



City of Grand Island

Tuesday, June 25, 2013

Council Session

Item G-5

#2013-188 - Approving Final Plat and Subdivision Agreement for Sterling Estates Fourth Subdivision

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission
Meeting: June 25, 2013
Subject: Sterling Estates Fourth Subdivision – Final Plat
Item #'s: G-5
Presenter(s): Chad Nabity AICP, Regional Planning Director

Background

This property is located north of State Street and east of North Rd., a tract of land in part of the Northwest Quarter (NW1/4) of Section Twelve (12), Township Eleven (11) North Range Ten (10) West of the 6th P.M. in Hall County, Nebraska, said tract containing 5.01 acres and 24 Lots.

Discussion

The revised final plat for Sterling Estates Fourth Subdivision was considered by the Regional Planning Commission at the June 5, 2013 meeting. A motion was made by Ruge and seconded by McCarty to approve the plat as presented. A roll call vote was taken and the motion passed with 10 members present (Amick, McCarty, O'Neill, Ruge, Hayes, Reynolds, Bredthauer, Haskins, Eriksen and Snodgrass) voting in favor.

Alternatives

It appears that the Council has the following alternatives concerning the issue at hand. The Council may:

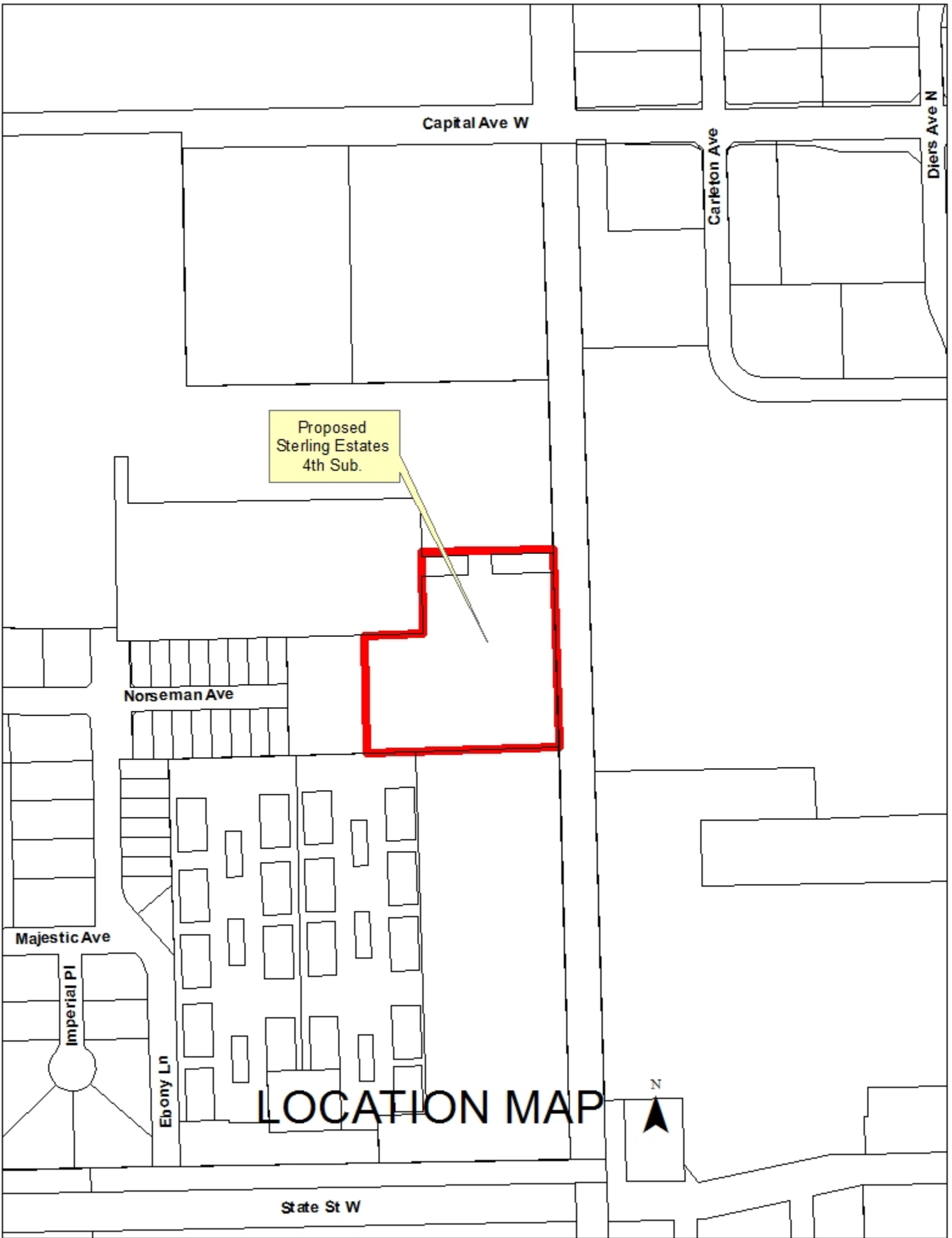
1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

