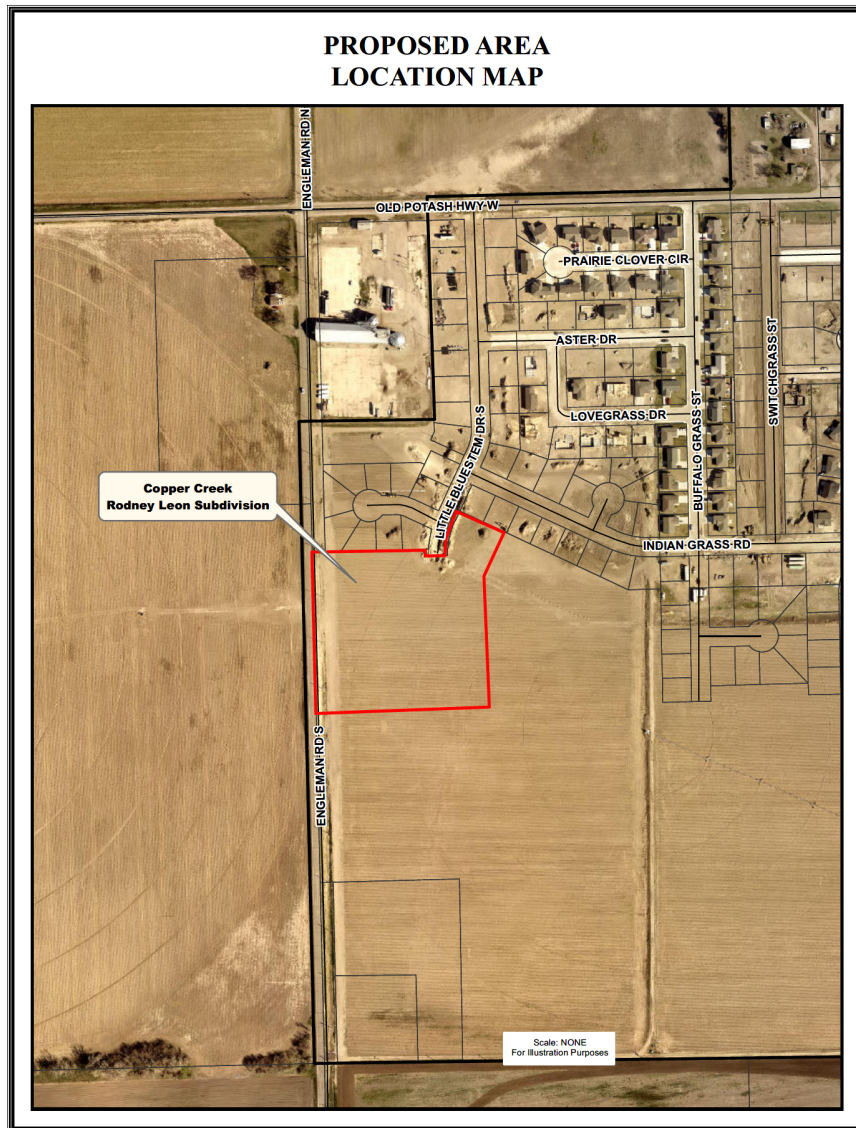
Size: 5.736 acres

Zoning: R2 Low Density Residential

Road Access: 37 foot wide Public Streets will be constructed

Water Public: City water is available.

