

City of Scottsbluff, Nebraska

Monday, May 11, 2015

Regular Meeting

Item NewBiz5

Final Plat: Lots 1 & 2, Block 9, Five Oaks Subdivision

Applicant(s): C & T Holdings/Jason & Sami Webb/Baker & Associates

Owner(s): C & T Holdings LLC & Jason & Sami Webb

Location: SE Corner of 42nd and Avenue I

Staff Contact: Annie Folck

SCOTTSBLUFF CITY

PLANNING COMMISSION STAFF REPORT

To:	Planning Commission	Zoning:	Current Agricultural
From:	Development Services Department	Property Size:	11.08±
Date:	April 13, 2015		
Subject:	Final Plat –Lots 1 & 2, Block 9, Five Oaks Subdivision		
Location:	South of 42nd Street and East of Hwy 71		

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), C and T Holdings and Jason & Sami Webb, represented by Baker and Associates, have requested approval of a final plat of Lots 1 & 2, Block 9, Five Oaks Subdivision. The final plat adds approximately three acres to the new Block 9, which will also be rezoned to match the existing C-2 zone and annexed along with the rest of Five Oaks Subdivision. The property is situated south of 42nd Street, east of Highway 71, (SE corner of Avenue I and 42nd St.).

This parcel is new and includes an ordinance to vacate with a vacation plat of the previous final plat of Block 9, Five Oaks Subdivision. The vacation allows the new plat to be final platted with an extra 3.26 acre added to the land, the new legal is Lots 1 and 2, Block 9, Five Oaks Subdivision the 3.26 acres is to the east of the previous Block 9. The parcel will have access on to lot 1 from 42nd Street and future Avenue G, lot 2 will also have access from the future Avenue G and be able to access existing water and sewer lines along Avenue I and 42nd Street. No extension of public water mains and sewer mains are planned at this time.

The plat was reviewed by the City Public Works Department and the City Consultants, M.C. Schaff and Associates.

Analysis

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

RECOMMENDATION

Final Plat Request, Page 1

Approve

Make a POSITIVE RECOMMENDATION to the City Council to approve the final plat of Block 9, Five Oaks Subdivision situated in the NW ¼ of Section 14, T22N, R55W of the 6th P.M, Scotts Bluff County, Nebraska subject to the following condition(s):

Deny

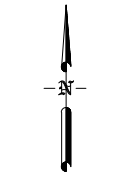
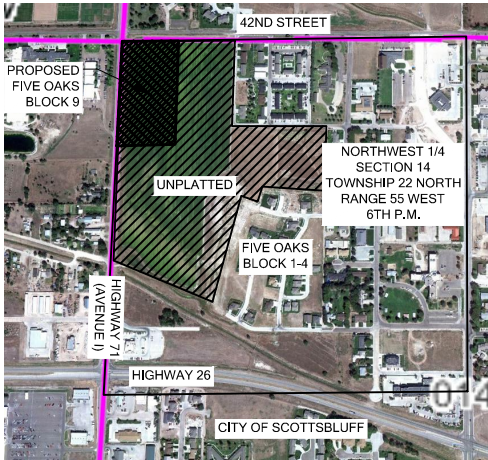
Make a NEGATIVE RECOMMENDATION to the City Council to disapprove the final plat of Block 9, Five Oaks Subdivision situated in the NW ¼ of Section 14, T22N, R55W of the 6th P.M, Scotts Bluff County, Nebraska for the following reason(s):

Table

Make the motion to TABLE the final plat of Block 9, Five Oaks Subdivision situated in the NW¼ of Section 14, T22N, R55W of the 6th P.M, Scotts Bluff County, Nebraska for the following reason(s):

FINAL PLAT OF
BLOCK 9 ,FIVE OAKS SUBDIVISION,
CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA
AND UNPLATTED LANDS

SITUATED IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 22 NORTH, RANGE 55 WEST OF
THE 6TH PRINCIPAL MERIDIAN, CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA



