



# City of Grand Island

Tuesday, March 26, 2019

Council Session

## Item G-8

**#2019-104 - Approving Final Plat and Subdivision Agreement for Schaff's Seventh Subdivision**

Staff Contact: Chad Nabity

# **Council Agenda Memo**

**From:** Regional Planning Commission  
**Meeting:** March 26, 2019  
**Subject:** Schaff's Seventh Subdivision – Final Plat  
**Presenter(s):** Chad Nabity, AICP, Regional Planning Director

## **Background**

This property is located north of Seedling Mile Road and west of Gun Barrel Road in the two mile jurisdiction of Grand Island, Nebraska. (2 lots, 8.319 acres). This property is zoned LLR Large Lot Residential. A tract of land comprising all of Lot 1; Schaff's Fifth Subdivision in the Northeast Quarter of the Southwest Quarter (NE1/4, SW ¼) of Section Twelve (12), Township Eleven (11) North, Range Nine (9) west of the 6<sup>th</sup> P.M., Hall County, Nebraska. This will create non-conforming buildings on the remaining farm ground the developer or their successor will need to bring the property into compliance within 1 year of filing this plat.

## **Discussion**

The final plat for Schaff's Seventh 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, Maurer, Monter, 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

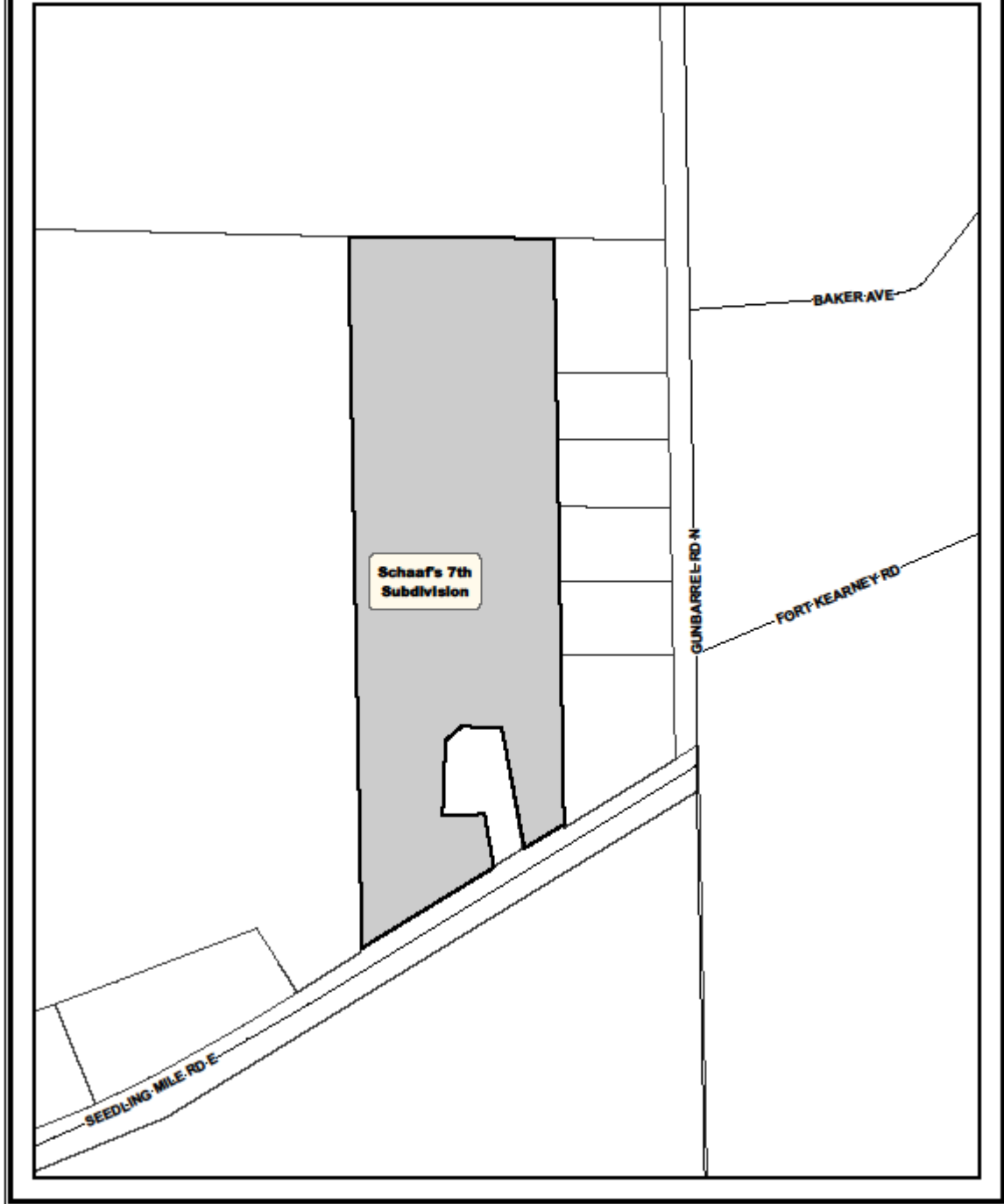
## **Recommendation**

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

## **Sample Motion**

Move to approve as recommended.