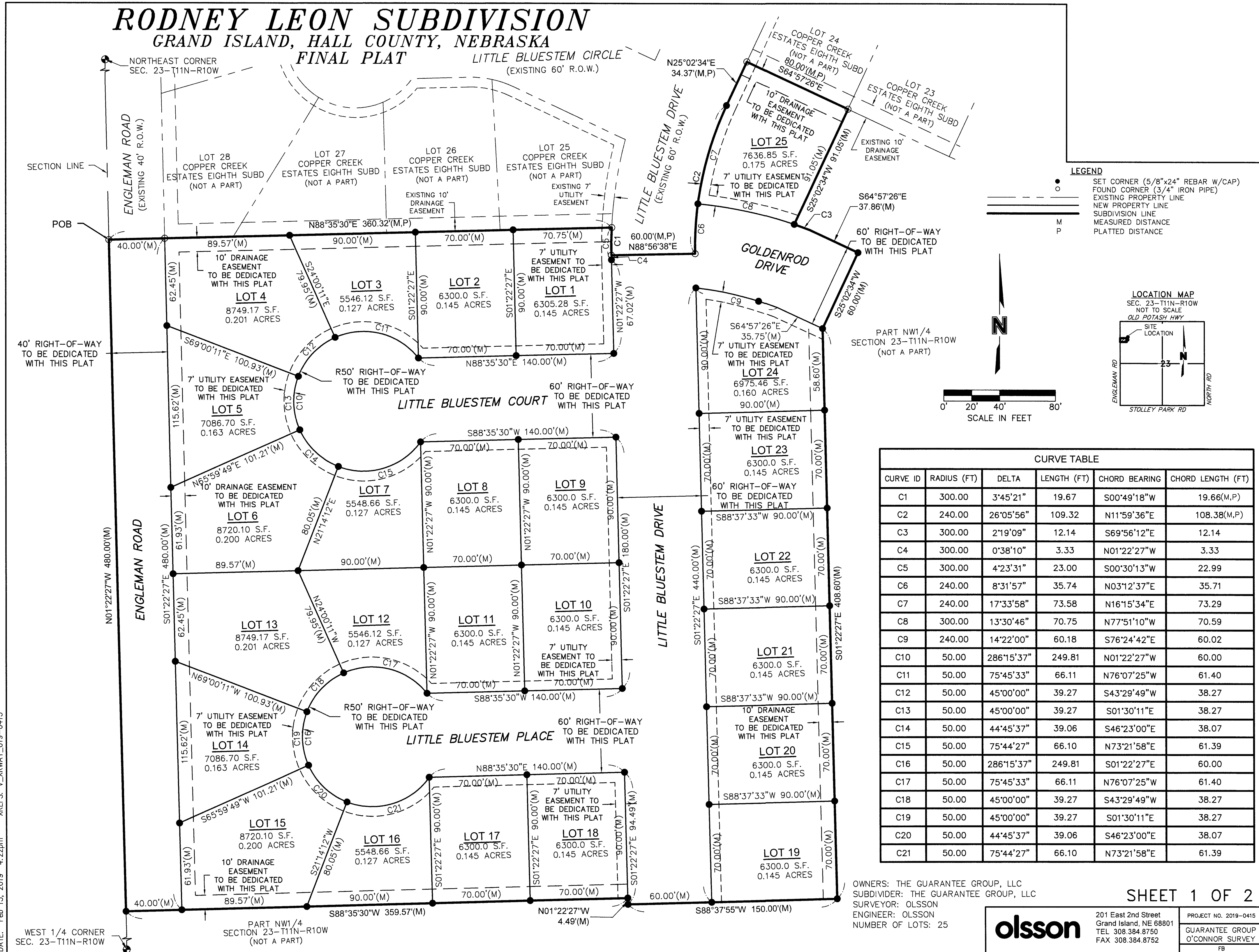
Sewer Public: City sewer is available.



RODNEY LEON SUBDIVISION

GRAND ISLAND, HALL COUNTY, NEBRASKA

FINAL PLAT



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 DATE: Feb 15, 2019 4:22pm
 USER: jjimenez
 XREFS: V_XRWAY_019-0415

