



City of Grand Island

Tuesday, June 23, 2015

Council Session

Item G-4

#2015-152 - Approving Final Plat and Subdivision Agreement for Landell Subdivision

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission
Meeting: June 23, 2015
Subject: Landell Subdivision – Final Plat
Item #'s: G-4
Presenter(s): Chad Nabity AICP, Regional Planning Director

Background

This property is located north of Capital Avenue and west of Gunbarrel Road in the 2 mile extra territorial jurisdiction of the City of Grand Island, in Hall County, Nebraska consisting of (1 Lot) and 3.002 acres.

Discussion

The plat for Landell Subdivision was considered by the Regional Planning Commission at the June 10, 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 9 members present and voting in favor (O'Neill, Ruge, Connick, Sears, Maurer, Huismann, 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:

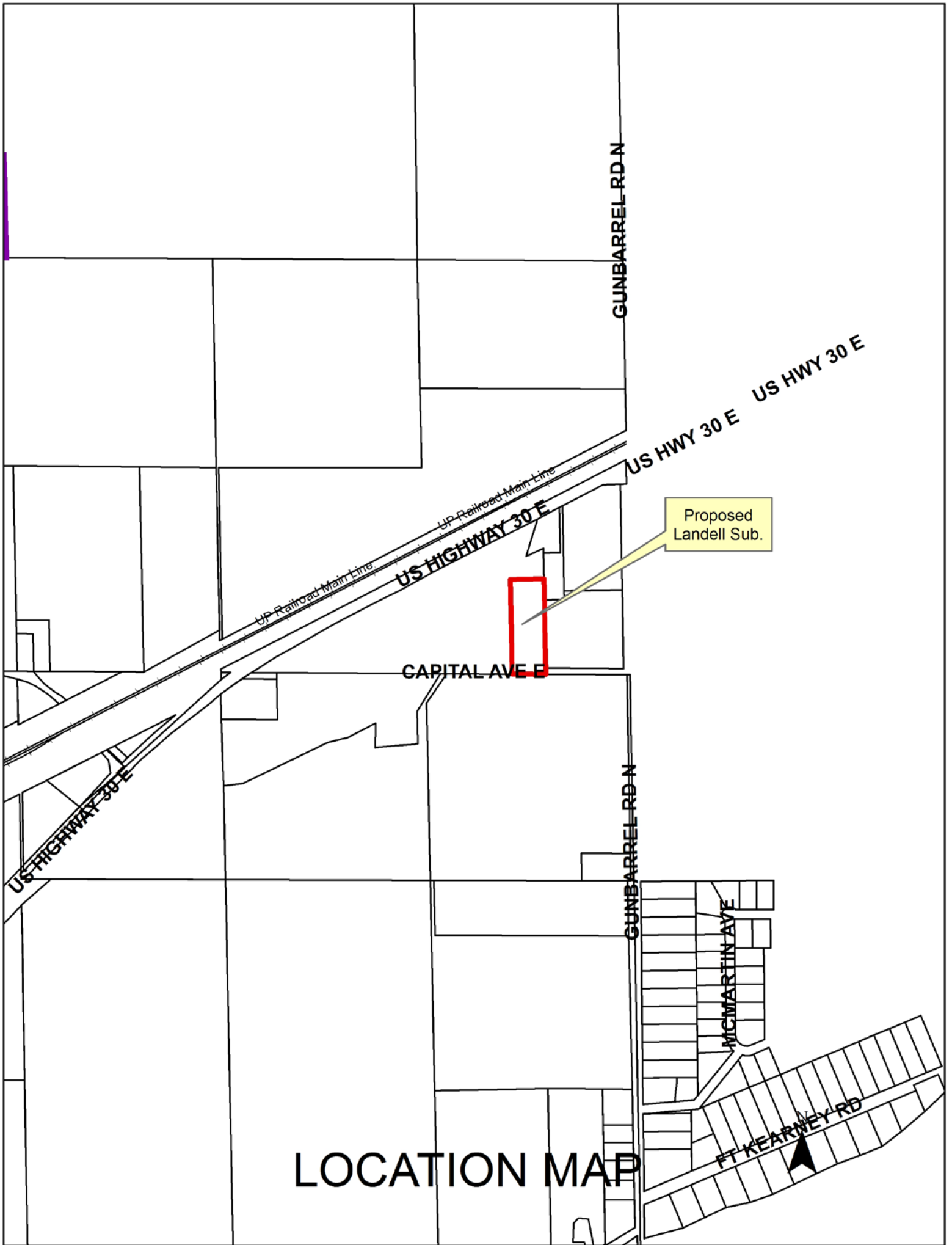
1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

Recommendation

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

Sample Motion

Move to approve as recommended.