VICINITY MAP
NOT TO SCALE

INDEX OF SHEETS

PAGE 1	TITLE SHEET
PAGE 2	SIGNATURE SHEET
PAGE 3	PLAN SHEET

WEST OAK BLVD. ACCESS EASEMENT

A EASEMENT 52.00 FEET IN WIDTH RESERVED FOR FUTURE RIGHT OF WAY FOR WEST OAK BLVD, CONTAINING 37,005 SQ. FT. (0.850 ACRES) MORE OR LESS, IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 22 NORTH, RANGE 55 WEST, OF THE 6TH PRINCIPAL MERIDIAN, IN THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, SAID EASEMENT 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, WHENCE THE WEST QUARTER CORNER OF SAID SECTION 14, BEARS SOUTH 02°03'39" WEST, A DISTANCE OF 2675.32 FEET; THENCE ALONG NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 14, SOUTH 88°13'30" EAST, A DISTANCE OF 707.67 FEET; THENCE SOUTH 01°46'30" WEST, A DISTANCE OF 33.00 FEET TO A POINT ON THE EXISTING SOUTH RIGHT OF WAY OF 42ND STREET, THENCE SOUTH 02°09'33" WEST, A DISTANCE OF 689.61 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00°05'17" EAST, A DISTANCE OF 52.00 FEET;

THENCE SOUTH 89°54'43" WEST, A DISTANCE OF 82.98 FEET;

THENCE ON THE ARC OF A CURVE TO THE LEFT, A RADIUS OF 74.00 FEET, A CENTRAL ANGLE OF 58°58'46", A DISTANCE OF 76.17 FEET, (A CHORD BEARING SOUTH 60°25'21" WEST, A DISTANCE OF 72.86 FEET);

THENCE SOUTH 30°55'58" WEST, A DISTANCE OF 33.17 FEET;

THENCE ON THE ARC OF A CURVE TO THE RIGHT, A RADIUS OF 126.00 FEET, A CENTRAL ANGLE OF 80°56'53", A DISTANCE OF 178.01 FEET, (A CHORD BEARING SOUTH 71°24'24" WEST, A DISTANCE OF 163.57 FEET);

THENCE NORTH 68°07'09" WEST, A DISTANCE OF 194.52 FEET;

THENCE ON THE ARC OF A CURVE TO THE LEFT, A RADIUS OF 174.00 FEET, A CENTRAL ANGLE OF 19°49'11", A DISTANCE OF 60.19 FEET, (A CHORD BEARING NORTH 78°01'45" WEST, A DISTANCE OF 59.89 FEET);

THENCE NORTH 87°56'20" WEST, A DISTANCE OF 87.56 FEET, TO A POINT ON THE EAST RIGHT OF WAY LINE OF HIGHWAY 71 (AVENUE I);

THENCE ALONG SAID EXISTING RIGHT OF WAY LINE, NORTH 02°03'39" EAST, A DISTANCE OF 52.00 FEET;

THENCE DEPARTING SAID RIGHT OF WAY LINE, SOUTH 87°56'20" EAST, A DISTANCE OF 87.56 FEET;

THENCE ON THE ARC OF A CURVE TO THE RIGHT, A RADIUS OF 226.00 FEET, A CENTRAL ANGLE OF 19°49'23", A DISTANCE OF 78.19 FEET, (A CHORD BEARING SOUTH 78°01'39" EAST, A DISTANCE OF 77.80 FEET);

THENCE SOUTH 68°06'57" EAST, A DISTANCE OF 194.50 FEET;

THENCE ON THE ARC OF A CURVE TO THE LEFT, A RADIUS OF 74.00 FEET, A CENTRAL ANGLE OF 80°57'43", A DISTANCE OF 104.57 FEET, (A CHORD BEARING NORTH 71°24'12" EAST, A DISTANCE OF 96.08 FEET);

THENCE NORTH 30°55'20" EAST, A DISTANCE OF 33.14 FEET;

THENCE ON THE ARC OF A CURVE TO THE RIGHT, A RADIUS OF 126.00 FEET, A CENTRAL ANGLE OF 58°59'23", A DISTANCE OF 129.73 FEET, (A CHORD BEARING NORTH 60°25'02" EAST, A DISTANCE OF 124.07 FEET);

THENCE NORTH 89°54'43" EAST, A DISTANCE OF 82.99 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 37,005 SQ. FT. (0.850 ACRES), MORE OR LESS.

Sheet Revisions			Final Plat of Block 9, Five Oaks Subdivision			
Date	Description	Initials	Title Sheet			
3-6-2015	DRAFTED FINAL PLAT	BEG	Baker Project Number: 023-005-15			
			Project Location: City of Scottsbluff, Nebraska			
			Owners: C & T Holdings, L.L.C.			
			Project Code	Last Mod. Date	Subset	Sheet No.
			023	03-19-2015	1 of 3	1

Baker

Associates

Inc.

