

# **City of Grand Island**

Tuesday, November 13, 2007 Council Session

### Item G18

#2007-285 - Approving Final Plat and Subdivision Agreement for Deadwood Second Subdivision

**Staff Contact: Chad Nabity** 

City of Grand Island City Council

## Council Agenda Memo

From: Regional Planning Commission

Meeting: November 13, 2007

**Subject:** Deadwood Second Subdivision – Final Plat

**Item #'s:** G-18

**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 Six (6), Deadwood Subdivision in the City of Grand Island, Hall County, Nebraska. This land consists of approximately 4.652 acres. This property is located south of W. Old Highway 30, between Johnstown Road and Claude Road. Water is available to the subdivision. Sewer is not available and the Nebraska Department of Environmental Quality has approved the use of on-site treatment systems for these lots.

### **Discussion**

The final plat for Deadwood Second Subdivision was considered under the Consent Agenda by the Regional Planning Commission at the November 7, 2007 meeting. A motion was made by Ericksen, and seconded by Miller to approve the plat as presented. A roll call vote was taken and the motion carried with 12 members present voting in favor (Miller, Amick, O'Neill, Ruge, Hayes, Reynolds, Monter, Haskins, Eriksen, Bredthauer, Heineman, Snodgrass).

### **Alternatives**

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

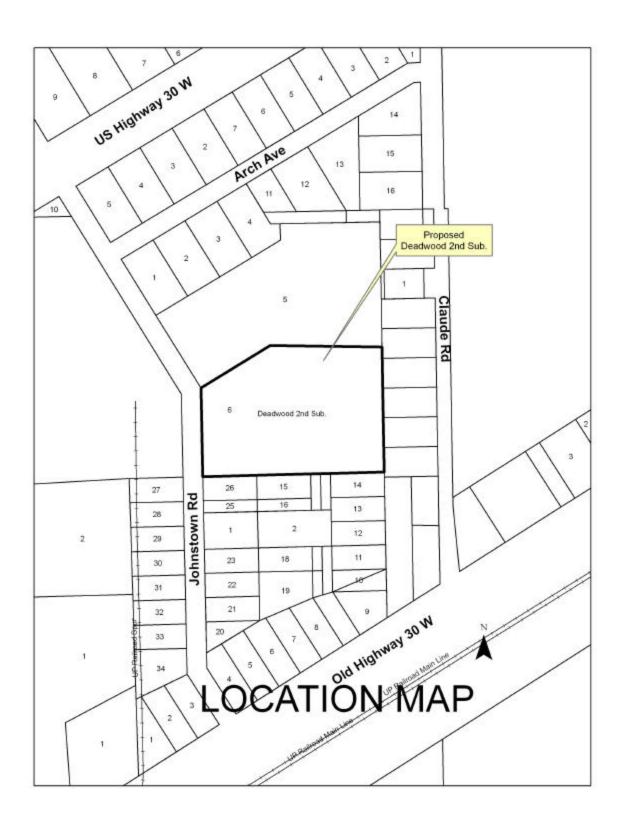
- 1. Move to approve
- 2. Refer the issue to a Committee
- 3. Postpone the issue to future date
- 4. Take no action on the issue

### Recommendation

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

### **Sample Motion**

Motion to approve as recommended.



*	, Deadwood	S . Lot 5	ubdivisi	0 11	.09	LECEND.  -Indicates 1/2" Iron Pipe Found Unless Otherwise Noted o-Indicates 1/2" Iron Pipe WiSurvey Cap Placed Unless Otherwise Nate A-Indicates ACTUML Distance R-Indicates RECORDED Distance
	215.24 h (245.20 B) N 86102.22	339 189 62	.12' A (339.21' R) A	89'54'01" E 149.50'	Scale : 1"=	Legal Description  A tract of land comprising all of Lot Six (6), Deadwood Subdivision in the City of Grand Island, Hall County, Nebraska, said tract containing 4.652 acres more or less.
Johnstown Road Road Road Road Road North	Existing 20'x20' Utility Eosement	53	N 69°53'03" W	Southery Sewer Essented  2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	NE1/4 SE1/4 Section 24 Tith-Riow Unplatted	Dedication  KNOW ALL MEN BY THESE PRESENTS, that, KEVIN HULSE and TAMMIE HULSE, husbond and wife, being the owners of the land described hereon, hove caused same to be surveyed, subdivided, platled and designated as DEADWOOD SECOND SUBDIVISION, in the City of Grand Island, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the eazements as shown thereon for the location, construction and maintenance of public service utilities forever, together with the right of ingress and egress thereto, and hereby prohibiting the planting of trees, bushes and shrubs, or placing other obstructions upan, over, along or undermedit 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, we have affixed our signatures hereto at Grand Island, Nebraska; this
	Lot 26 Routing's	548.70° A (548.8° R) N 89°53'03 Lot 15 First	0 1 1 0	Lot 14 bdivision	@,	Kevin Hulse Tammie Hulse
Island, Wood R	o and approved by the Region liver and the Villages of Alda, Chairman	al Planning Com <del>fa</del> ission of Hall Cairo and Doniphan, Nebraska. Date and Island, Nebraska, this		HULSE, husband and signatures are affixed or her voluntary act IN WITNESS WHERE	n and for so wife, to me I hereto, an and deed. OF, I have I a, on the c	, 2007, before me aid Counth, personally appeared KEVIN HULSE and TAMMIE personally known to be the identical persons whose  d that each did acknowledge the execution thereof to be his because subscribed my name and affixed my official seal at late last obove written.  (Seal)
	, 2007.		*			Notary Public
(Seal)	Mayor	City Clerk		SECOND SUBDIVISION', plat thereof; that the as contained in said accurately staked off dimensions of each li	of on Octobe in the City lots, blocks subdivision and marke of are as si	ate  or 15, 2007, I completed an accurate survey of 'DEADWOOD of Grand Island, Nebraska, as shown on the accompanying s, streets, oversues, alleys, ports, commons and other grounds as shown on the accompanying plat thereof are well and of that iron markers were placed at all (of corners; that the hown on the plat; that each lot bears its own number; and reference to known and recorded monuments.
					Deryl D. Sor	genfrei, Reg. Lond Surveyor No. 578 (Seal)
	DEAD	) W O O D	SECC	DNDS	UB	DIVISION

DEADWOOD SECOND SUBDIVISION
IN THE CITY OF GRAND ISLAND, NEBRASKA

OCKWELL AND ASSOCILIC - ENGINEERING & SURVEYING - GRAND ISLAND NERRASKA

Sheet No. 1 Of

#### **Deadwood Second Subdivision Final Plat Summary**

#### Developer/Owner

Kevin and Tammie Hulse 4300 W Wildwood Drive Grand Island, NE 68803

2 Lots south of Arch Street and east of Johnstown Road.

Size: 4.652 Acres

**Zoning** M2-Heavy Manufacturing

Road Access: Public City Streets, No new streets will be added

Water Public: City Water is Available and will be extended to serve all lots

Sewer Public: City Sewer Not Available. The state has approved the use of a septic

system on these lots.



#### RESOLUTION 2007-285

WHEREAS, Kevin Hulse and Tammie Hulse, husband and wife, as owners, have caused to be laid out into lots, a tract of land comprising all of Lot Six (6), Deadwood Subdivision, in the City of Grand Island, Hall County, Nebraska, under the name of DEADWOOD SECOND 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 DEADWOOD SECOND 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, November 13, 2007.

Margaret Hornady, Mayor