



# City of Grand Island

Tuesday, July 22, 2014

Council Session - Corrected

## Item G-7

**#2014-193 - Approving Final Plat and Subdivision Agreement for  
S. R. N. Subdivision**

Staff Contact: Chad Nabity

# **Council Agenda Memo**

**From:** Regional Planning Commission

**Meeting:** July 22, 2014

**Subject:** S. R. N Subdivision – Final Plat

**Item #'s:** G-7

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

## **Background**

This property is located east of Shady Bend Road and south of Stolley Park Road, in the two mile jurisdiction of the City of Grand Island, in Hall County, Nebraska. Consisting of (1 Lot) and 3.00 acres.

## **Discussion**

The plat for S.R.N. Subdivision Final Plat was considered by the Regional Planning Commission at the July 22, 2014 meeting.

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

A roll call vote was taken and the motion passed with 7 members present and voting in favor (Kjar, O'Neill, Hayes, Vincent, Reynolds, 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:

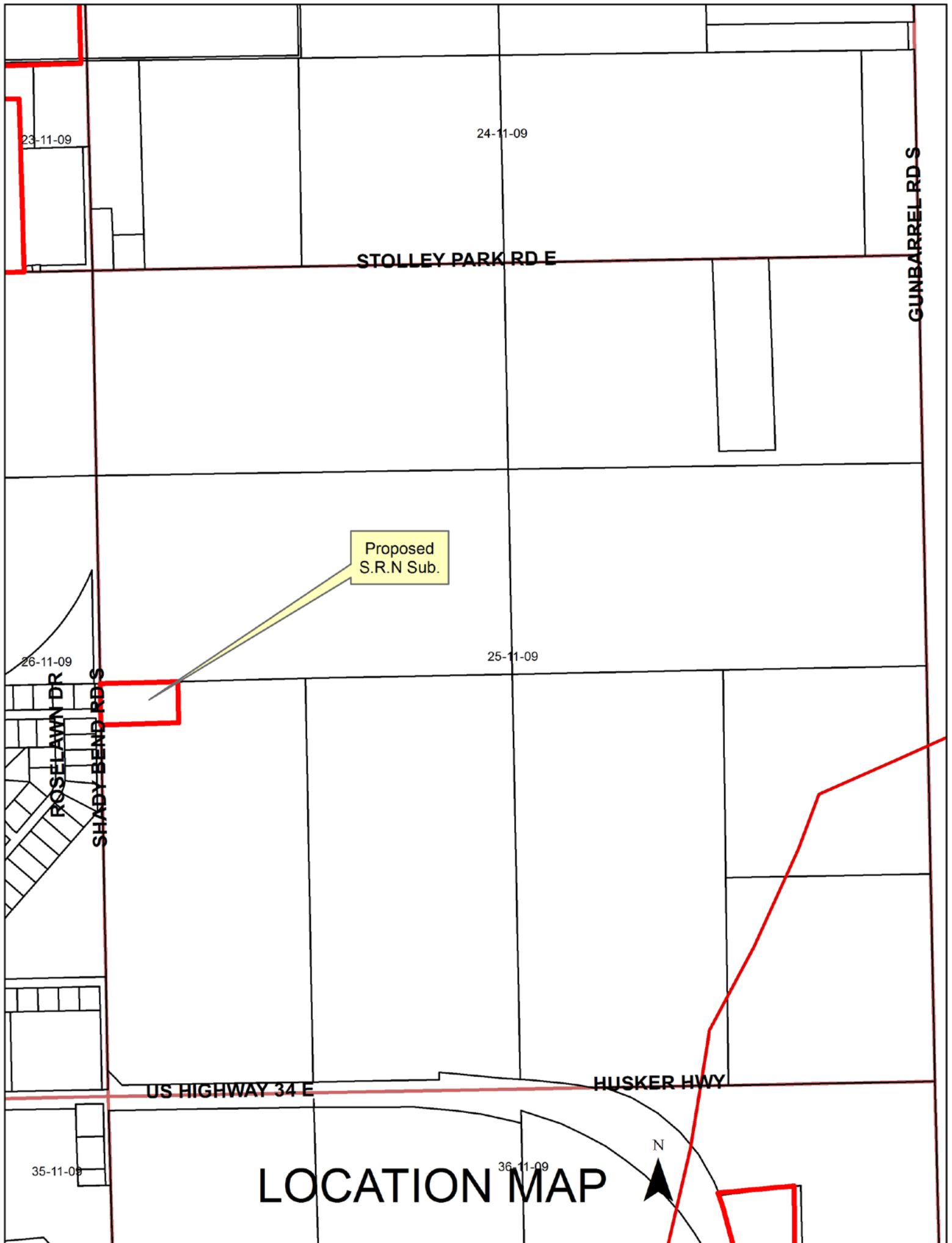
1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