SHEET 1 OF 2

olsson

201 East 2nd Street
Grand Island, NE 68801
TEL 308.384.8750
FAX 308.384.8752

PROJECT NO. 2019-0415
GUARANTEE GROUP
O'CONNOR SURVEY
FB

RODNEY LEON SUBDIVISION

GRAND ISLAND, HALL COUNTY, NEBRASKA

FINAL PLAT

LEGAL DESCRIPTION

A TRACT OF LAND CONSISTING OF PART OF THE NORTHWEST QUARTER (NW1/4) OF SECTION TWENTY-THREE (23), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF COPPER CREEK ESTATES EIGHTH SUBDIVISION, SAID POINT BEING ON THE WEST LINE OF THE NW 1/4 OF SECTION 23-T11N-R10W AND ALSO BEING THE POINT OF BEGINNING; THENCE S88°35'30"E A DISTANCE OF 360.32 FEET TO A POINT OF CURVATURE, ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF LITTLE BLUESTEM DRIVE; THENCE AROUND A CURVE IN A COUNTER CLOCKWISE DIRECTION, ALONG SAID RIGHT-OF-WAY LINE, HAVING A DELTA ANGLE OF 03°45'21", HAVING A RADIUS OF 300.00 FEET, AND CHORD BEARING S00°49'18"W A CHORD DISTANCE OF 19.67 FEET; THENCE S88°56'38"E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 60.00 FEET TO A POINT OF CURVATURE AND ALSO BEING THE EAST RIGHT-OF-WAY LINE OF SAID LITTLE BLUESTEM DRIVE; THENCE AROUND A CURVE IN A CLOCKWISE DIRECTION, ALONG SAID RIGHT-OF-WAY LINE, HAVING A DELTA ANGLE OF 26°05'56", HAVING A RADIUS OF 240.00 FEET, AND CHORD BEARING N11°59'36"E A CHORD DISTANCE OF 108.38 FEET; THENCE N25°02'34"E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 34.37 FEET TO THE SOUTHWEST CORNER OF LOT 24, SAID COPPER CREEK ESTATES EIGHTH SUBDIVISION; THENCE S64°57'26"E, ALONG THE SOUTH LINE OF SAID LOT 24, A DISTANCE OF 80.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 24 AND ALSO BEING THE SOUTHWEST CORNER OF LOT 23, COPPER CREEK ESTATES EIGHTH SUBDIVISION; THENCE S25°02'34"W A DISTANCE OF 91.05 FEET TO A POINT OF CURVATURE; THENCE AROUND A CURVE IN A CLOCKWISE DIRECTION, HAVING A DELTA ANGLE OF 02°19'09", HAVING A RADIUS OF 300.00 FEET, AND CHORD BEARING S69°56'12"E A DISTANCE OF 12.14 FEET; THENCE S64°57'26"E A DISTANCE OF 37.86 FEET; THENCE S25°02'34"W A DISTANCE OF 60.00 FEET; THENCE S01°22'27"E A DISTANCE OF 408.60 FEET; THENCE N88°37'55"W A DISTANCE OF 150.00 FEET; THENCE N01°22'27"W A DISTANCE OF 4.49 FEET; THENCE S88°35'30"W A DISTANCE OF 359.57 FEET TO A POINT ON SAID WEST LINE OF THE NW 1/4; THENCE N01°22'27"W, ALONG SAID WEST LINE, A DISTANCE OF 480.00 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 253,140.76 SQUARE FEET OR 5.811 ACRES MORE OR LESS OF WHICH 1.959 ACRES IS NEW DEDICATED ROAD RIGHT-OF-WAY.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON _____, 2019, I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION, OF A TRACT OF LAND CONSISTING OF PART OF THE NORTHWEST QUARTER (NW1/4) OF SECTION TWENTY-THREE (23), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., 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.

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

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

DEDICATION OF PLAT

KNOW ALL MEN BY THESE PRESENTS, THAT THE GUARANTEE GROUP, 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 "**RODNEY LEON SUBDIVISION**" IN PART OF THE NORTHWEST QUARTER (NW1/4) OF SECTION TWENTY-THREE (23), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF AND DO HEREBY DEDICATE THE ROAD RIGHT OF WAY, AS SHOWN THEREON TO THE PUBLIC FOR THEIR USE FOREVER; AND HEREBY DEDICATE THE EASEMENTS, AS SHOWN THEREON TO THE PUBLIC FOR THEIR USE FOREVER FOR THE LOCATION, CONSTRUCTION AND MAINTENANCE FOR PUBLIC SERVICE UTILITIES, TOGETHER WITH THE RIGHTS OF INGRESS AND EGRESS HERETO, AND HEREBY PROHIBITING THE PLANTING OF TREES, BUSHES AND SHRUBS, OR PLACING OTHER OBSTRUCTIONS UPON, OVER, ALONG OR UNDERNEATH THE SURFACE OF SUCH EASEMENTS; 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.

SEAN P. O'CONNOR, A MEMBER
THE GUARANTEE GROUP, 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 SEAN P. O'CONNOR, A MEMBER, THE GUARANTEE GROUP, 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 HERETO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT _____, NEBRASKA, ON THE DATE LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

OWNERS: THE GUARANTEE GROUP, LLC
SUBDIVIDER: THE GUARANTEE GROUP, LLC
SURVEYOR: OLSSON
ENGINEER: OLSSON
NUMBER OF LOTS: 25

SHEET 2 OF 2



201 East 2nd Street
Grand Island, NE 68801
TEL 308.384.8750
FAX 308.384.8752

PROJECT NO. 2019-0415
GUARANTEE GROUP
O'CONNOR SURVEY
FB

USER: jhmenez
 DMC: F:\2019\0001-0500\019-0415\40-Design\Survey\SRV\Sheets\V_FPT_019-0415.dwg
 DATE: Feb 15, 2019 4:17pm
 XREFS: V_XRWAY_019-0415

RESOLUTION 2019-103

WHEREAS The Guarantee Group, LLC , being the said owners of the land described hereon, have caused the same to be surveyed, subdivided, platted and designated as "COPPER CREEK RODNEY LEON SUBDIVISION", A tract of land consisting of part of the Northwest Quarter (NW1/4) of Section Twenty-Three (23), Township Eleven (11) North, Range Ten (10) 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 COPPER CREEK RODNEY LEON 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