



City of Grand Island

Tuesday, April 26, 2022

Council Session

Item G-6

**#2022-107 - Approving Final Plat and Subdivision Agreement for
Sargent Subdivision**

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: April 26, 2022

Subject: Sargent Subdivision- Final Plat

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

Background

This property is generally located north of Dodge Street and west of Eugene Street (2 lots, 0.299 acres). This property is zoned R2 Low Density Residential.

Discussion

The final plat for Sargent Subdivision was considered at the Regional Planning Commission at the April 6, 2022 meeting.

A motion was made by Ruge and second by Monter to approve all items on the consent agenda.

The motion carried with eleven members voting in favor (Nelson, Allan, O'Neill, Ruge, Olson, Robb, Monter, Rubio, Randone, and Randone) 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

Brennan Sargent
614 E. Dodge
Grand Island, NE 68801

To create

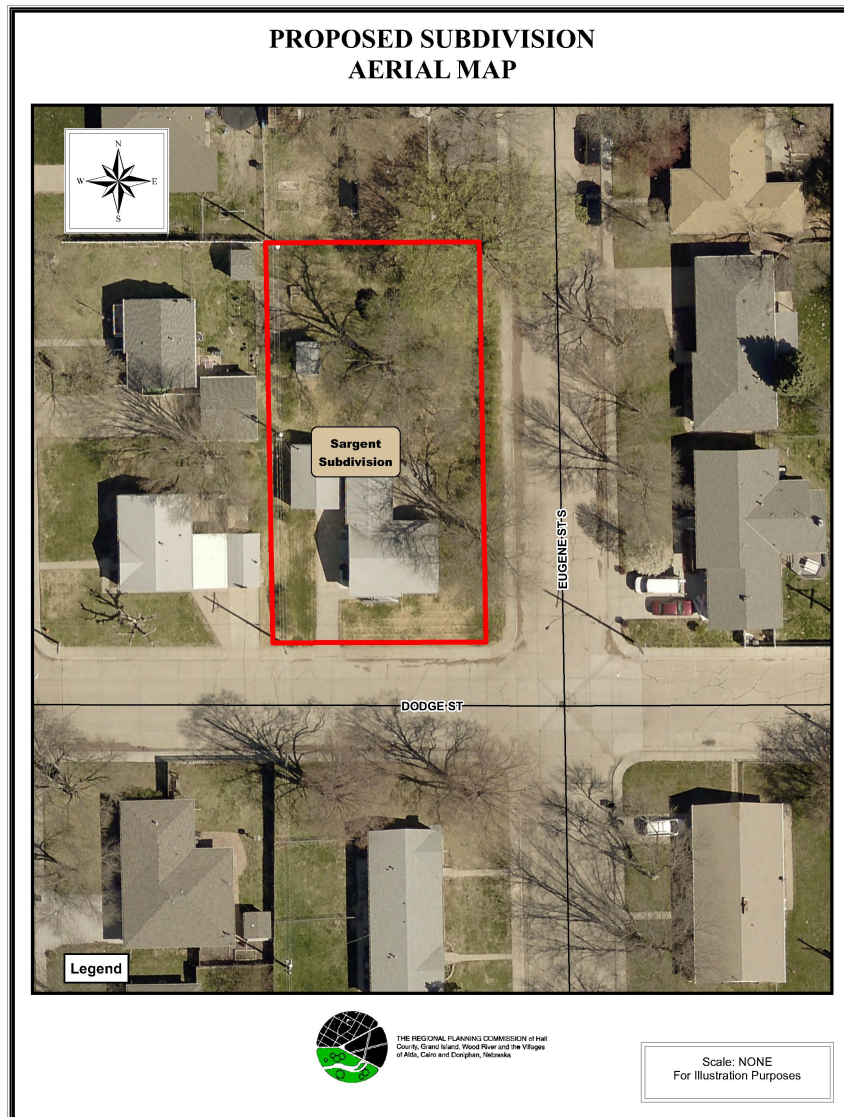
Size: Final Plat 2 lots, 0.299 Acres

Zoning: R2 Low Density Residential.

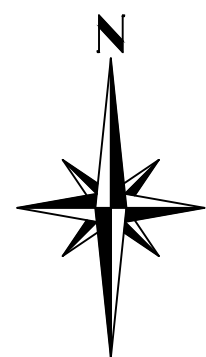
Road Access: Existing City Streets

Water: City water is available to the subdivision.

Sewer: City sewer is available to the subdivision.



