



City of Grand Island

Tuesday, May 12, 2015

Council Session

Item G-2

**#2015-121 - Approving Final Plat and Subdivision Agreement for
GI Acres**

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission
Meeting: May 12, 2015
Subject: GI Acres – Final Plat
Item #'s: G-2
Presenter(s): Craig Lewis, Building Department Director

Background

This property is located south of 13th Street and east of Engleman Road in the City of Grand Island, in Hall County, Nebraska consisting of 1 Lot and 3.46 acres.

Discussion

The plat for GI Acres Subdivision Plat was considered by the Regional Planning Commission at the April 1, 2015 meeting.

A motion was made by Ruge and seconded by Bredthauer to approve the plat as presented.

A roll call vote was taken and the motion passed with 10 members present and voting in favor (O'Neill, Maurer, Robb, Connick, Kjar. Ruge, Huisman, Heckman, Haskins and Bredthauer) and no one voting against.

Alternatives

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

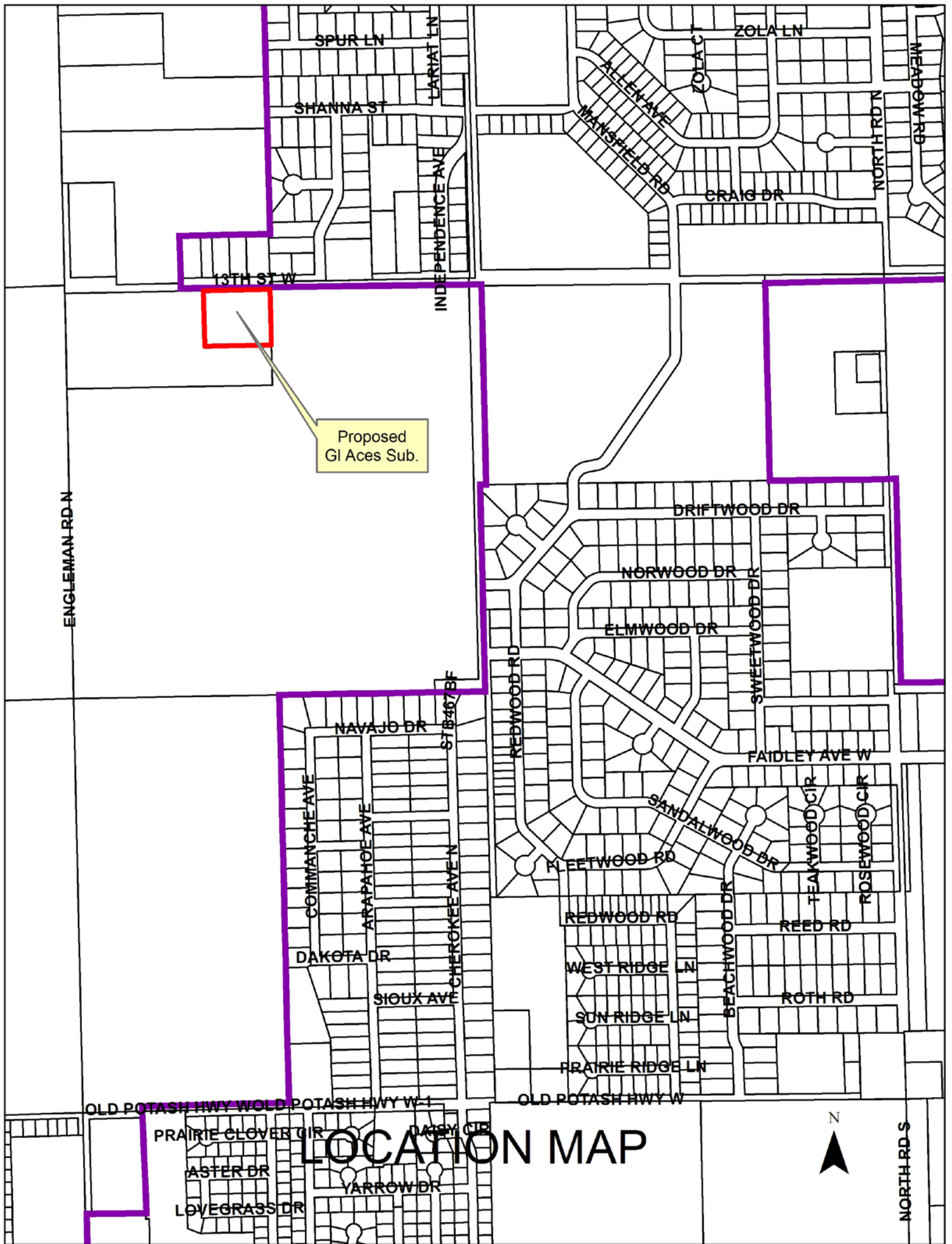
1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

