



City of Grand Island

Tuesday, March 23, 2021

Council Session

Item G-8

#2021-59 - Approving Final Plat and Subdivision Agreement for Taylor Subdivision

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: March 23, 2021

Subject: Taylor Subdivision – Final Plat

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

Background

This property is located between Locust and Pine Streets north of Fonner Park Road in Grand Island, Nebraska (2 lots, 0.878 acres). This property is zoned B2 General Business Zone and R3 Medium Density Residential Zone.

Discussion

The final plat for Taylor Subdivision was considered at the Regional Planning Commission at the March 3, 2021 meeting.

A motion was made by Rainforth and second by Ruge to approve final plat for Taylor Subdivision.

The motion was carried with eight members voting in favor (O'Neill, Ruge, Randone, Robb, Olson, Monter, Rubio 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
Douglas and Pamala Taylor
1114 S. Pine Street
Grand Island, NE 68801

To create

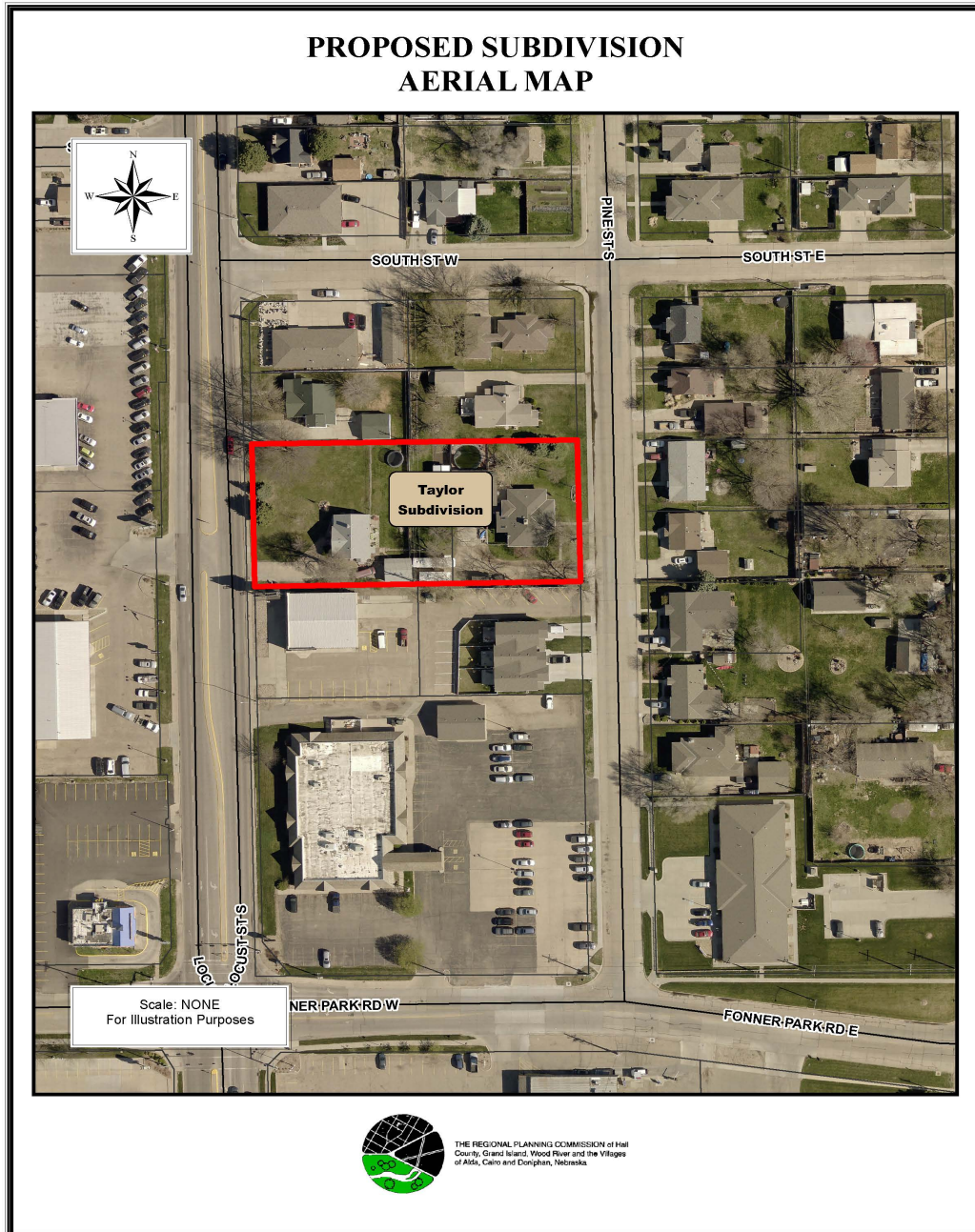
Size: Final Plat 2 lots, 0.878 Acres

Zoning: B2 General Business Zone and R3 Medium Density Residential Zone.

