



# City of Grand Island

Tuesday, March 11, 2014

Council Session

## Item G-4

**#2014-41 - Approving Final Plat and Subdivision Agreement for  
Baxter Acres Subdivision**

Staff Contact: Chad Nabity

# **Council Agenda Memo**

**From:** Regional Planning Commission

**Meeting:** March 11, 2014

**Subject:** Baxter Acres Subdivision – Final Plat

**Item #'s:** G-4

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

## **Background**

This property is located south of Capital Ave and west of Engleman Rd., in the City of Grand Island 2 mile jurisdiction, in Hall County, Nebraska. Consisting of (2 Lots) and 20.00 acres.

## **Discussion**

The plat for Baxter Acres Subdivision Plat was considered by the Regional Planning Commission at the March 5, 2014 meeting.

A motion was made by Connick and seconded by Ruge to approve the plat as presented.

A roll call vote was taken and the motion passed with 8 members present and voting in favor (Connick, O'Neill, Ruge, Hayes, Heckman, Haskins, Connelly and Bredthauer) and no one voting against.

## **Alternatives**

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

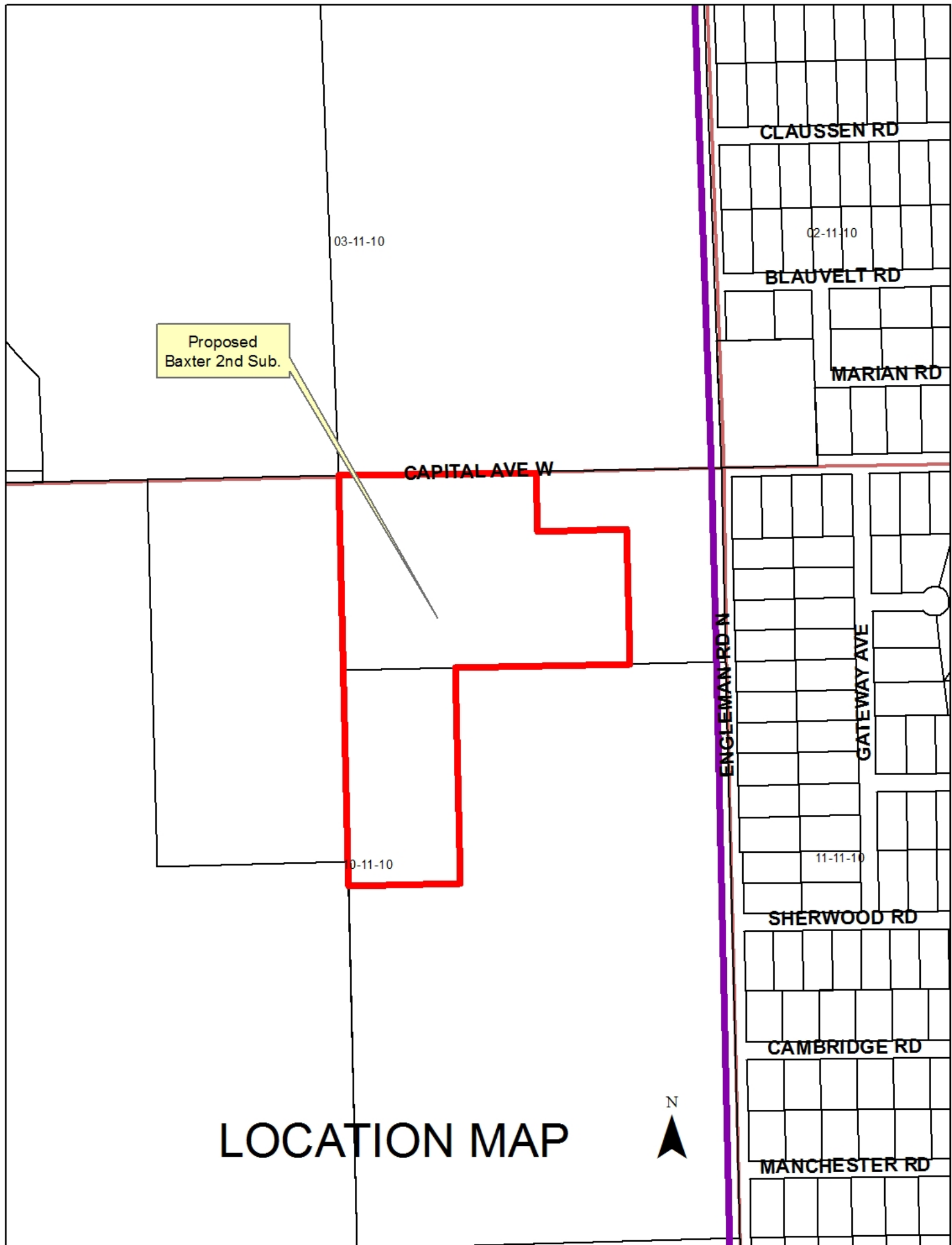
1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

