



# City of Grand Island

Tuesday, February 10, 2009

Council Session

## Item G4

**#2009-26 - Approving Final Plat and Subdivision Agreement for South Pointe Subdivision**

Staff Contact: Chad Nabity

# **Council Agenda Memo**

**From:** Regional Planning Commission  
**Meeting:** February 10, 2009  
**Subject:** South Pointe Subdivision – Final Plat  
**Item #'s:** G-4  
**Presenter(s):** Chad Nabity AICP, Regional Planning Director

## **Background**

This final plat proposes to create 1 lot located north of Hwy 34 east of South Locust. This is approximately 1.966 acres and 1 lot. The property is zoned B2 - AC Arterial Commercial Overlay Zone and B2 - General Business Zone.

## **Discussion**

The final plat for South Pointe Subdivision was considered by the Regional Planning Commission at the February 4, 2009 meeting. A motion was made by, and seconded by, to approve the plat as presented. A roll call vote was taken and the motion carried with 7 members present voting in favor (O'Neill, Ruge, Monter, Haskins, Bredthauer, Heineman, and Snodgrass).

## **Alternatives**

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

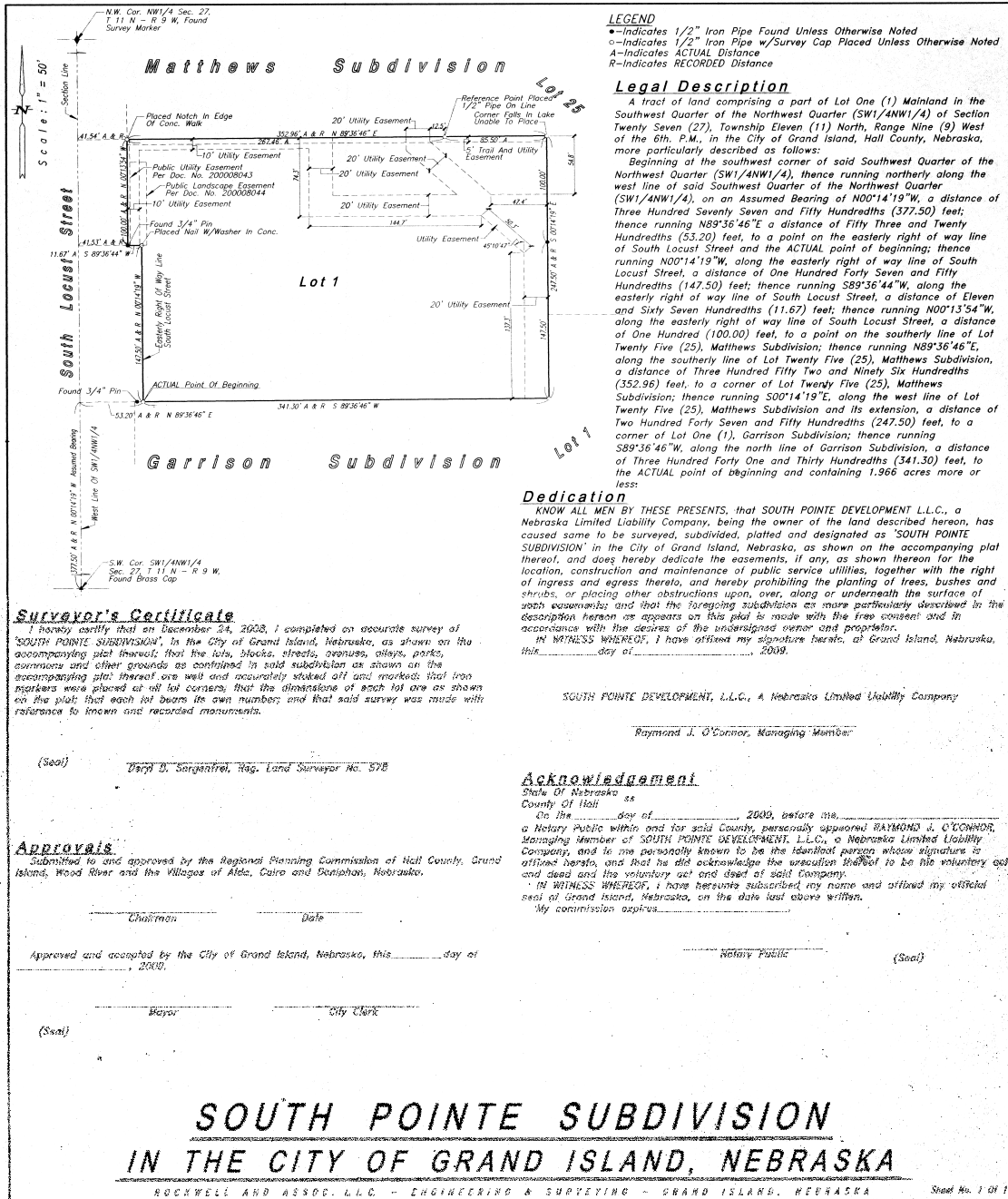
1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

