



# City of Grand Island

Tuesday, February 25, 2020

Council Session

## Item G-7

**#2020-45 - Approving Final Plat and Subdivision Agreement for  
Copper Creek Estates Fifteenth Subdivision**

Staff Contact: Chad Nabity

# **Council Agenda Memo**

**From:** Regional Planning Commission

**Meeting:** February 25, 2020

**Subject:** Copper Creek Estates Fifteenth Subdivision – Final Plat

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

## **Background**

This property is located south of Old Potash Highway Street and east of Engleman Road in Grand Island, Nebraska. (32 lots, 9.242 acres). This property is zoned R2 Low Density Residential. A tract of land consisting of part of the northwest quarter (NW ¼) of Section Twenty-Three (23), Township Eleven (11) North, Range Ten (10) west of the 6<sup>th</sup> P.M., in City Grand Island, Hall County, Nebraska.

## **Discussion**

The final plat for Copper Creek Estates Fifteenth Subdivision were considered at the Regional Planning Commission at the February 5, 2020 meeting.

A motion was made by Randone and second by Robb to approve all items on the consent agenda.

The motion was carried with eight members voting in favor (Nelson, Allan, O'Neill, Ruge, Monter, Robb, Rainforth and Randone) and no members 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

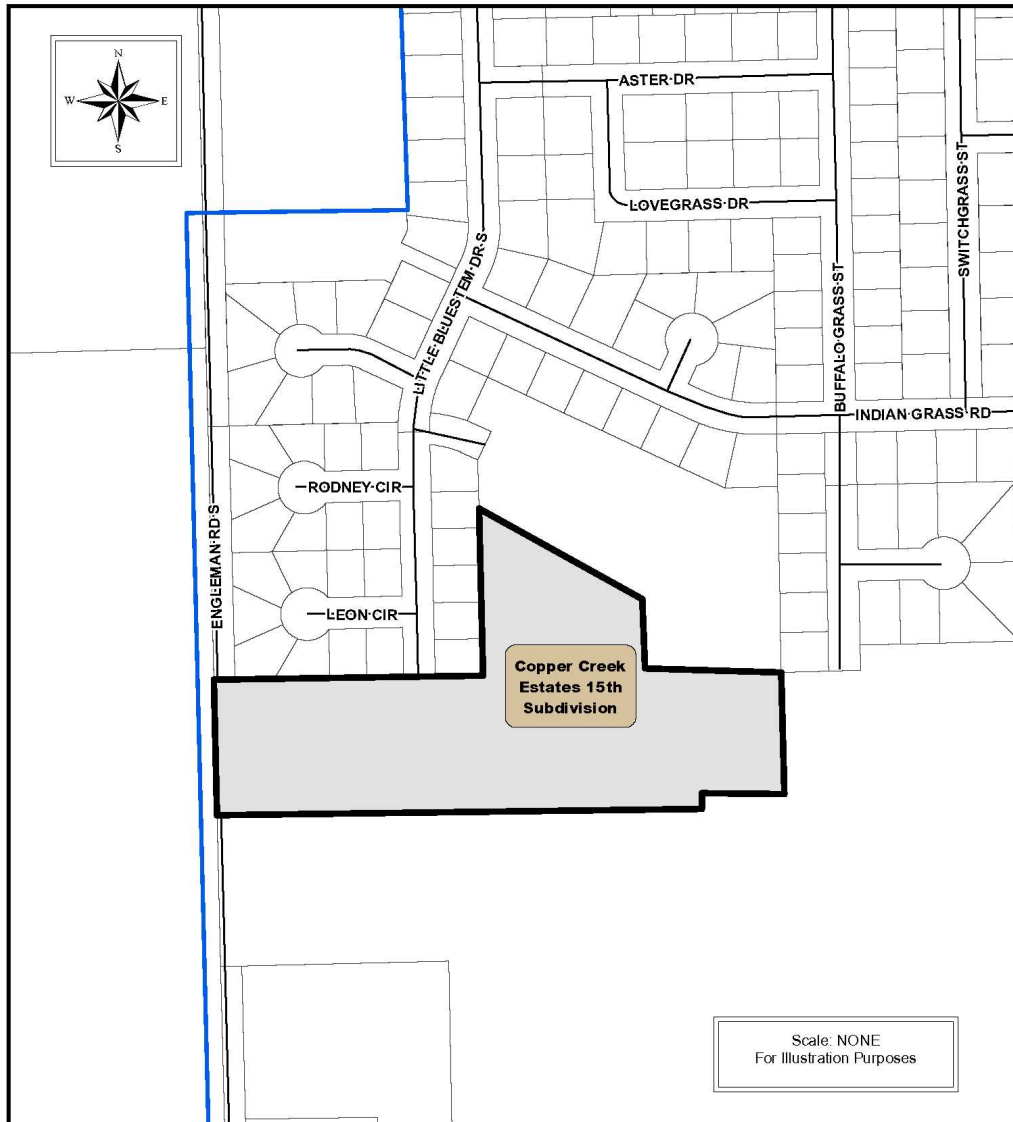
## **Recommendation**

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

## **Sample Motion**

Move to approve as recommended.

## PROPOSED SUBDIVISION LOCATION MAP



THE REGIONAL PLANNING COMMISSION of Hall  
County, Grand Island, Wood River and the Villages  
of Aldo, Cairo and Doniphan, Nebraska.



**Developer/Owner**

Guarantee Group LLC  
PO BOX 5916  
Grand Island, NE 68802

To create

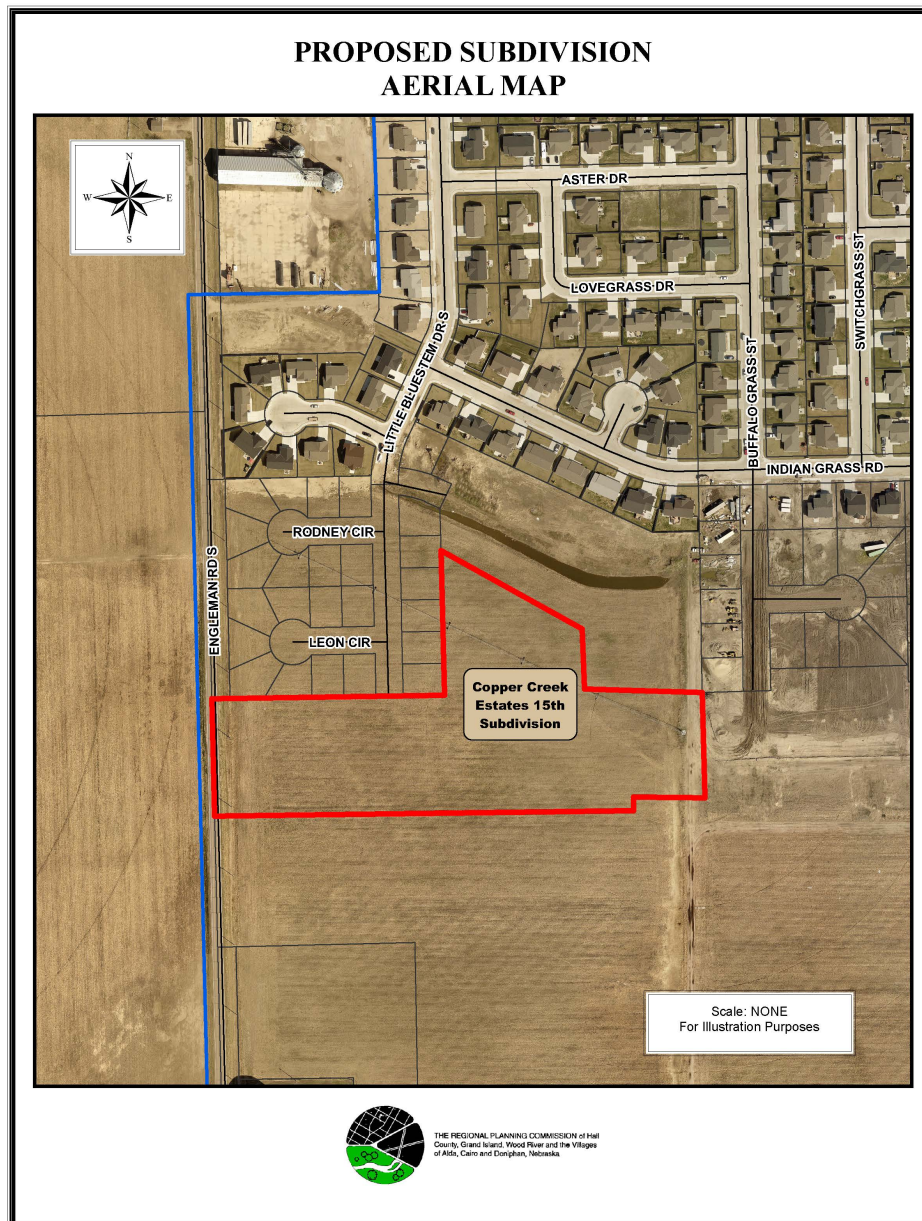
**Size: Final Plat** 32 lots, 9.242 Acres

