



City of Grand Island

Tuesday, March 8, 2022

Council Session

Item G-12

**#2022-62 - Approving Preliminary and Final Plat for Veteran's
Legacy South Subdivision**

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: March 8, 2022

Subject: Veteran's Legacy South Subdivision – Preliminary and Final Plat

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

Background

This property is located east of Webb Road between Capital Avenue and Old Highway 2 in the City of Grand Island, Nebraska. (5 lots, 107.457 acres). This property is zoned RO Residential Office and city water and sewer and streets will be extended with the development. The property is owned by the City of Grand Island.

Discussion

The preliminary and final plat for Veteran's Legacy South Legacy Subdivision were considered at the Regional Planning Commission at the March 2, 2022 meeting.

A motion was made by Ruge and second by Rainforth to approve the preliminary and final plat for Veteran's Legacy South Subdivision.

The motion was carried with nine members voting yes (Nelson, Allan, O'Neill, Ruge, Olson, Robb, Monter, Rainforth and Rubio) 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

City of Grand Island
100 East 1st Street
Grand Island, NE 68803

To create

Size: Final Plat 5 lots, 5 acres

Zoning: RO – Residential Office Zone.

Road Access:

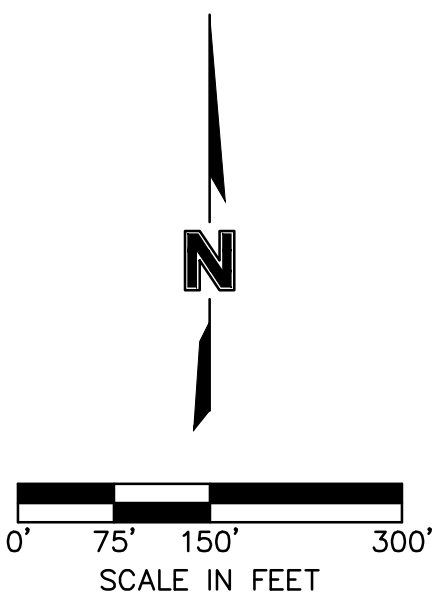
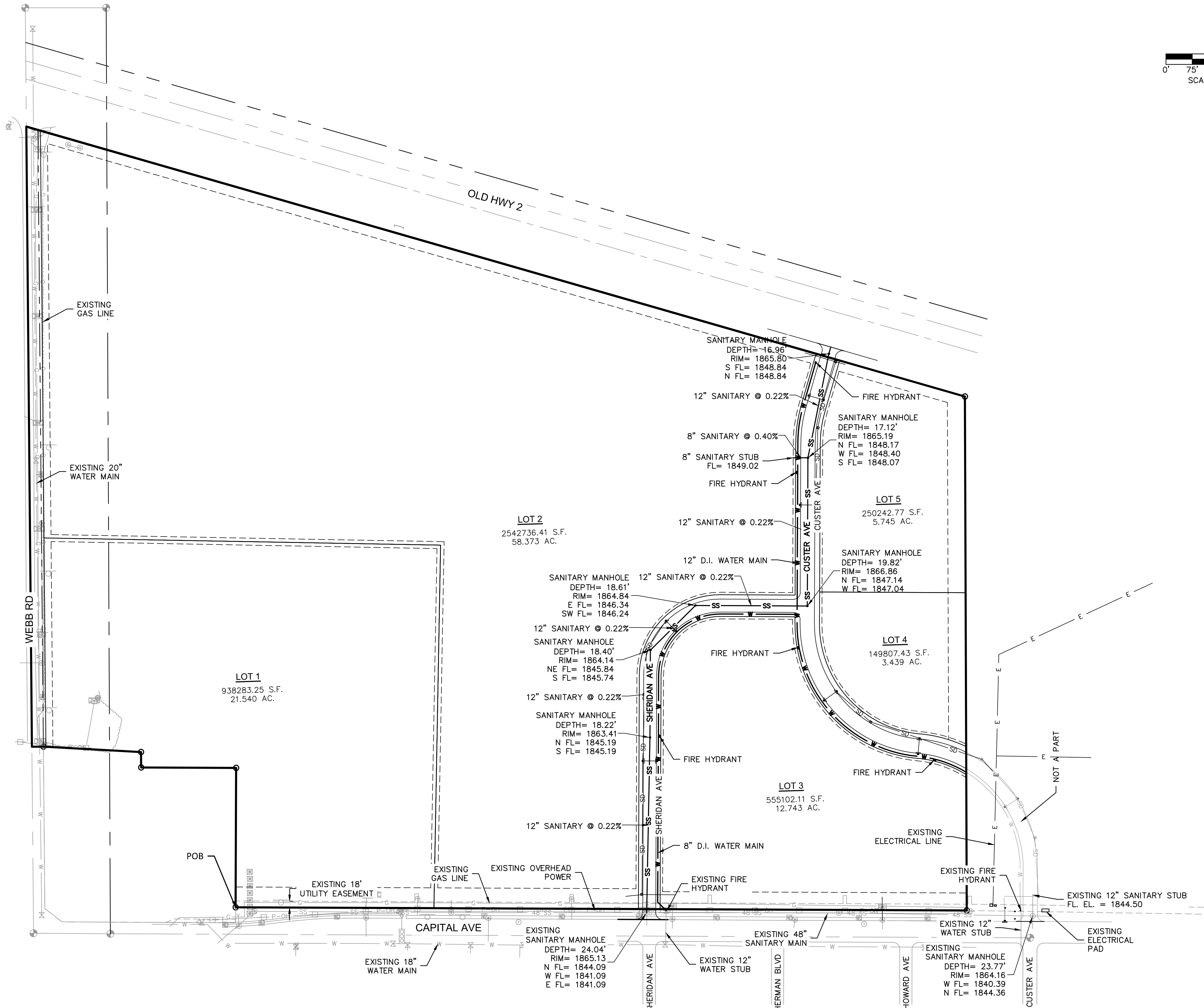
Water: City Water is available to the subdivision and will be extended to all lots.

