



City of Grand Island

Tuesday, May 12, 2015

Council Session

Item G-3

#2015-122 - Approving Final Plat and Subdivision Agreement for Skag-Way Third Subdivision

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission
Meeting: May 12, 2015
Subject: Skag-Way Third Subdivision – Final Plat
Item #'s: G-3
Presenter(s): Chad Nability AICP, Regional Planning Director

Background

This property is located north of State Street and east of Broadwell Avenue in the City of Grand Island, in Hall County, Nebraska consisting of (2 Lots) and 12 acres.

Discussion

The plat for Skag-Way Third Subdivision Final Plat was considered by the Regional Planning Commission at the May 6, 2015 meeting.

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

A roll call vote was taken and the motion passed with 9 members present and voting in favor (O'Neill, Ruge, Kjar, Sears, Maurer, Reynolds, Heckman, Haskins and Bredthauer) and no members abstaining.

Alternatives

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

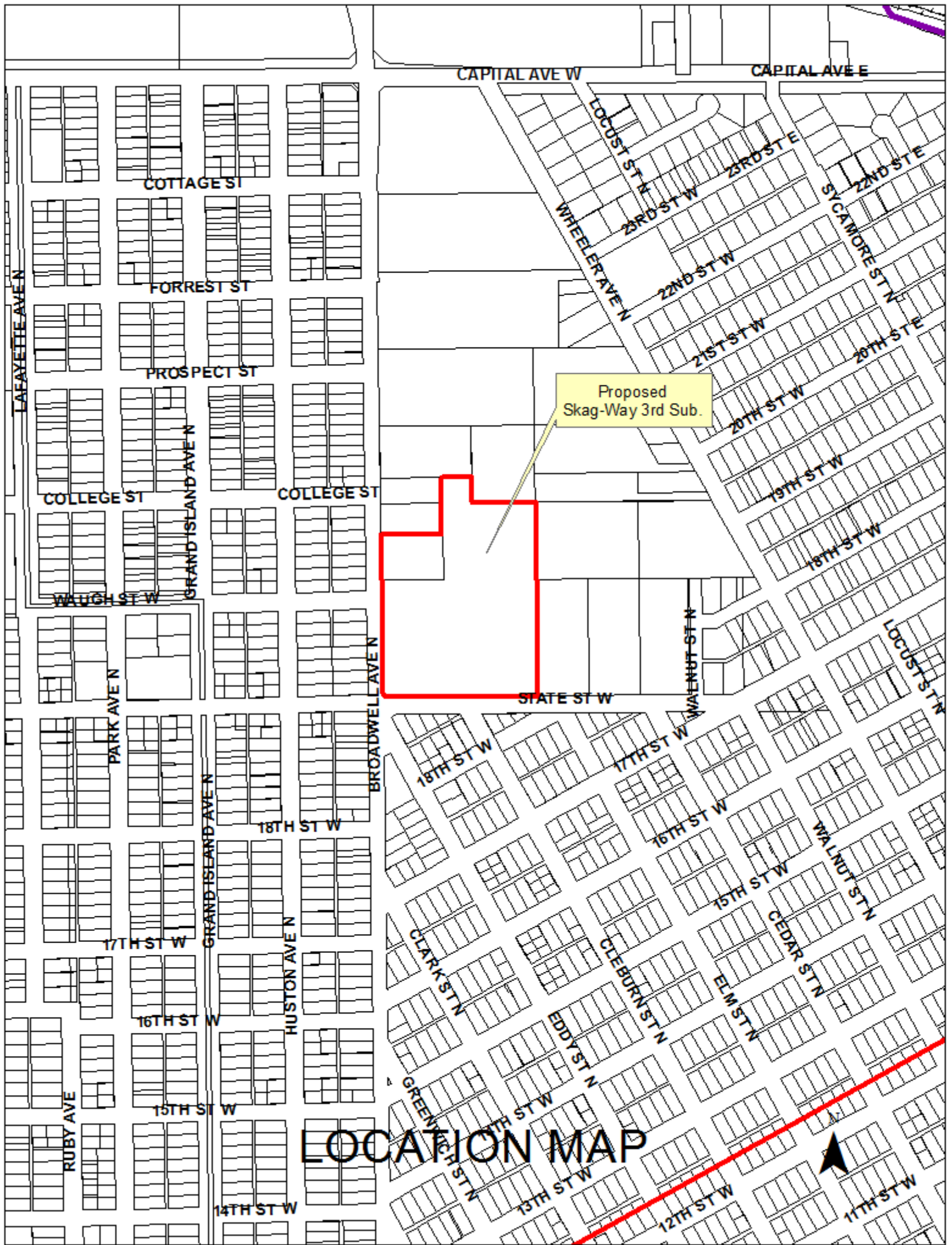
1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

