



City of Grand Island

Tuesday, July 22, 2014

Council Session - Corrected

Item G-8

**#2014-194 - Approving Final Plat and Subdivision Agreement for
Woodland Park 15th Subdivision**

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: July 22, 2014

Subject: Woodland Park 15th Subdivision – Final Plat

Item #'s: G-8

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

Background

This property is located east of Independence Ave and south of Iowa Ave., in the City of Grand Island, in Hall County, Nebraska. Consisting of (12 Lots) and 5.27 acres.

Discussion

The plat for Woodland Park 15th Subdivision Final Plat was considered by the Regional Planning Commission at the July 2, 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 (Vincent, O'Neill, Hayes, Reynolds, Kjar, 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:

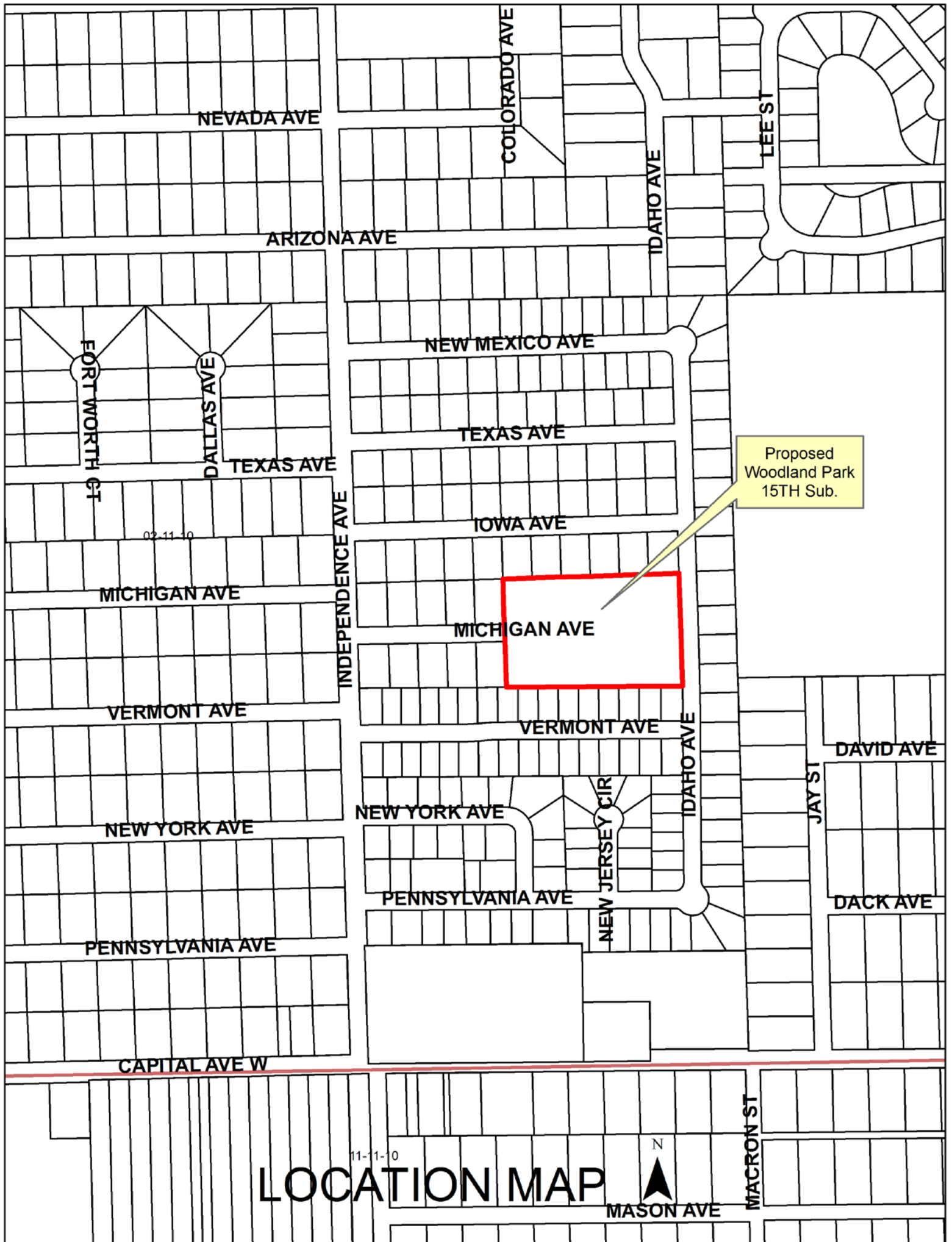
1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

Recommendation

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

Sample Motion

Move to approve as recommended.



Hastings Ventures LLC
Developer/Owner

Hastings Ventures, LLC
429 Industrial Lane
Grand Island NE 68803

To create 12 lots located east of Independence Ave and south of Iowa Ave., in the City of Grand Island, in Hall County, Nebraska.

Size: 5.27 acres

Zoning: R2 – Low Density Residential Zone

Road Access: City Streets to be built by developer

Water Public: City water is available.

