



City of Grand Island

Tuesday, March 23, 2010

Council Session

Item G5

**#2010-73 - Approving Final Plat and Subdivision Agreement for
JBS Subdivision**

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: March 23, 2010

Subject: JBS Subdivision – Final Plat

Item #'s: G-5

Presenter(s): Chad Nabity AICP, Regional Planning Director

Background

This property is located east of Stuhr Road and north of Swift Road, this Final Plat proposes to create 2 lots on a tract of land comprising a tract of land in part of the West Half (W1/2) of Northwest Quarter (NW1/4) of Section Fourteen (14), Township Eleven (11) North, Range Nine (9) in the City of Grand Island, Hall County, Nebraska. This is approximately 73 acres more or less.

Discussion

The final plat for JBS Subdivision was considered by the Regional Planning Commission at the March 3, 2010 meeting. A motion was made by Bredthauer and seconded by Ruge to approve the plats as presented on the Consent Agenda. A roll call vote was taken and the motion passed with 8 members present (Amick, O'Neill, Ruge, Haskins, Eriksen, Bredthauer, Snodgrass, Connelly) voting in favor and no member present abstaining.

Alternatives

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

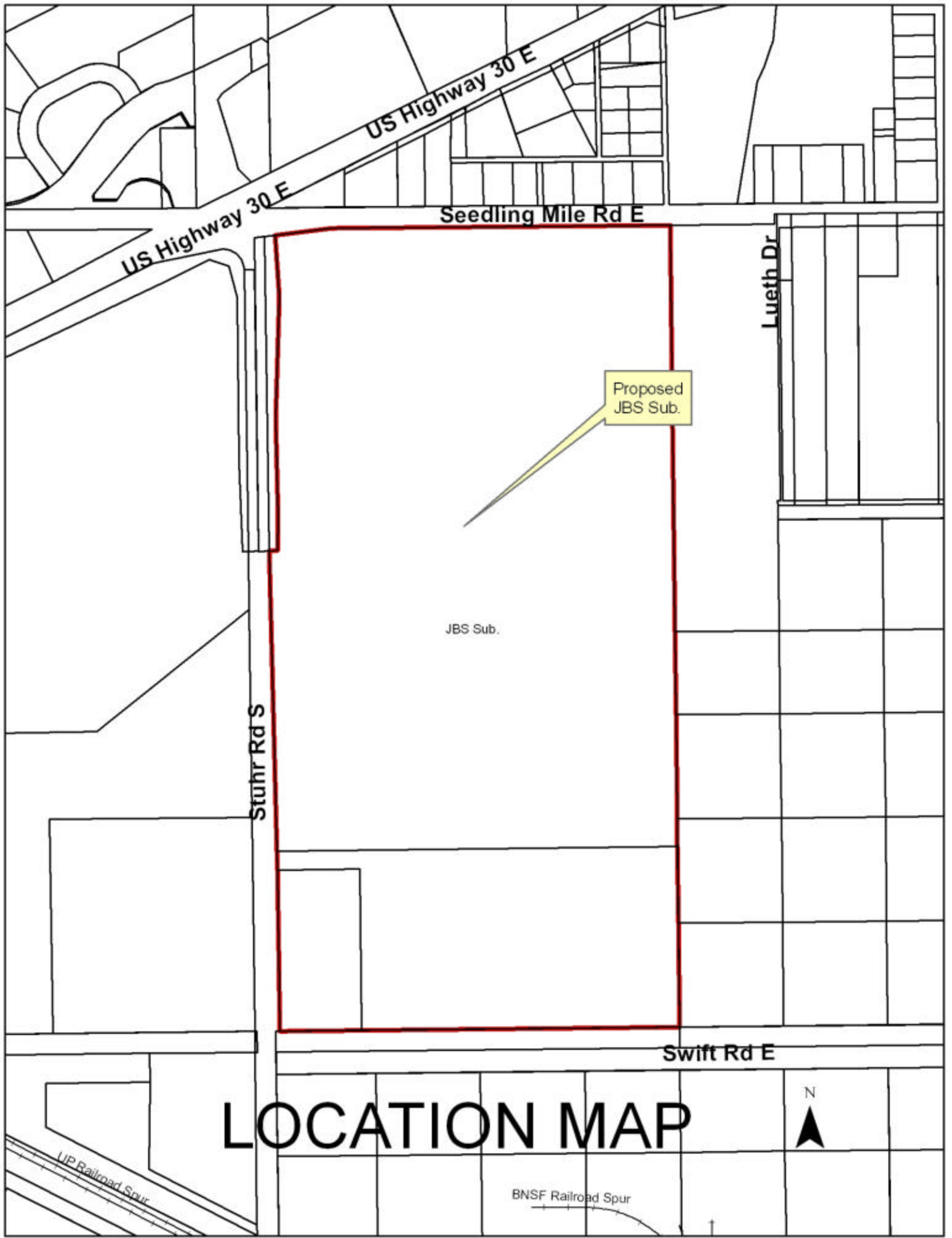
1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

Recommendation

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

Sample Motion

Move to approve as recommended.



