



City of Grand Island

Tuesday, April 14, 2020

Council Session

Item G-15

**#2020-98 - Approving Final Plat and Subdivision Agreement for
GIPS South Subdivision**

Staff Contact: Chad Nabity

Council Agenda Memo

From: Chad Nabity, AICP, Regional Planning Director

Meeting: April 14, 2020

Subject: GIPS South Subdivision – Final Plat

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

Background

This property is located between Custer Avenue and Lafayette Avenue north of State Street and including the vacated College Street all in Grand Island, Hall County, Nebraska. (7 lots and 1 outlot, 21.07 acres). This property is zoned R4-High Density Residential. This subdivision combines a variety of lots and blocks and vacated right of way underlying the Grand Island Senior High Memorial Stadium and adjoining buildings and uses to provide for a single lot for each use in Grand Island, Hall County, Nebraska.

Discussion

The final plat for GIPS South Subdivision was considered by the Regional Planning Commission at the October 2, 2019 meeting.

A motion was made by Maurer and second by Rainforth to approve the final plat as presented.

A roll call vote was taken and the motion passed with 11 members present and voting in favor (Nelson, Allan, O'Neill, Ruge, Maurer, Robb, Monter, Rainforth, Rubio, Hendricksen and Randone) 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

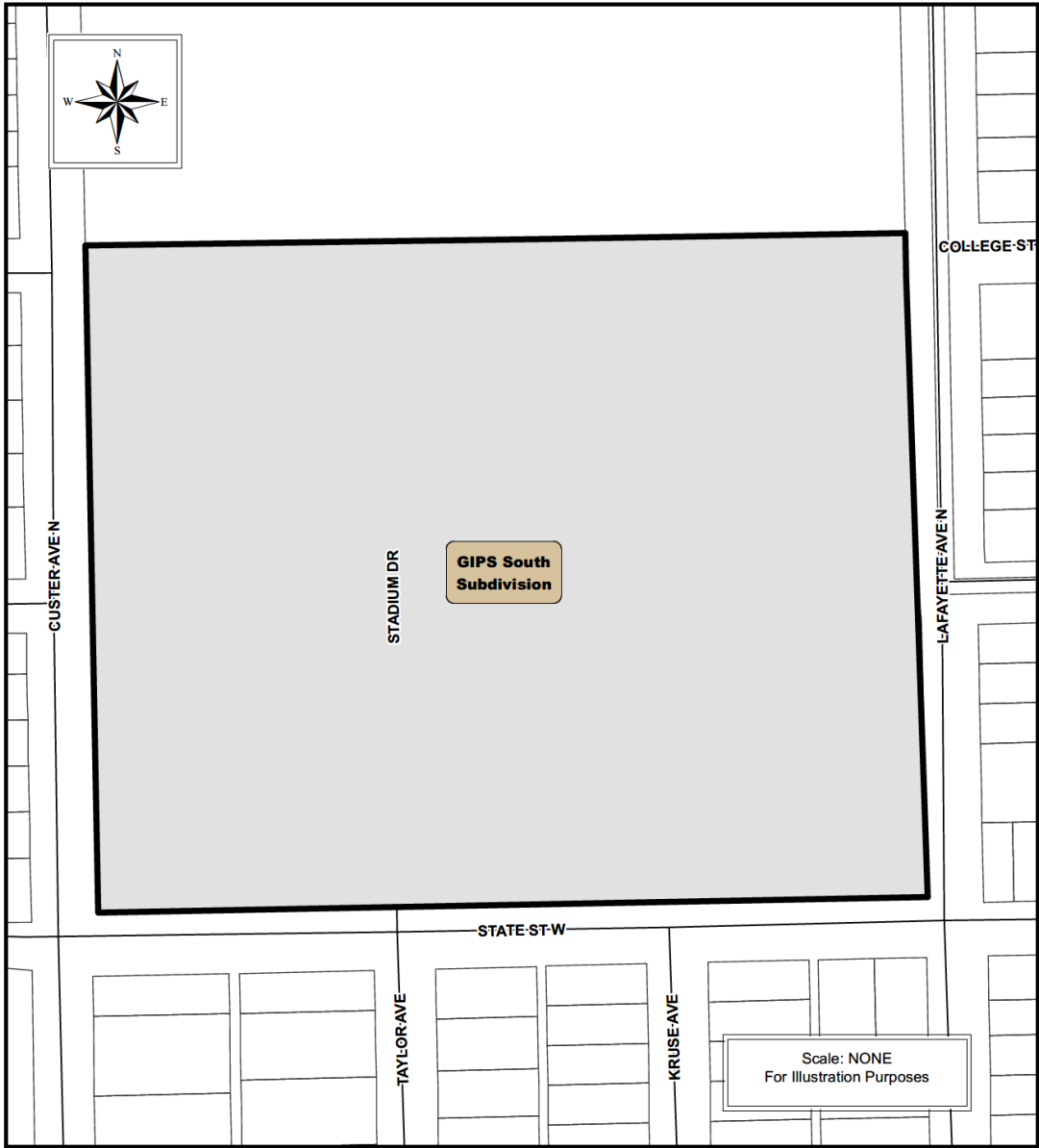
Recommendation

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

Sample Motion

Move to approve as recommended.

**PROPOSED SUBDIVISION
LOCATION MAP**



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

Developer/Owner

Hall County District 2
PO Box 4904
Grand Island, NE 68802

To replat the GIPS property south of Grand Island Senior High between Custer and Lafayette into conforming lots based on the current and proposed use of those lots.