### **Recommendation**

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

### **Sample Motion**

Move to approve as recommended.



**Elizabeth Baxter  
Developer/Owner**

Elizabeth Baxter  
4444 West 13<sup>th</sup> St  
Grand Island NE 68803

To create 2 lots located west of Engleman Rd. and south of Capital Ave., in the City of Grand Island 2 mile jurisdiction, in Hall County, Nebraska.

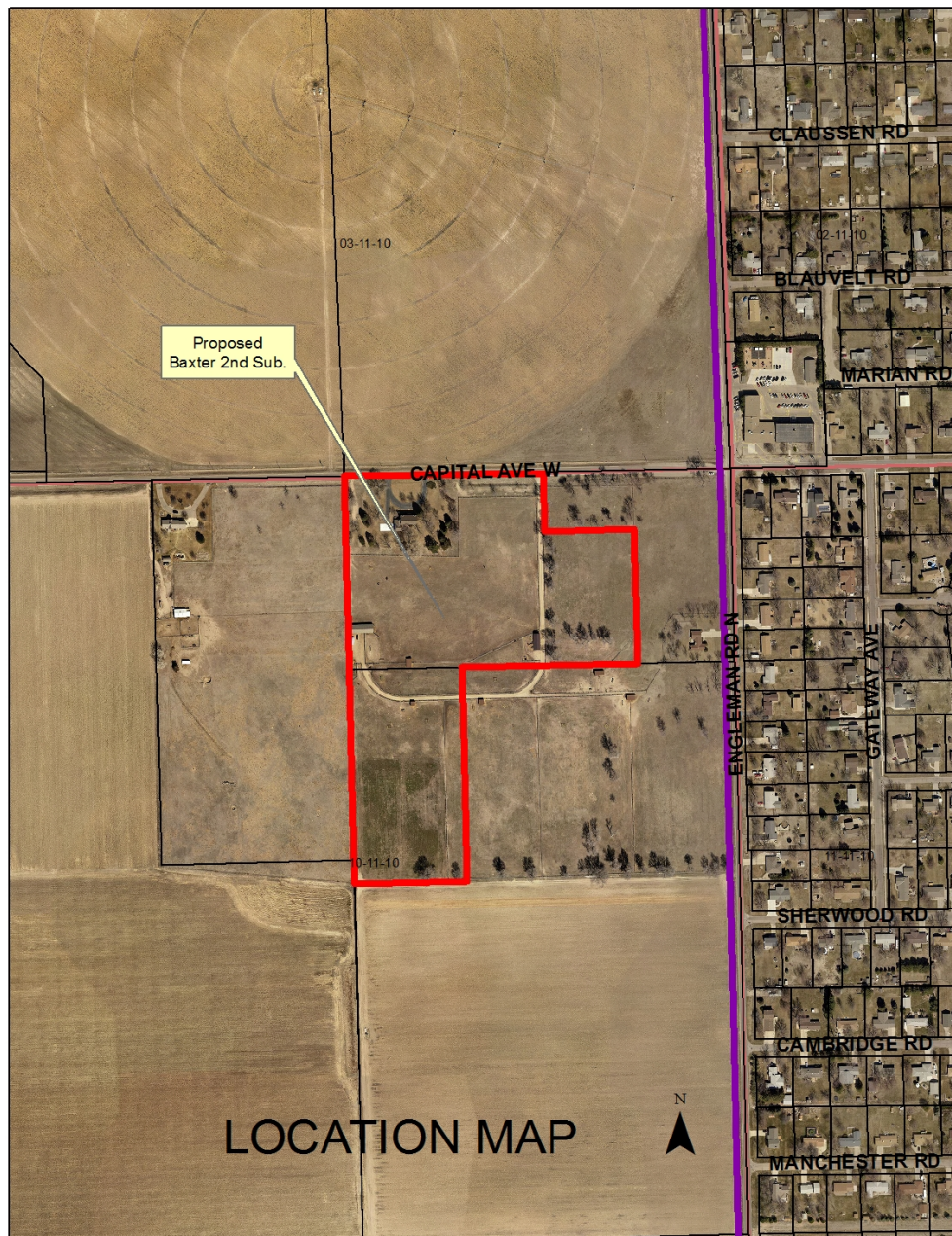
**Size:** 20 acres

**Zoning:** AG 2– Secondary Agricultural Zone

**Road Access:** Existing County Road

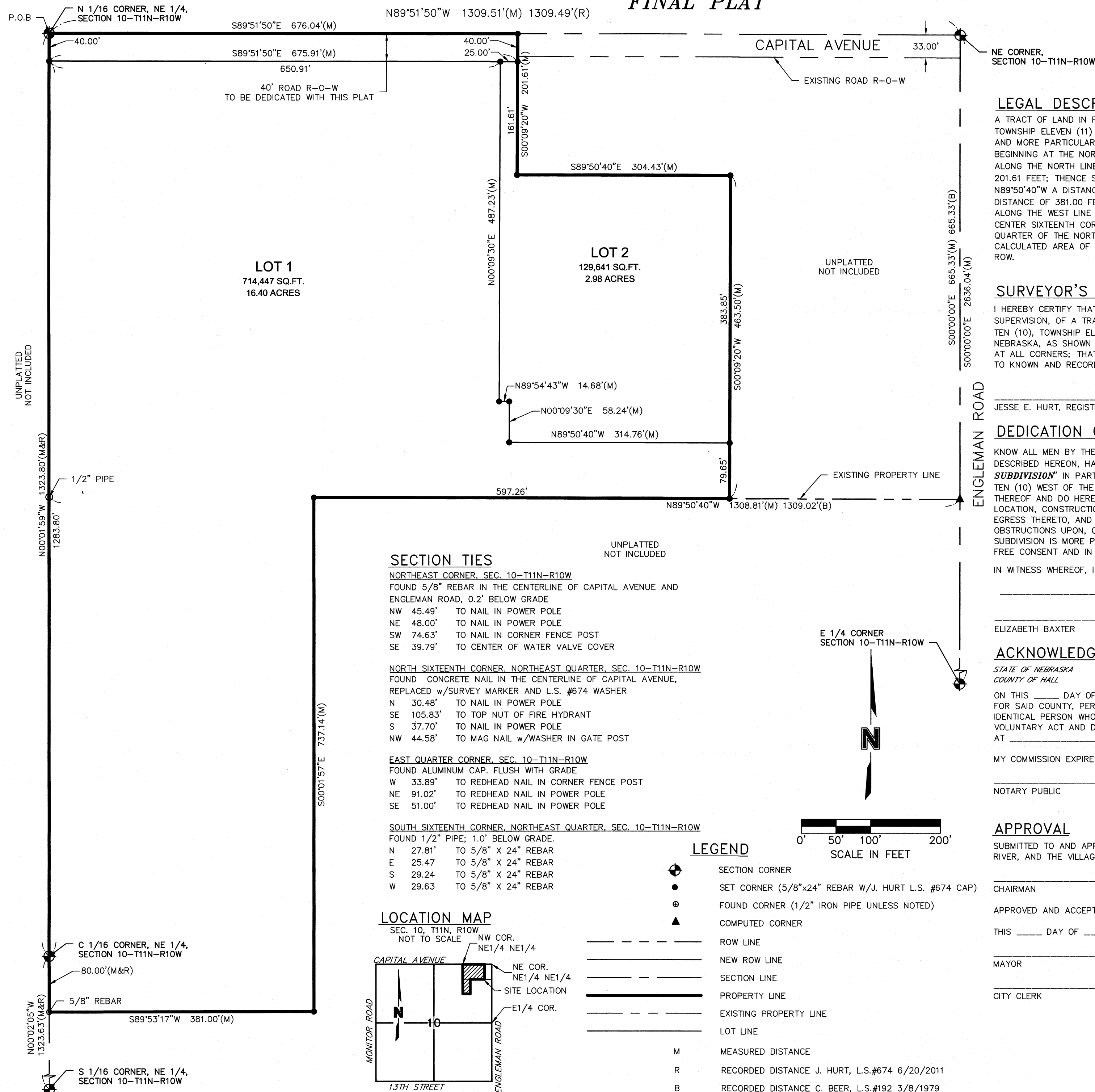
**Water Public:** City water will be available