Road Access: Locust and Pine Street are both concrete curb and gutter streets that meet or exceed standards.

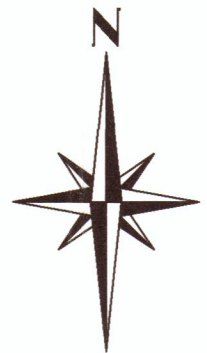
Water: City Water is available and all lots are connected.

Sewer: City Sewer is available and all lots are connected.

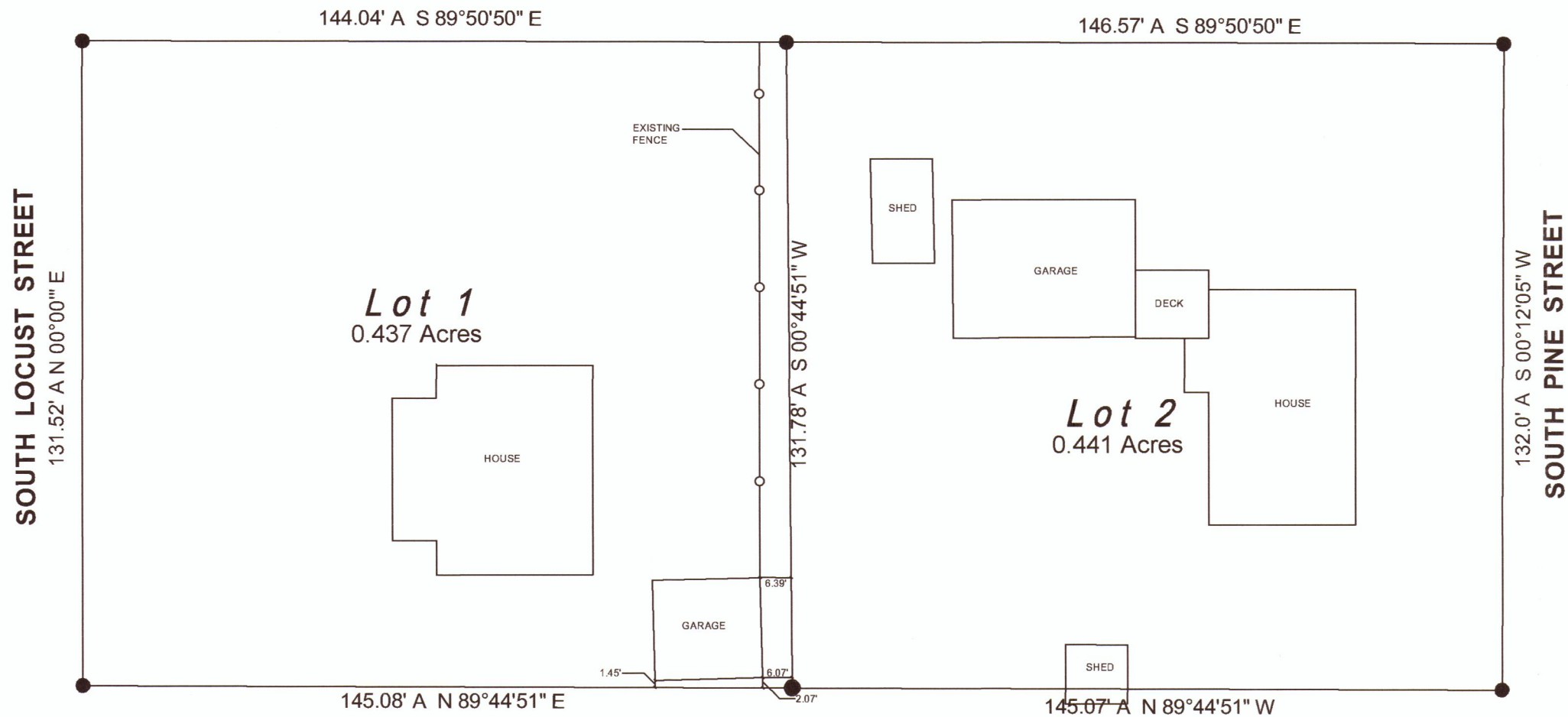


Legend

- - Corner Found 1/2" Pipe Unless Otherwise Noted
- - 1/2 Rebar Placed W/Survey Cap Unless Otherwise Noted
- ⊙ - Temporary Point
- All Distances on Curves are Chord Distance
- R - Recorded Distance
- A- Actual Distance
- P- Prorated Distance