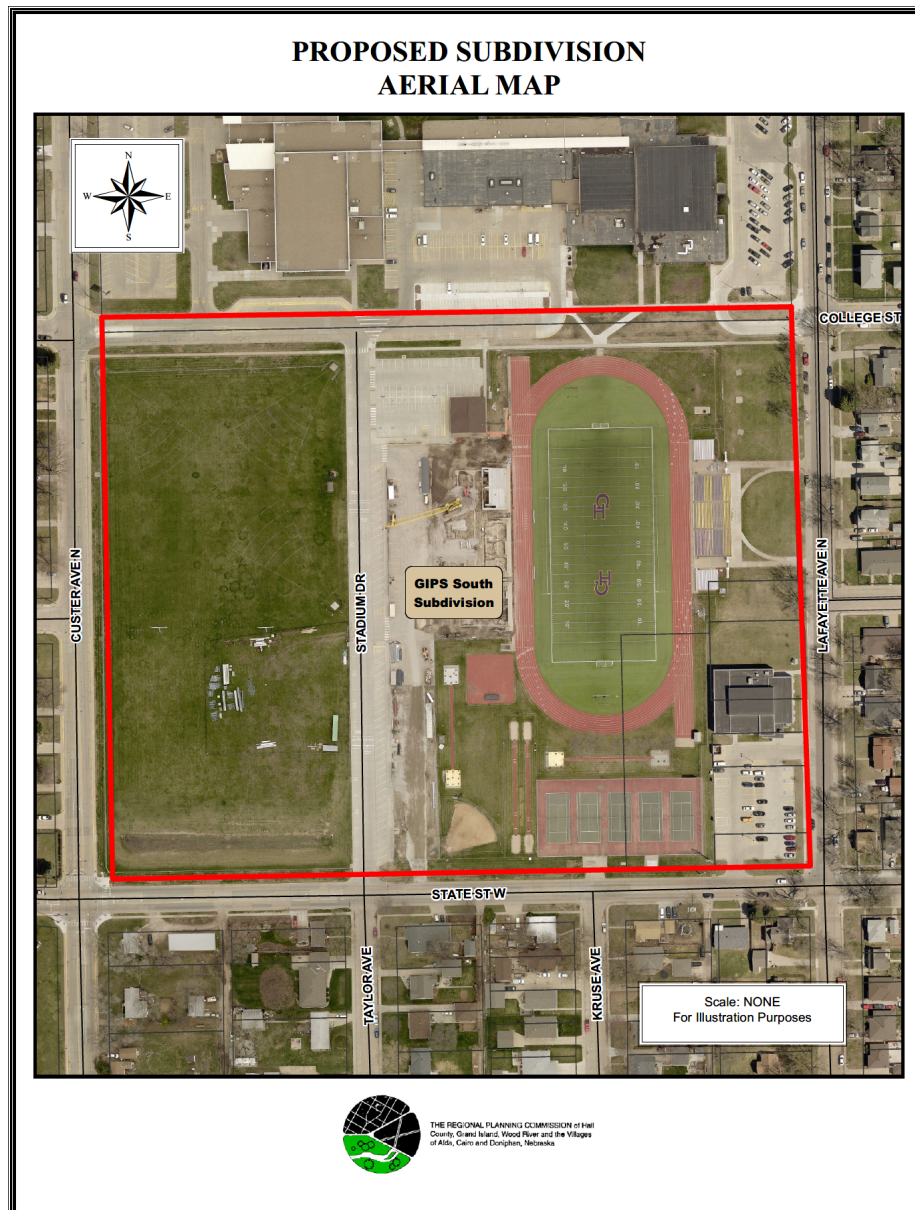
Size: 21.128 Acres 7 Lots and 1 Outlot

Zoning: R4-High