LOCATION MAP

JBS Final Plat Summary

Developer/Owner

JBS

555 S Stuhr Rd

Grand Island NE 68801

To create 2 lots east of Stuhr Rd and north of Swift Rd., in the City of Grand Island, in Hall County, Nebraska.

Size: 73 acres

Zoning: M2 – Heavy Manufacturing

Road Access: City Roads

Water Public: City water is available.

Sewer Public: City sewer is available.

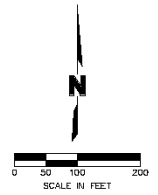


JBS SUBDIVISION

HALL COUNTY, NEBRASKA

IN THE CITY OF GRAND ISLAND

FINAL PLAT



LEGEND

- SECTION CORNER
- SET CORNER (3/8"x24" REBAR W/CAP)
- FOUND CORNER (1/2" IRON PIPE)
- UNLESS NOTED OTHERWISE
- × TEMPORARY POINT
- - - SECTION LINE
- - - PROPERTY LINE
- M MEASURED DISTANCE
- R1 RECOVERED DISTANCE
- R2 RECOVERED DISTANCE
- R3 RECOVERED DISTANCE
- R4 RECOVERED DISTANCE

SECTION TIES

NW COR. W 1/2 NW 1/4, SEC. 14-T11N-R9W
FOUND ALUM. CAP
41.42' ESE TO NW BOLT COVER
27.03' SE TO 1/2" PIPE
42.82' SSE TO 1/2" PIPE

NE COR. W 1/2 NW 1/4, SEC. 14-T11N-R9W
FOUND ALUM. CAP
32.89' S TO 1/2" PIPE
47.88' SW TO NE COR. CHANNEL IRON
12.09' W TO PK NAIL

NE COR. NW 1/4, SEC. 14-T11N-R9W
FOUND SURVEY MARKER
61.10' N TO S EDGE SIDEWALK
94.07' SE TO NAIL IN TREE
48.00' SSE TO NAIL IN P. POLE

SW COR. NW 1/4 NW 1/4, SEC. 14-T11N-R9W
FOUND PK NAIL
34.39' NW TO NAIL TOP F. POST
39.60' WSW TO NAIL TOP F. POST
68.29' SE TO NAIL IN P. POLE

SE COR. NW 1/2 NW 1/4, SEC. 14-T11N-R9W
FOUND 1/2" PIPE
0.60' NNE TO FACE OF 4" STEEL POST
15.05' E TO NAIL IN RR TIE POST
16.17' W TO COR. F. POST

SE COR. NW 1/4 NE 1/4, SEC. 14-T11N-R9W
FOUND 1/2" PIPE
13.65' ENE TO NAIL IN ASPHALT
24.00' E TO NAIL IN ASPHALT
87.40' SSE TO WATER CREEK POST

SW COR. W 1/2 NW 1/4, SEC. 14-T11N-R9W
FOUND ALUM. CAP
47.30' NE TO NAIL IN P. POLE
53.47' NE TO NAIL IN P. POLE
66.30' WSW TO NAIL IN P. POLE

SE COR. W 1/2 NW 1/4, SEC. 14-T11N-R9W
FOUND 1/2" PIPE
38.00' NNE TO 2" IRON PIPE
82.80' SE TO NAIL IN P. POLE
122.40' SW TO NAIL IN P. POLE

SE COR. NW 1/4, SEC. 14-T11N-R9W
FOUND SURVEY MARKER
47.88' NNE TO CHANNEL IRON IN CONC. BRIDGE RAIL
28.40' NE TO CHANNEL IRON IN CONC. BRIDGE RAIL
67.00' SE TO NAIL IN P. POLE

SHEET 1 OF 1

OLSSON
ASSOCIATES

201 PLAT SET FROM
S.C. SUR. REC.
SHOWS EXIST. SURVEY AND
THE SURVEYED
PLAT RECORDS

THIS PLAT WAS PREPARED BY THE SURVEYOR AND THE SURVEYOR'S NAME IS ON THE PLAT. THE SURVEYOR'S NAME IS ON THE PLAT. THE SURVEYOR'S NAME IS ON THE PLAT.

RESOLUTION 2010-73

WHEREAS, JBS USA LLC and Swift Beef Company; a Delaware corporation, being the said owners of the land described hereon, have caused to be laid out into 2 lots, a tract of land in part of the West Half (W1/2) of Northwest Quarter (NW1/4) of Section Fourteen (14), Township Eleven (11) North, Range Nine (9), West of the 6th P.M., in the City of Grand Island, in Hall County Nebraska, under the name of JBS SUBDIVISION, 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 JBS 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, March 23, 2010.

Margaret Hornady, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
March 19, 2010	☐ City Attorney