

City of Scottsbluff, Nebraska

Monday, December 1, 2014

Regular Meeting

Item Reports3

Council to consider a final plat for Lots 1-9, Block 1; & Lots 1 -3, Block 2, Premier Estates Subdivision Premier Estates and approve the Resolution.

Staff Contact: Annie Folck, City Planner

Agenda Statement

Item No.

For meeting of: December 1, 2014

AGENDA TITLE: Final Plat for Lots 1-9, Block 1, and Lots 1-3, Block 2, Premier Estates, situated in the East half of the SW ¼ of Section 3, T22N, R55W of the 6th P.M., Scotts Bluff County, Nebraska.

SUBMITTED BY DEPARTMENT/ORGANIZATION: Development Services

PRESENTATION BY: Rick Kuckkahn

SUMMARY EXPLANATION: Public hearing for a final plat of Lots 1-9, Block 1, and Lots 1-3, Block 2, Premier Estates. Applicant Paul Reed Construction, representing property owners Judson and Susan Martin, are requesting approval of the final plat of Premier Estates. This parcel is located north west of the Scottsbluff Country Club, within the City's extraterritorial zoning jurisdiction.

BOARD/COMMISSION RECOMMENDATION: The Planning Commission at their regular meeting of February 10, 2014 made positive recommendation to City Council.

STAFF RECOMMENDATION: Approve final plat and resolution for filing at the Register of Deeds only if a developer's agreement is submitted which is agreeable to City's engineering and legal consultants

EXHIBITS

Resolution X Ordinance Contract Minutes x Plan/Map x

Other (specify) ☐ _____

NOTIFICATION LIST: Yes ☒ No ☐ Further Instructions ☐

Paul Reed Construction, 880 East Country Club Rd, Gering, NE 69341

APPROVAL FOR SUBMITTAL: _____
City Manager

Rev 3/1/99CClerk

RESOLUTION NO. _____

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

That the final plat of Lots 1-9, Block 1 and Lots 1-3, Block 2,
Premier Estates, A subdivision of a part of the East Half of the SW $\frac{1}{4}$ of
Section 3, T22N, R55W of the 6th P.M., Scotts Bluff County, Nebraska
dated October 30, 2014, 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 _____ day of _____ 20__.

Mayor

Attest:

City Clerk

SEAL

TRACT 1:
A TRACT OF LAND SITUATED IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 3, THENCE, ON THE EAST LINE OF SAID SOUTHWEST QUARTER, N02°05'14"E FOR A DISTANCE OF 1354.11 FEET; THENCE, N89°57'35"W TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE EAST HALF OF SAID SOUTHWEST QUARTER, BEING A DISTANCE OF 1387.65 FEET; THENCE, ALONG SAID WEST LINE, S89°06'58"E TO THE SOUTHWEST CORNER OF THE SAID EAST HALF, BEING A DISTANCE OF 1357.65 FEET; THENCE, ON THE SOUTH LINE OF SAID SECTION, S89°06'58"E FOR A DISTANCE OF 1314.84 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 40.96 ACRES, MORE OR LESS, OF WHICH 1.00 ACRES ARE CONTAINED IN COUNTY ROAD RIGHT-OF-WAY.

WE, THE UNDERSIGNED, BEING THE OWNERS OF THAT PART OF THE EAST HALF OF THE SOUTHWEST
QUARTER OF SECTION 3, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH PRINCIPLE MERIDIAN,
SCOTTS BLUFF COUNTY, NEBRASKA, AS DESCRIBED IN THE FOREGOING "LEGAL DESCRIPTION" AND
SHOWN ON THE ACCOMPANYING PLAT, HAVE CAUSED SAID REAL ESTATE TO BE SURVEYED AND
PLATTED AS: LOTS 1-9, BLOCK 1 AND LOTS 1-3, BLOCK 2, PREMIER ESTATES, A SUBDIVISION OF A PART
OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 22 NORTH, RANGE 55
WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA.

