



City of Grand Island

Tuesday, November 23, 2021

Council Session

Item G-14

#2021-338 - Approving Preliminary and Final Plat for Legacy 34 Subdivision

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: November 23, 2021

Subject: Legacy 34 Subdivision – Preliminary and Final Plat

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

Background

This property is located north of Husker Highway and west of Prairieview Street in the City of Grand Island, Nebraska. Preliminary Plat for Legacy 34 Subdivision (304 Lots, 12 Outlots and 197.14 Acres) Final Plat for Legacy 34 First Subdivision (12 lots, 1 Outlot, 5.4 Acres). Legacy 34 First Subdivision will be zoned RD – Residential Development Zone if approved. A variety of other zoning district are expected on the balance of the property.

Discussion

The preliminary plat for the whole property and final plat for Legacy 34 First Subdivision were considered at the Regional Planning Commission at the November 3, 2021 meeting during the discussion of the rezoning.

A motion was made by Ruge and second by Rubio to approve the preliminary and final plat for Legacy 34.

The motion was carried with nine members voting yes (Nelson, O'Neill, Ruge, Olson, Robb, Monter, Rainforth, Rubio 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 preliminary and final plats as presented.

Sample Motion

Move to approve as recommended.

Developer/Owner

Innate Development 2 LLC
1201 Allen Dr. #240
Grand Island, NE 68803

To create

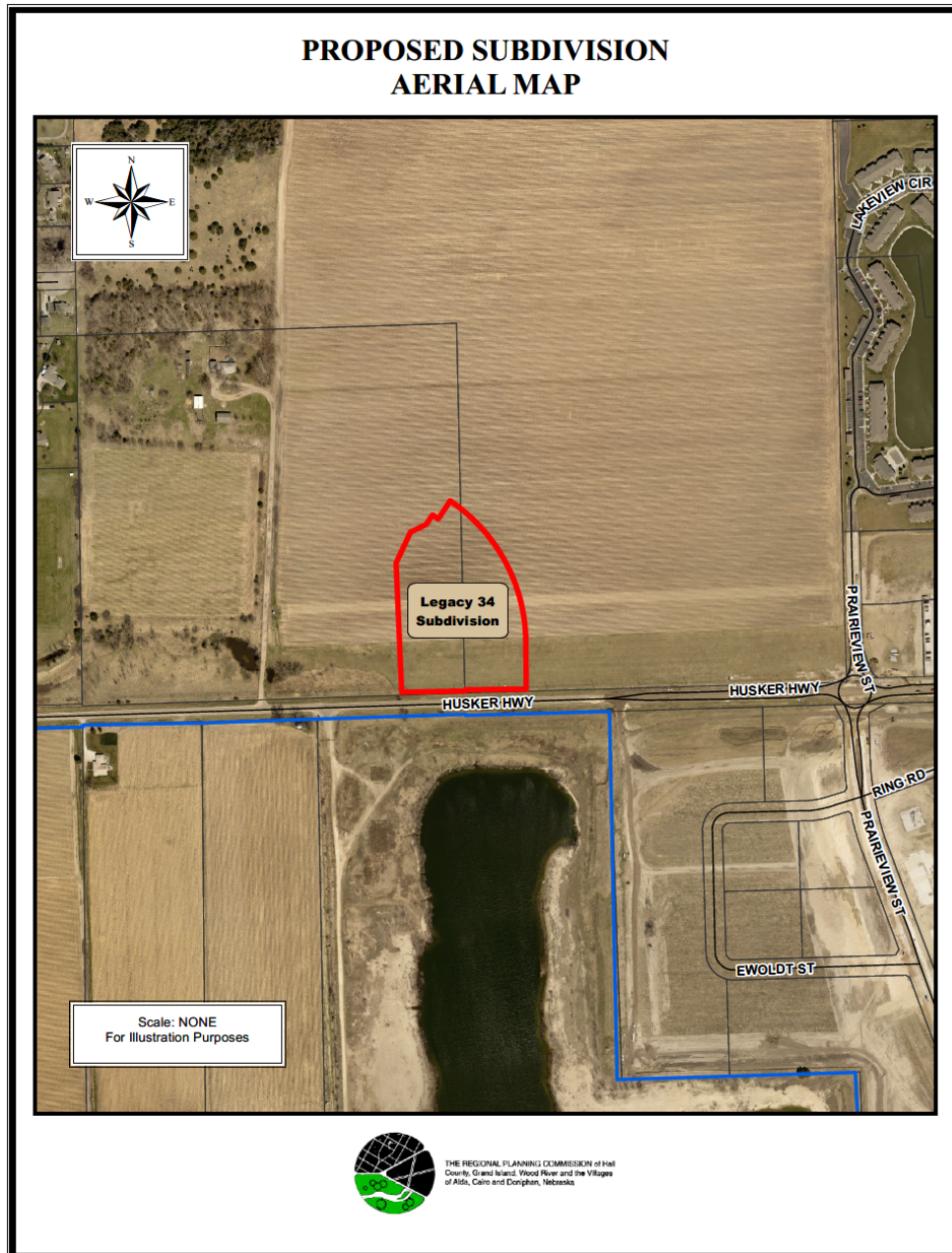
Size: Final Plat 12 lots 1 outlot, 54.Acres

Zoning: RD – Residential Development Zone.

Road Access: Legacy Drive will be a 37' concrete curb and gutter public street. Innate Circle will be a private drive providing access to the apartments.

