



City of Grand Island

Tuesday, November 10, 2015

Council Session

Item G-5

**#2015-299 - Approving Final Plat and Subdivision Agreement for
Landell Second Subdivision**

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission
Meeting: November 10, 2015
Subject: Landell Second Subdivision – Final Plat
Presenter(s): Chad Nability, AICP, Regional Planning Director

Background

This property is located north of East Capital Avenue and south of US Highway 30 in the 2 mile extraterritorial jurisdiction of the City of Grand Island, in Hall County, Nebraska consisting of (1 Lot) and 4.00 acres.

Discussion

The plat for Landell Subdivision was considered by the Regional Planning Commission at the November 4, 2015 meeting.

A motion was made by Haskins and seconded by Monter to approve the plat as presented.

A roll call vote was taken and the motion passed with 12 members present and voting in favor (O'Neill, Ruge, Connick, Sears, Maurer, Apfel, Robb, Huisman, Haskins, Monter, Kjar and Hoggatt) and no members abstaining.

Alternatives

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

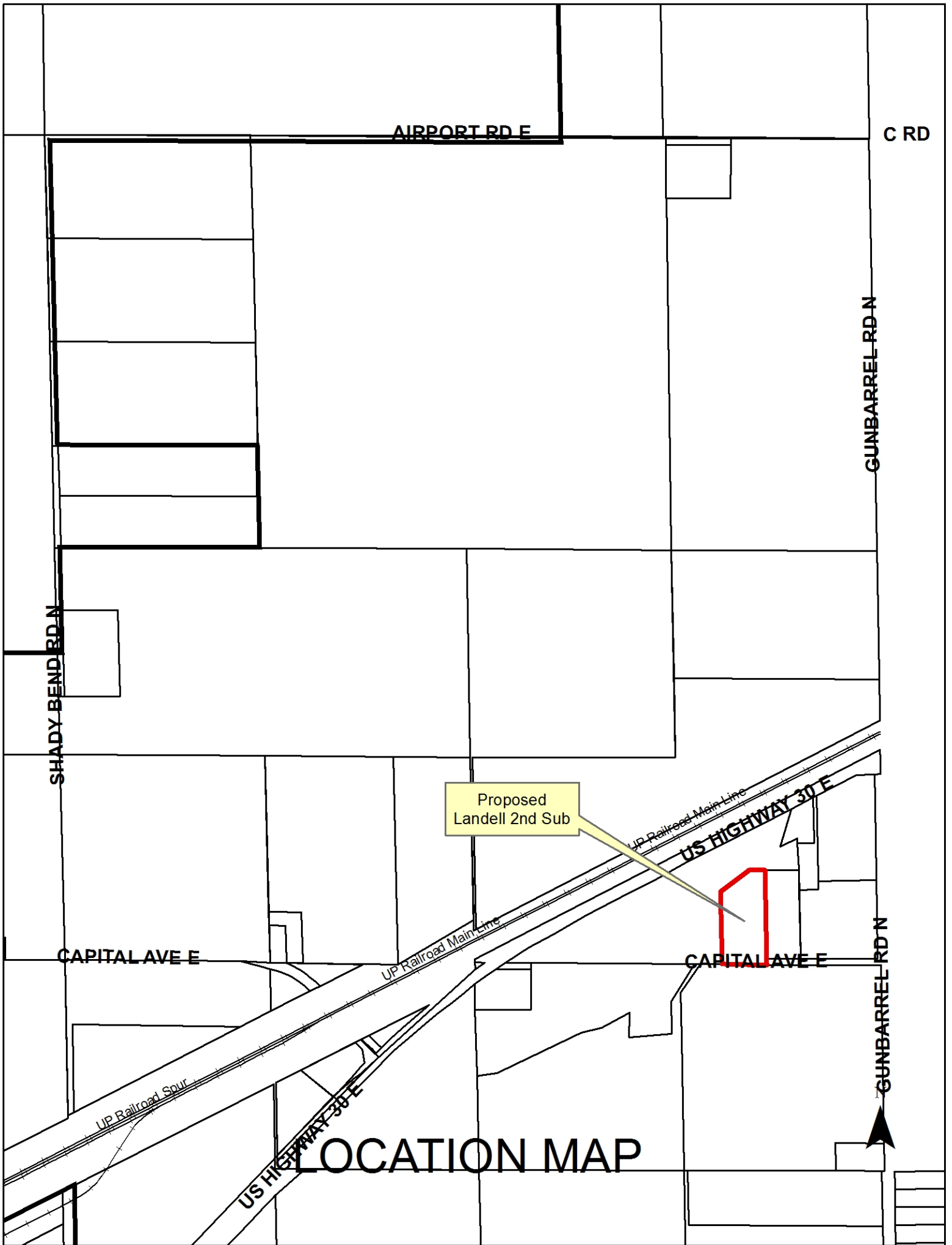
1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

Recommendation

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

Sample Motion

Move to approve as recommended.



