



City of Grand Island

Tuesday, August 26, 2014

Council Session - Updated

Item G-6

**#2014-236 - Approving Final Plat and Subdivision Agreement for
TLST Spiels Subdivision**

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission
Meeting: August 26, 2014
Subject: TLST Spiels Subdivision – Final Plat
Item #'s: G-6
Presenter(s): Chad Nability AICP, Regional Planning Director

Background

This property is located south of Capital Ave. and east of St. Paul Rd., in the City of Grand Island, in Hall County, Nebraska. Consisting of (2 Lots) and 5.781 acres.

Discussion

The plat for TLST Spiels Subdivision Final Plat 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:

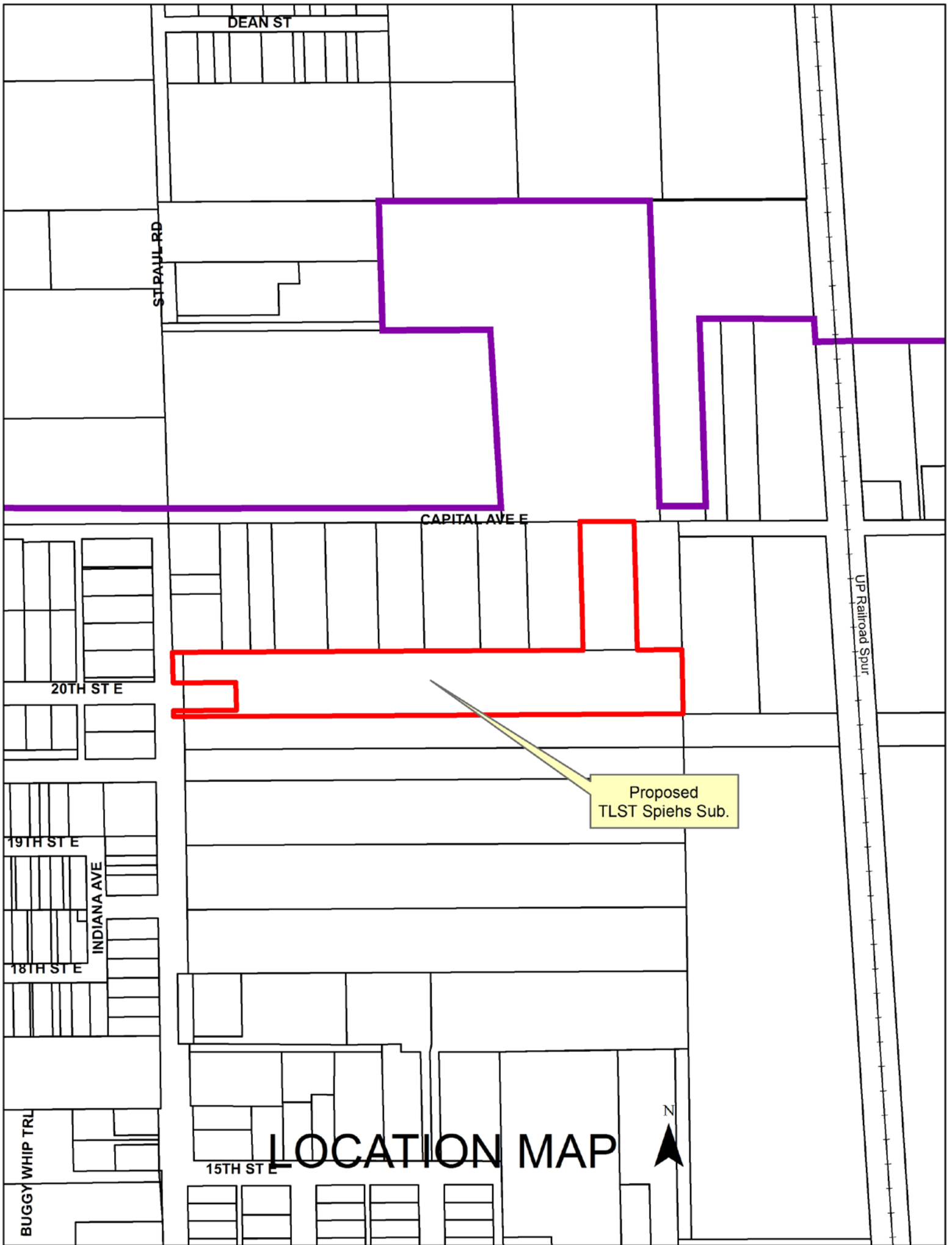
1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

Recommendation

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

Sample Motion

Move to approve as recommended.