### **Recommendation**

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

### **Sample Motion**

Move to approve as recommended.



**B.D.N. Farm Enterprises Preferred, LLC**  
**Developer/Owner**

Barry W. Niedfelt, Member  
1015 E Oklahoma Ave  
Grand Island NE 68801

To create 1 Lot located east of Shady Bend Rd and south of Stolley Park Rd., in the two mile jurisdiction of the City of Grand Island, in Hall County, Nebraska.

**Size:** 3.00 acres

**Zoning:** TA – Transitional Agricultural Zone

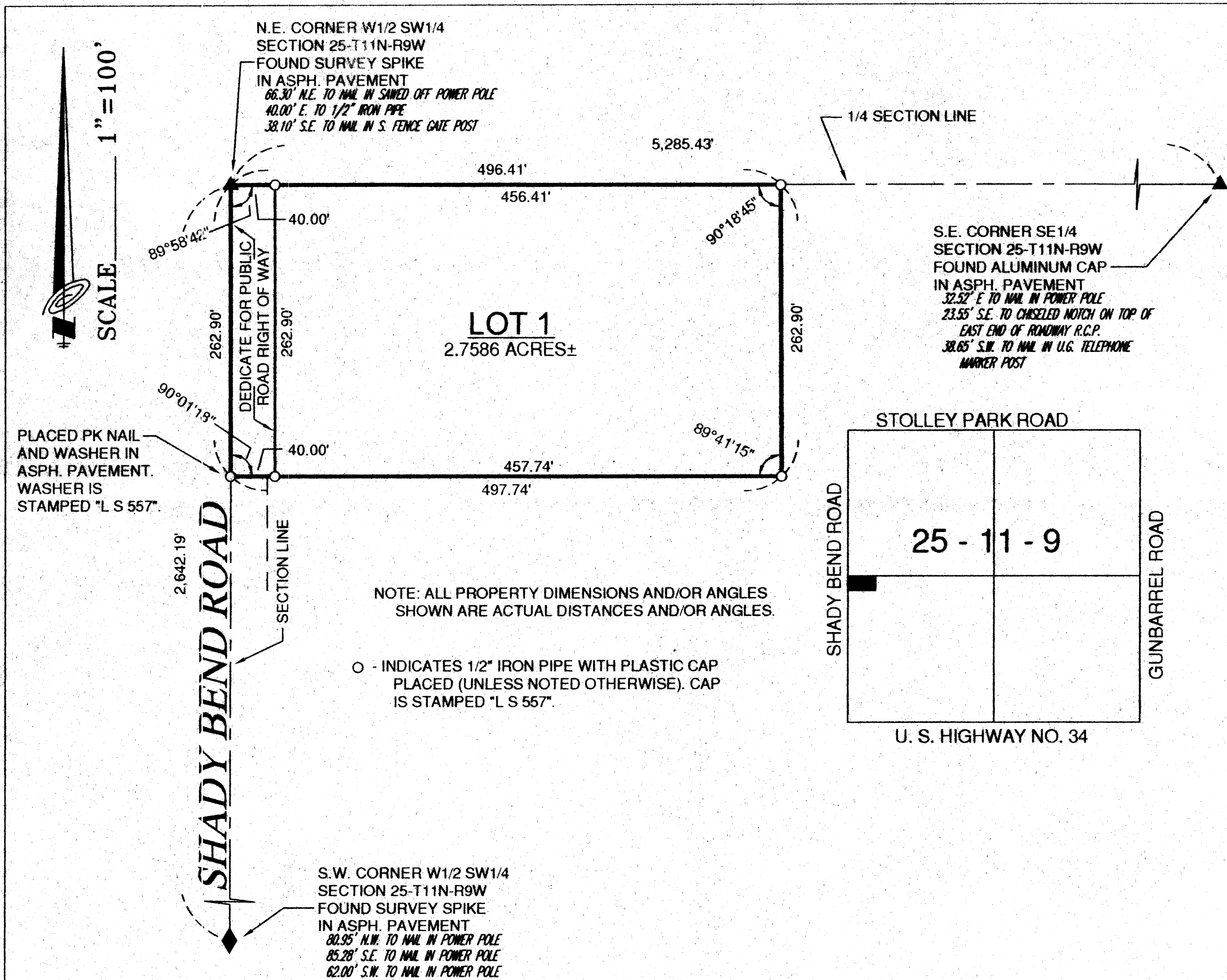
**Road Access:** County Roads

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

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







DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that B.D.N. FARM ENTERPRISES PREFERRED, L.L.C., a Nebraska Limited Liability Company, being the owner of the land described hereon, have caused same to be subdivided, platted and designated as "S. R. N. SUBDIVISION" in the City of Grand Island, Hall County, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the road as shown thereon, to the public for their use forever, and the easements, if any, for the location construction and maintenance of public service utilities forever, 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 owner and proprietor.

IN WITNESS WHEREOF, I have affixed my signature hereto at \_\_\_\_\_, Nebraska, this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

B.D.N. FARM ENTERPRISES PREFERRED, L.L.C.  
a Nebraska Limited Liability Company

Barry W. Niedfelt, Member

ACKNOWLEDGEMENT

State of Nebraska  
County of Hall

