



# City of Grand Island

Tuesday, April 27, 2021

Council Session

## Item G-5

**#2021-91 - Approving Final Plat and Subdivision Agreement for  
Farrall Second Subdivision**

Staff Contact: Chad Nabity

# Council Agenda Memo

**From:** Regional Planning Commission  
**Meeting:** April 27, 2021  
**Subject:** Farrall Second Subdivision – Final Plat  
**Presenter(s):** Chad Naby, AICP, Regional Planning Director

## Background

This property is located south of Arch Avenue and west of Claude Road in Grand Island, Nebraska (3 lots, 1.441 acres). This property is zoned M-2 Heavy Manufacturing and is platting previously unplatted tracts and adjusting lot lines.

## Discussion

The final plate for Farrell Second Subdivision were considered at the Regional Planning Commission at the April 7, 2021 meeting.

A motion was made by Ruge and second by Robb to approve final plat for Farrall Second Subdivision.

A roll call vote was taken and the motion passed

The motion was carried with eleven members voting in favor (O'Neill, Ruge, Allan, Nelson, Doane, Olson, Monter, Hendricksen, Randone, Robb and Rubio) and no members present voting no or abstaining.

## 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**  
Keith Jardine  
168 Ponderosa Ct.  
Grand Island, NE 68803

To create

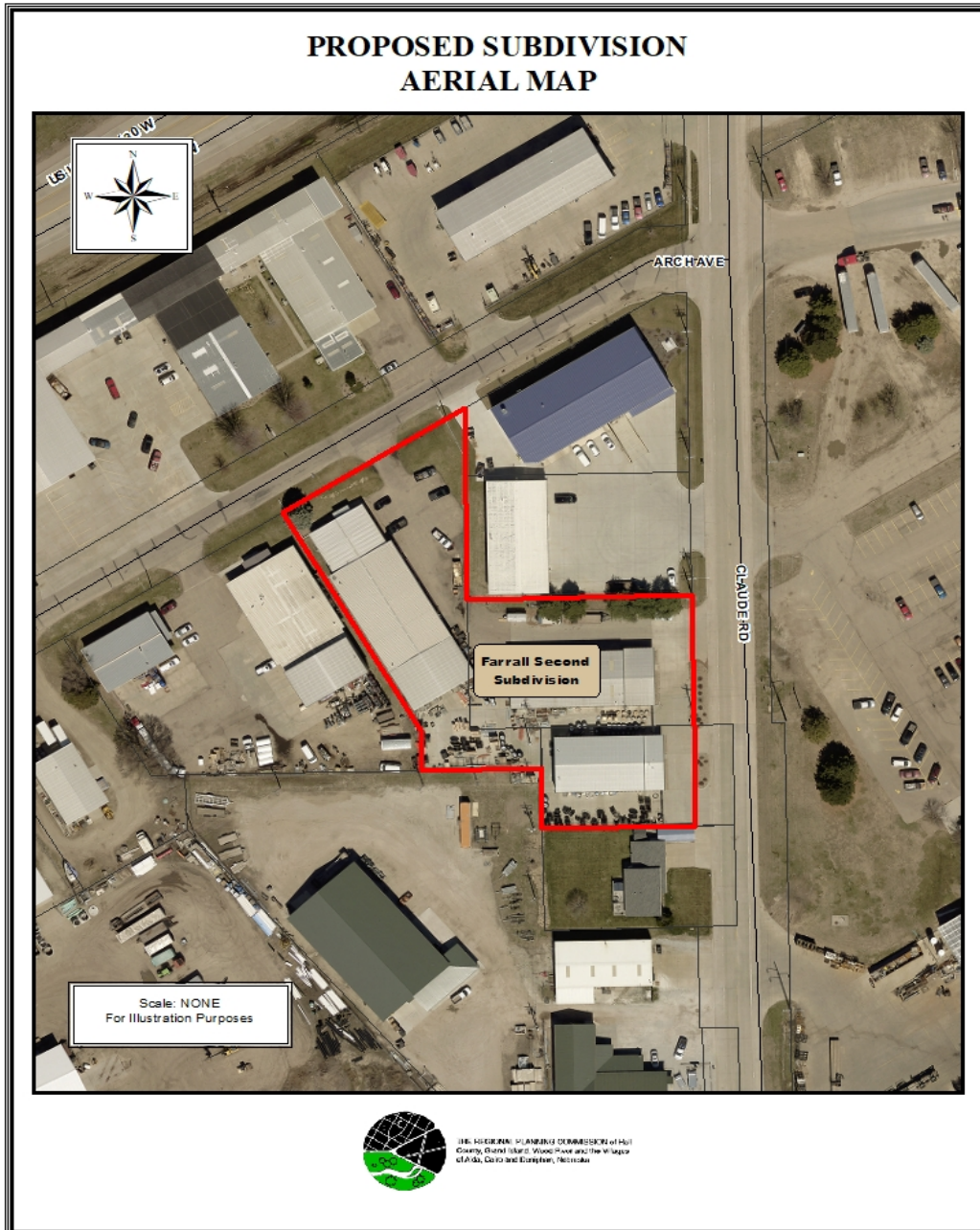
**Size:** Final Plat 3 lots, 1.441 Acres

