City of Scottsbluff, Nebraska

Monday, May 1, 2017 Regular Meeting

Item Subdiv.1

Council to consider a Final Plat for the Melroy Addition, situated south of 15th Street, between 19th and 21st Ave. and approve the Resolution.

Staff Contact: Annie Folck, City Planner

Agenda Statement

Item No.

For meeting of: May 1, 2017

AGENDA TITLE: Final Plat for Melroy Addition

SUBMITTED BY DEPARTMENT/ORGANIZATION: Development Services Department

PRESENTATION BY:

SUMMARY EXPLANATION: The applicant(s), Steve Melroy, represented by Baker and Associates, has requested approval of the Final Plat of Lots 1-6 Melroy Addition, a replat of Lots 12 and 13 of Wildy and Lana Commercial Tracts. The property is situated south of 15th Street, between 19th and 21st Ave. The plat includes 6 commercial lots, which are all part of the same block. The property is zoned C-3, Heavy Commercial, and the properties to the north, west, and south are also C-3, with M-1 zoning to the east.

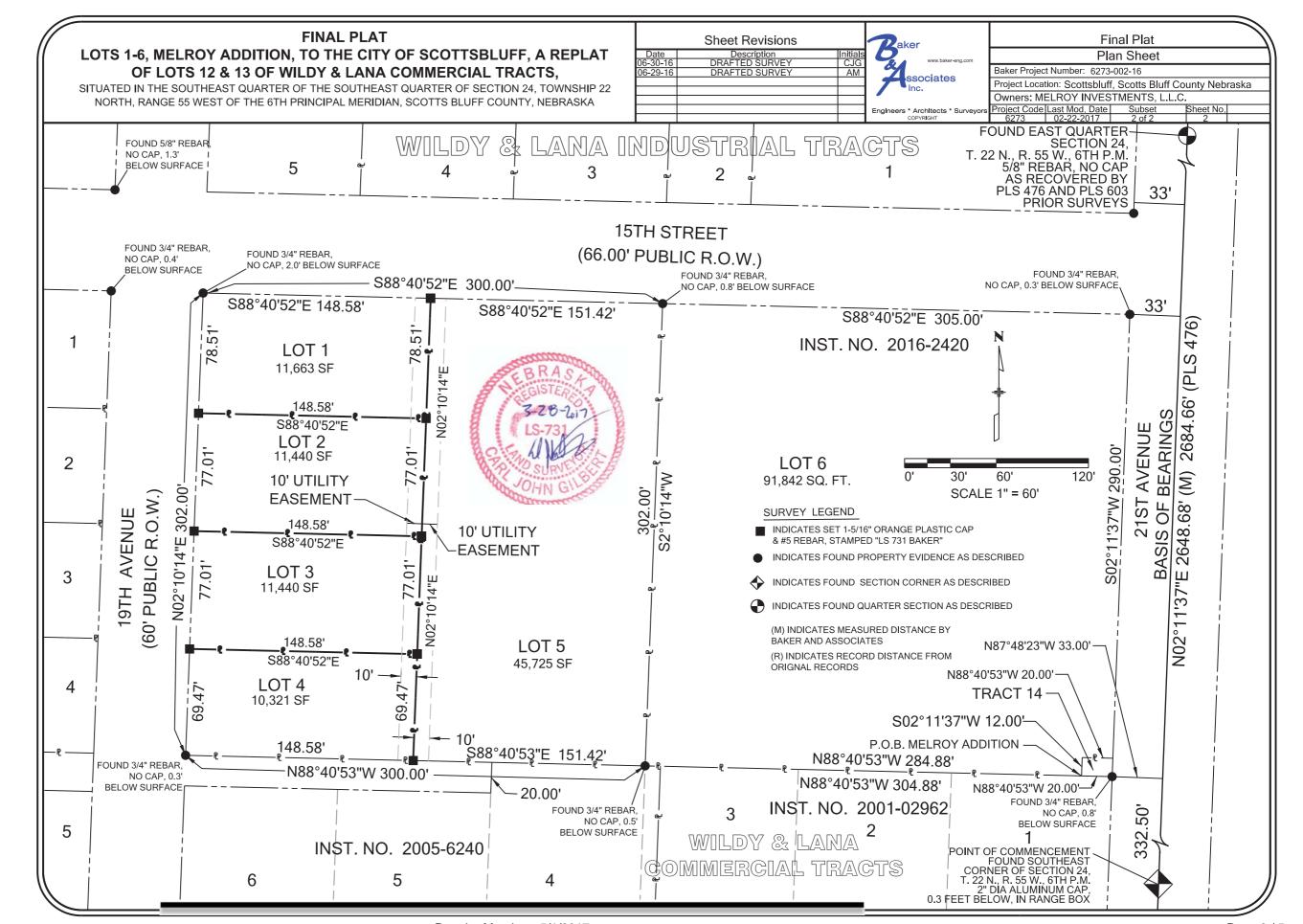
The preliminary plat was approved by Planning Commission at their April 10th meeting. Infrastructure is already available to each lot, and no streets, water, or sewer improvements are proposed. The developer will be required to install sidewalks and landscaping to meet City code as the lots are developed. Stormwater retention and fire hydrants will be addressed as the property is developed. Because this property was formerly a trailer court and is now being redeveloped, the amount of increase in runoff is expected to be minimal.