Richard Landell
Developer/Owner

Richard Landell
12079 S McGuire Rd
Shelton NE 68876

To create 1 lot located north of Capital Avenue and west of Gunbarrel Road, in the 2 mile extra territorial jurisdiction of the City of Grand Island, in Hall County, Nebraska.

Size: 3.002 acres

Zoning: M1 – Light Manufacturing

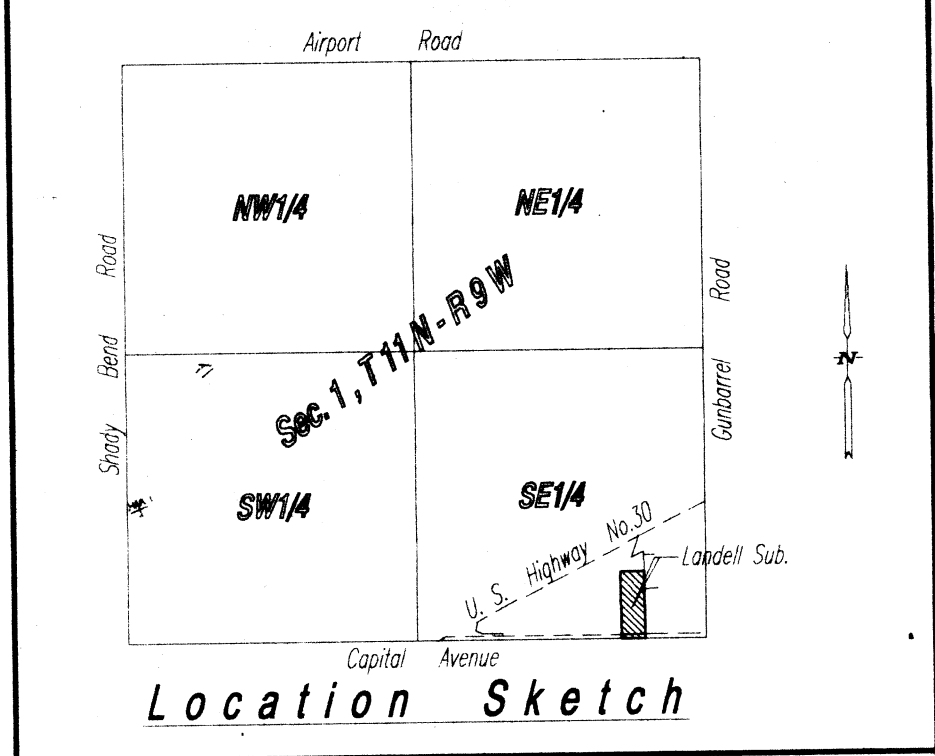
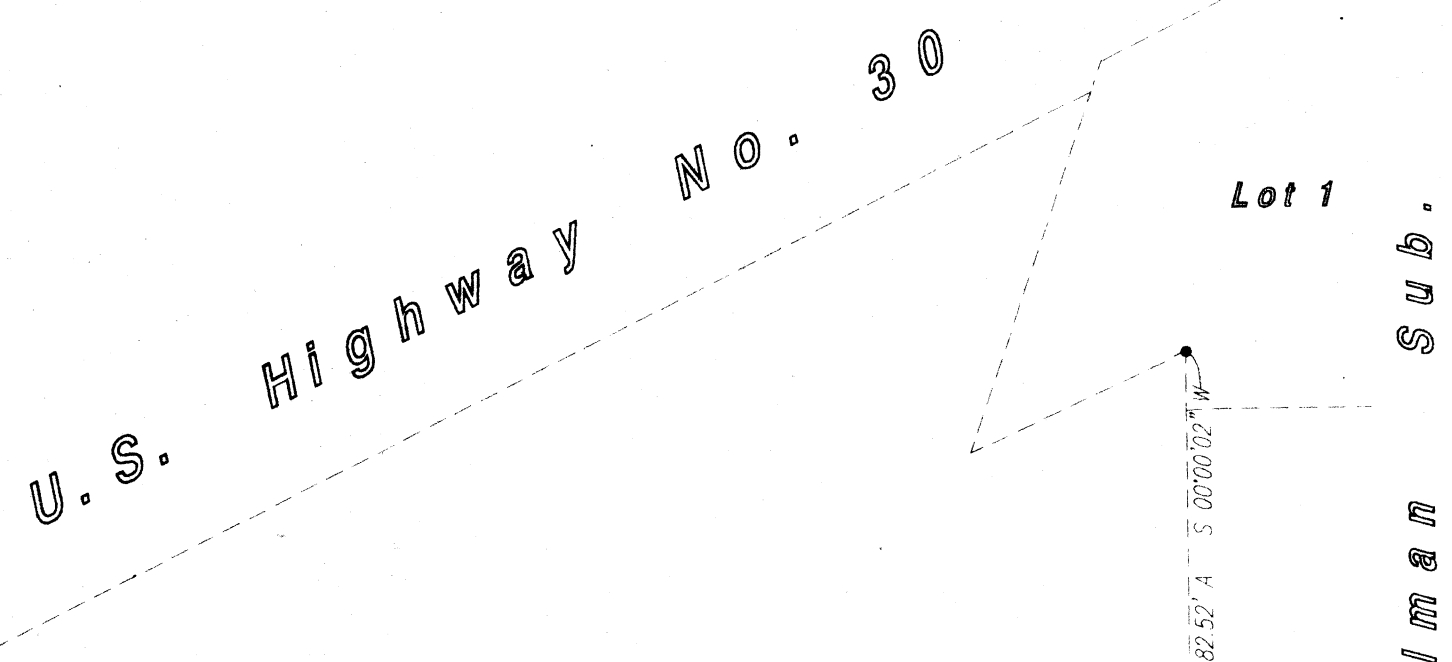
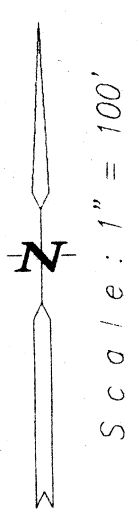
Road Access: City Roads