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

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







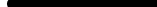



LOT USAGE
304 LOTS
9 OUTLOT

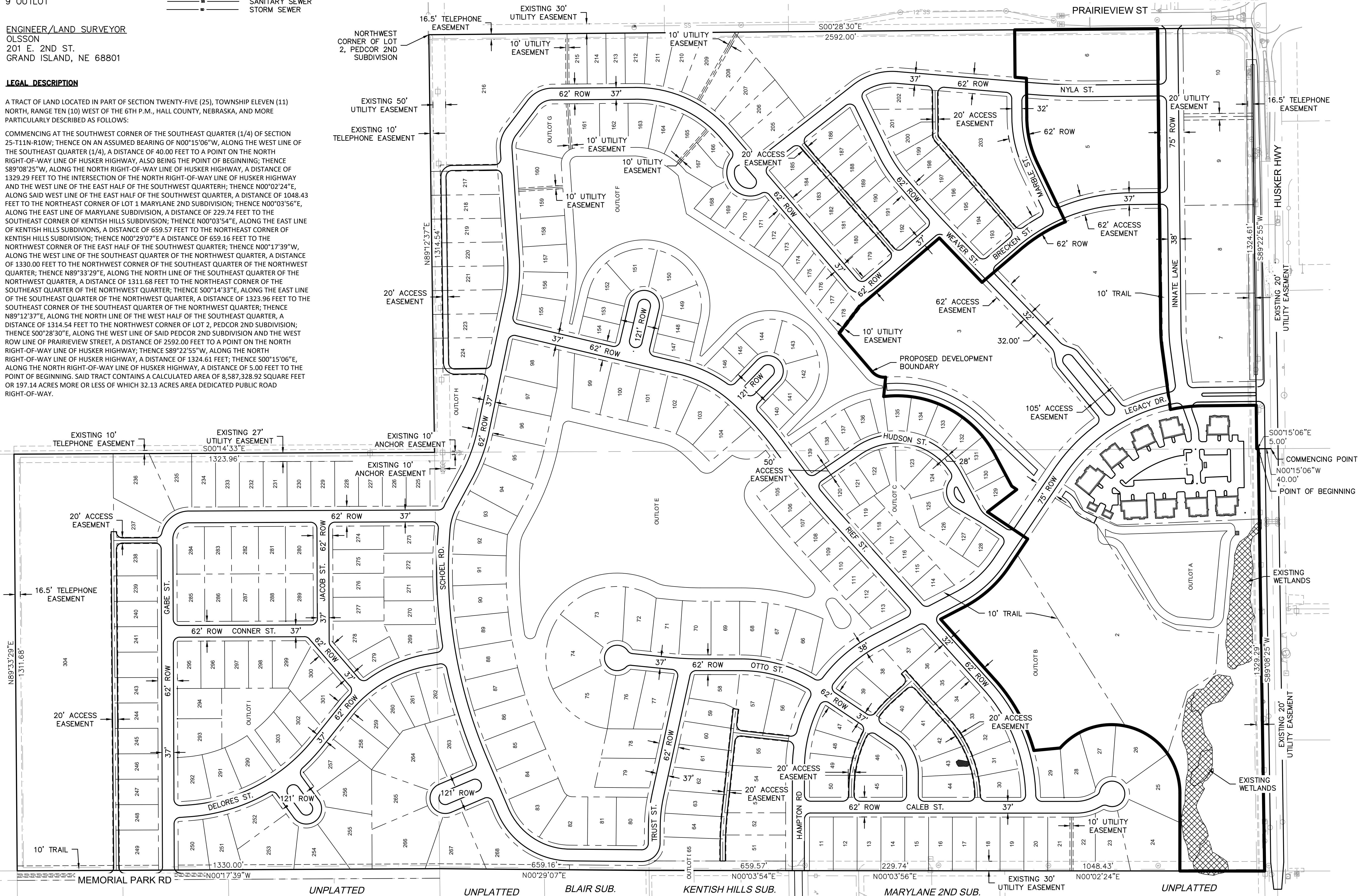
ENGINEER/LAND SURVEYOR
OLSSON
201 E. 2ND ST.
GRAND ISLAND, NE 68801

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN PART OF SECTION TWENTY-FIVE (25), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER (1/4) OF SECTION 25-T11N-R10W; THENCE ON AN ASSUMED BEARING OF N00°15'06"W, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER (1/4), A DISTANCE OF 40.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF HUSKER HIGHWAY, ALSO BEING THE POINT OF BEGINNING; THENCE S89°08'25"W, ALONG THE NORTH RIGHT-OF-WAY LINE OF HUSKER HIGHWAY, A DISTANCE OF 1329.29 FEET TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF HUSKER HIGHWAY AND THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER; THENCE N00°02'24"E, ALONG SAID WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER, A DISTANCE OF 1048.43 FEET TO THE NORTHEAST CORNER OF LOT 1 MARYLANE 2ND SUBDIVISION; THENCE N00°03'56"E, ALONG THE EAST LINE OF MARYLANE SUBDIVISION, A DISTANCE OF 229.74 FEET TO THE SOUTHEAST CORNER OF KENTISH HILLS SUBDIVISION; THENCE N00°03'54"E, ALONG THE EAST LINE OF KENTISH HILLS SUBDIVISION, A DISTANCE OF 659.57 FEET TO THE NORTHEAST CORNER OF KENTISH HILLS SUBDIVISION; THENCE N00°29'07"E A DISTANCE OF 659.16 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER; THENCE N00°17'39"W, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, A DISTANCE OF 1330.00 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE N89°33'29"E, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, A DISTANCE OF 1311.68 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE S00°14'33"E, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, A DISTANCE OF 1323.96 FEET TO THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE N89°12'37"E, ALONG THE NORTH LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER, A DISTANCE OF 1314.54 FEET TO THE NORTHWEST CORNER OF LOT 2, PEDCOR 2ND SUBDIVISION; THENCE S00°28'30"E, ALONG THE WEST LINE OF SAID PEDCOR 2ND SUBDIVISION AND THE WEST ROW LINE OF PRAIRIEVIEW STREET, A DISTANCE OF 2592.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF HUSKER HIGHWAY; THENCE S89°22'55"W, ALONG THE NORTH RIGHT-OF-WAY LINE OF HUSKER HIGHWAY, A DISTANCE OF 1324.61 FEET; THENCE S00°15'06"E, ALONG THE NORTH RIGHT-OF-WAY LINE OF HUSKER HIGHWAY, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 5,587,328.92 SQUARE FEET OR 197.14 ACRES MORE OR LESS OF WHICH 32.13 ACRES AREA DEDICATED PUBLIC ROAD RIGHT-OF-WAY.

 PLANNED DEVELOPMENT BOUNDARY
 PROPOSED PROPERTY LINE
 PROPOSED EASEMENT LINE
 EXISTING PROPERTY LINE
 EXISTING EASEMENT LINE
 WATER MAIN
 SANITARY SEWER
 STORM SEWER



A north arrow pointing upwards with the letter 'N' at the top. Below it is a graphic scale bar with markings at 0', 75', 150', and 300'. The text 'SCALE IN FEET' is centered below the scale bar.

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PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

October 28, 2022
DATE PRINTED

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Grand Island, NE 68801
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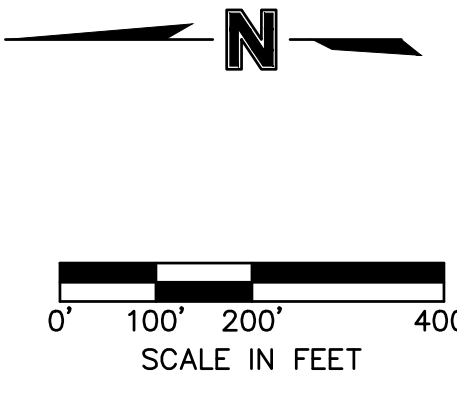
drawn by: _____ SMG checked by: _____ AT approved by: _____ MMR project no.: _____ 021-02674 drawing no.: _____ date: _____ 10.28.2021	LOT LAYOUT		REV. NO.	DATE	REVISIONS DESCRIPTION
	LEGACY 34 PRELIMINARY PLAT				
	GRAND ISLAND, NEBRASKA		2021		REVISIONS

SHEET

1 of 7

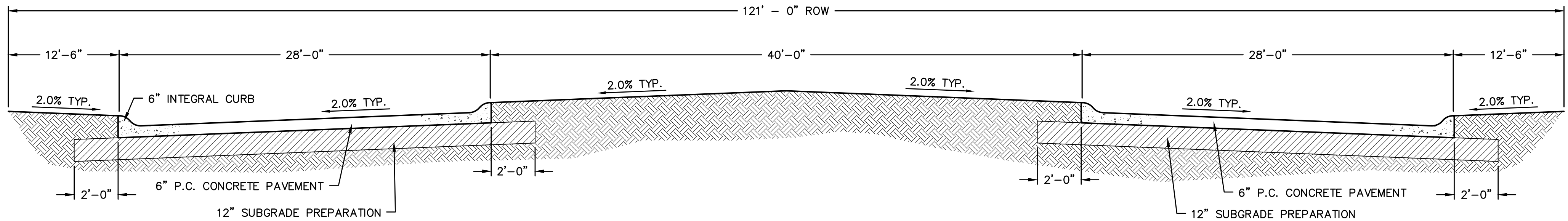
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Council Session - 11/23/2021

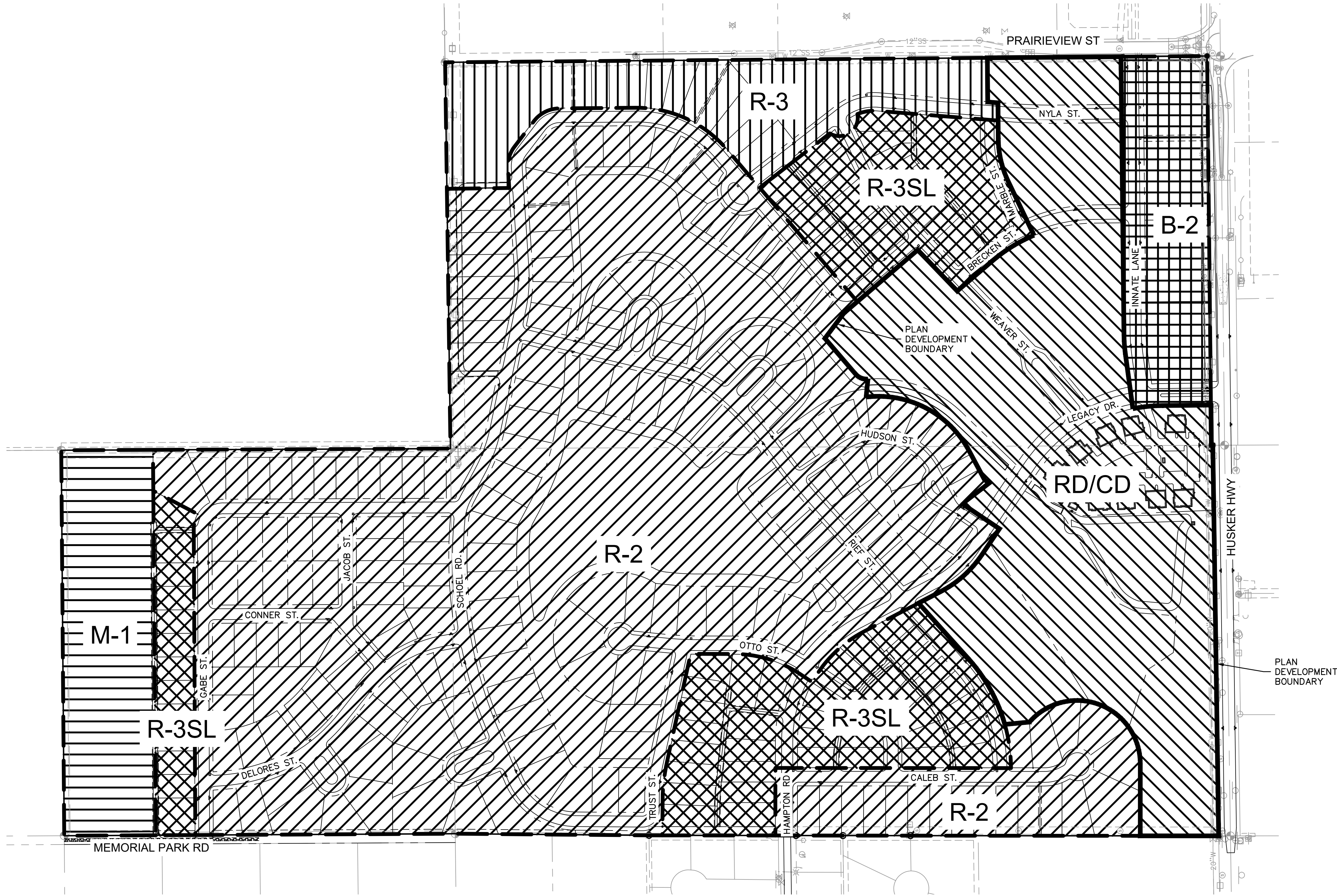
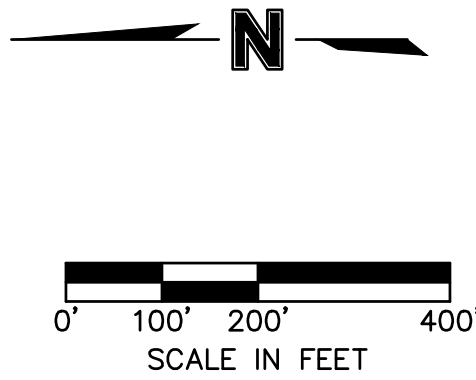


