



# City of Grand Island

Tuesday, June 24, 2014

Council Session

## Item G-5

**#2014-168 - Approving Final Plat and Subdivision Agreement for  
Karle Subdivision**

Staff Contact: Chad Nabity

# Council Agenda Memo

**From:** Regional Planning Commission  
**Meeting:** June 24, 2014  
**Subject:** Karle Subdivision – Final Plat  
**Item #'s:** G-5  
**Presenter(s):** Chad Nability AICP, Regional Planning Director

## Background

This property is located south of Old Potash Highway and east of Monitor Road, in the two mile jurisdiction of the City of Grand Island, in Hall County, Nebraska and consists of (2 Lots) and 4.92 acres.

## Discussion

The plat for Karle Subdivision Final Plat was considered by the Regional Planning Commission at the June 4, 2014 meeting.

A motion was made by Vincent and seconded by Hayes to approve the plat as presented.

A roll call vote was taken and the motion passed with 10 members present and voting in favor (Vincent, Connick, O'Neill, McCarty, Ruge, Hayes, Reynolds, Heckman, Haskins and Bredthauer) and no members abstaining.

## Alternatives

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

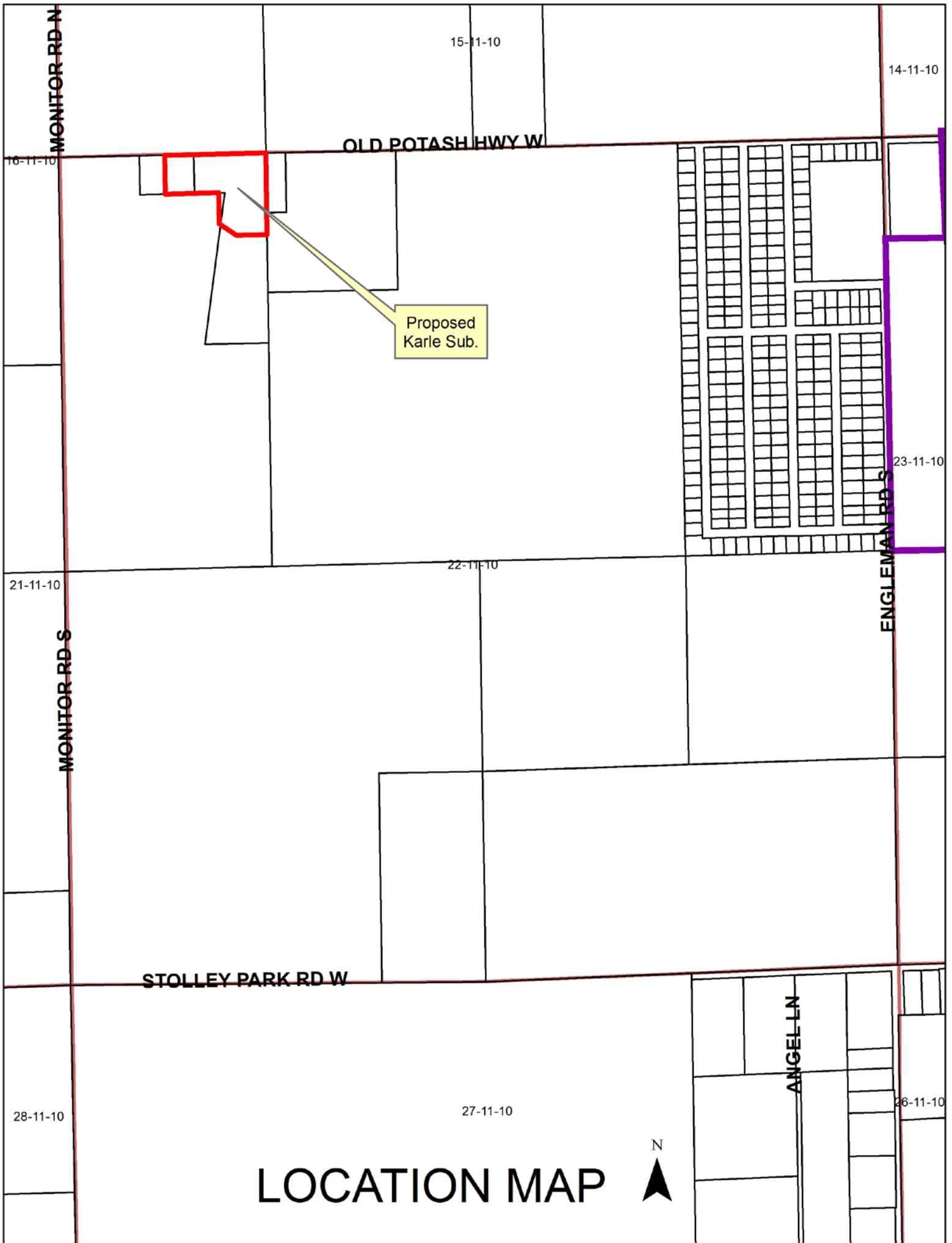
1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

