



City of Grand Island

Tuesday, March 11, 2008

Council Session

Item G5

**#2008-82 - Approving Final Plat and Subdivision Agreement for
Spencer Acres Subdivision**

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission
Meeting: March 11, 2008
Subject: Spencer Acres Subdivision – Final Plat
Item #'s: G-5
Presenter(s): Chad Nabyt AICP, Regional Planning Director

Background

This final plat proposes to create 2 lots between Ravenwood Subdivision and Hidden Lakes Subdivision. One lot is slightly more than 3 acres in size and the other is approximately 7 acres. City Sewer and Water are not available to these lots. They exceed the minimum size for well and septic systems. Both lots front onto existing public right-of-way. The property is zoned LLR Large Lot Residential and would permit 20,000 square foot lots. This land consists of approximately 10.135 acres. This property is located on the west Gunbarrel Road with Pheasant Drive on the north and the south.

Discussion

The final plat for Spencer Acres Subdivision was considered under the Consent Agenda by the Regional Planning Commission at the March 5, 2008 meeting. A motion was made by Haskins, and seconded by Bredthauer, to approve the plat as presented. A roll call vote was taken and the motion carried with members present voting in favor (Miller, Amick, O'Neill, Ruge, Reynolds, Monter, Haskins, Bredthauer, Snodgrass).

Alternatives

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

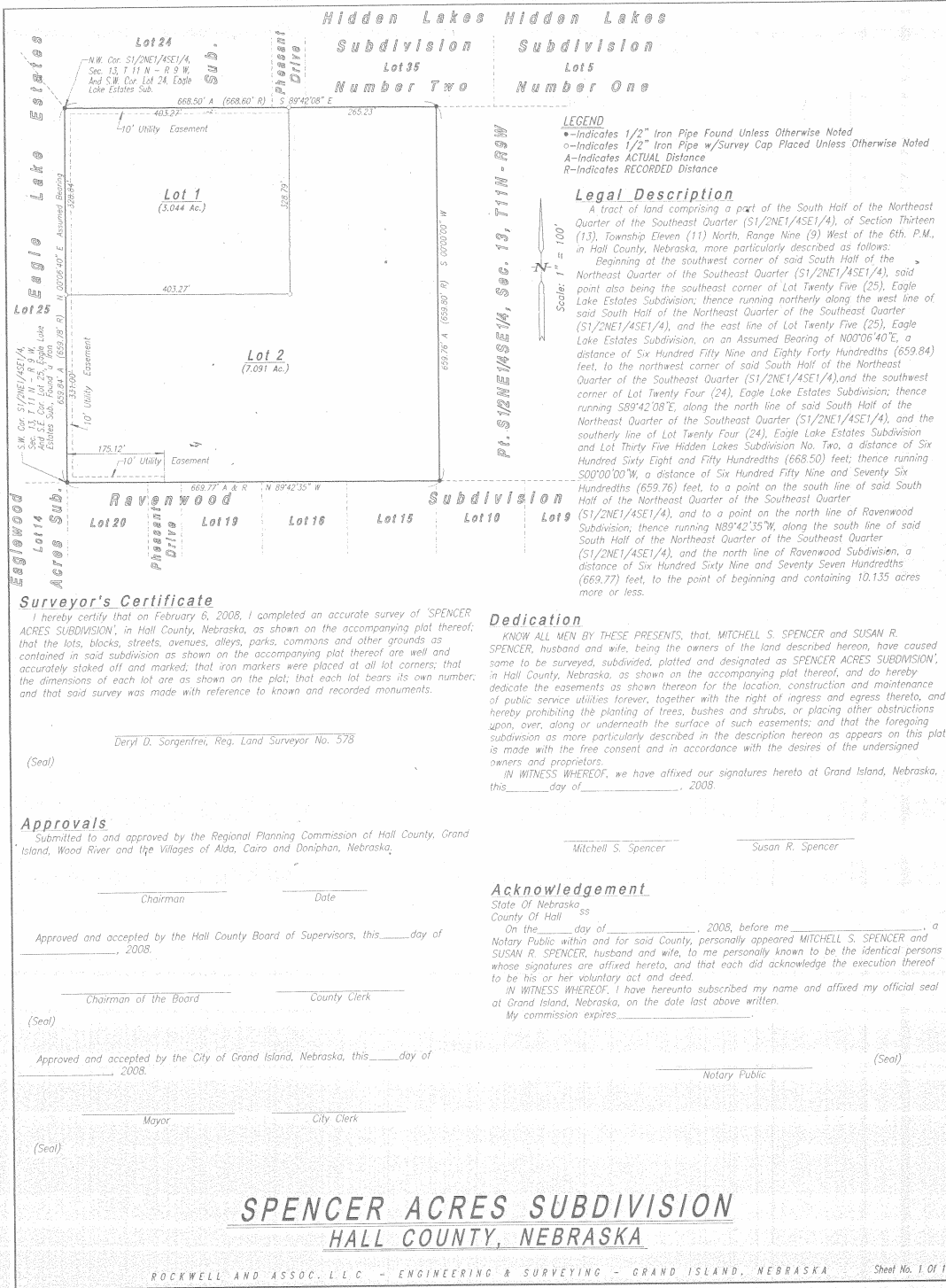
1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

Recommendation

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

Sample Motion

Move to approve as recommended.