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

Niedfelt Property Management Preferred LLC
PO Box 1445
Grand Island NE 68802

To create 24 lots north of State Street and east of North Road, in the City of Grand Island, in Hall County, Nebraska.

Size: 5.01 acres.

Zoning: R1 – Suburban Residential Zone.

Road Access: Public Streets.

Water: City water is available.

Sewer: City sewer is available.



May 22, 2013

Dear Members of the Board:

RE: Final Plat – Sterling Estates Fourth Subdivision

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Sterling Estates Fourth Subdivision, located in the City of Grand Island, in Hall County Nebraska.

This final plat proposes to create 24 lots on a tract of land in part of the Northwest Quarter (NW1/4) of Section Twelve (12), Township Eleven (11) North, Range Ten (10) West of the 6th P.M. in the City of Grand Island Hall County, Nebraska, said tract containing 5.01 acres.

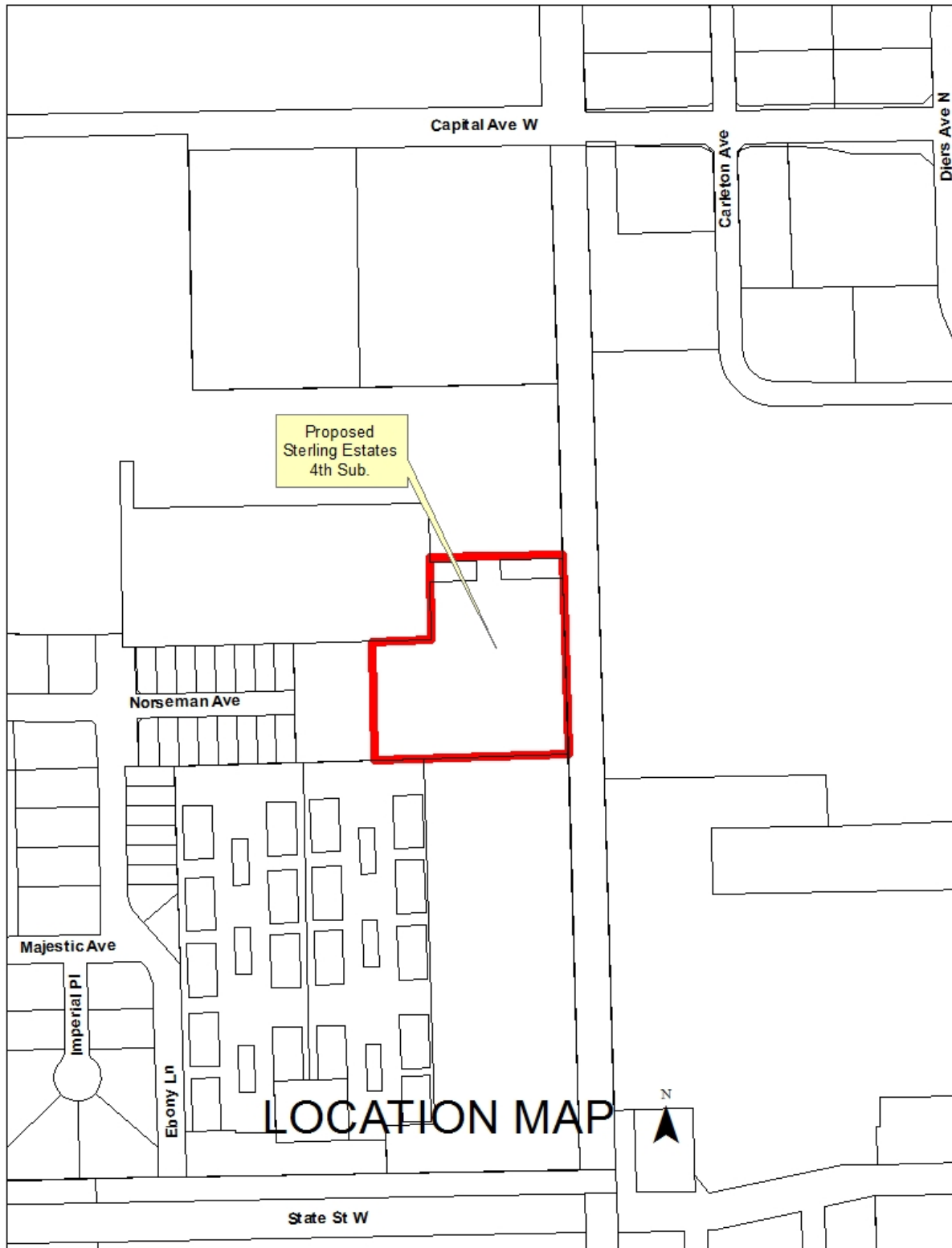
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on June 5, 2013 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

