



City of Grand Island

Tuesday, July 14, 2015

Council Session

Item G-18

**#2015-182 - Approving Final Plat and Subdivision Agreement for
Starlite Subdivision**

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning

Meeting: July 14, 2015

Subject: Starlite Subdivision

Presenter(s): Chad Nabity, Regional Planning Director

Background

This property is located south of State Street and west of US Hwy 281 in the City of Grand Island, in Hall County, Nebraska consisting of (2 Lots) and 19.75 acres.

Discussion

The plat for Starlite Subdivision was considered by the Regional Planning Commission at the July 1, 2015 meeting.

A motion was made by Haskins 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, Ruge, Connick, Sears, Maurer, Huisman, Kjar, Robb Haskins and Bredthauer).

Alternatives

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

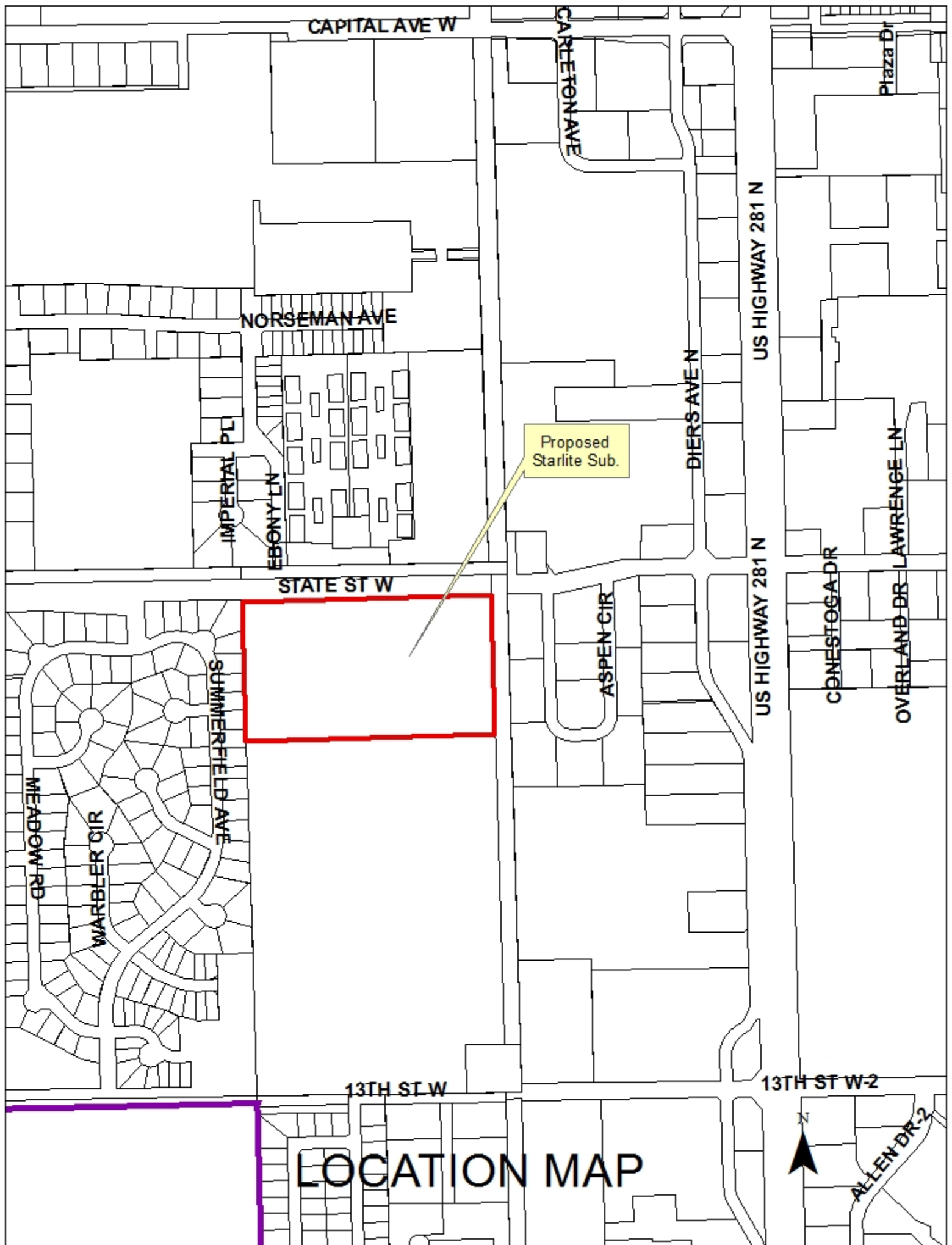
1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

Recommendation

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

Sample Motion

Move to approve as recommended.