On the \_\_\_\_\_ day of \_\_\_\_\_, 2014, before me, \_\_\_\_\_, a Notary Public within and for said County, personally appeared Barry W. Niedfelt, Member of B.D.N. FARM ENTERPRISES PREFERRED, L.L.C., a Nebraska Limited Liability Company, to me personally known to be the identical person whose signature is affixed hereto, and he did acknowledge the execution thereof to be his voluntary act and deed as such Member, and the voluntary act and deed of said Nebraska Limited Liability Company, and that he was empowered to make the above dedication for and in behalf of said Nebraska Limited Liability Company.

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

(SEAL)

APPROVALS

Submitted to and approved by the Regional Planning Commission of Hall County, Grand Island and 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

SURVEYOR'S CERTIFICATE

I hereby certify that on \_\_\_\_\_, 2014, I completed an accurate survey (made under my supervision) of "S. R. N. 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 corners 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.

Lee D. Wagner, Registered Land Surveyor No. 557

**S. R. N. SUBDIVISION**  
**IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA**  
BENJAMIN & ASSOCIATES, INC. - ENGINEERS & SURVEYORS - GRAND ISLAND, NEBRASKA

RESOLUTION 2014-193

WHEREAS, B.D.N. Farm Enterprises Preferred, LLC a Nebraska Limited Liability Company, being the said owner of the land described in the legal description hereon, have filed an application for approval of the final plat of S.R.N. Subdivision, comprising a part of the West Half of the Southwest Quarter (W1/2 SW1/4) of Section Twenty Five (25), Township Eleven (11) North, Range Nine (9) 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 S.R.N. 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 22, 2014.

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Jay Vavricek, Mayor

Attest:

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RaNae Edwards, City Clerk

Approved as to Form	▣ _____
July 21, 2014	▣ City Attorney