



City of Grand Island

Tuesday, July 28, 2015

Council Session

Item G-7

#2015-188 - Approving Final Plat and Subdivision Agreement for Stauffer Subdivision

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission
Meeting: July 28, 2015
Subject: Stauffer Subdivision – Final Plat
Presenter(s): Chad Nabity AICP, Regional Planning Director

Background

This property is located west of US Hwy 281 and north of Wildwood Drive, in the City of Grand Island, in Hall County, Nebraska. Consisting of (1 Lot) and 5.662 acres.

Discussion

The plat for Stauffer 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, Huisman, 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:

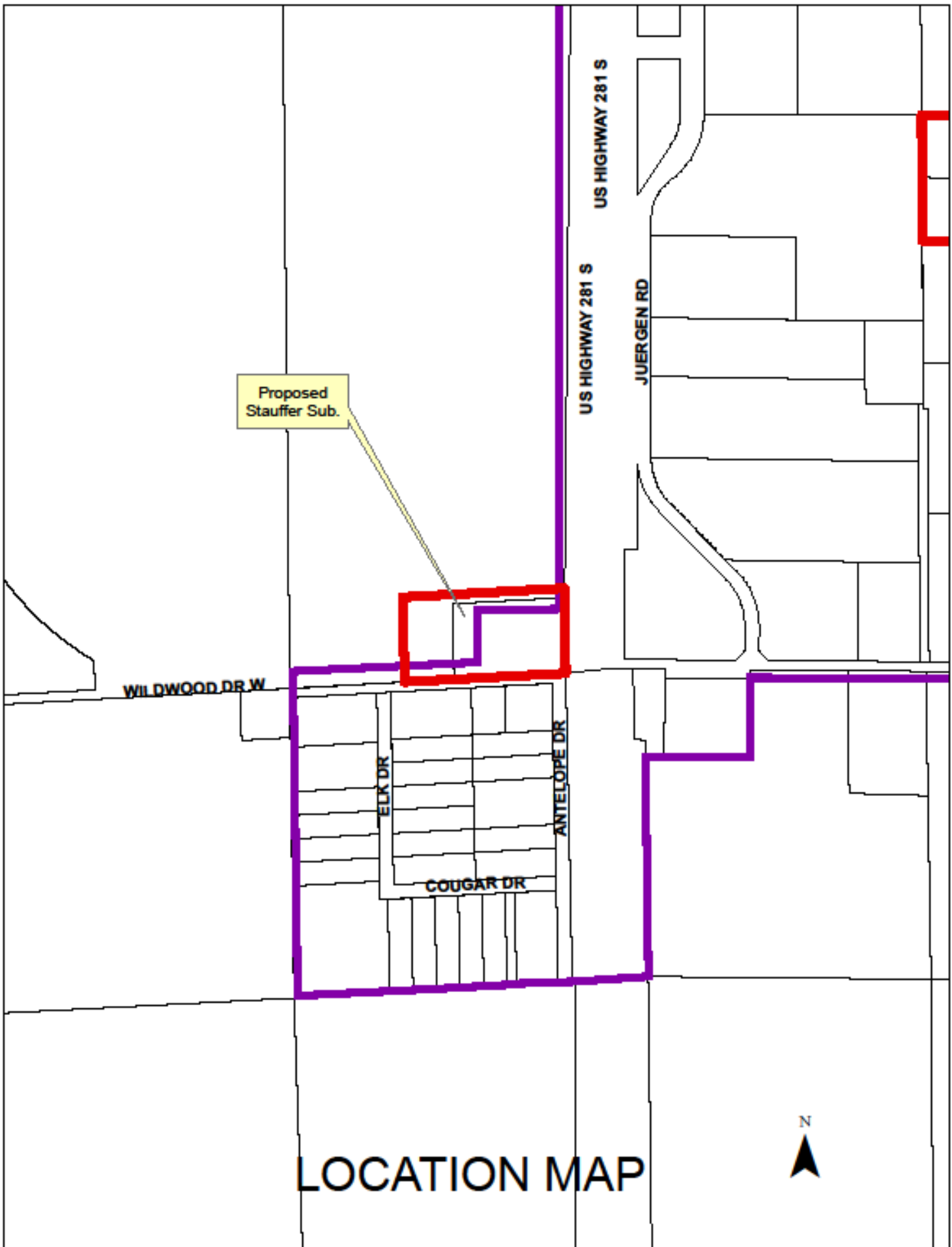
1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

Recommendation

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

Sample Motion

Move to approve as recommended.