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CUL-DE-SAC
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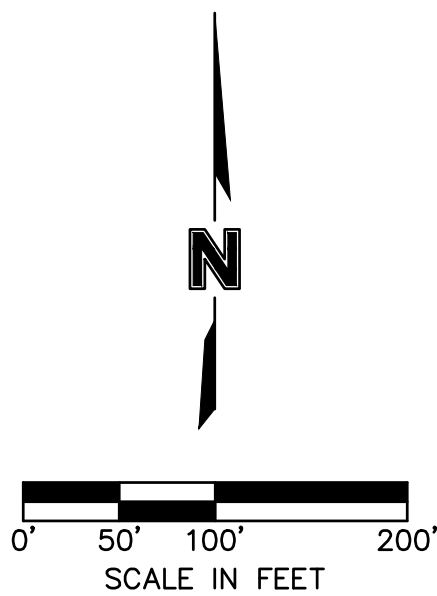
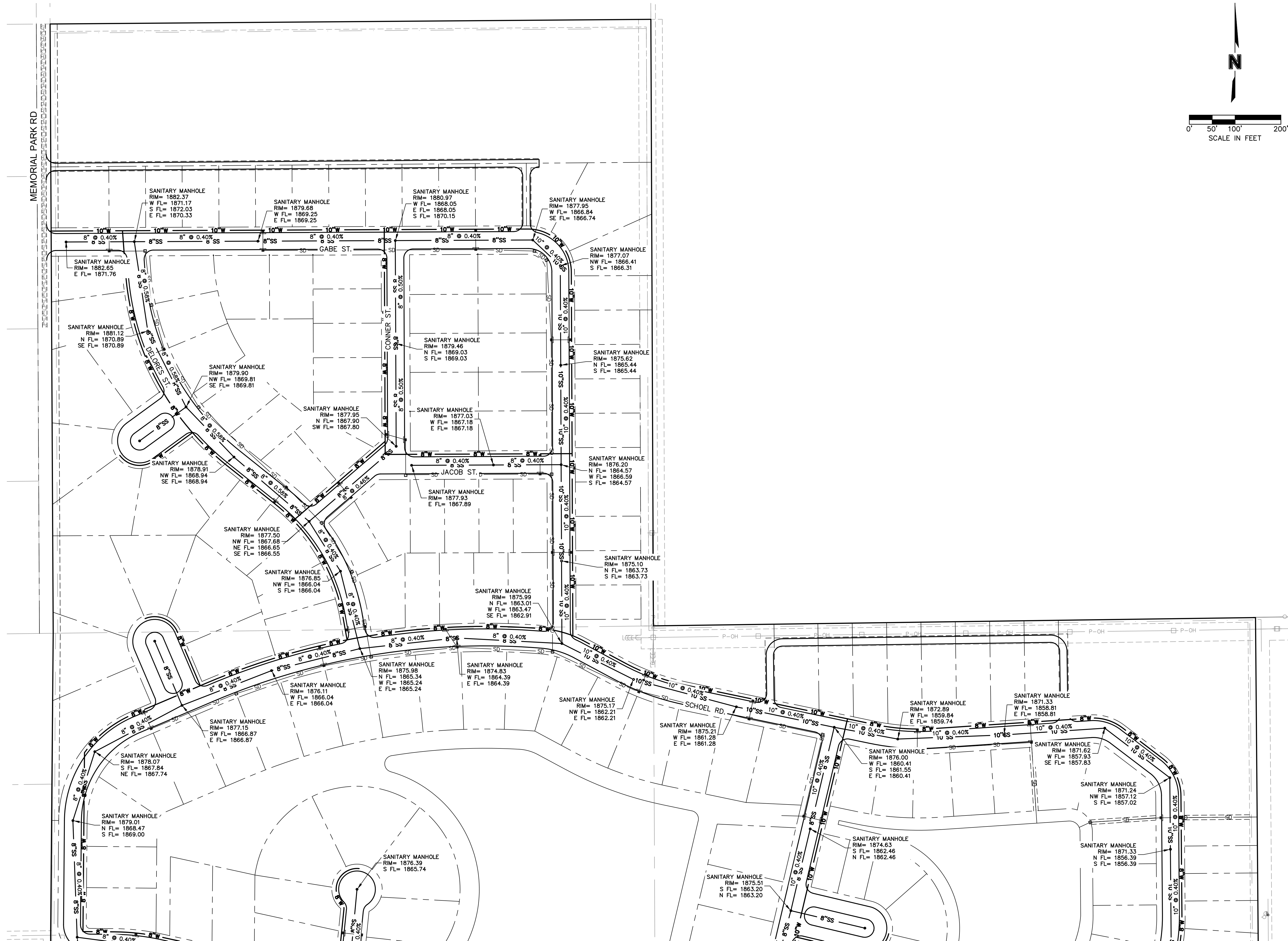
REV. NO.	DATE	REVISIONS DESCRIPTION

PROPOSED ZONING	2021	REVISIONS
LEGACY 34 PRELIMINARY PLAT		
GRAND ISLAND, NEBRASKA		

drawn by: SMG
checked by: AT
approved by: AT
QA/QC by: MMR
project no.: 021-02674
drawing no.:
date: 10.28.2021

SHEET
3 of 7

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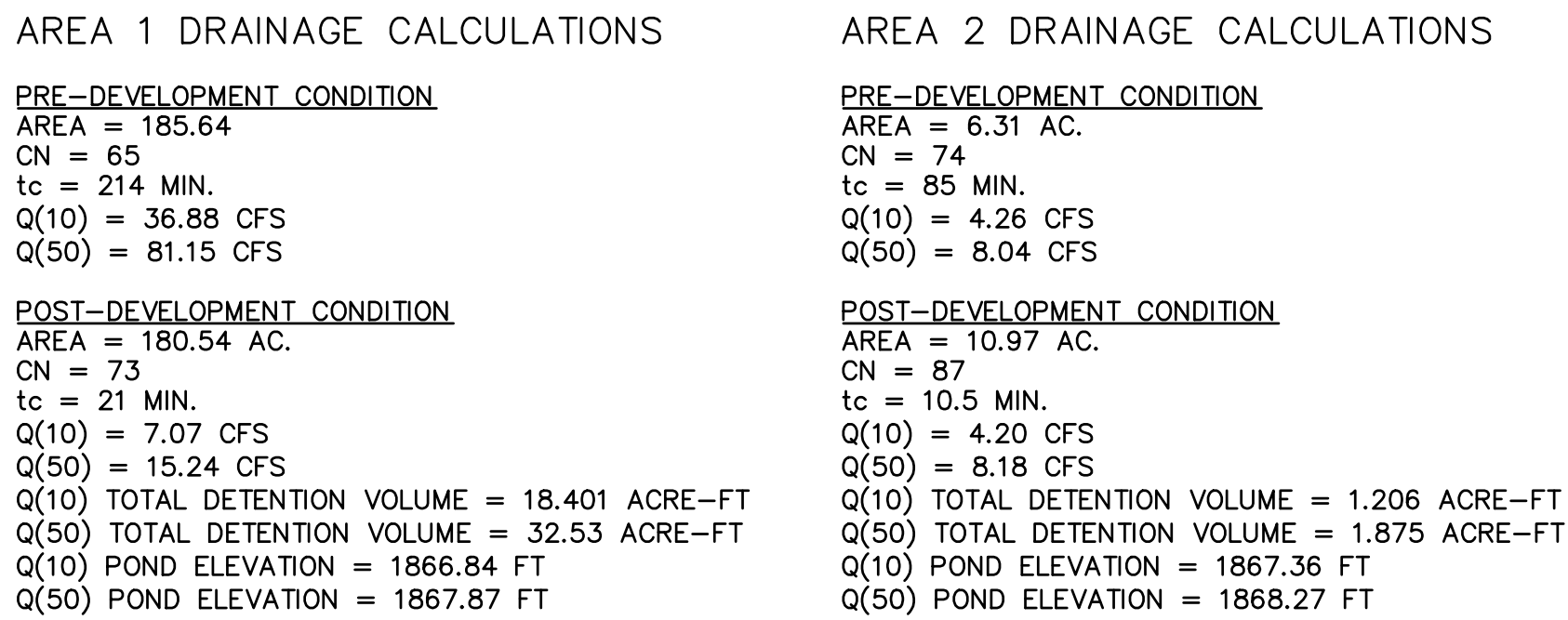
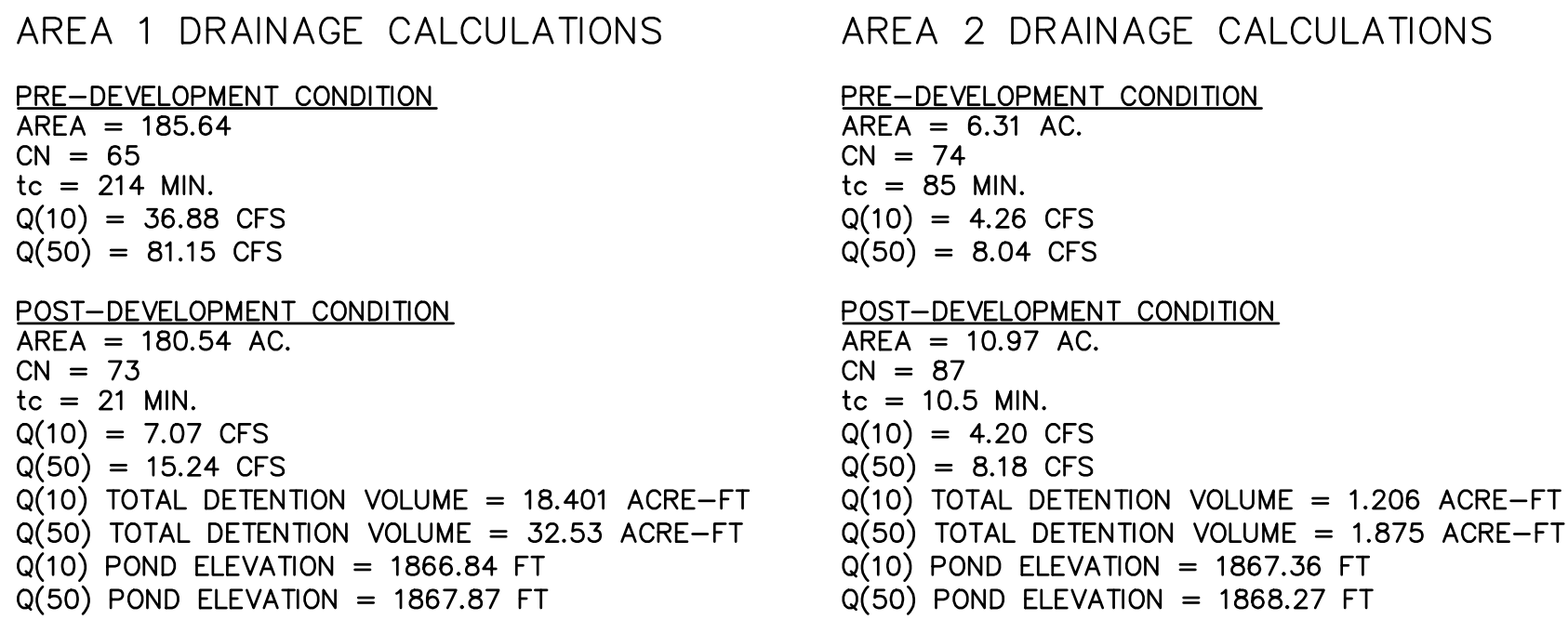
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<div><div>PRELIMINARY NOT TO BE USED FOR CONSTRUCTION</div><div>October 28, 2021 DATE PRINTED OLSSON</div></div>			
GRADING / DRAINAGE LAYOUT	REV. NO.	DATE	REVISIONS DESCRIPTION
LEGACY 34 PRELIMINARY PLAT			
GRAND ISLAND, NEBRASKA	2021	REVISIONS	
<div>drawn by: _____ SMG checked by: _____ AT approved by: _____ AT QA/QC by: _____ MMR project no.: _____ 021-02674 drawing no.: _____ date: _____ 10.28.2021</div>			
SHEET 7 of 7			

