

City of Grand Island

Tuesday, July 08, 2008 Council Session

Item G3

#2008-179 - Approving Final Plat and Subdivision Agreement for Spencer Acres Subdivision

Staff Contact: Chad Nabity

City of Grand Island City Council

Council Agenda Memo

From: Regional Planning Commission

Meeting: July 8, 2008

Subject: Spencer Acres Subdivision – Final Plat

Item #'s: G-3

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

Background

This final plat proposes to create 4 lots between Ravenwood Subdivision and Hidden Lakes Subdivision. Two lots are slightly more than 1 acre in size and the other two are 3 and 4.4 acres. City Sewer and Water are not available to these lots. The Nebraska Department of Environmental Quality has approved septic systems on these lots. All of the 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 by the Regional Planning Commission at the July 2, 2008 meeting. A motion was made by Miller, and seconded by Eriksen, to approve the plat as presented. A roll call vote was taken and the motion carried with 8 members present voting in favor (Miller, O'Neill, Reynolds, Haskins, Eriksen, Bredthauer, Heineman, and 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.

ſ									
	6 0		Hidden	Lake					
	(0)	10124	Subdi						
	®	Lot 24 3	Lot Numbe		Lots Number One				
1	es \	668.50' A (668.60' 403.27'	' R) S 89'42'08" E						
		N.W. Cor. S1/2NE1/4SE1/4,	and the first section of the section		LEGEND Indicates 1/2" Iron Pipe Found Unless Otherwise Noted				
	®	Sec. 13, T 11 N - R 9 W, And S.W. Cor. Lot 24, Eagle Lake Estates Sub.	Easement		○─Indicates 1/2" Iron Pipe w/Survey Cap Placed Unless Otherwise Noted A─Indicates ACTUAL Distance				
	en en	<u>Lot 1</u>	Access		© R−Indicates RECORDED Distance				
	L med Be	3.044 Ac.)	32c	*	Legal Description A tract of land comprising a part of the South Half of the Northeast				
	€ Assu		Utility	.00,0	Ouarter 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.,				
	J . 00.	-30' Utility And Access Easement	000	0.00 S	in Hall County, Nebraska, more particularly described as follows:				
1	90.00	403.27	Lot 2	2	Northeast Quarter of the Southeast Quarter (S1/2NE1/4SE1/4), said				
	Lot 25	(g) 175.11' 175.11'	53.05° (4.430 Ac.)	29.80	Lake Estates Subdivision; thence running northerly along the west line of				
	. Lake	Ŀメ¹ ヤヸヸ゙゙゙゙゙゚゚゚		6)	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				
- 1	7. \$1/2NE1/45E1/4, 1. T. 11. N. –. R. 9 W, Cor. Lot. 25, Eagle 1 Sub., Found 'u Kon 659.84' A. (659.	Easement Easement Easement		526.76	distance of City and Fifth Nices of First 19 1 19 1000 04				
	2NE1/ N - Lot 2: Found 59.84*	87 Lot 4 Res Lot 3	3		Jeet, 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 Loke 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				
	S. 51.	(1.3306 Ac.) \(\frac{1}{2}\) (1.3306 Ac.)			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				
	S.W. Cor. Sec. 13, And S.E. Estates S	Utility And			southerly line of Lot Twenty Four (24), Eagle Lake Estates Subdivision				
		o,			and Lot Thirty Five Hidden Lakes Subdivision No. Two, a distance of Six Hundred Sixty Eight and Fifty Hundredths (668.50) feet; thence running				
	6 6	1/5.11 175.11 669.77' A & R	N 89'42'35" W	_	500'00'00"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				
	agiewood Lott	Ravenwood Lot 20 Lot 19	Lot 16 Lot 15	. 1	division Half of the Northeast Quarter of the Southeast Quarter Lotto (S1/2NE1/4SE1/4), and to a point on the north line of Ravenwood				
	10 m	8 2	200.10		Subdivision; thence running N89'42'35"W, along the south line of said South Half of the Northeast Quarter of the Southéast Quarter				
	6 6	40		i e	(S1/2NE1/4SE1/4), and the north line of Rovenwood Subdivision, a distance of Six Hundred Sixty Nine and Seventy Seven Hundredths				
ľ	Eurya Surva	yor's Certificate			(669.77) feet, to the point of beginning and containing 10.135 acres more or less.				
	1 hereby	certify that on February 6, 2008, I d							
ACRES SUBDIVISION, in Hall County, Nebraska, as shown on the accompanying plat thereof, that the lots, blocks, streets, ovenues, alleys, parks, commons and other grounds as contained in said subdivision as shown on the accompanying plat thereof are well and SPENCER, husband and wife, being the owners of the land described hereon, have a SPENCER, husband and wife, being the owners of the land described hereon, have a specific provided to the land described hereon, have a specific provided to the land described hereon, have a specific provided to the land described hereon, have a specific provided to the land described hereon, have a specific provided to the land described hereon.									
1	accurately	SPENCER, husband and wife, being the owners of the land described hereon, have caused same to be surveyed, subdivided, platted and designated as SPENCER ACRES SUBDIVISION,							
		tions of each lot are as shown on the aid survey was made with reference to			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				
1	upon, over, along or underneath the surface of such easements; and the Deryl D. Sorgenfrei, Reg. Land Surveyor No. 578 subdivision as more particularly described in the description hereon as a								
-	(Seal)				is mode 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,				
					thisday of, 2008.				
	Appro								
1	Submitte Island, Woo	ed to and approved by the Regional P nd River and the Villages of Alda, Cain	Planning Commission of Hall Colo o and Doniphan, Nebraska.	unty, Grand	Mitchell S. Spencer Susan R. Spencer				
		<u> </u>			·				
		Chairman	Date		Acknowledgement				
					County Of Hall SS				
1	Approved	d and accepted by the Hall County Bo , 2008.	oard of Supervisors, thisd	ay of	On theday 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.				
1	, i , j , i , j	Chairman of the Board	County Clerk		IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal at Grand Island, Nebraska, on the date last above written.				
1	(Seal)				My commission expires				
-	Approved	d and accepted by the City of Grand	Island Nebraska this day	of					
-		, 2008. ·			(Seal) Notary Public				
					마이트 전에 가는 사람들이 되었다. 그런 사람들은 사람들이 되었다. 				
		Mayor	City Clerk						
	(Seal)								
1	N								
	1.74	SI	PENCER A	CRF	FS SUBDIVISION				
1		()	HALL	OUNT	ES SUBDIVISION TY, NEBRASKA				
1		ROCKWELL AND	ASSOC. LLC - ENG	SINEERING	NG & SURVEYING - GRAND ISLAND, NEBRASKA Sheet No. 1 Of 1				

Spencer Acres Subdivision Final Plat Summary

Developer/Owner

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

4 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 2008-179

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 (S½NE¼SE¼) 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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AUDITUU DV IIIC	City Counci	i Oi uic		uiu isianu.	. туставка	. Juiv O.	. 4000.

	Margaret Hornady, Mayor
Attest:	
RaNae Edwards, City Clerk	