**Zoning:** M-2 Heavy Manufacturing

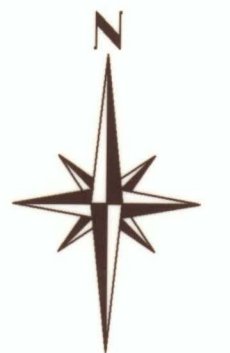
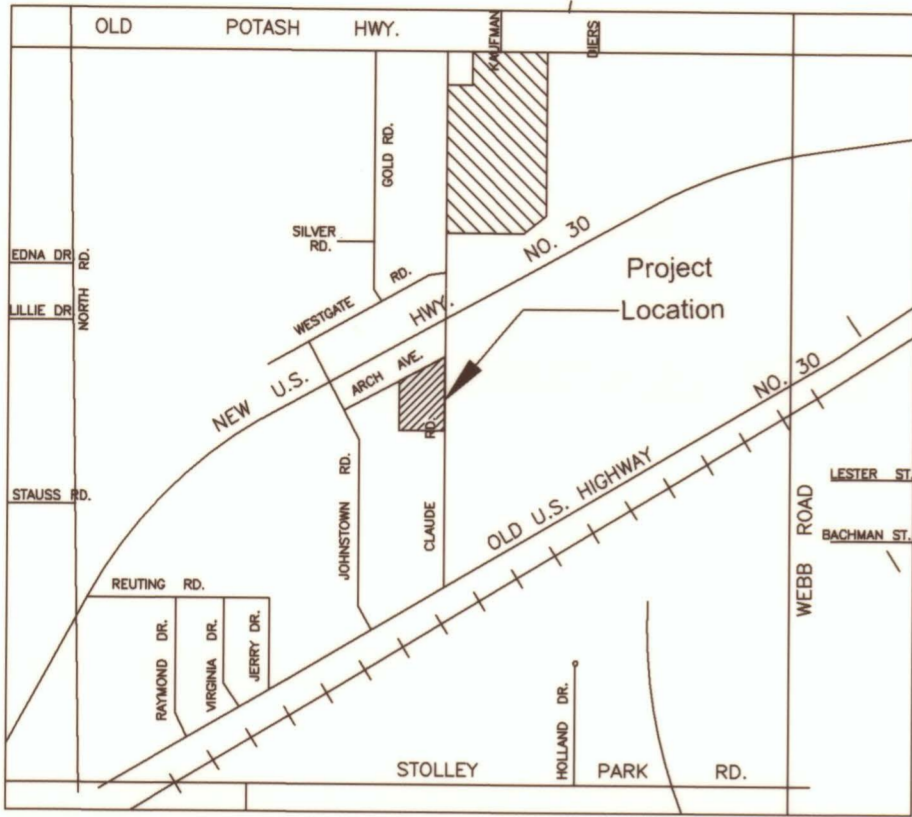
**Road Access:** City street access is available from both Arch Avenue and Claude Road.