Recommendation

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

Sample Motion

Move to approve as recommended.



**Super Market Developers, Inc
Developer/Owner**

Super Market Developers, Inc
5000 Kansas Ave
Kansas City, KS 66106

To create 2 lots located north of State Street and east of Broadwell Av., in the City of Grand Island, in Hall County, Nebraska.

Size: 12 acres

Zoning: B2 – General Business Zone

Road Access: City Roads

Water Public: City water is available.

Sewer Public: City sewer is available.



April 22, 2015

Dear Members of the Board:

RE: Final Plat –Skag-Way Third Subdivision.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Skag-Way Third Subdivision, located in the City of Grand Island, in Hall County Nebraska.

This final plat proposes to create 2 lots, a replat of all of Lot 1 of Skag-Way 2nd Subdivision and all of Lot 3 of Skag-Way Subdivision, City of Grand Island, Hall County, Nebraska, said tract containing 12 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 May 6, 2015 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

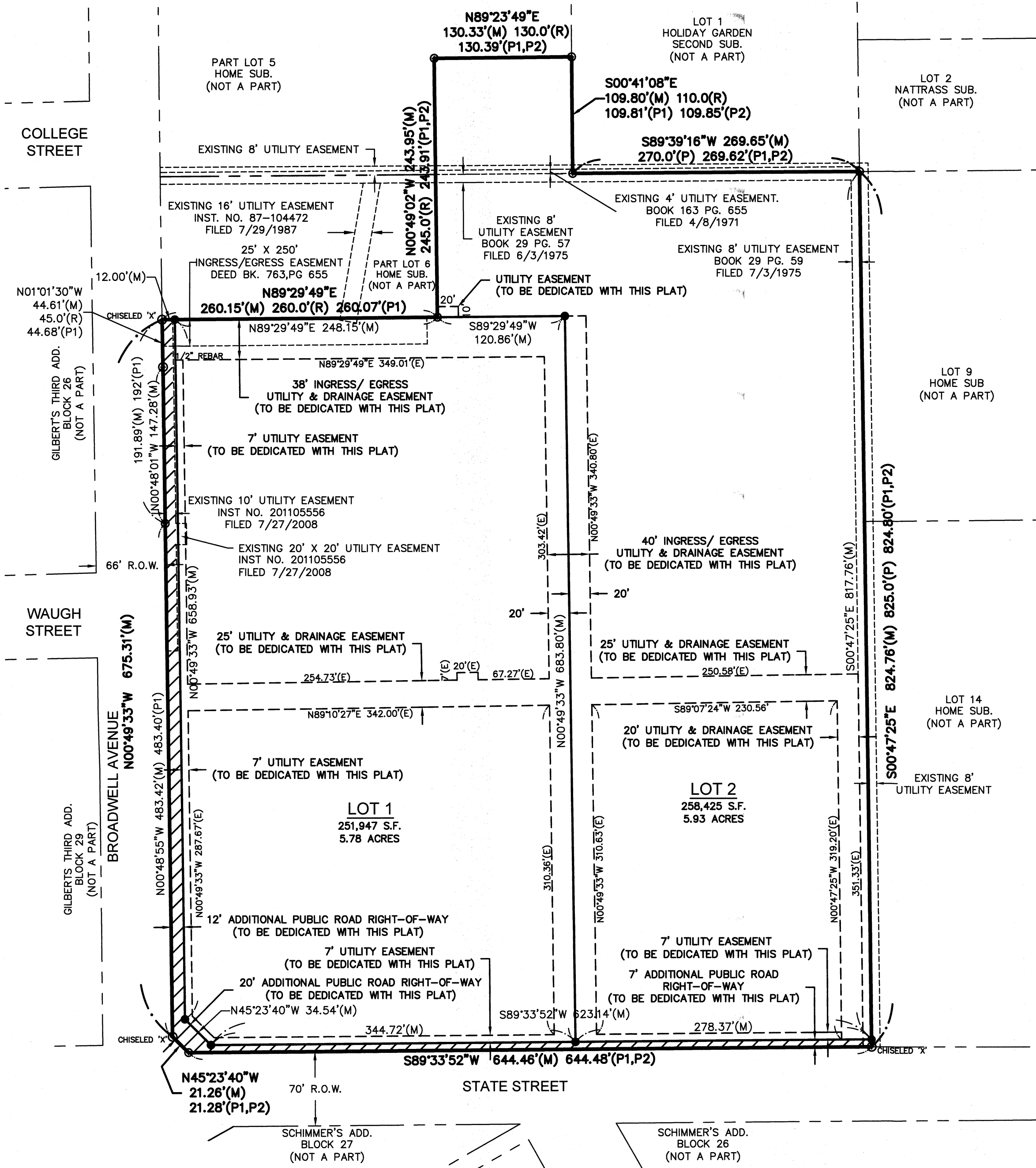
Cc: City Clerk
City Attorney
City Public Works
City Building Department
City Utilities
Manager of Postal Operations
Olsson Associates