Density Residential

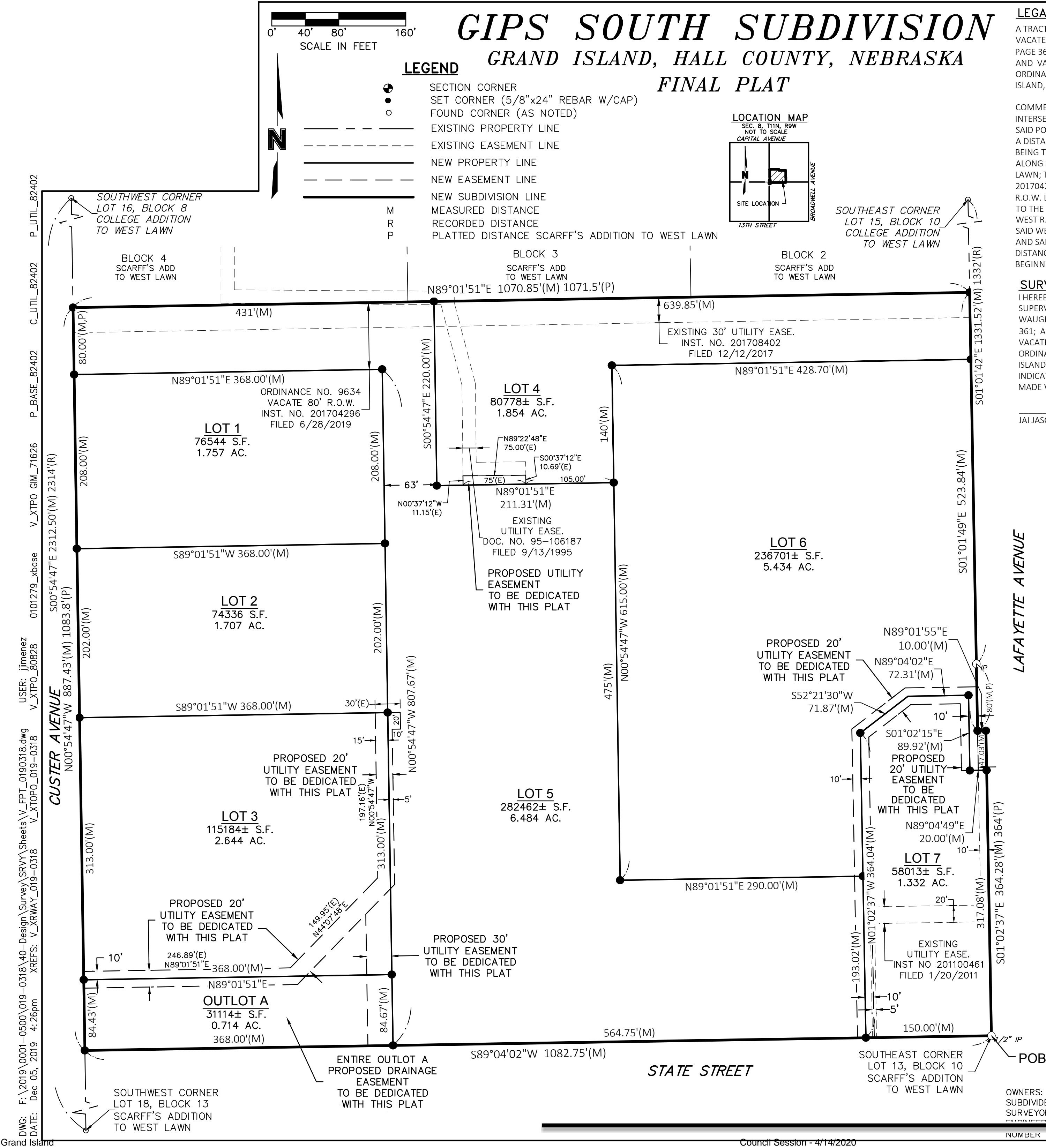
Road Access: Existing City Streets.