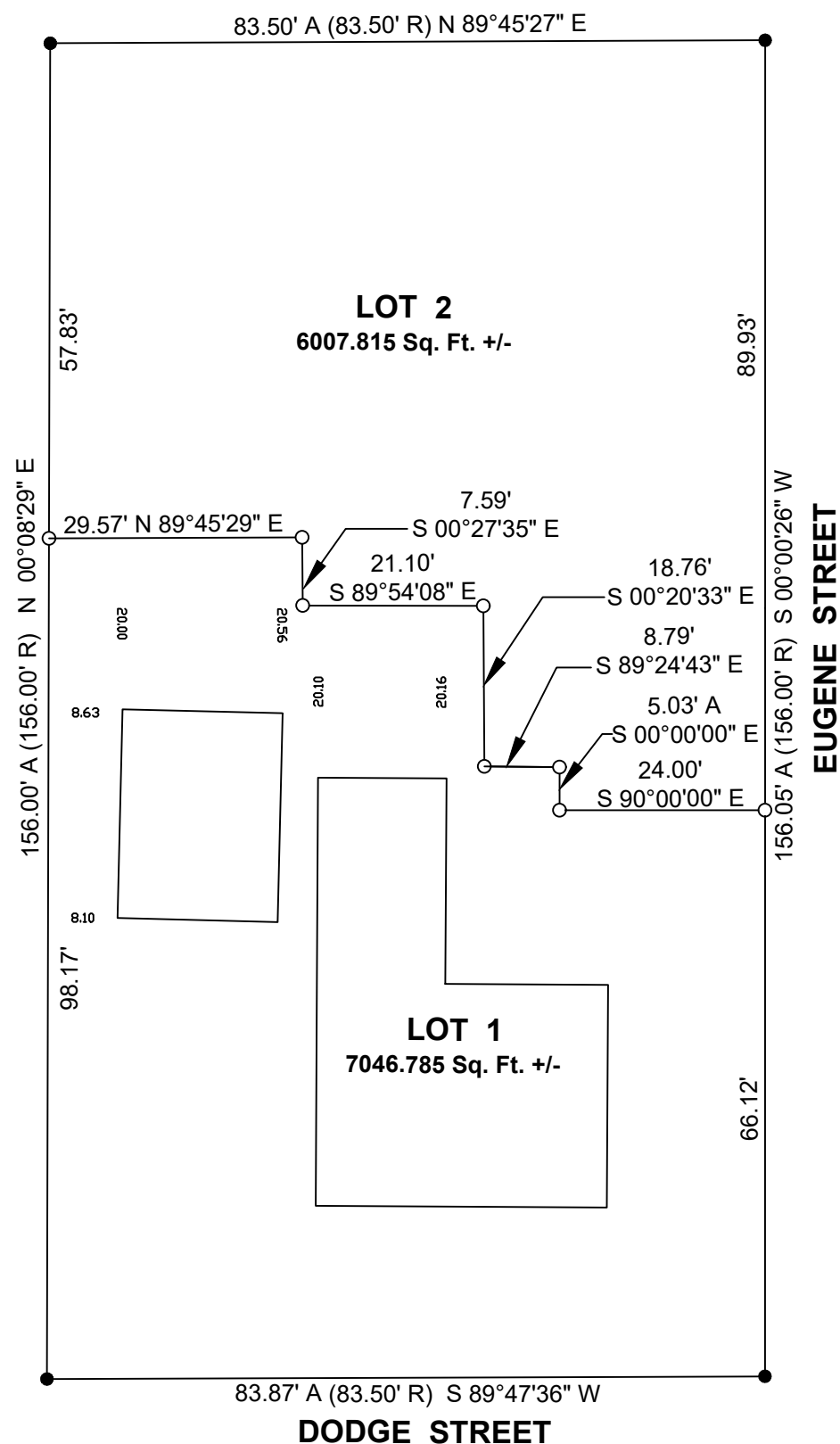
SARGENT SUBDIVISION
CITY OF GRAND ISLAND, NEBRASKA



Scale 1" = 20'

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



DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that "Brennan Sargent," being the owner of the land described hereon have caused same to be surveyed, subdivided, platted and designated as 'SARGENT 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 _____, 2022

Brennan Sargent

Date

ACKNOWLEDEEMENT

State Of Nebraska

County Of Hall

On the ____day of _____, 2022, before me _____ a Notary Public within and for said County, personally appeared Brennan Sargent, to me personally known to be the identical person 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 and Wood River, and The Villages of Alda, Cairo, and Doniphan, Nebraska

Chairman

Date

Approved and accepted by the City of Grand Island, Hall County, Nebraska this _____

