



City of Grand Island

Tuesday, October 24, 2006

Council Session

Item G4

Approving Preliminary Plat for Cedar Ridge Third Subdivision

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: October 24, 2006

Subject: Cedar Ridge Third Subdivision – Preliminary and Final Plat

Item #'s: G-4 & G-6

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

Background

This preliminary and final plat proposes to create 15 lots on a tract of land, Lot 3, Lot 4, Lot 5, Lot 6, and part of Outlot A, of Cedar Ridge Second Subdivision in the City of Grand Island, Nebraska. This land consists of approximately 9.02 acres. Approval of this plat is contingent upon approval of the rezoning request on this property.

Discussion

The preliminary and final plat for Cedar Ridge Third Subdivision was considered by the Regional Planning Commission at the October 4, 2006 meeting. A motion was made by Brown and seconded by Reynolds to approve the plats as presented. A roll call vote was taken and the motion carried with 8 members present voting in favor (Miller, O'Neill, Ruge, Brown, Reynolds, Niemann, Monter, Snodgrass).

Alternatives

It appears that the Council has the following alternatives concerning the issue at hand. The Council may:

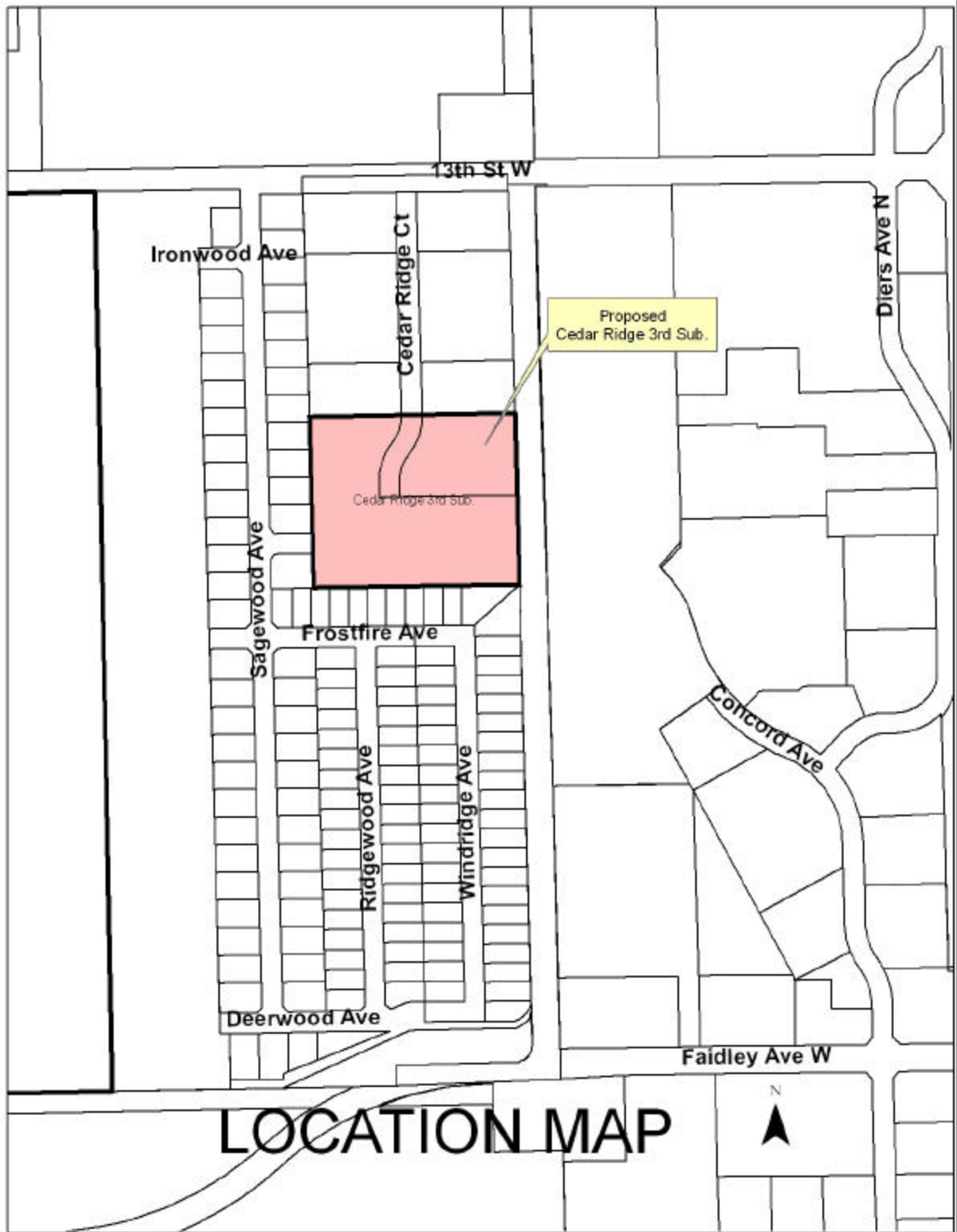
1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