## **Recommendation**

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

## **Sample Motion**

Move to approve as recommended.



**Robert & Deborah Karle  
Pat & Gary Anderson  
Developer/Owner**

Robert & Deborah Karle  
4905 Old Potash Hwy  
Grand Island, NE 68803

Pat & Gary Anderson  
16705 Grove Rd  
Kearney NE 68845

To create 2 lots located south of Old Potash Hwy and east of Monitor Rd., in the two mile jurisdiction of the City of Grand Island, in Hall County, Nebraska.

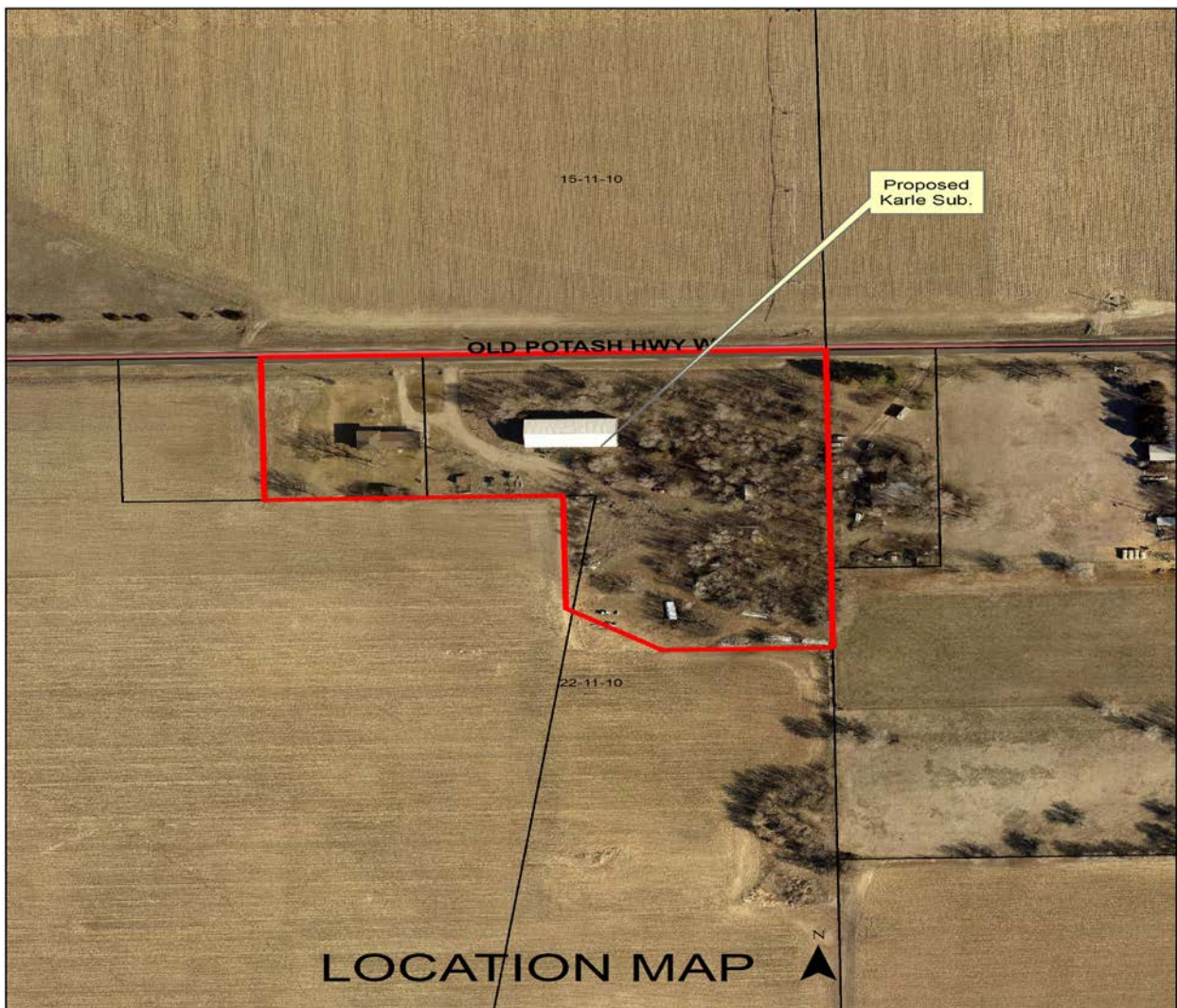
**Size:** 4.92 acres

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

**Road Access:** City Roads

**Water Public:** City water is not available.

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



**Legal Description:**

A part of the West Half of the Northwest Quarter of Section 22, Township 11 North, Range 10 West of the Sixth Principal Meridian, in Hall County, Nebraska, described as;

Beginning at the Northeast corner of said West Half of the Northwest Quarter, said point being the Actual Point of Beginning, thence running westerly along and upon the north line of said West Half of the Northwest Quarter on an Assumed Bearing of S90°00'00"W, a distance of Six Hundred Forty Five and Sixty Six Hundredths (645.66) feet; thence running southerly perpendicular to the last course on a bearing of S00°00'00"E, a distance of Two