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

Streets: Custer Avenue will be constructed and extended as a 41' street across the property and the adjoining property to the east. Sheridan Avenue will be constructed and extended as 37' street.



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UTILITY LAYOUT

VETERANS LEGACY SOUTH
PRELIMINARY PLAN

GRAND ISLAND, NEBRASKA

REV. NO.

DATE

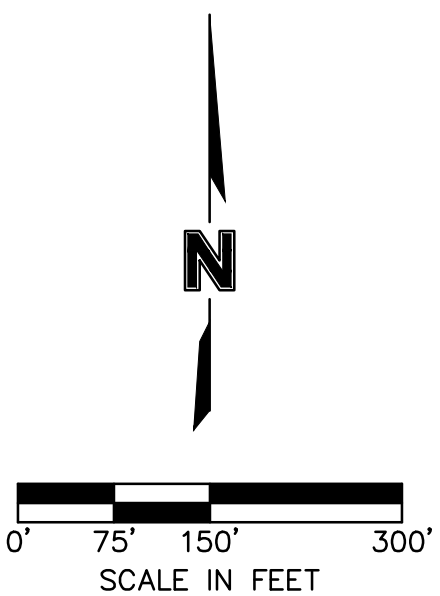
REVISIONS DESCRIPTION

2021

REVISIONS

drawn by: SMG
checked by: MMR
approved by: BJD
QA/QC by:
project no.: 021-8395
drawing no.:
date: 2.22.2022

SHEET
2 of 4



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Grand Island, NE 68801 TEL 308.384.8750 www.olsson.com

