



# City of Grand Island

Tuesday, March 11, 2014

Council Session

## Item G-6

**#2014-43 - Approving Final Plat and Subdivision Agreement for  
Westgate Industrial Park 2nd Subdivision**

Staff Contact: Chad Nabity

# **Council Agenda Memo**

**From:** Regional Planning Commission

**Meeting:** March 11, 2014

**Subject:** Westgate Industrial Park 2<sup>nd</sup> Subdivision – Final Plat

**Item #'s:** G-6

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

## **Background**

This property is located east of North Road and north of Westgate Road, in the City of Grand Island, in Hall County, Nebraska. Consisting of (13 Lots) and 27.46 acres.

## **Discussion**

The plat for Westgate Industrial Park 2<sup>nd</sup> 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, Heckman, Haskins, Hayes, 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:

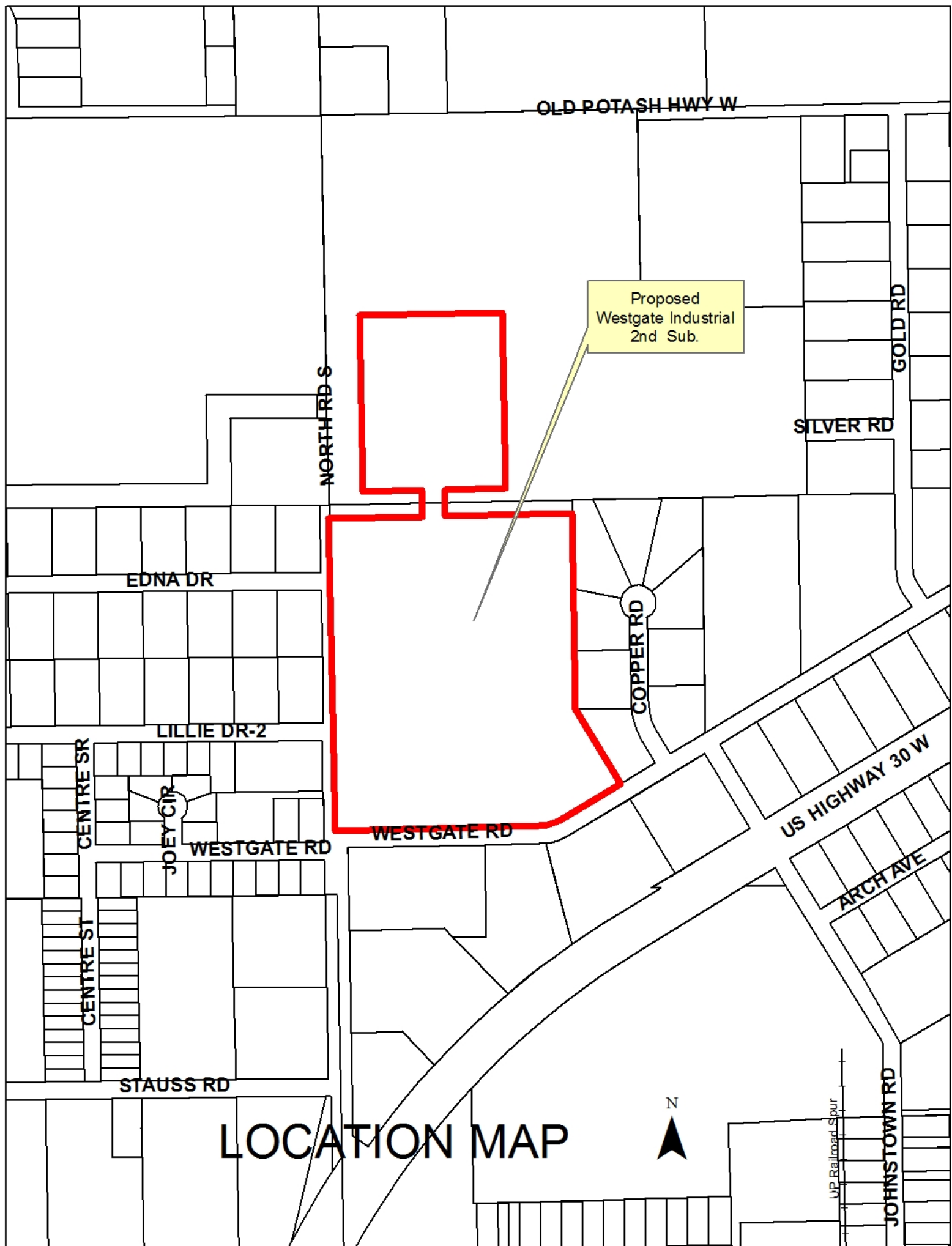
1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

### **Recommendation**

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

### **Sample Motion**

Move to approve as recommended.