# PROPOSED AREA LOCATION MAP



**Developer/Owner**  
Darin D. Jares and Janice L. Jares

4690 E. Seedling Mile  
Grand Island, NE 68801

To create 2 lots west of Gunbarrel Road and north of Seedling Mile Road in the zoning jurisdiction of Grand Island, Nebraska.

**Size:** 2 lot 8.319 acres

**Zoning:** LLR Large Lot Residential

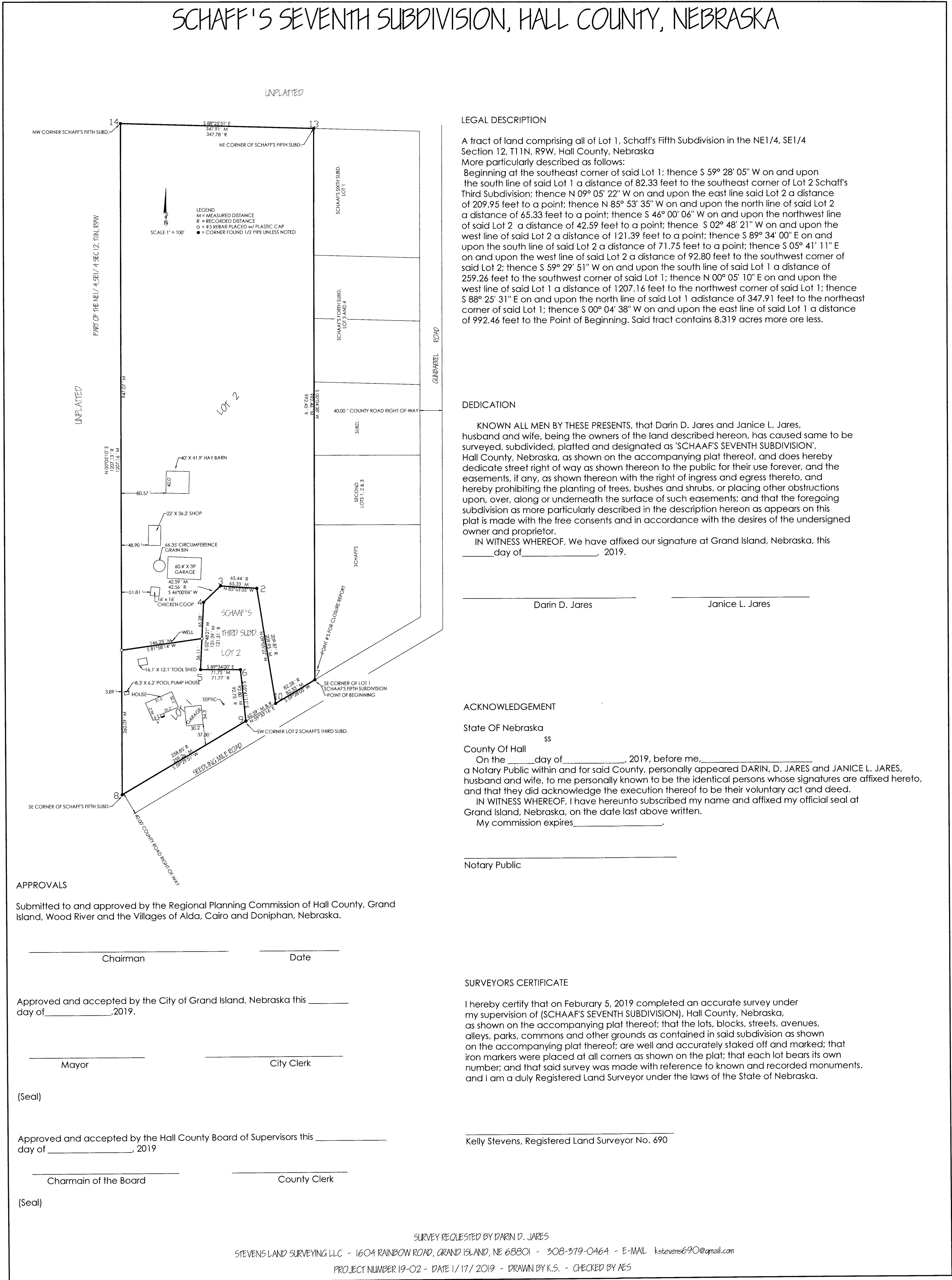
**Road Access:** Seedling mile is a 24 foot rural section county road.