LEGACY 34 FIRST SUBDIVISION

CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

FINAL PLAT

LEGEND

- SECTION CORNER
- SET CORNER (5/8"x24" REBAR W/CAP)
- FOUND CORNER (3/4" IRON PIPE)
- COMPUTED POINT
- ROW LINE
- LOT LINE
- SECTION LINE
- PROPERTY LINE
- EXISTING EASEMENT
- NEW EASEMENT
- MEASURED DISTANCE
- RECORDED DISTANCE - J. ANDRIST L.S. #630, 2/28/2006
- PLATTED DISTANCE - PRAIRIE COMMONS SECOND SUB 1/30/2019
- EASEMENT

OUTLOT A INCLUDES THE ENTIRE AREA EXCEPT LOTS 1-11 AND EXCEPT LEGACY DRIVE. OUTLOT A IS TO BE AN ACCESS EASEMENT (DEDICATED WITH THIS PLAT)

SECTION TIES

SOUTHWEST CORNER, SEC. 25-T11N-R10W
FOUND SURVEY SPIKE AT GRADE AT THE CENTERLINE OF NORTH ROAD AND THE CENTERLINE OF HUSKER HIGHWAY

SW 56.34' TO MAG NAIL w/FLAGGING IN SOUTHEAST FACE OF POWER POLE
SE 49.95' TO REDHEAD NAIL IN LIGHT / POWER POLE
NE 66.76' TO MAG NAIL IN SOUTHEAST FACE OF POWER POLE
NW 56.36' TO REDHEAD NAIL IN SOUTHWEST FACE OF GUY POLE

SOUTHWEST CORNER, WEST 1/2 OF THE SOUTHEAST 1/4, SEC. 25-T11N-R10W
FOUND 2" ALUMINUM CAP AT GRADE

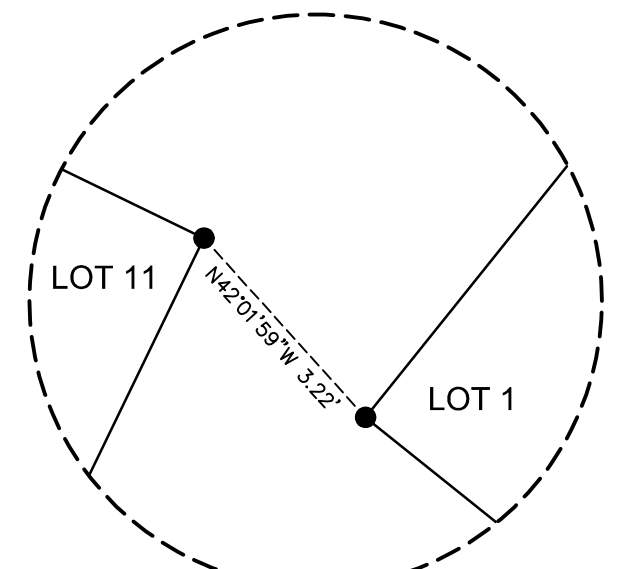
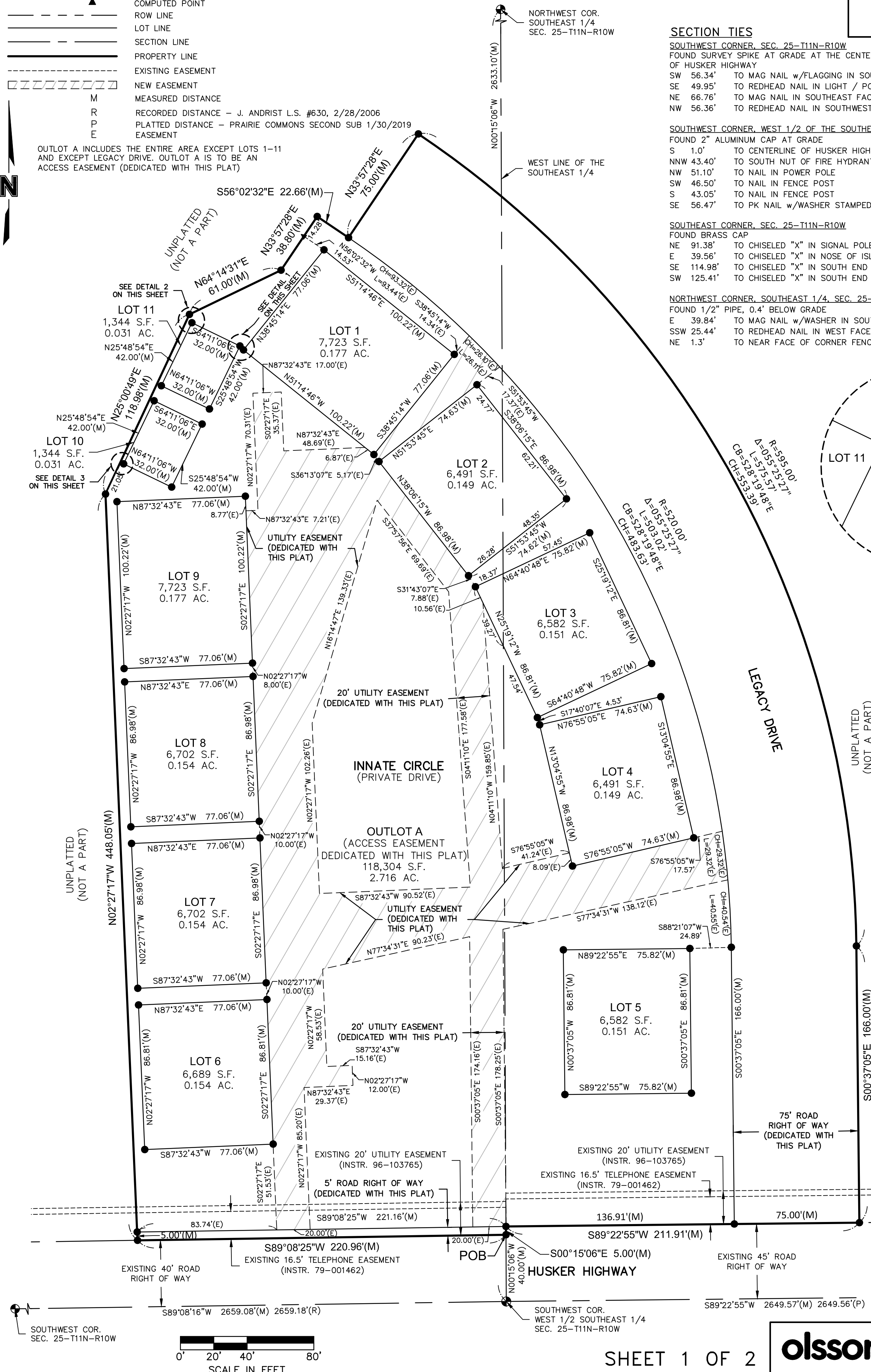
S 1.0' TO CENTERLINE OF HUSKER HIGHWAY
NNW 43.40' TO SOUTH NUT OF FIRE HYDRANT
NW 51.10' TO NAIL IN POWER POLE
SW 46.50' TO NAIL IN FENCE POST
S 43.05' TO NAIL IN FENCE POST
SE 56.47' TO PK NAIL w/WASHER STAMPED L.S. 458 ON FENCE POST