Engineers * Architects * Surveyors

120-EAST-16TH-STREET
SCOTTSBLUFF, NE-69361
308-632-3123
www.baker-eng.com

COPYRIGHT 2015

BLOCK 9 PROPERTY DESCRIPTION

A PARCEL OF LAND KNOW AS BLOCK 9 FIVE OAKS SUBDIVISION, CONTAINING 482,821 SQ. FT. (11.08 ACRES) MORE OR LESS, IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 22 NORTH, RANGE 55 WEST, OF THE 6TH PRINCIPAL MERIDIAN, IN THE CITY OF SCOTTSBLUFF, 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, WHENCE THE WEST QUARTER CORNER OF SAID SECTION 14, BEARS SOUTH 02°03'39" WEST, A DISTANCE OF 2675.32 FEET; THENCE ALONG NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 14, SOUTH 88°13'30" EAST, A DISTANCE OF 69.51 FEET; THENCE SOUTH 01°46'30" WEST, A DISTANCE OF 33.00 FEET TO A POINT ON THE EXISTING SOUTH RIGHT OF WAY OF 42ND STREET AND TO THE POINT OF BEGINNING;

THENCE ALONG SAID EXISTING SOUTH RIGHT OF WAY OF 42ND STREET SOUTH 88°13'30" EAST, A DISTANCE OF 638.16 FEET; THENCE DEPARTING SAID EXISTING SOUTH RIGHT OF WAY OF 42ND STREET, SOUTH 02°09'33" WEST, A DISTANCE OF 689.61 FEET;

THENCE SOUTH 89°54'43" WEST, A DISTANCE OF 82.99 FEET;

THENCE ON THE ARC OF A CURVE TO THE LEFT, A RADIUS OF 126.00 FEET, A CENTRAL ANGLE OF 58°59'23", A DISTANCE OF 129.73 FEET, (A CHORD BEARING SOUTH 60°25'02" WEST, A DISTANCE OF 124.07 FEET);

THENCE SOUTH 30°55'20" WEST, A DISTANCE OF 33.14 FEET;

THENCE ON THE ARC OF A CURVE TO THE RIGHT, A RADIUS OF 74.00 FEET, A CENTRAL ANGLE OF 80°57'43", A DISTANCE OF 104.57 FEET, (A CHORD BEARING SOUTH 71°24'12" WEST, A DISTANCE OF 96.08 FEET);

THENCE NORTH 68°06'57" WEST, A DISTANCE OF 194.50 FEET;

THENCE ON THE ARC OF A CURVE TO THE LEFT, A RADIUS OF 226.00 FEET, A CENTRAL ANGLE OF 19°49'23", A DISTANCE OF 78.19 FEET, (A CHORD BEARING NORTH 78°01'39" WEST, A DISTANCE OF 77.80 FEET);

THENCE NORTH 87°56'20" WEST, A DISTANCE OF 87.56 FEET TO A POINT ON THE EXISTING EAST RIGHT OF WAY OF HIGHWAY 71 (AVENUE I);

THENCE CONTINUING ALONG SAID EAST RIGHT OF WAY OF HIGHWAY 71 (AVENUE I), NORTH 02°03'39" EAST, A DISTANCE OF 262.75 FEET;

THENCE CONTINUING ALONG SAID EAST RIGHT OF WAY OF HIGHWAY 71 (AVENUE I), NORTH 02°37'26" EAST, A DISTANCE OF 475.46 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;

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 MARCH 2015, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 AND 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.

I ATTEST THE ABOVE ON THIS ____ DAY OF _____, 2015.

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

FINAL PLAT OF
BLOCK 9 ,FIVE OAKS SUBDIVISION,
CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA
AND UNPLATTED LANDS

SITUATED IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 22 NORTH, RANGE 55 WEST OF
THE 6TH PRINCIPAL MERIDIAN, CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA

SURVEY NOTES

1. THIS SURVEY RELIES ON WESTERN PRAIRE TITLE & ESCROW CO. LLC, ORDER NO.: 13121653. NO TITLE SEARCH WAS MADE BY BAKER AND ASSOCIATES, INC., 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 ARE REFLECTED IN SAID TITLE COMMITMENT. BAKER AND ASSOCIATES INC. OBTAINED ADDITIONAL RIGHT OF WAY INFORMATION AND DOCUMENTS IN THE COURSE OF THE PLAT PREPARATION THAT ARE SHOWN HEREON AND ARE NOT REFLECTED ON SAID TITLE COMMITMENT
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 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.
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 PLAT OF BLOCK 9, FIVE OAKS SUBDIVISION, CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA AND UNPLATTED LANDS, WAS APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SCOTTSBLUFF, NEBRASKA, BY RESOLUTION DULY PASSED THIS _____ DAY OF _____, 2015.