Timothy Spiehs & Gary Ummel
Developer/Owner

Timothy Spiehs
909 E Capital Ave
Grand Island NE 68801

Gary Ummel
1723 St Paul Rd
Grand Island NE 68801

To create 2 lots located south of Capital Ave and east of St. Paul Rd., in the City of Grand Island, in Hall County, Nebraska.

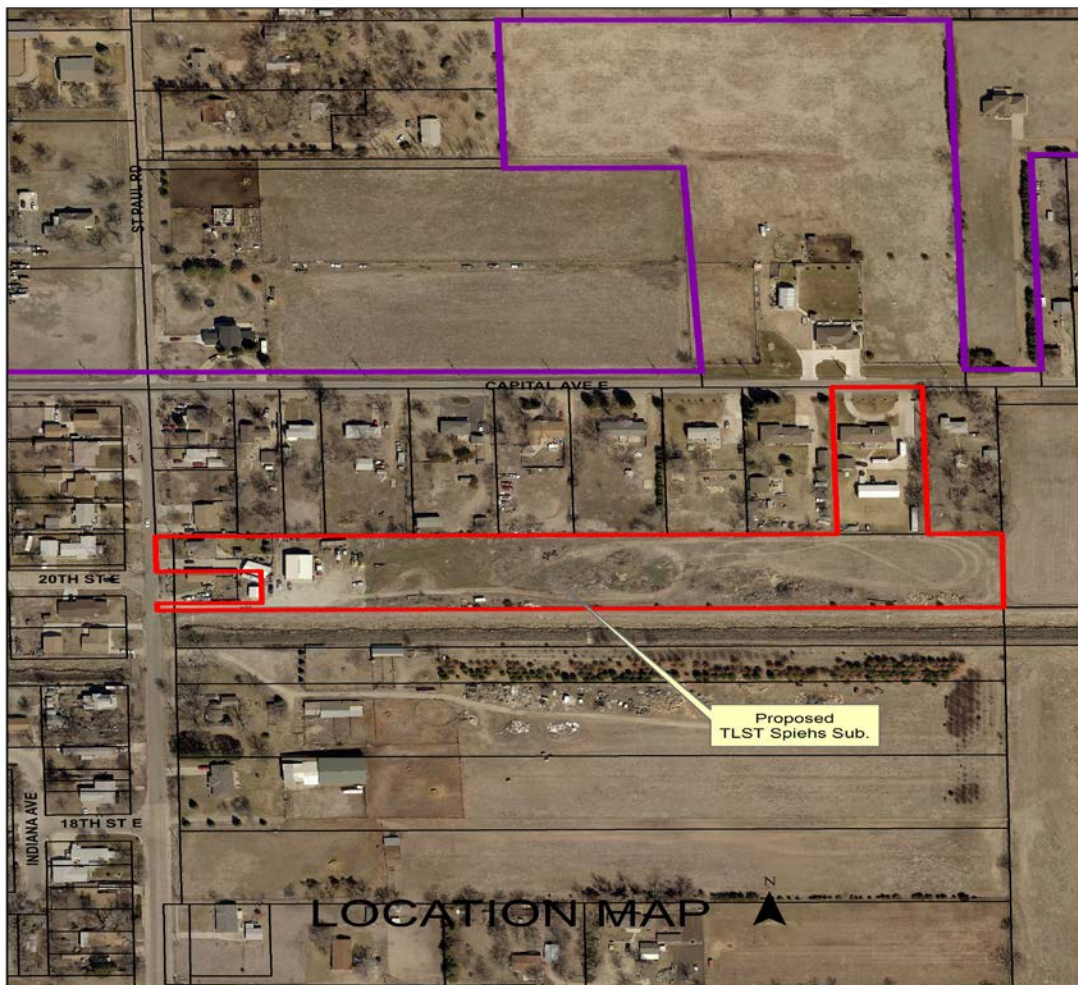
Size: 5.781 acres

Zoning: LLR – Large Lot 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: Final Plat – TLST Spiehs Subdivision

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

This final plat proposes to create 2 lots, on a tract of land comprising a part of Lot One (1), Norwood Subdivision and a part of the North Ten (10) Acres of the West Half of the Northwest Quarter (W ½ NW ¼) all in section Ten (10), Township Eleven (11) North, Range Nine (9) West of the 6th P.M., in the City of Grand Island, Hall County, Nebraska, said tract containing 5.781 acres.