**Zoning:** R2 Low Density Residential

**Road Access:** All new streets will be 37 foot concrete curb and gutter.

**Water Public:** City water is available and will be extended to all lots.

**Sewer Public:** City sewer is available and will be extended to all lots.



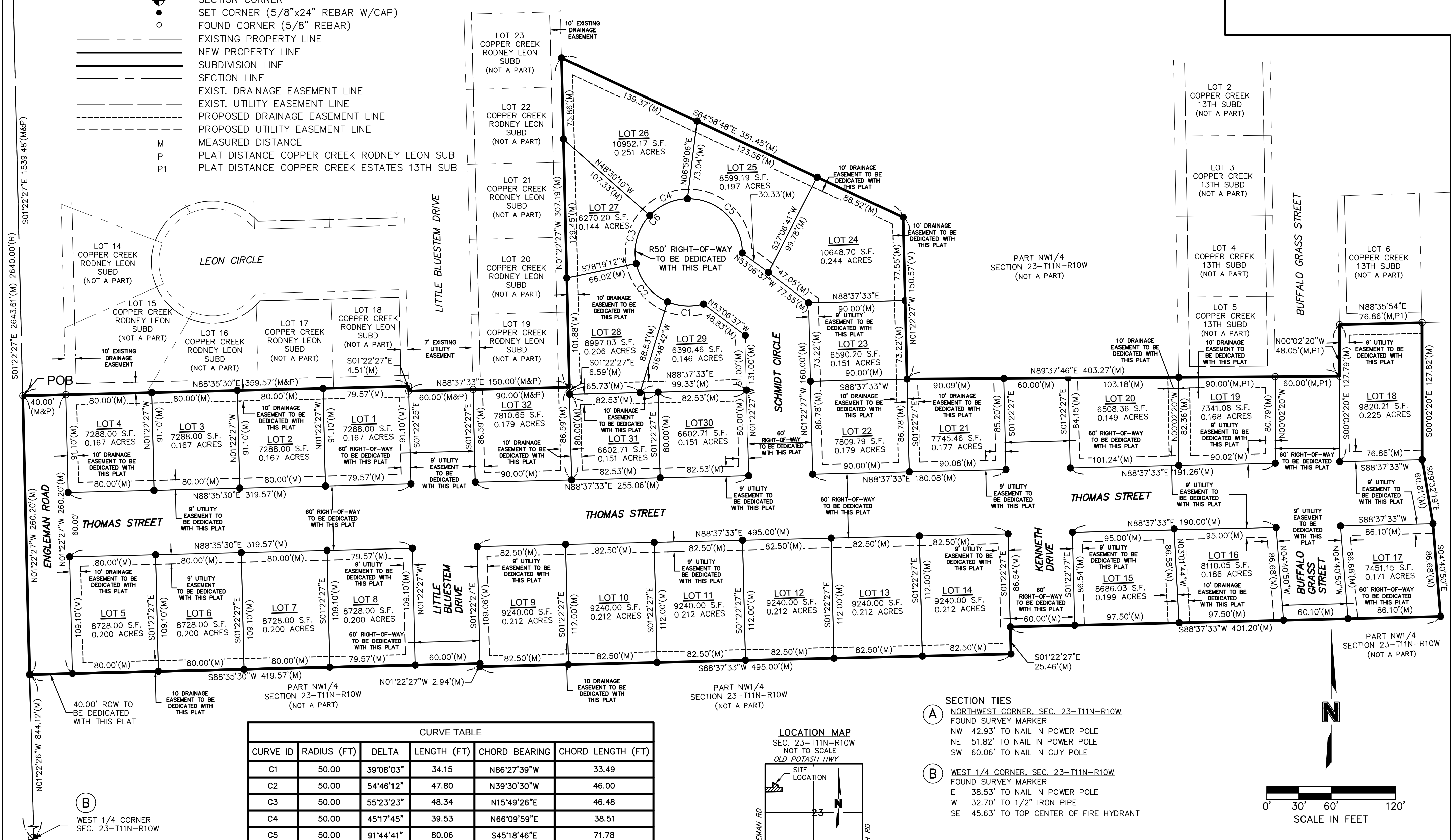
# COPPER CREEK ESTATES FIFTEENTH SUBDIVISION

## CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

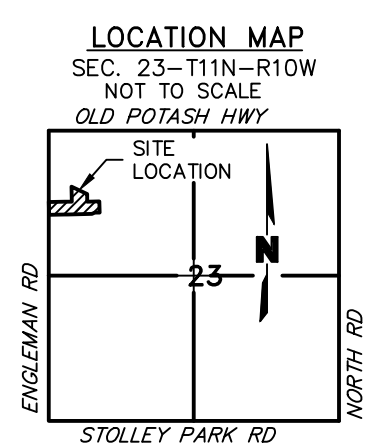
### FINAL PLAT

#### LEGEND

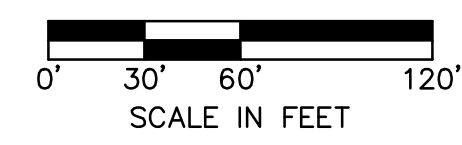
- SECTION CORNER
- SET CORNER (5/8"x24" REBAR W/CAP)
- FOUND CORNER (5/8" REBAR)
- EXISTING PROPERTY LINE
- NEW PROPERTY LINE
- SUBDIVISION LINE
- SECTION LINE
- EXIST. DRAINAGE EASEMENT LINE
- EXIST. UTILITY EASEMENT LINE
- PROPOSED DRAINAGE EASEMENT LINE
- PROPOSED UTILITY EASEMENT LINE
- M MEASURED DISTANCE
- P PLAT DISTANCE COPPER CREEK RODNEY LEON SUB
- P1 PLAT DISTANCE COPPER CREEK ESTATES 13TH SUB



CURVE TABLE					
CURVE ID	RADIUS (FT)	DELTA	LENGTH (FT)	CHORD BEARING	CHORD LENGTH (FT)
C1	50.00	39°08'03"	34.15	N86°27'39"W	33.49
C2	50.00	54°46'12"	47.80	N39°30'30"W	46.00
C3	50.00	55°23'23"	48.34	N15°49'26"E	46.48
C4	50.00	45°17'45"	39.53	N66°09'59"E	38.51
C5	50.00	91°44'41"	80.06	S45°18'46"E	71.78
C6	50.00	286°35'17"	250.10	N37°15'58"E	59.77



