



City of Grand Island

Tuesday, May 14, 2013

Council Session

Item G-4

#2013-127 - Approving Final Plat and Subdivision Agreement for Chief/Westgate Subdivision

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: May 14, 2013

Subject: Chief/Westgate Subdivision – Final Plat

Item #'s: G-4

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

Background

This property is located north of US Highway 30 and east of North Road., this is a Replat of all of Lot 1, Westgate Fourth Subdivision, in the City of Grand Island, and part of the Southwest Quarter (SW1/4) of Section Twenty-Four (24), Township Eleven (11) North, Range Ten (10) West of the 6th P.M. in Hall County, Nebraska, said tract containing 12.13 acres.

Discussion

The revised final plat for Chief/Westgate Subdivision was considered by the Regional Planning Commission at the May 1, 2013 meeting. A motion was made by Hayes and seconded by Bredthauer to approve the plat as presented. A roll call vote was taken and the motion passed with 7 members present (McCarty, O'Neill, Ruge, Hayes, Reynolds, Bredthauer and Snodgrass) voting in favor.

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 the Council approve the final plat as presented.

Sample Motion

Move to approve as recommended.



Chief/Westgate Subdivision

Developer/Owner

Chief Construction Company
Roger Bullington
PO Box 2078
Grand Island NE 68802-2078

To create 4 lots north of US Hwy 30 and east of North Road, in the City of Grand Island, in Hall County, Nebraska.

Size: 12.13 Acres.

Zoning: B2 – General Business Zone.

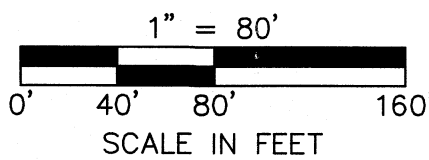
Road Access: Public Streets.

Water: City water is available.

Sewer: City sewer is available.



FINAL PLAT



A REPLAT OF ALL OF LOT 1, WESTGATE FOURTH SUBDIVISION, IN THE CITY OF GRAND ISLAND, AND PART OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION TWENTY-FOUR (24), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST, OF THE 6TH P.M., ALL IN HALL COUNTY, NEBRASKA.

COMMENCING AT THE WEST QUARTER (W1/4) CORNER OF SAID SECTION 24-T11N-R10W, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ON AN ASSUMED BEARING OF N88°31'16"E A DISTANCE OF 39.98 FEET TO A POINT ON THE EAST RIGHT-OF-WAY (R.O.W.) LINE OF NORTH ROAD, POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 1, WESTGATE FOURTH SUBDIVISION; THENCE N01°07'41"W, ALONG SAID EAST R.O.W. LINE, SAID LINE ALSO BEING THE WEST LINE OF SAID LOT 1, A DISTANCE OF 159.80 FEET TO A POINT BEING THE INTERSECTION OF SAID EAST R.O.W. LINE AND THE SOUTH R.O.W. LINE OF WESTGATE ROAD; THENCE N88°47'19"E, ALONG SAID SOUTH R.O.W. LINE, SAID LINE ALSO BEING THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 657.52 FEET TO A POINT OF CURVATURE; THENCE AROUND A CURVE IN A COUNTER CLOCK-WISE DIRECTION, ALONG SAID SOUTH R.O.W. LINE AND SAID NORTH LINE OF LOT 1, HAVING A DELTA ANGLE OF 06°03'19", HAVING A RADIUS OF 200.00 FEET, AND A CHORD BEARING OF N85°14'06"E A CHORD DISTANCE OF 21.13 FEET TO A POINT BEING THE NORTHEAST CORNER OF SAID LOT 1 AND THE NORTHWEST CORNER OF LOT 2, OF SAID WESTGATE FOURTH SUBDIVISION; THENCE S14°46'27"E, ALONG THE EAST LINE OF SAID LOT 1 AND THE WEST LINE OF SAID LOT 2, A DISTANCE OF 165.70 FEET TO A POINT BEING THE SOUTHEAST CORNER OF SAID LOT 1; THENCE S14°43'20"E, ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 190.24 FEET TO A POINT OF CURVATURE, SAID POINT ALSO BEING ON THE NORTHERLY R.O.W. LINE OF HIGHWAY 30; THENCE ALONG A CURVE IN A COUNTER CLOCK-WISE DIRECTION, ALONG SAID NORTHERLY R.O.W. LINE, HAVING A DELTA ANGLE OF 19°17'45", HAVING A RADIUS OF 2934.78 FEET, AND CHORD BEARING OF S45°11'58"W A CHORD DISTANCE OF 983.70 FEET; THENCE N54°28'05"W A DISTANCE OF 113.29 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER (SW1/4); THENCE N01°07'42"W, ALONG SAID WEST LINE A DISTANCE OF 795.22 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED ARE OF 528,445.03 SQUARE FEET OR 12.13 ACRES MORE OR LESS OF WHICH 0.74 ACRES ARE NEW DEDICATED ROAD RIGHT-OF-WAY.

