



City of Grand Island

Tuesday, May 27, 2014

Council Session

Item G-6

#2014-115 - Approving Final Plat and Subdivision Agreement for Ummelville Second Subdivision

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: May 27, 2014

Subject: Ummelville 2nd Subdivision – Final Plat

Item #'s: G-6

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

Background

This property is located south of east 4th Street and west of Sky Park Rd., in the City of Grand Island, in Hall County, Nebraska. Consisting of (3 Lots) and 10.571 acres.

Discussion

The plat for Ummelville 2nd Subdivision Final Plat was considered by the Regional Planning Commission at the May 7, 2014 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 8 members present and voting in favor (Connick, O'Neill, Ruge, Hayes, Reynolds, Heckman, Haskins and Bredthauer) and two members abstaining (McCarty & Kjar).

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.

Tommy Ummel Sr
Developer/Owner

Tommy Ummel Sr
567 South Shady Bend Road
Grand Island NE 68801

To create 3 lots located south of 4th Street E and west of Sky Park Road, in the City of Grand Island, in Hall County, Nebraska.

Size: 10.571 acres

Zoning: 2 – Heavy Manufacturing Zone

Road Access: City Roads

Water Public: City water is available.

Sewer Public: City sewer is available.

April 22, 2014

Dear Members of the Board:

RE: Final Plat – Ummelville Second Subdivision.

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

This final plat proposes to create 3 lots, on a tract of land comprising all of Lot One (1), Brodsky Industrial Empire Subdivision and all of Lot One (1), Ummelville Subdivision, all in the City of Grand Island, Hall County, Nebraska, said tract containing 10.571 acres.

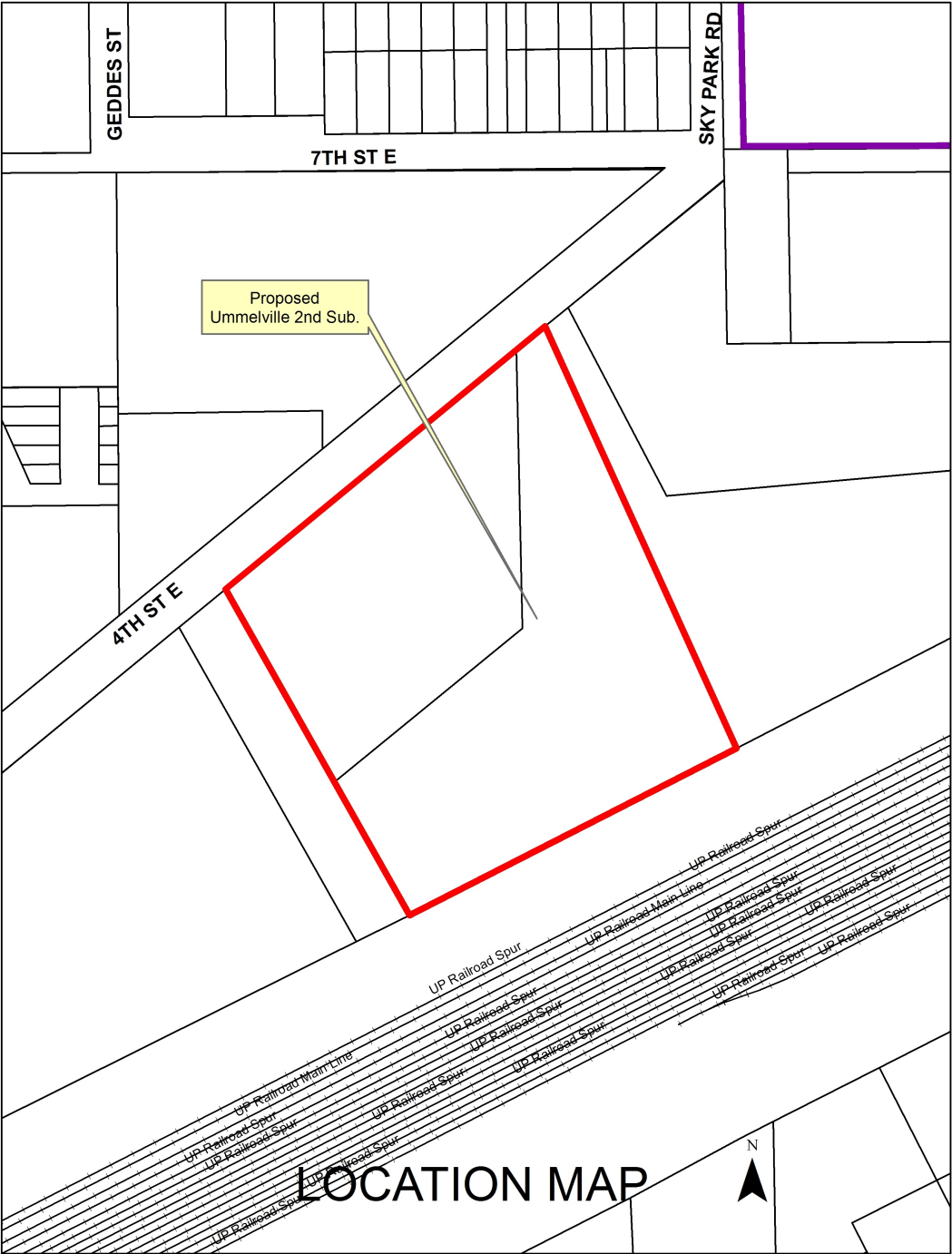
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on May 7, 2014 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