AERIAL	
VETERANS LEGACY SOUTH PRELIMINARY PLAN	2021
GRAND ISLAND, NEBRASKA	

SHEET
of 4

VETERANS LEGACY SOUTH SUBDIVISION

CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

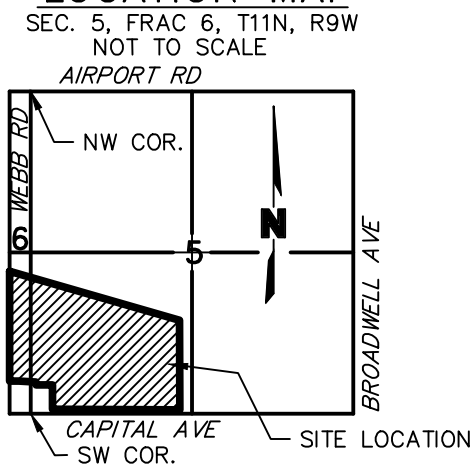
SITE PLAT

CURVE TABLE					
CURVE ID	RADIUS (FT)	DELTA	LENGTH (FT)	CHORD BEARING	CHORD LENGTH (FT)
C1	385.00	15°47'23"	106.10	S08°08'49"W	105.76
C2	231.00	90°00'00"	362.85	S45°15'07"W	326.68
C3	169.00	90°00'00"	265.46	N45°15'07"E	239.00
C4	385.00	85°05'04"	571.73	S42°17'25"E	520.62
C5	315.00	26°51'55"	147.70	S71°23'59"E	146.35
C6	385.00	20°30'14"	137.78	N74°34'50"W	137.04
C7	315.00	85°05'04"	467.78	N42°17'25"W	425.96
C8	315.00	15°47'23"	86.81	N08°08'49"E	86.53

LEGEND

- SECTION CORNER
- SET CORNER(5/8"x24" REBAR/CAP)
- FOUND CORNER(5/8" REBAR)
- NEW PROPERTY LINE
- SECTION LINE
- PROPERTY LINE
- NEW SUBDIVISION LINE
- NEW EASEMENT LINE
- M MEASURED DISTANCE
- R RECORDED DISTANCE A.J. GOERTZEN 4/2016
- D DEEDED DISTANCE INST NO 201306652

LOCATION MAP



LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN PART OF GOVERNMENT LOT 2 IN FRACTIONAL SECTION SIX (6) AND PART OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION FIVE (5), ALL IN TOWNSHIP ELEVEN (11) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 5; THENCE ON AN ASSUMED BEARING OF N00°15'44"W, ON THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 33.27 FEET TO THE NORTH RIGHT-OF-WAY LINE OF CAPITAL AVENUE; THENCE S89°42'20"E, ON SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 357.88 FEET TO THE SOUTHWEST CORNER OF A TRACT AS DESCRIBED AND RECORDED IN INSTRUMENT NO. 201306652; THENCE N00°29'45"E ON THE WEST LINE OF SAID TRACT, A DISTANCE OF 44.10 FEET TO THE POINT OF BEGINNING; THENCE N00°14'24"E A DISTANCE OF 397.79 FEET; THENCE N89°44'20"W A DISTANCE OF 271.35 FEET; THENCE N00°18'02"W A DISTANCE OF 44.02 FEET; THENCE N86°50'11"W A DISTANCE OF 279.27 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF WEBB ROAD; THENCE S89°29'17"W A DISTANCE OF 32.74 FEET TO A POINT ON THE WEST LINE OF FRACTIONAL SECTION 6-T11N-R9W; THENCE N00°30'43"W, ALONG SAID WEST LINE, A DISTANCE OF 1769.71 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF OLD NEBRASKA HIGHWAY 2; THENCE S73°57'30"E, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF OLD NEBRASKA HIGHWAY 2, A DISTANCE OF 2788.03 FEET; THENCE S00°12'31"E A DISTANCE OF 1466.56 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF CAPITAL AVENUE AND ALSO BEING THE NORTH LINE OF SAID TRACT AS DESCRIBED AND RECORDED IN INSTRUMENT NO. 201306652; THENCE N89°44'53"W, ALONG THE NORTH RIGHT-OF-WAY LINE OF CAPITAL AVENUE AND SAID TRACT, A DISTANCE OF 2087.52 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 4680806.88 SQUARE FEET OR 107.457 ACRES MORE OR LESS OF WHICH 5.622 ACRES ARE DEDICATED ROAD RIGHT-OF-WAY.