Water Public: City water is available.

Sewer Public: City sewer is available.



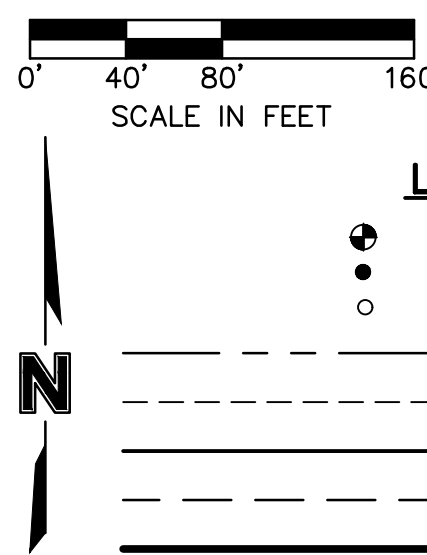
DWG: F:\2019\0001-0500\019-0318\40-Design\Survey\SRV\Sheets\190318.dwg
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C_UTIL_82402
P_UTIL_82402
USER: jjimenez
Grand Island



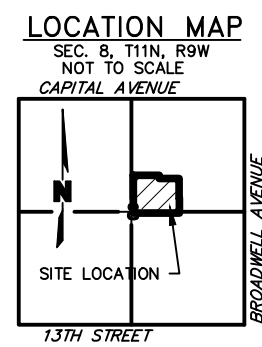
GIPS SOUTH SUBDIVISION

GRAND ISLAND, HALL COUNTY, NEBRASKA

FINAL PLAT



- LEGEND**
- SECTION CORNER
 - SET CORNER (5/8"x24" REBAR W/CAP)
 - FOUND CORNER (AS NOTED)
 - EXISTING PROPERTY LINE
 - EXISTING EASEMENT LINE
 - NEW PROPERTY LINE
 - NEW EASEMENT LINE
 - NEW SUBDIVISION LINE
 - MEASURED DISTANCE
 - RECORDED DISTANCE
 - PLATTED DISTANCE SCARFF'S ADDITION TO WEST LAWN



