



City of Grand Island

Tuesday, August 25, 2015

Council Session

Item G-6

#2015-220 - Approving Final Plat and Subdivision Agreement for Bolanos Subdivision

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: August 25, 2015

Subject: Bolanos Subdivision – Final Plat

Presenter(s): Chad Nabity, Regional Planning Director

Background

This property located south of 4th Street and east of Plum Street, in the City of Grand Island, in Hall County, Nebraska, consisting of 2.831 acres and (2 Lots).

Discussion

The plat for Bolanos Subdivision was considered by the Regional Planning Commission at the August 12, 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 7 members present and voting in favor (O'Neill, Ruge, Robb, Sears, Maurer, Bredthauer and Connick) and no members abstaining.

Alternatives

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

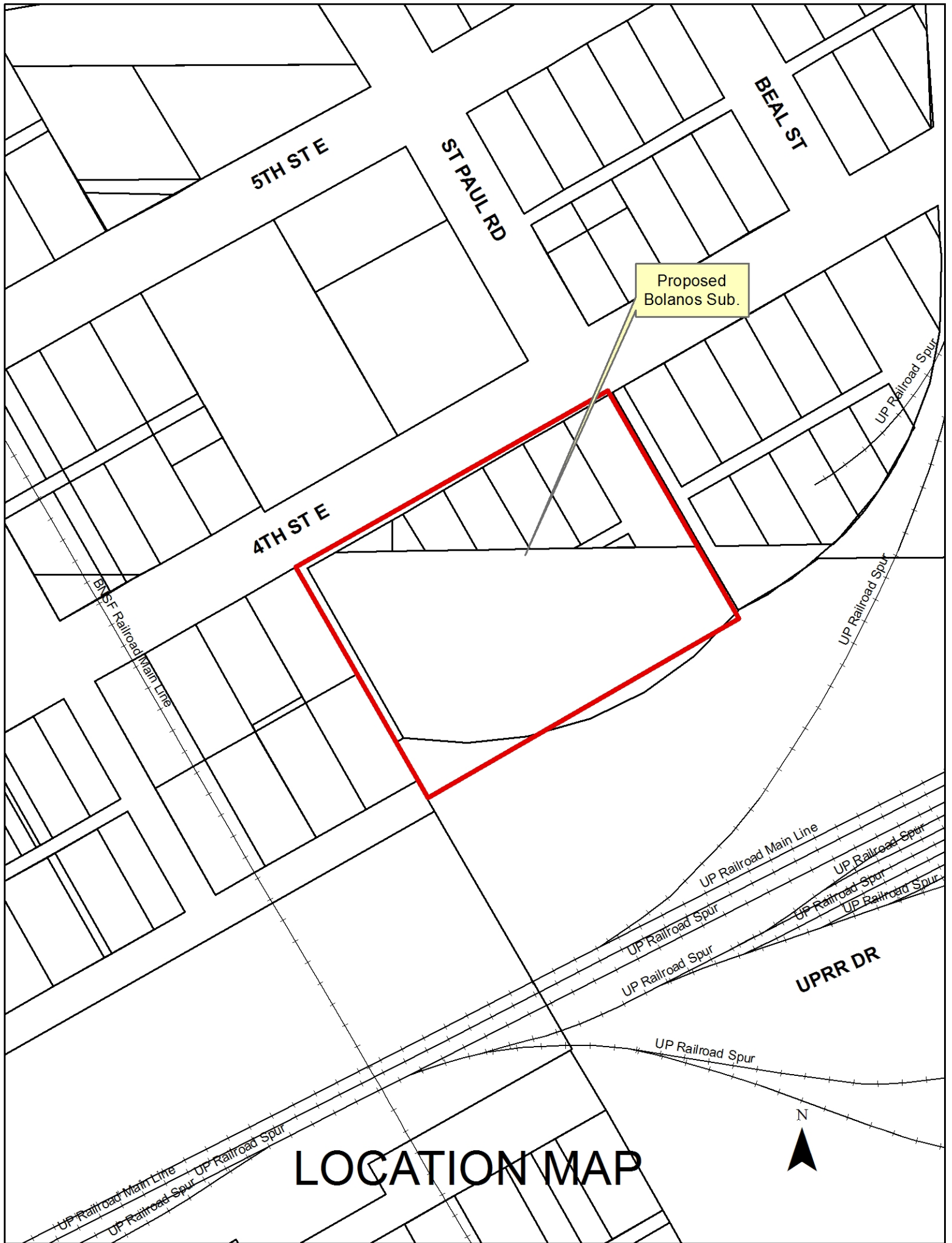
1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

Recommendation

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

Sample Motion

Move to approve as recommended.



