City of Scottsbluff, Nebraska
Monday, August 11, 2014
Regular Meeting

Item NewBiz2

Plat & Dedication R-O-W

Plat & Dedication: Right of Way

Applicant: Tim & Virginia Reganis

Owner(s): Tim & Virginia Reganis

Location: part of Winter Creek Dr., 12th Ave & 27th St.

Staff Contact: Annie Urdiales

SCOTTSBLUFF CITY
PLANNING COMMISSION STAFF REPORT

To:	Planning Commission		
From:	Development Services Department	**Zoning:** Current	C-2 & R-1
Date:	August 11, 2014	**Property Size:**	2.26±
Subject:	Plat & Dedication for Street R-O-W in Reganis Subdivision		
Location:	North of 27th St., west side of college property		

Procedure
1. Open Public Hearing
2. Overview of petition by city staff
3. Presentation by applicant
4. Solicitation of public comments
5. Questions from the Planning Commission
6. Close the Public Hearing
7. Render a decision (recommendation to the City Council)
8. Public Process: City Council determine final approval

Public Notice: This item was noticed in the paper and a notice was posted on the property.

Background
The applicant(s), Timothy & Virginia Reganis, represented by M.C. Schaff and Associates, have requested approval of a final plat and dedication of part of Winter Creek Drive, 12th Avenue, and 27th Street, in the City of Scottsbluff, NE. These streets will serve the Reganis Subdivision to the north and east. The final plat consists of 2.26± acres. The property is situated north of 27th Street, and west of the college. A plat for the east side of 12th Avenue is also on tonight's agenda and submitted by Western Nebraska Community College.

The street right of way will extend Winter Creek Drive east to 12th Avenue, and then continue south on 12th Avenue to 27th Street. The Developers hope to create a paving district to construct the street and have them in place by the fall of 2015.

The plat was reviewed by City Staff and previously reviewed by Baker and Associates as part of the revised preliminary plat that was approved by Council in February of this year.

Analysis
Staff has reviewed the final plat and recommends the Planning Commission makes positive recommendation of the proposed plat to City Council.

RECOMMENDATION

Approve
Make a POSITIVE RECOMMENDATION to the City Council to approve the plat and dedication of part of Winter Creek Drive, 12th Avenue and 27th Street in the City of Scottsbluff, Scotts Bluff County, Nebraska situated in the SE ¼ of the SW ¼ of Section 13, T22N, R55W of the 6th P.M, Scotts Bluff County, Nebraska subject to the following condition(s):

Final Plat Request, Page 1

Deny
Make a NEGATIVE RECOMMENDATION to the City Council to disapprove the plat and dedication of part of Winter Creek Drive, 12th Avenue and 27th Street in the City of Scottsbluff, Scotts Bluff County situated in the SE ¼ of the SW ¼ of Section 13, T22N, R55W of the 6th P.M, Scotts Bluff County, Nebraska for the following reason(s):

Table
Make the motion to TABLE the plat and dedication of part of Winter Creek Drive, 12th Avenue and 27th Street in the City of Scottsbluff, Scotts Bluff County, Nebraska in the SE ¼ of the SW ¼ of Section 13, T22N, R55W of the 6th P.M, Scotts Bluff County, Nebraska for the following reason(s):

Final Plat Request, Page 2

PLAT AND DEDICATION OF PART OF WINTER CREEK DRIVE, 12TH AVENUE AND 27TH STREET

IN THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA

SITUATED IN THE SOUTHEAST QUARTER OF
THE SOUTHWEST QUARTER OF SECTION 13,
TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M.,
SCOTTS BLUFF COUNTY, NEBRASKA
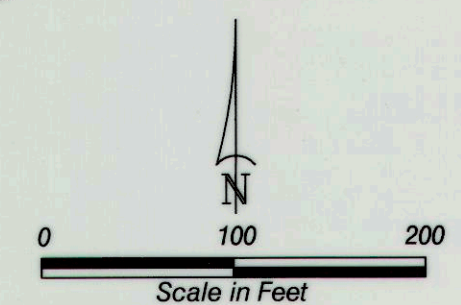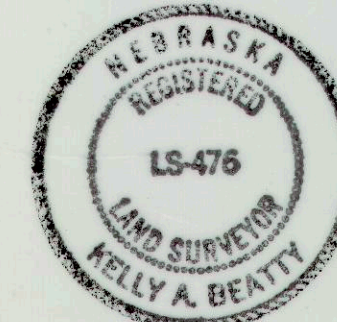
SURVEYOR'S CERTIFICATE