**Water:** City Water is available to the subdivision and will be extended to serve all lots.

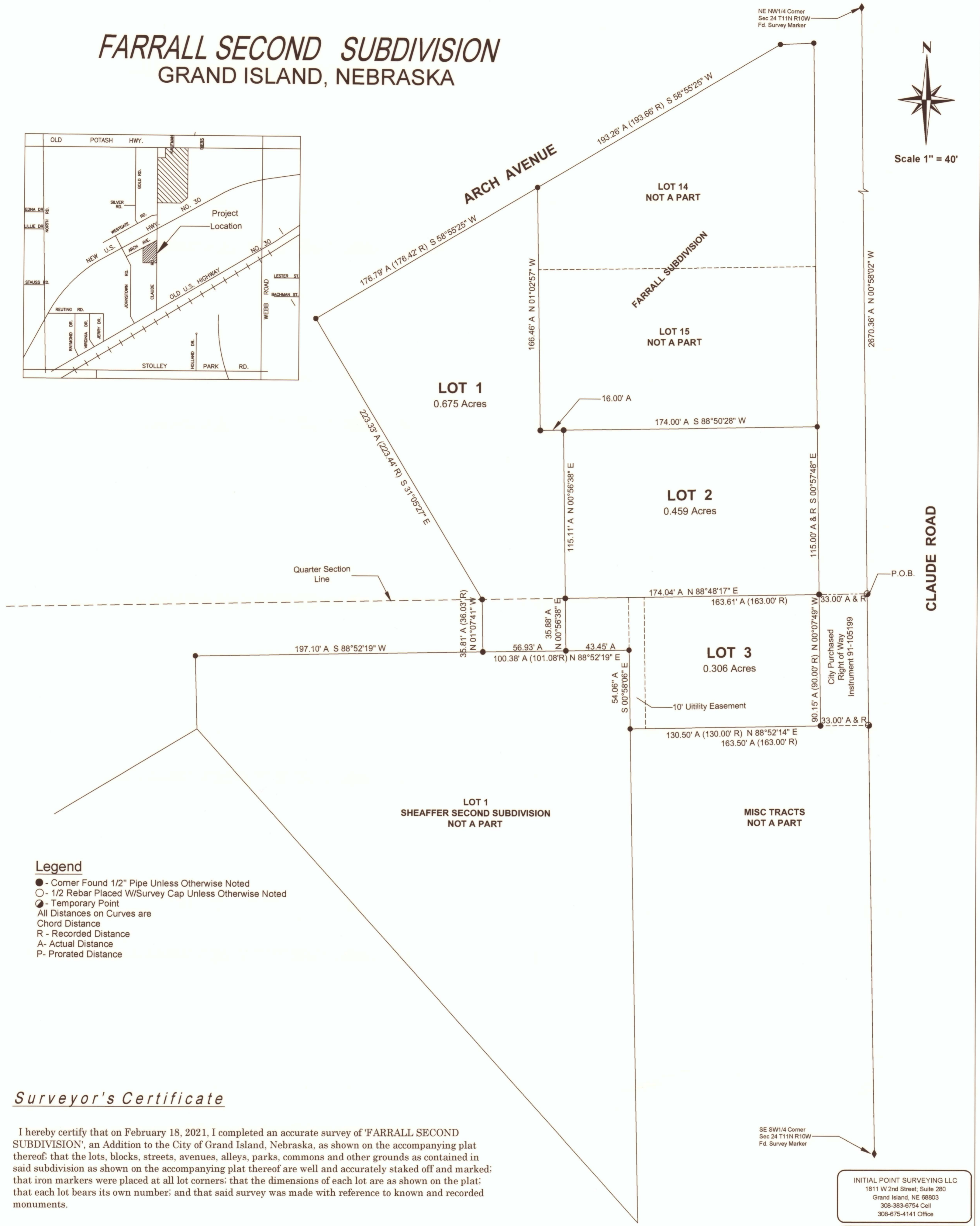
**Sewer:** City Sewer is available to the subdivision and will be extended to serve all lots.



# FARRALL SECOND SUBDIVISION GRAND ISLAND, NEBRASKA



Scale 1" = 40'



