



City of Grand Island

Tuesday, September 12, 2006

Council Session

Item G19

**#2006-257 - Approving Final Plat and Subdivision Agreement for
Menard Seventh Subdivision**

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: September 12, 2006

Subject: Menard Second Subdivision

Item #'s: G-19

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

Background

This final plat proposes to replat all of Lot 7 (Seven), and the north 185 feet of Lot 8 (Eight), Menard Second Subdivision in the city of Grand Island, Hall County, Nebraska. This land consists of approximately 1.905 acres. This subdivision appears to meet all of the requirements for a legal subdivision in the City of Grand Island. Sewer and water are available to the property.

Discussion

The final plat for Menard Seventh Subdivision was considered under the consent agenda by the Regional Planning Commission. A motion was made by Ruge and seconded by Reynolds to approve the consent agenda as presented. A roll call vote was taken and the motion carried with 10 members present voting in favor (Amick, O'Neill, Ruge, Haskins, Niemann, Snodgrass, Hayes, Reynolds, Monter, Eriksen).

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

Motion to approve as recommended.



[illegible][illegible]

IN WITNESS WHEREOF, I HAVE AFFIXED MY SIGNATURE HERETO, AT
THIS DAY OF 2006

PHILIP M. BROKENICKY, PRESIDENT
TRIAD HOLDINGS, L.L.C., A KANSAS LIMITED LIABILITY COMPANY

ACKNOWLEDGMENT

STATE OF NEBRASKA
COUNTY OF HALL

SS _____

ON THE _____ DAY OF _____, 2006, A
NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY
APPEARED _____, _____, _____, _____, _____,
_____ KANSAS, _____, _____, _____, _____,
_____ KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS
AFFIXED HERETO AND ACKNOWLEDGED THE EXECUTION THEREOF
IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY
OFFICIAL SEAL AT _____, NEBRASKA, ON THE
_____ DATE LAST ABOVE WRITTEN.

NOTARY COMMISSION EXPIRES _____

APPROVALS:

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.

CHAIRPERSON _____ DATE _____

APPROVED AND ACCEPTED BY THE CITY OF GRAND ISLAND,
NEBRASKA.

THIS _____ DAY OF _____, 2006.

MAYOR

CITY CLERK

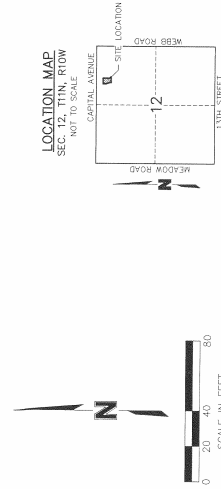
OLSSON
ASSOCIATES

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

LEGAL DESCRIPTION

A REPLAT OF ALL OF LOT 7, AND THE NORTH 185 FEET OF LOT 8, MENARD SECOND SUBDIVISION, CITY OF GRAND ISLAND, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE NORTHWEST CORNER OF ORIGINAL LOT 7, MENO SECOND, SUBDIVISION, IN THE CITY OF GRAND ISLAND, NEBRASKA, SAID POINT ALSO BEING A POINT OF BEGINNING, THENCE ON AN ASSUMED BEARING OF N89°51'4"E UPON AND ALONG THE EAST LINE OF ORIGINAL LOT 7, THENCE S00°01'4"E UPON AND ALONG THE WEST LINE OF ORIGINAL LOT 7, THENCE S00°31'4"E UPON AND ALONG THE SOUTH LINE OF HIGHWAY 281, SAID LINE ALSO BEING THE EAST LINE OF ORIGINAL LOT 7, THENCE S89°08'W UPON AND ALONG A CURVE HAVING A DELTA ANGULAR DISTANCE OF 355.02 FEET, THENCE S89°59'08"W A DISTANCE OF 200.16 FEET TO A POINT ON THE EAST R.O.W. LINE OF PIER AVENUE; THENCE N00°32'16"W UPON AND ALONG THE WEST LINE OF ORIGINAL LOT 8 A DISTANCE OF 117.3 FEET TO A POINT OF CURVATURE; THENCE S00°01'4"E UPON AND ALONG A CURVE HAVING A DELTA ANGULAR DISTANCE OF 214.9 FEET TO A POINT OF CURVATURE; THENCE S00°01'4"E UPON AND ALONG EAST R.O.W. LINE AND SAID WEST LINE OF LOT 8, IN A COUNTER CLOCKWISE DIRECTION, HAVING A DELTA ANGULAR DISTANCE OF 353'11", A RADIIUS OF 188.00 FEET, AND CHORD DISTANCE OF 143.65 FEET; THENCE S00°01'4"E UPON AND ALONG EAST R.O.W. LINE AND SAID WEST LINE OF LOT 8, IN A COUNTER CLOCKWISE DIRECTION, HAVING A DELTA ANGULAR DISTANCE OF 114.69 FEET TO THE NORTHWEST CORNER OF ORIGINAL LOT 7, MENO SECOND, SAID CORNER ALSO BEING THE WEST LINE OF SAID LOT 7, THENCE S00°01'4"E UPON AND ALONG EAST R.O.W. LINE AND SAID WEST LINE OF LOT 7, HAVING A DELTA ANGULAR DISTANCE OF 117.3 FEET TO A POINT OF CURVATURE; THENCE AROUND A CURVE UPON AND ALONG SAID EAST R.O.W. LINE, AND SAID WEST LINE OF ORIGINAL LOT 7, HAVING A DELTA ANGULAR DISTANCE OF 387.42'42", HAVING A RADIIUS OF 188.00 FEET, AND CHORD BEARING A DELTA ANGULAR DISTANCE OF 117.3 FEET; THENCE N00°31'31"W UPON AND ALONG SAID EAST R.O.W. LINE, AND SAID WEST LINE OF ORIGINAL LOT 7, A DISTANCE OF 120.40 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING A CALCULATED AREA OF .82976369 SQUARE FEET OR 1.905 ACRES MORE OR



LEGEND

LEGEND

————	PROPOSED PROPERTY LINE
-----	EXISTING ROW/PROPERTY LINE
- - - - -	EXISTING EASEMENT LINE
●	FOUND PROPERTY CORNER
○	PROPOSED COR.(1/2" PIPE W/CAP)

OWNERS: TRIAD HOLDINGS, L.L.C.;
A KANSAS LIMITED LIABILITY COMPANY
SUBDIVIDER: TRIAD HOLDINGS, L.L.C.,
A KANSAS LIMITED LIABILITY COMPANY
SURVEYOR: OLSSON ASSOCIATES
ENGINEER: OLSSON ASSOCIATES
NUMBER OF LOTS: 2

DATE: Aug 17 2006 3:17pm XREFS: 061273.xls
DWG: F:\Projects\20061273\G061273.dwg \PLAT\061273_Ménard 7th.dwg
USER: jlmenez

RESOLUTION 2006-257

WHEREAS, Triad Holdings, L.L.C., a Kansas limited liability company, as owner, has caused to be laid out into lots, a tract of land comprising of all of Lot Seven (7), and the North 135 Feet of Lot 8, Menard Second Subdivision, City of Grand Island, Nebraska, , under the name of MENARD SEVENTH SUBDIVISION, 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 MENARD SEVENTH 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, September 12, 2006.

Jay Vavricek, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
September 8, 2006	☐ City Attorney