

# **City of Grand Island**

Tuesday, April 08, 2008 Council Session/Study Session

## Item G8

**#2008-108 - Approving Final Plat and Subdivision Agreement for NCC-1701 Subdivision** 

**Staff Contact: Chad Nabity** 

City of Grand Island City Council

## **Council Agenda Memo**

From: Regional Planning Commission

Meeting: April 8, 2008

**Subject:** NCC-1701 Subdivision – Final Plat

**Item #'s:** G-8

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

#### **Background**

West of Webb Road and south of Highway 2, in the City of Grand Island, Hall County, Nebraska. This property is zoned R1-Suburban Density Residential. There are two houses on metes and bound properties along Webb Road. Sewer and Water are available. This will plat these lots and shift a property line between them. (2 lots)

#### **Discussion**

The final plat for NCC-1701 Subdivision was considered under the Consent Agenda by the Regional Planning Commission at the April 2, 2008 meeting. A motion was made by Reynolds, and seconded by Bredthauer, to approve the plat as presented. A roll call vote was taken and the motion carried with 9 members present voting in favor (Miller, O'Neill, Hayes, Reynolds, Monter, Haskins, Bredthauer, Heineman, Snodgrass).

#### **Alternatives**

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

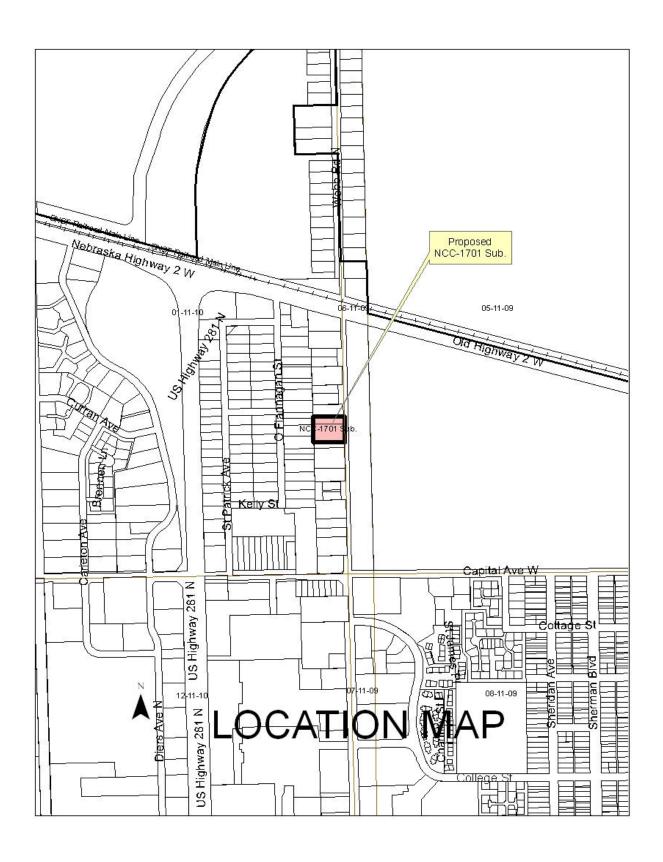
- 1. Move to approve
- 2. Refer the issue to a Committee
- 3. Postpone the issue to future date
- 4. Take no action on the issue

## Recommendation

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

### **Sample Motion**

Move to approve as recommended.