Hundred Fifty (250.00) feet; thence running easterly parallel with the north line of said West Half of the Northwest Quarter on a bearing of S90°00'00"E, a distance of Three Hundred Forty One and Six Tens (341.60) feet; thence running southerly on a bearing of S01°41'36"E, a distance of One Hundred Ninety Seven and Fifty Four Hundredths (197.54) feet; thence running southeasterly on a bearing of S40°40'38"E, a distance of One Hundred (100.00) feet; thence running easterly on a bearing of N89°31'58"E, a distance of Two Hundred Twenty Nine and Eighty Three Hundredths (229.83) feet to a point on the east line the West Half of the Northwest Quarter; thence running northerly along and upon the east line the West Half of the Northwest Quarter, on a bearing of N00°21'13"E, a distance of Five Hundred Twenty One and Forty Three Hundredths (521.43) feet, to the Actual Point of Beginning;

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT ON May 8, 2014, I COMPLETED AN ACCURATE SURVEY (MADE UNDER MY SUPERVISION) OF "KARLE SUBDIVISION", IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AS SHOWN ON THE ACCOMPANYING PLAT THEREOF; THAT THE LOTS, BLOCKS, STREETS, ROAD RIGHT OF WAY, 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 CORNERS AS SHOWN ON THE PLAT; THAT EACH LOT BEARS ITS OWN LOT NUMBER; AND THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS.