### 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

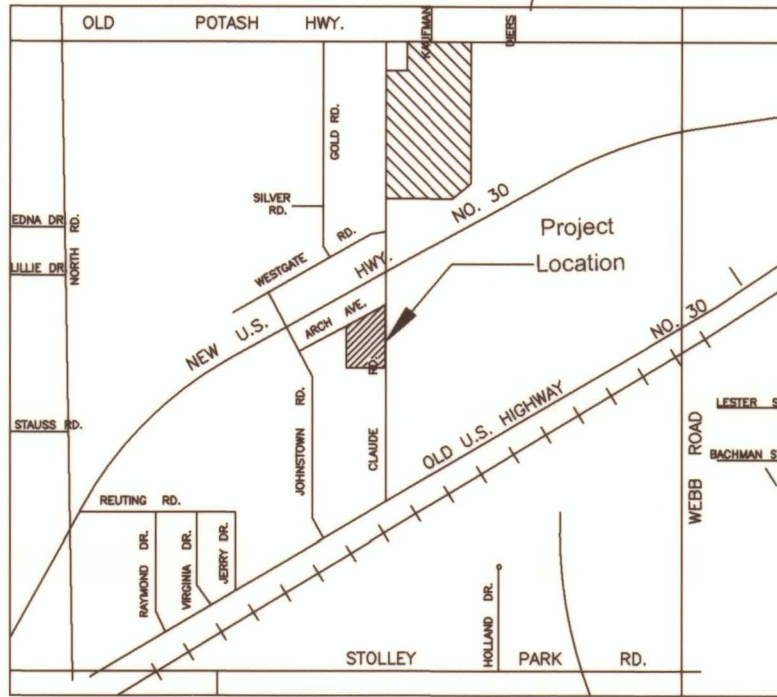
### Surveyor's Certificate

I hereby certify that on February 18, 2021, I completed an accurate survey of 'FARRALL SECOND 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

INITIAL POINT SURVEYING LLC 1811 W 2nd Street, Suite 280 Grand Island, NE 68803 308-383-6754 Cell 308-675-4141 Office			
LOCATION: Replat Lots 13 & 16 Farrall Subdivision & Misc. Tract in Sec. 24 T 11 N R 10 W			
TITLE: Farrall Second Subdivision Plat Grand Island, Nebraska			
SCALE AT AS: 1" = 40'	DATE: 2/18/2021	DRAWN: Brent C.	PAGE: 1 OF 1
BENESCH PROJECT NO:	DRAWING NO:	REVISION:	
	21-019		

# FARRALL SECOND SUBDIVISION GRAND ISLAND, NEBRASKA



## Legal Description

Replat of Lot 13 and Lot 16 Farrell Subdivision, Grand Island, Hall County, Nebraska.

and

Per Instrument Number 2016-6174

Part of the Northeast Quarter of the Southwest Quarter (NE1/4SW1/4) of Section 24, Township 11 North, Range 10 West of the 6<sup>th</sup> P.M., Hall County, Nebraska, described as follows:

Beginning at the Northeast corner of the Southwest Quarter (SW1/4) of said Section 24, Township 11 North, Range 10 West, thence South on the easterly line of said Quarter Section a Distance of Ninety (90.00') feet, thence due west parallel to the North Line of said Quarter Section a distance of One Hundred Sixty Three (163.00') feet, thence due North parallel to the east line of said Quarter Section a distance of Ninety (90.00') feet to the North Line of said Quarter Section, thence due east on the North line of said Quarter Section a distance of One Hundred Sixty Three (163.00') feet to the Northeast corner of said Southwest Quarter which is the place of beginning Excepting a certain tract more particularly described in Warranty Deed recorded as Document No. 91-105199.

and

Per Instrument Number 2021-1337

A tract of land comprising a part of the Southwest Quarter (SW1/4) of Section Twenty-Four (24), Township Eleven (11) North, Range Ten (10) West of the 6<sup>th</sup> P.M. in Hall County, Nebraska more particularly described as follows:

Beginning at the Northeast corner of the Southwest Quarter (SW1/4) thence due west on the North Line of said Quarter Section also being the Southerly Line of Farrall Subdivision a distance of One Hundred Sixty Three (163.00') feet to the actual point of beginning, thence running westerly along the south line of lots Thirteen (13) and Sixteen (16) Farrall Subdivision, also being the north line of the Southwest Quarter (SW1/4), a distance of One Hundred One and Eight Hundredths (101.80') feet to a point being the southwest corner of Lot Thirteen (13) Farrall Subdivision, thence south parallel to the East line of the Southwest Quarter (SW1/4) a distance of Thirty-Six and Three Hundredths (36.03') feet, thence easterly along a line Thirty-Six and Three Hundredths (36.03') feet south of and parallel to the north line of said Southwest Quarter (SW1/4) to a point One Hundred sixty Three (163.00') feet east of the east line of the Southwest Quarter (SW1/4), thence deflecting left 89 deg 49 minutes and running northerly distance of Thirty-Six and Three Hundredths (36.03') to the North Line of the Southwest Quarter (SW1/4), also being the south line of Farrall Subdivision, being the actual point of beginning