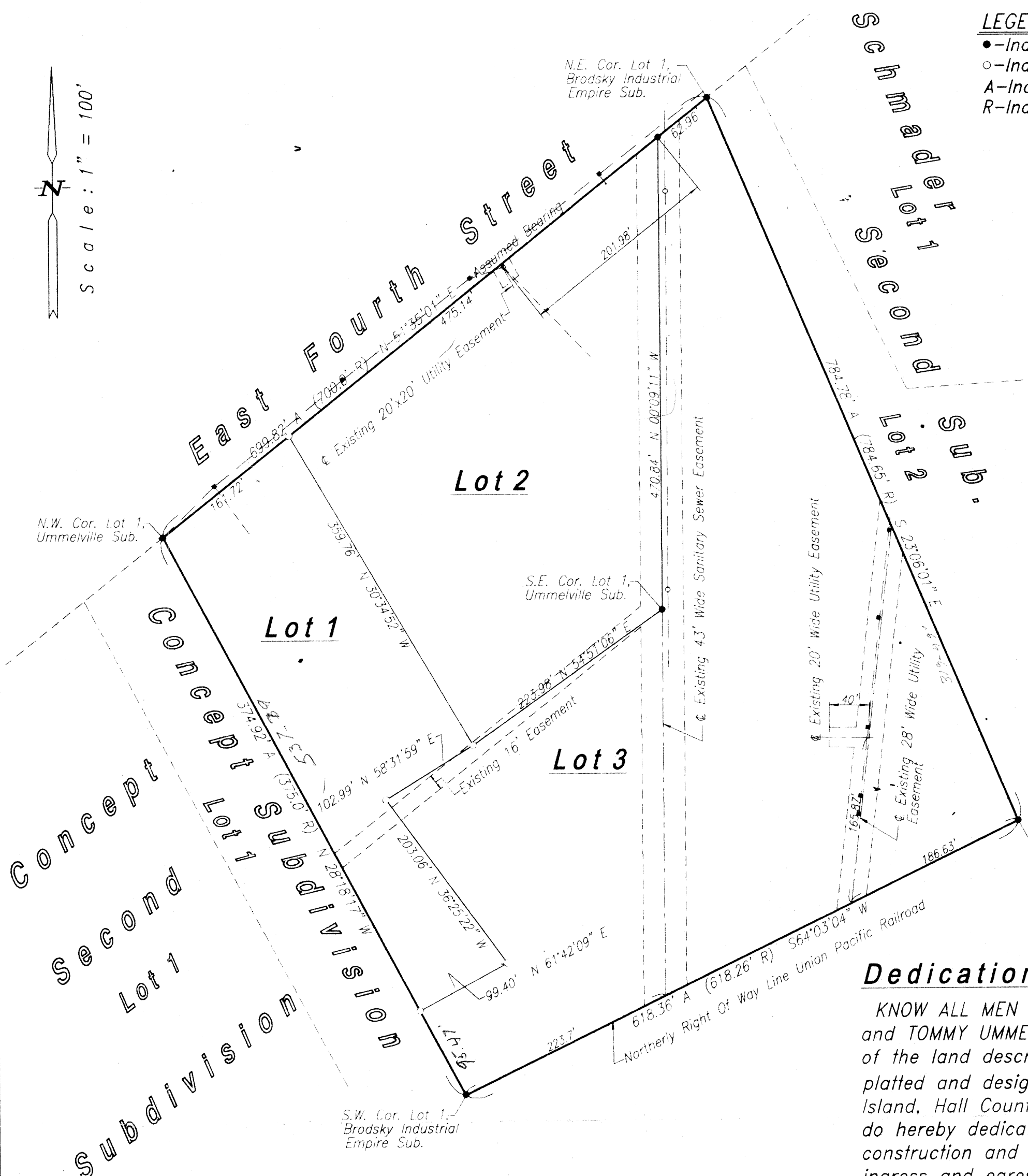
Cc: City Clerk
City Attorney
City Public Works
City Building Department
City Utilities
Manager of Postal Operations
Rockwell & Associates