THE FOREGOING, LOTS 1-9, BLOCK 1 AND LOTS 1-3, BLOCK 2, PREMIER ESTATES, IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE UNDERSIGNED OWNERS AND ALSO DEDICATE THE EASEMENTS AND RIGHT-OF-WAY TO THE BENEFIT OF THE PUBLIC AS SHOWN ON THE ACCOMPANYING PLAT.

SUSAN K. MARTIN, CO-TRUSTEE
SUSAN KAY MARTIN TRUST UNDER AGREEMENT
DATED APRIL 2, 2009, INCLUDING ANY
AMENDMENTS MADE THERTO

JUDSON C. MARTIN, CO-TRUSTEE
SUSAN KAY MARTIN TRUST UNDER AGREEMENT
DATED APRIL 2, 2009, INCLUDING ANY
AMENDMENTS MADE THERTO

STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF)

BEFORE ME, A NOTARY PUBLIC, QUALIFIED AND ACTING IN SAID COUNTY, PERSONALLY CAME SUSAN K. MARTIN AND JUDSON C. MARTIN, AS CO-TRUSTEES, OF THE SUSAN KAY MARTIN TRUST UNDER AGREEMENT DATED APRIL 2, 2009, INCLUDING ANY AMENDMENTS MADE THERTO, TO ME KNOWN TO BE THE IDENTICAL PERSONS WHOSE SIGNATURES ARE AFFIXED TO THE FOREGOING "OWNER'S STATEMENT AND DEDICATION" AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY NOTORIAL SEAL THIS _____ DAY OF _____, 2014.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

THE FOREGOING PLAT OF LOTS 1-9, BLOCK 1 AND LOTS 1-3, BLOCK 2, PREMIER ESTATES, A SUBDIVISION OF A PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA, IS HEREBY APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY,

NEBRASKA, BY RESOLUTION DATED THIS _____ DAY OF _____, 2014.

RANDY MEININGER, MAYOR

ATTEST: _____
CINDY DICKINSON, CITY CLERK

STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF)

BEFORE ME, A NOTARY PUBLIC, QUALIFIED AND ACTING IN SAID COUNTY, PERSONALLY CAME RANDY MEININGER, MAYOR OF THE CITY OF SCOTTSBLUFF, NEBRASKA, TO ME KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED TO THE FOREGOING "APPROVAL AND ACCEPTANCE" AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED.

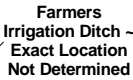
WITNESS MY NOTORIAL SEAL THIS _____ DAY OF _____, 2014.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

I, SCOTT M. BOSSE, NEBRASKA REGISTERED LAND SURVEYOR NUMBER 603, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE TRACTS OF LAND DESCRIBED IN THE "LEGAL DESCRIPTIONS" AND SHOWN ON THE ACCOMPANYING DRAWING; THAT THE ACCOMPANYING DRAWING IS A CORRECT DELINEATION OF SAID SURVEY DRAWN TO A SCALE OF 200 FEET TO THE INCH; THAT SAID SURVEY AND DRAWING WAS CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION; THAT THE DISTANCES ARE GROUND DISTANCES GIVEN IN FEET AND DECIMALS OF A FOOT; AND THE MONUMENTS WERE FOUND OR SET AS INDICATED AND THE BOUNDARIES ARE DEPICTED BY A THICKENED SOLID LINE.

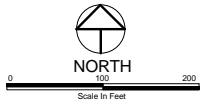
WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2014

