



City of Grand Island

Tuesday, August 26, 2014

Council Session - Updated

Item G-5

#2014-235 - Approving Final Plat and Subdivision Agreement for Sterling Estates Fifth Subdivision

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission
Meeting: August 26, 2014
Subject: Sterling Estates Fifth Subdivision – Final Plat
Item #'s: G-5
Presenter(s): Chad Nabity AICP, Regional Planning Director

Background

This property is located south of Capital Ave and east of North Road, in the City of Grand Island, in Hall County, Nebraska. Consisting of (9 Lots) and 3.26 acres.

Discussion

The final plat for Sterling Estates Fifth Subdivision was considered by the Regional Planning Commission at the August 6, 2014 meeting.

A motion was made by Ruge and seconded by McCarty to approve the plat as presented.

A roll call vote was taken and the motion passed with 9 members present and voting in favor (McCarty, O’Neill, Connick, Ruge, Heckman, 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:

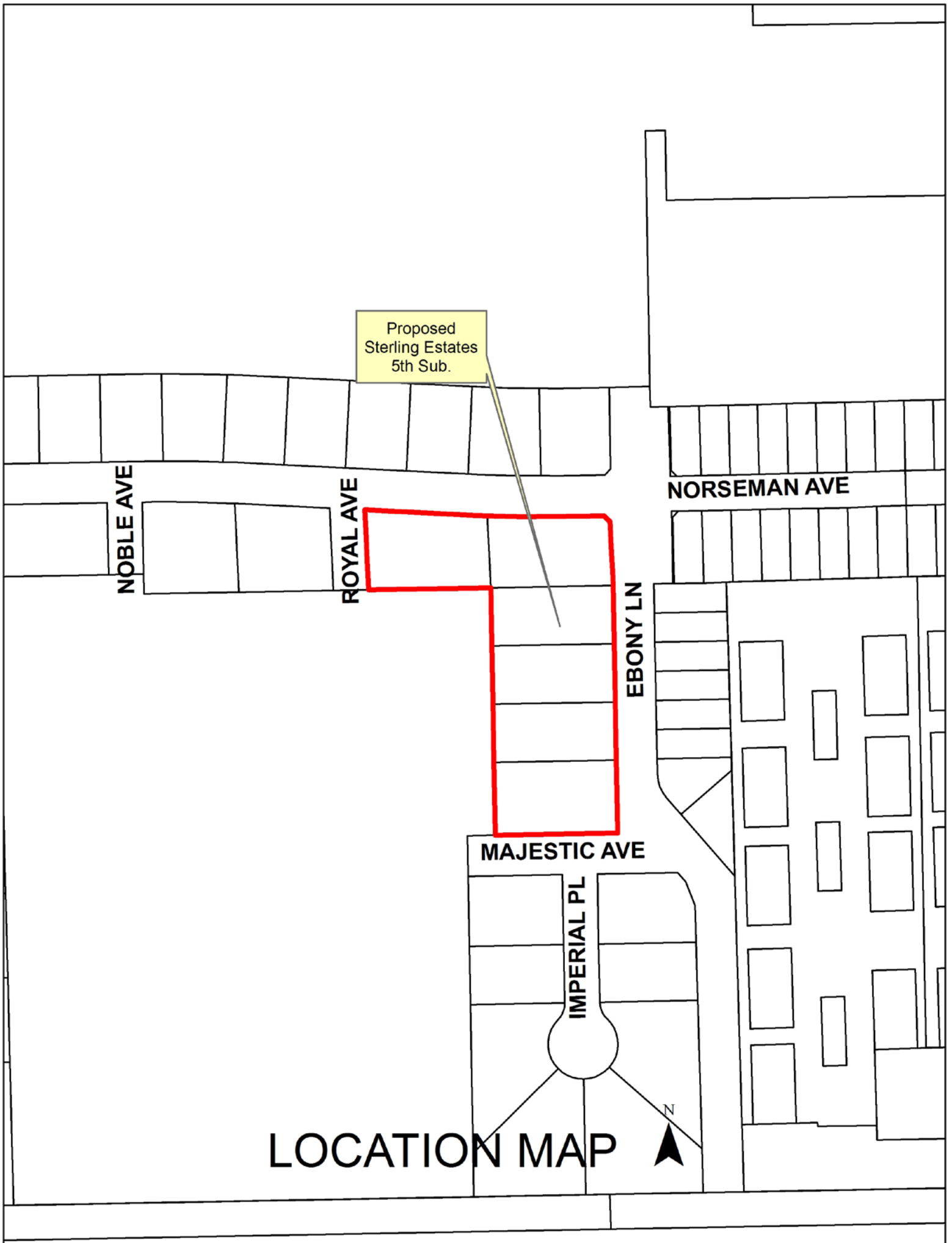
1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

Recommendation

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

Sample Motion

Move to approve as recommended.



