

City of Scottsbluff, Nebraska

Monday, February 1, 2016

Regular Meeting

Item Subdiv.2

Council to consider a Final Plat of Lots 1 & 2, Tract B&C, Blk. 10, Five Oaks Subdivision, Scotts Bluff County, Nebraska and approve the Resolution.

Staff Contact: Annie Folck, City Planner

Agenda Statement

Item No.

For meeting of: Feb 1, 2016

AGENDA TITLE: Final Plat –Lots 1 & 2, Tr. B&C, Blk. 10, Five Oaks Subdivision, situated in the NW ¼ of Section 14, T22N, R55W of the 6th P.M., Scotts Bluff County, Nebraska.

SUBMITTED BY DEPARTMENT/ORGANIZATION: Development Services

PRESENTATION BY:

SUMMARY EXPLANATION: The applicant(s), C and T Holdings, represented by Baker and Associates, have requested approval of a final plat of Lots 1 & 2, Tracts B & C, Block 10, Five Oaks Subdivision. The property is situated on the southwest corner of 42nd Street and Avenue G. The two lots will be served by sewer lines which will be extended from existing sewer along 42nd Street and 40th Street (see exhibit). Lot 1, on the north, will be served by an existing water line on 42nd Street. Before Lot 2 can be developed, a water line will be extended from 40th to 42nd Street to provide fire protection. The street in front of each lot will also be required to be completed before the lots can be built upon. Additionally, if 40th Street develops between Ave I and Ave G, the property owners will be required to complete Ave G from 40th Street to 42nd Street to handle the additional traffic anticipated. The required improvements and the timeline for their completion will be addressed in the developer's agreement.

Some residents of nearby properties attended the Planning Commission meeting to voice concerns about traffic patterns (see attached minutes). The approved Preliminary Plat is attached to provide clarification on anticipated future traffic patterns.

BOARD/COMMISSION RECOMMENDATION: The Planning Commission at their regular meeting of Jan 11, 2016 made positive recommendation to City Council (see attached minutes)

STAFF RECOMMENDATION: Approve final plat and resolution for filing at the Register of Deeds

EXHIBITS

Resolution X Ordinance Contract Minutes x Plan/Map x

Other (specify) _____

NOTIFICATION LIST: Yes No Further Instructions C&T Holdings, Bill Trumbull 1310 Circle Drive, Scottsbluff, NE 69361

APPROVAL FOR SUBMITTAL: _____

City Manager

**FINAL PLAT OF
LOTS 1 AND 2, TRACTS B AND C, BLOCK 10, FIVE OAKS SUBDIVISION,
CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA**
SITUATED IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 22 NORTH, RANGE 55 WEST OF
THE 6TH PRINCIPAL MERIDIAN, CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA

Sheet Revisions		
Date	Description	Initials
12-2-2015	DRAFTED FINAL PLAT	BEG

Baker
120-EAST-16TH-STREET
SCOTTSBLUFF, NE-68581
308-632-3123
www.baker-eng.com

Baker & Associates Inc.
Engineers * Architects * Surveyors
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Final Plat of Block 10, Five Oaks Subdivision			
Title Sheet			
Baker Project Number: 023-005-15			
Project Location: City of Scottsbluff, Nebraska			
Owners: C & T Holdings, L.L.C.			
Project Code	Last Mod. Date	Subset	Sheet No.
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BLOCK 10 PROPERTY DESCRIPTION
(INCLUDING RIGHT OF WAY)

A PARCEL OF UNPLATTED LANDS KNOWN AS BLOCK 10 FIVE OAKS SUBDIVISION INCLUDING THE WEST HALF OF AVENUE G AND 7 FEET OF RIGHT OF WAY DEDICATION FOR 42ND STREET, CONTAINING 121,920 SQ. FT. (2.799 ACRES), MORE OR LESS, IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 22 NORTH, RANGE 55 WEST, OF THE 6TH PRINCIPAL MERIDIAN, IN SCOTTS BLUFF COUNTY, NEBRASKA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 14, TOWNSHIP 22 NORTH, RANGE 55 WEST, OF THE 6TH PRINCIPAL MERIDIAN, WHENCE THE WEST QUARTER CORNER OF SAID SECTION 14, BEARS SOUTH 02°03'39" WEST, A DISTANCE OF 2675.32 FEET; THENCE ALONG NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 14, SOUTH 88°13'30" EAST, A DISTANCE OF 707.67 FEET; THENCE SOUTH 01°46'30" WEST, A DISTANCE OF 33.00 FEET TO A POINT ON THE EXISTING SOUTH RIGHT OF WAY OF 42ND STREET AND TO THE POINT OF BEGINNING;