**Mitchell H. Stauffer Revocable Trust, Robin Stauffer, Successor Trustee
Developer/Owner**

Mitchell H. Stauffer Revocable Trust, Robin Stauffer, Successor Trustee
2304 Cumming Street
Fremont NE 68025

To create 1 lot located west of US Hwy 281 and north of Wildwood Drive, in the City of Grand Island, in Hall County, Nebraska.

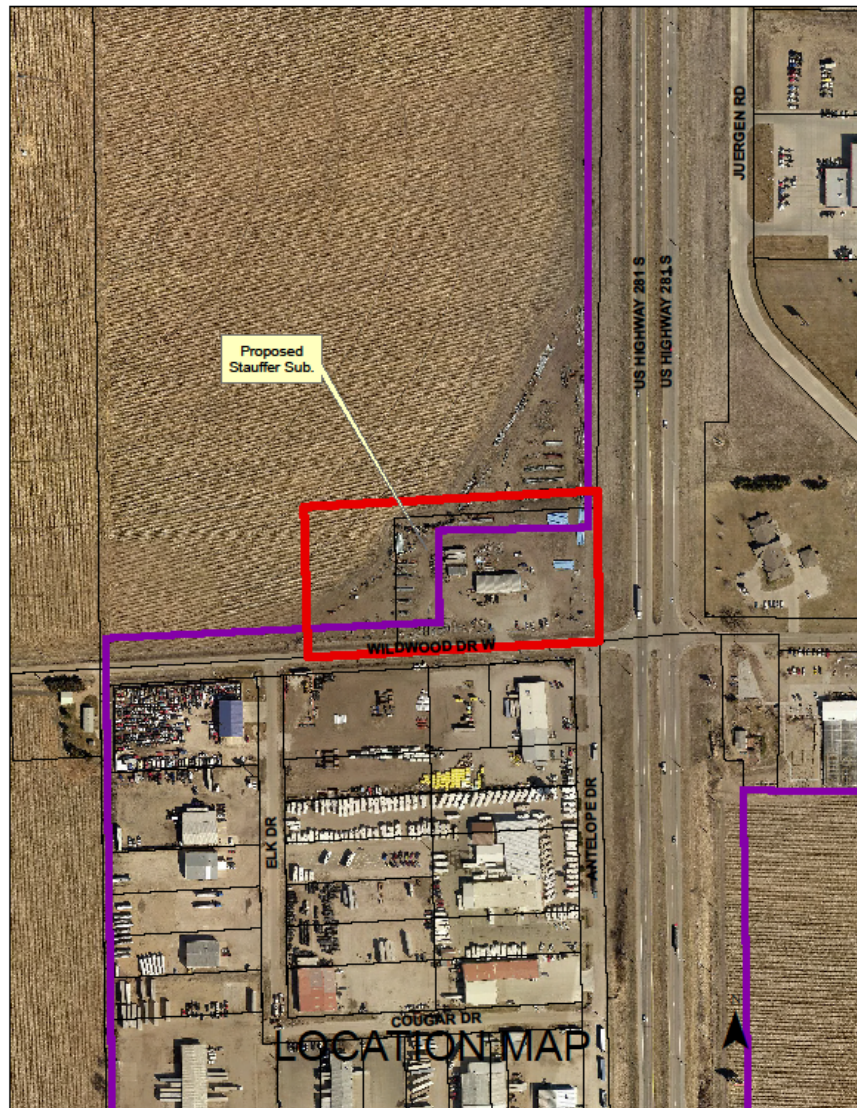
Size: 5.662 acres

Zoning: B2 – General Business Zone

Road Access: City Roads

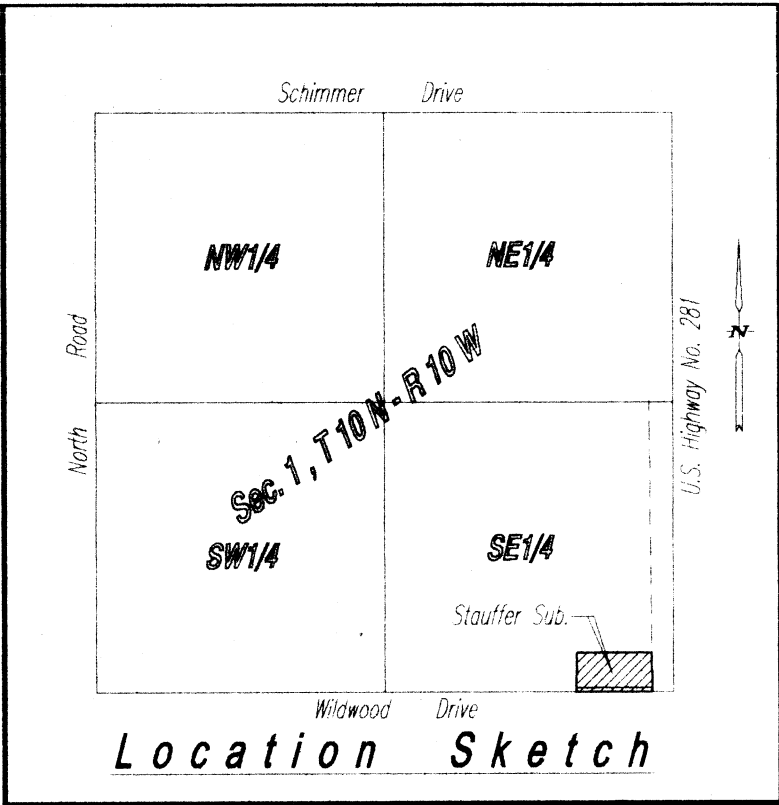
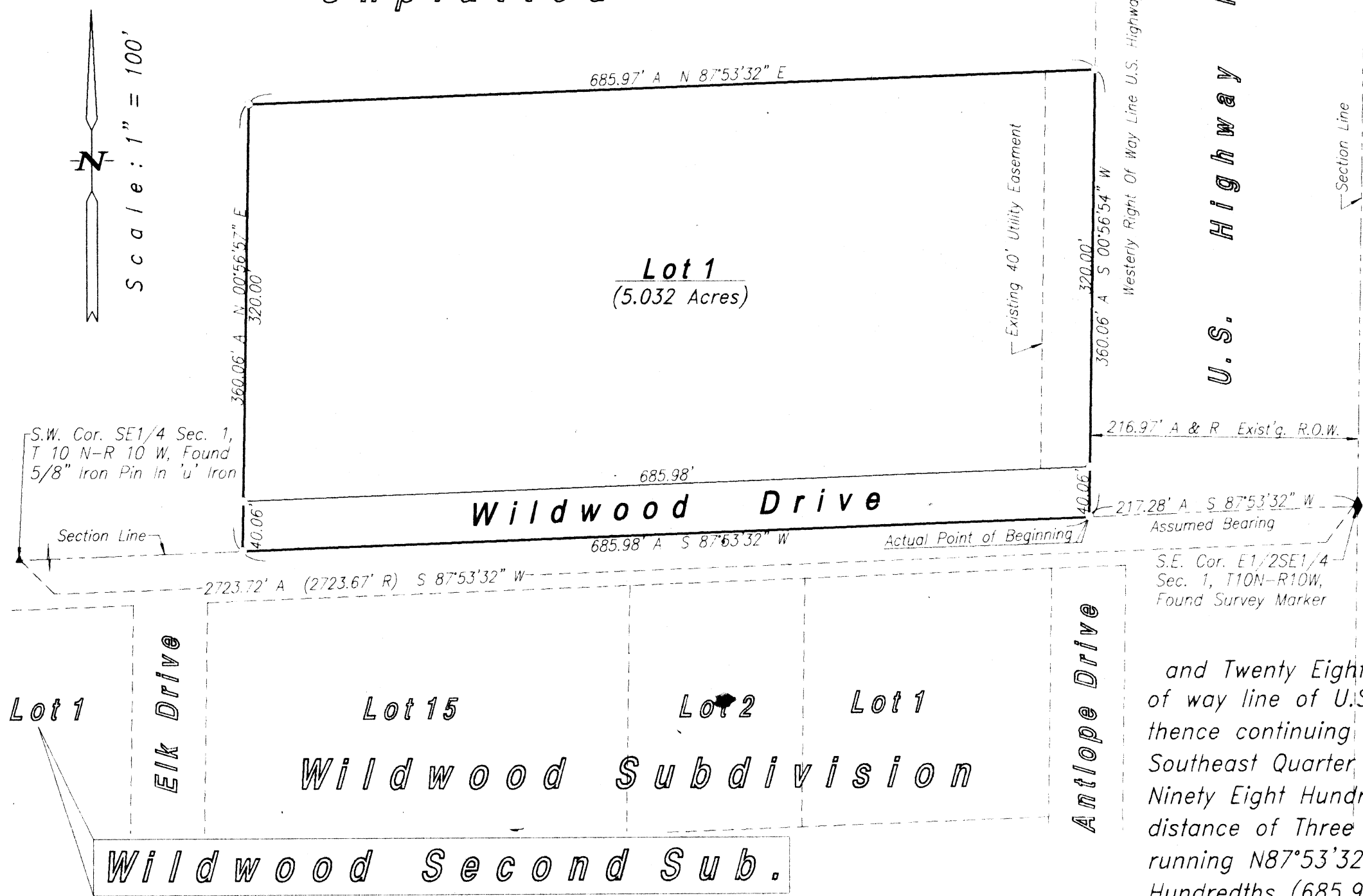
Water Public: City water is available.