Recommendation

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

Sample Motion

Move to approve as recommended.



**Niedfelt Property Management Preferred LLC
Developer/Owner**

Niedfelt Property Management Preferred LLC
John Niedfelt
PO Box 1445
Grand Island NE 68802

To create 1 lot located south of 13th Street and east of Engleman Rd., in the City of Grand Island, in Hall County, Nebraska.

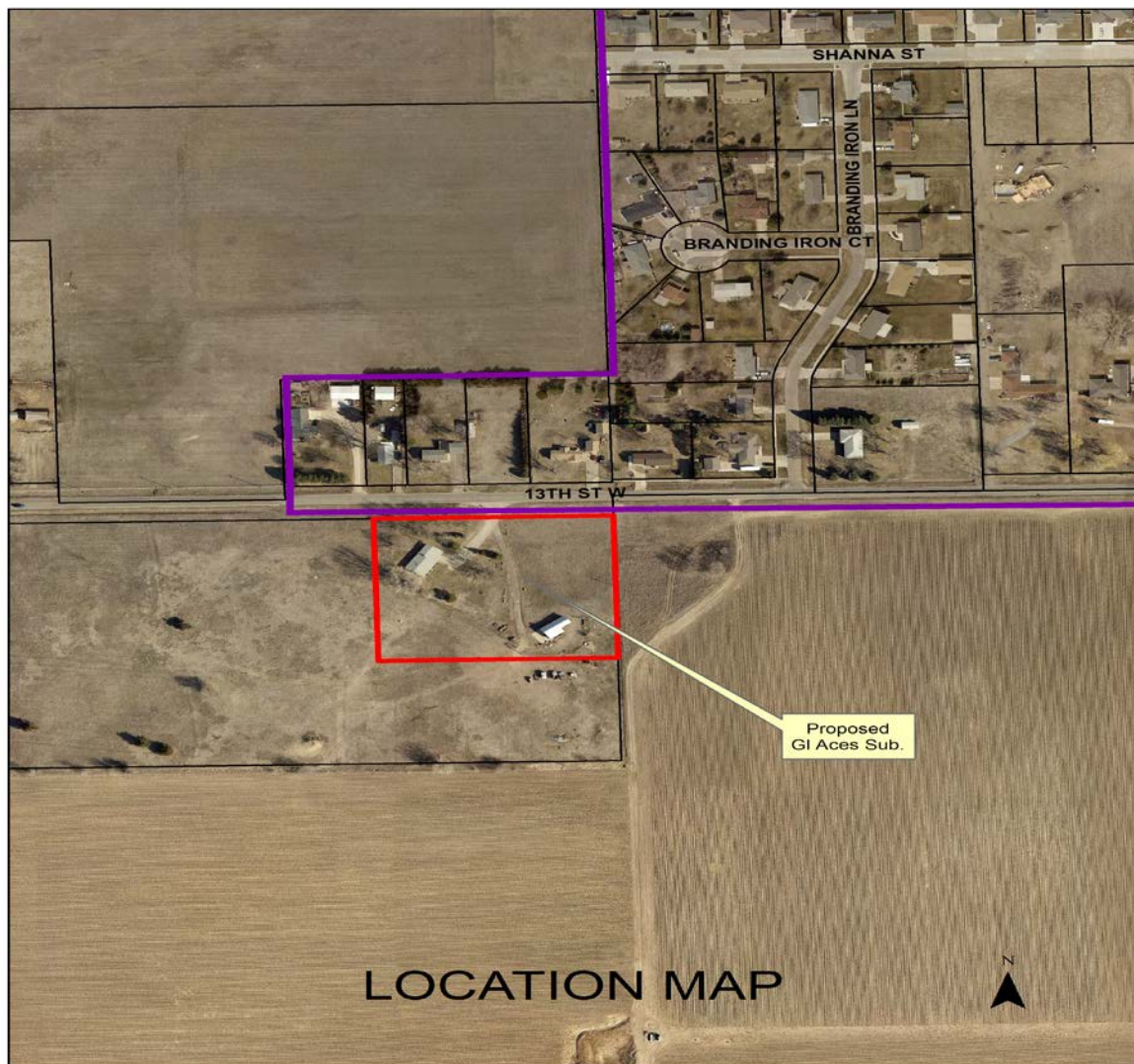
Size: 3.46 acres

Zoning: LLR – Large Lot Residential

Road Access: City roads are available

Water Public: City water is available

Sewer Public: City sewer is available.



March 17, 2015

Dear Members of the Board:

RE: Final Plat – GI Acres Subdivision – Final Plat.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of GI Acres Subdivision, located in the City of Grand Island 2 mile extraterritorial zoning jurisdiction, in Hall County, Nebraska.

This final plat proposes to create 1 lot, on a tract of land in the N ½ NW ¼ NW ¼ Section 14, Township 10 North, Range 11 West of the 6th P.M. Hall County, Nebraska, said tract containing 3.46 acres.

You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on April 1, 2015 in the Council Chambers located in Grand Island's City Hall.

