



City of Grand Island

Tuesday, April 23, 2019

Council Session

Item G-6

#2019-139 - Approving Final Plat and Subdivision Agreement for Ponderosa Village Second Subdivision

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: April 23, 2019

Subject: Ponderosa Village Second Subdivision – Final Plat

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

Background

This property is located west of U.S. Highway 281 south of Ray Road and north of the Wood River in Grand Island, Nebraska. (3 lots, 15.205 acres). This property is zoned B2 General Business, RO Residential Office and RD Residential Development Zone. A replat of all of Outlot “A”, Ponderosa Lake Estates Third Subdivision; Part of vacated James Road and all of Outlot “C1” Ponderosa Lake Estates Fourth Subdivision all of Lot 1 and all of Outlot “A”, Ponderosa Lake Estates Seventh Subdivision; and Part of Lot 1, all of Lots 2, 3, and 4, Ponderosa Village Subdivision, all in the southeast quarter (SE1/4) of Section Thirty-six (36), Township Eleven (11) North, Range Ten (10) West, of the 6th P.M.

Discussion

The final plat for Ponderosa Village Second 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

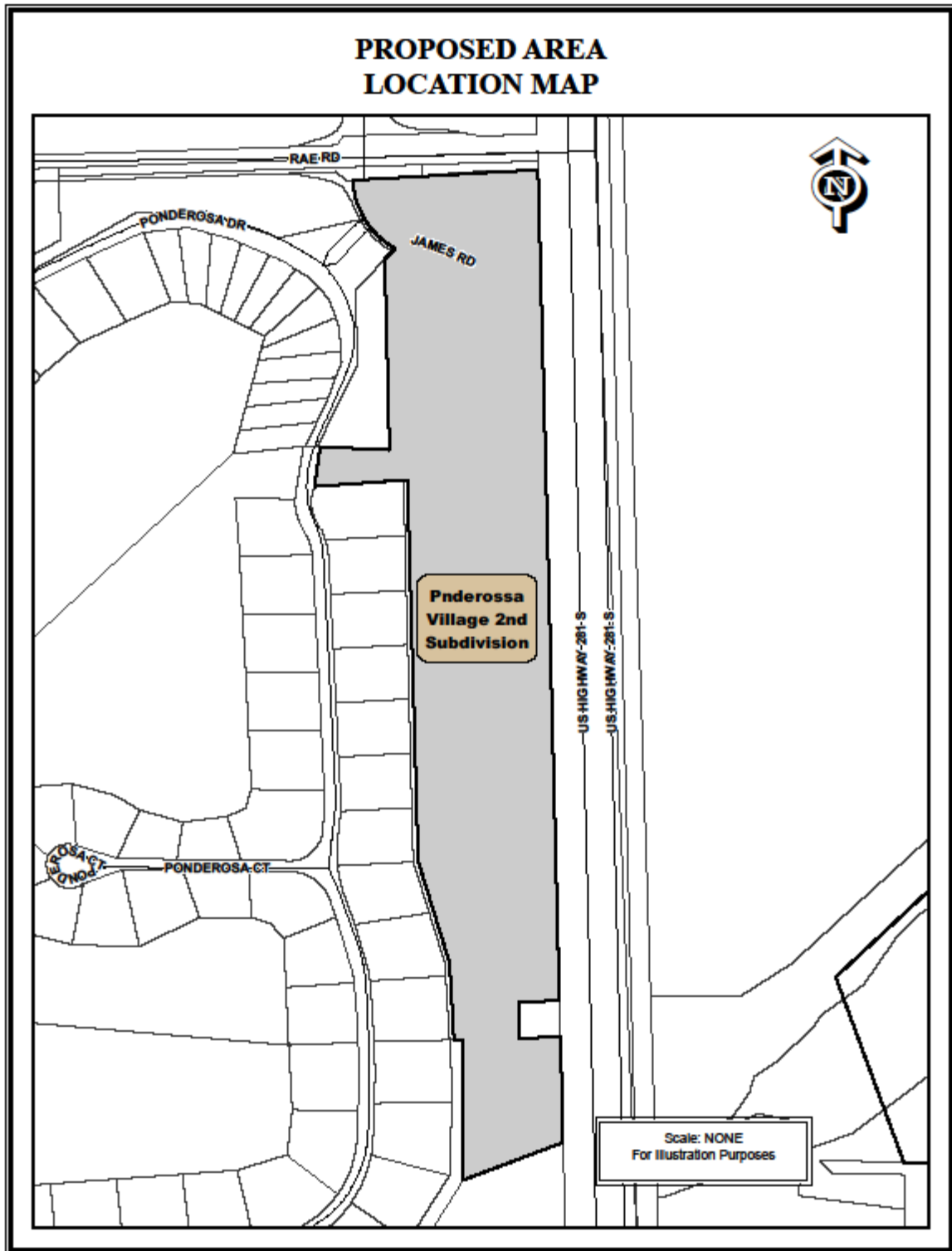
3. Postpone the issue to future date
4. Take no action on the issue