<b>6.</b>	Lepant Sub.	—N.E. Cor. SE1/4 T 11 N − R 10 80 ± Muminum Cap	LEGEND  -Indicates 1/2" Iron Pipe Found Unless Otherwise Noted -Indicates 1/2" Iron Pipe w/Survey Cap Placed Unless Otherwise Noted -Indicates ACTUAL Distance R-Indicates RECORDED Distance p-Indicates PRORATED Distance
nd Subdivisio 10ck 3 Lots 12500 0, 1007500 "	Pt. SE1/A, Sec. 1, T11N - Unplated d Placed Noil w/Masher in C 263.68' A (264.00' R) S 895013" E Lot 1	10 Public Road Right Of Way to be R and a second of the second Right Of Way to be been seen as a second of the second walk second of the second of the second secon	Legal Description  A tract of land comprising a part of the Southeast Quarter (SE1/4) of Section One (1), Township Eleven (11) North, Range Ten (10) West of the 6th. P.M., in the City of Grand Island, Hall County, Nebraska, more particularly described as follows: Beginning at the southeast corner of said Southeast Quarter (SE1/4); thence running northerly along the east line of said Southeast Quarter (SE1/4), on an Assumed Bearing of N00°2707"W, a distance of One Thousand One Hundred Seventy Four and Fifty Six Hundredths (1174.56) feet, to the ACTUAL point of beginning; thence running N89°42'37"W, a distance of Two Hundred Sixty Three and Sixty Two Hundredths (265.62) feet; thence running N00°28'08"W, a distance of Two Hundred Thirty Four and Thirty Three Hundredths (243.35) feet; thence running S89°50'13"E, a distance of Two Hundred Sixty Three and Sixty Eight Hundredths (265.68) feet, to a point on the east line of said Southeast Quarter (SE1/4); thence running S00°27'07"E, along the east line of said Southeast Quarter (SE1/4) a distance of Two Hundred Thirty Four and Ninety One Hundredths (234.91) feet, the ACTUAL point of beginning and containing 1.420 acres more or less.
S S S S S S S S S S S S S S S S S S S	Pt. SE1/4, Sec. 1, T11N  Unplated  Pt. SE1/4, Sec. 1, T11N  Unplated  SE Cor. 1, Mammum  Cap 03/4	6 P (1175,00 R) A B Deced Not in Aspiral Places Not in Aspiral Pla	Dedication  KNOW ALL MEN BY THESE PRESENTS, that, TIMOTHY L. GRANDON, a single person, EZELLLUEN Z. FOX, a single person, DONALD H. MUHS and DOLORES S. MUHS, husband and wife, being the owners of the land described hereon, have caused same to be surveyed, subdivided, platted and designated as NCC-1701 SUBDIVISION', in the City of Grand Island, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the street 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, tagether 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, thisday of, 2008.
I hereby cer'NCC-1701 SUE accompanying commons and accompanying iron markers was shown on f	or's Certificate  rity that on February 28, 2008, I comp  \$BDWSION*, in the City of Grand Island, , plat thereof; that the lots, blocks, stree other grounds as contained in said sub plat thereof are well and accurately sta were placed at all lot corners; that the the plat; that each lot bears its own nu h reference to known and recorded mon	Nebraska, as shown on the ts, avenues, alleys, parks, advision as shown on the ked off and marked; that dimensions of each lot are mber; and that said survey	Timothy L. Grandon  Donald H. Muhs  * Ezellluen Z. Fox  Dolores S. Muhs  * **  **Acknowledgement**  State Of Nebraska ss County Of Hall
(Seal)	Deryl D. Sorgenfrei, Reg. Land Surveyor  215 o and approved by the Regional Plannin		On the day of 2008, before me a Notary Public within and for said County, personally appeared ,TIMOTHY L. GRANDON, a single person, EZELLLUEN Z. FOX, a single person, DONALD H. MUHS and DOLORES S. MUHS husband and wife, to me personally known to be the identical persons whose signatures are affixed hereto, and that each did acknowledge the execution thereof to be his or her voluntary act and deed. IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal at Grand Island, Nebraska, on the date last above written.
Grand Island,	Wood River and the Villages of Alda, Co	iro and Doniphan, Nebraska.	(Seal)
-	Chairman	Date	Notary Public
Approved a	nd accepted by the City of Grand Island . 2008.	d, Nebraska, thisday of	
(Seal)	Mayor C.	ity Clerk	
(553)	W 0	0 1701	CURDIVICION
	N (:	C-1/U1	SUBDIVISION
			ND ISLAND, NEBRASKA

#### Developer/Owner

Timothy L Grandon & Ezelluen Z. Fox and Donald H. Muhs and Dolores S. Muhs 2672 and 2660 Webb Road Grand Island, NE 68803

2 Lots west of Webb Road South of Highway 2

Size: 1.420 Acres

**Zoning** –R1- Low Density Residential.

Road Access: Public City Streets, no new streets Water Public: City Water is available to all lots. Sewer Public: City Sewer is available to all lots.



#### RESOLUTION 2008-108

WHEREAS, Timothy L. Grandon, a single person, Ezelluen Z. Fox, a single person, and Donald H. Muhs and Dolores S. Muhs, husband and wife, as owners, have caused to be laid out into lots, tracts of land comprising a part of the Southeast Quarter (SE½) of Section One (1), Township Eleven (11) North, Range Ten (10), West of the 6<sup>th</sup> P.M., in the City of Grand Island, Hall County, Nebraska, under the name of NCC-1701 SUBDIVISION, and have 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 owners 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 NC-1701 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, April 8, 2008.

	Margaret Hornady, Mayor	
	City of Grand Island	
Attest:		
RaNae Edwards, City Clerk		