## Dedication

KNOW ALL MEN BY THESE PRESENTS, that Vernon Keith Jardine and Pamela Jardine, both husband and wife, and Owners of It's All Relative LLC and Stephanie Torres, Member and representative of Towers Investments, LLC, being the owners of the land described hereon, have caused same to be surveyed, subdivided, platted and designated as 'FARRELL SECOND SUBDIVISION', an Addition to 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 Hall County, Nebraska, this \_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Vernon Keith Jardine, Member It's All Relative

\_\_\_\_\_  
Date

\_\_\_\_\_  
Pamela Jardine, Member It's All Relative LLC

\_\_\_\_\_  
Date

\_\_\_\_\_  
Stephanie Torres, Member Towers Investments LLC

\_\_\_\_\_  
Date

## Acknowledgement

State Of Nebraska ss  
County Of Hall

On the \_\_\_ day of \_\_\_\_\_, 2021, before me, \_\_\_\_\_ a Notary Public within and for said County, personally appeared Veron Keith Jardine and Pamela Jardine, both husband and wife and members of It's All Relative LLC, 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 \_\_\_\_\_, Nebraska, on the date last above written.

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

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

## Acknowledgement

State Of Nebraska ss  
County Of Hall

On the \_\_\_ day of \_\_\_\_\_, 2021, before me, \_\_\_\_\_ a Notary Public within and for said County, personally appeared Stephanie Torres, member of Towers Investments, LLC, 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 \_\_\_\_\_, 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                      April 7, 2021  
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: Replat Lots 13 & 16 Farrall Subdivision & Misc. Tract in Sec. 24 T 11 N R 10 W			
TITLE: Farrall Second Subdivision Plat Grand Island, Nebraska			
SCALE AT AS 1" = 40'	DATE: 2/18/2021	DRAWN: Brent C.	PAGE: 1 OF 1
SUSPECT PROJECT NO: 21-019		REVISION:	

\* This Space Reserved for Register of Deeds \*

SUBDIVISION AGREEMENT

**FARRALL SECOND SUBDIVISION**  
LOTS 1-3 INCLUSIVE

In the City of Grand Island, Hall County Nebraska

The undersigned Keith Jardine, 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:

Replat of Lot 13 and Lot 16 Farrall Subdivision, Grand Island,

Hall County Nebraska and

Per Instrument Number 2016-6174

Part of the Northeast Quarter of the Southwest Quarter

(NE1/4SW1/4) of Section 24, Township 11 North, Range 10 West

of the 6th P.M., Hall County, Nebraska, and

Per Instrument Number 2021-1337

A tract of land comprising a part of the Southwest Quarter  
(SW1/4) of Section Twenty-Four (24), Township Eleven (11)  
North, Range Ten (10) West of the 6<sup>th</sup> P.M. in Hall County,  
Nebraska,

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 FARRALL SECOND 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 FARRALL SECOND 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 Arch Avenue and Claude Road 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.** Immediate sidewalk construction adjacent to Arch Avenue and Claude 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. **Landscaping.** The Subdivider agrees to comply with the requirements of the Landscaping Regulations of the City of Grand Island, and plans as submitted to and approved by the City's Building Department.

7. **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.

8. **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.

9. **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 FARRALL SECOND 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.

10. **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.

\_\_\_\_\_  
Vernon Keith Jardine, Member It's All Relative

\_\_\_\_\_  
Date





RESOLUTION 2021-91

WHEREAS know all men by these presents, that Vernon Keith Jardine and Pamela Jardine, both husband and wife, and Owners of It's All Relative LLC and Stephanie Torres, Member and representative of Towers Investments, LLC being the owners of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as being the owner of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as "FARRALL SECOND SUBDIVISION", A Replat of Lots 13 and Lot 16 Farrall Subdivision, Grand Island, Hall County, Nebraska and part of the Northeast Quarter of the Southwest Quarter (NE ¼ SW ¼) of Section 24, Township 11 North, Range 10 West of the 6<sup>th</sup> P.M., 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 FARRALL 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 27, 2021.

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

Attest:

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

Approved as to Form	☒ _____
April 23, 2021	☒ City Attorney