I, Kelly A. Beatty, a Nebraska Registered Land Surveyor, hereby certify that I have surveyed and prepared a PLAT AND DEDICATION OF PART OF WINTER CREEK DRIVE, 12TH AVENUE AND 27TH STREET in the City of Scottsbluff, Scotts Bluff County, Nebraska, situated in the Southeast Quarter of the Southwest Quarter of Section 13, Township 22 North, Range 55 West, of the 6th P.M., in the City of Scottsbluff, Scotts Bluff County, Nebraska, more particularly described as follows:

Commencing at the South Quarter corner of said Section 13, thence westerly on the south line of said Section 13, on an assumed bearing of N88°20'42"W, a distance of 139.90 feet, to the Point of Beginning, thence continuing westerly on the said south line, bearing N88°20'42"W, a distance of 66.00 feet, thence bearing N01°39'18"E, on a line perpendicular to the south line of Section 13, a distance of 33.00 feet, to the point of intersection with the north right-of-way line of 27th Street, said point also being the point of curvature of a curve to the left, said curve having a central angle of 13°39'03", a radius of 1386.92 feet, a chord which bears N04°27'20"W, and a chord distance of 329.66 feet; thence 330.44 feet, on the arc of said curve, to the point of a reverse curve to the right, said curve having a central angle of 5°34'00", a radius of 2033.00 feet, a chord which bears N08°30'47"W, and a chord distance of 197.44 feet; thence 197.52 feet, on the arc of said reverse curve, thence bearing N05°43'29"W, a distance of 214.75 feet, to a point of curvature of a curve to the left, said curve having a central angle of 16°49'51", a radius of 1097.00 feet, a chord which bears N14°09'24"W, and a chord distance of 321.09 feet; thence 322.25 feet, on the arc of said curve, to a point of curvature of a curve to the left, said curve having a central angle of 91°56'52", a radius of 55.00 feet, a chord which bears N71°08'25"W, and a chord distance of 79.09 feet; thence 88.26 feet, on the arc of said curve, thence bearing S62°53'09"W, a distance of 56.25 feet, to a point of curvature of a curve to the left, said curve having a central angle of 21°47'21", a radius of 270.00 feet, said curve having a chord bearing of S51°59'29"W, and a chord length of 102.06 feet; thence 102.68 feet, on the arc of said curve, thence bearing S41°05'48"W, a distance of 94.99 feet, to the point of intersection with the northeast corner of Block 2, Reganis Subdivision, as platted, thence continuing southwesterly on the last described course, bearing S41°05'48"W, and on the north line of said Block 2, Reganis Subdivision, a distance of 23.39 feet, to a point of curvature of a curve to the right, said curve having a central angle of 41°59'00", a radius of 385.95 feet, a chord that bears S62°11'52"W, and a chord length of 276.52 feet; thence 282.80 feet, on the arc of said curve, and on the north line of said Block 2, to a point of curvature of a reverse curve to the left, said curve having a central angle of 48°09'59", a radius of 70.00 feet, a chord that bears S59°09'15"W, and a chord length of 57.13 feet; thence 58.85 feet, on the arc of a curve, and on the north line of said Block 2, thence bearing S35°04'16"W, on the north line of said Block 2, a distance of 50.96 feet, to the point of intersection with the east right-of-way line of Winter Creek Drive, as platted, thence bearing N33°18'40"W, on the said east right-of-way line, a distance of 64.54 feet, thence bearing N35°04'16"W, a distance of 27.18 feet, to a point of curvature of a curve to the right, said curve having a central angle of 48°08'39", a radius of 130.00 feet, a chord that bears N59°08'35"E, and a chord length of 106.05 feet; thence 109.24 feet, on the arc of said curve, to a point of reverse curve to the left, said curve having a central angle of 41°58'25", a radius of 325.95 feet, a chord that bears N62°12'10"E, and a chord length of 233.48 feet; thence 238.78 feet, on the arc of said reverse curve, thence bearing N41°05'48"E, a distance of 118.32 feet, to the point of curvature of a curve to the right, said curve having a central angle of 21°47'21", a radius of 330.00 feet, a chord that bears N51°59'29"E, and a chord length of 124.74 feet; thence 125.50 feet, on the arc of said curve, thence bearing N62°53'09"E, a distance of 4.83 feet, to a point of curvature of a curve to the left, said curve having a central angle of 13°34'20", a radius of 294.00 feet, a chord that bears N56°31'01"E, and a chord length of 69.48 feet; thence 69.64 feet, on the arc of said curve, to a point of curvature of a compound curve to the left, said curve having a central angle of 79°16'23", a radius of 50.00 feet, a chord that bears N10°05'40"E, and a chord length of 63.79 feet; thence 69.18 feet, on the arc of said curve, thence bearing N25°08'46"W, on the east line of said Lot 5, a distance of 15.23 feet, to the point of intersection with the southeast corner of Lot 5, Block 18, Replat No. 2, Idlewylde Addition, as platted, thence bearing N65°17'18"E, on said westerly extension of the south line of said Lot 5, Block 15, Idlewylde Addition, as platted, a distance of 32.92 feet, as measured to the point of intersection with the northwest corner of Block 1A, Scotts Bluff County College Tract, as described in Instrument 2006-1690, thence bearing S28°50'42"E, on the west line of said Block 1A, a distance of 132.58 feet, as measured, (132.45 feet record) to the point of curvature of a curve to the right, said curve having a central angle of 23°06'58", as measured, (23°07'12" record) a radius of 1130.00 feet, measured and record, a chord which bears S17°17'56"E, and a chord length of 452.82 feet as measured (452.89 feet record), on arc of said curve, and on the west line of said Block 1A, a distance of 455.90 feet, as measured (455.97 record), thence bearing S05°43'29"E, on the west line of said Block 1A, distance of 214.75 feet, as measured (214.65 record), to the point of curvature of a curve to the left, said curve having a central angle of 05°34'01" as measured (5°34'16" record), a radius of 2000.00 feet, record and measured, a chord which bears S08°30'47"E, and a chord length of 194.25 feet as measured (194.39 record); thence 194.32 feet as measured (194.39 record), on the arc of said curve, and on the west line of said Block 1A, to the point of a reverse curve to the right, said curve having a central angle of 04°50'53", as measured (04°44'58" record), a radius of 1419.92 feet, record and measured, a chord which bears S08°51'25"E, and a chord length of 120.11 feet as measured (120.06 record); thence 120.15 feet, as measured (117.0 feet record), southeasterly on arc of said reverse curve, and on the west line of said Block 1A, to a point being 250.00 feet north of the south line of the Southwest Quarter of Section 13, as measured perpendicular to said south line, thence bearing S88°24'59"E, on a line being 250.0 feet north of the south line of the Southwest Quarter of Section 13, and on the west line of said Block 1A, a distance of 33.32 feet, to the point of intersection with a non-tangent curve to the right, said curve having a central angle of 08°35'13", a radius of 1452.92 feet, a chord which bears S01°57'22"E, and a chord length of 217.55 feet; thence 217.75 feet, southerly on the arc of said curve, to the point of intersection with a line being 33.00 feet north of the south line of the Southwest Quarter of Section 13, thence bearing S01°39'18"W, a distance of 33.00 feet, to the Point of Beginning, containing 2.26 acres, more or less.