Developer/Owner

Richard Landell
12079 S McGuire Rd
Shelton NE 68876

To create 1 lot located north of E Capital Ave and south of E US Highway 30 in the 2 mile extra territorial jurisdiction of the City of Grand Island, in Hall County, Nebraska.

Size: 4.0 acres

Zoning: M2 – Heavy Manufacturing

Road Access: City Roads

Water Public: City water is available.

Sewer Public: City sewer is not available.



October 21, 2016

Dear Members of the Board:

RE: Final Plat – Landell Second Subdivision.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Landell Second Subdivision, located in the 2 mile extra territorial jurisdiction of the City of Grand Island, in Hall County Nebraska.

This final plat proposes to create 1 lot, on a tract of land comprising a part of South Half of the Southeast Quarter (S1/2 SE1/4) Section One (1), Township Eleven (11) North, Range Nine (9) West of the 6th P.M., in Hall County, Nebraska, said tract containing 4.00 acres.

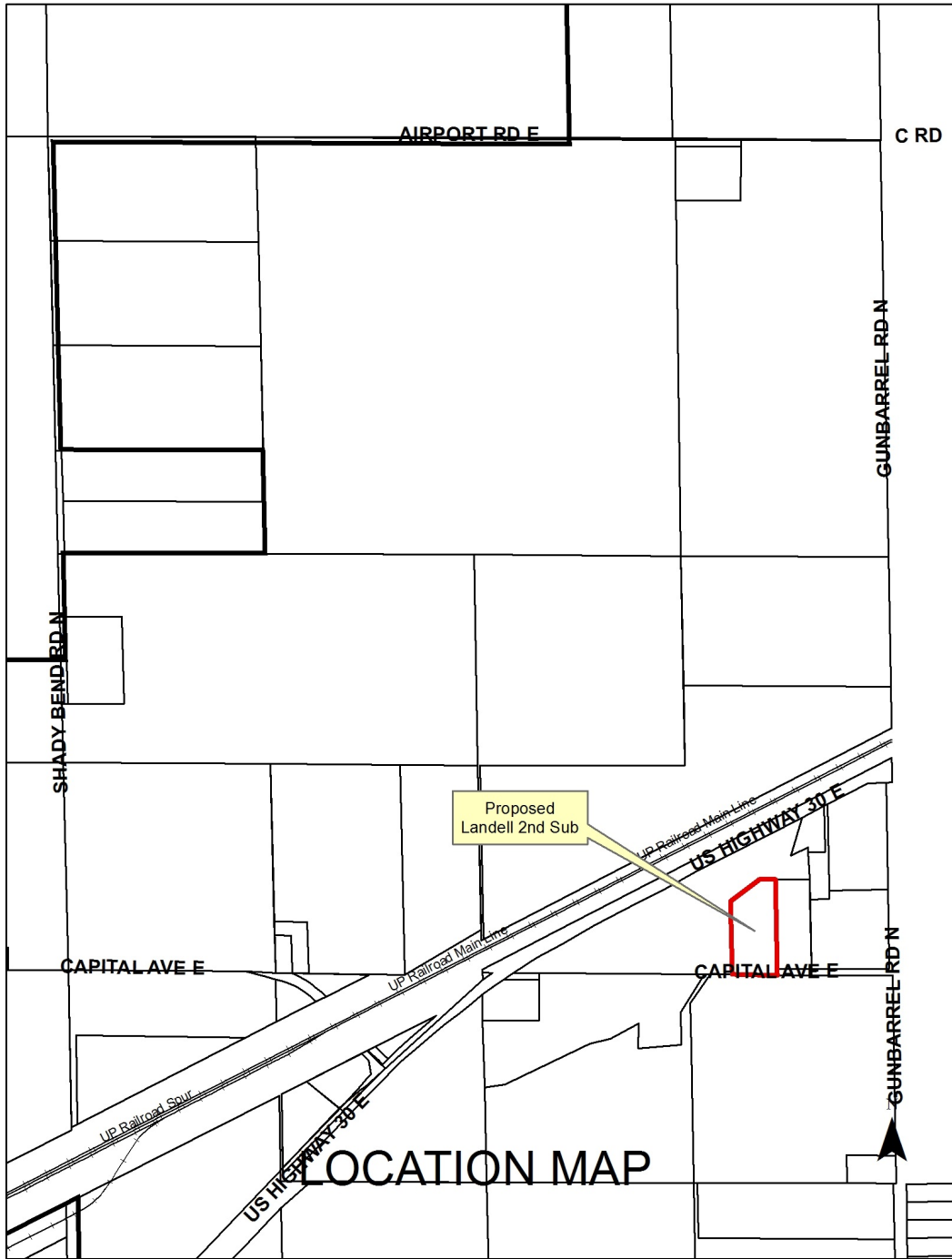
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on November 4, 2015 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

