



# City of Grand Island

Tuesday, April 23, 2019

Council Session

## Item G-5

**#2019-138 - Approving Final Plat and Subdivision Agreement for  
Lewis Acres Subdivision**

Staff Contact: Chad Nabity

# **Council Agenda Memo**

**From:** Regional Planning Commission

**Meeting:** April 23, 2019

**Subject:** Lewis Acres Subdivision – Final Plat

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

## **Background**

This property is located east of U.S. Highway 281 and south of Wildwood Drive in Grand Island, Nebraska. (1 lots, 33.314 acres). This property is zoned B2 General Business and TA Transitional Agriculture. A tract of land consisting of all of lot 1, Greenscape Inc. Subdivision, Grand Island And Part of the Northwest Quarter of the Northwest Quarter (NW1/4,) of Section Eight (8), Township Ten (10) North, Range Nine (10) west of the 6<sup>th</sup> P.M., in Grand Island, Hall County, Nebraska.

## **Discussion**

The final plat for Lewis Acres Subdivision was considered by the Regional Planning Commission at the April 3, 2019 meeting.

A motion was made by Monter and second by Maurer 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, Monter, Maurer, Rubio, Robb, Rainforth, Randone and Hedricksen) 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

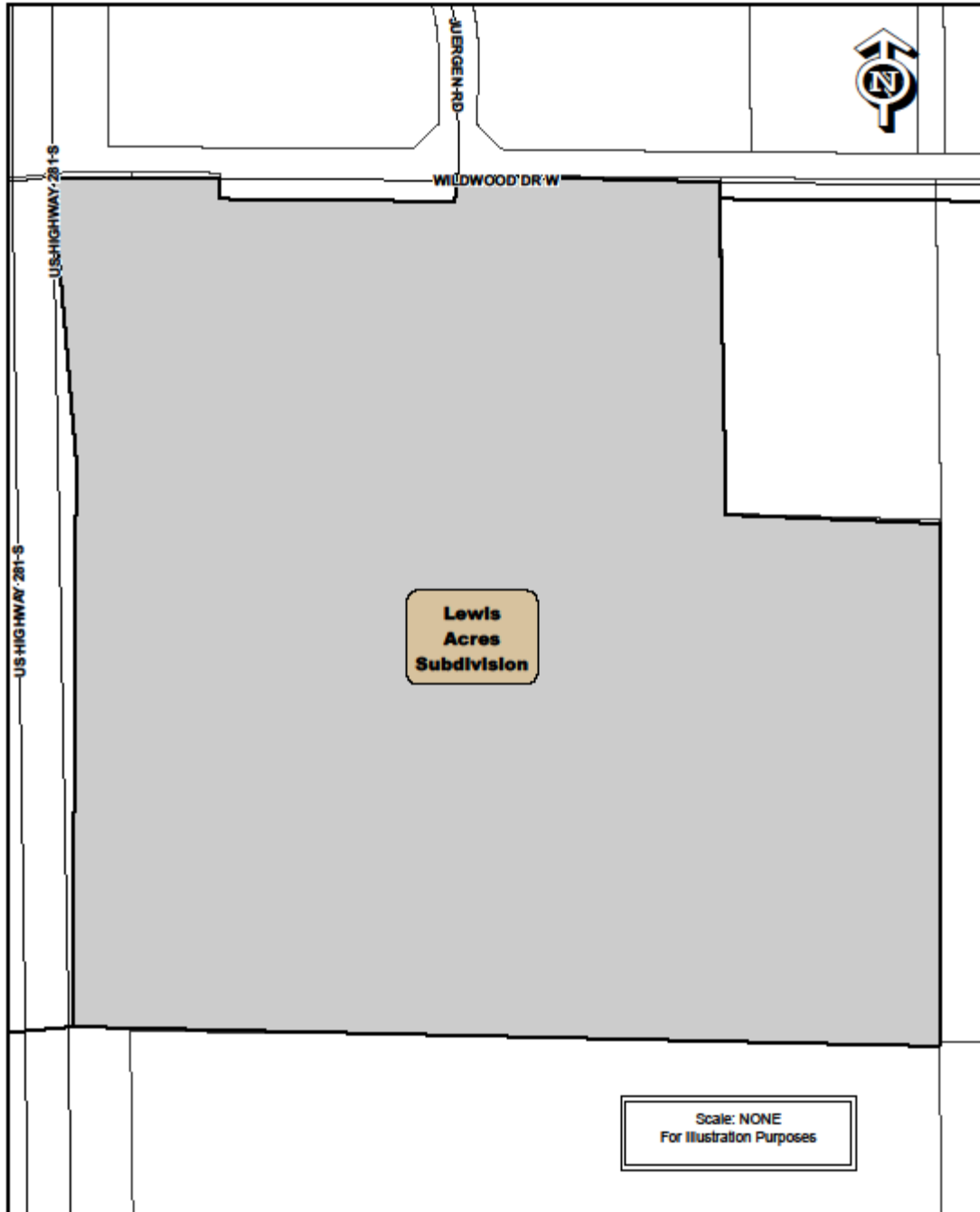
## **Recommendation**

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

## **Sample Motion**

Move to approve as recommended.