THENCE ALONG THE SOUTH RIGHT OF WAY OF 42ND STREET SOUTH 88°13'30" EAST, A DISTANCE OF 176.50 FEET TO A POINT ON THE EXISTING WEST RIGHT OF WAY LINE FOR AVENUE G;

THENCE ALONG SAID EXISTING WEST RIGHT OF WAY LINE, SOUTH 02°09'33" WEST, A DISTANCE OF 691.92 FEET TO A POINT ON THE EXISTING NORTH RIGHT OF WAY LINE OF WEST OAK BLVD;

THENCE ALONG SAID EXISTING NORTH RIGHT OF WAY LINE, NORTH 87°28'29" WEST, A DISTANCE OF 176.50 FEET;

THENCE DEPARTING SAID EXISTING NORTH RIGHT OF WAY LINE ALONG THE EAST LINE OF BLOCK 9 FIVE OAKS, NORTH 02°09'33" EAST, A DISTANCE OF 689.61 FEET, TO THE SOUTH RIGHT OF WAY OF 42ND STREET AND TO THE POINT OF BEGINNING;

SURVEYOR'S CERTIFICATE

I, CARL JOHN GILBERT, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF NEBRASKA, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE IN NOVEMBER 2015, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF NEBRASKA DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE SCOTTS BLUFF COUNTY AND THE CITY OF SCOTTSBLUFF SUBDIVISION REGULATIONS.

I ATTEST THE ABOVE ON THIS ____ DAY OF _____, 2015.

CARL JOHN GILBERT
NEBRASKA PROFESSIONAL LAND SURVEYOR NO. 731
FOR AND ON BEHALF OF BAKER AND ASSOCIATES INC.
PHONE : 308-632-3123

**FINAL PLAT OF
LOTS 1 AND 2, TRACTS B AND C, BLOCK 10 ,FIVE OAKS SUBDIVISION,
CITY OF SCOTTSSLUFF, SCOTTS BLUFF COUNTY, NEBRASKA**
SITUATED IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 22 NORTH, RANGE 55 WEST OF
THE 6TH PRINCIPAL MERIDIAN, CITY OF SCOTTSSLUFF, SCOTTS BLUFF COUNTY, NEBRASKA

SURVEY NOTES

1. THIS SURVEY RELIES ON CHICAGO TITLE INSURANCE COMPANY, ORDER NO. 24309. NO TITLE SEARCH WAS MADE BY BAKER AND ASSOCIATES, INC., TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. ALL TAX INFORMATION, LIENS, LEASES, ASSIGNMENTS, AGREEMENTS, MOTIONS, DECLARATIONS, PROVISIONS, CONDITIONS, RESERVATIONS, RESTRICTIONS, ZONING, COVENANTS, WATER AND MINERAL RIGHTS AND OBLIGATIONS FOR THE PROPERTY SHOWN HEREON ARE REFLECTED IN SAID TITLE COMMITMENT. BAKER AND ASSOCIATES INC. OBTAINED ADDITIONAL RIGHT OF WAY INFORMATION AND DOCUMENTS IN THE COURSE OF THE PLAT PREPARATION THAT ARE SHOWN HEREON AND ARE NOT REFLECTED ON SAID TITLE COMMITMENT
2. THE MONUMENTATION RECOVERED WAS LOCATED BY A COMBINATION OF GLOBAL POSITIONING SYSTEM (GPS) FAST STATIC, RTK AND RTK DATA LOGGING TECHNIQUES. CONVENTIONAL SURVEY METHODS WERE APPLIED WHEN REQUIRED.
3. BASIS OF BEARINGS: ALL BEARINGS ARE BASED ON THE LINE CONNECTING THE NORTHWEST CORNER OF SECTION 14, TOWNSHIP 22 NORTH, RANGE 55 WEST, OF THE 6TH PRINCIPAL MERIDIAN AND THE WEST SIXTEENTH CORNER OF SAID SECTION 14, BEING A GRID BEARING OF SOUTH 88°13'30" EAST A DISTANCE OF 1326.35' FEET AS OBTAINED FROM A GLOBAL POSITIONING SYSTEM (GPS) SURVEY BASED ON THE NEBRASKA HIGH ACCURACY REFERENCE NETWORK (NHARN). SAID GRID BEARING IS NAD 83 (2011) NEBRASKA STATE PLANE ZONE 2600.
4. ALL DIMENSIONS SHOWN HEREON ARE U.S. SURVEY FEET
5. NOTICE: YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION, BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