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



LOCATION MAP





LEGEND
●-Indicates 1/2" Iron Pipe Found Unless Otherwise Noted
○-Indicates 1/2" Iron Pipe w/Survey Cap Placed Unless Otherwise Noted
A-Indicates ACTUAL Distance
R-Indicates RECORDED Distance

Legal Description

A tract of land comprising all of Lot One (1), Brodsky Industrial Empire Subdivision and all of Lot One (1), Ummelville Subdivision, all in the City of Grand Island, Hall County, Nebraska, said tract containing 10.571 acres more or less.

Dedication

KNOW ALL MEN BY THESE PRESENTS, that TOMMY UMMEL SR., a single person, and TOMMY UMMEL JR. and CARY K. UMMEL, husband and wife, being the owner of the land described hereon, have caused same to be surveyed, subdivided, platted and designated as 'UMMELVILLE SECOND SUBDIVISION' in the City of Grand Island, Hall County, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the easements, if any, as shown thereon for the location, construction and maintenance of public service utilities, together with the right 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, we have affixed our signatures hereto, at Grand Island, Nebraska, this ____ day of ____, 2014.

Tommy Ummel Sr. Tommy Ummel Jr.

Cary K. Ummel

Surveyor's Certificate

I hereby certify that on March 27, 2014, I completed an accurate survey of 'UMMELVILLE SECOND SUBDIVISION', in the City of Grand Island, Hall County, Nebraska, as shown on the accompanying plat thereof; that the lots, blocks, streets, avenues, alleys, parks, commons and other grounds as contained in said subdivision as shown on the accompanying plat thereof are well and accurately staked off and marked; that iron markers were placed at all lot corners; that the dimensions of each lot are as shown on the plat; that each lot bears its own number; and that said survey was made with reference to known and recorded monuments.

(Seal) Deryl D. Sorgenfrei, Reg. Land Surveyor No. 578

Approvals

Submitted to and approved by the Regional Planning Commission of Hall County, 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 ____, 2011.

Mayor City Clerk

Acknowledgement

State Of Nebraska ss
County Of Hall
On the ____ day of ____, 2014, before me, _____, a Notary Public within and for said County, personally appeared TOMMY UMMEL SR., a single person, and TOMMY UMMEL JR. and CARY K. UMMEL, husband and wife and to me personally known to be the identical persons whose signatures are affixed hereto, and that each did acknowledge the execution thereof to be his or her voluntary act and deed.
IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal at Grand Island, Nebraska, on the date last above written.
My commission expires _____.

Notary Public (Seal)

**UMMELVILLE SECOND SUBDIVISION
IN THE CITY OF GRAND ISLAND, NEBRASKA**

RESOLUTION 2014-115

WHEREAS Tommy Ummel Sr., a single person, and Tommy Ummel Jr. and Cary K. Ummel, husband and wife, being the owners of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as "UMMELVILLE SECOND SUBDIVISION", to be laid out into 3 lots, on a tract of land comprising all of Lot One (1), Brodsky Industrial Empire Subdivision and all of Lot One (1), Ummelville Subdivision all 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 UMMELVILLE SECOND 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 27, 2014.

Jay Vavricek, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
May 23, 2014	☐ City Attorney