- SECTION TIES**
- A** NORTHWEST CORNER, SEC. 23-T11N-R10W  
FOUND SURVEY MARKER  
NW 42.93' TO NAIL IN POWER POLE  
NE 51.82' TO NAIL IN POWER POLE  
SW 60.06' TO NAIL IN GUY POLE
- B** WEST 1/4 CORNER, SEC. 23-T11N-R10W  
FOUND SURVEY MARKER  
E 38.53' TO NAIL IN POWER POLE  
W 32.70' TO 1/2" IRON PIPE  
SE 45.63' TO TOP CENTER OF FIRE HYDRANT



SHEET 1 OF 2

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

PROJECT NO. 2018-0480  
GUARANTEE GROUP  
SURVEY  
FB

DWG: F:\2018\0001-0500\018-0480\40-Design\Survey\SRVY\Sheets\15TH\_COPPER CREEK ESTATES 15TH\_0180480.dwg  
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COPPER CREEK ESTATES FIFTEENTH SUBDIVISION
CITY OF 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 RODNEY LEON 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 ON AN ASSUMED BEARING OF N88°35'30"E, ALONG THE SOUTH LINE OF COPPER CREEK RODNEY LEON SUBDIVISION, A DISTANCE OF 359.57 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF LITTLE BLUESTEM DRIVE; THENCE S01°22'27"E, ALONG SAID COPPER CREEK RODNEY LEON SUBDIVISION AND SAID RIGHT-OF-WAY LINE, A DISTANCE OF 4.51 FEET; THENCE N88°37'33"E, ALONG SAID SOUTH SUBDIVISION LINE, A DISTANCE OF 150.00 FEET TO THE SOUTHEAST CORNER OF LOT 19, OF SAID COPPER CREEK RODNEY LEON SUBDIVISION; THENCE N01°22'27"W, ALONG THE EAST LINE OF SAID COPPER CREEK RODNEY LEON SUBDIVISION, A DISTANCE OF 307.19 FEET; THENCE S64°58'48"E A DISTANCE OF 351.45 FEET; THENCE S01°22'27"E A DISTANCE OF 150.57 FEET; THENCE N89°37'46"E A DISTANCE OF 403.27 FEET TO A SOUTHERLY CORNER OF SAID COPPER CREEK ESTATES THIRTEENTH SUBDIVISION ALSO BEING ON THE EAST RIGHT-OF-WWAY LINE OF BUFFALO GRASS STREET; THENCE N00°02'20"W, ALONG SAID EAST RIGHT-OF-WAY LINE OF BUFFALO GRASS STREET, A DISTANCE OF 48.05 FEET TO THE SOUTHWEST CORNER OF LOT 6, SAID COPPER CREEK ESTATES THIRTEENTH SUBDIVISION; THENCE N89°35'54"E, ALONG THE SOUTH LINE OF SAID LOT 6, A DISTANCE OF 76.86 FEET TO THE SOUTHEAST CORNER SAID LOT 6; THENCE S00°02'20"E A DISTANCE OF 127.82 FEET; THENCE S09°32'19"E A DISTANCE OF 60.61 FEET; THENCE S04°40'50"E A DISTANCE OF 86.68 FEET; THENCE S88°37'33"W A DISTANCE OF 401.20 FEET; THENCE S01°22'27"E A DISTANCE OF 25.46 FEET; THENCE S88°37'33"W A DISTANCE OF 495.00 FEET; THENCE N01°22'27"W A DISTANCE OF 2.94 FEET; THENCE S88°35'30"W A DISTANCE OF 419.57 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 260.20 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 402,611.41 SQUARE FEET OR 9.242 ACRES MORE OR LESS OF WHICH 3.178 ACRES IS NEW DEDICATED ROAD RIGHT-OF-WAY.

SURVEYOR’S CERTIFICATE

I HEREBY CERTIFY THAT ON \_\_\_\_\_, 2020, 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 \_\_\_\_\_, 2020.