## PROPOSED AREA LOCATION MAP



**Developer/Owner**

Station 31 LLC

P.O. Box 1151

Grand Island, NE 68801

To create 1 lot with Lewis Greenscape and the house to the west of the business and the farm ground to the south and east in Grand Island, Nebraska.

**Size:** 33.852 Acres

**Zoning:** B2 General Business and TA Transitional Agriculture

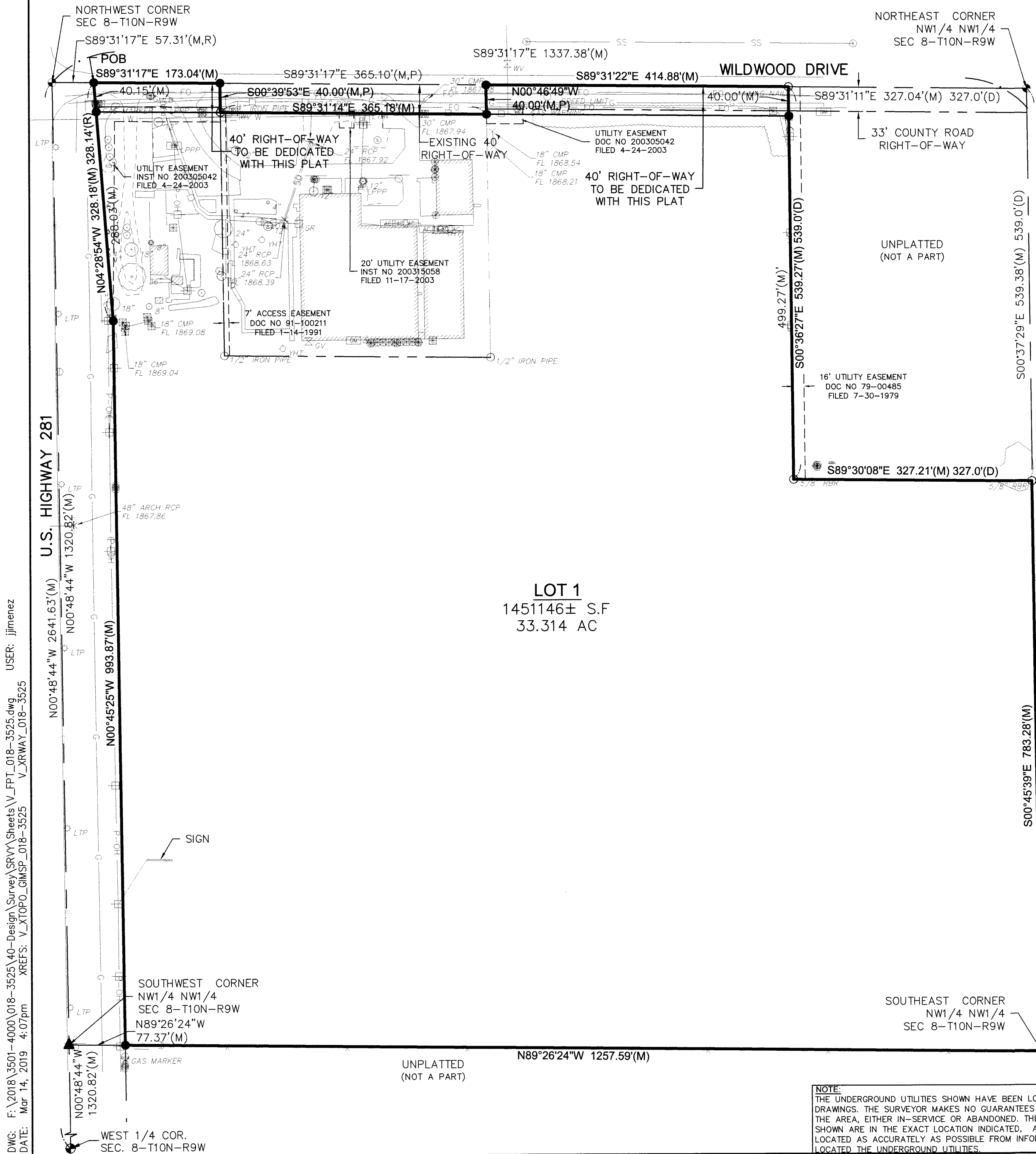
**Road Access:** Wildwood Drive is rural section county highway.