Sewer Public: City sewer is available.



WOODLAND PARK FIFTEENTH SUBDIVISION

CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

FINAL PLAT

LEGAL DESCRIPTION

A TRACT OF LAND CONSISTING OF PART OF OUTLOT A OF WOODLAND PARK TENTH SUBDIVISION IN THE CITY OF GRAND ISLAND, LOCATED IN THE WEST HALF OF THE SOUTHEAST QUARTER (W1/2, SE1/4) OF SECTION TWO (2), 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 SOUTHEAST CORNER OF LOT 6, BLOCK 3, OF WOODLAND PARK FOURTH SUBDIVISION, AND SAID POINT BEING ON THE WEST RIGHT OF WAY LINE OF IDAHO AVENUE AND THE POINT OF BEGINNING; THENCE S00°07'47"W, UPON AND ALONG SAID WEST ROW OF WAY LINE OF IDAHO AVENUE, A DISTANCE OF 387.09 FEET TO THE NORTHEAST CORNER OF LOT 2, BLOCK 1, WOODLAND PARK ELEVENTH SUBDIVISION; THENCE N88°28'19"W, UPON AND ALONG THE NORTH LINE OF SAID BLOCK 1 WOODLAND PARK ELEVENTH SUBDIVISION AND BLOCK 1, WOODLAND PARK TENTH SUBDIVISION, A DISTANCE OF 605.00 FEET TO A POINT ON THE NORTH LINE OF LOT 2, BLOCK 1, WOODLAND PARK TENTH SUBDIVISION, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 5, BLOCK 3, WOODLAND PARK SECOND SUBDIVISION; THENCE N00°04'49"E, UPON AND ALONG THE EAST LINE OF SAID LOT 5, A DISTANCE OF 156.16 FEET TO THE NORTHEAST CORNER OF SAID LOT 5, SAID POINT ALSO BEING ON THE SOUTH RIGHT OF WAY LINE OF MICHIGAN AVENUE; THENCE N00°07'47"E, A DISTANCE OF 60.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF MICHIGAN AVENUE, SAID POINT ALSO BEING THE SOUTHEAST LINE OF LOT 10, BLOCK 2, WOODLAND PARK SECOND SUBDIVISION; THENCE N00°07'17"E, UPON AND ALONG THE EAST LINE OF SAID LOT 10, A DISTANCE OF 156.16 FEET TO THE NORTHEAST CORNER OF SAID LOT 10, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 1, BLOCK 3, WOODLAND PARK FOURTH SUBDIVISION; THENCE S89°52'13"E, UPON AND ALONG SAID SOUTH LINE OF BLOCK 3, WOODLAND PARK FOURTH SUBDIVISION, A DISTANCE OF 604.98 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 229,689 SQUARE FEET OR 5.27 ACRES MORE OR LESS OF WHICH 0.83 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 LOCATED IN PART OF THE WEST HALF OF THE SOUTHEAST QUARTER (W1/2, SE1/4) OF SECTION TWO (2), 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, HASTINGS VENTURES L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE LAND DESCRIBED HEREON, HAS CAUSED SAME TO BE SURVEYED, PLATTED AND DESIGNATED AS "WOODLAND PARK FIFTEENTH SUBDIVISION" IN THE 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 _____, NEBRASKA, THIS ____ DAY OF _____, 2013.

(signature)

(title)

(print owner name)

