



City of Grand Island

Tuesday, July 27, 2010

Council Session

Item G8

**#2010-191 - Approving Final Plat and Subdivision Agreement for
Northview Eighth Subdivision**

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission
Meeting: July 27, 2010
Subject: Final Plat - Northview Eighth Subdivision
Item #'s: G-8
Presenter(s): Chad Nabity AICP, Regional Planning Director

Background

This property is located east of Idaho Ave., and south of NE Hwy 2 in Grand Island, the Final Plat proposes to create 20 lots in the City of Grand Island in Hall County Nebraska. This is approximately 7.25 acres.

Discussion

The revised Final Plat for Northview 8th Subdivision was considered by the Regional Planning Commission at the July 7, 2010 meeting. A motion was made by Ruge and seconded by Reynolds to approve the plat as presented. A roll call vote was taken and the motion passed with 9 members present (Amick, O'Neill, Ruge, Hayes, Reynolds, Bredthauer, Connelly, Eriksen, Haskins) 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.

BNSF Railroad Main Line

BNSF Railroad Main Line

Nebraska Highway 2 W

Proposed
Northview 8th Sub.

Northview 8th Sub.

Idaho Ave

Nevada Ave

Lee Street

Anne Marie Ave.

McNelis Pl.

Northview Dr

LOCATION MAP



Northview 8th Subdivision

Developer/Owner

Pinnacle Bank

320 G Street

Central City NE 68826

To create 20 lots east of Idaho Ave., and south of NE Hwy 2, in the City of Grand Island, in Hall County, Nebraska.