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 "COPPER CREEK ESTATES FIFTEENTH 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 \_\_\_\_\_, 2020.

SEAN P. O'CONNOR, A MEMBER
THE GUARANTEE GROUP, LLC, A NEBRASKA LIMITED LIABILITY COMPANY

ACKNOWLEDGMENT

STATE OF NEBRASKA
COUNTY OF HALL

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020, 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 HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT \_\_\_\_\_, NEBRASKA, ON THE DATE LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC

SHEET 2 OF 2

OWNERS: THE GUARANTEE GROUP, LLC
SUBDIVIDER: THE GUARANTEE GROUP, LLC
SURVEYOR: OLSSON
ENGINEER: OLSSON
NUMBER OF LOTS: 32

olsson
201 East 2nd Street
Grand Island, NE 68801
TEL 308.384.8750
FAX 308.384.8752
PROJECT NO. 2018-0480
GUARANTEE GROUP SURVEY
FB

DWG: F:\2018\0001-0500\018-0480\40-Design\Survey\SRVY\Sheets\V\_FPT\_COPPER CREEK ESTATES 15TH\_0180480.dwg
DATE: Feb 19, 2020 12:22pm
USER: jjimenez
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\* This Space Reserved for Register of Deeds \*

SUBDIVISION AGREEMENT

**COPPER CREEK ESTATES FIFTEENTH SUBDIVISION**  
(LOTS 1-32 INCLUSIVE)

In the City of Grand Island, Hall County Nebraska

The undersigned, GUARANTEE GROUP LLC, hereinafter called the Subdivider,  
as owner of a tract of land in the City of Grand Island, Hall County, Nebraska, more particularly  
described as follows:

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 RODNEY LEON 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 ON AN  
ASSUMED BEARING OF N88°35'30"E, ALONG THE SOUTH LINE  
OF COPPER CREEK RODNEY LEON SUBDIVISION, A DISTANCE  
OF 359.57 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE

OF LITTLE BLUESTEM DRIVE; THENCE S01°22'27"E, ALONG SAID COPPER CREEK RODNEY LEON SUBDIVISION AND SAID RIGHT-OF-WAY LINE, A DISTANCE OF 4.51 FEET; THENCE N88°37'33"E, ALONG SAID SOUTH SUBDIVISION LINE, A DISTANCE OF 150.00 FEET TO THE SOUTHEAST CORNER OF LOT 19, OF SAID COPPER CREEK RODNEY LEON SUBDIVISION; THENCE N01°22'27"W, ALONG THE EAST LINE OF SAID COPPER CREEK RODNEY LEON SUBDIVISION, A DISTANCE OF 307.19 FEET; THENCE S64°58'48"E A DISTANCE OF 351.45 FEET; THENCE S01°22'27"E A DISTANCE OF 157.00 FEET; THENCE N88°37'33"E A DISTANCE OF 250.07 FEET TO A POINT ON THE WEST LINE OF LOT 5, COPPER CREEK ESTATES THIRTEENTH SUBDIVISION: THENCE S01°22'27"E, ALONG SAID WEST LINE OF LOT 5, A DISTANCE OF 2.38 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5, COPPER CREEK ESTATES THIRTEENTH SUBDIVISION; THENCE N89°37'46"E, ALONG PART OF THE SOUTH LINE OF SAID COPPER CREEK ESTATES THIRTEENTH SUBDIVISION A DISTANCE OF 150.00 FEET TO A SOUTHERLY CORNER OF SAID COPPER CREEK ESTATES THIRTEENTH SUBDIVISION; THENCE N00°01'22"W, ALONG THE EAST RIGHT-OF-WAY LINE OF BUFFALO GRASS STREET, A DISTANCE OF 48.05 FEET TO THE SOUTHWEST CORNER OF LOT 6, SAID COPPER CREEK ESTATES THIRTEENTH SUBDIVISION; THENCE N89°37'46"E, ALONG THE SOUTH LINE OF SAID LOT 6, A DISTANCE OF 76.86 FEET TO THE SOUTHEAST CORNER SAID LOT 6; THENCE S00°02'20"E A DISTANCE OF 121.31 FEET; THENCE S12°24'32"E A DISTANCE OF 61.13 FEET; THENCE S04°38'13"E A DISTANCE OF 86.68 FEET; THENCE S88°37'33"W A DISTANCE OF 401.14 FEET; THENCE S01°22'27"E A DISTANCE OF 25.46 FEET; THENCE S88°37'33"W A DISTANCE OF 495.00 FEET; THENCE N01°22'27"W A DISTANCE OF 2.94 FEET; THENCE S88°35'30"W A DISTANCE OF 419.57 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 260.20 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 400,252.73 SQUARE FEET OR 9.188 ACRES MORE OR LESS OF WHICH 3.165 ACRES IS NEW DEDICATED ROAD RIGHT-OF-WAY.