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

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



LEWIS ACRES SUBDIVISION  
AN ADDITION TO THE CITY OF GRAND ISLAND  
HALL COUNTY, NEBRASKA  
SITE PLAT

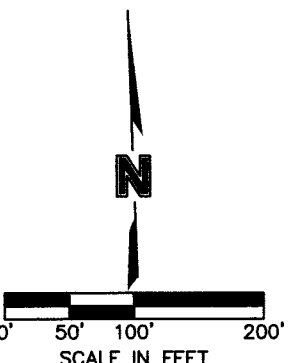
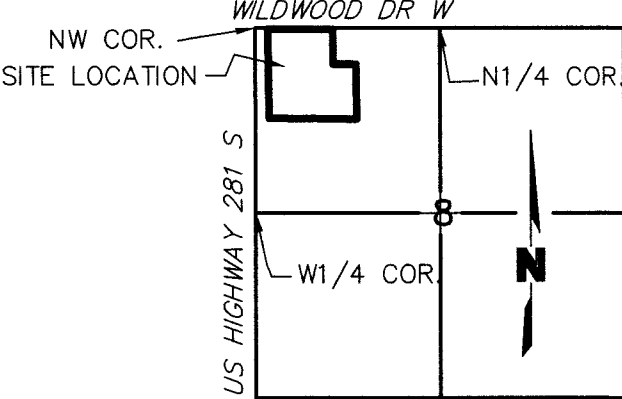


LEGAL DESCRIPTION

A TRACT OF LAND CONSISTING OF ALL OF LOT 1, GREENSCAPE INC. SUBDIVISION, GRAND ISLAND AND PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW1/4 NW1/4) OF SECTION EIGHT (8), TOWNSHIP TEN (10) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M., ALL IN HALL COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 8-T10N-R9W; THENCE ON AN ASSUMED BEARING OF S89°31'17"E, ALONG THE NORTH LINE OF THE NW1/4 NW1/4, A DISTANCE OF 57.31 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 281, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING S89°31'17"E, ALONG SAID NORTH LINE, A DISTANCE OF 173.04 FEET TO THE NORTHWEST CORNER OF GREENSCAPE INC. SUBDIVISION; THENCE S00°39'53"E, ALONG THE WEST LINE OF SAID GREENSCAPE INC. SUBDIVISION, A DISTANCE OF 40.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF WILDWOOD DRIVE, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 1, SAID GREENSCAPE INC. SUBDIVISION; THENCE S89°31'14"E, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 365.18 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE N00°46'49"E, ALONG THE EAST LINE OF SAID GREENSCAPE INC. SUBDIVISION, A DISTANCE OF 40.00 FEET TO THE NORTHEAST CORNER OF SAID GREENSCAPE INC. SUBDIVISION; THENCE S89°31'22"E, ALONG THE NORTH LINE OF SAID NW1/4 NW1/4, A DISTANCE OF 414.88 FEET; THENCE S00°36'27"E A DISTANCE OF 539.27 FEET; THENCE S89°30'08"E A DISTANCE OF 327.21 FEET TO A POINT ON THE EAST LINE OF SAID NW1/4 NW1/4; THENCE S00°45'39"E, ALONG SAID EAST LINE, A DISTANCE OF 783.28 FEET TO THE SOUTHEAST CORNER OF SAID NW1/4 NW1/4; THENCE N89°26'24"W, ALONG THE SOUTH LINE OF SAID NW1/4 NW1/4, A DISTANCE OF 1257.59 FEET TO A POINT ON SAID EAST RIGHT-OF-WAY LINE OF U.S. HWY 281; THENCE N00°45'25"W, ALONG THE EAST RIGHT-OF-WAY OF U.S. HIGHWAY 281, A DISTANCE OF 993.87 FEET; THENCE N04°28'54"W, ALONG SAID EAST RIGHT-OF-WAY OF U.S. HIGHWAY 281, A DISTANCE OF 328.18 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 1,474,608.13 SQUARE FEET OR 33.852 ACRES MORE OR LESS OF WHICH 0.539 ACRES ARE NEW DEDICATED ROAD RIGHT-OF-WAY.

