



# **City of Grand Island**

**Tuesday, May 08, 2007**

**Council Session**

## **Item G4**

**#2007-103 - Approving Final Plat and Subdivision Agreement for  
Cooper Subdivision**

**Staff Contact: Chad Nabity**

# **Council Agenda Memo**

**From:** Regional Planning Commission  
**Meeting:** May 8, 2007  
**Subject:** Cooper Subdivision – Final Plat  
**Item #'s:** G-4  
**Presenter(s):** Chad Nabity AICP, Regional Planning Director

## **Background**

This final plat proposes to create 2 lots on a tract of land comprising all of Lot Four (4), Block Ninety-three (93), Original Town of Grand Island, Nebraska. There are two existing houses on this tract. Both houses have been there more than 50 years. The owners intend to sell the houses to different owners and need to have each house on its own lot to do so. The houses are served by separate sewer and water lines. This tract of land consists of approximately 0.200 acres.

## **Discussion**

The final plat for Cooper Subdivision was considered under the Consent Agenda by the Regional Planning Commission at the May 2, 2007 meeting. A motion was made by Ruge and seconded by Hayes to approve the plat as presented. A roll call vote was taken and the motion carried with 9 members present voting in favor (Miller, O'Neill, Ruge, Amick, Niemann, Eriksen, Hayes, Snodgrass, Bredthauer).

## **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**

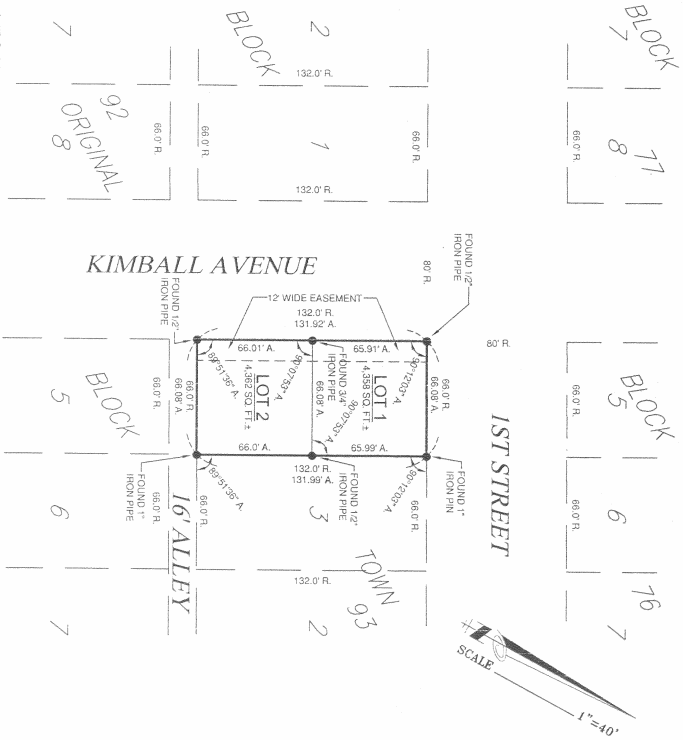
City Administration recommends that the Council approve the final plat as presented.

## **Sample Motion**

Motion to approve as recommended.



R - RECORDED (PLATED) DISTANCE ON PLAT OF ORIGINAL TOWN  
A - ACTUAL DISTANCE AND/OR ANGLE



#### LEGAL DESCRIPTION

A tract of land comprising all of Lot Four (4), Block Ninety Three (93), Original Town of Grand Island, Nebraska, and containing 0.200 acres, more or less.

#### SURVEYORS CERTIFICATE

I, hereby certify that on \_\_\_\_\_, 2007, I completed an accurate survey (made under my supervision) of the above described land, and that the same is shown on the accompanying plat hereto; that the lots, blocks, tracts, and easements shown on the plat are correctly located, and that the same are correctly shown on the plat; that each lot bears its own number; and that said survey was made with reference to known and recorded monuments.

Law D. Wagoner, Registered Land Surveyor No. 557

(SEAL)

#### DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that we, John H. Dearing and Tommy D. Dearing, husband and wife, being the owners of the land described hereon, have caused same to be surveyed, subdivided, plotted and designated as "COOPER SUBDIVISION" in the County of Hall, State of Nebraska, and do hereby dedicate the easements, if any, for the location, construction, maintenance and use of the streets, alleys, and easements shown on this plat, and do hereby prohibit the planting of trees, bushes, shrubs, or placing other obstructions upon the surface of such easements, and that the foregoing subdivision as more particularly described in the description hereon, on this plat, is made with the free consent and in accordance with the desires of the undersigned owners and proprietors.

IN WITNESS WHEREOF, we have affixed our signatures hereto at Grand Island, Nebraska, this \_\_\_\_\_ day of \_\_\_\_\_, 2007.

John H. Dearing

Tommy D. Dearing

#### ACKNOWLEDGEMENT

State of Nebraska  
County of Hall

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On this \_\_\_\_\_ day of \_\_\_\_\_, 2007, before me, \_\_\_\_\_, a Notary Public in and for said County, personally appeared John H. Dearing and Tommy D. Dearing, husband and wife, to me personally known to be the identical persons whose signatures are affixed hereto, and they did acknowledge the execution hereof to be his and her voluntary act and deed.

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

Chairman

Date

Approved and accepted by the City of Grand Island, Nebraska, this \_\_\_\_\_ day of \_\_\_\_\_, 2007.

Mayor

City Clerk

(SEAL)

## COOPER SUBDIVISION

### IN THE CITY OF GRAND ISLAND, NEBRASKA

BENJAMIN & ASSOCIATES, INC. - ENGINEERS & SURVEYORS - GRAND ISLAND, NEBRASKA

## Cooper Subdivision Summary

### Developer/Owner

John and Tammy Dearing  
1320 N Wheeler Ave  
Grand Island, NE 68801

2 Lots south of First Street and east of Kimball Ave.

**Size:** 0.20 Acres

**Zoning** B3 Heavy Business

**Road Access:** Public with existing standard City Streets

**Water Public:** City Water (both houses have separate water services)

**Sewer Public:** City Sewer (both houses have separate water services)



RESOLUTION 2007-103

WHEREAS, John H. Dearing and Tammy D. Dearing, Husband and Wife, as owners, have caused to be laid out into lots, a tract of land comprising all of Lot Four (4), Block Ninety-Three (93), Original Town of Grand Island, Hall County, Nebraska, under the name of COOPER SUBDIVISION, and have 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 COOPER 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, May 8, 2007.

\_\_\_\_\_  
Margaret Hornady, Mayor

Attest:

\_\_\_\_\_  
RaNae Edwards, City Clerk

Approved as to Form	<input type="checkbox"/>	_____
May 3, 2007	<input type="checkbox"/>	City Attorney