Recommendation

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

Sample Motion

Move to approve as recommended.



Developer/Owner

Prataria Ventures, LLC
P.O. Box 2078
Grand Island, NE 68802

To create 3 lots between Ponderosa Estates Subdivision and U.S. Highway 281 in Grand Island, Nebraska.

Size: 3 Lots 15.205 acres

Zoning: B2 General Business, RO Residential Office and RD Residential Development Zone

Road Access: James Road will be constructed as 41 foot commercial street with a cul-de-sac.

Water Public: City water is available.

Sewer Public: City sewer is available.

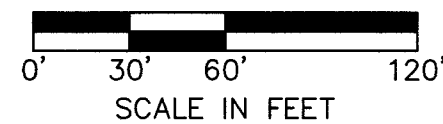




PONDEROSA VILLAGE SECOND SUBDIVISION

CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

FINAL PLAT

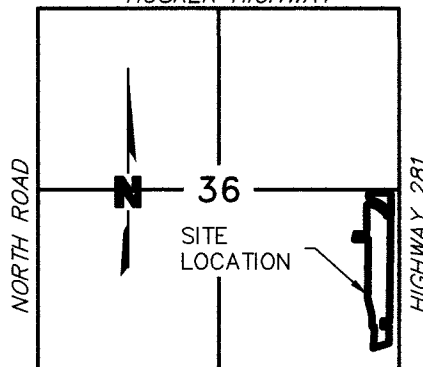


LOCATION MAP

SECTION 36, T11N, R10W

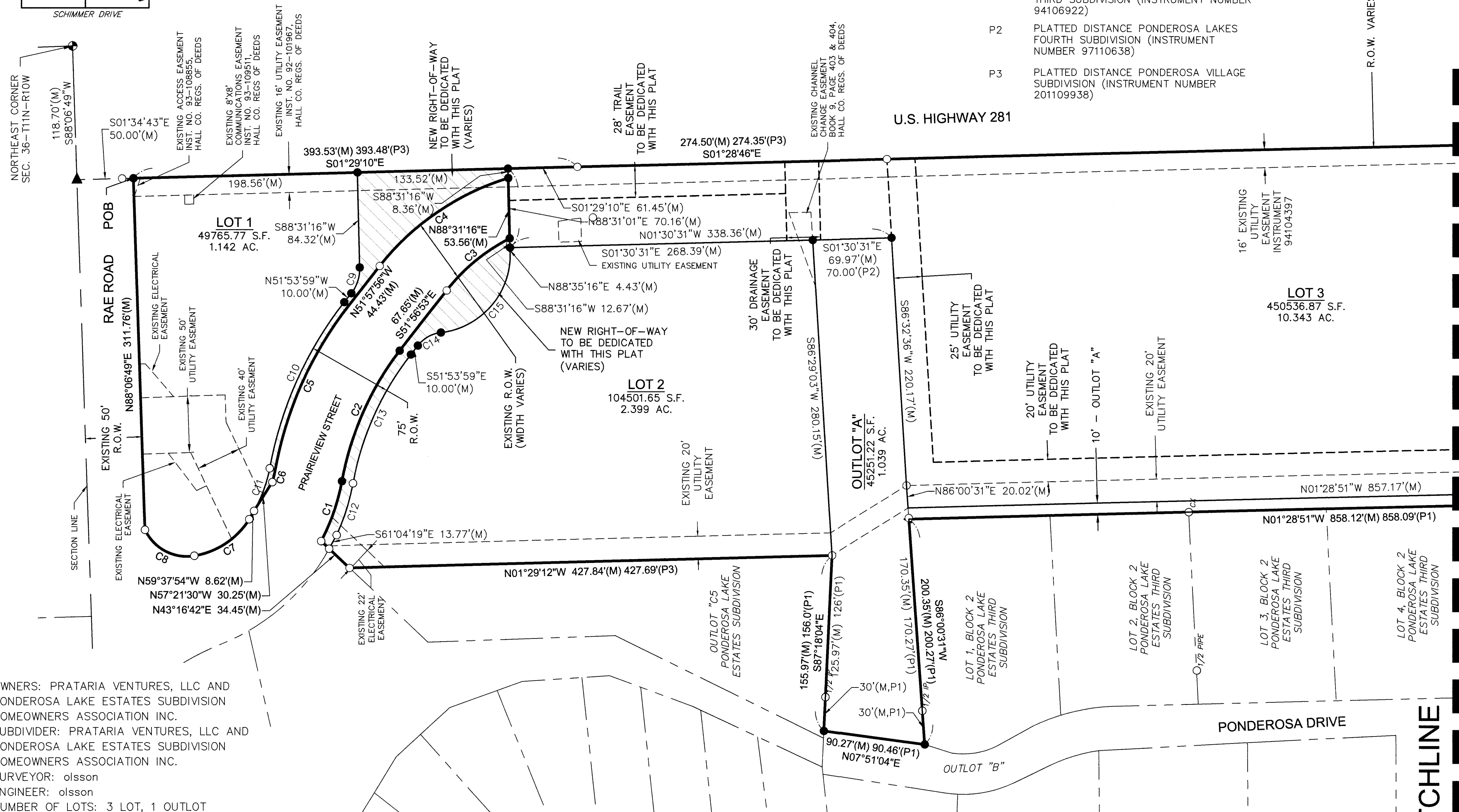
NOT TO SCALE

HUSKER HIGHWAY



LEGEND

- SET CORNER (5/8"x24" REBAR W/CAP)
- FOUND CORNER (5/8" REBAR)
- ▲ CALCULATED CORNER
- PROPOSED SUBDIVISION LINE
- PROPOSED PROPERTY LINE