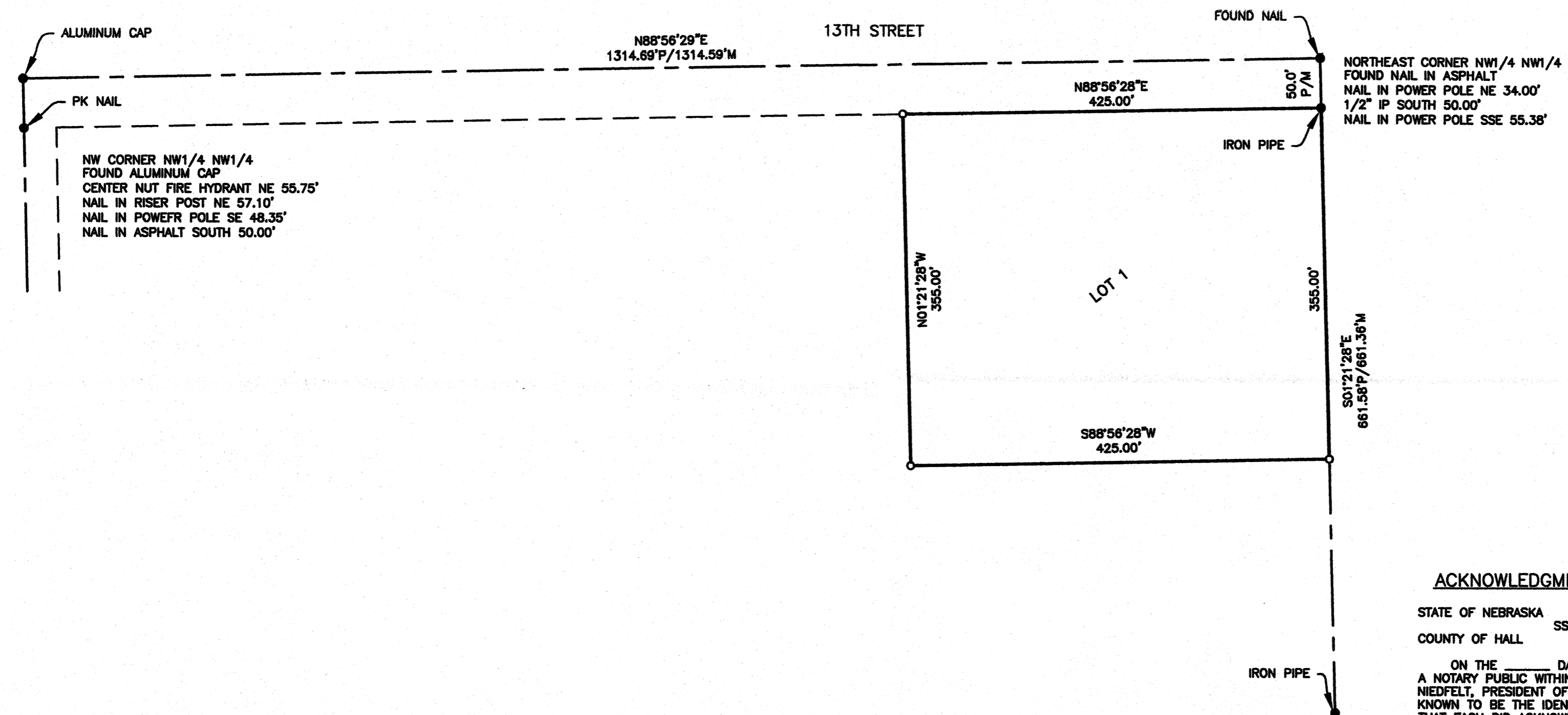
Sincerely,

Craig Lewis
Building Director

Cc: City Clerk
City Attorney
City Public Works
City Building Department
City Utilities
Manager of Postal Operations
Ripp Land Surveying

This letter was sent to the following School Districts 1R, 2, 3, 19, 82, 83, 100, 126.

GI ACRES SUBDIVISION
 A ADDITION TO THE CITY OF GRAND ISLAND
 PART OF THE N1/2 NW1/4 OF NW1/4 OF
 SECTION 14 TOWNSHIP 10 NORTH RANGE 11 WEST
 OF THE SIXTH PRINCIPAL MERIDIAN, HALL COUNTY, NEBRASKA



NW CORNER NW1/4 NW1/4
 FOUND ALUMINUM CAP
 CENTER NUT FIRE HYDRANT NE 55.75'
 NAIL IN RISER POST NE 57.10'
 NAIL IN POWEFR POLE SE 48.35'
 NAIL IN ASPHALT SOUTH 50.00'

NORTHEAST CORNER NW1/4 NW1/4
 FOUND NAIL IN ASPHALT
 NAIL IN POWER POLE NE 34.00'
 1/2" IP SOUTH 50.00'
 NAIL IN POWER POLE SSE 55.38'

LEGEND
 SCALE: 1"=100'
 ● FOUND 5/8" REBAR (UNLESS NOTED)
 ○ ESTABLISHED 5/8" x 24" ROD (WITH ID CAP)
 + TEMPORARY POINT
 PROJECT: 150010
 DRAWN BY: JR

LEGAL DESCRIPTION
 A TRACT OF LAND IN THE N1/2 NW1/4 OF NW1/4 SECTION 14, TOWNSHIP 10 NORTH, RANGE 11 WEST OF THE 6TH PRINCIPAL MERIDIAN HALL COUNTY, NEBRASKA MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHEAST CORNER OF THE NW1/4 OF THE NW1/4 OF SAID SECTION THENCE S01°21'28"E (ON A ASSUMED