LEGEND
 •—Indicates 1/2" Iron Pipe Found Unless Otherwise Noted
 o—Indicates 1/2" Iron Pipe w/Survey Cap Placed Unless Otherwise Noted
 A—Indicates ACTUAL Distance
 R—Indicates RECORDED Distance

Legal Description
 A tract of land comprising a part of the South Half of the Northeast Quarter of the Southeast Quarter (S1/2NE1/4SE1/4), of Section Thirteen (13), Township Eleven (11) North, Range Nine (9) West of the 6th P.M., in Hall County, Nebraska, more particularly described as follows:
 Beginning at the southwest corner of said South Half of the Northeast Quarter of the Southeast Quarter (S1/2NE1/4SE1/4), said point also being the southeast corner of Lot Twenty Five (25), Eagle Lake Estates Subdivision; thence running northerly along the west line of said South Half of the Northeast Quarter of the Southeast Quarter (S1/2NE1/4SE1/4), and the east line of Lot Twenty Five (25), Eagle Lake Estates Subdivision, on an Assumed Bearing of N00°06'40"E, a distance of Six Hundred Fifty Nine and Eighty Four Hundredths (659.84) feet, to the northwest corner of said South Half of the Northeast Quarter of the Southeast Quarter (S1/2NE1/4SE1/4), and the southwest corner of Lot Twenty Four (24), Eagle Lake Estates Subdivision; thence running S89°42'08"E, along the north line of said South Half of the Northeast Quarter of the Southeast Quarter (S1/2NE1/4SE1/4), and the southerly line of Lot Twenty Four (24), Eagle Lake Estates Subdivision and Lot Thirty Five Hidden Lakes Subdivision No. Two, a distance of Six Hundred Sixty Eight and Fifty Hundredths (668.50) feet; thence running S00°00'00"W, a distance of Six Hundred Fifty Nine and Seventy Six Hundredths (659.76) feet, to a point on the south line of said South Half of the Northeast Quarter of the Southeast Quarter (S1/2NE1/4SE1/4), and to a point on the north line of Ravenwood Subdivision; thence running N89°42'35"W, along the south line of said South Half of the Northeast Quarter of the Southeast Quarter (S1/2NE1/4SE1/4), and the north line of Ravenwood Subdivision, a distance of Six Hundred Sixty Nine and Seventy Seven Hundredths (669.77) feet, to the point of beginning and containing 10.135 acres more or less.

Surveyor's Certificate
 I hereby certify that on February 6, 2008, I completed an accurate survey of "SPENCER ACRES SUBDIVISION", in Hall County, Nebraska, as shown on the accompanying plat thereof; that the lots, blocks, streets, avenues, alleys, parks, commons and other grounds as contained in said subdivision as shown on the accompanying plat thereof are well and accurately staked off and marked, that iron markers were placed at all lot corners; that the dimensions of each lot are as shown on the plat; that each lot bears its own number, and that said survey was made with reference to known and recorded monuments.

Deryl D. Sorgenfrei, Reg. Land Surveyor No. 578

(Seal)

Dedication
 KNOW ALL MEN BY THESE PRESENTS, that, MITCHELL S. SPENCER and SUSAN R. SPENCER, husband and wife, being the owners of the land described herein, have caused same to be surveyed, subdivided, platted and designated as "SPENCER ACRES SUBDIVISION", in Hall County, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the easements 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 upon, over, along or underneath the surface of such easements; and that the foregoing subdivision as more particularly described in the description herein 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 ____ day of _____, 2008.

Mitchell S. Spencer Susan R. Spencer

Approvals
 Submitted to and approved by the Regional Planning Commission of Hall County, Grand Island, Wood River and the Villages of Alda, Cairo and Doniphan, Nebraska,

Chairman Date

Approved and accepted by the Hall County Board of Supervisors, this ____ day of _____, 2008.

Chairman of the Board County Clerk

(Seal)

Approved and accepted by the City of Grand Island, Nebraska, this ____ day of _____, 2008.

Mayor City Clerk

(Seal)

Acknowledgement
 State Of Nebraska ss
 County Of Hall
 On the ____ day of _____, 2008, before me _____, a Notary Public within and for said County, personally appeared MITCHELL S. SPENCER and SUSAN R. SPENCER, husband and wife, to me personally known to be the identical persons whose signatures are affixed hereto, and that each did acknowledge the execution thereof to be his or her 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)

SPENCER ACRES SUBDIVISION
HALL COUNTY, NEBRASKA

Spencer Acres Subdivision Final Plat Summary

Developer/Owner

Mitchell S. and Susan R. Spencer
436 Pheasant Drive
Grand Island, NE 68801

2 Lots west of Gunbarrel Road between Pheasant Drive on the north and south.

Size: 10.135 Acres

Zoning LLR-Low Density Residential.

Road Access: Public City Streets, no new streets

Water Public: City Water **is not** available to all lots.

Sewer Public: City Sewer **is not** available to all lots.



RESOLUTION 2008-82

WHEREAS, Mitchell S. Spencer and Susan R. Spencer, husband and wife, as owners, have caused to be laid out into lots, a tract of land comprising a part of the South Half of the Northeast Quarter of the Southeast Quarter (S¹/₂NE¹/₄SE¹/₄) of Section Thirteen (13), Township Eleven (11) North, Range Nine (9), West of the 6th P.M., in the City of Grand Island, Hall County, Nebraska, under the name of SPENCER ACRES 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 owners 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 SPENCER ACRES 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, March 11, 2008.

Mitchell Nickerson, President
Grand Island City Council

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
March 6, 2008	☐ City Attorney