That the accompanying plat is a true delineation of such survey drawn to a scale of 100 feet to the inch. That all dimensions are in feet and decimals. That each lot and block has its own number and that the boundary of the plat is shown with a heavy solid line. That all corners found or set are marked as shown.

WITNESS MY HAND AND SEAL THIS 11th DAY OF June, 2014.
FOR THE FIRM OF M. C. SCHAFF AND ASSOCIATES, INC.

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

(seal: NEBRASKA REGISTERED LAND SURVEYOR — KELLY A. BEATTY — LS-476)

LEGEND

- ⊠ EXISTING QUARTER SECTION CORNER, AS NOTED
- ◇ EXISTING SIXTEENTH SECTION CORNER, AS NOTED
- ◎ EXISTING 5/8" REBAR, OR AS NOTED
- ◎ SET 5/8" x 24" REBAR, OR AS NOTED
- U.E. UTILITY EASEMENT
- ★ THIS 30' U.E. INCLUDES THE PREVIOUS 20' WIDE EAST - WEST SANITARY SEWER EASEMENT RECORDED IN MISC BOOK 71, PAGE 431
- ROW RIGHT OF WAY
- ① BLOCK NUMBER
- ▬ BOUNDARY OF PLATTED AREA

NOTES

1. All easements, restrictions and other documents that may affect these platted lots, that are of record or not of record, may not be shown on this plat.

Scale in Feet: 0 — 100 — 200

Map labels and callouts:

IDLEWYLDE ADDITION

TALISMAN DRIVE

PRIMROSE DRIVE

SCOTTSBLUFF DRAIN

WINTER CREEK CANAL

U.S. HIGHWAY NO. 26

BLOCK 2, REGANIS SUBDIVISION

BLOCK 9, REGANIS SUBDIVISION (Recorded in Instrument 2014-1683)

BLOCK 1A Scotts Bluff County College Tract

UNPLATTED LAND

WINTER CREEK DRIVE 60.00 ROW

WINTER CREEK DRIVE 66' ROW

12TH AVENUE 33.00 ROW

12TH AVENUE 66.00 ROW

27TH STREET 50 ROW

27TH STREET R.O.W.