desires to have subdivided as a subdivision the foregoing tract of land located within the corporate limits of the City of Grand Island, Nebraska, and hereby submits to the City Council of such City for acceptance as provided by law an accurate map and plat of such proposed



subdivision, to be known as COPPER CREEK ESTATES FIFTEENTH SUBDIVISION, designating explicitly the land to be laid out and particularly describing the lots, easements, and streets belonging to such subdivision, with the lots designated by number, easements by dimensions, and streets by name, and proposes to cause the plat of such subdivision when finally approved by the Regional Planning Commission and the City Council to be acknowledged by such owner, certified as to accuracy of survey by a registered land surveyor, and to contain a dedication of the easements to the use and benefit of public utilities, and of the street to the use of the public forever. In consideration of the acceptance of the plat of said COPPER CREEK ESTATES FIFTEENTH SUBDIVISION, the Subdivider hereby consents and agrees with the City of Grand Island, Nebraska, that it will install or provide at its expense the following improvements:

1.     **Paving.** The Subdivider agrees to pave Thomas Street, Little Bluestem Drive, Schmidt Circle, Kenneth Drive and Buffalo Grass Street in accordance with plans and specifications approved by the City's Director of Public Works, and subject to the City's inspection. If the Subdivider fails to pave Thomas Street, Little Bluestem Drive, Schmidt Circle, Kenneth Drive and Buffalo Grass Street, the City may create a paving district to perform such work. The Subdivider agrees to waive the right to object to the creation of any paving district for Engleman Road where it abuts the subdivision.

2.     **Water.** Public water is available to the subdivision and the Subdivider agrees to extend, connect and provide water service to all lots in the subdivision in accordance with plans and specifications approved by the Director of Public Works, and subject to the City's inspection.

3. **Sanitary Sewer.** Public sanitary sewer is available to the subdivision and the Subdivider agrees to extend, connect and provide sanitary sewer service to all lots in the subdivision in accordance with plans and specifications approved by the Director of Public Works, and subject to the City's inspection.

4. **Storm Drainage.** The Subdivider agrees to grade all lots in the subdivision in conjunction with the development proposed thereon so that storm drainage is conveyed to a public right-of-way or to other drainage systems so approved by the Director of Public Works. If the Subdivider fails to grade and maintain such drainage the City may create a drainage district to perform such work. The Subdivider agrees to waive the right to object to the creation of any drainage district benefitting the subdivision.

5. **Sidewalks** The Subdivider shall install and maintain all public sidewalks required by the City of Grand Island when the lots are built upon, and such sidewalk shall be regulated and required with the building permit for each such lot.

The Subdivider must select curb or conventional sidewalk for each street unless the requirement has been waived by Council.

Street Name	Curb sidewalk	Conventional Sidewalk	Sidewalk Requirement Waived by Council
Thomas Street			NO
Little Bluestem Drive			NO
Schmidt Circle			NO
Kenneth Drive			NO
Buffalo Grass Street			NO
Engleman Road			YES

Immediate sidewalk construction adjacent to Engleman Road shall be waived. However, the sidewalks shall be constructed when the property owner is directed to do so by the City Council.

