



City of Grand Island

Tuesday, August 26, 2014

Council Session - Updated

Item G-7

#2014-237 - Approving Preliminary and Final Plat and Subdivision Agreement for Kurz Subdivision

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission
Meeting: August 26, 2014
Subject: Kurz Subdivision – Preliminary Plat & Final Plat
Item #'s: G-7
Presenter(s): Chad Nabity AICP, Regional Planning Director

Background

This property is located north of 8th St and east of Superior St., in the City of Grand Island, in Hall County, Nebraska. Consisting of (7 Lots) and 1.80 acres.

Discussion

The preliminary and final plat for Kurz 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, Heckman, Ruge, Connick, 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:

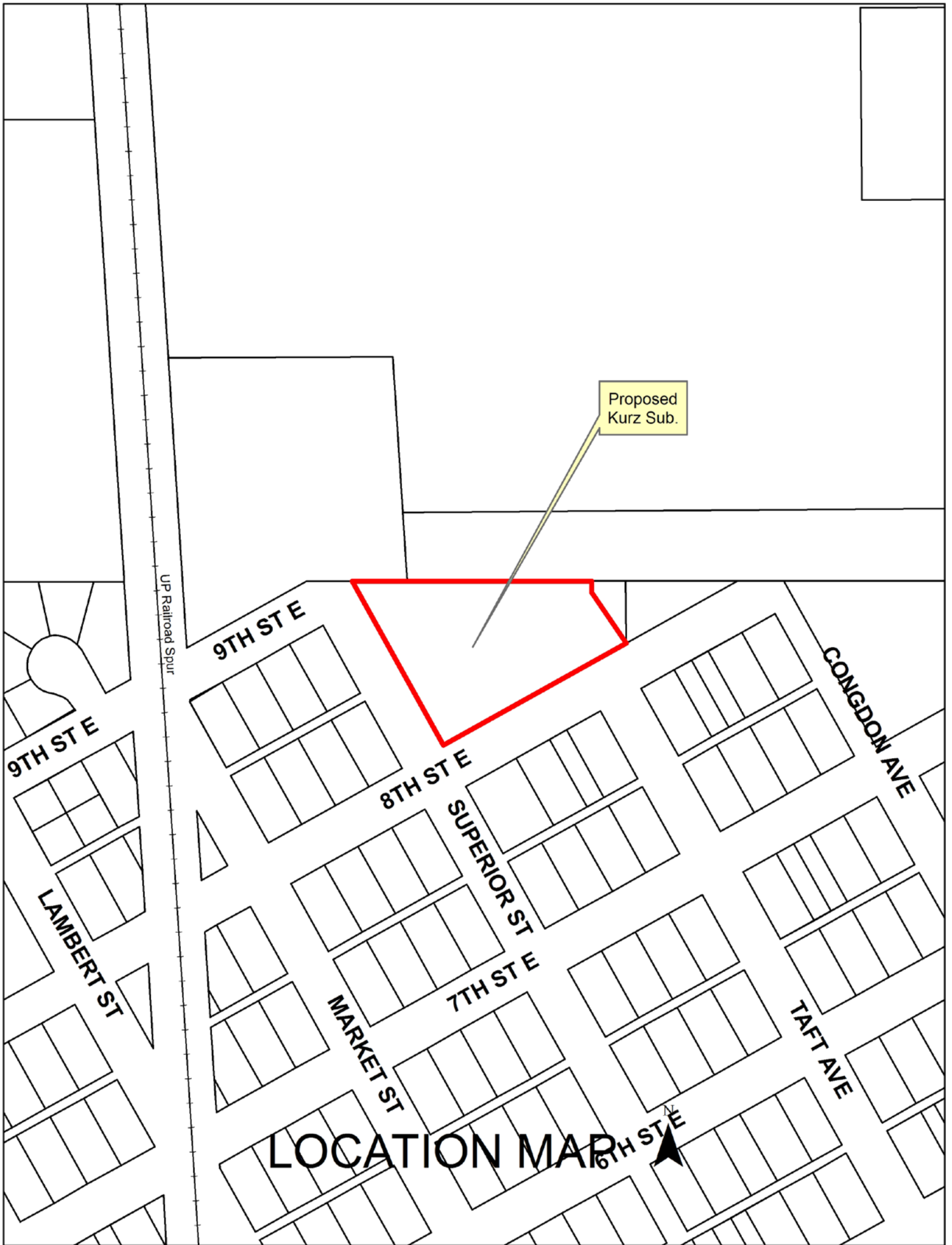
1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

