



City of Grand Island

Tuesday, July 23, 2013

Council Session

Item G-4

#2013-229 - Approving Preliminary and Final Plat and Subdivision Agreement for Northview Ninth Subdivision

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: July 23, 2013

Subject: Northview Ninth Subdivision – Preliminary and Final Plat

Item #'s: G-4

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

Background

This property is located east of Idaho Ave and south of US Hwy 2, in the City of Grand Island, in Hall County, Nebraska. Consisting of (10 Lots) and 2.77 acres.

Discussion

The revised preliminary and final plat for Northview Ninth Subdivision was considered by the Regional Planning Commission at the July 10, 2013 meeting.

A motion was made by Bredthauer and seconded by Reynolds to approve the plat as presented. A roll call vote was taken and the motion passed with 10 members present (McCarty, Snodgrass, O'Neill, Ruge, Connelly, Eriksen, Reynolds, Haskins, Amick and Bredthauer) voting in favor; no member present abstaining.

Alternatives

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

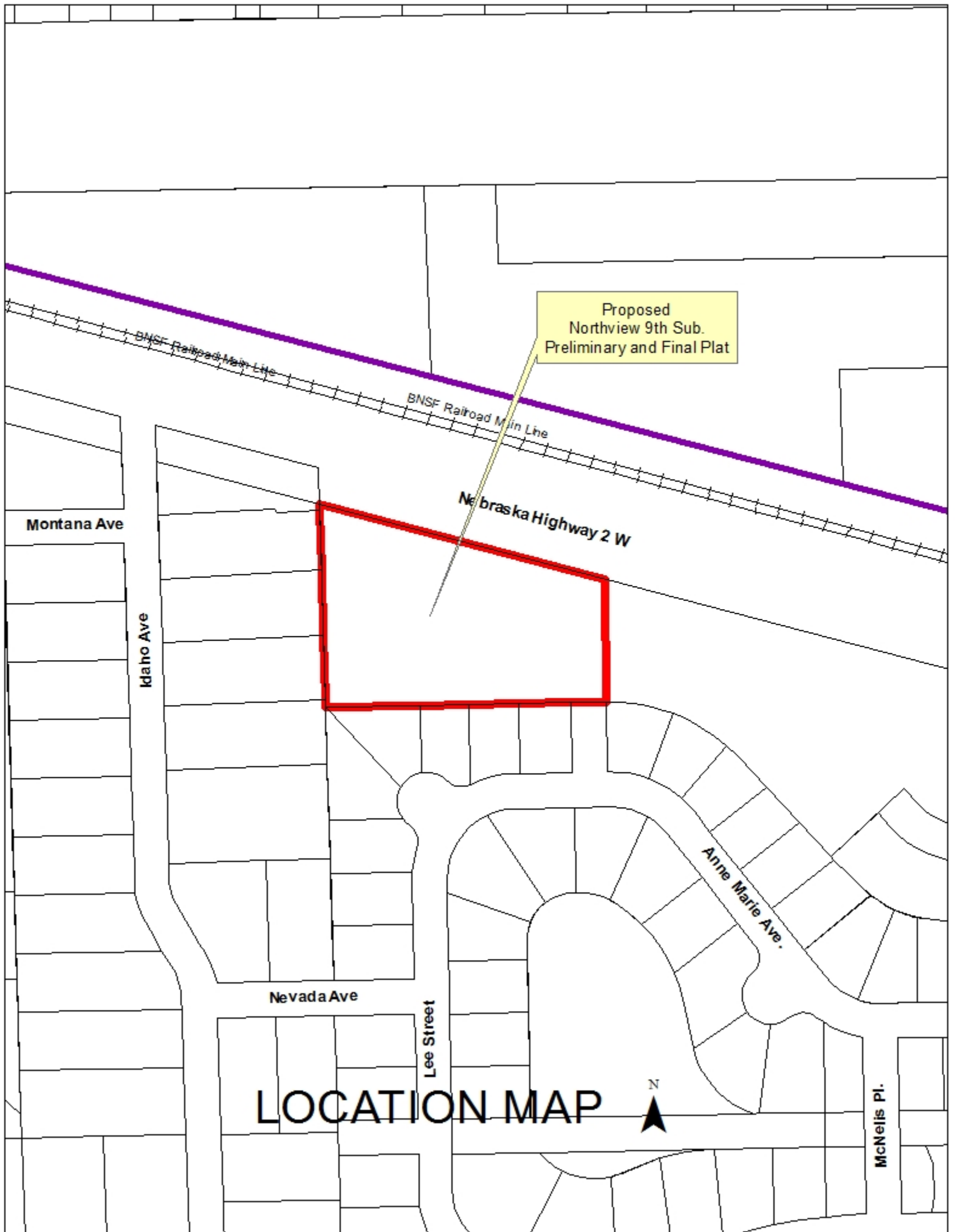
1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

Recommendation

City Administration recommends that the Council approve the final plat as presented.