Edwin Bolanos
Developers/Owners

Edwin Bolanos
613 E 4th St
Grand Island NE 68801

To create 2 lots on a tract of land south of 4th Street and east of Plum Street in the City of Grand Island, in Hall County, Nebraska.

Size: 2.831.

Zoning: M2 – Heavy Manufacturing Zone

Road Access: City roads are available.

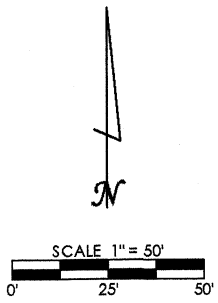
Water Public: City water is available.

Sewer Public: City sewer is available.



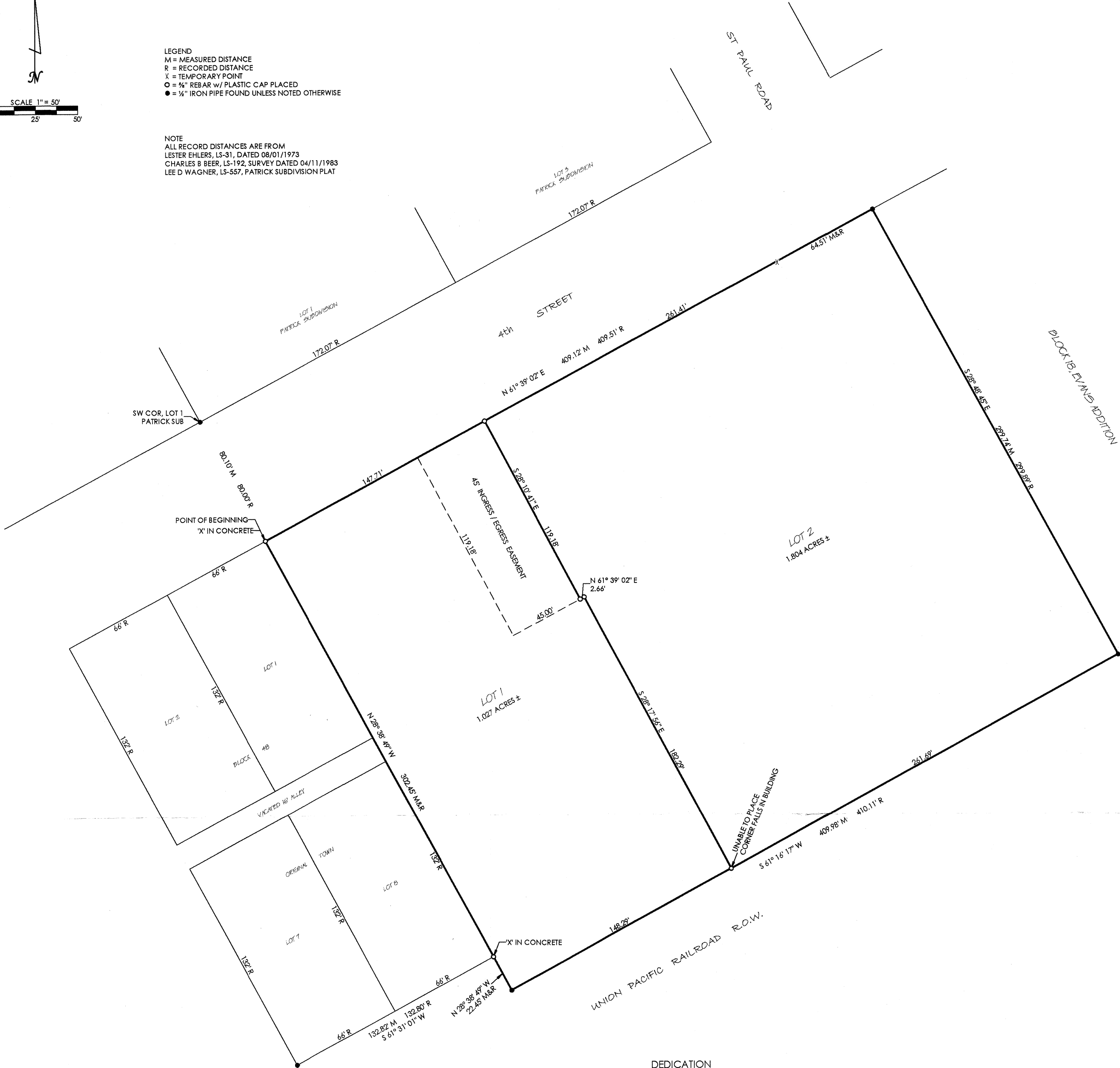
BOLANOS SUBDIVISION

CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA



LEGEND
M = MEASURED DISTANCE
R = RECORDED DISTANCE
X = TEMPORARY POINT
Q = 1/2" REBAR W/ PLASTIC CAP PLACED
● = 1/4" IRON PIPE FOUND UNLESS NOTED OTHERWISE