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

SKAG-WAY THIRD SUBDIVISION

CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

FINAL PLAT



LEGAL DESCRIPTION

A REPLAT OF ALL OF LOT 1 OF SKAG-WAY 2ND SUBDIVISION & ALL OF LOT 3 OF SKAG-WAY SUBDIVISION, CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA. SAID REPLAT CONTAINS A CALCULATED AREA OF 523,329 SQUARE FEET OR 12.01 ACRES MORE OR LESS OF WHICH 0.30 ACRES IS NEW DEDICATED ROAD ROW.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON _____, 2015, I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION, OF A REPLAT OF ALL OF LOT 1 OF SKAG-WAY 2ND SUBDIVISION & ALL OF LOT 3 OF SKAG-WAY SUBDIVISION, SECTION NINE (9), TOWNSHIP ELEVEN (11) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M., CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF; THAT IRON MARKERS, EXCEPT WHERE INDICATED, WERE FOUND AT ALL CORNERS; THAT THE DIMENSIONS ARE AS SHOWN ON THE PLAT; AND THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS.

JAI JASON ANDRIST, REGISTERED LAND SURVEYOR NUMBER, LS-630

DEDICATION OF PLAT

KNOW ALL MEN BY THESE PRESENTS, THAT SUPER MARKET DEVELOPERS, INC. BEING THE OWNER OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "SKAG-WAY THIRD SUBDIVISION" BEING A REPLAT OF ALL OF LOT 1 OF SKAG-WAY 2ND SUBDIVISION & ALL OF LOT 3 OF SKAG-WAY SUBDIVISION, CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF AND DO HEREBY DEDICATE THE EASEMENTS, AS SHOWN THEREON TO THE PUBLIC FOR THEIR USE FOREVER FOR THE LOCATION, CONSTRUCTION AND MAINTENANCE FOR PUBLIC SERVICE UTILITIES, TOGETHER WITH THE RIGHTS 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 IS 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 OWNERS AND PROPRIETORS.

IN WITNESS WHEREOF, I HAVE AFFIXED MY SIGNATURE HERETO, AT _____, NEBRASKA, THIS ____ DAY OF _____, 2015.