Water Public: City water is available.

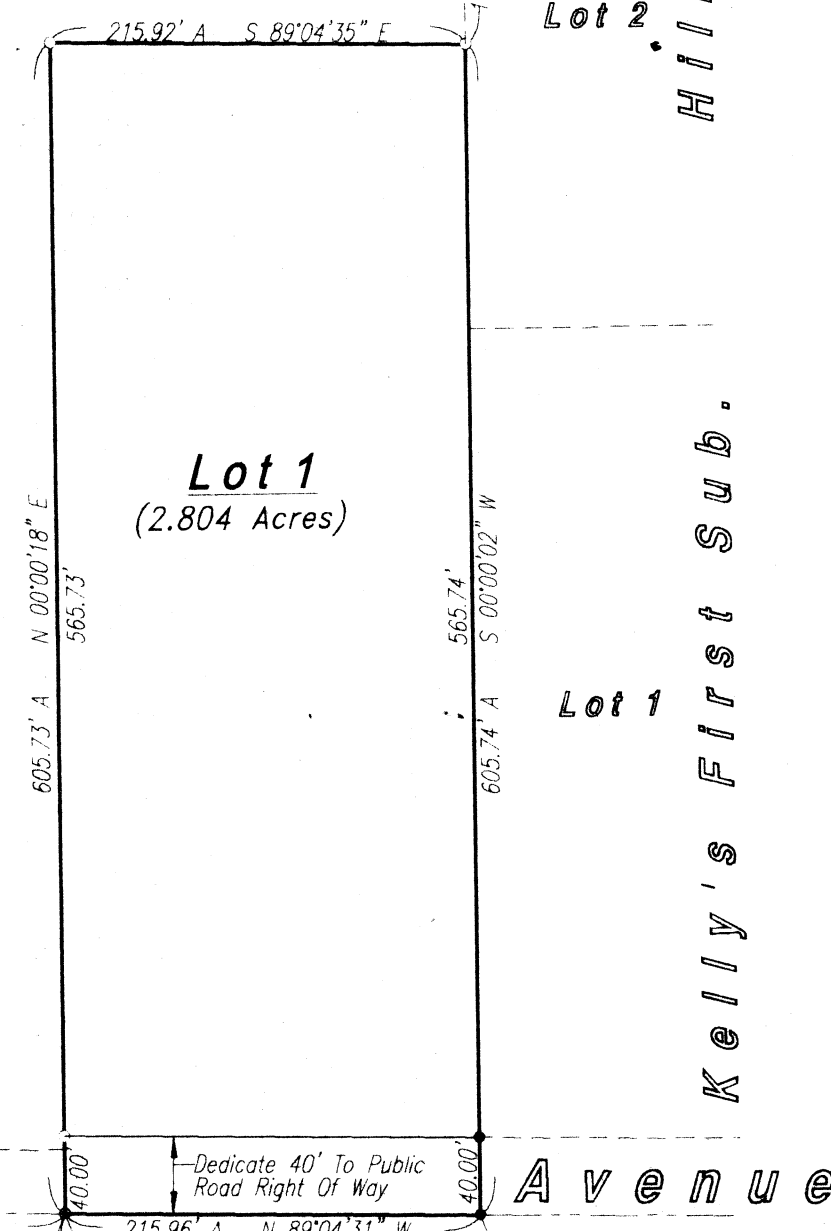
Sewer Public: City sewer is not available.