BOARD/COMMISSION RECOMMENDATION: At a regular meeting held on April 24, 2017 the Planning Commission recommended approval of the Final Plat for Melroy Addition

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EXHIBITS						
Resolution □	Ordinance □	Contract □	Minutes x	Plan/Map x		
Other (specify)	o					
NOTIFICATION	ILIST: Yes □ No	o □ Further Inst	ructions 🗆			
APPROVAL FO	OR SUBMITTAL: _			_		
		City Ma	anager			

STAFF RECOMMENDATION: Approve Final Plat of Melroy Addition

Rev 3/1/99CClerk



FINAL PLAT LOTS 1-6, MELROY ADDITION, TO THE CITY OF SCOTTSBLUFF, A REPLAT OF LOTS 12 & 13 OF WILDY & LANA COMMERCIAL TRACTS,

SITUATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA

	Sheet Revisions		aker	L
Date	Description	Initials		Г
6-30-16 6-29-16	DRAFTED SURVEY DRAFTED SURVEY	CJG AM		В
20 10	DIVILLED COLVET	7 (14)	ssociates	P
		-	Inc.	10
			Engineers * Architects * Surveyors	Pr

aker		Fi	nal Plat			
www.baker-eng.com	Title Sheet					
%	Baker Project Number: 6273-002-16					
ssociates	Project Location: Scottsbluff, Scotts Bluff County Nebraska					
		ELROY INVES	,	C.		
neers * Architects * Surveyors	Project Code	Last Mod. Date	Subset	Sheet No.		
COPYRIGHT	6273	02-22-2017	1 of 2	1		

PROJECT VICINTY MAP

EXTERIOR BOUNDARY FOR MELROY ADDITION

A PARCEL OF LAND KNOWN AS TRACT 12 AND TRACT 13 OF WILDY & LANA COMMERCIAL TRACTS CONTAINING 182 431 SQ ET (4.188 ACRES) MORE OR LESS IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 22 NORTH, RANGE 55 WEST, OF THE 6TH PRINCIPAL MERIDIAN, IN CITY OF SCOTTSBLUFF IN SCOTTS BLUFF COUNTY, NEBRASKA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 22 NORTH, RANGE 55 WEST, OF THE 6TH PRINCIPAL MERIDIAN, WHENCE EAST QUARTER OF SAID SECTION 24 BEARS NORTH 02°11'37" EAST, A DISTANCE OF 2648.68 FEET, THENCE ALONG SAID EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 24, NORTH 02°11'37" EAST, A DISTANCE OF 332.50 FEET, THENCE NORTH 87°48'23" WEST, A DISTANCE OF 33.00 FEET TO THE SOUTHEAST CORNER OF TRACT 14 OF WILDY & LANA COMMERCIAL TRACTS, THENCE ALONG THE SOUTH LINE OF SAID TRACT 14, NORTH 88°40'53" WEST, A DISTANCE OF 20.00 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 13, ALSO BEING THE POINT OF BEGINNING

THENCE ALONG THE SOUTH LINE OF SAID TRACT 13, NORTH 88°40'53" WEST, A DISTANCE OF 284.88 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 13;

