



City of Grand Island

Tuesday, December 22, 2020

Council Session

Item G-10

#2020-336 - Approving Final Plat and Subdivision Agreement for Beckett Subdivision

Staff Contact: Chad Nabity

Council Agenda Memo

From: Chad Nabity, AICP, Regional Planning Director
Meeting: December 22, 2020
Subject: Beckett Subdivision – Final Plat
Presenter(s): Chad Nabity, AICP, Regional Planning Director

Background

This property is located west of Stuhr Road and north of Stolley Park Road in Hall County, Nebraska within 2 mile ETJ of Grand Island, Nebraska.(2 lots, 10.011 acres). This property is zoned TA – Transitional Agriculture Zone.

Discussion

The final plat for Beckett Subdivision were considered at the Regional Planning Commission at the December 2, 2020 meeting.

A motion was made by Robb and second by Rainforth to approve Beckett Subdivision waiving the minimum lot size as there are 2 existing homes on the property and this will allow them to be split.

The motion was carried with eleven members voting in favor (O'Neill, Ruge, Doane, Monter, Robb, Rubio, Maurer, Randone, Nelson, Allan and Rainforth) with 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.

Developer/Owner

Phillip Beckett II
2110 E. Stolley Park Road
Grand Island, NE 68801

To create

Size: Final Plat 2 lots, 10.011 Acres

Zoning: TA – Travel Agriculture

Road Access: County Road

Water: City water is not available.

Sewer: City Sewer is not available.



LEGAL DESCRIPTION

(Per Survivorship Warranty Deed, Instrument No. 021005594)

A tract of land comprising a part of the East Half of the Southeast Quarter of the Southwest Quarter (E1/2 SE1/4 SW1/4) of Section Twenty Three (23), Township Eleven (11) North, Range Nine (9) West of the 6th P.M., Hall County, Nebraska, and more particularly described as follows:

Beginning at a point on the south line of said East Half of the Southeast Quarter of the Southwest Quarter (E1/2 SE1/4 SW1/4), said point being One Hundred Ninety Five and Forty Five Hundredths (195.45) feet west of the southeast corner of said East Half of the Southeast Quarter of the Southwest Quarter (E1/2 SE1/4 SW1/4); thence S90°00'00"W (assumed bearing), along and upon the south line of said East Half of the Southeast Quarter of the Southwest Quarter (E1/2 SE1/4 SW1/4), a distance of Thirty (30.0) feet; thence N00°46'39"W, a distance of Five Hundred (500.0) feet; thence N89°56'17"W, a distance of Four Hundred Thirty Five and Seventy One Hundredths (435.71) feet to a point on the westerly line of said East Half of the Southeast Quarter of the Southwest Quarter (E1/2 SE1/4 SW1/4); thence N00°48'57"W, along and upon the west line of said East Half of the Southeast Quarter of the Southwest Quarter (E1/2 SE1/4 SW1/4), a distance of Seven Hundred Ninety Five and Twenty Three Hundredths (795.23) feet to the northwest corner of said East Half of the Southeast Quarter of the Southwest Quarter (E1/2 SE1/4 SW1/4); thence N89°10'49"E, along and upon the north line of said East Half of the Southeast Quarter of the Southwest Quarter (E1/2 SE1/4 SW1/4), a distance of Five Hundred Twenty Six and Seventy Seven Hundredths (526.77) feet; thence S00°48'57"E, a distance Eight Hundred Three and Thirty Four Hundredths (803.34) feet; thence N89°56'17"W, a distance of Sixty One and Twelve Hundredths (61.12) feet; thence S00°46'39"E, a distance of Five Hundred (500.0) feet to the point of beginning.

Said tract containing 10.011 acres, more or less.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that I, Phillip A. Beckett II, a single person, being the owner of the land described hereon, have caused same to be subdivided, platted and designated as "BECKETT SUBDIVISION", Hall County, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the road as shown thereon, to the public for their use forever, and the easements, if any, for the location construction and maintenance of public service utilities forever, together 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 consent and in accordance with the desires of the undersigned owner and proprietor.

IN WITNESS WHEREOF, I have affixed my signature hereto at _____, Nebraska, on the _____ day of _____, _____.

Phillip A. Beckett II

ACKNOWLEDGMENT

State of Nebraska ss
County of _____

On the _____ day of _____, before me, _____, a Notary Public within and for said County, personally appeared Phillip A. Beckett II, a single person, to me personally known to be the identical person whose signature is affixed hereto, and she did acknowledge the execution 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.