LEGAL DESCRIPTION

A TRACT OF LAND CONSISTING OF ALL OF BLOCK 5 - 7, AND ALL OF BLOCKS 10 - 12, ALL IN SCARFF'S ADDITION TO WEST LAWN; AND VACATED WAUGH STREET, GRANT AVENUE AND VACATED ALLEYS IN BLOCKS 5, 6, 7, AND 10, AS DESCRIBED IN MISC. RECORD BOOK R, PAGE 361; AND PART OF VACATED COLLEGE STREET AS DESCRIBED IN ORDINANCE NO. 9634, INST. NO. 201704296, FILED 6/28/2019; AND VACATED WAUGH STREET, GRANT AVENUE, GARFIELD AVENUE AND VACATED ALLEYS IN BLOCKS 11 AND 12, AS DESCRIBED IN ORDINANCE NO. _____, INST. NO. _____, FILED _____; ALL IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 13, BLOCK 10, SCARFF'S ADDITION TO WEST LAWN AND ALSO BEING THE INTERSECTION OF THE NORTH RIGHT-OF-WAY (R.O.W.) LINE OF STATE STREET AND THE WEST R.O.W. LINE OF LAFAYETTE AVENUE, SAID POINT BEING THE POINT OF BEGINNING; THENCE ON AN ASSUMED BEARING OF S89°04'02"W, ALONG SAID NORTH R.O.W. LINE, A DISTANCE OF 1082.75 FEET TO THE SOUTHWEST CORNER OF LOT 14, BLOCK 12, SCARFF'S ADDITION TO WEST LAWN AND ALSO BEING THE INTERSECTION OF SAID NORTH R.O.W. LINE AND THE EAST R.O.W. LINE OF CUSTER AVENUE; THENCE N00°54'47"W, ALONG SAID EAST R.O.W. LINE, A DISTANCE OF 887.43 FEET TO THE SOUTHWEST CORNER OF BLOCK 4, SCARFF'S ADDITION TO WEST LAWN; THENCE N89°01'51"E, ALONG THE NORTH VACATED R.O.W. LINE OF COLLEGE STREET, ORDINANCE NO. 9634, INST. NO. 201704296, FILED 6/28/2019 A DISTANCE OF 605.00 FEET; THENCE S00°54'47"E A DISTANCE OF 80.00 FEET TO THE SOUTH VACATED R.O.W. LINE OF SAID COLLEGE STREET; THENCE N89°01'51"E, ALONG SAID SOUTH VACATED R.O.W. LINE, A DISTANCE OF 466.01 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 7, SCARFF'S ADDITION TO WEST LAWN AND ALSO BEING THE INTERSECTION OF SAID WEST R.O.W. LINE OF LAFAYETTE AVENUE AND SAID SOUTH VACATED R.O.W. LINE OF COLLEGE STREET; THENCE S01°01'51"E, ALONG SAID WEST R.O.W. LINE, A DISTANCE OF 444.00 FEET TO THE INTERSECTION OF THE SOUTH VACATED R.O.W. LINE OF WAUGH STREET AND SAID WEST R.O.W. LINE OF LAFAYETTE AVENUE; THENCE S89°06'01"E, ALONG SAID SOUTH R.O.W. LINE OF WAUGH STREET, A DISTANCE OF 10.00 FEET; THENCE S01°02'37"E, ALONG SAID WEST R.O.W. LINE, A DISTANCE OF 364.11 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 917,859.51 SQUARE FEET OR 21.071 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON _____, 2019, I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION, OF ALL OF BLOCK 5 - 7, AND ALL OF BLOCKS 10 - 12, ALL IN SCARFF'S ADDITION TO WEST LAWN; AND VACATED WAUGH STREET, GRANT AVENUE AND VACATED ALLEYS IN BLOCKS 5, 6, 7, AND 10, AS DESCRIBED IN MISC. RECORD BOOK R, PAGE 361; AND PART OF VACATED COLLEGE STREET AS DESCRIBED IN ORDINANCE NO. 9634, INST. NO. 201704296, FILED 6/28/2019; AND VACATED WAUGH STREET, GRANT AVENUE, GARFIELD AVENUE AND VACATED ALLEYS IN BLOCKS 11 AND 12, AS DESCRIBED IN ORDINANCE NO. _____, INST. NO. _____, FILED _____; ALL 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 HALL COUNTY DISTRICT 2, BEING THE OWNER OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS **"GIPS SOUTH SUBDIVISION"** A REPLAT OF ALL OF BLOCK 5 - 7, AND ALL OF BLOCKS 10 - 12, ALL IN SCARFF'S ADDITION TO WEST LAWN; AND VACATED WAUGH STREET, GRANT AVENUE AND VACATED ALLEYS IN BLOCKS 5, 6, 7, AND 10, AS DESCRIBED IN MISC. RECORD BOOK R, PAGE 361; AND PART OF VACATED COLLEGE STREET AS DESCRIBED IN ORDINANCE NO. 9634, INST. NO. 201704296, FILED 6/28/2019; AND VACATED WAUGH STREET, GRANT AVENUE, GARFIELD AVENUE AND VACATED ALLEYS IN BLOCKS 11 AND 12, AS DESCRIBED IN ORDINANCE NO. _____, INST. NO. _____, FILED _____; ALL IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF AND DO 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 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 IS 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.