In the event a Street Improvement District is created to pave any public street in the subdivision, the Subdivider agrees to install public sidewalks within one year of the completion of such street improvement district in accordance with the City of Grand Island Sidewalk Policy.

6.     **Easements.** Any easements shall be kept free of obstructions and the Subdivider shall indemnify the City for any removal or repair costs caused by any obstructions. In addition, the duty to maintain the surface of any easements to keep them clear of any worthless vegetation or nuisance shall run with the land.

7.     **Engineering Data.** All final engineering plans and specifications for public improvements shall bear the signature and seal of a professional engineer registered in the State of Nebraska and shall be furnished by the Subdivider to the Department of Public Works for approval prior to contracting for construction of any improvements. Inspections of improvements under construction shall be performed under the supervision of a professional engineer registered in the State of Nebraska, and upon completion shall be subject to inspection and approval by the Department of Public Works prior to acceptance by the City of Grand Island. An "as built" set of plans and specifications including required test results bearing the seal and signature of a professional engineer registered in the State of Nebraska shall be filed with the Director of Public Works by the Subdivider prior to acceptance of these improvements by the City.

8.     **Warranty.** The undersigned owner, as Subdivider, warrants that it is the owner in fee simple of the land described and proposed to be known as COPPER CREEK ESTATES FIFTEENTH SUBDIVISION, and that an abstract of title or title insurance



commitment will be submitted for examination, if necessary, upon request of the City of Grand Island.

9. **Successors and Assigns.** This agreement shall run with the land and shall be binding upon and inure to the benefit of the parties hereto, their successors, assigns, heirs, devisees, and legatees. Where the term "Subdivider" is used in this agreement, the subsequent owners of any lots in the subdivision shall be responsible to perform any of the conditions of this agreement if the Subdivider has not performed such conditions.

Dated \_\_\_\_\_, 2020.

GUARANTEE GROUP, L.L.C., A  
NEBRASKA LIMITED LIABILITY  
COMPANY, Subdivider

By: \_\_\_\_\_  
Sean P. O'Connor, A Member

STATE OF NEBRASKA       )  
  ) ss  
COUNTY OF HALL        )

On \_\_\_\_\_, 2020, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Sean P. O'Connor, A Member of Guarantee Group, L.L.C., a Nebraska Limited Liability Company, known personally to me to be the identical person and such officer who signed the foregoing Subdivision Agreement and acknowledged the execution thereof to be his voluntary act and deed for the purpose therein expressed on behalf of Guarantee Group, L.L.C.

WITNESS my hand and notarial seal the date above written.

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

My commission expires: \_\_\_\_\_

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

RaNae Edwards, City Clerk

On \_\_\_\_\_, 2020, before me, the undersigned,, a Notary Public in and for said County and State, personally came Roger G. Steele, Mayor of the City of Grand Island, Nebraska, a municipal corporation, known to me to be such officer and the identical person who signed the foregoing Subdivision Agreement and acknowledged that the foregoing signature was his voluntary act and deed pursuant to Resolution 2020-\_\_\_\_, and that the City's corporate seal was thereto affixed by proper authority.

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

My commission expires: \_\_\_\_\_

RESOLUTION 2020-45

WHEREAS know all men by these presents, that The Guarantee Group, LLC, a Nebraska Limited Liability Company, being the owner of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as “COPPER CREEK ESTATES FIFTEENTH SUBDIVISION”, A tract of land consisting of part of the northwest quarter (NW ¼) of section twenty-three (23), Township eleven (11) north, range ten (10) west of the 6<sup>th</sup> P.M., in the City of Grand Island, Hall County Nebraska.

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 ESTATES FIFTEENTH 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, February 25, 2020.

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

Attest:

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

Approved as to Form	☐ _____
February 5, 2020	☐ City Attorney