- - - EXIST. PROPERTY LINE
- - - EXISTING EASEMENT LINE
- - - PROPOSED EASEMENT LINE
- [Hatched Box] NEW DEDICATED RIGHT-OF-WAY AREA
- M MEASURED DISTANCE
- R RECORDED DISTANCE INST. NO. 200102659
- P1 PLATTED DISTANCE PONDEROSA LAKES THIRD SUBDIVISION (INSTRUMENT NUMBER 94106922)
- P2 PLATTED DISTANCE PONDEROSA LAKES FOURTH SUBDIVISION (INSTRUMENT NUMBER 97110638)
- P3 PLATTED DISTANCE PONDEROSA VILLAGE SUBDIVISION (INSTRUMENT NUMBER 201109938)



OWNERS: PRATARIA VENTURES, LLC AND PONDEROSA LAKE ESTATES SUBDIVISION HOMEOWNERS ASSOCIATION INC.
SUBDIVIDER: PRATARIA VENTURES, LLC AND PONDEROSA LAKE ESTATES SUBDIVISION HOMEOWNERS ASSOCIATION INC.
SURVEYOR: olsson
ENGINEER: olsson
NUMBER OF LOTS: 3 LOT, 1 OUTLOT

olsson	201 East 2nd Street Grand Island, NE 68801 TEL 308.384.8750 FAX 308.384.8752	PROJECT NO. 2019-0465
		SURVEY
		FB

SHEET 1 OF 3

MATCHLINE

DWG: F:\2019\0001-0500\019-0465\40-Design\Survey\SRV\Sheets\V_FPT_019-0465.dwg USER: jjimenez
DATE: Mar 15, 2019 3:44pm XREFS: C:\PPRWAY_90465 V_XTPO_019-0465 V_XTPO_61176 C_ROS_61176