**Little B's Corporation, A Nebraska Corporation**  
**Developer/Owner**

Little B's Corporation, A Nebraska Corporation  
4444 West 13<sup>th</sup> St  
Grand Island NE 68803

To create 13 lots located east of North Road and north of Westgate Rd., in the City of Grand Island, in Hall County, Nebraska.

**Size:** 27.46 acres

**Zoning:** B2 – General Business Zone, M2 – Heavy Manufacturing Zone, M1 – Light Manufacturing Zone

**Road Access:** City Streets adjacent and to be extended

**Water Public:** City water will be available as extension will be required with this subdivision

**Sewer Public:** City sewer is available.



# WESTGATE INDUSTRIAL PARK 2nd SUBDIVISION

IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

## FINAL PLAT

### LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN PART OF THE NORTHWEST QUARTER (NW1/4) OF SECTION TWENTY FOUR (24), 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 SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 24; THENCE ON AN ASSUMED BEARING OF N01°07'52"E ALONG THE WEST LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 235.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N01°07'52"W ALONG SAID WEST LINE OF THE NORTHWEST QUARTER A DISTANCE OF 1053.21 FEET TO A POINT ON THE SOUTHWEST CORNER OF A SURVEY, INST.# \_\_\_\_\_, FILED \_\_\_\_\_; THENCE N88°46'09"E, ALONG THE SOUTH LINE OF SAID SURVEY, A DISTANCE OF 336.86 FEET; THENCE N01°07'52"W A DISTANCE OF 90.00 FEET TO A POINT ON SAID SURVEY; THENCE S88°46'09"W, ALONG SAID SURVEY, A DISTANCE OF 201.86 FEET; THENCE N01°07'52"W, ALONG SAID SURVEY, A DISTANCE OF 602.25 FEET; THENCE N88°52'08"E A DISTANCE OF 468.73 FEET; THENCE S01°07'52"E A DISTANCE OF 601.44 FEET TO A POINT ON SAID SURVEY; THENCE S88°46'09"W, ALONG SAID SURVEY, A DISTANCE OF 206.88 FEET; THENCE S01°07'52"E A DISTANCE OF 90.00 FEET TO A POINT ON THE SOUTH LINE OF SAID SURVEY; THENCE N88°46'09"E, ALONG SAID SOUTH LINE OF SURVEY, A DISTANCE OF 432.64 FEET TO THE SOUTHEAST CORNER OF SAID SURVEY, SAID POINT ALSO BEING ON THE WEST LINE OF WESTGATE NINTH SUBDIVISION; THENCE S01°10'34"E, ALONG SAID WEST LINE, A DISTANCE OF 671.00 FEET; THENCE S31°06'13"E, ALONG THE WEST LINE OF WESTGATE NINTH SUBDIVISION, A DISTANCE OF 297.38 FEET TO THE SOUTHWEST CORNER OF SAID WESTGATE NINTH SUBDIVISION SAID POINT ALSO BEING THE NORTHERLY R.O.W. LINE OF WESTGATE ROAD; THENCE S58°52'27"W, ALONG SAID NORTHERLY R.O.W. LINE, A DISTANCE OF 243.55 FEET; THENCE ON A CURVE IN A CLOCKWISE DIRECTION ALONG SAID NORTHERLY R.O.W. LINE, HAVING A DELTA ANGLE OF 29°55'54" HAVING A RADIUS OF 140.00 FEET, AND A CHORD BEARING OF S74°14'55"W AND A CHORD DISTANCE OF 72.31 FEET; THENCE S88°46'58"W, ALONG SAID NORTHERLY R.O.W. LINE, A DISTANCE OF 637.69 FEET TO A POINT BEING THE SOUTHEAST CORNER OF A R.O.W. SURVEY, INST.# \_\_\_\_\_, FILED \_\_\_\_\_; THENCE N54°18'59"W, ALONG SAID NORTHERLY R.O.W. LINE, A DISTANCE OF 24.98 FEET TO A POINT ON THE NEW EAST R.O.W. LINE OF NORTH ROAD; THENCE S88°46'58"W, ALONG SAID R.O.W. A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 1,196,152.80 SQUARE FEET OR 27.46 ACRES MORE OR LESS OF WHICH 2.56 ACRES IS NEW DEDICATED ROAD R.O.W.

### SURVEYORS CERTIFICATE

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 (NW1/4) OF SECTION TWENTY FOUR (24), 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, LITTLE B'S CORP., A NEBRASKA CORPORATION AND THE CITY OF GRAND ISLAND BEING THE OWNER OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "**WESTGATE INDUSTRIAL PARK 2ND SUBDIVISION**" IN PART OF THE NORTHWEST QUARTER (NW1/4) OF SECTION TWENTY FOUR (24), 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 \_\_\_\_\_, 2014.