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

**Sewer Public:** City sewer is not available.



# SCHAFF'S SEVENTH SUBDIVISION, HALL COUNTY, NEBRASKA



### LEGAL DESCRIPTION

A tract of land comprising all of Lot 1, Schaff's Fifth Subdivision in the NE1/4, SE1/4 Section 12, T11N, R9W, Hall County, Nebraska More particularly described as follows: Beginning at the southeast corner of said Lot 1; thence S 59° 28' 05" W on and upon the south line of said Lot 1 a distance of 82.33 feet to the southeast corner of Lot 2 Schaff's Third Subdivision; thence N 09° 05' 22" W on and upon the east line said Lot 2 a distance of 209.95 feet to a point; thence N 85° 53' 35" W on and upon the north line of said Lot 2 a distance of 65.33 feet to a point; thence S 46° 00' 06" W on and upon the northwest line of said Lot 2 a distance of 42.59 feet to a point; thence S 02° 48' 21" W on and upon the west line of said Lot 2 a distance of 121.39 feet to a point; thence S 89° 34' 00" E on and upon the south line of said Lot 2 a distance of 71.75 feet to a point; thence S 05° 41' 11" E on and upon the west line of said Lot 2 a distance of 92.80 feet to the southwest corner of said Lot 2; thence S 59° 29' 51" W on and upon the south line of said Lot 1 a distance of 259.26 feet to the southwest corner of said Lot 1; thence N 00° 05' 10" E on and upon the west line of said Lot 1 a distance of 1207.16 feet to the northwest corner of said Lot 1; thence S 88° 25' 31" E on and upon the north line of said Lot 1 a distance of 347.91 feet to the northeast corner of said Lot 1; thence S 00° 04' 38" W on and upon the east line of said Lot 1 a distance of 992.46 feet to the Point of Beginning. Said tract contains 8.319 acres more or less.

### DEDICATION

KNOWN ALL MEN BY THESE PRESENTS, that Darin D. Jares and Janice L. Jares, husband and wife, being the owners of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as 'SCHAFF'S SEVENTH SUBDIVISION', Hall County, Nebraska, as shown on the accompanying plat thereof, and does hereby dedicate street right of way as shown thereon to the public for their use forever, and the easements, if any, as shown thereon with the right of ingress and egress thereto, 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 subdivision as more particularly described in the description hereon as appears on this plat is made with the free consents and in accordance with the desires of the undersigned owner and proprietor.

IN WITNESS WHEREOF, We have affixed our signature at Grand Island, Nebraska, this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Darin D. Jares

\_\_\_\_\_  
Janice L. Jares

### ACKNOWLEDGEMENT

State Of Nebraska  
SS  
County Of Hall  
On the \_\_\_\_\_ day of \_\_\_\_\_, 2019, before me, \_\_\_\_\_ a Notary Public within and for said County, personally appeared DARIN, D. JARES and JANICE L. JARES, husband and wife, to me personally known to be the identical persons whose signatures are affixed hereto, and that they did acknowledge 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 Grand Island, Nebraska, on the date last above written.  
My commission expires \_\_\_\_\_

\_\_\_\_\_  
Notary Public

### 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)

Approved and accepted by the Hall County Board of Supervisors this \_\_\_\_\_ day of \_\_\_\_\_, 2019

\_\_\_\_\_  
Chairman of the Board

\_\_\_\_\_  
County Clerk

(Seal)

### SURVEYORS CERTIFICATE

I hereby certify that on February 5, 2019 completed an accurate survey under my supervision of (SCHAFF'S SEVENTH SUBDIVISION), Hall County, 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 corners 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, and I am a duly Registered Land Surveyor under the laws of the State of Nebraska.

\_\_\_\_\_  
Kelly Stevens, Registered Land Surveyor No. 690

RESOLUTION 2019-104

WHEREAS Darin D. Jares and Janice L. Jares, husband and wife being the owners of the land described hereon, have caused the same to be surveyed, subdivided, platted and designated as "SCHAAF'S SEVENTH SUBDIVISION", A tract of land comprising all of Lot 1, Schaaf's Fifth Subdivision in the NE1/4, SE1/4 Section 12, T11N, R9W, 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 SCHAAF'S 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.

- - -

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