LOCATION MAP  
SEC. 8, T10N, R9W  
NOT TO SCALE



SECTION TIES

**NORTHWEST CORNER, SECTION 8 T10N R9W**  
FOUND SURVEY SPIKE W/WASHER IN ASPHALT EAST RETURN HWY 281 & WILDWOOD DR  
S 88.74' TO CHISELED "X" ON LIGHT POLE BASE  
ESE 68.03' TO CHISELED "X" TOP OF ROW MARKER  
ENE 65.42' TO CHISELED "X" TOP OF ROW MARKER  
NE 69.40 TO 3/4 IRON PIN

**NORTHEAST CORNER, NW1/4 NW1/4, SECTION 8 T10N R9W**  
FOUND MAG NAIL IN ASPHALT COUNTY ROAD  
NNW 86.31' TO MAG NAIL W/WASHER IN POWER POLE  
NE 41.28' TO RED HEAD NAIL IN CORNER FENCE POST  
SSE 34.87' TO MAG NAIL W/WASHER IN CORNER FENCE POST ON CENTERLINE E-W ASPHALT COUNTY ROAD

**WEST 1/4 CORNER, SECTION 8 T10N R9W**  
FOUND SURVEY SPIKE W/WASHER IN ASPHALT SHOULDER OF HWY 281  
S 89.83' TO CHISELED "X" ON CONCRETE LIGHT POLE BASE  
ENE 79.07' TO PLUG ON 2" PIPE OF GAS REGULATOR  
NE 69.08' TO NAIL IN POWER POLE  
SSE 26.99' TO MAG NAIL IN CONCRETE JOINT

**SOUTHEAST CORNER, NE1/4 NW1/4, SECTION 8 T10N R9W**  
FOUND STONE 3' BELOW GRADE IN CROP LAND, SET 5/8"x24" REBAR W/PSC 674 OVER TOP  
ESE 22.30' TO CHISELED "X" NW CORNER OF PIVOT CENTER CONC PAD  
E 2.75' TO MAG NAIL W/WASHER IN CORNER FENCE POST  
NNE 7.43' TO MAG NAIL W/WASHER IN BRACE POST  
E 2.75' TO FENCE LINE NORTH  
S 1.0' TO FENCE LINE E-W

LEGEND

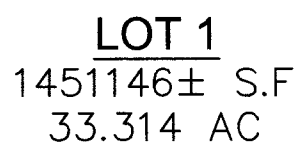
- SECTION CORNER
- CORNER FOUND (AS NOTED)
- SET CORNER (5/8" REBAR W/CAP)
- BUSH
- DECIDUOUS TREE
- ANTENNA
- SIGN
- STEEL POST
- FENCE POST
- FIRE HYDRANT
- LIGHT POLE
- SANITARY MANHOLE
- GATE VALVE
- WATER WELL
- POWER POLE W/LIGHT
- POWER POLE
- ELECTRIC RISER
- GAS METER
- AIR CONDITIONER
- TELEPHONE RISER
- PROPERTY LINE
- PROPERTY BOUNDARY LINE
- EASEMENT LINE
- SECTION LINE
- WATER LINE
- GAS LINE
- UNDERGROUND TELEPHONE
- FENCE
- MEASURED DISTANCE
- RECORDED DISTANCE
- DEEDED DISTANCE

**NOTE:**  
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

olsson

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

PROJECT NO. 2018-3525  
GIAEDC STATION 31  
SURVEY  
FB



NORTHWEST CORNER, SECTION 8 T10N R9W  
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SOUTHEAST CORNER  
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SEC 8-T10N-R9W

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### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON \_\_\_\_\_, 2019, I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION, OF ALL OF LOT 1, GREENSCAPE INC. SUBDIVISION IN THE CITY OF GRAND ISLAND AND PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW1/4 NW1/4) OF SECTION EIGHT (8), TOWNSHIP TEN (10) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M., ALL IN 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, STATION 31, LLC, BEING THE OWNER OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "LEWIS ACRES SUBDIVISION" CONSISTING OF ALL OF LOT 1, GREENSCAPE INC. SUBDIVISION IN THE CITY OF GRAND ISLAND AND PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW1/4 NW1/4) OF SECTION EIGHT (8), TOWNSHIP TEN (10) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M., ALL IN 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.

## ACKNOWLEDGMENT

STATE OF NEBRASKA      SS  
COUNTY OF HALL

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019, BEFORE ME \_\_\_\_\_, A NOTARY PUBLIC WITHIN AND  
FOR SAID COUNTY, PERSONALLY APPEARED WILLIAM B. WESTERING, MANAGER, STATION 31, LLC, 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

## 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

**olsson**

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

PROJECT NO. 2018-3525

GIAEDC STATION 31  
SURVEY



RESOLUTION 2019-138

WHEREAS Station 31 LLC, the owners of the land described hereon, have caused the same to be surveyed, subdivided, platted and designated as “LEWIS ACRES SUBDIVISION”, A tract of land comprising all of Lot 1, Greenscape Inc. Subdivision, Grand Island and part of the Northwest Quarter of the Northwest Quarter (NW1/4,NW1/4) of Section 8, Township Ten (10) North, Range Nine (9) West of the 6<sup>th</sup> P.M., 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 LEWIS ACRES 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, April 23, 2019.

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

Attest:

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

Approved as to Form	☐ _____
April 4, 2019	☐ City Attorney