**Niedfelt Property Management Preferred LLC
Developer/Owner**

Niedfelt Property Management Preferred LLC
PO Box 1445
Grand Island NE 68802

To create 9 lots located south of Capital Ave and east of North Rd., in the City of Grand Island, in Hall County, Nebraska.

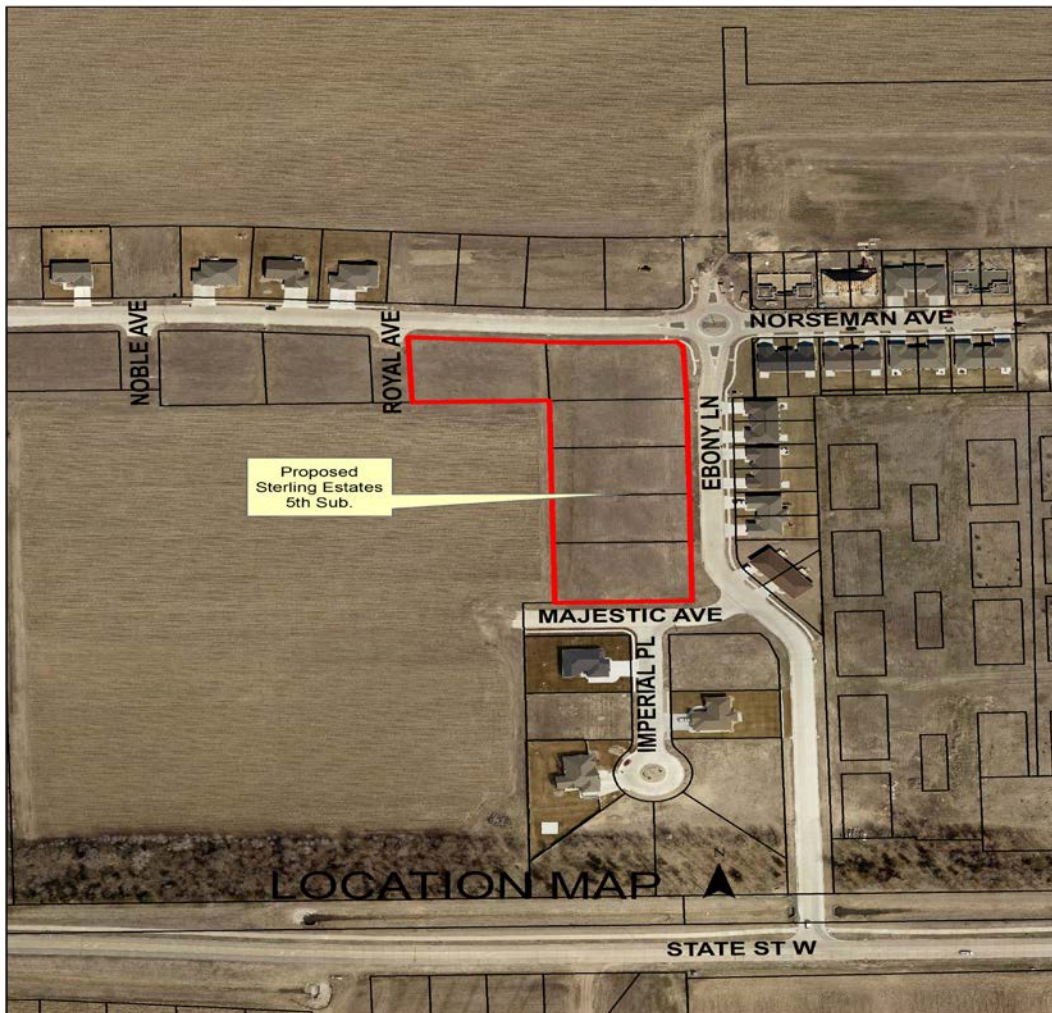
Size: 3.26 acres

Zoning: R1 – Suburban Residential Zone

Road Access: City Roads

Water Public: City water is available.

Sewer Public: City sewer is available.



July 22, 2014

Dear Members of the Board:

RE: Preliminary Plat – Sterling Estates and Final Plat - Sterling Estates Fourth and Fifth Subdivision

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a preliminary and final plat of Sterling Estates Fourth and Fifth Subdivision, located in the City of Grand Island, in Hall County Nebraska.

These final plats propose to create 78 lots on Sterling Estates Fourth Subdivision, on a tract of land located in part of the Northwest Quarter (NW1/4) of Section Twelve (12), Township Eleven (11) North, Range Ten (10) West of the 6th P.M., in Grand Island, Hall County, NE said tract containing 23.46 acres and 9 lots on Sterling Estates Fifth Subdivision, a replat of all of Lots 1-6, Block 6, Sterling Estates Subdivision in the City of Grand Island in the City of Grand Island, Hall County, Nebraska, said tract containing 3.26 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 August 6, 2014 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nability, AICP
Planning Director

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

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

STERLING ESTATES FIFTH SUBDIVISION

IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

FINAL PLAT

NORSEMAN AVENUE
(70' R.O.W.)

