

City of Scottsbluff, Nebraska

Monday, May 19, 2014

Regular Meeting

Item Pub. Hear.9

Council to conduct a public hearing as advertised for this date at 6:05 p.m. for Annexation of proposed Block 6, & Block 14, Five Oaks Subdivision and approve the Ordinance.

Minutes: These parcels are west of proposed Five Oaks Drive and north of 36th Street and proposed Sage Brush Drive.

Staff Contact: Annie Folck, City Planner

Agenda Statement

Item No.

For meeting of: May 19, 2014

AGENDA TITLE: Annexation request for Lots 1-3, & Tract 2, Block 6, Five Oaks Subdivision and Lot 8, & Tract 1, Block 14, Five Oaks Subdivision all situated in the NW ¼ Section 14, T22N, R55W of the 6th P.M., Scotts Bluff County.

SUBMITTED BY DEPARTMENT/ORGANIZATION: Development Services

PRESENTATION BY: Rick Kuckkahn

SUMMARY EXPLANATION: Public hearing for an annexation request from property owners, C & T Holdings, for property described as Lots 1-3, & Tract 2, Block 6, and Lot 8, & Tract 1, Block 14, Five Oaks Subdivision. The Developers have submitted a request to annex four lots and two tracts (3.02 ± acres) into the City's corporate limits. These parcels are located East of proposed Five Oaks Drive and north of the Scottsbluff Drain these plat are also being final platted and rezoned to allow for residential development of the property. The Developer is also asking for a paving district for Five Oaks Drive which will give access for the lots, water and sewer is in place.

BOARD/COMMISSION RECOMMENDATION: At a regular meeting held on May 12, 2014 the Planning Commission gave positive recommendation for annexation of Lots 1-3 & Tract 2, Block 6 and Lot 8, Tract 1, Block 14, Five Oaks Subdivision into the City's corporate limits.

STAFF RECOMMENDATION: Approval of annexation request to approve the ordinance for annexation of Lots 1-3 & Tract 2, Block 6 and Lot 8, Tract 1, Block 14, Five Oaks Subdivision into the City's Corporate Limits for filing with the Register of Deeds.

EXHIBITS

Resolution Ordinance x Contract Minutes x Plan/Map x

Other (specify) ☐ _____

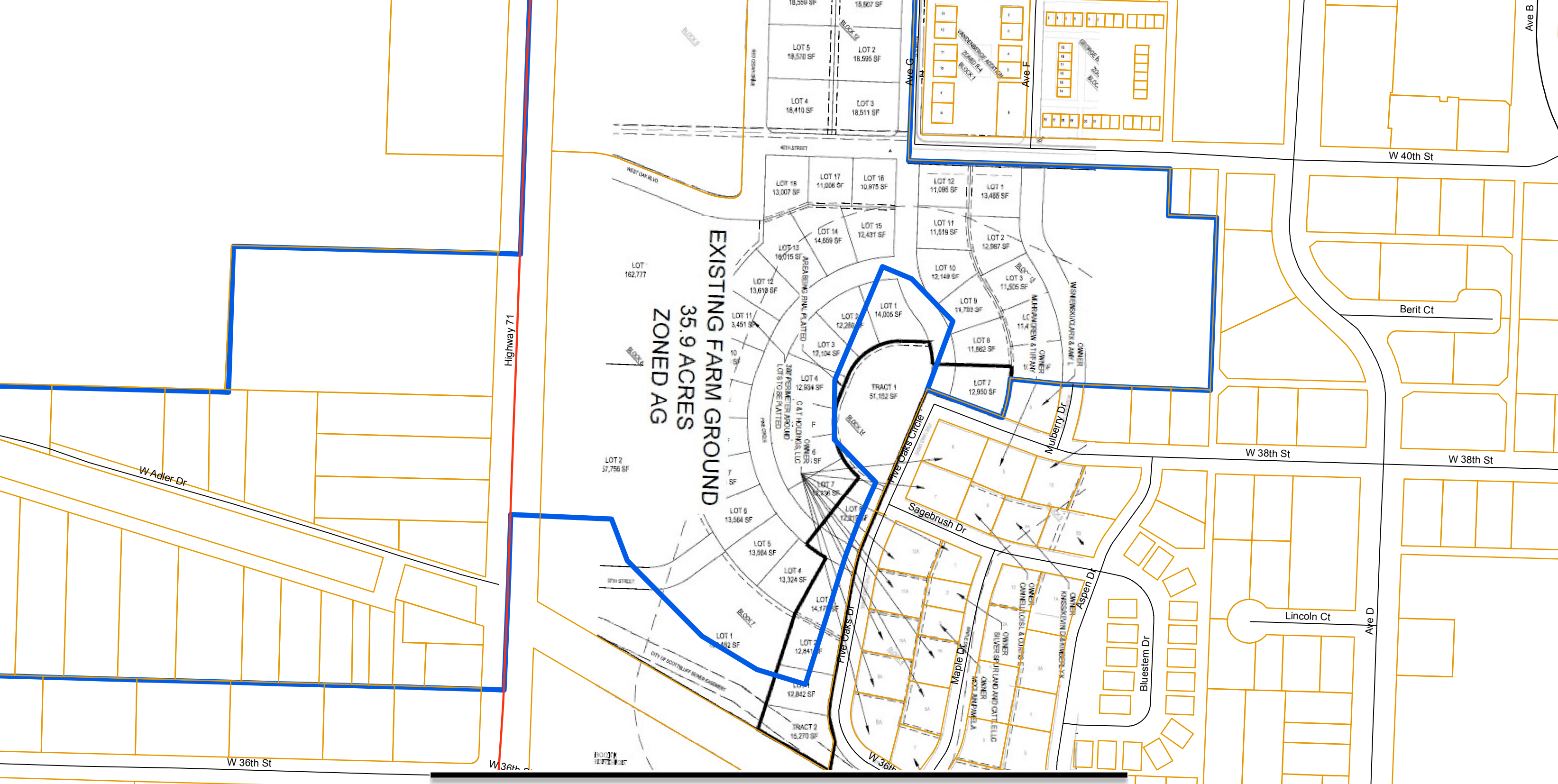
NOTIFICATION LIST: Yes No ☐ Further Instructions ☐