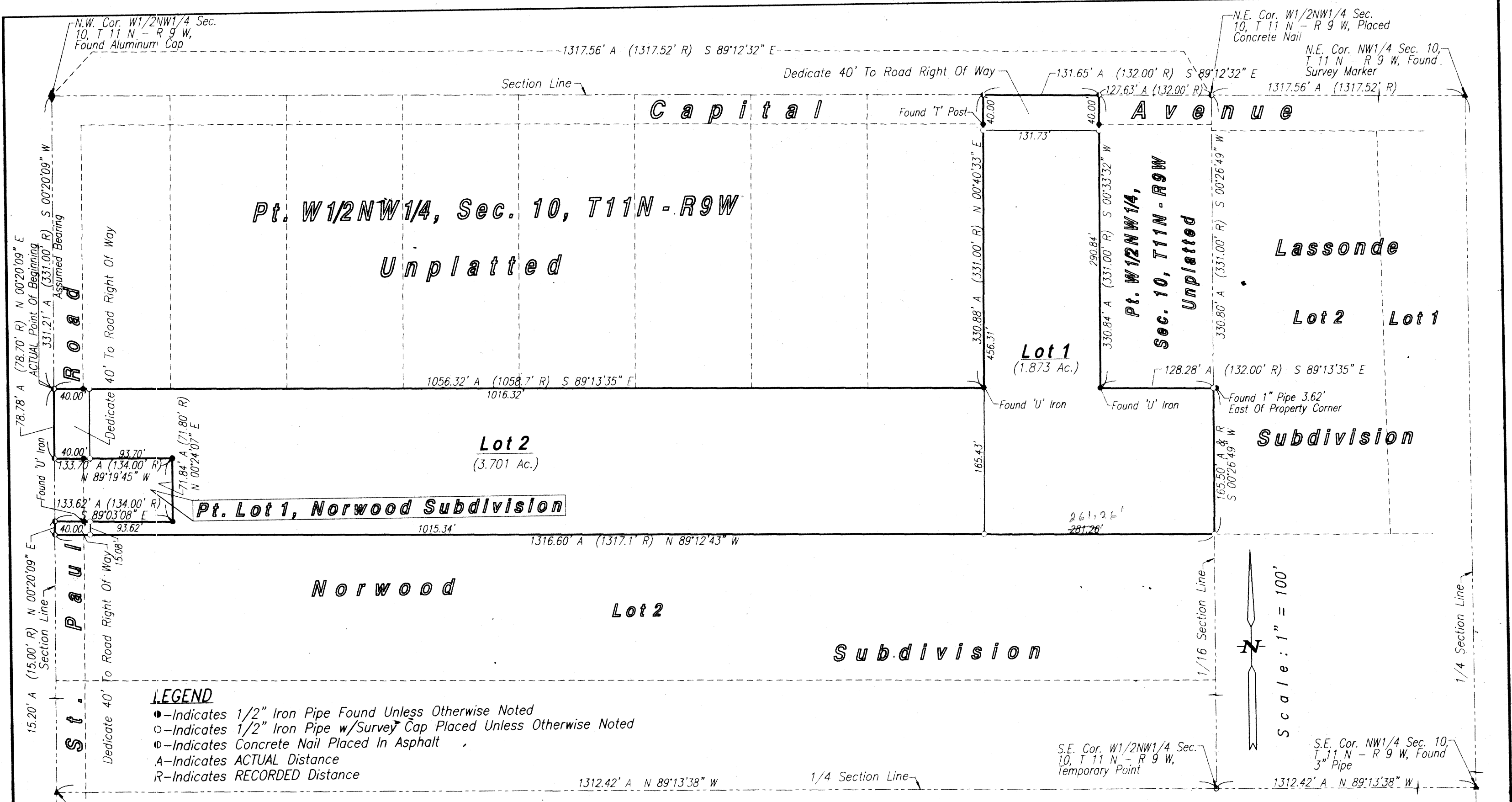
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on August 6, 2014 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

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

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



LEGEND

- - Indicates 1/2" Iron Pipe Found Unless Otherwise Noted
- - Indicates 1/2" Iron Pipe w/Survey Cap Placed Unless Otherwise Noted
- ⊙ - Indicates Concrete Nail Placed In Asphalt
- A - Indicates ACTUAL Distance
- R - Indicates RECORDED Distance

Dedication

KNOW ALL MEN BY THESE PRESENTS, that TIMOTHY S. SPIEHS and LISA M. SPIEHS, husband and wife, and GARY UMMEL and ESTEL UMMEL, husband and wife, being the owners of the land described hereon, have caused same to be surveyed, subdivided, platted and designated as 'T L S T SPIEHS SUBDIVISION' in the City of Grand Island, 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, I we affixed our signatures hereto, at Grand Island, Nebraska, this _____ day of _____, 2014.