SCOTT M. BOSSE'
NEBRASKA REGISTERED LAND SURVEYOR NUMBER 603



Line Table				
Mark	N/S	Bearing	E/W	Chord Distance
L1	N	0° 53' 02"	E	67.00
L2	N	52° 09' 09"	E	30.00
L3	N	37° 50' 51"	W	25.86
L4	N	37° 50' 51"	W	4.14
L5	N	12° 09' 09"	E	255.07
L6	N	12° 09' 09"	E	184.93
L7	N	87° 50' 51"	W	86.00
L8	N	57° 50' 51"	W	60.00
L9	S	57° 50' 51"	E	75.00
L10	S	47° 09' 09"	W	150.00
L11	S	22° 50' 51"	E	50.00
L12	S	0° 53' 02"	W	244.48
L13	N	0° 53' 02"	E	244.48
L14	N	22° 50' 51"	W	43.86
L15	N	22° 50' 51"	W	6.14
L16	N	47° 09' 09"	E	150.00
L17	N	57° 50' 51"	W	75.00
L18	S	57° 50' 51"	E	60.00
L19	S	87° 50' 51"	E	86.00
L20	S	12° 09' 09"	W	167.05
L21	S	12° 09' 09"	W	272.95
L22	S	37° 50' 51"	E	30.00
L23	S	52° 09' 09"	W	30.00
L24	S	0° 53' 02"	W	67.00

Curve Table							
Mark	Radius s	Arc Length	Chord Distance	N/S	Bearing	E/W	Delta
C1	74.00	66.22	64.03	N	26° 31' 06"	E	51° 16' 07"
C2	126.00	197.92	178.19	N	7° 09' 09"	E	90° 00' 00"
C3	94.00	82.03	79.45	N	12° 50' 51"	W	50° 00' 00"
C4	126.00	123.30	118.44	N	15° 52' 54"	W	56° 04' 06"
C5	126.00	82.62	81.17	N	62° 42' 19"	W	37° 34' 43"
C6	126.00	13.99	13.98	N	84° 40' 01"	W	6° 21' 10"
C7	174.00	91.11	90.07	N	72° 50' 51"	W	30° 00' 00"
C8	186.00	254.51	235.11	S	82° 57' 09"	W	78° 24' 00"
C9	186.00	68.17	67.79	S	33° 15' 08"	W	21° 00' 02"
C10	186.00	261.65	240.60	S	17° 32' 52"	E	80° 35' 58"
C11	74.00	79.39	75.63	S	27° 06' 54"	E	61° 27' 55"
C12	74.00	56.23	54.88	S	25° 23' 06"	W	43° 32' 05"
C13	146.00	168.12	158.98	S	14° 09' 54"	W	65° 58' 30"
C14	146.00	10.26	10.25	S	20° 50' 06"	E	4° 01' 30"
C15	74.00	30.65	30.43	S	10° 58' 54"	E	23° 43' 53"
C16	126.00	52.19	51.82	N	10° 58' 54"	W	23° 43' 53"
C17	94.00	114.84	107.83	N	12° 09' 09"	E	70° 00' 00"
C18	126.00	169.69	157.15	N	8° 34' 15"	E	77° 09' 47"
C19	126.00	61.22	60.62	N	43° 55' 45"	W	27° 50' 13"
C20	134.00	420.97	268.00	N	32° 09' 09"	E	180° 00' 00"
C21	226.00	188.33	116.99	S	72° 50' 51"	E	30° 00' 00"
C22	74.00	129.15	113.37	S	37° 50' 51"	E	100° 00' 00"
C23	146.00	109.95	107.37	S	9° 25' 21"	E	43° 09' 01"
C24	146.00	17.45	17.44	S	34° 25' 21"	E	6° 50' 59"
C25	74.00	116.24	104.65	S	7° 09' 09"	W	90° 00' 00"
C26	126.00	112.75	109.02	S	26° 31' 06"	W	51° 16' 07"



**Unincorporated
Scotts Bluff
County:**

Mockingbird Dr.

**Lot 2, Block 4,
Fairway Estates**

**Lot 1, Block 4,
Fairway Estates
0.43 Acres**

Lot 1, Block 6,



Paul Reed Construction & Supply, Inc.