Blender, LLC
Developer/Owner

Rick Johnson
PO Box 1664
Grand Island NE 68802

To create 2 lots located south of State Street and west of US Hwy 281, in the City of Grand Island, in Hall County, Nebraska.

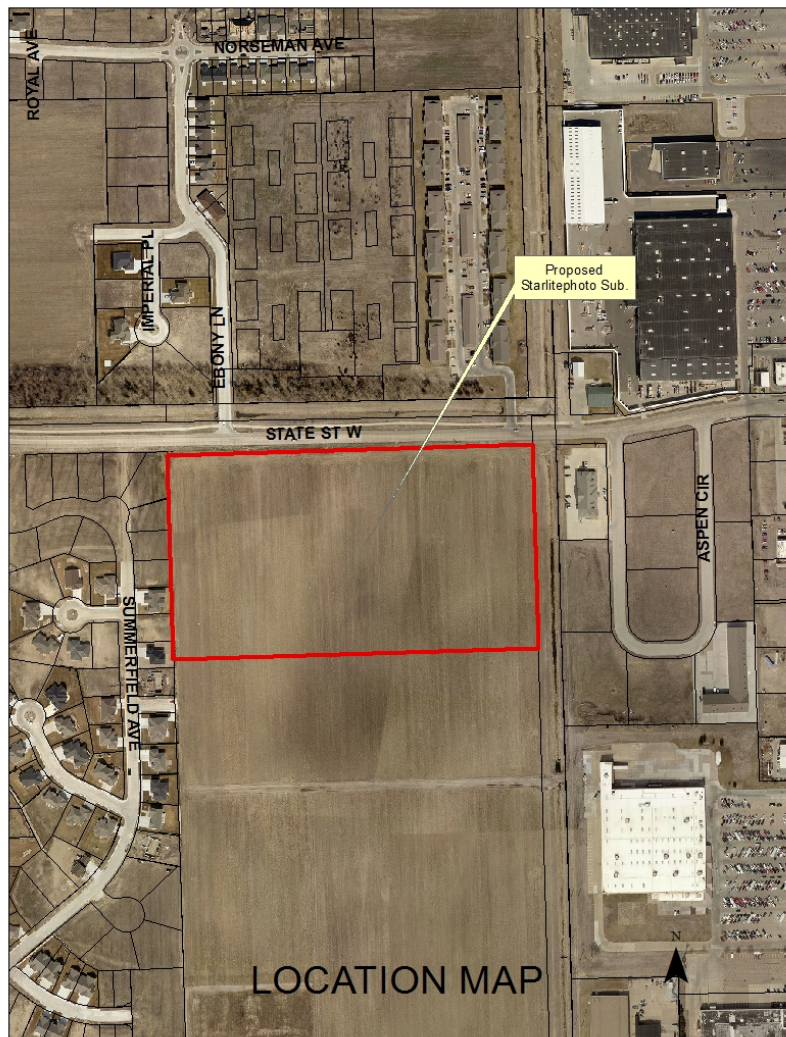
Size: 19.75 Acres

Zoning: R4 High Density Residential Zone.

Road Access: City roads are available.

Water Public: City water is available.

Sewer Public: City sewer is available.