Timothy S. Spiehs

Gary Ummel

Lisa M. Spiehs

Estel Ummel

Surveyor's Certificate

I hereby certify that on July 15, 2014, I completed an accurate survey of 'T L S T SPIEHS SUBDIVISION', in the City of Grand Island, 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.

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 _____, 2014.

Mayor

City Clerk

Legal Description

A tract of land comprising a part of Lot One (1), Norwood Subdivision and a part of the North Ten (10) Acres of the West Half of the Northwest Quarter (W1/2NW1/4) all in Section Ten (10), Township Eleven (11) North, Range Nine (9) West of the 6th. P.M., in the City of Grand Island, Hall County, Nebraska and more particularly described as follows:

Beginning at the northwest corner of said West Half of the Northwest Quarter (W1/2NW1/4); thence running southerly on the west line of said West Half of the Northwest Quarter (W1/2NW1/4), on an Assumed Bearing of S00°20'09"W, a distance of Three Hundred Thirty One and Twenty One Hundredths (331.21) feet, to the ACTUAL Point of Beginning and to the northwest corner of said Lot One (1); thence running S89°13'35"E on the north line of said Lot One (1), a distance of One Thousand Fifty Six and Thirty Two Hundredths (1056.32) feet; thence running N00°40'33"E, a distance of Three Hundred Thirty and Eighty Eight Hundredths (330.88) feet, to a point on the north line of said West Half of the Northwest Quarter (W1/2NW1/4); thence running S89°12'32"E, on the north line of said West Half of the Northwest Quarter (W1/2NW1/4), a distance of One Hundred Thirty One and Sixty Five Hundredths (131.65) feet; thence running S00°33'32"W, a distance of Three Hundred Thirty and Eighty Four Hundredths (330.84) feet, to a point on the north line of said Lot One (1); thence running S89°13'35"E, on the north line of said Lot One (1), a distance of One Hundred Twenty Eight and Twenty Eight Hundredths (128.28) feet, to the northeast corner of said Lot One (1), and to a point on the east line of said West Half of the Northwest Quarter (W1/2NW1/4); thence running S00°26'49"W, on the east line of said Lot One (1) and the east line of said West Half of the Northwest Quarter (W1/2NW1/4), a distance of One Hundred Sixty Five and Fifty Hundredths (165.50) feet, to the southeast corner of said Lot One (1); thence running N89°12'43"W on the south line of said Lot One (1), a distance of One Thousand Three Hundred Sixteen and Sixty Hundredths (1316.60) feet, to the southwest corner of said Lot One (1) and to a point on the west line of said West Half of the Northwest Quarter (W1/2NW1/4); thence running N00°20'09"W, on the west line of said Lot One (1), and the west line of said West Half of the Northwest Quarter (W1/2NW1/4), a distance of Fifteen and Twenty Hundredths (15.20) feet; thence running S89°03'08"E, a distance of One Hundred Thirty Three and Sixty Two Hundredths (133.62) feet; thence running N00°24'07"E, a distance of Seventy One and Eighty Four Hundredths (71.84) feet; thence running N89°19'45"W, a distance of One Hundred Thirty Three and Seventy Hundredths (133.70) feet, to a point on the west line of said Lot One (1), and the west line of said West Half of the Northwest Quarter (W1/2NW1/4); thence running N00°20'09"E, on the west line of said Lot One (1) and the west line of said West Half of the Northwest Quarter (W1/2NW1/4), a distance of Seventy Eight and Seventy Eight Hundredths (78.78) feet, to the ACTUAL Point of Beginning and containing 5.781 acres more or less.

Acknowledgement

State Of Nebraska
County Of Hall

On the _____ day of _____, 2014, before me, _____ a Notary Public within and for said County, personally appeared TIMOTHY S. SPIEHS and LISA M. SPIEHS, husband and wife, and GARY UMMEL and ESTEL 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

**TLST SPIEHS SUBDIVISION
IN THE CITY OF GRAND ISLAND, NEBRASKA**

ROCKWELL AND ASSOC. LLC - ENGINEERING & SURVEYING - GRAND ISLAND, NEBRASKA

Sheet No. 1 Of 1

RESOLUTION 2014-236

WHEREAS Timothy S. Spiels and Lisa M. Spiels, husband and wife, and Gary Ummel and Estel Ummel, husband & wife being the owners of the land described hereon, have caused same to be surveyed, subdivided, platted and designated as "TLST SPIEHS SUBDIVISION", to be laid out into 2 lots, on a tract of land comprising a part of Lot One (1), Norwood Subdivision and a part of the North Ten (10) Acres of the West Half of the Northwest Quarter (W1/2 NW1/4) all in Section Ten (10), Township Eleven (11) North, Range Nine (9) 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 TLST SPIEHS 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