Recommendation

City Administration recommends that the Council approve the preliminary and final plats as presented

Sample Motion

Motion to approve as recommended.



LOCATION MAP

CEDAR RIDGE THIRD SUBDIVISION

A REPLAT OF LOT 3, LOT 4, LOT 5, LOT 6, AND PART OF OUTLOT A OF CEDAR RIDGE SECOND SUBDIVISION IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA



LEGAL DESCRIPTION

A tract of land being Lot Three (3), Lot Four (4), Lot Five (5), Lot Six (6), and part of Outlot A of Cedar Ridge Second Subdivision in the City of Grand Island, Hall County, Nebraska, more particularly described as follows: Referring to the Northwest Corner of Lot 2 of Cedar Ridge First Subdivision in the City of Grand Island, Hall County, Nebraska and assuming the North line of said Lot 2 of Cedar Ridge First Subdivision as bearing N 89°16'50" W and all bearings contained herein are relative thereto; thence S 00°00'15" E and on the West line of said Lot 2, Cedar Ridge First Subdivision and the West line of Lot 2 of Cedar Ridge Second Subdivision a replat of Lot 3, Cedar Ridge First Subdivision in the City of Grand Island, Hall County, Nebraska, a distance of 495.02 feet to THE ACTUAL PLACE OF BEGINNING, said place of beginning being the Southwest Corner of said Lot 2 of Cedar Ridge Second Subdivision; thence continuing S 00°00'15" E and on the West line of said Cedar Ridge Second Subdivision a distance of 654.88 feet to the Southwest Corner of said Cedar Ridge Second Subdivision; thence S 89°17'00" E and on the South line of said Cedar Ridge Second Subdivision a distance of 599.93 feet to the Southeast Corner of said Cedar Ridge Second Subdivision; thence N 00°01'15" W and on the East line of said Cedar Ridge Second Subdivision and the West line of an existing 80 foot drainage easement a distance of 654.83 feet to the Southeast Corner of Lot 1 of said Cedar Ridge Second Subdivision; thence N 89°16'50" W and on the South line of said Lot 1 of Cedar Ridge Second Subdivision a distance of 268.73 feet to the Southwest Corner of said Lot 1 of Cedar Ridge Second Subdivision; thence continuing N 89°16'50" W a distance of 60.0 feet to the Southeast Corner of said Lot 2 of Cedar Ridge Second Subdivision; thence continuing N 89°16'50" W and on the South line of said Lot 2 of Cedar Ridge Second Subdivision a distance of 269.99 feet to the place of beginning. Containing 9.02 acres, more or less.

SURVEYOR'S CERTIFICATE

I, Mitchell W. Humphrey, President of Buffalo Surveying Corporation, do hereby certify that, Buffalo Surveying Corporation surveyed "CEDAR RIDGE THIRD SUBDIVISION", an addition to the City of Grand Island, Hall County, Nebraska as shown on the above plat, William R. Murray, Party Chief, that the lots are well and accurately staked off and marked, the dimensions of the lots are as shown on the above plat, the lots bear their own number, and that said survey was made with reference to known and recorded monuments.