Day of _____, 2022

Mayor

City Clerk

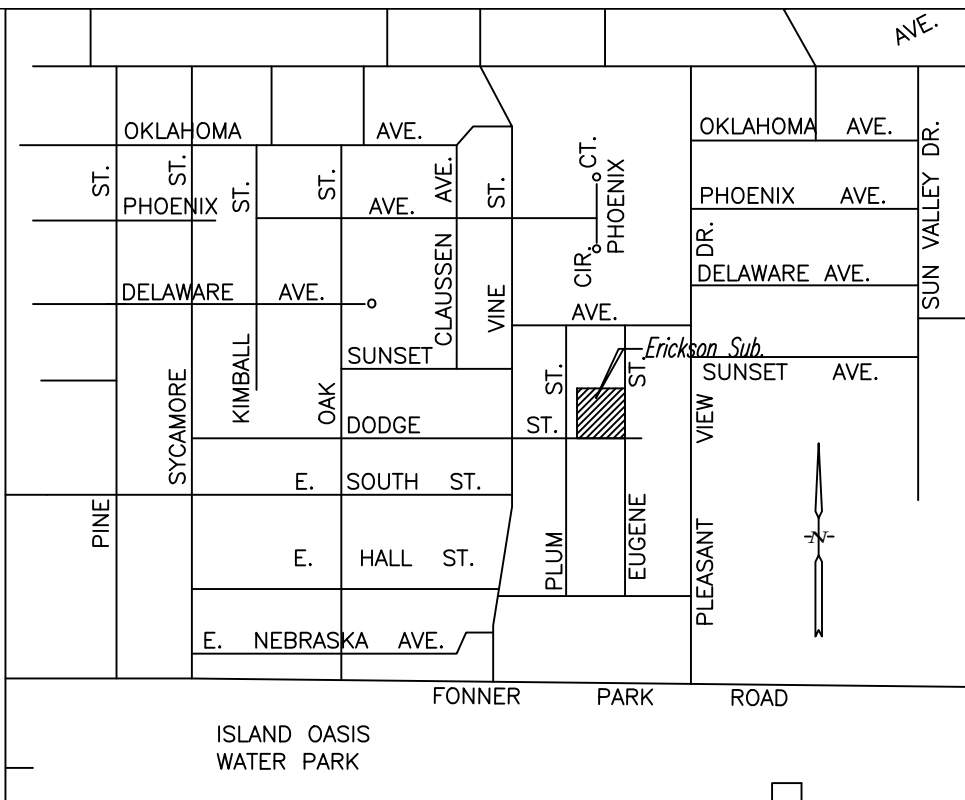
LEGAL DESCRIPTION

A tract of land comprising the West Eighty Three and Five Tenths (83. 5) feet of the Northerly One Hundred Fifty -Six (156. 0) feet of Lot One (1), Anderson Subdivision, in the City of Grand Island, Hall County, Nebraska.

SURVEYOR'S CERTIFICATE

I hereby certify that on February 2, 2022, I completed an accurate survey of 'SARGENT SUBDIVISION', in the City of Grand Island, Nebraska, as shown on the accompanying plat thereof; that the lots, block, 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:
Part Lot One (1), Anderson Subdivision

TITLE:
Grand Island, Nebraska

| | | | |
|-------------------------------|-------------------|--------------------|-----------------|
| SCALE: AT A3: 1" = 20' | DATE: 2/2/2022 | DRAWN: Brent C. | PAGE: 1 OF 1 |
| BENESCH PROJECT NO: 22-025 | | REVISION: | |

* This Space Reserved for Register of Deeds *

SUBDIVISION AGREEMENT

SARGENT SUBDIVISION

Lots 1 and 2 Inclusive

In the City of Grand Island, Hall County Nebraska

The undersigned, BRENNAN SARGENT, 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 comprising the West Eighty Three and Five Tenths (83.5) feet of the Northerly One Hundred Fifty-Six (156.0) feet of Lot One (1), Anderson Subdivision, in the City of Grand Island, 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 SARGENT 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 SARGENT 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 Eugene Street and Dodge 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. **Front Yard Setback.** The Subdivider shall be limited to building on Lot 1 in a manner that preserves the front yard setback along Dodge Street and the rear yard setback along the northern lot boundary. This restriction will not apply if the existing structures are demolished and reconstructed based on the setbacks at the time of construction.

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 SARGENT 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.

Dated _____, 2022.

BRENNAN SARGENT, Subdivider

By: _____
Brennan Sargent

COUNTY OF HALL) ss
)

On _____, 2022, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Brennan Sargent, 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: _____

Attest: _____

STATE OF NEBRASKA)
) ss
COUNTY OF HALL)

WITNESS my hand and notarial seal the date above written.

My commission expires: _____

RESOLUTION 2022-107

WHEREAS know all men by these presents, that Brennan Sargent, being the owner of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as "SARGENT SUBDIVISION", A tract of land comprising the West Eighty Three and Five Tenths (83.5) feet of the Northerly One Hundred Fifty-Six (156.0) feet of Lot One (1), Anderson Subdivision, 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 SARGENT 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, April 26, 2022.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

| | |
|---------------------|-----------------|
| Approved as to Form | ☐ _____ |
| April 22, 2022 | ☐ City Attorney |