I HEREBY CERTIFY THAT ON _____, 2013, I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION, OF A REPLAT OF ALL OF LOT 1, WESTGATE FOURTH SUBDIVISION, IN THE CITY OF GRAND ISLAND, AND PART OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION TWENTY-FOUR (24), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST, OF THE 6TH P.M., ALL IN 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.

DEDICATION OF PLAT

IN WITNESS WHEREOF, I HAVE AFFIXED MY SIGNATURE HERETO, AT _____, NEBRASKA, THIS ____ DAY OF _____, 2013.

ACKNOWLEDGMENT

ON THIS ____ DAY OF _____, 2013, BEFORE ME _____, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED DAVE OSTDIK, VICE PRESIDENT/CHIEF FINANCIAL OFFICER, CHIEF INDUSTRIES, INC. A DELAWARE CORPORATION, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSONS WHOSE SIGNATURES ARE AFFIXED HERETO AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR 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.

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.

APPROVED AND ACCEPTED BY THE CITY OF GRAND ISLAND, NEBRASKA

CITY CLERK

NORTHWEST (NW) CORNER, SECTION 24-T11N-R10W
FOUND ALUMINUM CAP IN ASPHALT
NW 45.80' TO MAG NAIL & WASHER IN TOP OF FENCE POST
SW 53.88' TO MAG NAIL & WASHER IN GUY POLE
SSW 69.57' TO TOP NUT OF FIRE HYDRANT
NE 51.76' TO MAG NAIL & WASHER IN POWER POLE

FOUND ALUMINUM CAP IN ASPHALT

| | | |
|---|--------|---------------------------------------|
| E | 39.98' | TO FOUND 1/2" IRON PIPE |
| W | 32.62' | TO TOP NUT ON FIRE HYDRANT |
| W | 39.96' | TO FOUND 1/2" IRON PIPE W/PLASTIC CAP |
| E | 34.06' | TO RED HEAD IN TOP OF WOOD POST |
| W | 40.31' | TO MAG NAIL IN FENCE POST |

FOUND ALUMINUM CAP IN ASPHALT
NW 49.90' TO RED HEAD IN WOOD POST
W 9.06' TO CENTER OF MANHOLE COVER
NE 51.68' TO RED HEAD IN POWER POLE
WNW 107.36' TO RED HEAD IN POWER POLE

LEGEND

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 M
 P
 R



201 East 2nd Street
P.O. Box 1072
Grand Island, NE 68802-1072
TEL 308.384.8750
FAX 308.384.8752

Grand Island

RESOLUTION 2013-127

WHEREAS, Chief Industries, INC., being the said owners of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as "CHIEF/WESTWOOD SUBDIVISION", to be laid out into 4 lots, a Replat of all of Lot 1, Westgate Fourth Subdivision, in the City of Grand Island, and part of the Southwest Quarter (SW1/4) of Section Twenty-Four (24), Township Eleven (11) North, Range Ten (10) West of the 6th P.M., in Hall County Nebraska, and has caused a plat thereof to be acknowledged by it; 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 hereinbefore 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 CHIEF/WESTGATE 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, May 14, 2013.

Jay Vavricek, Mayor

Attest:

RaNae Edwards, City Clerk

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| Approved as to Form | ▣ _____ |
| May 10, 2013 | ▣ City Attorney |