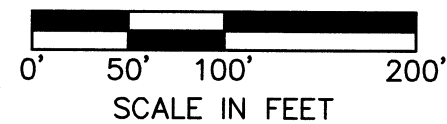


Starlike

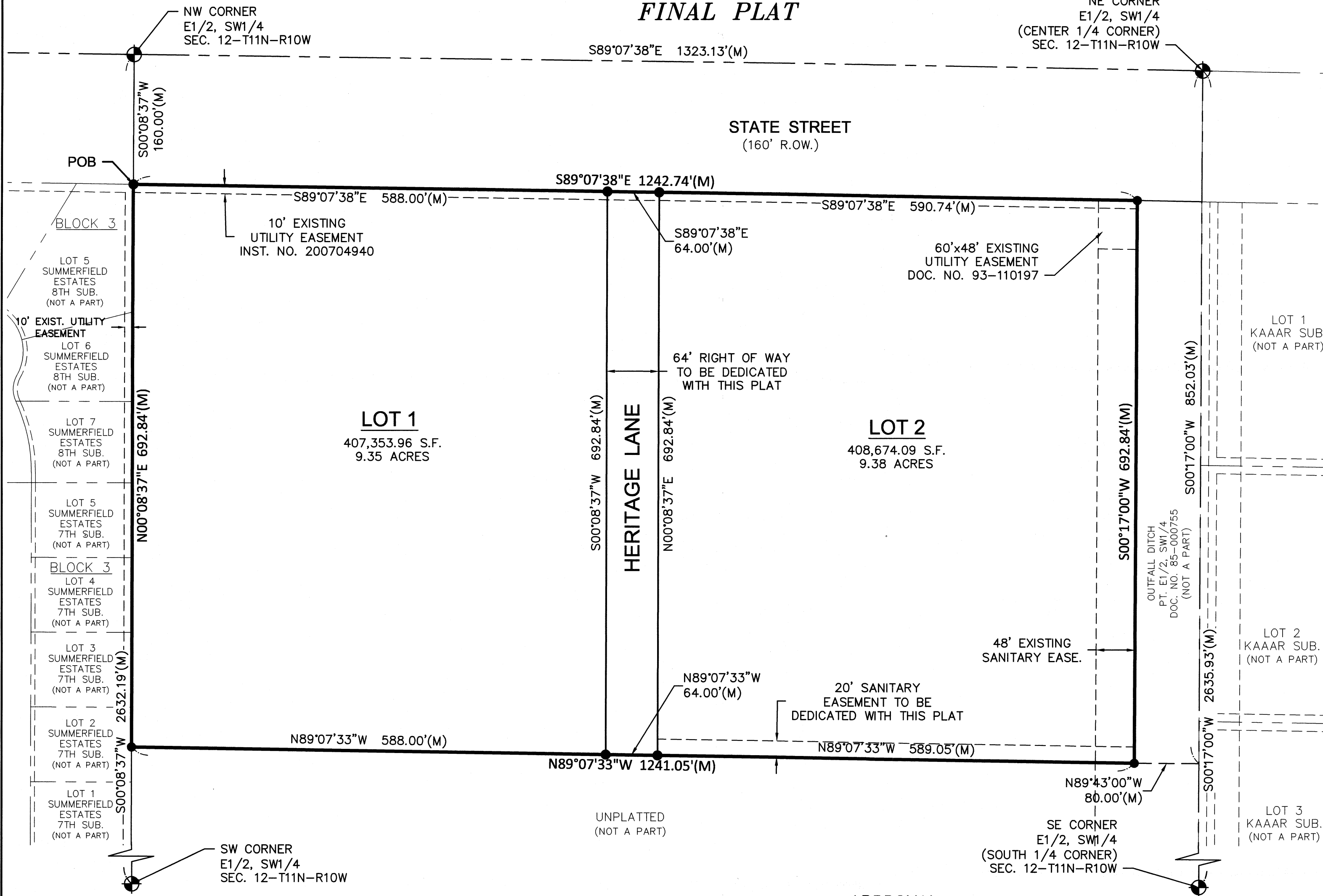
HERITAGE SUBDIVISION

CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

FINAL PLAT



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LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN PART OF THE EAST HALF OF THE SOUTHWEST QUARTER (E 1/2, SW 1/4) OF SECTION TWELVE (12), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE E 1/2, SW 1/4; THENCE ON AN ASSUMED BEARING OF S00°08'37\"W, ALONG THE WEST LINE OF SAID E 1/2, SW1/4, A DISTANCE OF 160.00 FEET TO A POINT OF INTERSECTION OF SAID WEST LINE AND THE SOUTH RIGHT-OF-WAY LINE ON STATE STREET, POINT ALSO BEING THE NORTHEAST CORNER OF SUMMERFIELD ESTATES 8TH SUBDIVISION AND THE POINT OF BEGINNING; THENCE S89°07'38\"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1242.74 FEET TO A POINT OF INTERSECTION OF SAID SOUTH RIGHT-OF-WAY LINE AND THE WEST LINE OF OUTFALL DITCH DOC. NO. 85-000755 FILED FEB. 13, 1985; THENCE S00°17'00\"W, ALONG SAID WEST LINE OF OUTFALL DITCH, A DISTANCE OF 692.84 FEET; THENCE N89°07'33\"W A DISTANCE OF 1241.05 FEET TO A POINT ON SAID WEST LINE OF THE E 1/2, SW1/4, POINT ALSO BEING ON THE EAST LINE OF SAID SUMMERFIELD ESTATES 8TH SUBDIVISION; THENCE N00°08'37\"E, ALONG SAID WEST LINE, A DISTANCE OF 692.84 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 860,366.46 SQUARE FEET OR 19.75 ACRES MORE OR LESS OF WHICH 1.02 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 TRACT OF LAND LOCATED IN PART OF THE EAST HALF OF THE SOUTHWEST QUARTER (E 1/2, SW 1/4) OF SECTION TWELVE (12), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., 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 ZELLA LLC, A NEBRASKA CORPORATION BEING THE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS **"HERITAGE SUBDIVISION"** IN PART OF THE EAST HALF OF THE SOUTHWEST QUARTER (E 1/2, SW 1/4) OF SECTION TWELVE (12), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., HALL COUNTY, 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.