APPROVAL AND ACCEPTANCE

THE FOREGOING PLAT OF LOTS 1 & 2, TRACTS B AND C, BLOCK 10, FIVE OAKS SUBDIVISION, CITY OF SCOTTSSLUFF, SCOTTS BLUFF COUNTY, NEBRASKA AND UNPLATTED LANDS, WAS APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SCOTTSSLUFF, NEBRASKA, BY RESOLUTION DULY PASSED THIS DAY OF _____, 2016.

BY:

RANDY MEININGER, MAYOR

SEAL

ATTESTED:

CITY CLERK

Sheet Revisions			Final Plat of Block 10, Five Oaks Subdivision Signature Sheet			
Date	Description	Initials	Baker & Associates Inc.		Baker Project Number: 023-005-15	
12-2-2015	DRAFTED FINAL PLAT	BEG	120-EAST-16TH-STREET SCOTTSSLUFF,-NE-69381	308-632-3123 www.baker-eng.com	Project Location: City of Scottsbluff, Nebraska	
1-5-2016	REMOVED WEBB SIGNATURES	BEG	Engineers * Architects * Surveyors COPYRIGHT 2015		Owners: C & T Holdings, L.L.C.	
					Project Code Last Mod. Date Subset Sheet No.	
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OWNER'S STATEMENT

WE, THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS 1 AND 2, TRACTS B AND C, BLOCK 10 OF FIVE OAKS, AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF LOTS 1 AND 2, TRACTS B AND C, BLOCK 10 OF FIVE OAKS SUBDIVISION. TRACTS B AND C ARE DEDICATED FOR PUBLIC RIGHT OF WAY. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE RIGHT OF WAYS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES.

BY: _____
REPRESENTATIVE OF C & T HOLDINGS L.L.C.

STATE OF NEBRASKA)
) SS
COUNTY OF SCOTTSSLUFF)

ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2016,

BY _____
WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

**FINAL PLAT OF
LOTS 1 AND 2, TRACTS B AND C, BLOCK 10, FIVE OAKS SUBDIVISION,
CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA**