BY:

RANDY MEININGER, MAYOR

ATTESTED: _____ SEAL

CITY CLERK

Sheet Revisions		
Date	Description	Initials
3-6-2015	DRAFTED FINAL PLAT	BEG

B

aker

A

ssociates

Inc.

120-EAST-16TH-STREET

SCOTTSBLUFF, NE-69361

308-632-3123

www.baker-eng.com

Engineers * Architects * Surveyors

COPYRIGHT 2015

Final Plat of Block 9, Five Oaks Subdivision				
Signature Sheet				
Baker Project Number: 023-005-15				
Project Location: City of Scottsbluff, Nebraska				
Owners: C & T Holdings, L.L.C.				
Project Code	Last Mod. Date	Subset	Sheet No.	
023	03-19-2015	2 of 3	2	

OWNER'S STATEMENT

WE, THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO BLOCK 9 OF FIVE OAKS, AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF FIVE OAKS BLOCK 9 THE ACCESS EASEMENTS OF WEST OAKS BLVD. AND THE 10' UTILITY EASEMENT, 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: _____
REPRESENTATIVE OF C & T HOLDINGS L.L.C.

STATE OF NEBRASKA)
) SS
COUNTY OF SCOTTS BLUFF)

ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2015,

BY _____
WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

BY: _____
JASON WEBB

STATE OF NEBRASKA)
) SS
COUNTY OF SCOTTS BLUFF)

ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2015,

BY _____
WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

BY: _____
SAMI WEBB

STATE OF NEBRASKA)
) SS
COUNTY OF SCOTTS BLUFF)

ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2015,

BY _____
WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

FINAL PLAT OF
BLOCK 9, FIVE OAKS SUBDIVISION,
CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA
AND UNPLATTED LANDS

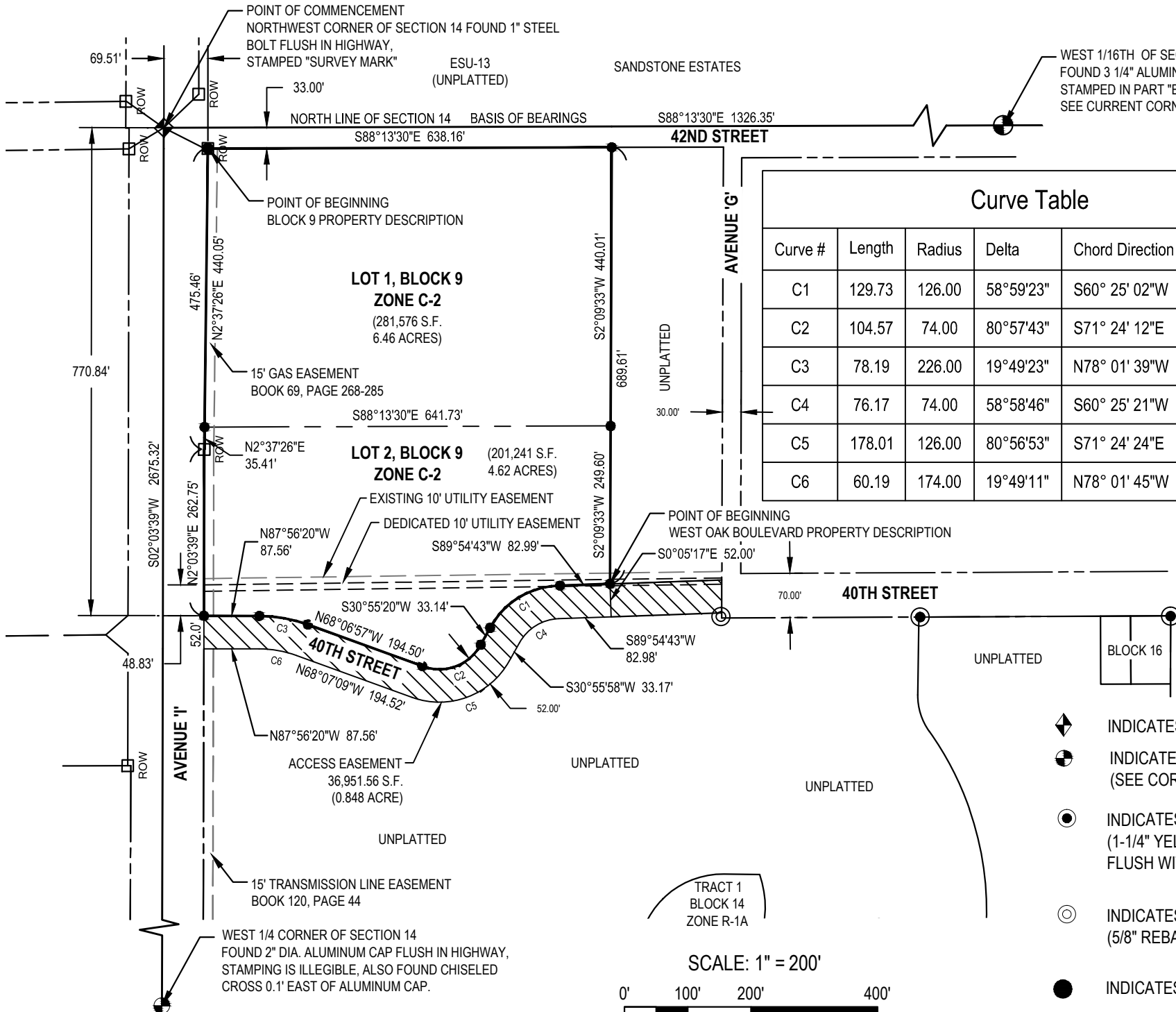
SITUATED IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 22 NORTH, RANGE 55 WEST OF
THE 6TH PRINCIPAL MERIDIAN, CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA

Sheet Revisions		
Date	Description	Initials
3-6-2015	DRAFTED FINAL PLAT	BEG

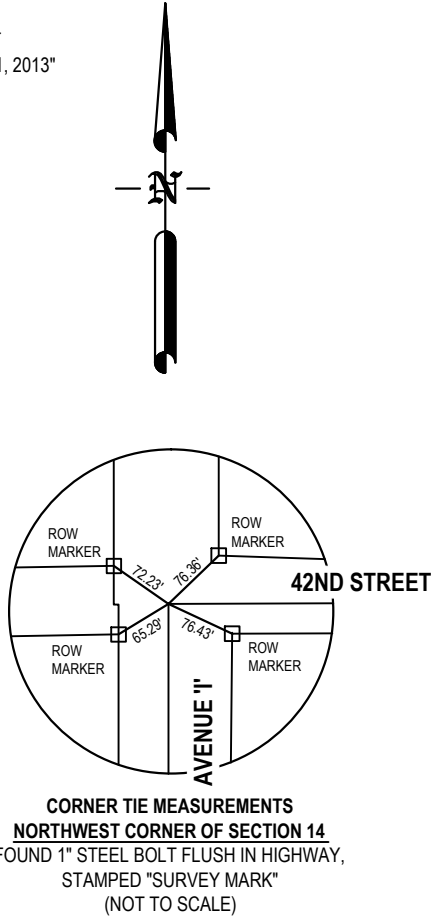
Baker & Associates Inc.
Engineers * Architects * Surveyors
COPYRIGHT 2015

120-EAST-16TH-STREET
SCOTTSBLUFF, NE-69361
308-632-3123
www.baker-eng.com

Final Plat of Block 9, Five Oaks Subdivision				
Plan Sheet				
Baker Project Number: 023-005-15				
Project Location: City of Scottsbluff, Nebraska				
Owners: C & T Holdings, L.L.C.				
Project Code	Last Mod. Date	Subset	Sheet No.	
023	03-19-2015	3 of 3	3	



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	129.73	126.00	58°59'23"	S60° 25' 02"W	124.07
C2	104.57	74.00	80°57'43"	S71° 24' 12"E	96.08
C3	78.19	226.00	19°49'23"	N78° 01' 39"W	77.80
C4	76.17	74.00	58°58'46"	S60° 25' 21"W	72.86
C5	178.01	126.00	80°56'53"	S71° 24' 24"E	163.57
C6	60.19	174.00	19°49'11"	N78° 01' 45"W	59.89



- ◆ INDICATES FOUND SECTION CORNER
- INDICATES FOUND QUARTER CORNER
(SEE CORNER RECORDS AND SURVEY FOR DETAILS)
- INDICATES FOUND PROPERTY EVIDENCE
(1-1/4" YELLOW PLASTIC CAP ON 5/8" REBAR
FLUSH WITH GROUND STAMPED PLS 603)
- INDICATES FOUND PROPERTY EVIDENCE
(5/8" REBAR)
- INDICATES SET PROPERTY CORNER
- INDICATES FOUND NDOR CONCRETE RIGHT OF WAY
MARKER