This half of 12th Avenue to be dedicated by separate plat

West line of BLOCK 1A Scotts Bluff County College Tract (Instrument 2006-1690)

Centerline of a 66.0' Public Access and Utility Easement as recorded in Deed Book 212, Page 684

C/L Winter Creek Canal Agreement recorded in Misc. Bk 69, Page 403

Drainage Pipe Easement Misc. Bk 137, Page 187

Drainage Pipe Easement Misc. Bk 137, Pg 132

Additional Right of Way Deed Bk. 208, Page 132

R.O.W. Line for U.S. Highway 26 Deed Bk 105, Pg. 489

Highway ROW as described in Deed Book 105, Page 489

Approximate Centerline of Scottsbluff Drain

SOUTHWEST CORNER EAST HALF OF THE SOUTHWEST QUARTER Section 13, T22N-R55W Existing Asphalt Spike

SOUTH QUARTER CORNER Section 13, T22N-R55W Existing 5/8" Rebar

SOUTH LINE SECTION 13

North ROW Line of 27th Street

10' Utility Easement

20' Drainage Easement

30' Utility Easement

30' Access and Utility Easement

20.00 Utility Easement

50' R.O.W.

Curve data tables:

Central Angle = 79°16'23"
Radius = 50.00
Chord Bearing = N10°05'40"E
Chord Length = 63.79
Arc Length = 69.18

Central Angle = 13°34'20"
Radius = 294.00
Chord Bearing = N56°31'01"E
Chord Length = 69.48
Arc Length = 69.64

Central Angle = 21°47'21"
Radius = 330.00
Chord Bearing = N51°59'29"E
Chord Length = 124.74
Arc Length = 125.50

Central Angle = 41°58'25"
Radius = 325.95
Chord Bearing = N62°12'10"E
Chord Length = 233.48
Arc Length = 238.78

Central Angle = 48°08'39"
Radius = 130.00
Chord Bearing = N59°08'35"E
Chord Length = 106.05
Arc Length = 109.24

Central Angle = 91°56'52"
Radius = 55.00
Chord Bearing = N71°08'25"W
Chord Length = 79.09
Arc Length = 88.26

Central Angle = 21°47'21"
Radius = 270.00
Chord Bearing = S51°59'29"W
Chord Length = 102.06
Arc Length = 102.68

Central Angle = 16°49'51"
Radius = 1097.00
Chord Bearing = N14°09'24"W
Chord Length = 321.09
Arc Length = 322.25

Central Angle = 41°59'00"
Radius = 385.95
Chord Bearing = S62°11'52"W
Chord Length = 276.52
Arc Length = 282.80

Central Angle = 48°09'59"
Radius = 70.00
Chord Bearing = S59°09'15"W
Chord Length = 57.13
Arc Length = 58.85

Curve Data (Record)
Central Angle = 48°07'12"
Radius = 1130.00
Chord Length = 452.89
Arc Length = 455.97

Curve Data (Measured)
Central Angle = 23°06'58"
Radius = 1130.00
Chord Bearing = S17°17'56"E
Chord Length = 452.82
Arc Length = 455.90

Curve Data (Measured)
Central Angle = 5°34'01"
Radius = 2000.00
Chord Bearing = S08°30'47"E
Chord Length = 194.25
Arc Length = 194.32

Curve Data (Record)
Central Angle = 5°34'16"
Chord Length = 194.39

Curve Data (Record)
Central Angle = 4°44'58"
Chord Length = 120.06
Arc Length = 117.0'

Curve Data (Measured)
Central Angle = 4°50'53"
Radius = 1419.92
Chord Bearing = S08°51'25"E
Chord Length = 120.11
Arc Length = 120.15

Central Angle = 13°39'03"
Radius = 1386.92
Chord Bearing = N04°27'20"W
Chord Length = 329.66
Arc Length = 330.44

Central Angle = 5°34'00"
Radius = 2033.00
Chord Bearing = N08°30'47"W
Chord Length = 197.44
Arc Length = 197.52

Central Angle = 08°35'13"
Radius = 1452.92
Chord Bearing = S01°57'22"E
Chord Length = 217.55
Arc Length = 217.75

Bearing/distance callouts:

N25°08'46"W 15.23

N65°17'18"E 32.92

N62°53'09"E 4.83

N33°18'40"W 118.38

N41°05'48"E 94.99

S62°53'09"W 56.25

S41°05'48"W 23.39

N35°04'16"W 27.18

S35°04'16"W 50.96

N33°18'40"W 64.54

S28°50'42"E 132.58 / 132.45 R

S05°43'29"E 214.75 / 214.65 R

S88°24'59"E 33.32

N01°39'18"E 33.00

N88°20'42"W 139.90

N88°20'42"W 66.00

S01°39'18"W 33.0

1338.20' / 1338.20 M / N88°20'42"W

191.31'

263.15'

293.60' RIM

151.95' RIM

65.99' M / 66.00' M / N35°09'39"E