PAUL F. GRABOWSKI L.S.633 (SEAL)

**DEDICATION**

KNOWN ALL MEN BY THESE PRESENTS, THAT THE ROBERT AND DEBORAH KARLE, HUSBAND AND WIFE, AND GARY AND PATRICIA ANDERSON, HUSBAND AND WIFE, BEING THE OWNER OF THE LAND DESCRIBED HEREON, HAS CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "KARLE SUBDIVISION", IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AS SHOWN ON THE ACCOMPANYING PLAT THEREOF, AND DO HEREBY DEDICATED THE ROAD RIGHT OF WAY AS SHOWN THEREON TO THE PUBLIC FOR THEIR USE FOREVER, DESCRIBED IN THE DESCRIPTION HEREON AS APPEARS ON THE PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND PROPRIETOR. IN WITNESS WHEREOF, WE HAVE AFFIXED OUR SIGNATURES HERETO, AT GRAND ISLAND, NEBRASKA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

ROBERT KARLE DEBORAH KARLE  
 GARY ANDERSON PATRICIA ANDERSON

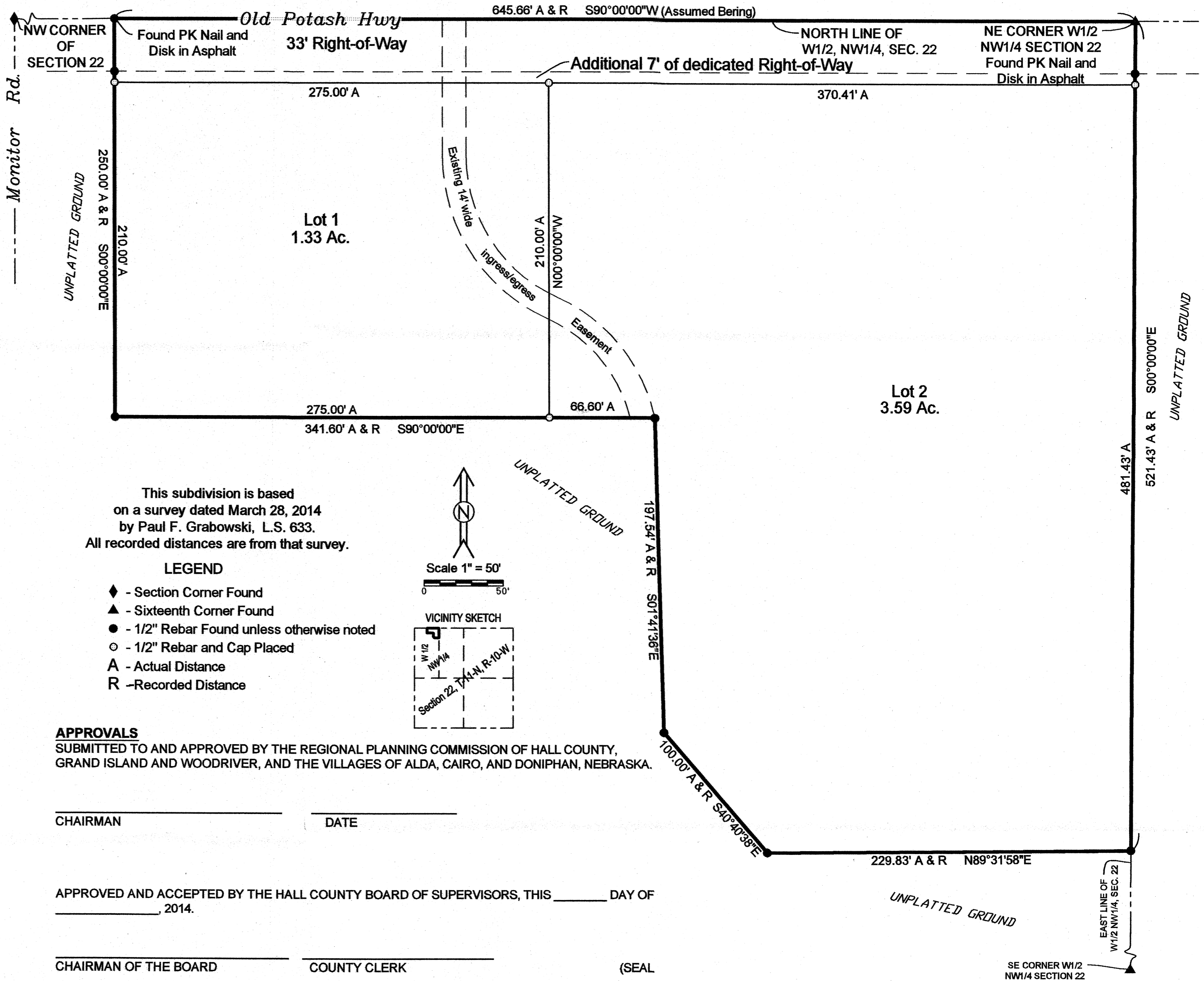
**ACKNOWLEDGEMENT**

STATE OF NEBRASKA  
 COUNTY OF HALL  
 ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014, BEFORE ME,  
 A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY,  
 PERSONALLY APPEARED ROBERT AND DEBORAH KARLE, HUSBAND AND WIFE,  
 AND GARY AND PATRICIA ANDERSON, HUSBAND AND WIFE, TO ME PERSONALLY  
 KNOWN TO BE THE IDENTICAL PERSONS WHOSE SIGNATURES ARE AFFIXED  
 HERETO, AND THEY DID ACKNOWLEDGE THE EXECUTION THEREOF TO BE HIS  
 AND HER VOLUNTARY ACT AND DEED.  
 MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC (SEAL)

Owners - Robert and Deborah Karle and Gary and Patricia Anderson  
 Surveyor - Baseline Surveying LLC  
 Number of lots: 2

**BASELINE SURVEYING LLC**  
 P.O. Box 273 Aurora, Nebraska 68818-0273  
 email surveyor28@yahoo.com Phone 402-631-9407  
 May 9, 2014