Sample Motion

Move to approve as recommended.



Northview Ninth Preliminary & Final Plat

Developer/Owner

P.O.G. LLC

PO Box 28

Central City NE 68826

To create 10 Lots east of Idaho Ave and south of US Hwy 2, in the City of Grand Island, in Hall County, Nebraska.

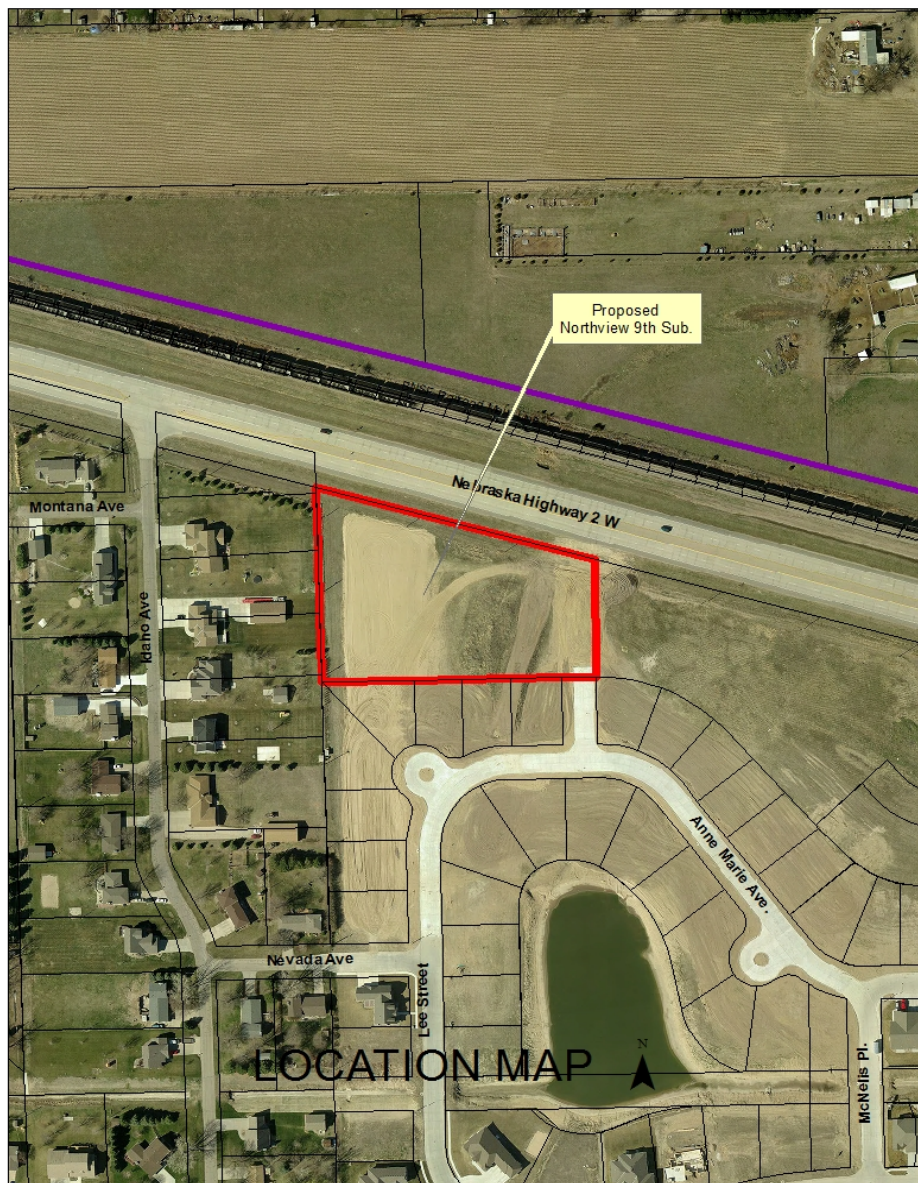
Size: 2.77 acres

Zoning: R1 - Suburban Residential

Road Access: City Roads

Water Public: City water is available

Sewer Public: City sewer is available



June 24, 2013

Dear Members of the Board:

RE: Preliminary & Final Plat – Northview Ninth Subdivision

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

This final plat proposes to create 10 lots on a tract of land in part of the East Half of the Northeast Quarter (E1/2 NE1/4) of Section Two (2), 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 2.77 acres.