LEGEND
 ●—Indicates 1/2" Iron Pipe Found Unless Otherwise Noted
 ○—Indicates 1/2" Iron Pipe w/Survey Cap Placed Unless Otherwise Noted
 A—Indicates ACTUAL Distance
 R—Indicates RECORDED Distance



Pt. S 1/2SE1/4
Sec. 1, T11N - R9W



Legal Description

A tract of land comprising a part of the South Half of the Southeast Quarter (S1/2SE1/4), Section One (1), Township Eleven (11) North, Range Nine (9) West of the 6th. P.M., Hall County, Nebraska, more particularly described as follows:
 Beginning at the southwest corner of said South Half of the Southeast Quarter (S1/2SE1/4); thence running easterly on the south line of said South Half of the Southeast Quarter (S1/2SE1/4), on an Assumed Bearing of S89°04'31"E, a distance of One Thousand Eight Hundred Seventy One and Nine Hundredths (1871.09) feet, to the ACTUAL Point of Beginning; thence running N00°00'18"E, a distance of Six Hundred Five and Seventy Three Hundredths (605.73) feet; thence running S89°04'35"E, a distance of Two Hundred Fifteen and Ninety Two Hundredths (215.92) feet, to a point on the west line of Lot Two (2), Hillman Subdivision; thence running S00°00'02"W, on the west line of Lot Two (2), Hillman Subdivision and the west line of Kelly's First Subdivision, a distance of Six Hundred Five and Seventy Four Hundredths (605.74) feet, to the southwest corner of Kelly's First Subdivision and to a point on the south line of said South Half of the Southeast Quarter (S1/2SE1/4); thence running N89°04'31"W, on the south line of said South Half of the Southeast Quarter (S1/2SE1/4), a distance of Two Hundred Fifteen and Ninety Six Hundredths (215.96) feet, to the ACTUAL Point of Beginning and containing 3.002 acres more or less.

Dedication

KNOW ALL MEN BY THESE PRESENTS, that RICHARD LANDELL and KIM LANDELL, husband and wife, being the owners of the land described hereon, have caused same to be surveyed, subdivided, platted and designated as 'LANDELL SUBDIVISION', Hall County, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the road right of way as shown thereon to the public for their use forever and the easements, if any, 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 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 owners and proprietors.
 IN WITNESS WHEREOF, we have affixed our signatures hereto at Grand Island, Nebraska, this ____ day of _____, 2015.

Surveyor's Certificate

I hereby certify that on April 30, 2015, I completed an accurate survey of 'LANDELL SUBDIVISION', Hall County, 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 Doniphan, Nebraska.

 Chairman Date
 Approved and accepted by the City of Grand Island, Nebraska, this ____ day of _____, 2015.

(Seal) _____
 Mayor City Clerk

Approved and accepted by the Hall County Board of Supervisors, this ____ day of _____, 2015.

(Seal) _____
 Chairman Of The Board County Clerk

 Richard Landell Kim Landell

Acknowledgement

State Of Nebraska ss
 County Of Hall
 On the ____ day of _____, 2015, before me _____ a Notary Public within and for said County, personally appeared RICHARD LANDELL and KIM LANDELL, husband and wife, to me personally known to be the identical persons whose signatures are affixed hereto, and that he 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 Grand Island, Nebraska, on the date last above written.
 My commission expires _____.

 Notary Public (Seal)

LANDELL SUBDIVISION
HALL COUNTY, NEBRASKA

RESOLUTION 2015-152

WHEREAS, Richard Landell and Kim Landell, husband and wife, being the said owners of the land described in the legal description hereon, have filed an application for approval of the final plat of Landell Subdivision, a tract of land comprising a part of the South Half of the Southeast Quarter (S1/2 SE1/4) Section One (1), Township Eleven (1) North Range Nine (9), West of the 6th P.M. 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 LANDELL 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, June 23, 2015.

Jeremy L. Jensen, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☒ _____
June 19, 2015	☒ City Attorney