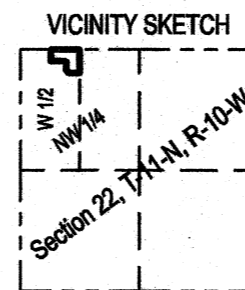


This subdivision is based on a survey dated March 28, 2014 by Paul F. Grabowski, L.S. 633. All recorded distances are from that survey.

**LEGEND**

- ◆ - Section Corner Found
- ▲ - Sixteenth Corner Found
- - 1/2" Rebar Found unless otherwise noted
- - 1/2" Rebar and Cap Placed
- A - Actual Distance
- R - Recorded Distance

Scale 1" = 50'



**APPROVALS**

SUBMITTED TO AND APPROVED BY THE REGIONAL PLANNING COMMISSION OF HALL COUNTY, GRAND ISLAND AND WOODRIVER, AND THE VILLAGES OF ALDA, CAIRO, AND DONIPHAN, NEBRASKA.

CHAIRMAN DATE

APPROVED AND ACCEPTED BY THE HALL COUNTY BOARD OF SUPERVISORS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

CHAIRMAN OF THE BOARD COUNTY CLERK (SEAL)

APPROVED AND ACCEPTED BY THE CITY OF GRAND ISLAND, NEBRASKA THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

MAYOR CITY CLERK (SEAL)

**KARLE SUBDIVISION**

HALL COUNTY,  
 AN ADDITION TO THE CITY OF GRAND ISLAND



RESOLUTION 2014-168

WHEREAS, Robert and Deborah Karle, husband and wife, and Gary and Patricia Anderson, husband and wife, being the said owners of the land described in the legal description hereon, have filed an application for approval of the final plat of Karle Subdivision, comprising a part of the West Half of the Northwest Quarter of Section 22, Township 11 North, Range 10, West of the 6<sup>th</sup> 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 KARLE 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.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, June 24, 2014.

---

Jay Vavricek, Mayor

Attest:

---

RaNae Edwards, City Clerk

Approved as to Form	☒ _____
June 20, 2014	☒ City Attorney