BONNIE HINKLE - SCHOOL BOARD PRESIDENT

ACKNOWLEDGMENT

STATE OF NEBRASKA
COUNTY OF HALL
ON THIS ____ DAY OF _____, 2019, BEFORE ME _____, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED BONNIE HINKLE, SCHOOL BOARD 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: HALL COUNTY DISTRICT 2
SUBDIVIDER: HALL COUNTY DISTRICT 2
SURVEYOR: olsson
NUMBER OF LOTS: 7 LOTS/1 OUTLOT

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

PROJECT NO. 2019-0318
GIPS SPORTS
COMPLEX REPLATTING
FB

* This Space Reserved for Register of Deeds *

SUBDIVISION AGREEMENT

GIPS SOUTH SUBDIVISION (8 LOTS)

In the City of Grand Island, Hall County Nebraska

The undersigned, HALL COUNTY DISTRICT 2, 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 ALL OF BLOCK 5 - 7, AND ALL OF BLOCKS 10 - 12, ALL IN SCARFF'S ADDITION TO WEST LAWN; AND VACATED WAUGH STREET, GRANT AVENUE AND VACATED ALLEYS IN BLOCKS 5, 6, 7, AND 10, AS DESCRIBED IN MISC. RECORD BOOK R, PAGE 361; AND PART OF VACATED COLLEGE STREET AS DESCRIBED IN ORDINANCE NO. 9634, INST. NO. 201704296, FILED 6/28/2019; AND VACATED WAUGH STREET, GRANT AVENUE, GARFIELD AVENUE AND VACATED ALLEYS IN BLOCKS 11 AND 12, AS DESCRIBED IN ORDINANCE NO. _____, INST. NO. _____, FILED _____; ALL IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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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 GIPS SOUTH 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 GIPS SOUTH 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 waive the right to object to the creation of any paving or repaving district for Custer Avenue, State Street and Lafayette Avenue where they abut 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. The existing sewer connection between lot 4 and the school to the north (as shown on the attached exhibit) shall be permitted until such time as it needs to be replaced/repared. At such time a sewer service shall be connected to the public main nearest lot 4. At the time of filing of this agreement the nearest main was at the east end of lot 4 in Lafayette Avenue.

4. **Storm Drainage.** The Subdivider agrees to provide and maintain positive drainage from all lots, according to the drainage plan, 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. The Subdivider is responsible for the maintenance of Outlot A.

5. **Sidewalks.** The Subdivider shall maintain all public sidewalks required by the City of Grand Island.

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 GIPS SOUTH 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.

