

City of Scottsbluff, Nebraska

Monday, May 19, 2014

Regular Meeting

Item Subdiv.1

Council to consider a plat for an Agricultural Estate Dwelling site situated north of Highland Road and West of County Road 24 and authorize the Mayor to sign the certification.

Staff Contact: Annie Folck, City Planner

Agenda Statement

Item No.

For meeting of: May 19, 2014

AGENDA TITLE: Plat for an Agricultural Estate Dwelling Site described as part of east half of the Southeast ¼ of Section 19, T22N, R54W of the 6th P.M. Scotts Bluff County, Nebraska.

SUBMITTED BY DEPARTMENT/ORGANIZATION: Development Services Department

PRESENTATION BY: Rick Kuckkahn, City Manager

SUMMARY EXPLANATION: Rod Adams Farms, property owner, of the above-described property applied for an agricultural estate dwelling site. This type of subdivision is allowed in our existing zoning district - Agricultural. This parcel is located in our extra territorial jurisdiction and situated north of Highland Road and west of County Road 24. The property owner worked with M.C. Schaff and Associates and they have subdivided out 2.6 acres of the farmland. The parcel will be sold and developed in a rural residential home. The parcel is in compliance with all of the guidelines in the Agricultural zoning district.

BOARD/COMMISSION RECOMMENDATION: The Planning Commission held a public hearing at their regular meeting of May 12, 2014 and unanimously approved the AED plat.

STAFF RECOMMENDATION: Staff recommends council authorize the Mayor to sign the certification so that the plat may be filed at the Scotts Bluff County Register of Deeds.

EXHIBITS

Resolution Ordinance ☐ Contract ☐ Minutes x Plan/Map x

Other (specify) ☐ Certificate for recording.

NOTIFICATION LIST: Yes ☐ No ☐ Further Instructions ☐

APPROVAL FOR SUBMITTAL: _____
City Manager

For Recording Only
RET: Development Services, City of Scottsbluff

CERTIFICATE

This certificate should be indexed and recorded against the real estate described in Paragraph 2 and 3 below.

The following action was taken by the Scottsbluff City Planning Commission, and the Scottsbluff City Council.

TO-WIT:

A Tract of land situated in the Northeast Quarter of the Southeast Quarter of Section 19, Township 22 North, Range 54 West of the 6th P.M., Scotts Bluff County, Nebraska, more particularly described as follows:

Commencing at the East Quarter corner of Section 19, thence southerly on the east line of said Section 19, on an assumed bearing of S02°39'55"W, a distance of 477.01 feet, to a point being 50 feet south of the centerline of the Winter Creek Canal, as measured perpendicular to said centerline, said point also being the Point of Beginning, thence continuing southerly on the east line of Section 19, bearing S02°39'55"W, a distance of 266.93 feet, thence bearing N87°20'05"W, a distance of 292.30 feet, to a point of intersection with a non-tangent curve to the left, said curve having a central angle of 05°45'59", a radius of 1339.00 feet, a chord bearing of N33°00'38"W, and a chord distance of 134.71 feet, thence northwesterly on the arc of said curve, a distance of 134.76 feet, thence bearing N02°39'55"E, a distance of 232.80 feet, to a point being 50.00 feet south of the centerline of Winter Creek Canal, and said point being the point of curvature of a non-tangent curve to the left, said curve having a central angle of 15°20'37", a radius of 302.23 feet, a chord bearing of S80°15'15"E, and a chord distance of 80.70 feet, thence easterly on the arc of said curve, and on a line being 50.00 feet south of and parallel with said centerline, a distance of 80.94 feet, thence bearing S84°43'47"E, on a line being 50.00 feet south of and parallel with said centerline, a distance of 90.81 feet, to the point of curvature of a non-tangent curve to the right, said curve having a central angle of 15°59'44", a radius of 213.32 feet, a chord bearing of S81°08'24"E, and a chord length of 59.36 feet, thence easterly on the arc of said curve and on an line being 50.00 feet south of and parallel with said centerline, a distance of 59.55 feet, thence bearing S66°05'46"E, on a line being 50.00 feet south of and parallel with said centerline, a distance of 151.33 feet, to the Point of Beginning, containing an area of 2.60 acres, more or less.