Recommendation

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

Sample Motion

Move to approve as recommended.



**Grand Island Area Habitat for Humanity
Developer/Owner**

**Grand Island Area Habitat for Humanity
PO Box 1001
Grand Island NE 68802**

To create 7 lots located north of 8th Street and east of Superior St., in the City of Grand Island, in Hall County, Nebraska.

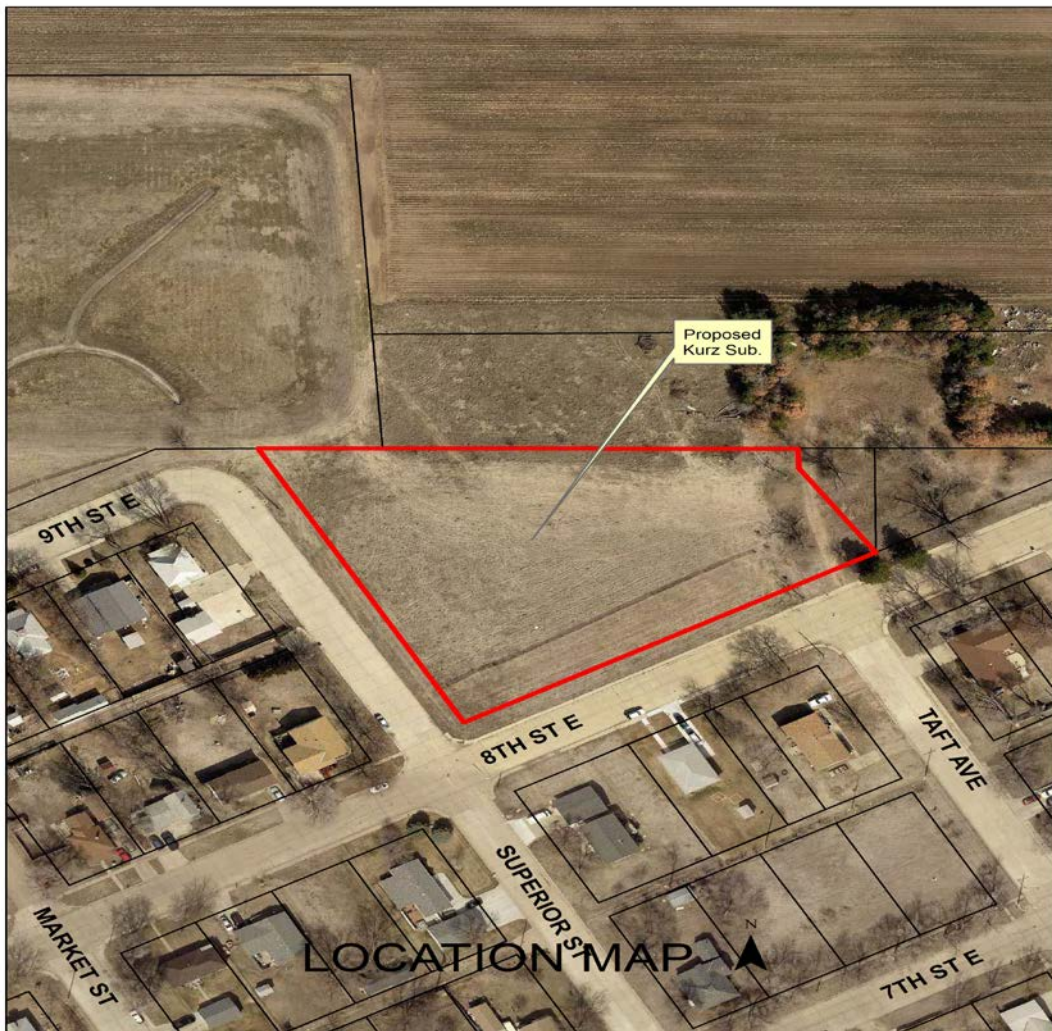
Size: 1.80 acres

Zoning: R2 – Low Density 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 & Final Plat – Kurz Subdivision

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

This final plat proposes to create 7 lots, on a tract of land in part of the Northeast Quarter of the Southeast Quarter (NW 1/4 , SE 1/4) of 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 1.80 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