SOUTHEAST CORNER, SEC. 25-T11N-R10W
FOUND BRASS CAP

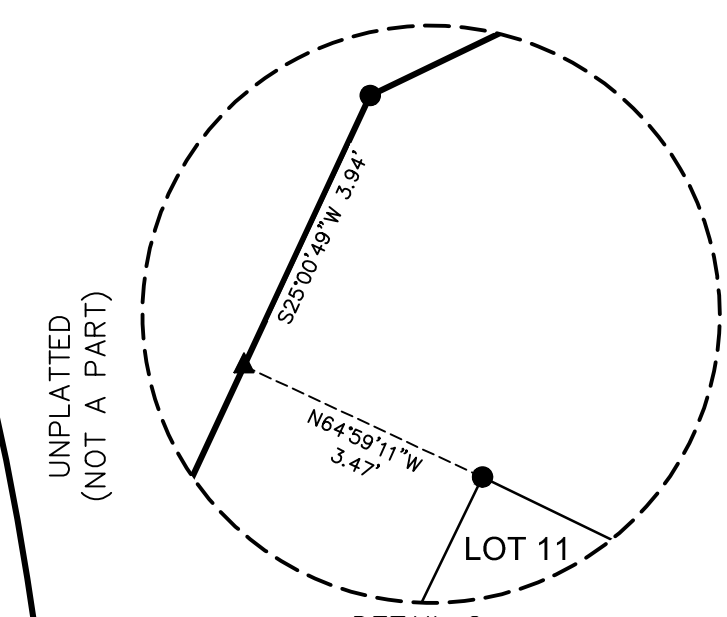
NE 91.38' TO CHISELED "X" IN SIGNAL POLE BASE
E 39.56' TO CHISELED "X" IN NOSE OF ISLAND (HWY 34)
SE 114.98' TO CHISELED "X" IN SOUTH END OF CONCRETE HEADWALL
SW 125.41' TO CHISELED "X" IN SOUTH END OF CONCRETE HEADWALL

NORTHWEST CORNER, SOUTHEAST 1/4, SEC. 25-T11N-R10W
FOUND 1/2" PIPE, 0.4' BELOW GRADE

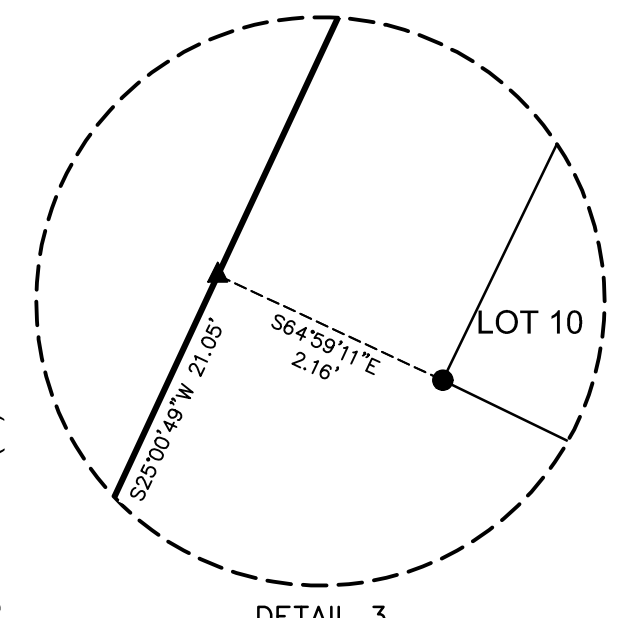
E 39.84' TO MAG NAIL w/WASHER IN SOUTH FACE OF WOOD POST / TER WARNING POST
SSW 25.44' TO REDHEAD NAIL IN WEST FACE OF POWER POLE
NE 1.3' TO NEAR FACE OF CORNER FENCE POST OF CHAINLINK FENCE



DETAIL 1
NOT TO SCALE



DETAIL 2
NOT TO SCALE



DETAIL 3
NOT TO SCALE

LOCATION MAP

SEC. 25, T11N, R10W
NOT TO SCALE

STOLLEY PARK ROAD

NORTH ROAD

C1/4 COR.

25

US. HIGHWAY 281

SE COR.

HUSKER HWY

SW COR.

S1/4 COR.

SOUTHEAST COR.

SEC. 25-T11N-R10W

SHEET 1 OF 2

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Grand Island, NE 68801
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PROJECT NO. 2021-02674
HNB SURVEY
FB 2020-3 SS

DWG: F:\2021\02501-03000\021-02674-40-Design\Survey\SRVY\Sheets\LEGACY 34 FIRST SUBDIVISION\LEGACY 34 FIRST SUBDIVISION_FINAL PLAT_LDP_02102674.dwg
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21-05-14_WETLANDS_LDP

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 DATE: Nov 17, 2021 11:02am

A TRACT OF LAND LOCATED IN PART OF THE EAST HALF OF THE SOUTHWEST QUARTER (E1/2, SW1/4) AND PART OF THE WEST HALF OF THE SOUTHEAST QUARTER (W1/2, SE1/4) OF SECTION TWENTY-FIVE (25), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER (1/4) OF SECTION 25-T11N-R10W; THENCE ON AN ASSUMED BEARING OF N00°15'06"W, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER (1/4), A DISTANCE OF 40.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF HUSKER HIGHWAY, ALSO BEING THE POINT OF BEGINNING; THENCE S89°08'25"W, ALONG THE EXISTING NORTH RIGHT OF WAY LINE OF HUSKER HIGHWAY, A DISTANCE OF 220.96 FEET; THENCE N02°27'17"W A DISTANCE OF 448.05 FEET; THENCE N25°00'49"E A DISTANCE OF 118.98 FEET; THENCE N64°14'31"E A DISTANCE OF 61.00 FEET; THENCE N33°57'28"E A DISTANCE OF 38.80 FEET; THENCE S56°02'32"E A DISTANCE OF 22.66 FEET; THENCE N33°57'28"E A DISTANCE OF 75.00 FEET TO A POINT OF CURVATURE; THENCE AROUND THE CURVE IN A CLOCKWISE DIRECTION, HAVING A DELTA ANGLE OF 055°25'27", HAVING A RADIUS OF 595.00 FEET, AND A CHORD BEARING S28°19'48"E A CHORD DISTANCE OF 553.39 FEET; THENCE S00°37'05"E A DISTANCE OF 166.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF HUSKER HIGHWAY; THENCE S89°22'55"W, ALONG THE NORTH RIGHT OF WAY LINE OF HUSKER HIGHWAY, A DISTANCE OF 211.91 FEET; THENCE S00°15'06"E ALONG THE NORTH RIGHT OF WAY LINE OF HUSKER HIGHWAY, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 236,678.95 SQUARE FEET OR 5.43 ACRES MORE OR LESS OF WHICH 1.24 ACRES IS NEW DEDICATED ROAD RIGHT-OF-WAY.

I HEREBY CERTIFY THAT ON _____, 2021, I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION, OF A TRACT OF LAND CONSISTING OF PART OF THE EAST HALF OF THE SOUTHWEST QUARTER (E1/2, SW1/4) AND PART OF THE WEST HALF OF THE SOUTHEAST QUARTER (W1/2, SE1/4) OF SECTION TWENTY-FIVE (25), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., 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.

KNOW ALL MEN BY THESE PRESENTS, THAT INNATE DEVELOPMENT 2, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS **"LEGACY 34 FIRST SUBDIVISION"** IN PART OF THE EAST HALF OF THE SOUTHWEST QUARTER (E1/2, SW1/4) AND PART OF THE WEST HALF OF THE SOUTHEAST QUARTER (W1/2, SE1/4) OF SECTION TWENTY-FIVE (25), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., 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 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.

SCOTT P. RIEF
MANAGING MEMBER
INNATE DEVELOPMENT 2, LLC

ON THIS ____ DAY OF _____, 2021, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED SCOTT P. RIEF, MANAGING MEMBER, INNATE DEVELOPMENT 2, LLC TO BE 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

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 . 2021.