2970 N 10th Street
Gering, NE 69341
Phone: (308) 635-2213
Fax: (308) 635-0182
www.paulreedconstruction.com

Surveyor:

Accustar Surveying

30601 CR 17
Mitchell, NE 69357
Phone: (308) 631-0737
www.accustarsurveying.com

Project Address:

County Of Scottsbluff

Township: 22N Range: 55W
Section: 3 Quarter: S/W
1/4 Quarter: S/E

Latitude: 41° 54' 16"N
Longitude: 103° 41' 16"W
General Elevation: 3980 Feet

[illegible]

Adam L. Reed
LOTS 1-9, BLOCK 1 AND
LOTS 1-3, BLOCK 2,
PREMIER ESTATES

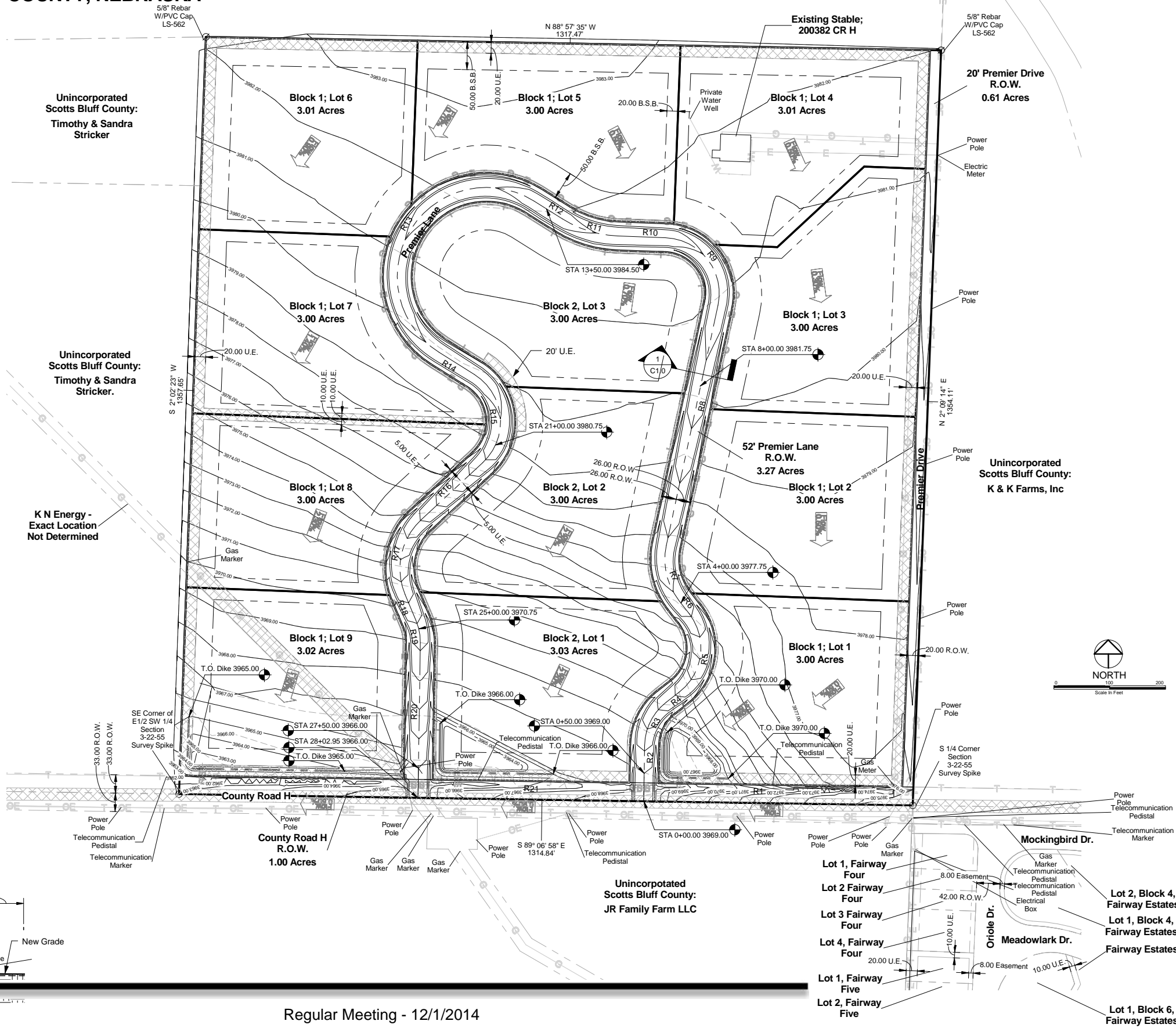
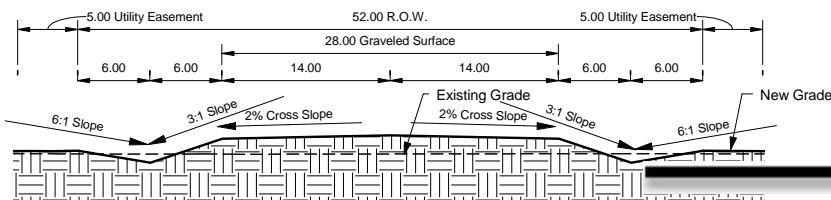
FINAL PLAT