Size: 20 acres

Zoning: LLR – Large Lot Residential Zone

Road Access: Public City Roads

Water Public: Public water is available

Sewer Public: Public sewer is available

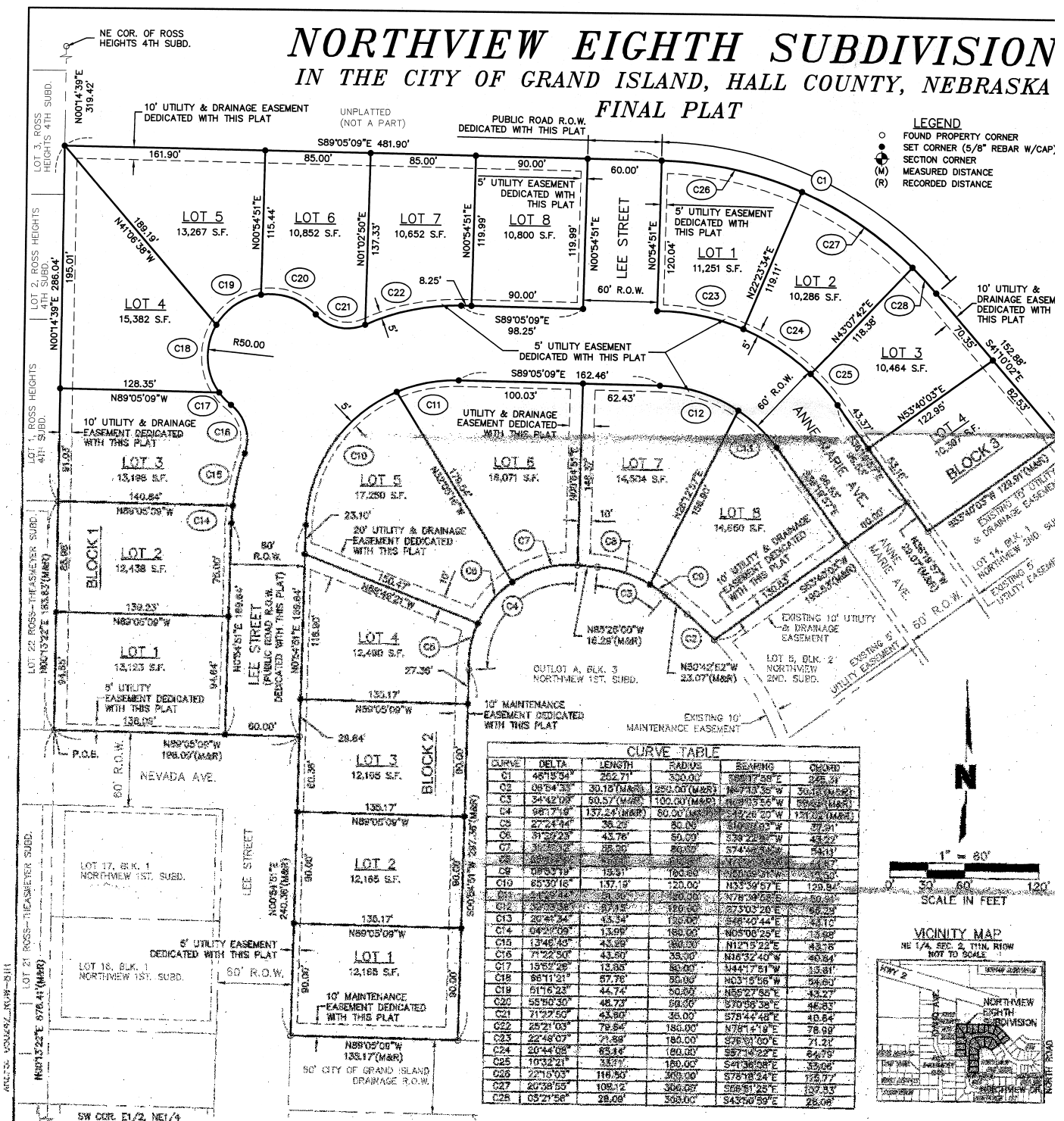


NORTHVIEW EIGHTH SUBDIVISION

IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

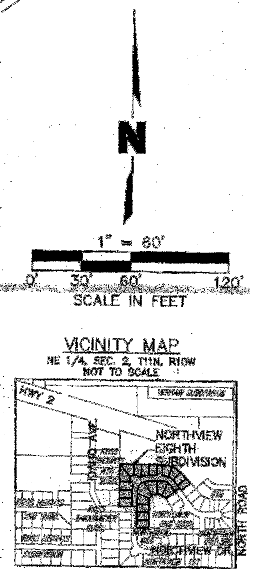
FINAL PLAT

- LEGEND**
- FOUND PROPERTY CORNER
 - SET CORNER (5/8" REBAR W/CAP)
 - ⊙ SECTION CORNER
 - (M) MEASURED DISTANCE
 - (R) RECORDED DISTANCE



CURVE TABLE

CURVE	DELTA	LENGTH	RADIUS	BEARING	CHORD
C1	48°15'34"	262.71'	330.00'	S89°17'58"E	325.31'
C2	08°54'33"	30.10'(M&R)	250.00'(M&R)	N67°13'35"W	50.94'
C3	34°42'08"	50.57'(M&R)	102.00'(M&R)	N69°33'54"W	59.68'(M&R)
C4	58°17'18"	137.24'(M&R)	60.00'(M&R)	S42°48'00"W	121.02'(M&R)
C5	27°24'44"	36.25'	60.00'	S68°03'03"W	37.21'
C6	31°22'25"	43.76'	60.00'	S59°22'58"W	43.22'
C7	31°22'25"	43.76'	60.00'	S74°48'00"W	54.11'
C8	08°53'19"	19.31'	120.00'	N61°05'01"E	19.67'
C9	25°30'16"	137.19'	120.00'	N33°39'57"E	129.54'
C10	25°30'16"	137.19'	120.00'	N78°39'58"E	50.94'
C11	20°41'24"	43.34'	120.00'	S75°03'28"E	66.24'
C12	20°41'24"	43.34'	120.00'	S68°40'44"E	43.10'
C13	04°27'09"	13.09'	180.00'	N05°06'25"E	13.89'
C14	13°46'43"	43.89'	180.00'	N12°19'22"E	43.16'
C15	71°22'50"	43.50'	35.00'	N18°32'40"W	40.84'
C16	19°52'29"	13.85'	60.00'	S44°17'51"W	13.81'
C17	86°11'21"	57.78'	60.00'	N03°16'56"W	54.60'
C18	51°16'23"	44.74'	60.00'	N55°27'55"E	43.27'
C19	55°50'30"	48.73'	60.00'	S70°58'38"E	46.23'
C20	71°22'50"	43.50'	35.00'	S78°44'48"E	40.84'
C21	25°21'03"	79.84'	180.00'	N78°14'18"E	78.09'
C22	22°48'07"	71.88'	180.00'	S76°01'00"E	71.27'
C23	20°44'08"	65.14'	180.00'	S67°14'22"E	64.79'
C24	10°32'21"	33.71'	180.00'	S41°36'58"E	33.05'
C25	22°18'03"	116.30'	300.00'	S78°18'24"E	125.77'
C26	20°38'55"	108.12'	300.00'	S68°51'28"E	107.33'
C27	03°21'56"	28.08'	300.00'	S43°50'59"E	28.08'



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON JUNE 7, 2010 UNDER MY PERSONAL SUPERVISION, I COMPLETED AN ACCURATE SURVEY OF "NORTHVIEW EIGHTH SUBDIVISION" TO THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF. THAT IRON MARKERS, EXCEPT WHERE INDICATED WERE FOUND OR PLACED AT ALL PROPERTY CORNERS; THAT THE DIMENSIONS OF THE PROPERTY ARE AS SHOWN ON THE PLAT; AND THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS.

TIMOTHY J. AITKEN, REGISTERED LAND SURVEYOR NUMBER, LS-468

MOLSSON ASSOCIATES

201 East 2nd Street
P.O. Box 1072
Grand Island, NE 68832-1072
TEL: 308.284.5701
FAX: 308.284.6702

OWNERS: PINNACLE BANK
SUBDIVIDER: PINNACLE BANK
SURVEYOR: OLSSON ASSOCIATES
ENGINEER: OLSSON ASSOCIATES
NUMBER OF LOTS: 20

RESOLUTION 2010-191

WHEREAS, Pinnacle Bank, being the owner of the land described heron, have caused to be laid out into 20 lots, a tract of land consisting of part of the East Half of the Northeast Quarter (E1/2, NE1/4) of Section 2, Township 11, North, Range 10 West of the 6th P.M. in the City of Grand Island, Hall County Nebraska, under the name of NORTHVIEW EIGHTH 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 NORTHVIEW EIGHTH 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.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, July 27, 2010.

Margaret Hornady, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
July 22, 2010	☐ City Attorney