GREG BAXTER, PRESIDENT, LITTLE B'S CORP., A NEBRASKA CORPORATION

JAY VAVRICEK, MAYOR, CITY OF GRAND ISLAND

### ACKNOWLEDGMENT

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014, BEFORE ME \_\_\_\_\_, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED GREG BAXTER, PRESIDENT, LITTLE B'S CORP., A NEBRASKA CORPORATION, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS 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

### ACKNOWLEDGMENT

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014, BEFORE ME \_\_\_\_\_, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED JAY VAVRICEK, MAYOR, CITY OF GRAND ISLAND, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS 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 \_\_\_\_\_, 2014

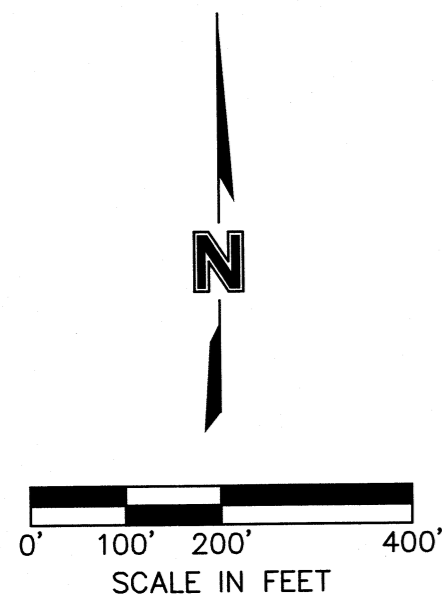
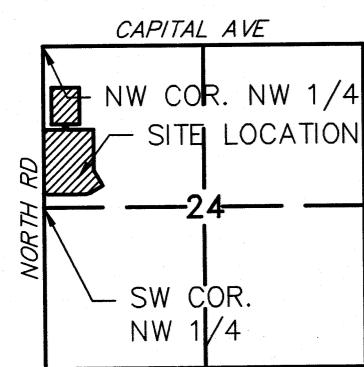
MAYOR

CITY CLERK

CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	DIRECTION	CHORD
C1	29°55'54"	140.00'	73.14'	N74°14'55"E	72.31'
C2	14°57'57"	140.00'	36.57'	N81°43'53"E	36.46'
C3	14°57'57"	140.00'	36.57'	N66°45'56"E	36.46'

### LOCATION MAP

SEC. 24, T11N, R10W  
NOT TO SCALE



### LEGEND

- SECTION CORNER
- SET CORNER (5/8"x24" REBAR W/CAP)
- FOUND PROPERTY CORNER
- SECTION LINE
- SUBDIVISION PROPERTY LINE
- PROPERTY LINE
- M MEASURED DISTANCE
- P PLATTED DISTANCE WESTGATE SUB.
- P1 PLATTED DISTANCE WESTGATE NINTH SUB.

### SECTION CORNER TIES

NW COR. NW1/4, SEC. 24, T11N, R10W  
FOUND ALUMINUM CAP IN ASPHALT  
45.80' NW TO MAG NAIL & WASHER IN TOP FENCE POST  
53.88' SW TO MAG NAIL & WASHER IN GUY POLE  
69.57' SSW TO TOP NUT OF FIRE HYDRANT  
51.76' NE TO MAG NAIL & WASHER IN POWER POLE

SW COR. NW1/4 SEC. 24, T11N, R10W  
FOUND ALUMINUM CAP IN ASPHALT  
39.98' E TO FOUND 1/2 " IRON PIPE  
32.62' W TO TOP NUT ON FIRE HYDRANT  
39.96' W FOUND 1/2 " IRON PIPE W/PLASTIC CAP  
34.06' E TO RED HEAD IN TOP OF WOOD POST  
40.31' W TO MAG NAIL IN FENCE POST

OWNERS: LITTLE B'S CORP., A NEBRASKA CORPORATION & CITY OF GRAND ISLAND  
SUBDIVIDER: LITTLE B'S CORP., A NEBRASKA CORPORATION  
SURVEYOR: OLSSON ASSOCIATES  
ENGINEER: OLSSON ASSOCIATES  
NUMBER OF LOTS: 13

**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. 2013-2866  
WESTGATE INDUSTRIAL  
FB GRAND ISLAND

DWG: F:\projects\013-2866\SRVY\Final\Plat\WestGate park 2nd\Westgate2nd\_PP.dwg  
DATE: Feb 13, 2014 4:37pm  
USER: jjimenez  
XREFS: 60287\_XTOPO 0132010-R0W 0132010\_PBASE

RESOLUTION 2014-43

WHEREAS Little B's Corp., a Nebraska Corporation, and the City of Grand Island being the owner of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as "WESTGATE INDUSTRIAL PARK 2ND SUBDIVISION", to be laid out into 13 lots, in Part of the Northwest Quarter (NW1/4) of Section Twenty Four (24), Township Eleven (11) North, Range Ten (10) West of the 6<sup>th</sup> 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 WESTGATE INDUSTRIAL PARK 2ND 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