LOT 2

2542736.41 S.F.
58.373 AC.

LOT 5

250242.77 S.F.
5.745 AC.

LOT 4

149807.43 S.F.
3.439 AC.

LOT 3

555102.11 S.F.
12.743 AC.

LOT 1

938283.25 S.F.
21.540 AC.

NORTH RIGHT-OF-WAY LINE
CAPITAL AVENUE
(INST NO 201306652)

POB
SANITARY MH
RIM 1866.63
FL 1841.87

EXISTING UTILITY EASEMENT
INST NO 201306652
FILED AUG 15, 2013

40' DRAINAGE
EASEMENT
DEDICATED WITH
THIS PLAT

SANITARY MH
RIM 1865.29
FL 1841.09

GRATE INLET
RIM 1863.41
12" RCP S FL 1860.73

CURB INLET
RIM 1864.84
FL 1858.16

SANITARY MH
RIM 1865.50
FL 1840.97

50' DRAINAGE
EASEMENT
DEDICATED
WITH THIS PLAT

GRATE INLET
RIM 1862.32
FL 1859.35

CURB INLET
RIM 1864.49
FL 1858.21

SANITARY MH
RIM 1864.80
FL 1840.47



0' 75' 150' 300'
SCALE IN FEET

PROJECT NO. 2021-08395

GI CRA VETERANS
LEGACY SOUTH SURVEY

olsson

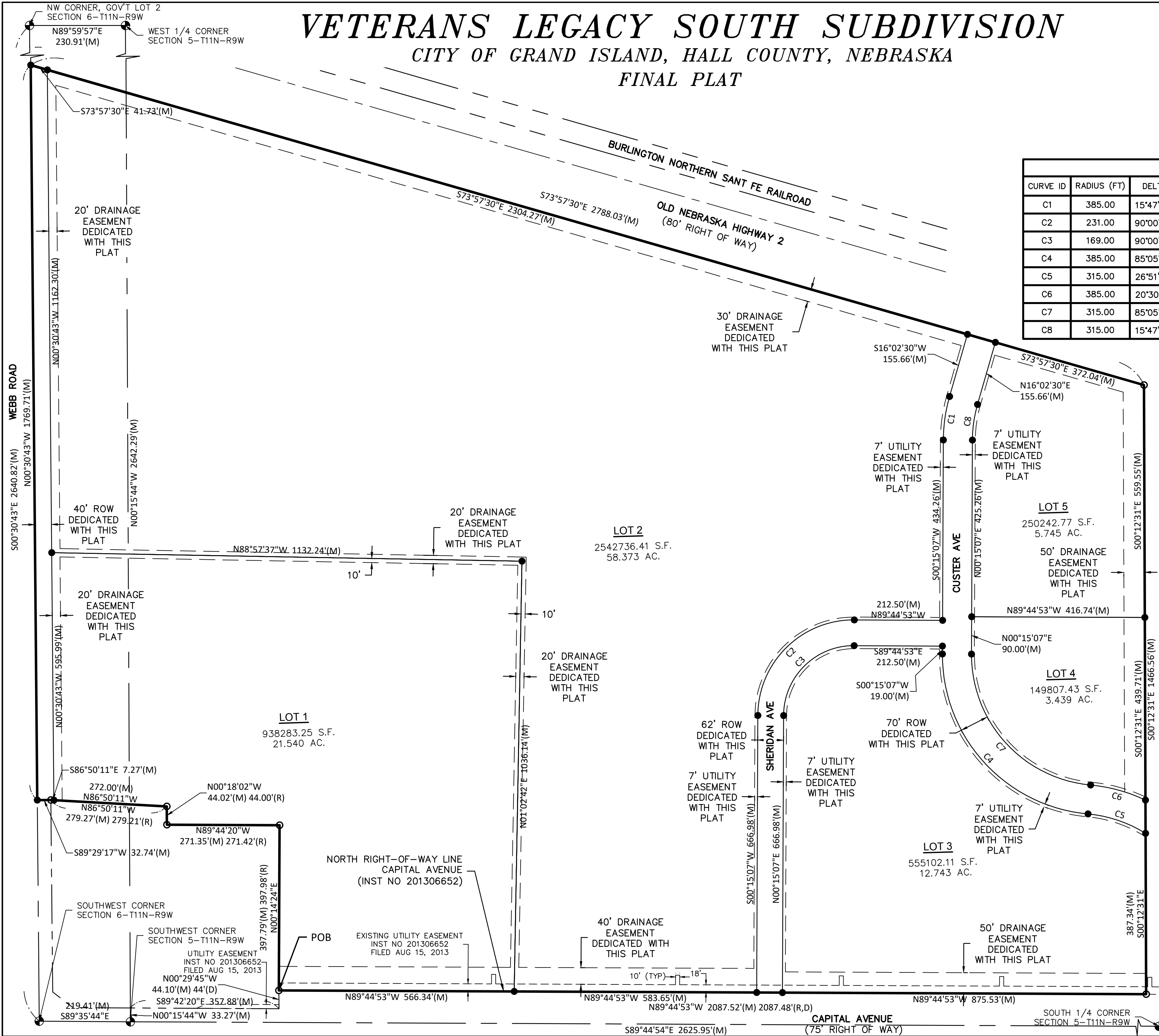
201 East 2nd Street
Grand Island, NE 68801
TEL 308.384.8750
FAX 308.384.8752