## **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  
 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 Lot One (1) Mainland in the Southwest Quarter of the Northwest Quarter (SW1/4NW1/4) of Section Twenty Seven (27), Township Eleven (11) North, Range Nine (9) West of the 6th, P.M., in the City of Grand Island, Hall County, Nebraska, more particularly described as follows:  
 Beginning at the southwest corner of said Southwest Quarter of the Northwest Quarter (SW1/4NW1/4), thence running northerly along the west line of said Southwest Quarter of the Northwest Quarter (SW1/4NW1/4), on an Assumed Bearing of N00°14'19"W, a distance of Three Hundred Seventy Seven and Fifty Hundredths (377.50) feet; thence running N89°36'46"E a distance of Fifty Three and Twenty Hundredths (53.20) feet, to a point on the easterly right of way line of South Locust Street and the ACTUAL point of beginning; thence running N00°14'19"W, along the easterly right of way line of South Locust Street, a distance of One Hundred Forty Seven and Fifty Hundredths (147.50) feet; thence running S89°36'44"W, along the easterly right of way line of South Locust Street, a distance of Eleven and Sixty Seven Hundredths (11.67) feet; thence running N00°13'54"W, along the easterly right of way line of South Locust Street, a distance of One Hundred (100.00) feet, to a point on the southerly line of Lot Twenty Five (25), Matthews Subdivision; thence running N89°36'46"E, along the southerly line of Lot Twenty Five (25), Matthews Subdivision, a distance of Three Hundred Fifty Two and Ninety Six Hundredths (352.96) feet, to a corner of Lot Twenty Five (25), Matthews Subdivision; thence running S00°14'19"E, along the west line of Lot Twenty Five (25), Matthews Subdivision and its extension, a distance of Two Hundred Forty Seven and Fifty Hundredths (247.50) feet, to a corner of Lot One (1), Garrison Subdivision; thence running S89°36'46"W, along the north line of Garrison Subdivision, a distance of Three Hundred Forty One and Thirty Hundredths (341.30) feet, to the ACTUAL point of beginning and containing 1.966 acres more or less.

**Dedication**  
 KNOW ALL MEN BY THESE PRESENTS, that SOUTH POINTE DEVELOPMENT L.L.C., a Nebraska Limited Liability Company, being the owner of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as 'SOUTH POINTE SUBDIVISION' in the City of Grand Island, Nebraska, as shown on the accompanying plat thereof, and does 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 or 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 \_\_\_\_\_, 2009.

SOUTH POINTE DEVELOPMENT, L.L.C., A Nebraska Limited Liability Company  
 Raymond J. O'Connor, Managing Member

**Acknowledgment**  
 State Of Nebraska ss  
 County Of Hall ss  
 On the \_\_\_\_\_ day of \_\_\_\_\_, 2009, before me, \_\_\_\_\_ a Notary Public within and for said County, personally appeared RAYMOND J. O'CONNOR, Managing Member of SOUTH POINTE DEVELOPMENT, L.L.C., a Nebraska Limited Liability Company, and is 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 and the voluntary act and deed of said Company.  
 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 \_\_\_\_\_

**Surveyor's Certificate**  
 I hereby certify that on December 24, 2008, I completed an accurate survey of 'SOUTH POINTE SUBDIVISION', in the City of Grand Island, Nebraska, as shown on the accompanying plat thereof; that the lots, blocks, streets, avenues, alleys, parks, courtyards 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 measurements.

(Seal) David D. Sargentfrel, 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 Afton, Cairo and Doniphan, Nebraska.  
 \_\_\_\_\_ Chairman \_\_\_\_\_ Date

Approved and accepted by the City of Grand Island, Nebraska, this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

(Seal) \_\_\_\_\_ Mayor \_\_\_\_\_ City Clerk

**SOUTH POINTE SUBDIVISION  
 IN THE CITY OF GRAND ISLAND, NEBRASKA**

## South Pointe Subdivision Final Plat Summary

### Developer/Owner

South Pointe Development L.L.C  
Raymond J. O'Connor, Managing Member  
PO Box 139  
Grand Island, NE 68802

North of US Hwy 34, east of South Locust Street, Section 27, Township 11 North, Range 9 West, in Grand Island, in Hall County, Nebraska.

**Size:** 1.966 Acres

**Zoning:** B2-AC – B2 – General Business Zone and AC-Arterial Commercial Overlay

**Road Access:** Public City Streets

**Water Public:** Public water available

**Sewer Public:** Public sewer available



RESOLUTION 2009-26

WHEREAS, South Pointe Development L.L.C. a Nebraska Limited Liability Company, Raymond J. O'Connor, Managing Member, as owner, have caused to be laid out into 1 lot, a tract of land comprising a part of Lot One (1) Mainland in the Southwest Quarter of the Northwest Quarter (SW1/4 NW1/4) of Section Twenty Seven (27), Township Eleven (11) North, Range Nine (9) West of the 6<sup>th</sup> P.M., in the City of Grand Island, Hall County, Nebraska, under the name of SOUTH POINTE 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 SOUTH POINTE 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, February 10, 2009.

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

Attest:

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

Approved as to Form    ☐ \_\_\_\_\_  
February 5, 2009        ☐ City Attorney