STATE OF NEBRASKA)
)
COUNTY OF SCOTTS BLUFF)

I, Randy Meininger the duly appointed, qualified, and acting Mayor for the City of Scottsbluff, County of Scotts Bluff, State of Nebraska, do hereby certify that the foregoing is a true and complete recitation of the action taken by the City Planning Commission, and City Council, as it relates to the subject therein described, as shown by the records and minutes of the referenced public bodies.

IT WITNESS WHEREOF, I DO HERBY SET MY OFFICIAL HAND, THIS
_____ DAY OF _____, _____.

Mayor, City of Scottsbluff
Randy Meininger

STATE OF NEBRASKA)
CITY OF SCOTTSBLUFF)
COUNTY OF SCOTTS BLUFF)

On the date immediately above set out, before me, a Notary Public, duly commissioned and qualified to act in Scottsbluff, Scotts Bluff County, personally came the referenced Mayor _____, to me known to be the identical person whose name is affixed to the foregoing certificate, and acknowledged the same to be his voluntary act and deed as such official.

Notary Public

(NOTARY SEAL & COMMISSION EXPIRES)

SURVEYOR'S CERTIFICATE

I, Kelly A. Beatty, a Nebraska Registered Land Surveyor, hereby certify I have surveyed a Tract of land situated in the Northeast Quarter of the Southeast Quarter of Section 19, Township 22 North, Range 54 West of the 6th P.M., Scotts Bluff County, Nebraska, more particularly described as follows:

A Tract of land situated in the Northeast Quarter of the Southeast Quarter of Section 19, Township 22 North, Range 54 West of the 6th P.M., Scotts Bluff County, Nebraska, more particularly described as follows:

Commencing at the East Quarter corner of Section 19, thence southerly on the east line of said Section 19, on an assumed bearing of S02°39'55"W, a distance of 477.01 feet, to a point being 50 feet south of the centerline of the Winter Creek Canal, as measured perpendicular to said centerline, said point also being the Point of Beginning, thence continuing southerly on the east line of Section 19, bearing S02°39'55"W, a distance of 266.93 feet, thence bearing N87°20'05"W, a distance of 292.30 feet, to a point of intersection with a non-tangent curve to the left, said curve having a central angle of 05°45'59", a radius of 1339.00 feet, a chord bearing of N33°00'38"W, and a chord distance of 134.71 feet, thence northwesterly on the arc of said curve, a distance of 134.76 feet, thence bearing N02°39'55"E, a distance of 232.80 feet, to a point being 50.00 feet south of the centerline of Winter Creek Canal, and said point being the point of curvature of a non-tangent curve to the left, said curve having a central angle of 15°20'37", a radius of 302.23 feet, a chord bearing of S80°15'15"E, and a chord distance of 80.70 feet, thence easterly on the arc of said curve, and on a line being 50.00 feet south of and parallel with said centerline, a distance of 80.94 feet, thence bearing S84°43'47"E, on a line being 50.00 feet south of and parallel with said centerline, a distance of 90.81 feet, to the point of curvature of a non-tangent curve to the right, said curve having a central angle of 15°59'44", a radius of 213.32 feet, a chord bearing of S81°08'24"E, and a chord length of 59.36 feet, thence easterly on the arc of said curve and on an line being 50.00 feet south of and parallel with said centerline, a distance of 59.55 feet, thence bearing S66°05'46"E, on a line being 50.00 feet south of and parallel with said centerline, a distance of 151.33 feet, to the Point of Beginning, containing an area of 2.60 acres, more or less.

That the accompanying plat is a true delineation of said survey drawn to a scale of 100 feet to the inch. That all dimensions are in feet and decimals. That all corners found or set are marked as shown.

WITNESS MY HAND AND SEAL this 3rd day of April, 2014.
FOR THE FIRM OF M. C. SCHAFF AND ASSOCIATES, INC.

Kelly A. Beatty
Kelly A. Beatty, Nebraska Registered Land Surveyor, L. S. 476