NOTE
ALL RECORD DISTANCES ARE FROM
LESTER EHLERS, LS-51, DATED 08/01/1973
CHARLES B. BEER, LS-192, SURVEY DATED 04/11/1983
LEE D. WAGNER, LS-557, PATRICK SUBDIVISION PLAT



DEDICATION
KNOW ALL MEN BY THESE PRESENTS, that Edwin Bolanos, owner of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as "Bolanos Subdivision", in the City of Grand Island, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the right-of-way as shown thereon to the public for their use forever, and the easements, 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 obstruction upon, over, along or underneath the surface of such easements; and that foregoing subdivision as more particularly described in the description as appears on this plat is made with the free consent and in accordance with the desires of the undersigned owner and proprietors.

IN WITNESS WHEREOF, we have affixed our signatures hereto at _____, Nebraska, this ____ day of _____, 2015.

Edwin Bolanos

ACKNOWLEDGEMENT
State of Nebraska
County of Hall
On the ____ day of _____, 2015, before me _____, a Notary Public within and for said County, personally appeared that Edwin Bolanos, to me personally known to be the identical persons whose signatures are affixed hereto, and that they did acknowledge the execution thereof to be their voluntary act and deed, and that they are empowered to make the above dedication for and in behalf of said "Bolanos Subdivision".

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed by 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, Cities of Grand Island, Wood River and the Villages of Alda, Cairo and Doniphan, Nebraska.

Commission Chairman _____ Date _____

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

Mayor _____ City Clerk _____

LEGAL DESCRIPTION
A tract of land comprising a part of Lot Twelve (12) in the County Subdivision of the West Half of the Southwest Quarter (W $\frac{1}{2}$, SW $\frac{1}{4}$) of Section Ten (10), Township Eleven (11) North, Range Nine (9) West; all of Block Seventeen (17) of Evans Addition, together with the vacated alley and the westerly Sixty Four and Fifty One Hundredths (64.51) feet of vacated Popular Street adjacent thereto; and a part of the North Half of the Northwest Quarter (N $\frac{1}{2}$, NW $\frac{1}{4}$) of Section Fifteen (15), Township Eleven (11) North, Range Nine (9) West of the 6th P.M., all in the City of Grand Island, Hall County, Nebraska. More particularly described as follows:
Beginning at the northeast corner of Lot 1, Block 48, Original Town; thence N 61° 39' 02" E on and upon the southerly right-of-way line of 4th Street a distance of 409.12 feet to a point 64.51 feet east of the northeast corner of said Block 17; thence S 28° 48' 45" E parallel to the easterly line of said Block 17 a distance of 299.74 feet to a point on the northerly right-of-way line of the Union Pacific Railroad; thence S 61° 16' 17" W on and upon said northerly right-of-way line a distance of 409.98 feet to a point on the easterly line of Block 48 extended; thence N 28° 38' 49" W on and upon the easterly line of said Block 48 extended a distance of 22.45 feet to the southeast corner of Lot 8, Block 48, Original Town; thence continuing N 28° 38' 49" W on and upon the easterly line of said Block 48 a distance of 302.45 feet to the Point of Beginning. Said tract contains 2.831 acres more or less and shall know be known as "BOLANOS SUBDIVISION".

SURVEYORS CERTIFICATE
I hereby certify that on July 09, 2015, I completed an accurate survey of "BOLANOS SUBDIVISION" an addition to the City of Grand Island, Nebraska, as shown on the accompanying plat; that iron markers were placed at all lot corners; that all dimensions of the lots are shown on the plat; and that said survey was made with reference to known and recorded monuments.

Scott A. Peters R.L.S. #754



RESOLUTION 2015-220

WHEREAS, Edwin D. Bolanos being the owner of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as "BOLANOS SUBDIVISION", to be laid out into 2 lots, on a tract of land comprising a part of Lot Twelve (12) in the County Subdivision of the West Half of the Southwest Quarter (W1/2 SW1/4) of Section Ten (10), Township Eleven (11) North, Range Nine (9) West; all of Block Seventeen (17) of Evans Addition, together with the vacated alley and the westerly Sixty Four and Fifty One Hundredths (64.51) feet of vacated Poplar Street adjacent thereto; and a part of the North Half of the Northwest Quarter (N1/2 NW1/4) of Section Fifteen (15), Township Eleven (11) North, Range Nine (9) 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 BOLANOS 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, August 25, 2015.

Jeremy Jensen, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	<input type="checkbox"/>	_____
August 21, 2015	<input type="checkbox"/>	City Attorney