MAYOR

CITY CLERK

olsson

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

PROJECT NO. 2021-02674

HNR SURVEY

FB 2020-3 SS

* This Space Reserved for Register of Deeds *

SUBDIVISION AGREEMENT

LEGACY 34 FIRST SUBDIVISION

LOTS 1-11 Inclusive and Outlot A

In the City of Grand Island, Hall County Nebraska

The undersigned, Innate Development 2 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:

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN PART OF THE EAST HALF OF THE SOUTHWEST QUARTER (E1/2, SW1/4) AND PART OF THE WEST HALF OF THE SOUTHEAST QUARTER (W1/2, SE1/4) OF SECTION TWENTY-FIVE (25), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER (1/4) OF SECTION 25-T11N-R10W; THENCE ON AN ASSUMED BEARING OF N00°15'06"W, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER (1/4), A DISTANCE OF 40.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF HUSKER HIGHWAY, ALSO BEING THE POINT OF BEGINNING; THENCE S89°08'25"W, ALONG THE

EXISTING NORTH RIGHT OF WAY LINE OF HUSKER HIGHWAY, A DISTANCE OF 220.96 FEET; THENCE N02°27'17"W A DISTANCE OF 448.05 FEET; THENCE N25°00'49"E A DISTANCE OF 118.98 FEET; THENCE N64°14'31"E A DISTANCE OF 61.00 FEET; THENCE N33°57'28"E A DISTANCE OF 38.80 FEET; THENCE S56°02'32"E A DISTANCE OF 22.66 FEET; THENCE N33°57'28"E A DISTANCE OF 75.00 FEET TO A POINT OF CURVATURE; THENCE AROUND THE CURVE IN A CLOCKWISE DIRECTION, HAVING A DELTA ANGLE OF 055°25'27", HAVING A RADIUS OF 595.00 FEET, AND A CHORD BEARING S28°19'48"E A CHORD DISTANCE OF 553.39 FEET; THENCE S00°37'05"E A DISTANCE OF 166.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF HUSKER HIGHWAY; THENCE S89°22'55"W, ALONG THE NORTH RIGHT OF WAY LINE OF HUSKER HIGHWAY, A DISTANCE OF 211.91 FEET; THENCE S00°15'06"E ALONG THE NORTH RIGHT OF WAY LINE OF HUSKER HIGHWAY, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 236,678.95 SQUARE FEET OR 5.43 ACRES MORE OR LESS OF WHICH 1.24 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 LEGACY 34 FIRST 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 LEGACY 34 FIRST 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. **Residential Development Zone.** This subdivision is within a designated Residential Development Zone and shall be regulated in accordance with Chapter 36 of the Grand Island City Code. A Development Plan as attached hereto and incorporated herein by reference is hereby approved for such Subdivision. Any amendments to such Development Plan shall be approved by the City of Grand Island in accordance with the Grand Island City Code. The official Development Plan shall be on file with the City's Planning Department.

2. **Paving.** The Subdivider agrees to pave Legacy Drive in accordance with plans and specifications approved by the City's Director of Public Works, and subject to the City's inspection. The Subdivider agrees to pay for improvements to Husker Highway at such time as improvements are deemed necessary by the City's Director of Public Works. If the Subdivider fails to pave Legacy Drive, 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 Husker Highway where it abuts the subdivision.

The Subdivider agrees that Innate Circle is a private street that provides access to the apartment buildings built around the circle. The developer or owners association is responsible for all maintenance and snow removal on Innate Circle.

3. **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.

4. **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.

A sanitary sewer tap fee of \$23,594.06 has been assessed to this property for construction of the Southwest Interceptor in Husker Highway. This fee is due and payable with this agreement and the Subdivider shall be permitted to connect to the interceptor main in Husker Highway in accordance with plans approved by the Director of Public Works.

5. **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.

6. **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	Hike/Bike Trail
Legacy Drive			

Immediate sidewalk construction adjacent to Husker Highway shall be waived based on the planned improvements across and throughout the development for Hike/Bike Trail. 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.

7. **Electric.** The Subdivider agrees to install all conduit, both primary and secondary, as well as all necessary transformer pads in the subdivision in accordance with plans and specifications approved by the Utilities Department, and subject to the City's inspection.

8. **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.

9. **Design and Construction.** No building shall be constructed except within the Building Envelope Areas as defined on the Development Plan. The buildings to be constructed shall be consistent with the designs approved with the development plan including 90 units of apartments in three story buildings with 10 units per building as shown in the attached development plan and attached elevations and floor plans and two carriage houses with one dwelling unit in each carriage house. No portion of any building constructed (including architectural features) shall exceed a height of 50 feet above the center of the street at the midpoint of the front property line.

10. **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.

11. **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.

12. **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 LEGACY 34 FIRST 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.

13. **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.

INNATE DEVELOPMENT 2., A
NEBRASKA LIMITED LIABILITY
COMPANY, Subdivider

By: _____
Scott P. Rief, Managing Member

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 Scott P. Rief, Managing Member of Innate Development 2, 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 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

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.

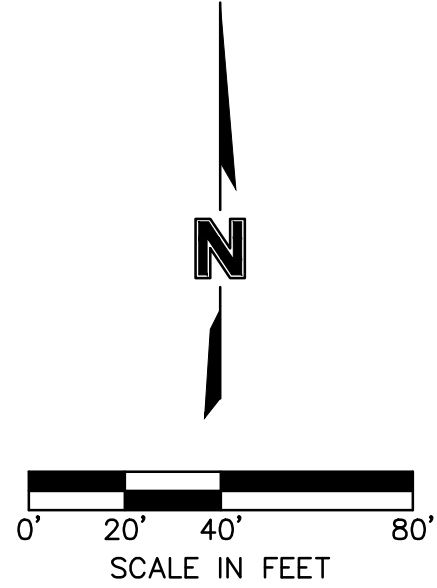
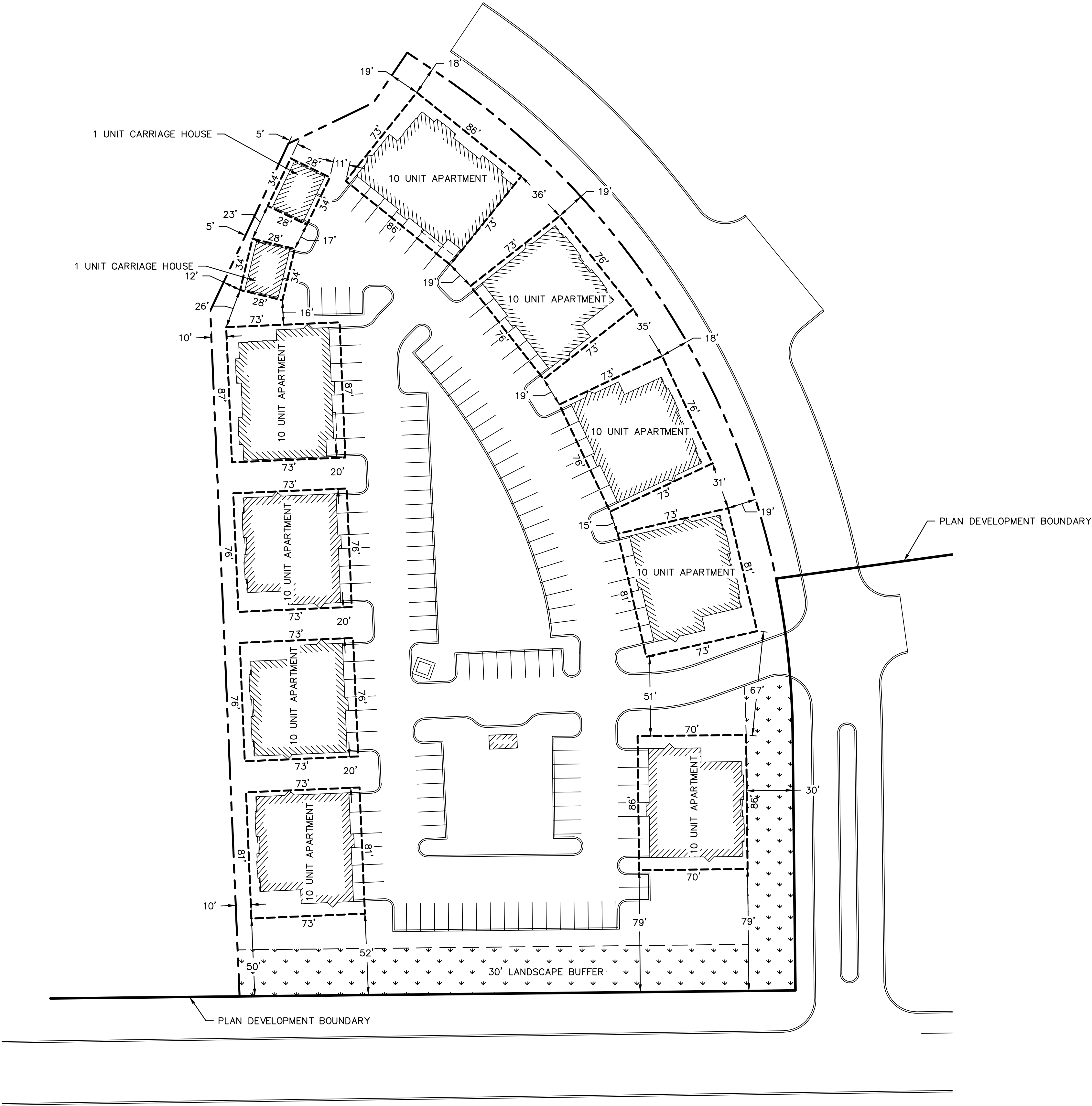
WITNESS my hand and notarial seal the date above written.