HASTINGS VENTURES L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY

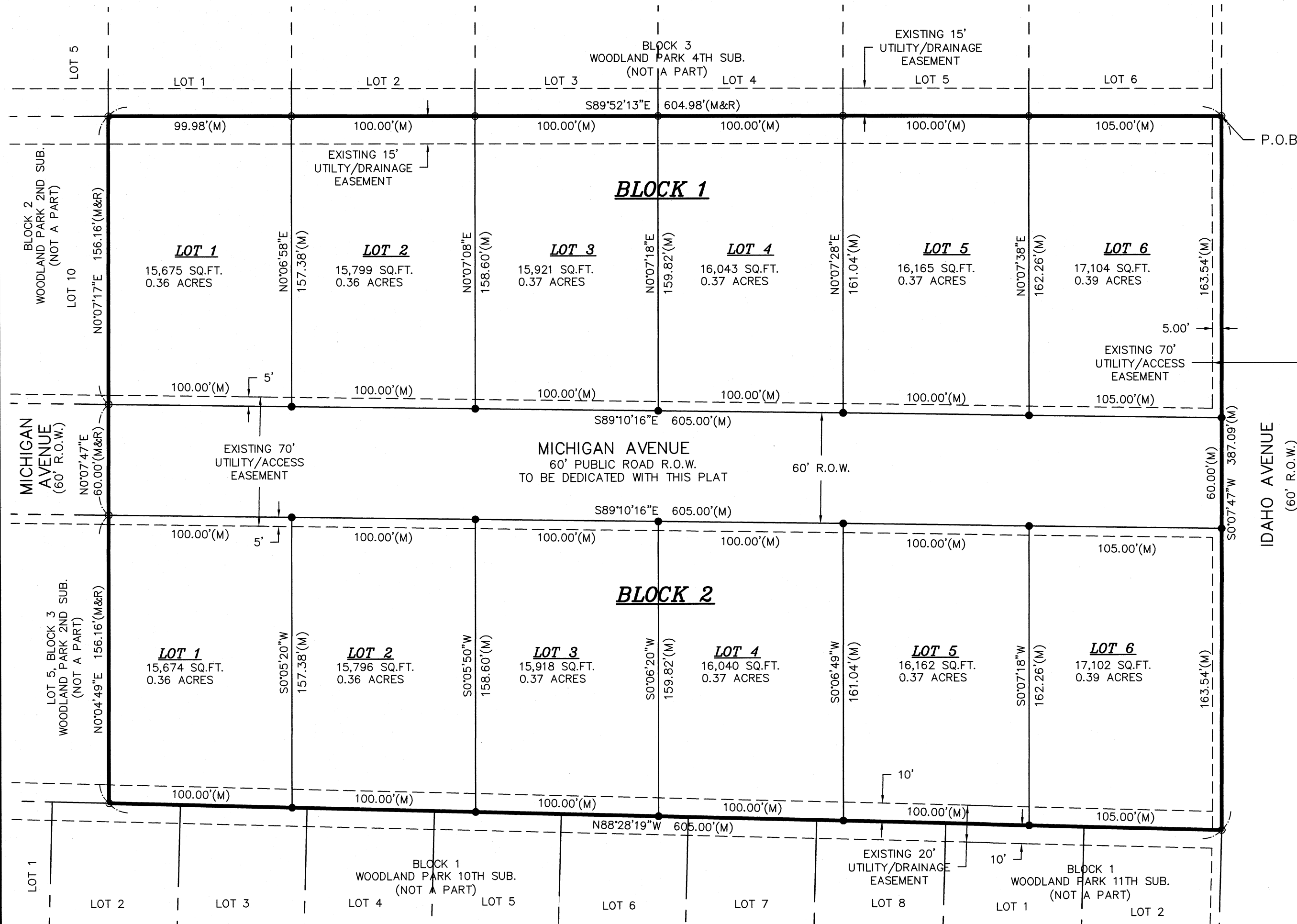
ACKNOWLEDGMENT

STATE OF NEBRASKA
COUNTY OF HALL

ON THIS ____ DAY OF _____, 2013, BEFORE ME _____, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED _____, (print owner name), (title), HASTINGS VENTURES L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY, 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

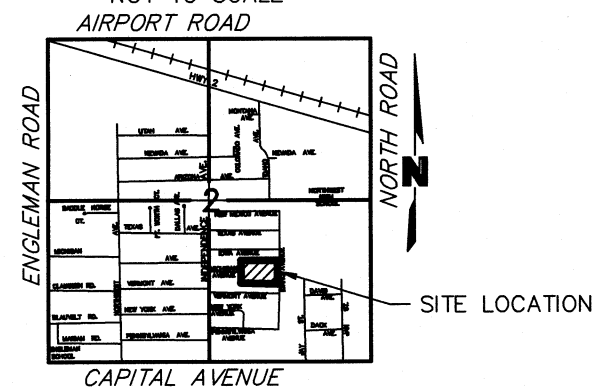


LEGEND

- SECTION CORNER
- SET CORNER (5/8"x24" REBAR W/CAP)
- FOUND CORNER
- EXISTING PROPERTY LINE
- PROPERTY LINE
- LOT LINE
- EXISTING EASEMENT LINE
- M MEASURED DISTANCE
- R RECORDED DISTANCE WOODLAND PARK 10TH SUB.
- R2 RECORDED DISTANCE WOODLAND PARK 11TH SUB.

LOCATION MAP

SEC. 2, T11N, R10W
NOT TO SCALE



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

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. 2012-0865
WOODLAND PARK
SURVEY
FB

OWNERS: HASTINGS VENTURES L.L.C.
SUBDIVIDER: HASTINGS VENTURES L.L.C.
SURVEYOR: OLSSON ASSOCIATES
ENGINEER: OLSSON ASSOCIATES
NUMBER OF LOTS: 12

0' 25' 50' 100'
SCALE IN FEET

RESOLUTION 2014-194

WHEREAS the Hastings Ventures, LLC., a Nebraska Limited Liability Company, being the owner of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as “WOODLAND PARK 15TH SUBDIVISION”, to be laid out into 12 lots, on a tract of land consisting of Part of the Outlot A of Woodland Park Tenth Subdivision in the City of Grand Island, Located in the West Half of the Southeast Quarter (W1/2, SE1/4) of Section Two (2), Township (11) North, Range Ten (10) West of the 6th 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 WOODLAND PARK 15TH 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.

Jay Vavricek, Mayor

Attest:

RaNae Edwards, City Clerk

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