ROYAL AVENUE
(60' R.O.W.)

EBONY LANE
(70' R.O.W.)

MAJESTIC AVENUE
(70' R.O.W.)

LEGAL DESCRIPTION

A REPLAT OF ALL OF LOTS 1-6, BLOCK 6, STERLING ESTATES SUBDIVISION IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA. SAID REPLAT CONTAINS A CALCULATED AREA OF 141,916 SQUARE FEET OR 3.26 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON _____, I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION, OF ALL OF LOTS 1-6, BLOCK 6, STERLING ESTATES SUBDIVISION IN THE 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, THAT NIEDFELT PROPERTY MANAGEMENT PREFERRED LLC., BEING THE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "**STERLING ESTATES FIFTH SUBDIVISION**" BEING ALL OF LOTS 1-6, BLOCK 6, STERLING ESTATES 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 _____, THIS ____ DAY OF _____, 2014.

NIEDFELT PROPERTY MANAGEMENT PREFERRED LLC, A NEBRASKA LIMITED LIABILITY COMPANY
JOHN NIEDFELT, MANAGER

ACKNOWLEDGMENT

STATE OF NEBRASKA SS
COUNTY OF HALL

ON THIS ____ DAY OF _____, 2014, BEFORE ME _____, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED JOHN NIEDFELT, MANAGER, NIEDFELT PROPERTY MANAGEMENT PREFERRED LLC, A NEBRASKA LIMITED LIABILITY COMPANY, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURES ARE 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.

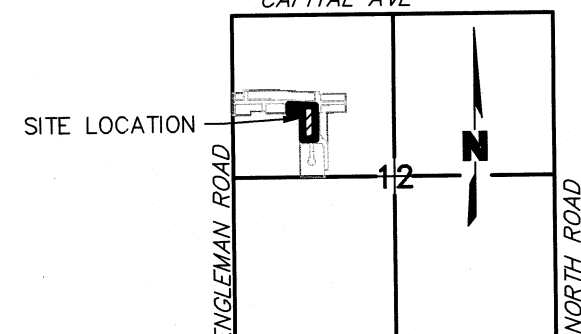
MAYOR _____

CITY CLERK _____

CURVE TABLE					
CURVE #	DELTA	RADIUS	DIRECTION	LENGTH	CHORD
C1	003°51'56"	2035.00'	N87°11'22"W	137.29'(M&R)	137.27'
C2	002°48'54"	2035.00'	N87°13'12"W	99.99'	99.98'
C3	000°29'41"	2035.00'	N88°52'30"W	17.57'(M&R)	17.57'
C4	000°33'20"	2035.00'	N85°32'04"W	19.74'	19.74'

LOCATION MAP

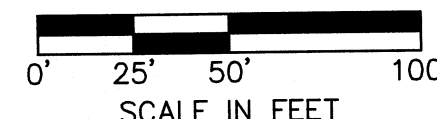
SEC. 12, T11N, R10W
NOT TO SCALE



OWNERS: NIEDFELT PROPERTY MANAGEMENT PREFERRED LLC.
SUBDIVIDER: NIEDFELT PROPERTY MANAGEMENT PREFERRED LLC.
SURVEYOR: OLSSON ASSOCIATES
ENGINEER: OLSSON ASSOCIATES
NUMBER OF LOTS: 9

LEGEND

- SET CORNER (5/8"x24" REBAR W/CAP)
- ⊙ FOUND CORNER (5/8" REBAR W/CAP)
- EXISTING PROPERTY LINE
- PROPERTY LINE
- M MEASURED DISTANCE
- R RECORDED DISTANCE STERLING ESTATES SUB.



UNPLATTED
(NOT A PART)

EXISTING 10' DRAINAGE & UTILITY EASEMENT

EXISTING 5' UTILITY EASEMENT

EXISTING 20' DRAINAGE & UTILITY EASEMENT

EXISTING 5' UTILITY EASEMENT

DWG: F:\projects\014-0116\STERLING 5TH SUB\Final Plat\Sterling Estates 5th Sub.dwg USER: Wheeler
DATE: Jul 18, 2014 2:55pm XREFS: Sterling 3rd_FF 051638_1ST-FF 0121026_ROW 014-0116_ROW_7-15

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. 2014-
NIEDFELT SURVEY
FB

RESOLUTION 2014-235

WHEREAS the Niedfelt Property Management Preferred, 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 "STERLING ESTATES FIFTH SUBDIVISION", to be laid out into 9 lots, a replat of all of Lots 1-6, Block 6, Sterling Estates Subdivision 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 STERLING ESTATES FIFTH 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, August 26, 2014.

Jay Vavricek, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
August 25, 2014	☐ City Attorney