Notary Public

My commission expires: _____

DWG: F:\2021\02501-03000\021-02674\40-Design\AutoCAD\Final Plans\Sheets\GNCV\PHASE 1A\C_DP_02102674.dwg
DATE: Sep 16, 2021 8:46am XREFS: C_PBASE_02102674 21-05-14_WETLANDS_LDP C_PRWAY_02102674 C_PTBLK_02102674 USER: sgnagy V_XTOPO_LDP_02102674

LEGACY 34 FIRST SUBDIVISION
DEVELOPMENT PLAN



201 East 2nd Street
Grand Island, NE 68801

TEL 308.384.8750

www.olson.com

DEVELOPMENT PLAN	REV. NO.	DATE	REVISIONS DESCRIPTION
	REVISIONS		
LEGACY 34 FIRST SUBDIVISION	2021		

drawn by: _____

checked by: _____

approved by: _____

QA/QC by: _____

project no.: _____

drawing no.: _____

date: _____

SMG

AT

021-02674

9.16.2021

SHEET

1 of 1

EXTERIOR MATERIALS KEY:

- ① QUEEN SIZE BRICK VENEER
- ② BRICK VENEER SOLDIER HEADER COURSE
- ③ CUT LIMESTONE OR CAST STONE SILL
- ④ CUT LIMESTONE OR CAST STONE HEADER LINTEL
- ⑤ CUT LIMESTONE OR CAST STONE BELT COURSE
- ⑥ PAINTED FIBER CEMENT SIDING PANEL (SMOOTH FINISH)
- ⑦ 1x VERTICAL BATTENS (PAINTED) SIZE AS NOTED
- ⑧ FIBER CEMENT 1" EXPOSURE LAP SIDING
- ⑨ PAINTED 1x TRIM (SMOOTH FINISH) - SIZE AS NOTED
- ⑩ PAINTED 2x2 CAP OVER 5/4x8 BASE TRIM (SMOOTH FINISH)
- ⑪ PAINTED GARAGE DOOR JAMB & HEAD TRIM
- ⑫ PAINTED DECK OR PORCH COLUMN - SIZE AS NOTED
- ⑬ DECK GUARDRAIL SYSTEM - REFER TO WALL SECTIONS
- ⑭ PRE-FINISHED METAL COPING w/ DRIP
- ⑮ ARCHITECTURAL TAB DIMENSIONAL ROOF SHINGLES
- ⑯ PRE-FINISHED ALUMINUM K-STYLE GUTTER
- ⑰ ROOF RIDGE VENT - REFER TO ROOF PLAN
- ⑱ PRE-FINISHED ALUMINUM FLASHING AT VERTICAL INTERSECTIONS w/ ROOF LINES, VALLEY FLASH ALL VALLEYS
- ⑲ COMPOSITE WINDOW - REFER TO WINDOW SCHEDULE
- 20 PAINTED FIBERGLASS OR STEEL DOOR
- 21 PAINTED ENTRY DOOR w/ TEMPERED GLAZING
- 22 OVERHEAD GARAGE DOOR - PROVIDE LISTS WHERE INDICATED ON BUILDING ELEVATION DRAWINGS
- 23 LIGHT FIXTURE - REFER TO ELECT. DRAWINGS
- 24 KNOX BOX MODEL No. AS DIRECTED BY LOCAL FIRE DEPARTMENT. PROVIDE RECESSED MODEL AT MASONRY &
- 25 SURFACE-MOUNT MODEL AT OTHER AREAS, CONFIRM EXACT PLACEMENT & LOCATION OF KNOX BOX PRIOR TO INSTALLATION ON BUILDING
- 26 ELECTRIC METER BASE - REFER TO ELECTRICAL DRAWINGS
- PAINTED WOOD BRACKETS

NOTES:

1. ROOFING SHINGLES SHALL BE ARCHITECTURAL TAB DIMENSIONAL, PROVIDE ICE AND WATER SHIELD AT ALL VALLEY LOCATIONS.
2. CONTINUOUS RIDGE VENTS SHALL BE EQUAL TO "SHINGLE VENT II".
3. PROVIDE PRE-FINISHED ALUMINUM GUTTERS AND DOWNSPOUTS, COLORS AS SELECTED BY ARCHITECT.
4. PROVIDE SMOOTH FINISH SIDING PANELS AND TRIM UNO.
5. PATIO LIGHTING TYPICALLY IS NOT INDICATED ON THE BUILDING ELEVATIONS, REFER TO THE ELECTRICAL DRAWINGS.
6. FURNISH & INSTALL PRE-FINISHED ALUMINUM Z-FLASHING AT FIBER CEMENT PANEL SEAMS UNLESS NOTED OTHERWISE.
7. BATHROOM & CLOTHES DRYER EXHAUST VENT OUTLETS SHALL BE LOCATED ON EXTERIOR WALLS AND BE PLACED NO CLOSER THAN 3 FEET FROM ANY DOOR OR WINDOW OPENING.
8. PROVIDE 2x6 INTERMEDIATE HEADER w/ EXTERIOR TRIM BETWEEN WINDOWS AND TRANSOMS WHERE INDICATED.
9. PROVIDE WINDOW AND TRANSOM GRIDS WHERE INDICATED ON BUILDING ELEVATIONS.
10. REFER TO SHEET A252 FOR WINDOW AND GLAZING NOTES.

BUILDING ELEVATIONS KEY:

<div style="border: 1px solid black; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; margin: 10px 0;">A</div> <div style="margin: 10px 0;">①</div> <div style="margin: 10px 0;">*</div> <div style="margin: 10px 0;">■</div>	<p>WINDOW TAG - REFER TO WINDOW SCHEDULE ON BUILDING ELEVATION SHEETS (AND COMPLEX FLOOR PLANS WHERE INDICATED)</p> <p>DENOTES TEMPERED GLAZING ON WINDOW UNITS WHERE INDICATED. ALSO REFER TO THE WINDOW SCHEDULE ON THE BUILDING ELEVATIONS SHEETS AND THE FLOOR PLANS</p> <p>DENOTES DESIGNATED WINDOWS REQUIRED TO HAVE ACCESSIBLE OPERATING HARDWARE COMPLYING WITH ICC/ANSI A117.1, SECTIONS 309.3 AND 1007.3. REFER TO UNIT FLOOR PLANS FOR ADDITIONAL NOTATIONS.</p> <p>DENOTES DRYER VENT ON EXTERIOR WALL. IF SHOWN ON BUILDING ELEVATIONS, ALIGN OR GROUP MULTIPLE VENTS - REFER TO MECHANICAL DWG'S.</p> <p>DENOTES RIDGE VENT</p>
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WINDOW SCHEDULE-BUILDING 'A'				
TYPE	SIZE	DESCRIPTION	TEMPERED GLAZING	REMARKS
A	1'-6" x 1'-6"	FIXED	-----	
B	2'-0" x 3'-0"	FIXED	-----	
C	2'-0" x 2'-0" TRAN. OVER 2'-0" x 3'-0"	FIXED	-----	
D	2'-6" x 5'-4"	SINGLE HUNG	-----	
E	(2) 2'-6" x 5'-4"	SINGLE HUNG	YES	
F	2'-6" x 6'-0"	SINGLE HUNG	-----	
G	3'-0" x 2'-0"	SINGLE HUNG	-----	
H	3'-0" x 5'-4"	SINGLE HUNG	-----	EGRESS
I	(2) 3'-0" x 5'-4"	SINGLE HUNG	-----	EGRESS
J	3'-0" x 2'-0" TRAN. OVER (2) 3'-0" x 5'-4"	SINGLE HUNG	-----	2x6 SUB- HEADER EGRESS
K	3'-0" x 6'-0"	SINGLE HUNG	-----	EGRESS
L	(2) 3'-0" x 6'-0"	SINGLE HUNG	-----	EGRESS - PULLED UNIT
M	3'-0" x 2'-0" TRAN. OVER 3'-0" x 6'-0"	SINGLE HUNG	-----	2x6 SUB- HEADER EGRESS



BUILDING 'A-1'
-LEFT SIDE ELEVATION

2

SCALE: 1/8"=1'-0"

DATE: 08/14/20

SHEET NO.