BEARING AND ALL BEARINGS HEREIN ARE RLEATIVE; THERETO) ON THE EAST LINE OF THE NW1/4 OF THE NW1/4 A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING THENCE CONTINUING S01°21'28"E ON SAID LINE A DISTANCE OF 355.00 FEET; THENCE S88°56'28"W A DISTANCE OF 425.00 FEET; THENCE N01°21'28"W A DISTANCE OF 355.00 FEET; THENCE N88°56'28"E A DISTANCE OF 425.00 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 3.46 ACRES MORE OR LESS.

DEDICATION
 KNOWN ALL MEN BY THESE PRESENTS, THAT NIEDFELT PROPERTY MANAGEMENT LLC, JOHN NIEDFELT PRESIDENT BEING THE SOLE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "GI ACRES SUBDIVISION", A SUBDIVISION BEING PART OF THE NORTH HALF (N1/2) OF THE NORTHWEST QUARTER NW1/4 OF THE NORTHWEST QUARTER NW1/4 OF SECTION FOURTEEN (14), TOWNSHIP TEN (10) NORTH, RANGE ELEVEN (11) WEST OF THE SIXTH PRINCIPAL MERIDIAN, HALL COUNTY, NEBRASKA, AND SAID SOLE OWNERS, HEREBY RATIFY AND APPROVE THE DISPOSITION OF THEIR PROPERTY AS SHOWN ON THE ABOVE PLAT, AND HEREBY DEDICATE FOR THE USE AND BENEFIT OF THE PUBLIC, THE STREETS AND UTILITY EASEMENTS (IF ANY) AS SHOWN UPON SAID PLAT, AND ACKNOWLEDGE SAID SUBDIVISION TO BE MADE WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID SOLE OWNERS.
 DATED THIS _____ DAY OF _____, 2015.