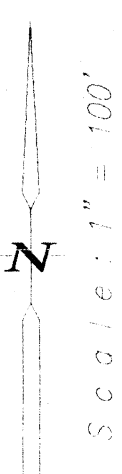
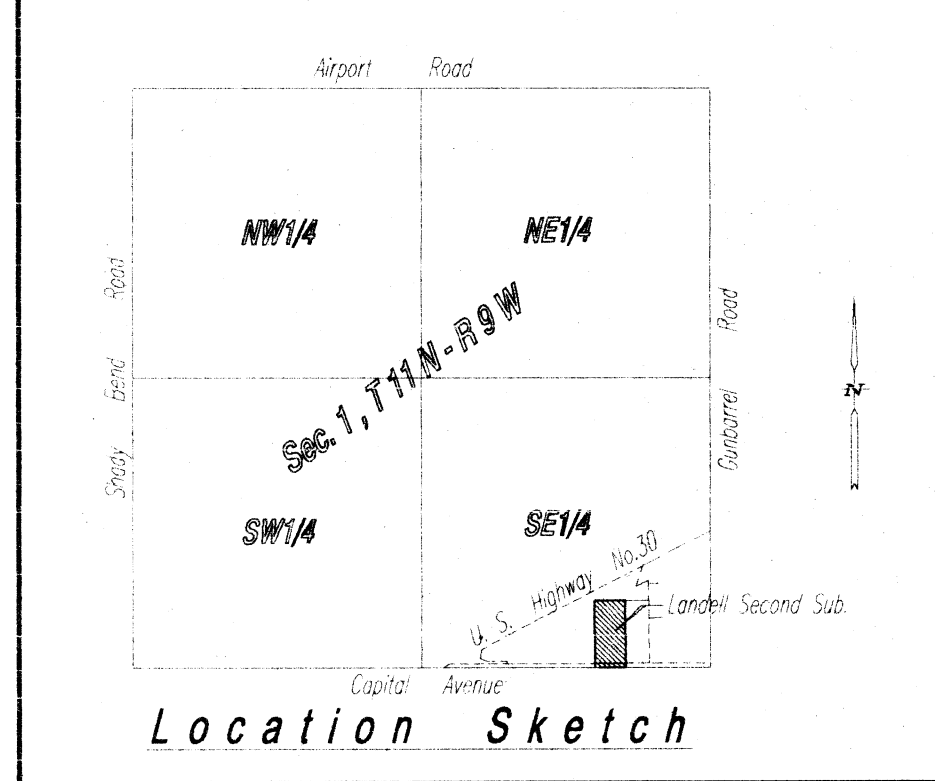
Cc: County Clerk
County Attorney
County Public Works
County Zoning
City Clerk
City Attorney
City Public Works
City Building Department
City Utilities
Manager of Postal Operations
Rockwell & Associates

