



City of Grand Island

Tuesday, November 18, 2008

Council Session

Item G3

**#2008-320 - Approving Final Plat and Subdivision Agreement for
Memorial Place Subdivision**

Staff Contact: Chad Nabitv

Council Agenda Memo

From: Regional Planning Commission
Meeting: November 18, 2008
Subject: Memorial Drive Subdivision – Final Plat
Item #'s: G-3
Presenter(s): Chad Nabity AICP, Regional Planning Director

Background

This final plat proposes to create 3 lots South of Memorial Drive and East of Vine Street. City Sewer and Water are available to these lots. This land consists of approximately 1.255 acres.

Discussion

The final plat for Memorial Drive Subdivision was considered by the Regional Planning Commission at the November 5, 2008 meeting. A motion was made by Ruge, and seconded by Eriksen, to approve the plat as presented. A roll call vote was taken and the motion carried with members present voting in favor (Amick, O'Neill, Eriksen, Monter, Reynolds, Ruge, Hayes, 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.

LEGEND

- Indicates 1/2" Iron Pipe Found Unless Otherwise Noted
- Indicates 1/2" Iron Pipe w/Survey Cap Placed Unless Otherwise Noted
- ~--Indicates Nail/w Disk In Concrete Placed
- A--Indicates ACTUAL Distance
- R--Indicates RECORDED Distance

Legal Description

A tract of land comprising a part of Lot Six (6) and all of Lot Seven (7) in Block Four (4), Meves First Addition along with that portion of Vacated Alley lying south of and adjacent thereto, and a part of Blocks Three (3) and Four (4), Koehler Subdivision, all in the City of Grand Island, Hall County, Nebraska, more particularly described as follows:

Beginning at the northwest corner of Lot Twelve (12), Speltz-Schultz Addition, said point also being on the easterly line of said Koehler Subdivision; thence running southerly along the easterly line of said Koehler Subdivision on an Assumed Bearing of S00°00'00"W, a distance of Two Hundred Nine and Ninety Three Hundredths (209.93) feet; thence running N89°24'17"W, a distance of Two Hundred Eighteen and Thirty Two Hundredths (218.32) feet; thence running N00°02'01"W, a distance of One Hundred Ten and Fourteen Hundredths (110.14) feet, to a point on the south line of said Block Three (3), Koehler Subdivision; thence running N89°17'09"W, along the south line of said Block Three (3), Koehler Subdivision, a distance of Twenty One and Seven Hundredths (21.07) feet; thence running N00°09'51"E, a distance of Ninety Eight and Seventy Two Hundredths (98.72) feet, to a point on the south line of said Vacated Alley; thence running N89°31'32"W, along the south line of said Vacated Alley, a distance of Twenty Two and Eleven Hundredths (22.11) feet; thence running N30°43'14"E, a distance of Eighteen and Seventy Hundredths (18.70) feet, to the southwest corner of said Lot Seven (7), Block Four (4), Meves First Addition and to a point on the southerly right of way line of Memorial Drive; thence running N71°51'51"E along the northerly line of said Lots Six (6) and Seven (7), Block Four (4), Meves First Addition and the southerly right of way line of Memorial Drive a distance of One Hundred Fifty Six and Forty Nine Hundredths (156.49) feet; thence running S18°10'37"E, a distance of Sixty Nine and Forty Nine Hundredths (69.49) feet, to a point on the south line of said Vacated Alley; thence running S89°43'08"E, along the south line of said Vacated Alley, a distance of Eighty One and Thirty Two Hundredths (81.32) feet, to the point of beginning and containing 1.255 acres more or less.

Surveyor's Certificate

I hereby certify that on September 24, 2008, I completed an accurate survey of 'MEMORIAL PLACE SUBDIVISION', in the City of Grand Island, 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.

(Seal) Deryl D. Sorgenfrei, Reg. Land Surveyor No. 578

Approvals

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

Chairman _____ Date _____

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

Mayor _____ City Clerk _____

(Seal) _____

Dedication

KNOW ALL MEN BY THESE PRESENTS, that TIM C. PLATE, a single person, being the owner of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as 'MEMORIAL PLACE SUBDIVISION' in the City of Grand Island, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the easements, if any, as shown thereon for the location, construction and maintenance of public service utilities, 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 hereon as appears on this plat is made with the free consent and in accordance with the desires of the undersigned owner and proprietor.

IN WITNESS WHEREOF, I have affixed my signature hereto, at Grand Island, Nebraska, this _____ day of _____, 2008.

Tim C. Plate

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 TIM C. PLATE, a single person, and to me personally known to be the identical person whose signature is affixed hereto, and that he did acknowledge the execution thereof to be his 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)

MEMORIAL PLACE SUBDIVISION

IN THE CITY OF GRAND ISLAND, NEBRASKA

ROCKWELL AND ASSOC. L.L.C. - ENGINEERING & SURVEYING - GRAND ISLAND, NEBRASKA

Sheet No. 1 OF 1

Memorial Drive Subdivision Final Plat Summary

Developer/Owner

Tim Plate
620 North Webb Road
Grand Island NE 68803

3 Lots South of Memorial Drive and East of Vine Street.

Size: 1.255 Acres

Zoning: RO (Residential Office Zone)

Road Access: Public City Streets, no new streets

Water Public: City Water is available to all lots.

Sewer Public: City Sewer is available to all lots.



R E S O L U T I O N 2008-320

WHEREAS, Tim C. Plate, being the owner of the land described hereon, has caused to be laid out into three (3) lots, a tract of land comprising a part of Lot Six (6) and all of Lot Seven (7) in Block Four (4), Meves First Addition along with that portion of Vacated Alley lying south of and adjacent thereto, and a part of Blocks Three (3) and Four (4), Koehler Subdivision, all in the City of Grand Island, Hall County, Nebraska, under the name of MEMORIAL DRIVE 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 MEMORIAL DRIVE 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 18, 2008.

Margaret Hornady, Mayor

Attest:

RaNae Edwards, City Clerk