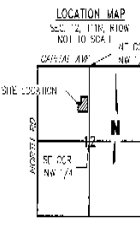
Cc: City Clerk
City Attorney
City Public Works
City Building Department
City Utilities
Manager of Postal Operations
Olsson Associates

This letter was sent to the following School Districts 1R, 2, 3, 8, 12, 19, 82, 83, 100, 126.



STERLING ESTATES FOURTH SUBDIVISION IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

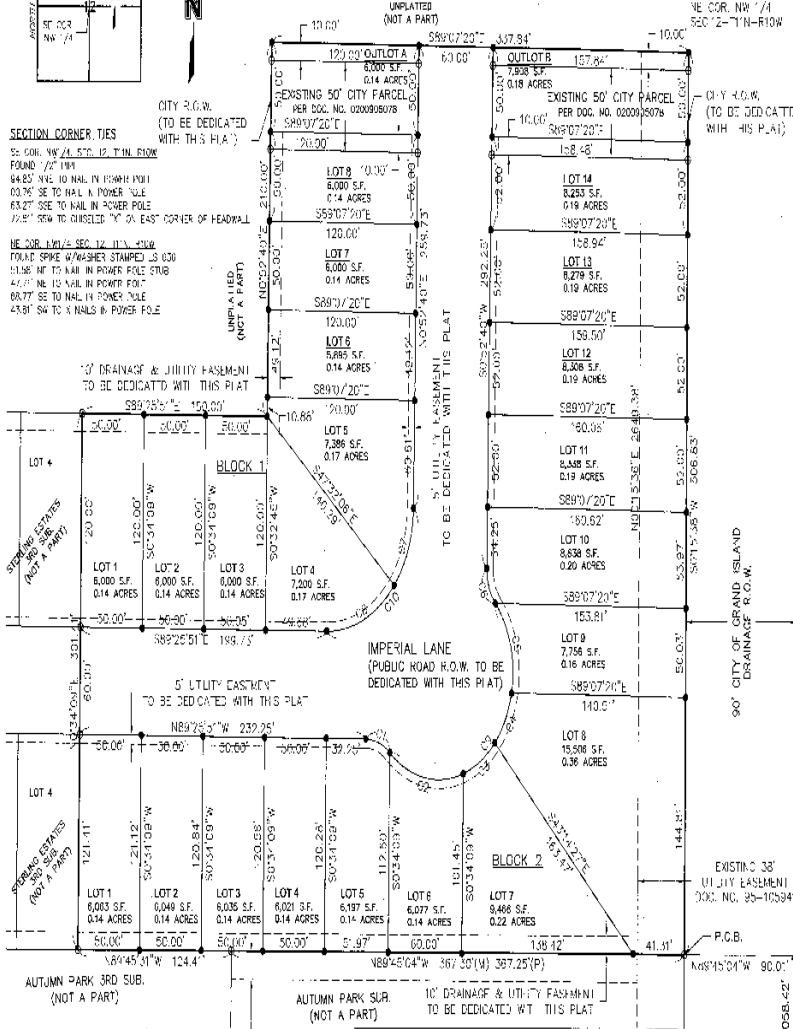
FINAL PLAT



SECTION CORNER TIES
(TO BE DEDICATED WITH THIS PLAT)