PONDEROSA VILLAGE SECOND SUBDIVISION
CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA
FINAL PLAT

LEGAL DESCRIPTION

A REPLAT OF ALL OF OUTLOT "A", PONDEROSA LAKE ESTATES THIRD SUBDIVISION; PART OF VACATED JAMES ROAD AND ALL OF OUTLOT "C1", PONDEROSA LAKE ESTATES FOURTH SUBDIVISION; ALL OF LOT 1 AND ALL OF OUTLOT "A", PONDEROSA LAKE ESTATES SEVENTH SUBDIVISION; AND PART OF LOT 1, ALL OF LOT 2, 3, AND 4, PONDEROSA VILLAGE SUBDIVISION, ALL IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION THIRTY-SIX (36), 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 THE NORTHEAST CORNER OF THE SE 1/4 OF SECTION 36-T11N-R10W; THENCE ON AN ASSUMED BEARING OF S88°06'49"W, ALONG THE NORTH LINE OF SAID SE 1/4, A DISTANCE OF 118.70 FEET; THENCE S01°34'43"E A DISTANCE OF 50.00 FEET TO THE NORTHEAST CORNER OF LOT 2, PONDEROSA VILLAGE SUBDIVISION, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE S01°29'10"E, ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 393.53 FEET TO A SOUTHEAST CORNER OF SAID LOT 2; THENCE S01°28'46"E, ALONG THE EAST LINE OF PONDEROSA LAKE ESTATES FOURTH SUBDIVISION, A DISTANCE OF 274.50 FEET TO THE NORTHEAST CORNER OF LOT 1, PONDEROSA LAKE ESTATES SEVENTH SUBDIVISION; THENCE S01°30'03"E, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 1191.26 FEET TO THE NORTHEAST CORNER OF A TRACT AS DESCRIBED AS PART OF BLOCK 3, PONDEROSA LAKE ESTATES THIRD SUBDIVISION IN INSTRUMENT NUMBER 200102659, FILED MARCH 30, 2001; THENCE S89°25'11"W, ALONG THE NORTH LINE OF SAID TRACT, A DISTANCE OF 89.28 FEET; THENCE S00°45'39"W, ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 82.09 FEET TO THE SOUTHWEST CORNER OF SAID TRACT; THENCE N88°44'20"E, ALONG THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 92.57 FEET TO THE SOUTHEAST CORNER OF SAID TRACT AND THE NORTHEAST CORNER OF SAID OUTLOT "C1" AND ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 281; THENCE S01°25'41"E, ALONG THE EAST LINE OF SAID OUTLOT "C1" AND SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 236.48 FEET TO THE SOUTHEAST CORNER OF SAID OUTLOT "C1"; THENCE S69°35'23"W, ALONG THE SOUTHERLY LINE OF SAID OUTLOT "C1", A DISTANCE OF 241.52 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT "C1"; THENCE N01°56'18"E, ALONG THE WEST LINE OF SAID OUTLOT "C1", A DISTANCE OF 206.62 FEET; THENCE N03°15'55"W, ALONG SAID WEST LINE OF OUTLOT "C1", A DISTANCE OF 109.48 FEET TO THE NORTHWEST CORNER OF SAID OUTLOT "C1"; THENCE S88°27'53"W, ALONG THE NORTH LINE OF SAID OUTLOT "C3" AND THE SOUTH LINE OF SAID PONDEROSA LAKE ESTATES SEVENTH SUBDIVISION, A DISTANCE OF 30.02 FEET TO THE SOUTHEAST CORNER OF LOT 10, PONDEROSA LAKE ESTATES THIRD SUBDIVISION; THENCE N03°20'02"W, ALONG THE WEST LINE OF OUTLOT C, PONDEROSA LAKE ESTATES THIRD SUBDIVISION A DISTANCE OF 170.96 FEET; THENCE N17°14'27"W, ALONG SAID WEST LINE OF OUTLOT C, A DISTANCE OF 240.15 FEET TO THE SOUTHEAST CORNER OF LOT 7, SAID PONDEROSA LAKE ESTATES THIRD SUBDIVISION; THENCE N01°28'51"W, ALONG SAID WEST LINE OF OUTLOT C, A DISTANCE OF 858.12 FEET TO THE NORTHEAST CORNER OF LOT 1, SAID PONDEROSA LAKE ESTATES THIRD SUBDIVISION AND A POINT ON THE SOUTH LINE OF OUTLOT "A", SAID PONDEROSA LAKE ESTATES THIRD SUBDIVISION; THENCE S86°00'31"W, ALONG THE SOUTH LINE OF SAID OUTLOT "A", A DISTANCE OF 200.35 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT "A" AND ALSO BEING ON THE EAST LINE OF OUTLOT B; THENCE N07°51'04"E, ALONG THE WEST LINE OF SAID OUTLOT "A", A DISTANCE OF 90.27 FEET TO THE NORTHWEST CORNER