**Sewer Public:** City sewer is not available.





BAXTER SECOND SUBDIVISION  
CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA  
FINAL PLAT



LEGAL DESCRIPTION

A TRACT OF LAND IN PART OF THE EAST HALF OF THE NORTHEAST QUARTER (E 1/2, NE 1/4) OF SECTION TEN (10), 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: BEGINNING AT THE NORTH SIXTEENTH CORNER OF THE NORTHEAST QUARTER; THENCE ON AN ASSUMED BEARING S89°51'50"E, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER A DISTANCE OF 676.04 FEET; THENCE S00°09'20"W A DISTANCE OF 201.61 FEET; THENCE S89°50'40"E A DISTANCE OF 304.43 FEET; THENCE S00°09'20"W A DISTANCE OF 463.50 FEET; THENCE N89°50'40"W A DISTANCE OF 597.26 FEET; THENCE S00°01'57"E A DISTANCE OF 737.14 FEET; THENCE S89°53'17"W A DISTANCE OF 381.00 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE N00°02'05"W ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 80.00 FEET TO THE CENTER SIXTEENTH CORNER OF THE NORTHEAST QUARTER; THENCE N00°01'59"W ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 1323.80 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 871,129 SQUARE FEET OR 20.00 ACRES MORE OR LESS OF WHICH 0.60 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 (E 1/2, NE 1/4) OF SECTION TEN (10), 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.

JESSE E. HURT, REGISTERED LAND SURVEYOR NUMBER, LS-674

DEDICATION OF PLAT

KNOW ALL MEN BY THESE PRESENTS, THAT ELIZABETH BAXTER, A MARRIED PERSON, BEING THE OWNER OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "BAXTER SECOND SUBDIVISION" IN PART OF THE EAST HALF (E 1/2, NE 1/4) OF SECTION TEN (10), 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 IS 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 \_\_\_\_\_, 2014.

ELIZABETH BAXTER

ACKNOWLEDGMENT

STATE OF NEBRASKA  
COUNTY OF HALL

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014, BEFORE ME \_\_\_\_\_, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED ELIZABETH BAXTER, A MARRIED PERSON, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED HERETO AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HER 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 \_\_\_\_\_, 2014.

MAYOR

CITY CLERK

OWNERS: ELIZABETH BAXTER  
SUBDIVIDER: ELIZABETH BAXTER  
SURVEYOR: OLSSON ASSOCIATES  
ENGINEER: OLSSON ASSOCIATES  
NUMBER OF LOTS: 2

OLSSON  
ASSOCIATES

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

PROJECT NO. 2014-3012

BAXTER SURVEY

FB

RESOLUTION 2014-41

WHEREAS, Elizabeth Baxter, being the owner of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as "BAXTER ACRES SUBDIVISION", to be laid out into 2 lots, on a tract of land in part of the East Half of the Northeast Quarter (E1/2, NE ¼) of Section Ten (10), Township Eleven (11) North, Range Ten (10) West of the 6<sup>th</sup> P.M., in the City of Grand Island 2 mile jurisdiction, 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 BAXTER ACRES 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 11, 2014.

\_\_\_\_\_  
Jay Vavricek, Mayor

Attest:

\_\_\_\_\_  
RaNae Edwards, City Clerk

Approved as to Form	☐ _____
March 7, 2014	☐ City Attorney