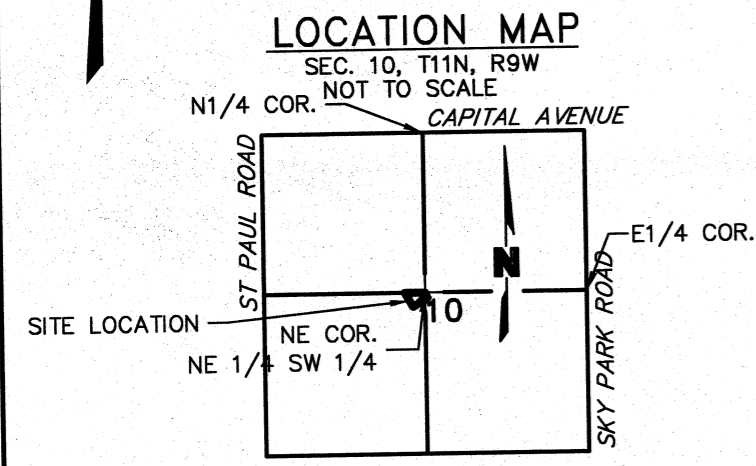
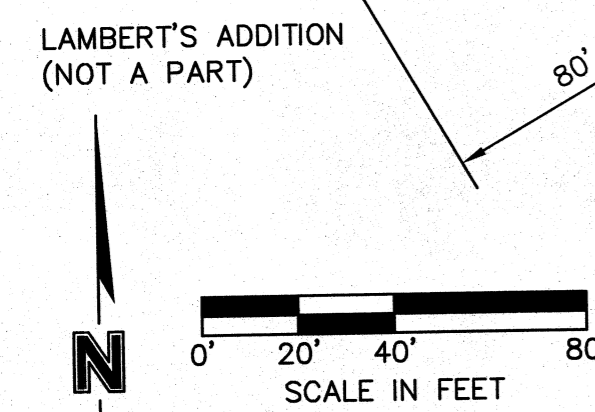
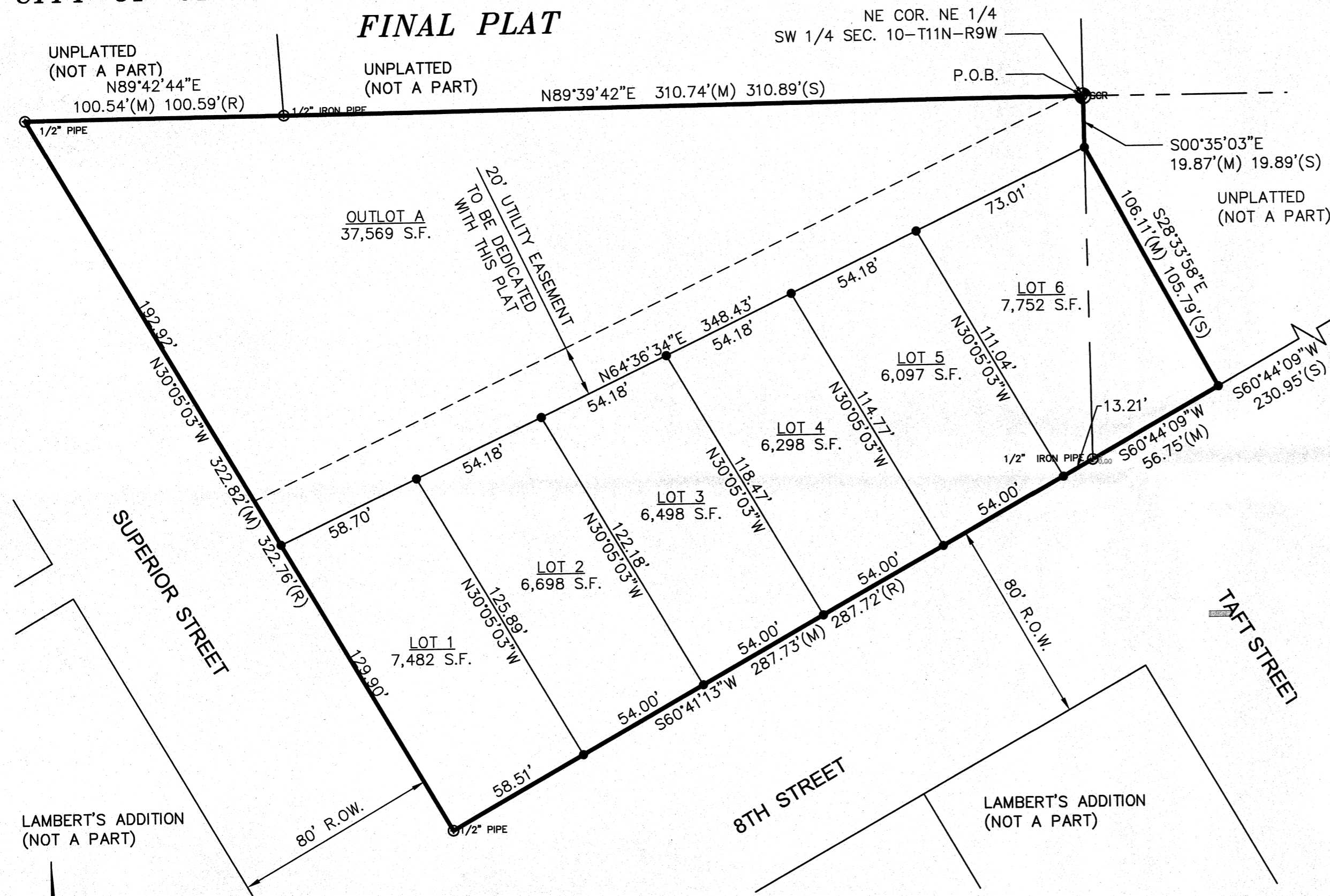
Cc: City Clerk
City Attorney
City Public Works
City Building Department
City Utilities
Manager of Postal Operations
Keith Kurz

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

KURZ SUBDIVISION

CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

FINAL PLAT



- LEGEND**
- SECTION CORNER
 - SET CORNER (5/8"x36" REBAR W/CAP)
 - FOUND CORNER (3/4" IRON PIPE)
 - ROW LINE
 - NEW ROW LINE
 - SECTION LINE
 - PROPERTY LINE
 - M MEASURED DISTANCE
 - R RECORDED DISTANCE BY L. WAGNER L.S. #557
 - S RECORDED DISTANCE BY D. SORGENFRE L.S. #578