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VETERANS LEGACY SOUTH SUBDIVISION

CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

FINAL PLAT



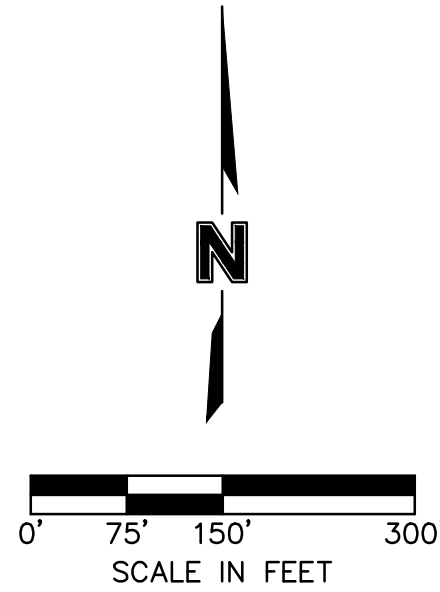
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LOCATION MAP
SEC. 5, FRAC 6, T11N, R9W
NOT TO SCALE

LEGEND

- SECTION CORNER
- SET CORNER(5/8"x24" REBAR/CAP)
- FOUND CORNER (5/8" REBAR)
- NEW PROPERTY LINE
- SECTION LINE
- PROPERTY LINE
- NEW SUBDIVISION LINE
- NEW EASEMENT LINE

M MEASURED DISTANCE
R RECORDED DISTANCE A.J. GOERTZEN 4/2016
D DEEDED DISTANCE INST NO 201306652



SHEET 1 OF 2

OWNERS: CITY OF GRAND ISLAND
SUBDIVIDER: CITY OF GRAND ISLAND
SURVEYOR: OLSSON
ENGINEER: OLSSON
NUMBER OF LOTS: 5

PROJECT NO. 2021-08395
GI CRA VETERANS LEGACY SOUTH SURVEY

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

DWG: F:\2021\08001-08500\021-08395\40-Design\Survey\SRV\Sheets\V_FPLAT_02108395.dwg
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VETERANS LEGACY SOUTH SUBDIVISION
CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA
FINAL PLAT