HALL COUNTY DISTRICT 2,

By: _____
Bonnie Hinkle, School Board President

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 Bonnie Hinkle, School Board President 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 SSB Development, L.L.C.

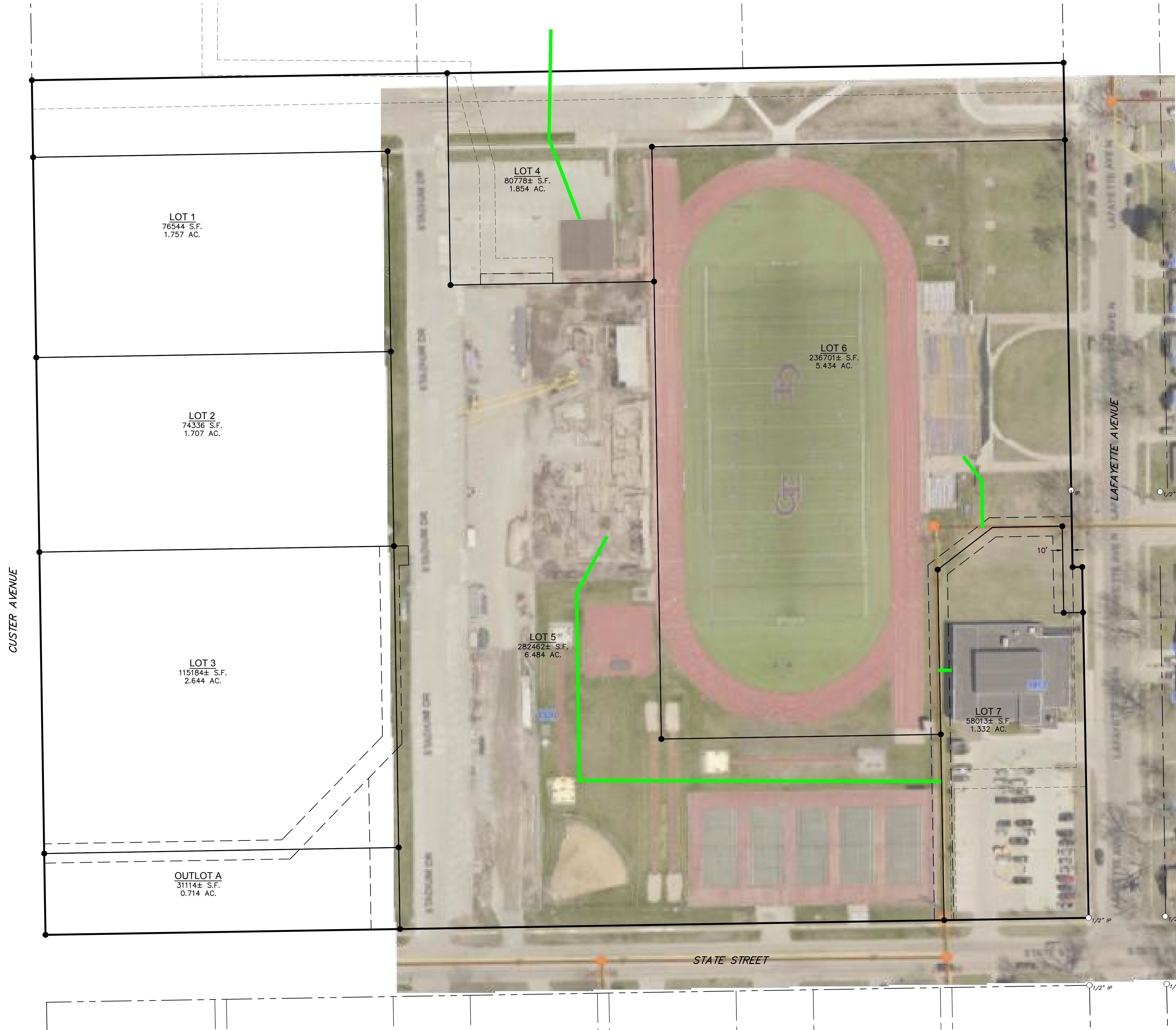
WITNESS my hand and notarial seal the date above written.