Scale 1" = 40'



Legal Description

A part of Lot Twelve (12), Vantine's Subdivision to the City of Grand Island, Hall County, Nebraska, more particularly described as follows:

Commencing at the Northwest corner of said Lot 12 and running Easterly along and upon the North side of Lot 12 a distance of 184.00' feet, running thence Southerly to a point on the South line of said Lot 12 which is 443.50' feet west of the Southeast corner of said Lot 12, running thence West, along and upon the South line of said Lot 12, a distance of 183.50' feet to the Southwest corner of said Lot 12, and running thence North along and upon the West side of said Lot 12, a distance of 132.00' feet to the point of beginning, excepting therefrom a tract more particularly described in Warranty Deed recorded in Book 165, Page 102 in the Register of Deeds Office in Hall County, Nebraska and excepting therefrom a tract of land deeded to the City of Grand Island, Nebraska by Warranty Deed recorded as Documents No. 82-001401

And

A tract of Land comprising a part of Lot Twelve (12) Vantine's Subdivision, to the City of Grand Island, Hall County Nebraska more particularly described as follows:

Beginning at a point on the North Line of said Lot 12, said point being 100.00' feet west of the Northwest corner of said Lot 12; thence westerly and parallel to the south line of said Lot 12 a distance of 13.00' feet; thence southerly and parallel to the east line of said Lot 12, a distance of 132.00' feet to a point on the south line of said Lot 12; thence easterly along and upon said south line of said Lot 12, a distance of 13.50' feet; to a point 100.00' feet West of the Southeast corner of said Lot 12; thence northerly a distance of 132.00' feet to the point of beginning; said tract abutting the west side of a tract deeded to said grantees by deed recorded in Book 165, Page 684 in the Hall County Nebraska, Register of deeds.

Surveyor's Certificate

I hereby certify that on February 2, 2021, I completed an accurate survey of 'TAYLOR SUBDIVISION', an Addition to the City of Grand Island, 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 lot corners; that the dimensions of each lot are 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.

Brent D Cyboron, Reg. Land Surveyor No. 727

TAYLOR SUBDIVISION
GRAND ISLAND, NEBRASKA
UTILITY PLAN

Dedication

KNOW ALL MEN BY THESE PRESENTS, that Douglas P. Taylor and Pamela S. Taylor, both husband and wife, being the owners of the land described hereon, have caused same to be surveyed, subdivided, platted and designated as 'TAYLOR SUBDIVISION', an Subdivision in the City of Grand Island, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the easements, if any, as shown thereon for the location, construction and maintenance of public service utilities, 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 owners and proprietors.

IN WITNESS WHEREOF, we have affixed our signatures hereto, at Grand Island, Nebraska, this ___ day of ___, 2021.

Douglas P. Taylor

Pamela S. Taylor

Date

Date

Acknowledgement

State Of Nebraska
County Of Hall SS

On the ___ day of ___, 2021, before me, _____ a Notary Public within and for said County, personally appeared Douglas P. Taylor and Pamela S. Taylor, both husbands and wife, and to me personally known to be the identical persons whose signatures are affixed hereto, and that each did acknowledge the execution thereof to be his or her voluntary act and deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal at Grand Island, Nebraska, on the date last above written.

My commission expires _____.

Notary Public

Approvals

Submitted to and approved by the Regional Planning Commission of Hall County, Grand Island, 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 ___, 2021.