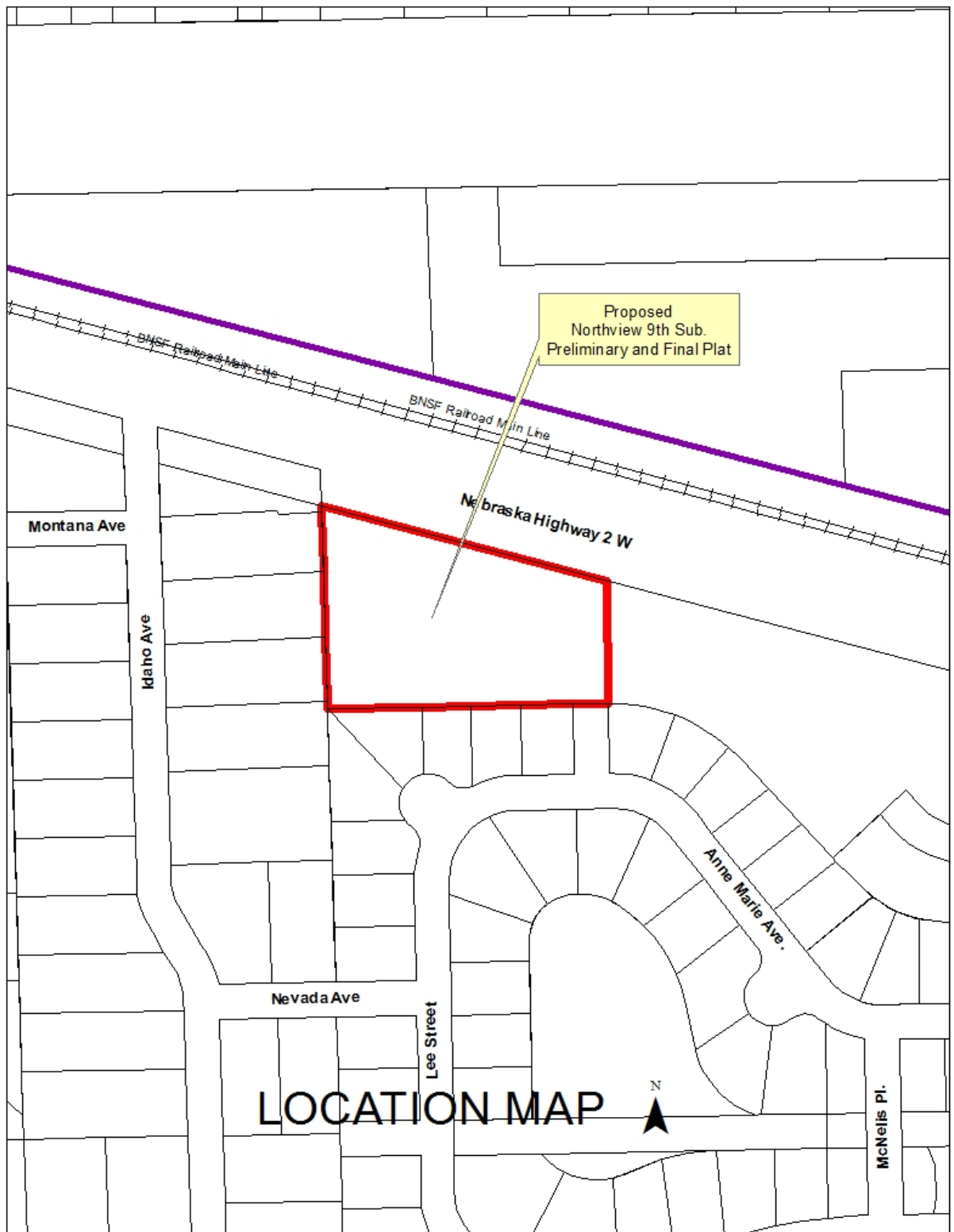
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on July 10, 2013 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