(S E A L)

BUFFALO SURVEYING CORPORATION

Mitchell W. Humphrey, President
Nebr. Reg. L.S. No. 492

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that 4Evergreen II, LLC., by and through Michael D. Roasch, Managing Member, and Geneva State Bank, Trustee & Beneficiary under Deed of Trust being the owners of the land described herein, has caused same to be surveyed, subdivided, platted and designated as "CEDAR RIDGE THIRD SUBDIVISION", in the City of Grand Island, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the streets as shown thereon to the public for their use forever and the easements 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 owner and proprietor.

IN WITNESS WHEREOF, I have affixed my signature hereto at Grand Island, Nebraska this _____ day of _____, 2006.

GENEVA STATE BANK, Trustee & Beneficiary under Deed of Trust

By: _____

4EVERGREEN II, LLC,
Michael D. Roasch, Managing Member

(Print Name & Title)

ACKNOWLEDGEMENT

STATE OF NEBRASKA)
COUNTY OF HALL) ss

On the _____ day of _____, 2006, before me a Notary Public within and for said County, personally appeared Michael D. Roasch, Managing Member of 4Evergreen II, LLC., to me personally known to be the identical person whose signature is affixed hereto, and that he did acknowledge 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 Grand Island, Nebraska on the date last above written.

My commission expires _____

Notary Public

(Seal)

STATE OF NEBRASKA)
COUNTY OF HALL) ss

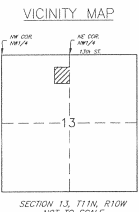
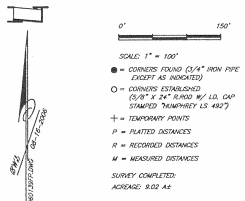
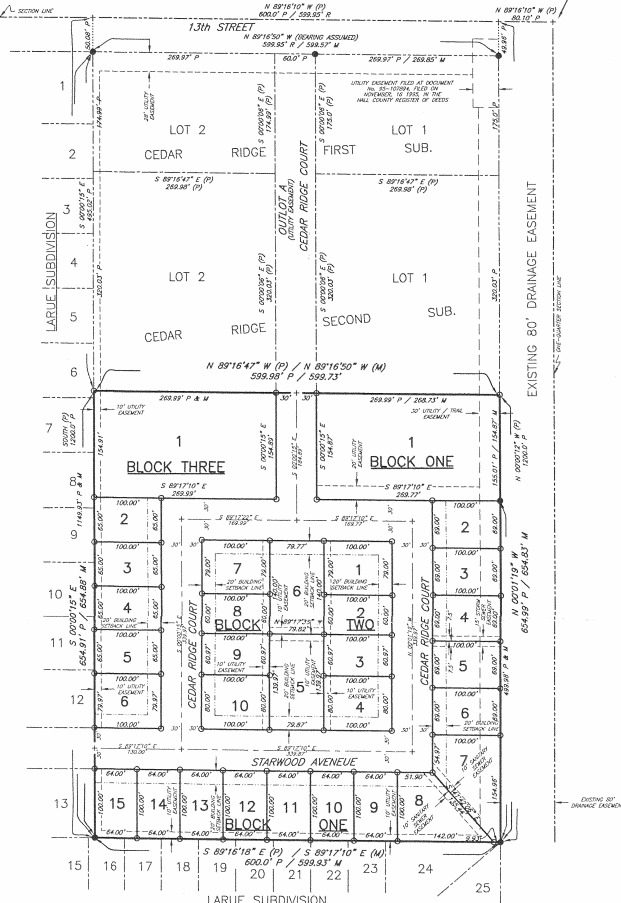
On the _____ day of _____, 2006, before me a Notary Public within and for said County, personally appeared _____ for Geneva State Bank, Trustee & Beneficiary under Deed of Trust, to me personally known to be the identical person whose signature is affixed hereto, and that he did acknowledge the execution thereof to be his voluntary act and deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal at Grand Island, 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, Wood River and the Villages of Aida, Cairo and Doniphan, Nebraska.

Chairman _____ Date _____

Approved and accepted by the Hall County Board of Supervisors, this day of _____, 2006.

Chairman Of The Board _____ County Clerk _____

(Seal)



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