SE COR. NW 1/4 SEC. 12, T11N, R10E
FOUND 1/2" IRON
94.82' N41.10° E TO NAIL IN POWER POLE
63.76' SE TO NAIL IN POWER POLE
63.27' SE TO NAIL IN POWER POLE
77.5' SE TO CORNER OF EAST CORNER OF HEADWALL

NE COR. NW 1/4 SEC. 12, T11N, R10E
FOUND SPIKE W/ W/ASHER STAMPED JS 030
51.56' N15.13° E TO NAIL IN POWER POLE
47.71' N15.13° E TO NAIL IN POWER POLE
68.77' SE TO NAIL IN POWER POLE
43.81' SW TO NAIL IN POWER POLE



LEGAL DESCRIPTION
A TRACT OF LAND IN PART OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION TWELVE (12), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) EAST 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 NORTHWEST QUARTER, THENCE ON AN ASSUMED BEARING OF N00°36'36"E ALONG THE EAST LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 108.42 FEET; THENCE N89°45'04"W A DISTANCE OF 80.01 FEET TO THE NORTH-EAST CORNER OF AUTUMN PARK SUBDIVISION AND THE POINT OF BEGINNING; THENCE CONTINUING N89°45'04"W ON THE NORTH LINE OF SAID AUTUMN PARK SUBDIVISION, A DISTANCE OF 387.30 FEET (12) TO THE NORTHWEST CORNER OF SAID AUTUMN PARK SUBDIVISION AND THE NORTH-EAST CORNER OF AUTUMN PARK II (13) SUBDIVISION; THENCE N89°45'31"W ON THE NORTH LINE OF SAID AUTUMN PARK II (13) SUBDIVISION, A DISTANCE OF 124.41 FEET; THENCE N00°34'09"E A DISTANCE OF 391.41 FEET; THENCE S89°25'52"E A DISTANCE OF 150.00 FEET; THENCE N00°32'42"E A DISTANCE OF 216.00 FEET; THENCE S89°20'22"E A DISTANCE OF 337.84 FEET; THENCE S00°15'38"W A DISTANCE OF 506.63 FEET; TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 216,508.87 SQUARE FEET OR 5.01 ACRES MORE OR LESS OF WHICH 1.22 ACRES IS NEW DEDICATED ROAD ROW.

I HEREBY CERTIFY THAT ON _____ I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION, OF A TRACT OF LAND IN PART OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION TWELVE (12), TOWNSHIP ELEVEN (11) NORTH, RANGE ELEVEN (11) WEST OF THE 6TH P.M., CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF. I HAVE PLACED MARKERS, EXCEPT WHERE INDICATED, WERE FOUND AT ALL CORNERS, THAT THE DIMENSIONS ARE AS SHOWN ON THIS PLAT; AND THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS.

JOHN JASON ANDRUS, LICENSED LAND SURVEYOR, NUMBER LS-830

DEDICATION OF PLAT
KNOW ALL MEN BY THESE PRESENTS, THAT NEEDELT PROPERTY MANAGEMENT PREFERRED LLC, A NEBRASKA LIMITED LIABILITY COMPANY AND L.L. CITY OF GRAND ISLAND, BEING THE OWNER OF THE AND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "STERLING ESTATES FOURTH SUBDIVISION" IN PART OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION TWELVE (12), TOWNSHIP ELEVEN (11) NORTH, RANGE ELEVEN (11) WEST OF THE 6TH P.M., CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF AND SO HEREBY DEDICATE THE EASEMENTS, AS SHOWN HEREON TO THE PUBLIC FOR THEIR USE FOREVER FOR THE LOCATION, CONSTRUCTION AND MAINTENANCE OF PUBLIC SERVICE UTILITIES, TOGETHER WITH THE RIGHTS OF INGRESS AND EGRESS THEREON, AND HEREBY PROMISING THE PLACING OF TREES, BUSHES AND SHRUBS OR PLACING OTHER OBSTRUCTIONS UPON OR UNDER 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 _____, 2013.