OF SAID OUTLOT "A"; THENCE S87°18'04"E, ALONG THE NORTH LINE OF SAID OUTLOT "A", A DISTANCE OF 155.97 FEET THE SOUTHEAST CORNER OF SAID OUTLOT C5; THENCE N01°29'12"W, ALONG THE EAST LINE OF SAID OUTLOT C5, A DISTANCE OF 427.84 FEET TO A NORTHWEST CORNER OF LOT 3, SAID PONDEROSA VILLAGE SUBDIVISION; THENCE N43°16'42"E, ALONG A NORTHWESTERLY LINE OF SAID LOT 3, A DISTANCE OF 34.45 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF JAMES ROAD, POINT ALSO BEING ON A POINT OF CURVATURE; THENCE AROUND A CURVE IN A COUNTER CLOCKWISE DIRECTION AND ALONG SAID RIGHT-OF-WAY LINE, HAVING A DELTA ANGLE OF 17°56'45", HAVING A RADIUS OF 180.00 FEET, AND CHORD BEARING S70°48'43"E A CHORD DISTANCE OF 56.15 FEET TO A POINT OF CONTINUING CURVATURE AND ALSO ON SAID RIGHT-OF-WAY LINE; THENCE AROUND A CURVE IN A CLOCKWISE DIRECTION AND ALONG SAID RIGHT-OF-WAY LINE, HAVING A DELTA ANGLE OF 27°05'54", HAVING A RADIUS OF 270.00 FEET, AND CHORD BEARING S66°14'09"E A CHORD DISTANCE OF 126.51 FEET; THENCE S51°56'53"E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 67.65 FEET TO A POINT OF CURVATURE; THENCE AROUND A CURVE IN A COUNTER CLOCKWISE DIRECTION AND ALONG SAID RIGHT-OF-WAY LINE, HAVING A DELTA ANGLE OF 24°38'47", HAVING A RADIUS OF 170.00 FEET, AND CHORD BEARING S39°32'53"E A DISTANCE OF 72.57 FEET; THENCE N88°31'16"E A DISTANCE OF 53.56 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF JAMES ROAD AND ALSO BEING A POINT OF CURVATURE; THENCE AROUND A CURVE IN A COUNTER CLOCKWISE DIRECTION AND ALONG SAID RIGHT-OF-WAY LINE, HAVING A DELTA ANGLE OF 34°55'27", HAVING A RADIUS OF 230.00 FEET, AND CHORD BEARING N34°26'21"W A CHORD DISTANCE OF 138.03 FEET; THENCE N51°57'56"W, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 44.43 FEET TO A POINT OF CURVATURE; THENCE AROUND A CURVE IN A COUNTER CLOCKWISE DIRECTION AND ALONG SAID RIGHT-OF-WAY LINE, HAVING A DELTA ANGLE OF 27°53'07", HAVING A RADIUS OF 330.00 FEET, AND CHORD BEARING N65°50'32"W A CHORD DISTANCE OF 159.03 FEET TO A POINT OF CONTINUED CURVATURE; THENCE AROUND A CURVE IN A CLOCKWISE DIRECTION AND ALONG SAID RIGHT-OF-WAY LINE, HAVING A DELTA ANGLE OF 05°34'57", HAVING A RADIUS OF 120.00 FEET, AND CHORD BEARING N76°59'37"W A CHORD DISTANCE OF 11.69 FEET; THENCE N57°51'44"W A DISTANCE OF 38.86 FEET TO A POINT OF CURVATURE; THENCE AROUND A CURVE IN A CLOCKWISE DIRECTION AND ALONG SAID RIGHT-OF-WAY LINE, HAVING A DELTA ANGLE OF 48°34'03", HAVING A RADIUS OF 71.00 FEET, AND CHORD BEARING N33°34'42"W A DISTANCE OF 58.40 FEET TO A POINT OF CONTINUED CURVATURE; THENCE AROUND A CURVE IN A CLOCKWISE DIRECTION AND ALONG SAID RIGHT-OF-WAY LINE, HAVING A DELTA ANGLE OF 73°56'10", HAVING A RADIUS OF 41.00 FEET, AND CHORD BEARING N27°40'24"E A DISTANCE OF 49.31 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF RAE ROAD; THENCE N88°06'49"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 311.76 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 662344.83 SQUARE FEET OR 15.205 ACRES MORE OR LESS OF WHICH 0.282 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 REPLAT OF ALL OF OUTLOT "A", PONEROSA LAKE ESTATES THIRD SUBDIVISION; PART OF VACATED JAMES ROAD AND ALL OF OUTOT "C1", PONDEROSA LAKE ESTATES FOURTH SUBDIVISION; ALL OF LOT 1 AND ALL OF OUTLOT "A", PONDEROSA LAKE ESTATES SEVENTH SUBDVISION; AND PART OF LOT 1, ALL OF LOT 2, 3, AND 4, PONDEROSA VILLAGE SUBDIVISION, ALL IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION THIRTY-SIX (36), 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