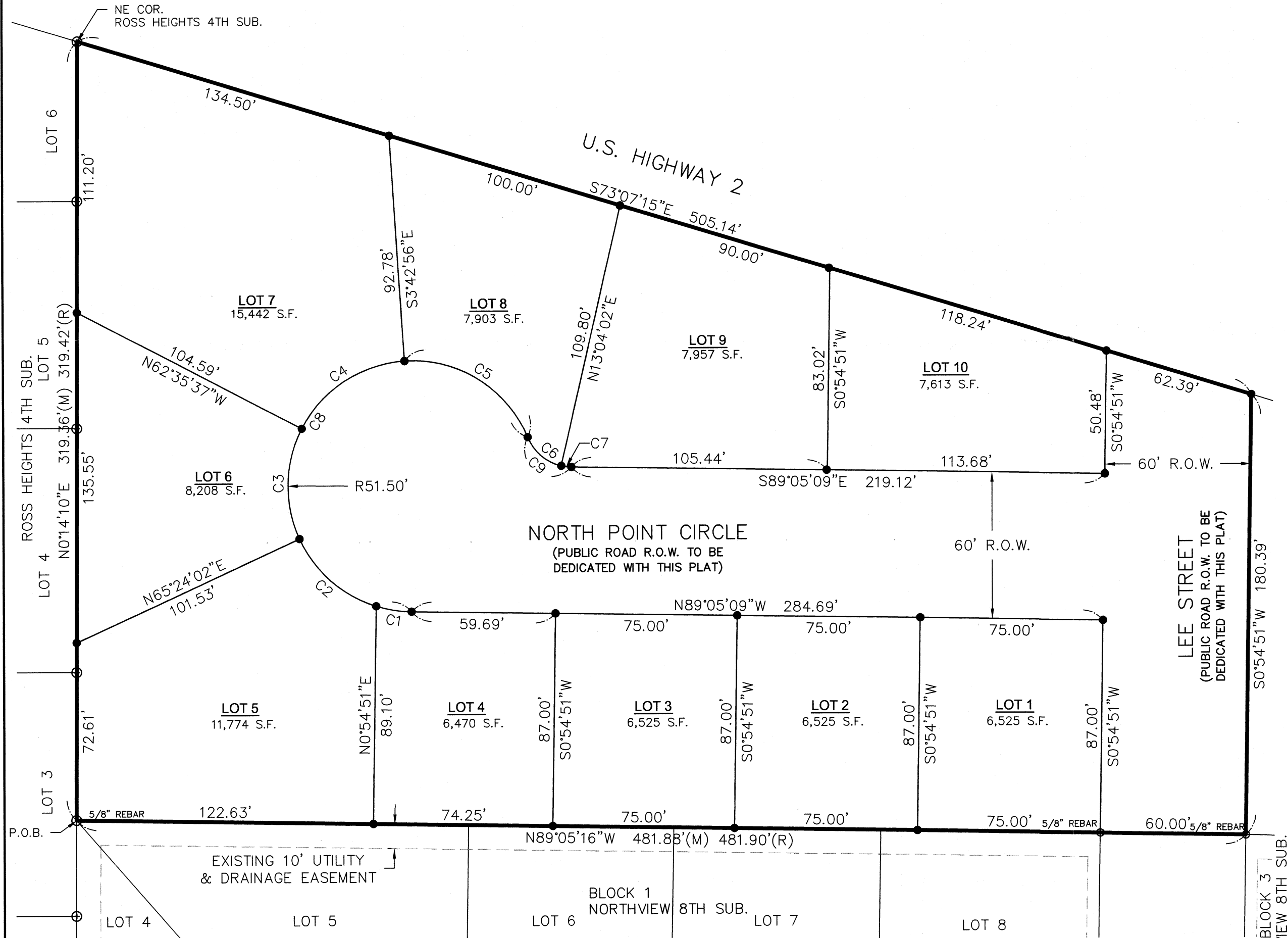
Chad Nabity, AICP
Planning Director

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.

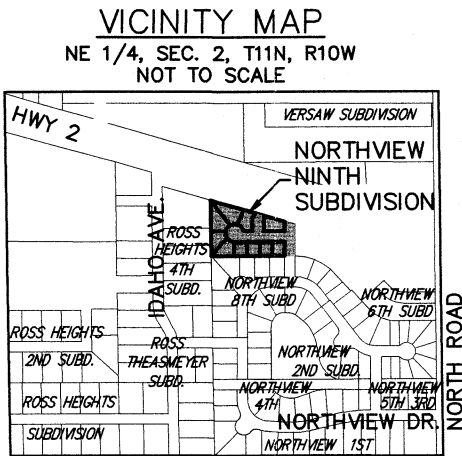


NORTHVIEW NINTH SUBDIVISION
IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA
FINAL PLAT



CURVE TABLE					
CURVE #	DELTA	LENGTH	RADIUS	DIRECTION	CHORD
C1	16°25'10"	14.76'	51.50'	S80°52'34"E	14.71'
C2	48°04'01"	43.20'	51.50'	N48°37'59"W	41.95'
C3	52°00'21"	46.75'	51.50'	N1°24'12"E	45.16'
C4	58°52'20"	52.92'	51.50'	N56°50'33"E	50.62'
C5	71°08'41"	63.95'	51.50'	S58°08'56"E	59.92'
C6	54°23'14"	18.98'	20.00'	S49°46'13"E	18.28'
C7	12°07'19"	4.23'	20.00'	N83°01'30"W	4.22'
C8	246°30'33"	221.57'	51.50'	N34°10'07"E	86.13'
C9	66°30'33"	23.22'	20.00'	S55°49'53"E	21.93'