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 _____

SECTION TIES

NORTHWEST CORNER, NORTHEAST QUARTER OF THE SOUTHWEST QUARTER SEC. 10-T11N-R9W
 FOUND 3" PIPE, 0.3' BELOW GRADE
 NW 8.44' TO A MAG NAIL w/WASHER IN NE FACE OF 15" TREE
 NE 30.22' TO A MAG NAIL w/WASHER IN WEST FACE OF BLAZED 9" DIAMETER TREE
 SW 12.79' TO MAG NAIL w/WASHER IN BLAZED 6" DIAMETER TREE
 SSW 28.88' TO A MAG NAIL w/WASHER IN EAST FACE OF BLAZED 24" DIAMETER TREE

LEGAL DESCRIPTION

A TRACT OF LAND IN PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE1/4, SW1/4) AND PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW 1/4, SE 1/4) OF SECTION TEN (10), TOWNSHIP ELEVEN (11) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M., CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE POINT OF BEGINNING; THENCE ON AN ASSUMED BEARING OF S00°35'03"E, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER A DISTANCE OF 19.87 FEET TO THE POINT OF INTERSECTION OF THE EAST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE S28°33'58"E, ALONG SAID LINE FROM D. SORGENFRE SURVEY OF TRACT "B" ON MAY 31, 2011, A DISTANCE OF 106.11 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF 8TH STREET; THENCE S60°44'09"W, ALONG THE NORTHERLY RIGHT OF WAY LINE OF 8TH STREET, A DISTANCE OF 56.75 FEET; THENCE S60°41'13"W, CONTINUING ON SAID NORTHERLY RIGHT OF WAY LINE OF 8TH STREET, A DISTANCE OF 287.73 FEET TO THE POINT OF INTERSECTION ON THE EASTERLY RIGHT OF WAY LINE OF SUPERIOR STREET; THENCE N30°05'03"W, ON THE EASTERLY RIGHT OF WAY LINE OF SUPERIOR STREET, A DISTANCE OF 322.82 FEET TO A POINT ON THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE N89°42'44"E, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 100.54 FEET; THENCE N89°39'42"E, CONTINUING ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 310.74 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 78,393 SQUARE FEET OR 1.80 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON _____, I COMPLETED AN ACCURATE SURVEY, OF A TRACT OF LAND IN PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE1/4, SW1/4) AND PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW 1/4, SE 1/4) OF SECTION TEN (10), TOWNSHIP ELEVEN (11) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M., CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF; THAT EXCEPT WHERE INDICATED, WERE FOUND ALL PROPERTY 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 GRAND ISLAND AREA HABITAT FOR HUMANITY, BEING THE OWNER OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, PLATTED AND DESIGNATED AS "H4H SUBDIVISION" TO THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF AND DO HEREBY DEDICATE THE ROAD RIGHT OF WAY, AS SHOWN THEREON TO THE PUBLIC FOR THEIR USE FOREVER; AND 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 ADDITION 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 HAVE AFFIXED MY SIGNATURE HERETO, AT _____, NEBRASKA, THIS ____ DAY OF _____, 2014.

DANA JELINEK, EXECUTIVE DIRECTOR
 GRAND ISLAND AREA HABITAT FOR HUMANITY

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 DANA JELINEK, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED HERETO AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HER 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 _____

OWNERS: GRAND ISLAND AREA HABITAT FOR HUMANITY
 SUBDIVIDER: GRAND ISLAND AREA HABITAT FOR HUMANITY
 SURVEYOR: OLSSON ASSOCIATES
 ENGINEER: KEITH KURZ
 NUMBER OF LOTS: 7

201 East 2nd Street
 P.O. Box 1072
 Grand Island, NE 68802-1072
 TEL 308.384.8750
 FAX 308.384.8752

PROJECT NO. 2013-3
X SURVEY
FB GRAND ISLAND 201

RESOLUTION 2014-237

WHEREAS the Grand Island Area Habitat for Humanity, being the owner of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as "KURZ SUBDIVISION", to be laid out into 7 lots, on a tract of land in part of the Northeast Quarter of the Southwest Quarter (NE1/4, SE1/4) of 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 KURZ 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