A301 Page

EXTERIOR MATERIALS KEY:

1

QUEEN SIZE BRICK VENEER

2

BRICK VENEER SOLDIER HEADER COURSE

3

CUT LIMESTONE OR CAST STONE SILL

4

CUT LIMESTONE OR CAST STONE HEADER LINTEL

5

CUT LIMESTONE OR CAST STONE BELT COURSE

6

PAINTED FIBER CEMENT SIDING PANEL (SMOOTH FINISH)

7

1x VERTICAL BATTENS (PAINTED) - SIZE AS NOTED

8

FIBER CEMENT 1" EXPOSURE LAP SIDING

9

PAINTED 1x TRIM (SMOOTH FINISH) - SIZE AS NOTED

10

PAINTED 2x2 CAP OVER 5/4x8 BASE TRIM (SMOOTH FINISH)

11

PAINTED GARAGE DOOR JAMB & HEAD TRIM

12

PAINTED DECK OR PORCH COLUMN - SIZE AS NOTED

13

DECK GUARDRAIL SYSTEM - REFER TO WALL SECTIONS

14

PRE-FINISHED METAL COPING w/ DRIP

15

ARCHITECTURAL TAB DIMENSIONAL ROOF SHINGLES

16

PRE-FINISHED ALUMINUM K-STYLE GUTTER

17

ROOF RIDGE VENT - REFER TO ROOF PLAN

18

PRE-FINISHED ALUMINUM FLASHING AT VERTICAL INTERSECTIONS w/ ROOF LINES, VALLEY FLASH ALL VALLEYS

19

COMPOSITE WINDOW - REFER TO WINDOW SCHEDULE

20

PAINTED FIBERGLASS OR STEEL DOOR

21

PAINTED ENTRY DOOR w/ TEMPERED GLAZING

22

OVERHEAD GARAGE DOOR - PROVIDE LITES WHERE INDICATED ON BUILDING ELEVATION DRAWINGS

23

LIGHT FIXTURE - REFER TO ELECT. DRAWINGS

24

KNOX BOX MODEL No. AS DIRECTED BY LOCAL FIRE DEPARTMENT, PROVIDE RECESSED MODEL AT MASONRY & SURFACE-MOUNT MODEL AT OTHER AREAS, CONFIRM EXACT PLACEMENT & LOCATION OF KNOX BOX PRIOR TO INSTALLATION ON BUILDING

25

ELECTRIC METER BASE - REFER TO ELECTRICAL DRAWINGS

26

PAINTED WOOD BRACKETS

NOTES:

1. ROOFING SHINGLES SHALL BE ARCHITECTURAL TAB DIMENSIONAL. PROVIDE ICE AND WATER SHIELD AT ALL VALLEY LOCATIONS.

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8. PROVIDE 2x6 INTERMEDIATE HEADER w/ EXTERIOR TRIM BETWEEN WINDOWS AND TRANSOMS WHERE INDICATED.

9. PROVIDE WINDOW AND TRANSOM GRIDS WHERE INDICATED ON BUILDING ELEVATIONS.

10. REFER TO SHEET A252 FOR WINDOW AND GLAZING NOTES.

BUILDING ELEVATIONS KEY:

A

WINDOW TAG - REFER TO WINDOW SCHEDULE ON BUILDING ELEVATION SHEETS (AND COMPLEX FLOOR PLANS WHERE INDICATED)

T

DENOTES TEMPERED GLAZING ON WINDOW UNITS WHERE INDICATED. ALSO REFER TO THE WINDOW SCHEDULE ON THE BUILDING ELEVATIONS SHEETS AND THE FLOOR PLANS

*

DENOTES DESIGNATED WINDOWS REQUIRED TO HAVE ACCESSIBLE OPERATING HARDWARE COMPLYING WITH ICC/ANSI A117.1, SECTIONS 309.3 AND 1002.3. REFER TO UNIT FLOOR PLANS FOR ADDITIONAL NOTATIONS.

■

DENOTES DRYER VENT ON EXTERIOR WALL. IF SHOWN ON BUILDING ELEVATIONS, ALIGN OR GROUP MULTIPLE VENTS - REFER TO MECHANICAL DIAG'S.

—

DENOTES RIDGE VENT



3

BUILDING B
-REAR ELEVATION

SCALE: 1/8"=1'-0"



4

BUILDING B
-RIGHT SIDE ELEVATION

SCALE: 1/8"=1'-0"



1

BUILDING B
-FRONT ELEVATION

SCALE: 1/8"=1'-0"



2

BUILDING B
-LEFT SIDE ELEVATION

SCALE: 1/8"=1'-0"

WINDOW SCHEDULE-BUILDING 'A'				
TYPE	SIZE	DESCRIPTION	TEMPERED GLAZING	REMARKS
A	1'-6" x 1'-6"	FIXED	-----	
B	2'-0" x 3'-0"	FIXED	-----	
C	2'-0" x 2'-0" TRAN OVER 2'-0" x 3'-0"	FIXED	-----	
D	2'-6" x 5'-4"	SINGLE HUNG	-----	
E	(2) 2'-6" x 5'-4"	SINGLE HUNG	YES	
F	2'-6" x 6'-0"	SINGLE HUNG	-----	
G	3'-0" x 2'-0"	SINGLE HUNG	-----	
H	3'-0" x 5'-4"	SINGLE HUNG	-----	EGRESS
I	(2) 3'-0" x 5'-4"	SINGLE HUNG	-----	EGRESS
J	3'-0" x 2'-0" TRAN OVER (2) 3'-0" x 5'-4"	SINGLE HUNG	-----	2x6 SUB-HEADER EGRESS
K	3'-0" x 6'-0"	SINGLE HUNG	-----	EGRESS
L	(2) 3'-0" x 6'-0"	SINGLE HUNG	-----	EGRESS - PULLED UNIT
M	3'-0" x 2'-0" TRAN OVER 3'-0" x 6'-0"	SINGLE HUNG	-----	2x6 SUB-HEADER EGRESS

Grand Island

weaver sherman design
architects and land planners
6201 carrollton avenue
Indianapolis, IN 46220
phone 317 202 0661
fax 317 202 0662
email office@weaversherman.com

REVISIONS

HUSKER PARKWAY
BUILDING B
BUILDING ELEVATIONS/ NOTES

DATE: 08/14/20

SHEET NO.
A303
Page 24 / 26

EXTERIOR MATERIALS KEY:

1

QUEEN SIZE BRICK VENEER

2

BRICK VENEER SOLDIER HEADER COURSE

3

CUT LIMESTONE OR CAST STONE SILL

4

CUT LIMESTONE OR CAST STONE HEADER LINTEL

5

CUT LIMESTONE OR CAST STONE BELT COURSE

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PAINTED FIBER CEMENT SIDING PANEL (SMOOTH FINISH)

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1x VERTICAL BATTENS (PAINTED) - SIZE AS NOTED

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PAINTED 1x TRIM (SMOOTH FINISH) - SIZE AS NOTED

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PAINTED 2x2 CAP OVER 5/4x8 BASE TRIM (SMOOTH FINISH)

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PRE-FINISHED ALUMINUM FLASHING AT VERTICAL INTERSECTIONS w/ ROOF LINES, VALLEY FLASH ALL VALLEYS

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PAINTED FIBERGLASS OR STEEL DOOR

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PAINTED ENTRY DOOR w/ TEMPERED GLAZING

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OVERHEAD GARAGE DOOR - PROVIDE LITES WHERE INDICATED ON BUILDING ELEVATION DRAWINGS

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LIGHT FIXTURE - REFER TO ELECT. DRAWINGS

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PAINTED WOOD BRACKETS

NOTES:

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DENOTES TEMPERED GLAZING ON WINDOW UNITS WHERE INDICATED. ALSO REFER TO THE WINDOW SCHEDULE ON THE BUILDING ELEVATIONS SHEETS AND THE FLOOR PLANS

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DENOTES DRYER VENT ON EXTERIOR WALL. IF SHOWN ON BUILDING ELEVATIONS, ALIGN OR GROUP MULTIPLE VENTS - REFER TO MECHANICAL DIAG'S.

—

DENOTES RIDGE VENT



3 BUILDING B MIRROR
-REAR ELEVATION
SCALE: 1/8"=1'-0"



4 BUILDING B MIRROR
-RIGHT SIDE ELEVATION
SCALE: 1/8"=1'-0"

WINDOW SCHEDULE-BUILDING 'A'				
TYPE	SIZE	DESCRIPTION	TEMPERED GLAZING	REMARKS
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C	2'-0" x 2'-0" TRAN OVER 2'-0" x 3'-0"	FIXED	-----	
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E	(2) 2'-6" x 5'-4"	SINGLE HUNG	YES	
F	2'-6" x 6'-0"	SINGLE HUNG	-----	
G	3'-0" x 2'-0"	SINGLE HUNG	-----	
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M	3'-0" x 2'-0" TRAN OVER 3'-0" x 6'-0"	SINGLE HUNG	-----	2x6 SUB-HEADER EGRESS

Grand Island



BUILDING B MIRROR
-FRONT ELEVATION
SCALE: 1/8"=1'-0"



BUILDING B MIRROR
-LEFT SIDE ELEVATION
SCALE: 1/8"=1'-0"

weaver sherman design
architects and land planners
6201 carrollton avenue
Indianapolis, IN 46220
phone 317 202 0661
fax 317 202 0662
email office@weaversherman.com

REVISIONS

HUSKER PARKWAY
BUILDING B MIRROR
BUILDING ELEVATIONS/ NOTES

DATE: 08/14/20

RESOLUTION 2021-338

WHEREAS know all men by these presents, that Innate Development 2, L.L.C., a Nebraska Limited Liability Company, being the owner of the land described hereon, have caused same to be surveyed, subdivided, platted and designated as "LEGACY 34 FIRST SUBDIVISION", a tract of land located in part of the East Half of the Southwest Quarter (E1/2, SW1/4) and part of the West Half of the Southeast Quarter (W1/2, SE1/4) of section twenty-five (25), Township Eleven (11) North, Range Ten (10) West of the 6TH 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 LEGACY 34 FIRST 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, November 23, 2021.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
November 19, 2021	☐ City Attorney