Mayor

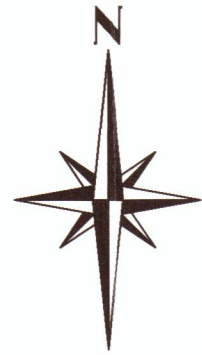
City Clerk

INITIAL POINT SURVEYING LLC
1811 W 2nd Street, Suite 280
Grand Island, NE 68803
308-383-6754 Cell
308-675-4141 Office

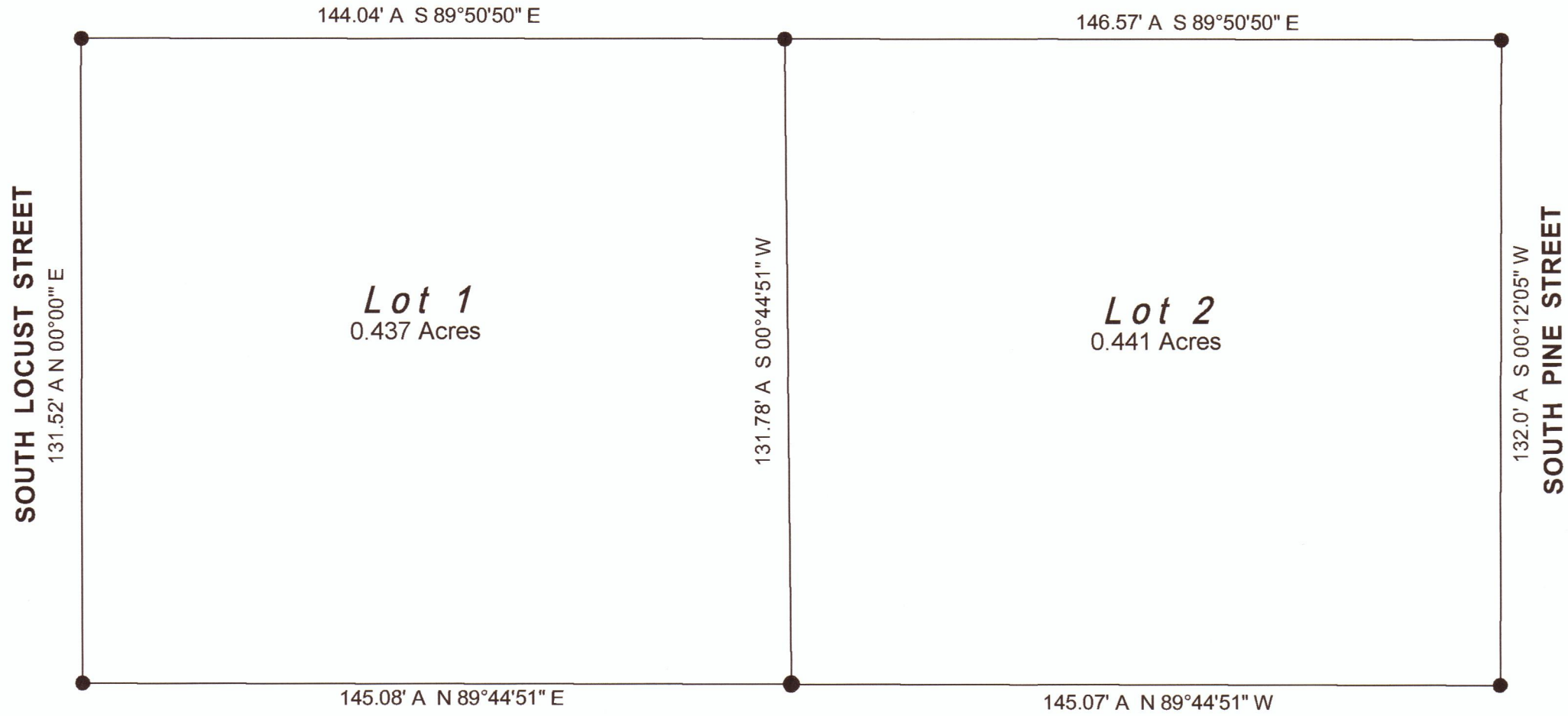
LOCATION: Grand Island, Hall County, Nebraska			
TITLE: Taylor Subdivision			
SCALE: AS SHOWN 1" = 40'	DATE: 2/09/2021	DRAWN: Brent C.	PAGE: 2 OF 2
REVISIONS: PROJECT NO: 21-010	DRAWING NO:	REVISION:	

Legend

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- - 1/2 Rebar Placed W/Survey Cap Unless Otherwise Noted
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And

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Brent D Cyboron, Reg. Land Surveyor No. 727

TAYLOR SUBDIVISION
GRAND ISLAND, NEBRASKA

Dedication

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IN WITNESS WHEREOF, we have affixed our signatures hereto, at Grand Island, Nebraska, this ___ day of _____, 2021.