DEDICATION OF PLAT

KNOW ALL MEN BY THESE PRESENTS, THAT PRATARIA VENTURES, LLC, A NEBRASKA LIMITED LIABILITY COMPANY AND PONDEROSA LAKE ESTATES SUBDIVISION HOMEOWNERS ASSOCIATION INC., A NEBRASKA NON-PROFIT CORPORATION, BEING THE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVDED, PLATTED AND DESIGNATED AS "PONDEROSA VILLAGE SECOND SUBDIVISION" BEING A REPLAT OF ALL OF OUTLOT "A", PONEROSA LAKE ESTATES THIRD SUBDIVISION; PART OF VACATED JAMES ROAD AND ALL OF OUTOT "C1", PONDEROSA LAKE ESTATES FOURTH SUBDIVISION; ALL OF LOT 1 AND ALL OF OUTLOT "A", PONDEROSA LAKE ESTATES SEVENTH SUBDIVISION; AND PART OF LOT 1, ALL OF LOT 2, 3, AND 4, PONDEROSA VILLAGE SUBDIVISION, ALL IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION THIRTY-SIX (36), 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 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.

AT _____, NEBRASKA,
THIS ____ DAY OF _____, 2019.

PRATARIA VENTURES, LLC, A NEBRASKA LIMITED LIABILITY COMPANY
BY: DAVID OSTDIEK, MANAGER

PONDEROSA LAKE ESTATES SUBDIVISION
HOMEOWNERS ASSOCIATION INC.
BY: PAMELA JARDINE, PRESIDENT

ACKNOWLEDGMENT

STATE OF NEBRASKA
COUNTY OF _____ SS

ON THIS ____ DAY OF _____, 2019, BEFORE ME _____, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED DAVID OSTDIEK, MANAGER, PRATARIA VENTURES, 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 HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT _____, NEBRASKA, ON THE DATE LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF NEBRASKA
COUNTY OF _____ SS

ON THIS ____ DAY OF _____, 2019, BEFORE ME _____, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED PONDEROSA LAKE ESTATES HOMEOWNERS ASSOCIATION INC., A NEBRASKA NON-PROFIT CORPORATION, BY: PAMELA JARDINE, PRESIDENT, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED HERETO AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HER 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

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

OWNERS: PRATARIA VENTURES, LLC AND
PONDEROSA LAKE ESTATES SUBDIVISION
HOMEOWNERS ASSOCIATION INC.
SUBDIVIDER: PRATARIA VENTURES, LLC AND
PONDEROSA LAKE ESTATES SUBDIVISION
HOMEOWNERS ASSOCIATION INC.
SURVEYOR: olsson
ENGINEER: olsson
NUMBER OF LOTS: 3 LOT, 1 OUTLOT

SHEET 3 OF 3

	201 East 2nd Street Grand Island, NE 68801 TEL 308.384.8750 FAX 308.384.8752	PROJECT NO. 2019-0465
		SURVEY
		FB

RESOLUTION 2019-139

WHEREAS, know all men by these presents, that Prataria Ventures, LLC, A Nebraska Limited Liability Company and Ponderosa Lake Estates Subdivision Homeowners Association Inc., A Nebraska Non-profit Corporation, being owners of the land described hereon, have caused the same to be surveyed, subdivided, platted and designated as "PONDEROSA VILLAGE SECOND SUBDIVISION", Being a replat of all of Outlot "A" Ponderosa Lake Estates Third Subdivision, Part of Vacated James Road and all of Outlot "C1" Ponderosa Lake Estates Fourth Subdivision: all of Lot 1 and all of Outlot "A", Ponderosa Lake Estates Seventh Subdivision; and part of Lot 1, all of Lot 2, 3, and 4, Ponderosa Village Subdivision all in the Southeast Quarter of Section 36, Township 11, North, Range Ten West of the 6th 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 PONDEROSA VILLAGE SECOND 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