THENCE ALONG THE SOUTH LINE OF SAID TRACT 12, NORTH 88°40'53" WEST, A DISTANCE OF 300 00 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 12: THENCE ALONG THE WEST LINE OF SAID TRACT 12, NORTH 02°10'14" EAST, A DISTANCE

OF 302.00 FEET TO THE NORTHWEST CORNER OF SAID TRACT 12; THENCE ALONG THE NORTH LINE OF SAID TRACT 12, SOUTH 88°40'52" EAST, A DISTANCE OF 300.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT 12:

THENCE ALONG THE NORTH LINE OF SAID TRACT 13, SOUTH 88°40'52" EAST, A DISTANCE OF 305.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT 13; THENCE ALONG THE EAST LINE OF SAID TRACT 13, SOUTH 02°11'37" WEST, A DISTANCE

OF 290,00 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT 14: THENCE ALONG THE NORTH LINE OF SAID TRACT 14, NORTH 88°40'53" WEST, A DISTANCE

THENCE ALONG THE WEST LINE OF SAID TRACT 14, SOUTH 02°11'37" WEST, A DISTANCE OF 12.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 182,431 SQ. FT. (4.188 ACRES), MORE OR

SURVEY NOTES

- 1. BAKER AND ASSOCIATES PERFORMED ALL NESSESARY RESEARCH FOR OWNERSHIP AND PRIOR SURVEY INFORMATION, HOWEVER NO TITLE SEARCH WAS PERFORMED 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.
- 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 SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 22 NORTH, RANGE 55 WEST, OF THE 6TH PRINCIPAL MERIDIAN AND THE FAST QUARTER OF SAID SECTION 24. BEING A GRID BEARING OF NORTH 02°11'37" EAST A DISTANCE OF 2,648.68 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 FINAL PLAT OF LOTS 1-14, MELROY ADDITION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, WAS APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SCOTTSBLUFF, NEBRASKA, BY RESOLUTION DULY PASSED DAY OF

Υ:	
RANDY MEININGER, MAYOR	
TTESTED:	SEAL

OWNER'S STATEMENT

INDEX OF SHEETS

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PAGE 2

TITLE SHEET

PLAN SHEET

WE THE LINDERSIGNED BEING ALL THE OWNERS MORTGAGES BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO THE FINAL PLAT FOR LOTS 1-14 MELROY ADDITION AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF LOTS 1-14 MELROY ADDITION. THE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC USE, 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	:	
	REPRESENTIVE OF MELROY INVESTMENTS. L.L.C.	

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 AUGUST 2016, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; 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.

ATTEST THE ABOVE ON THIS	DAY OF	, 201
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STATE OF NEBRASKA COUNTY OF SCOTTS BLUFF

WITNESS MY NOTORIAL SEAL THIS

MY COMMISSION EXPIRES:

BEFORE ME, A NOTARY PUBLIC, QUALIFIED AND ACTING IN SAID COUNTY, PERSONALLY CAME A REPRESENTIVE OF MELROY INVESTMENTS, L.L.C., TO ME KNOWN TO BE THE IDENTICAL PERSONS WHOSE SIGNATURES ARE AFFIXED TO THE FOREGOING "OWNER'S STATEMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED.

DAY OF

IOTARY PUBLIC			
O I / II I I O D LIO			

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

CARL JOHN GILBERT

RESOLUTION NO. 17-___

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

WHEREAS, BE IT RESOLVED, the final plat of Lots 1-6, Melroy Addition, to the City of Scottsbluff, a Replat of Lots 12 & 13 of Widly & Lana Commercial Tracts, situated in the Southeast Quarter of the Southeast Quarter of Section 24, Township 22 North, Range 55 West of the 6th Principal Meridian, Scott Bluff County, Nebraska, dated March 28, 2017, duly made, acknowledged and certified, is approved and the Mayor is authorized to sign the Plat of behalf of the City of Scottsbluff, Nebraska. Such Plat is ordered filed and recorded in the office of the Register of Deeds, Scotts Bluff County, Nebraska.

day of May, 2017.

	TI		
		Mayor	
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ATTEST:			
<u> </u>		_	
City Clerk			

Passed and approved this