LEGAL DESCRIPTION

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COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 5; THENCE ON AN ASSUMED BEARING OF N00°15'44"W, ON THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 33.27 FEET TO THE NORTH RIGHT-OF-WAY LINE OF CAPITAL AVENUE; THENCE S89°42'20"E, ON SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 357.88 FEET TO THE SOUTHWEST CORNER OF A TRACT AS DESCRIBED AND RECORDED IN INSTRUMENT NO. 201306652; THENCE N00°29'45"E ON THE WEST LINE OF SAID TRACT, A DISTANCE OF 44.10 FEET TO THE POINT OF BEGINNING; THENCE N00°14'24"E A DISTANCE OF 397.79 FEET; THENCE N89°44'20"W A DISTANCE OF 271.35 FEET; THENCE N00°18'02"W A DISTANCE OF 44.02 FEET; THENCE N86°50'11"W A DISTANCE OF 279.27 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF WEBB ROAD; THENCE S89°29'17"W A DISTANCE OF 32.74 FEET TO A POINT ON THE WEST LINE OF FRACTIONAL SECTION 6-T11N-R9W; THENCE N00°30'43"W, ALONG SAID WEST LINE, A DISTANCE OF 1769.71 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF OLD NEBRASKA HIGHWAY 2; THENCE S73°57'30"E, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF OLD NEBRASKA HIGHWAY 2, A DISTANCE OF 2788.03 FEET; THENCE S00°12'31"E A DISTANCE OF 1466.56 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF CAPITAL AVENUE AND ALSO BEING THE NORTH LINE OF SAID TRACT AS DESCRIBED AND RECORDED IN INSTRUMENT NO. 201306652; THENCE N89°44'53"W, ALONG THE NORTH RIGHT-OF-WAY LINE OF CAPITAL AVENUE AND SAID TRACT, A DISTANCE OF 2087.52 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 4680806.88 SQUARE FEET OR 107.457 ACRES MORE OR LESS OF WHICH 5.622 ACRES ARE DEDICATED ROAD RIGHT-OF-WAY.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON _____, 2022, I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION, OF A TRACT OF LAND CONSISTING OF PART OF GOVERNMENT LOT 2 IN FRACTIONAL SECTION SIX (6) AND PART OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION FIVE (5), ALL IN TOWNSHIP ELEVEN (11) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M., 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

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

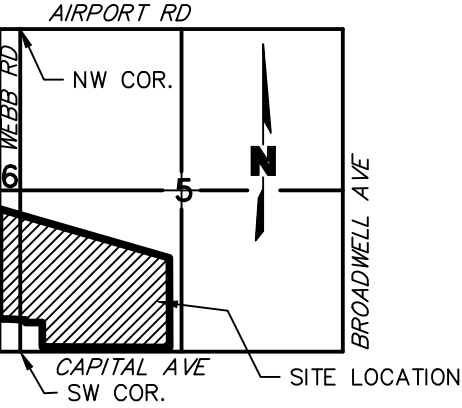
THIS _____ DAY OF _____, 2022.

MAYOR

CITY CLERK

LOCATION MAP

SEC. 5, FRAC 6, T11N, R9W
NOT TO SCALE



OWNERS: CITY OF GRAND ISLAND
SUBDIVIDER: CITY OF GRAND ISLAND
SURVEYOR: OLSSON
ENGINEER: OLSSON
NUMBER OF LOTS: 5

DEDICATION OF PLAT

KNOW ALL MEN BY THESE PRESENTS, THAT CITY OF GRAND ISLAND, BEING THE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "**VETERANS LEGACY SOUTH SUBDIVISION**" IN PART OF GOVERNMENT LOT 2 IN FRACTIONAL SECTION SIX (6) AND PART OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION FIVE (5), ALL IN TOWNSHIP ELEVEN (11) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M., 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.

IN WITNESS WHEREOF, I HAVE AFFIXED MY SIGNATURE HERETO, AT _____, NEBRASKA,
THIS _____ DAY OF _____, 2022.