ACKNOWLEDGMENT
 STATE OF NEBRASKA
 COUNTY OF HALL
 ON THE _____ DAY OF _____, 2015, BEFORE ME _____ A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED JOHN NIEDFELT, PRESIDENT OF NIEDFELT PROPERTY MANAGEMENT LLC, 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 _____, NEBRASKA, ON THE DATE LAST ABOVE WRITTEN.
 MY COMMISSION EXPIRES _____

 NOTARY PUBLIC

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.

NIEDFELT PROPERTY MANAGEMENT LLC
 JOHN NIEDFELT PRESIDENT

CHAIRMAN _____ DATE _____

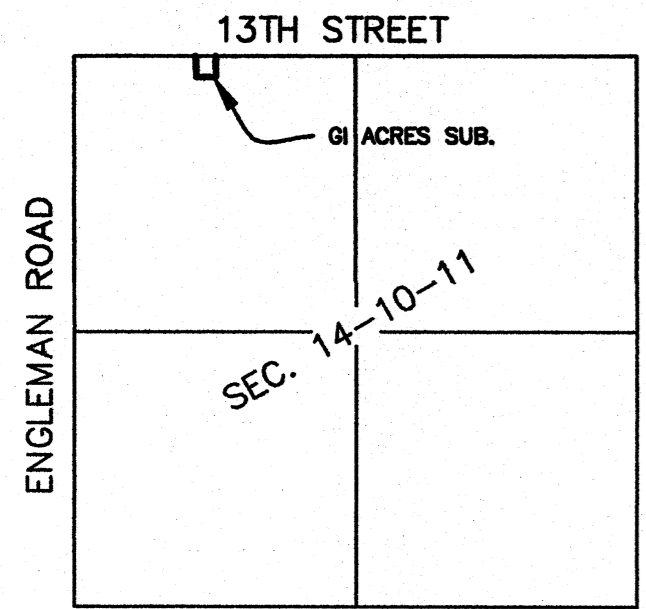
APPROVED AND ACCEPTED BY THE CITY OF GRAND ISLAND, NEBRASKA
 THIS _____ DAY OF _____, 2015.

MAYOR _____ CITY CLERK _____

(SEAL)

JACOB H. RIPP
 NEBRASKA REGISTERED SURVEYOR NO. 663

SURVEYOR'S CERTIFICATE
 I, JACOB H. RIPP, NEBRASKA REGISTERED LAND SURVEYOR NO. 663 HEREBY STATE THAT, ON 2/19/2015, AT THE REQUEST OF NIEDFELT PROPERTY MANAGEMENT LLC, I HAVE CAUSED TO BE MADE A SURVEY OF LAND DEPICTED ON THE ACCOMPANYING PLAT; THAT SAID PLAT IS A TRUE DELINEATION OF SAID SURVEY; THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS MARKED AS SHOWN, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT IS TRUE AND CORRECT.



VICINITY MAP
 NOT TO SCALE

Ripp Land Surveying
 76486 ROAD 449
 SUMNER, NE 68878
 PHONE: 308-380-1281

RESOLUTION 2015-121

WHEREAS, Niedfelt Property Management, LLC, John Niedfelt President , being the owner of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as “GI ACRES SUBDIVISION”, to be laid out into 1 lot, on a tract of land in the N ½ NW ¼ of NW ¼ Section 14, Township 10 North, Range 11, West of the 6th P.M. in the City of Grand Island, 2 mile extraterritorial zoning jurisdiction, in Hall County, Nebraska, 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 GI 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, May 12, 2015.

Jeremy L. Jensen, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
May 8, 2015	☐ City Attorney