SUPER MARKET DEVELOPERS, INC.
JERRY GARLAND

ACKNOWLEDGMENT

STATE OF NEBRASKA
COUNTY OF HALL

ON THIS ____ DAY OF _____, 2015, BEFORE ME _____, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED JERRY GARLAND, SUPER MARKET DEVELOPERS, INC. TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED HERETO AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR 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

APPROVAL

SUBMITTED TO AND APPROVED BY THE REGIONAL PLANNING COMMISSION OF HALL COUNTY, CITIES OF GRAND ISLAND, WOOD RIVER, AND THE VILLAGES OF ALDA, CAIRO, AND DONIPHAN, NEBRASKA.

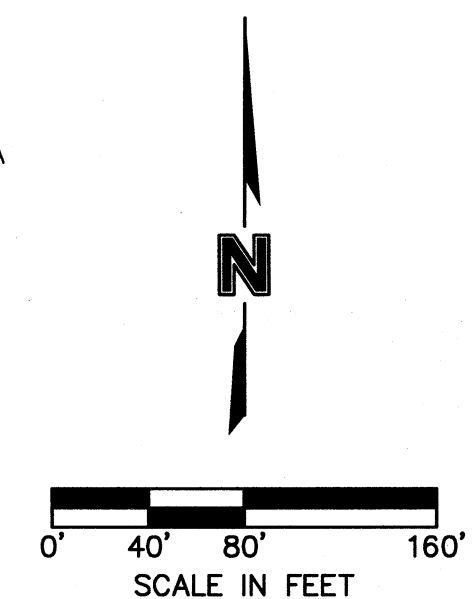
CHAIRMAN _____ DATE _____
APPROVED AND ACCEPTED BY THE CITY OF GRAND ISLAND, NEBRASKA
THIS ____ DAY OF _____, 2015.

MAYOR _____

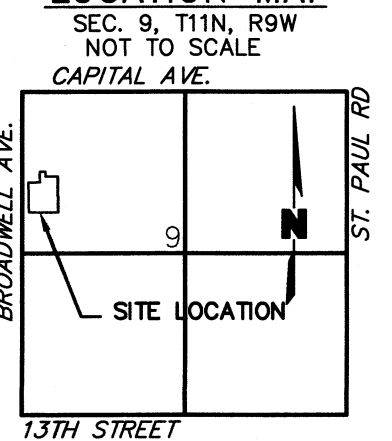
CITY CLERK _____

LEGEND

- SET CORNER
- FOUND CORNER (1/2" IRON PIPE UNLESS NOTED)
- EXISTING PROPERTY LINE
- PROPERTY LINE
- ADDITIONAL PUBLIC ROAD RIGHT-OF-WAY
- - - EXISTING EASEMENT LINE
- - - EASEMENT LINE
- M MEASURING DISTANCE
- P HOME SUBDIVISION PLATTED DISTANCE
- P1 SKAG-WAY SUBDIVISION PLATTED DISTANCE
- P2 SKAG-WAY SECOND SUBDIVISION PLATTED DISTANCE
- R RECORDED DISTANCE
- E EASEMENT DISTANCE



LOCATION MAP



OWNERS: SUPER MARKET DEVELOPERS, INC.
SUBDIVIDER: SUPER MARKET DEVELOPERS, INC.
SURVEYOR: OLSSON ASSOCIATES
ENGINEER: OLSSON ASSOCIATES
NUMBER OF LOTS: 2

OLSSON ASSOCIATES
201 East 2nd Street
P.O. Box 1072
Grand Island, NE 68802-1072
TEL 308.384.8750
FAX 308.384.8752

PROJECT NO. 2014-0304
SKAG-WAY THIRD
FB HALL CO.

RESOLUTION 2015-122

WHEREAS Super Market Developers, Inc, being the owners of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as "SKAG-WAY THIRD SUBDIVISION", a Replat of all of Lot 1 Skag-Way 2nd Subdivision and all of Lot 3 of Skag-Way Subdivision, City of Grand Island, to be laid out into Two (2) Lots, West of the 6th P.M. in the City of Grand Island, 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 SKAG-WAY THIRD 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