ROGER STEELE, MAYOR, CITY OF GRAND ISLAND

ACKNOWLEDGMENT

STATE OF NEBRASKA SS
COUNTY OF HALL

ON THIS ____ DAY OF _____, 2022, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED ROGER STEELE, MAYOR, CITY OF GRAND ISLAND, 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

SHEET 2 OF 2

olsson	201 East 2nd Street Grand Island, NE 68801 TEL 308.384.8750 FAX 308.384.8752	PROJECT NO. 2021-08395
		GI CRA VETERANS LEGACY SOUTH SURVEY

* This Space Reserved for Register of Deeds *

SUBDIVISION AGREEMENT

VETERAN'S LEGACY SOUTH SUBDIVISION

LOTS 1-5 Inclusive

In the City of Grand Island, Hall County Nebraska

The undersigned, City of Grand Island, 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 LOCATED IN PART OF GOVERNMENT LOT 2 IN SECTION SIX (6) AND THE SOUTHWEST QUARTER (SW1/4) OF SECTION FIVE (5), ALL IN TOWNSHIP ELEVEN (11) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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357.87 FEET TO THE SOUTHWEST CORNER OF A PARCEL OF LAND DESCRIBED AND RECORDED IN INSTRUMENT NO. 201306652; THENCE N00°29'45"E ON THE WEST LINE OF SAID PARCEL, A DISTANCE OF 44.10 FEET TO THE POINT OF BEGINNING; THENCE N00°14'24"E A DISTANCE OF 397.79 FEET; THENCE N89°44'20"W A DISTANCE OF 271.35 FEET; THENCE N00°18'02"W A DISTANCE OF 44.02 FEET; THENCE N86°50'11"W A DISTANCE OF 279.27 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF WEBB ROAD; THENCE N00°30'13"W, ALONG SAID EAST RIGHT OF WAY LINE OF WEBB ROAD, A DISTANCE OF 1759.91 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF OLD NEBRASKA HIGHWAY 2; THENCE S73°57'30"E, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF OLD NEBRASKA HIGHWAY 2, A DISTANCE OF 2753.61 FEET; THENCE S00°12'31"E A DISTANCE OF 1466.56 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF CAPITAL AVENUE; THENCE N89°44'53"W, ALONG THE NORTH RIGHT OF WAY LINE OF CAPITAL AVENUE, A DISTANCE OF 2087.52 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 4,622,793 SQUARE FEET OR 106.125 ACRES MORE OR LESS.

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 VETERAN'S LEGACY 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 VETERAN'S LEGACY 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 pave Sheridan Avenue and Custer Avenue in accordance with plans and specifications approved by the City's Director of Public Works, and subject to the City's inspection. If the Subdivider fails to pave Sheridan Avenue and Custer Avenue, 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 Capital Avenue where it abuts 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.

4. **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.

5. **Sidewalks.** The Subdivider shall install and maintain all public sidewalks/trails 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	Sidewalk Requirement Waived by Council
Sheridan Avenue		Yes	NO
Custer Avenue		Yes	NO

6. **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.

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. **Flood Plain.** Since portions of the subdivision is within a delineated flood plain, all structures within areas identified as a special flood hazard area constructed shall have the lowest floor elevation to a minimum of one foot above the elevation of the 100-year flood as

determined by the building permit received by the Subdivider or successors from the Building Department under the provisions of applicable Federal, State, or local laws and regulations. No basement shall be constructed in connection with any structure in the flood plain unless such basement is floodproofed and certified as such by a qualified engineer or architect.

9. **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.

10. **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.

11. **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 VETERAN'S LEGACY 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.

12. **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 _____, 2022.

CITY OF GRAND ISLAND, Subdivider

By: _____
Roger G. Steele, Mayor

STATE OF NEBRASKA)
) ss
COUNTY OF HALL)

On _____, 2022, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Roger G. Steele 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: _____

STATE OF NEBRASKA)
RaNae Edwards, City Clerk

COUNTY OF HALL) ss
)

On _____, 2022, 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 2022-____, 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 2022-62

WHEREAS know all men by these presents, that THE CITY OF GRAND ISLAND, being the owners of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as “VETERAN’S LEGACY SOUTH SUBDIVISION”, A tract of land located in part of government lot 2 in fractional Section Six (6) and part of the Southwest Quarter (SW1/4) of section five (5), all in Township Eleven (11) North, Range Nine (9) West of the 6th P.M., 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 VETERAN’S LEGACY 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.

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Adopted by the City Council of the City of Grand Island, Nebraska, March 8, 2022.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
March 4, 2022	☐ City Attorney