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

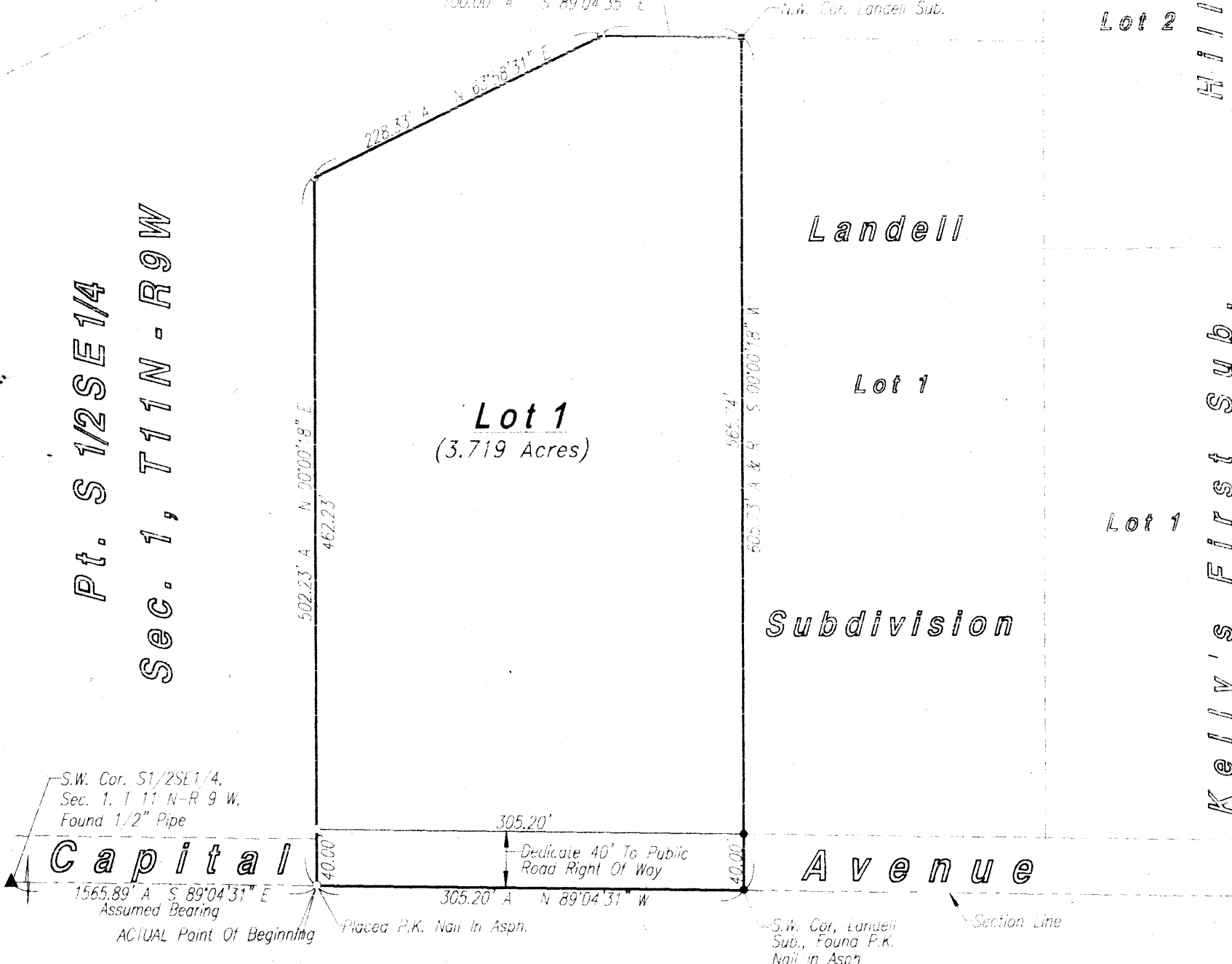


LEGEND

- - 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



U.S. Highway No. 30
 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. in 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 Five Hundred Sixty Five and Eighty Nine hundredths (1565.89) feet, to the ACTUAL Point of Beginning; thence running N00°00'18"E, a distance of Five Hundred Two and Twenty Three hundredths (502.23) feet; thence running N63°58'31"E, a distance of Two Hundred Twenty Eight and Thirty Three hundredths (228.33) feet; thence running S89°04'35"E, a distance of One Hundred (100.00) feet, to the northwest corner of Lot One (1), Landell Subdivision; thence running S00°00'18"W, on the west line of Landell Subdivision, a distance of Six hundred Five and Seventy Three hundredths (605.73) feet, to the southwest corner of Landell 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 Three Hundred Five and Twenty Hundredths (305.20) feet, to the ACTUAL Point of Beginning and containing 4.000 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 SECOND 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 October 12, 2015, I completed an accurate survey of 'LANDELL SECOND 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 Aida, Cairo and Daniphan, 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 _____

**LANDELL SECOND SUBDIVISION
 HALL COUNTY, NEBRASKA**

RESOLUTION 2015-299

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 Second 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 (11) 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 SECOND 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, November 10, 2015.

Jeremy L. Jensen, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
November 6, 2015	☐ City Attorney