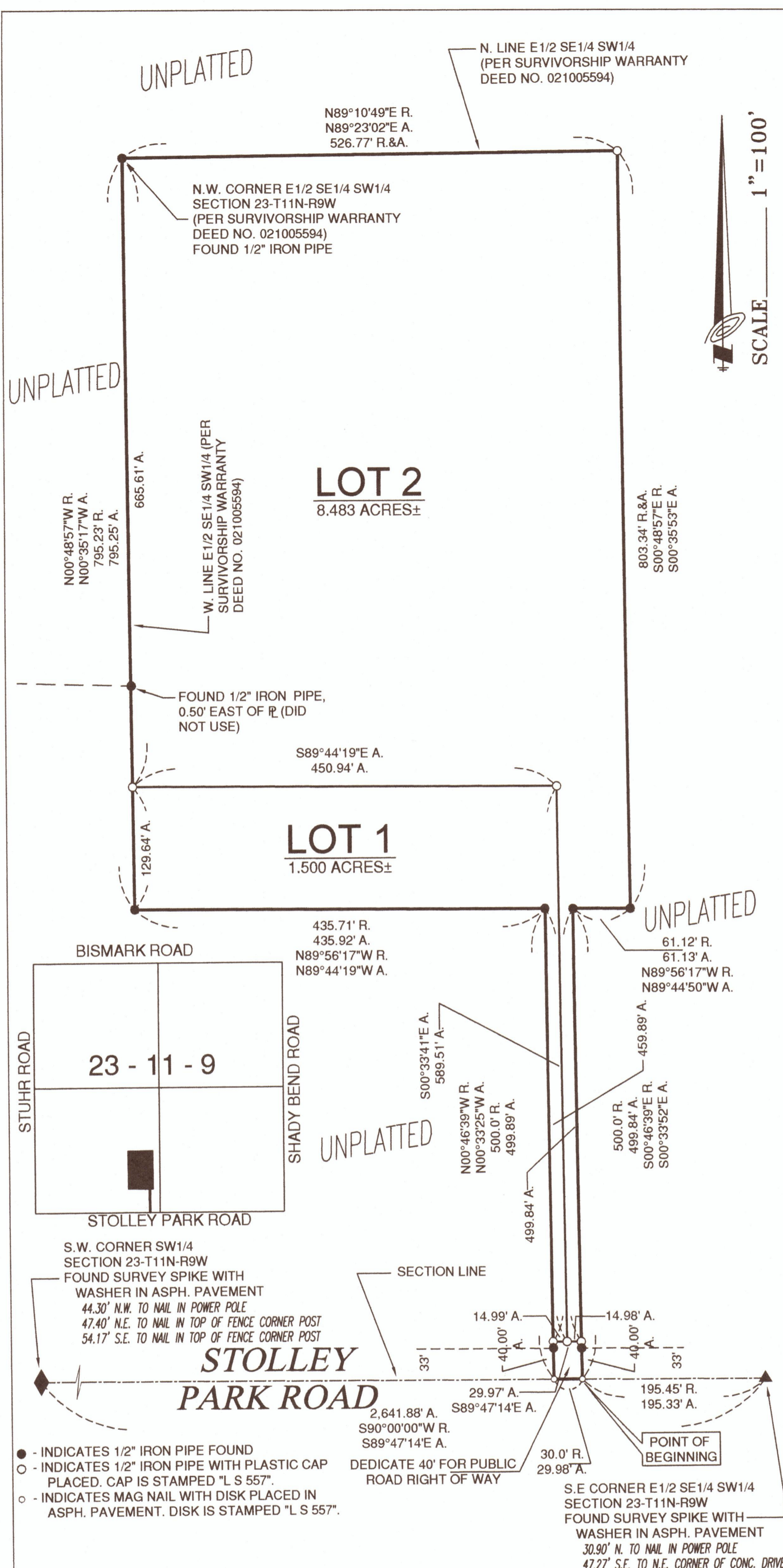
My commission expires _____

Notary Public

(SEAL)

R. = RECORDED DISTANCE AND/OR BEARING ON SURVIVORSHIP WARRANTY DEED, INSTRUMENT NO. 0201005594, HALL REGISTER OF DEEDS OFFICE (ALSO SHOWN AS ACTUAL DISTANCE AND/OR BEARING ON SURVEY BY THOMAS L. JORDAN, L. S. NO. 178, DATED JANUARY 9, 1992).
A. = ACTUAL DISTANCE AND/OR BEARING

NOTE: ACTUAL BEARINGS SHOWN ARE BASED ON GPS POSITIONING.



SURVEYOR'S CERTIFICATE

I hereby certify that on _____, _____, I completed an accurate survey (made under my supervision) of "BECKETT 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.

Lee D. Wagner, Registered Land Surveyor No. 557

BECKETT SUBDIVISION

HALL COUNTY, NEBRASKA

BENJAMIN & ASSOCIATES, INC. - ENGINEERS & SURVEYORS - GRAND ISLAND, NEBRASKA

SHEET 1 OF 2

APPROVALS

Submitted to and approved by the Regional Planning Commission of Hall County, Grand Island and 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 _____,
_____.

Mayor

City Clerk

Approved and accepted by the Hall County Board of Commissioners, this _____ day of _____,
_____.

Chairman of the Board

County Clerk

BECKETT SUBDIVISION

HALL COUNTY, NEBRASKA

BENJAMIN & ASSOCIATES, INC. - ENGINEERS & SURVEYORS - GRAND ISLAND, NEBRASKA

SHEET 2 OF 2

RESOLUTION 2020-336

WHEREAS know all men by these presents, that Phillip A. Beckett II, a single person, being the owner of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as "BECKETT SUBDIVISION", A tract of land comprising a part of the east half of the southeast quarter of the southwest quarter (E ½ , SE ¼ , SW ¼) of section twenty three (23), Township Eleven (11) North, Range Nine (9) West of the 6th P.M., 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 BECKETT 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.

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Adopted by the City Council of the City of Grand Island, Nebraska, December 22, 2020.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
December 15, 2020	☐ City Attorney