Douglas P. Taylor

Pamela S. Taylor

Date

Date

Acknowledgement

State Of Nebraska
County Of Hall SS

On the ___ day of _____, 2021, before me, _____ a Notary Public within and for said County, personally appeared Douglas P. Taylor and Pamela S. Taylor, both husbands and wife, and to me personally known to be the identical persons whose signatures are affixed hereto, and that each did acknowledge the execution thereof to be his or her voluntary act and deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal at Grand Island, Nebraska, on the date last above written.

My commission expires _____.

Notary Public

Approvals

Submitted to and approved by the Regional Planning Commission of Hall County, Grand Island, 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 _____, 2021.

Mayor

City Clerk

INITIAL POINT SURVEYING LLC
1811 W 2nd Street, Suite 280
Grand Island, NE 68803
308-383-6754 Cell
308-675-4141 Office

LOCATION: Grand Island, Hall County, Nebraska			
TITLE: Taylor Subdivision			
SCALE: AS SH. 1" = 40'	DATE: 2/09/2021	DRAWN: Brent C.	PAGE: 2 OF 2
BENESCH PROJECT NO.	DRAWING NO.	REVISION:	
	21-010		

* This Space Reserved for Register of Deeds *

SUBDIVISION AGREEMENT

TAYLOR SUBDIVISION

LOTS 1 AND 2

In the City of Grand Island, Hall County Nebraska

The undersigned, DOUGLAS TAYLOR and PAMALA TAYLOR, 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 part of Lot Twelve (12), Vantine's Subdivision to the City of Grand Island, Hall County, Nebraska, more particularly described as follows:

Commencing at the Northwest corner of said Lot 12 and running Easterly along and upon the North side of Lot 12 a distance of 184.00' feet, running thence Southerly to a point on the South line of said Lot 12 which is 443.50' feet west of the Southeast corner of said Lot 12, running thence West, along and upon the South line of said Lot 12, a distance of 183.50' feet to the Southwest corner of said Lot 12, and running thence North along and upon the West side of said Lot 12 a distance of 132.00' feet to the point of beginning excepting therefrom a tract more particularly described in Warranty Deed recorded in Book 165, Page 102 in the Register of Deeds Office in Hall County, Nebraska and excepting therefrom

a tract of land deeded to the City of Grand Island, Nebraska by Warranty Deed recorded as Documents No. 82-001401

And

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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 TAYLOR 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 TAYLOR 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 Locust Street and Pine Street where they abut the subdivision.

2. **Water.** Public water supply is available to the subdivision, and all new structures requiring service shall be connected to such water supply.

3. **Sanitary Sewer.** Public sanitary sewer is available to the subdivision, and all new structures requiring service shall be connected to such sanitary sewer supply.

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.

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 TAYLOR 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 _____, 2021.

DOUGLAS TAYLOR and PAMALA
TAYLOR, Subdivider

By: _____
Douglas Taylor

By: _____
Pamala Taylor

STATE OF NEBRASKA)
) ss
COUNTY OF HALL)

On _____, 2021, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Douglas Taylor, 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.

WITNESS my hand and notarial seal the date above written.

Notary Public

My commission expires: _____

STATE OF NEBRASKA)
) ss
COUNTY OF HALL)

On _____, 2021, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Pamala Taylor, 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.

WITNESS my hand and notarial seal the date above written.

Notary Public

My commission expires: _____

CITY OF GRAND ISLAND, NEBRASKA
A Municipal Corporation

By: _____
Roger G. Steele, Mayor

Attest: _____

RaNae Edwards, City Clerk

STATE OF NEBRASKA)
) ss
COUNTY OF HALL)

On _____, 2021, 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 2021-____, and that the City's corporate seal was thereto affixed by proper authority.

WITNESS my hand and notarial seal the date above written.

Notary Public

My commission expires: _____

RESOLUTION 2021-59

WHEREAS, know all men by these presents, that Douglas P. Taylor and Pamela S. Taylor, husband and wife being the owners of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as "TAYLOR SUBDIVISION", a tract of land comprising a part of Lot Twelve (12) Vantine's Subdivision to the City of Grand Island, Hall County, Nebraska; 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 TAYLOR 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, March 23, 2021.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
February 3, 2021	☐ City Attorney