Jason & Sami Webb

APPROVAL FOR SUBMITTAL: _____

City Manager

Rev 3/1/99CClerk



ORDINANCE NO. _____

AN ORDINANCE ANNEXING CERTAIN REAL ESTATE LOCATED IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA, PLATTED AND NOW KNOWN AS LOTS 1-3 AND TRACT 2, BLOCK 6 AND LOT 8 AND TRACT 1, BLOCK 14, OF FIVE OAKS SUBDIVISION, CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA.

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

Section 1. The owners of the following described real estate (the "real estate") have filed a written request that the real estate be annexed into the City of Scottsbluff, Nebraska (the "City"). The real estate described below is hereby found and declared to be contiguous and adjacent to the corporate limits of the City, to be urban or suburban in character, and not to be agricultural land which is rural in character:

A parcel of land known as annexation boundary for Lots 1-3 and Tract 2, Block 6, and Lot 8 and Tract 1, Block 14 of the Five Oaks final plat, containing 33,767 sq. ft. (0.775 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 tract or 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, being a found 1" diameter steel bolt, flush in the surface of Highway 71, stamped in part "survey mark", Whence the West sixteenth of said Section 14, being a found 3 1/4" diameter aluminum cap, flush in the surface of 42nd street, stamped in part "Baker & Associates Inc, PLS 731", Bears South 88°13'30" East, a distance of 1326.35 feet; thence South 20°16'36" East, a distance of 1783.86' feet to the **POINT OF BEGINNING**;

Thence North 38°14'05" East, a distance of 181.76 feet;

Thence South 44°35'28 " East, a distance of 47.65 feet;

Thence South 23°24'18" West, a distance of 95.61 feet;

Thence South 20°05'50" West, a distance of 86.55 feet;

Thence South 16°47'22" West, a distance of 307.56 feet;

Thence North 73°30'45" West, a distance of 75.73 feet;

Thence North 18°00'06" East, a distance of 184.60 feet;

Thence North 29°17'26" East, a distance of 146.00 feet;

Thence on the arc of a curve to the right, a radius of 349.00 feet, a central angle of 08°56'40", a distance of 54.48 feet, (a chord bearing North 56°14'15" West, a distance of 54.43 feet), more or less, to the **POINT OF BEGINNING**.

The above described parcel contains 33,767 sq. ft. (0.775 acres), more or less.

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.

Section 2. The real estate described in paragraph 1 is hereby annexed to and included within the corporate limits of the City, and hereafter shall be and remain a part of the City for all purposes whatsoever.

Section 3. The owners, occupants and users of the real estate described in paragraph 1 shall be entitled to all the rights and privileges, and subject to all the laws, ordinances, rules and regulations of the City. Such owners, occupants and users shall receive substantially the benefits of other owners, occupants and users of lands within the City as soon as practical and adequate plans and necessary City Council action, if any, to furnish such benefits as police, fire, snow removal and water service shall be adopted as provided in Neb. Rev. Stat. §16-120 (Reissue 2012).

Section 4. This Ordinance shall become effective upon its passage, approval and publication as provided by law.

PASSED AND APPROVED on _____, 2014.

Mayor

ATTEST:

City Clerk (Seal)