Sewer Public: City sewer is 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

E1/2SE1/4, Sec. 1, T10N - R10W
Unplatted



Legal Description

A tract of land comprising a part of the East Half of the Southeast Quarter (E1/2SE1/4), of Section One (1), Township Ten (10) North, Range Ten (10) West of the 6th. P.M., in Hall County, Nebraska, more particularly described as follows:

Beginning at the southeast corner of said East Half of the Southeast Quarter (E1/2SE1/4); thence running westerly on the south line of said East Half of the Southeast Quarter (E1/2SE1/4), on an Assumed Bearing of S87°53'32"W, a distance of Two Hundred Seventeen and Twenty Eight Hundredths (217.28) feet, to a point on the westerly right of way line of U.S. Highway No. 281 and to the ACTUAL Point of Beginning; thence continuing S87°53'32"W, on the south line of said East Half of the Southeast Quarter (E1/2SE1/4), a distance of Six Hundred Eighty Five and Ninety Eight Hundredths (685.98) feet; thence running N00°56'57"E, a distance of Three Hundred Sixty and Six Hundredths (360.06) feet; thence running N87°53'32"E, a distance of Six Hundred Eighty Five and Ninety Seven Hundredths (685.97) feet, to a point on the westerly right of way line of U.S. Highway No. 281; thence running S00°56'54"W, on the westerly right of way line of U.S. Highway No. 281, a distance of Three Hundred Sixth and Six Hundredths (360.06) feet, to the ACTUAL Point of Beginning and containing 5.662 acres more or less.

Surveyor's Certificate

I hereby certify that on May 4, 2015, I completed an accurate survey of 'STAUFFER SUBDIVISION', An Addition to the City of Grand Island, 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.

Dedication

KNOW ALL MEN BY THESE PRESENTS, that the MITCHELL H. STAUFFER REVOCABLE TRUST, DATED OCTOBER 5, 2009, being the owner of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as 'STAUFFER SUBDIVISION' An Addition to the City of Grand Island, Nebraska, as shown on the accompanying plat thereof, and do 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 as 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 _____, 2015.

Mitchell H. Stauffer Revocable Trust, Dated October 5, 2009

Robin Stauffer, Successor Trustee

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.

Mayor

City Clerk

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 ROBIN STAUFFER, Successor Trustee of the MITCHELL H. STAUFFER REVOCABLE TRUST, DATED OCTOBER 5, 2009, and to 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 Trust.

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)

STAUFFER SUBDIVISION
AN ADDITION TO THE CITY OF GRAND ISLAND, NEBRASKA

RESOLUTION 2015-188

WHEREAS, Mitchell H Stauffer Revocable Trust, Dated October 5, 2009, being the said owner of the land described in the legal description hereon, have filed an application for approval of the final plat of Stauffer Subdivision, a tract of land comprising a part of the East Half of the Southeast Quarter (E1/2 SE1/4) of Section One (1), Township Ten (10) North Range Ten (10), 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 STAUFFER 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 28, 2015.

Jeremy Jensen, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
July 24, 2015	☐ City Attorney