Project number	XXXX-2014
Date	10/20/2014
Drawn by	SJC
Checked by	SJC

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**LOTS 1-9, BLOCK 1 AND LOTS 1-3, BLOCK 2, PREMIER ESTATES,
A SUBDIVISION OF A PART OF THE EAST HALF OF THE SOUTHWEST
QUARTER OF SECTION 3, TOWNSHIP 22 NORTH, RANGE 55 WEST OF
THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA**

SAID TRACT IS CURRENTLY LOCATED OUTSIDE OF THE CITY OF SCOTTSBUFF. CORPORATE LIMITS BUT IS WITHIN THE CITY OF SCOTTSBUFF ZONING JURISDICTION. THE SAID TRACT IS CURRENTLY ZONED ARRCRUCUTURAL BUT THE SCOPE OF THIS PROJECT IS TO REZONE SAID TRACT TO A RURAL RESIDENTIAL ESTATE ZONE AND SUBDIVIDE SAID TRACT INTO 12 LOTS. REZONING THIS AREA WILL ALLOW THE UNDEVELOPED PROPERTY TO BE DEVELOPED IN A MANNER CONSISTENT WITH ADJACENT PROPERTY, AS THERE IS A RESIDENTIAL ZONED AREA NEAR ONE CORNER. EACH DEVELOPED LOT TO HAVE A PRIVATE WATER WELL, SEPTIC TANK, AND DRAIN FIELD. PRE-DEVELOPED PEAK DISCHARGES FOR STORM WATER ON THIS 40.96 ACRES IS CALCULATED TO BE A Q(10) OF 27.9 CFS AND Q(25) OF 34.4 CFS ASSUMING A TIME OF CONCENTRATION OF 24 MINUTES AND A RUNOFF COEFFICIENT OF 0.24. THERE SHALL BE MINIMAL GRADING ON THE NEW RESIDENTIAL LOTS AND THE NEW ROAD SHALL BASICALLY FOLLOW EXISTING CONTOURS. POST-DEVELOPED PEAK DISCHARGES FOR STORM WATER ON THIS 40.96 ACRES IS CALCULATED TO BE A Q(10) OF 24.5 CFS AND Q(25) OF 26.4 CFS IF STORM WATER DISCHARGES ARE CONTROLLED USING DETENTION DIKS WITH DISCHARGE PIPES AS SHOWN. POST-DEVELOPED PEAK DISCHARGES ASSUME A TIME OF CONCENTRATION OF 16 MINUTES AND A RUNOFF COEFFICIENT OF 0.30.

An aerial photograph showing a patchwork of agricultural fields. A small, light-colored building is situated on a road that runs horizontally across the middle of the image. The fields are divided into various shapes and sizes, with some showing distinct patterns of plowing or planting. The colors range from dark green to light brown. In the bottom right corner, the text "Google earth" is visible.

Developer:

Paul Reed Construction & Supply, Inc.

2970 N 10th Street
Gering, NE 69341
Phone: (308) 635-2213
Fax: (308) 635-0182
www.paulreedconstruction.com

Surveyor:

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30601 CR 17
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Project Address:
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[illegible]

Adam L. Reed
LOTS 1-9, BLOCK 1 AND
LOTS 1-3, BLOCK 2,
PREMIER ESTATES

SITE PLAN

Project number	XXXX-2014
Date	10/20/2014
Drawn by	SJC
Checked by	SJC

C1.0
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