FARHAN KHAN - CEO

ACKNOWLEDGMENT

STATE OF NEBRASKA
COUNTY OF _____ SS
ON THIS ____ DAY OF _____, 2015, BEFORE ME _____, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED FARHAN KHAN, CEO, ZELLA LLC, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON(S) WHOSE SIGNATURE IS AFFIXED HERETO AND ACKNOWLEDGED 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 _____, NEBRASKA, ON THE DATE LAST ABOVE WRITTEN.

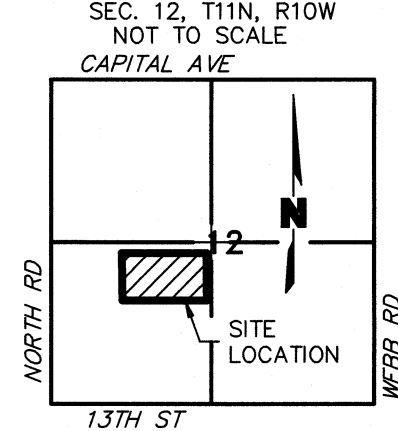
MY COMMISSION EXPIRES _____

NOTARY PUBLIC

LEGEND

- SECTION CORNER
- SET CORNER (5/8"x24" REBAR w/LS 630 CAP)
- PROPOSED PROPERTY LINE
- BOUNDARY LINE
- PROPERTY LINE
- EASEMENT LINE
- SECTION LINE
- M MEASURED DISTANCE

LOCATION MAP



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 _____

OWNERS: ZELLA LLC
SUBDIVIDER: ZELLA LLC
SURVEYOR: OLSSON ASSOCIATES
ENGINEER: OLSSON ASSOCIATES
NUMBER OF LOTS: 2

DWG: F:\projects\015-1159\40-Design\Survey\SRV\Sheets\SRV1_LP_015-1159.dwg
DATE: Jun 11, 2015 4:28pm
USER: jramirez
XREFS: SRV1_XTOPO_015-1159 0122807_ROW 051061_row

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. 2015-1159
SLAGGIE HERITAGE
ASSISTED LIVING SURVEY
FB GI 2015 1

RESOLUTION 2015-182

WHEREAS, Blender, LLC, A Nebraska Corporation, being the owner of the land described in the legal description hereon, have filed an application for approval of the final plat of Starlite Subdivision, a tract of land located in part of the East Half of the Southwest Quarter (e1/2, SW1/4) of Section Twelve (12), Township Eleven (11) North, Range Ten (10) West of the 6TH P.M., 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 STARLITE 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, July 14, 2015.

Jeremy L. Jensen, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
July 10, 2015	☐ City Attorney