- LEGEND
- SET CORNER (5/8"x24" REBAR W/CAP)
 - ⊙ FOUND CORNER (1/2" IRON PIPE UNLESS NOTED)
 - M MEASURED DISTANCE
 - R RECORDED DISTANCE NORTHVIEW EIGHTH SUB.



LEGAL DESCRIPTION

A TRACT OF LAND IN PART OF THE EAST HALF OF THE NORTHEAST QUARTER (E 1/2, NE 1/4) OF SECTION TWO (2), 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 NORTHWEST CORNER OF THE NORTHVIEW EIGHTH SUBDIVISION IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, SAID POINT ALSO BEING THE EAST LINE OF ROSS HEIGHTS FOURTH SUBDIVISION AND THE POINT OF BEGINNING; THENCE ON AN ASSUMED BEARING OF N 00°14'10"E ALONG THE EAST LINE OF ROSS HEIGHTS FOURTH SUBDIVISION A DISTANCE OF 319.36 FEET TO THE NORTHEAST CORNER OF SAID ROSS HEIGHTS FOURTH SUBDIVISION, SAID POINT ALSO BEING ON THE SOUTH RIGHT-OF-WAY (R.O.W.) OF U.S. HIGHWAY 2; THENCE S73°07'15"E ALONG SAID SOUTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 2 A DISTANCE OF 505.14 FEET; THENCE S00°54'51"W A DISTANCE OF 180.39 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK 3, NORTHVIEW EIGHTH SUBDIVISION; THENCE N89°05'16"W ALONG THE NORTH LINE OF SAID NORTHVIEW EIGHTH SUBDIVISION, A DISTANCE OF 481.90 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 120743.17 SQUARE FEET OR 2.77 ACRES MORE OR LESS OF WHICH 0.79 ACRES IS NEW DEDICATED ROAD ROW.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON _____, I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION, OF A TRACT OF LAND IN PART OF THE EAST HALF OF THE NORTHEAST QUARTER (E1/2, NE1/4) OF SECTION TWO (2), 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.

JAI JASON ANDRIST, REGISTERED LAND SURVEYOR NUMBER, LS-630

DEDICATION OF PLAT

KNOW ALL MEN BY THESE PRESENTS, THAT PINNACLE BANK, BEING THE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "NORTHVIEW NINTH SUBDIVISION" IN PART OF THE EAST HALF OF THE NORTHEAST QUARTER (E1/2, NE1/4) OF SECTION TWO (2), 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 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 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, I HAVE AFFIXED MY SIGNATURE HERETO, AT _____, THIS ____ DAY OF _____, 2013.

JARED WETOVICK, PRESIDENT - PINNACLE BANK BRANCH

ACKNOWLEDGMENT

STATE OF NEBRASKA
COUNTY OF HALL
SS
ON THIS ____ DAY OF _____, 2013, BEFORE ME _____, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED JARED WETOVICK, PRESIDENT - PINNACLE BANK BRANCH, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURES ARE 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

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.

CHAIRMAN _____ DATE _____

APPROVED AND ACCEPTED BY THE CITY OF GRAND ISLAND, NEBRASKA

THIS ____ DAY OF _____, 2013.

MAYOR

CITY CLERK

OWNERS: PINNACLE BANK
SUBDIVIDER: PINNACLE BANK
SURVEYOR: OLSSON ASSOCIATES
ENGINEER: OLSSON ASSOCIATES
NUMBER OF LOTS: 10



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

PROJECT NO. 2013-1254
NORTHVIEW SURVEY
FB NORTHVIEW SUB.

RESOLUTION 2013-229

WHEREAS, P.O.G. Inc., being the owner of the land described hereon, have caused same to be surveyed, subdivided, platted and designated as NORTHVIEW NINTH SUBDIVISION, to be laid out into 10 lots, a tract of land in part of the East Half of the Northeast Quarter (E ½ NE ¼) of Section Two (2), Township Eleven (11) North, Range Ten (10) West of the 6th P.M., in the City of Grand Island, 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 NORTHVIEW NINTH 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, July 23, 2013.

Jay Vavricek, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
July 22, 2013	☐ City Attorney