NEEDEL PROPERTY MANAGEMENT PREFERRED LLC, A NEBRASKA LIMITED LIABILITY COMPANY
JOHN NEEDEL, MANAGER

CITY OF GRAND ISLAND

ACKNOWLEDGMENT
ON THIS _____ DAY OF _____, 2013, BEFORE ME, _____, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED JOHN NEEDEL, MANAGER, NEEDEL PROPERTY MANAGEMENT PREFERRED LLC, A NEBRASKA LIMITED LIABILITY COMPANY, WHOSE IDENTITY I KNOW TO BE THE IDENTICAL PERSON(S) WHOSE SIGNATURES ARE AFFIXED HERETO AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR (THEIR) VOLUNTARY ACT AND DEED IN WITNESS WHEREOF, I HAVE HERETO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT _____, NEBRASKA, ON THE DATE LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

APPROVAL
SUBMITTED TO AND APPROVED BY THE ZONING PLANNING COMMISSION OF HALL COUNTY, CITIES OF GRAND ISLAND, MOORE RIVER, AND THE VILLAGES OF ALMA, CARLE, AND DUNFAN, NEBRASKA.

CHAIRMAN _____ DATE _____

APPROVED AND ACCEPTED BY THE CITY OF GRAND ISLAND, NEBRASKA

THIS _____ DAY OF _____, 2013.

MAYOR

CITY CLERK

CURVE TABLE					
CURVE #	DELTA	LENGTH	RADIUS	DIRECTION	CHORD
C1	041°05'32"	21.52'	30.00'	S89°53'06"E	21.06'
C2	061°08'07"	64.02'	60.00'	S78°54'23"E	61.03'
C3	029°44'23"	31.14'	60.00'	N36°39'22"E	30.79'
C4	029°44'23"	31.14'	60.00'	S25°54'39"W	30.79'
C5	051°19'39"	53.68'	60.00'	N14°35'02"W	54.91'
C6	041°05'32"	21.52'	30.00'	S19°40'06"E	21.06'
C7	038°18'18"	46.80'	70.00'	S20°01'48"W	45.93'
C8	051°23'12"	62.78'	70.00'	N64°52'32"E	60.70'
C9	171°52'32"	179.99'	60.00'	S45°43'24"W	119.70'
C10	089°41'28"	109.68'	70.00'	N45°43'24"E	98.13'

LEGEND

- SECTION CORNER
- 8" CORNER (1/8" x 1/4" REBAR W/0.4")
- ROUND PROPERTY CORNER
- CALCULATED POINT
- SECTION LINE
- PROPERTY LINE
- MEASURED DISTANCE
- PLATTED DISTANCE AUTUMN PARK SUB.

SCALE IN FEET
0 25 50 100

MOLSSON ASSOCIATES
201 First Street
P.O. Box 1572
Grand Island, NE 68802-1072
TEL: 308.534.9550 FAX: 308.321.8732

PROJECT NO. 2013.0002
NEEDEL SURVEY
DATE: 06/10/2013

OWNER: NEEDEL PROPERTY MANAGEMENT PREFERRED LLC
SUBOWNER: NEEDEL PROPERTY MANAGEMENT PREFERRED LLC
SURVEYOR: MOLSSON ASSOCIATES
ENGINEER: MOLSSON ASSOCIATES
NUMBER OF LOTS: 8

RESOLUTION 2013-188

WHEREAS, Niedfelt Property Management Preferred, LLC, a Nebraska Limited Liability Company, being the said owner of the land described hereon, have caused same to be surveyed, subdivided, platted and designated as "STERLING ESTATES FOURTH SUBDIVISION", to be laid out into 24 lots, a tract of land in part of the Northwest Quarter (NW1/4) of Section Twelve (12), 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 STERLING ESTATES FOURTH 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, June 25, 2013.

Jay Vavricek, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
June 24, 2013	☐ City Attorney