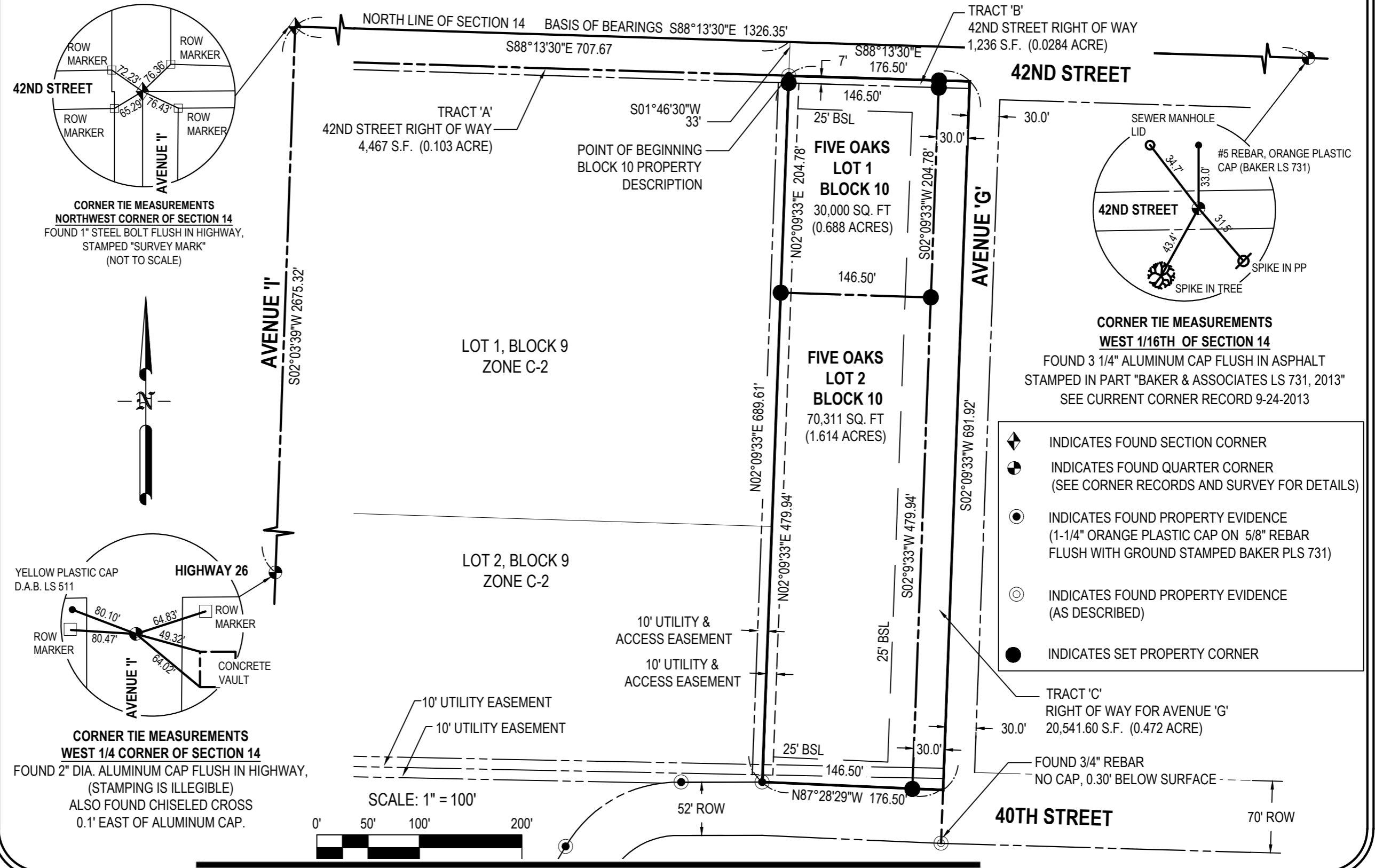
SITUATED IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 22 NORTH, RANGE 55 WEST OF
THE 6TH PRINCIPAL MERIDIAN, CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA

Sheet Revisions		
Date	Description	Initials
12-2-2015	DRAFTED FINAL PLAT	BEG
2-11-2015	REVISED 26' ROW TO 30'	BEG

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SCOTTSBLUFF, NE-68901
308-632-3123
www.baker-eng.com

Final Plat of Block 10, Five Oaks Subdivision Plan Sheet			
Baker Project Number: 023-005-15			
Project Location: City of Scottsbluff, Nebraska			
Owners: C & T Holdings, L.L.C.			
Project Code	Last Mod. Date	Subset	Sheet No.
023	12-11-2015	3 of 3	3



- ◆ INDICATES FOUND SECTION CORNER
- ⊕ INDICATES FOUND QUARTER CORNER (SEE CORNER RECORDS AND SURVEY FOR DETAILS)
- INDICATES FOUND PROPERTY EVIDENCE (1-1/4" ORANGE PLASTIC CAP ON 5/8" REBAR FLUSH WITH GROUND STAMPED BAKER PLS 731)
- ⊙ INDICATES FOUND PROPERTY EVIDENCE (AS DESCRIBED)
- INDICATES SET PROPERTY CORNER

RESOLUTION NO. _____

BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE
CITY OF SCOTTSBLUFF, NEBRASKA:

That the final plat of Lots 1 and 2, Tract B and C, Block 10, Five Oaks Subdivision City of Scottsbluff, Scotts Bluff County, NE, situated in the NW ¼ of Section 14, T22N, R55W of the 6th P.M., City of Scottsbluff, Scotts Bluff County, NE dated December 17, 2015, duly made, acknowledged and certified, is approved. Such Plat is ordered filed and recorded in the office of the Register of Deeds, Scotts Bluff County, Nebraska.

Passed and approved this 1st day of February 2016.

Mayor

Attest:

City Clerk

SEAL