Notary Public

My commission expires: _____

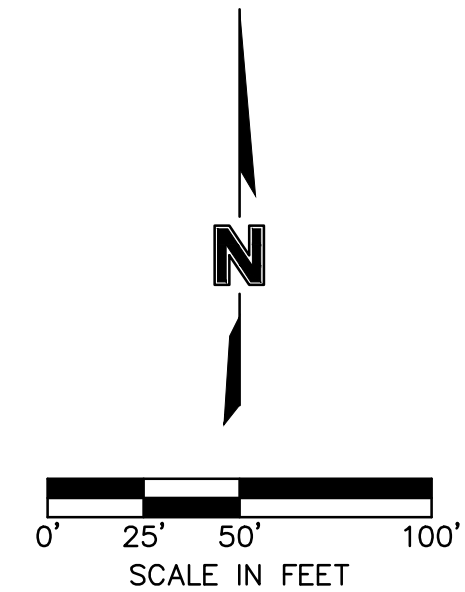
CITY OF GRAND ISLAND, NEBRASKA
A Municipal Corporation

GIPS SOUTH SUBDIVISION
GRAND ISLAND, HALL COUNTY, NEBRASKA



LEGEND

- | | |
|--|---|
| | SECTION CORNER |
| | SET CORNER (5/8"x24" REBAR W/CAP) |
| | FOUND CORNER (AS NOTED) |
| | PROPERTY LINE |
| | EASEMENT LINE |
| | SUBDIVISION LINE |
| | MEASURED DISTANCE |
| | RECORDED DISTANCE |
| | PLATTED DISTANCE SCARFF'S ADDITION TO WEST LAWN |
| | FIRE HYDRANT |
| | YARD HYDRANT |
| | WATER VALVE |
| | IRRIGATION VALVE |
| | SPRINKLER VALVE |
| | GRATE INLET |
| | STORM MANHOLE |
| | GAS METER |
| | POWER POLE |
| | LIGHT POLE |
| | ELECTRICAL RISER |
| | ELECTRICAL MANHOLE |
| | TELEPHONE RISER |
| | FOOTBALL POST |
| | STEEL POST |
| | WOOD POST |
| | SIGN |
| | BUSH |
| | DECIDUOUS TREE |
| | CONIFEROUS TREE |
| | UNDERGROUND CABLE |
| | STORM SEWER LINE |
| | WATER LINE |
| | GAS LINE |
| | UNDERGROUND ELECTRIC |
| | OVERHEAD ELECTRIC |
| | SANITARY SEWER LINE |
| | UNDERGROUND TELEPHONE |
| | BUILDING LINE |
| | SANITARY SERVICE LINE |



olsson

201 East 2nd Street
Grand Island, NE 68801 TEL 308.384.8750 www.olisson.com

[illegible]

EXHIBIT A SANITARY SERVICES	
GIPS SPORTS COMPLEX REPLATTING	
GRAND ISLAND, NEBRASKA	2019

drawn by: _____
checked by: _____
approved by: _____
QA/QC by: _____
project no.: _____
drawing no.: _____
date: _____

SHEET

1

RESOLUTION 2020-98

WHEREAS, know all men by these presents, that Hall County District 2, being the owner of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as "GIPS SOUTH SUBDIVISION". A tract of land consisting of lots 1-14, Blocks 5, all of lots 1-14, block 6, all of lots 1-14, block 7, all of lots 1-14, block 10, all of lots 1-14, block 11, and all of lots 1-14, block 12, all in Scarff's Addition to West Lawn, and parts of vacated Waugh Street and vacated Kruse Avenue, and part of vacated College Street, 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 GIPS SOUTH 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 14, 2020.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
April 10, 2020	☐ City Attorney