

City of Seward, NE
Tuesday, October 20, 2015
Regular Session

Item G5

**PUBLIC HEARING - 7:00 P.M. - CONSIDERATION OF
PRELIMINARY AND FINAL PLAT OF PITSCH ADDITION -
John Hughes**

Consideration of an Ordinance approving the Final Plat of Pitsch Addition

Administrative Report: This is a replat of 2 existing lots located at 864 N 5th St and 916 N 5th St. This subdivision involves moving the middle property line, making 1 lot bigger and 1 lot smaller. Since the parcels have been re-platted previously, City Zoning regulations require that it has to go through the Major Subdivision process, requiring a Preliminary

and Final Plat. The Subdivision conforms to the City's Comprehensive Plan Future Land Use map with

the Residential use type. The Plat conforms to the requirements of the City of Seward's Unified Land Development Ordinance reference Major Subdivision application requirements (11.3804). The area is currently located in the Residential 3 (R-3) zoning district, and there will be no change in zoning at this time. The area is currently served with all City utilities.

Following the public hearing, review and discussion, adopting the ordinance would be in order.

Staff Contact:

NOTICE OF PUBLIC HEARING

Public notice is hereby given by Planning Commission of the City of Seward, Nebraska, that a public hearing will be held at 7:30 p.m. on Monday October 12, 2015, and the City Council of the City of Seward, Seward County, Nebraska on Tuesday October 20, 2015 at 7:00 p.m. in the Council Chambers at the Municipal Building, 142 North 7th Street, Seward, Nebraska. Said Public Hearings will be to obtain public comment regarding proposed Preliminary and Final Plat of Pitsch Addition by the Planning Commission and City Council.

The parcels, which are the subject of this notice and of the public hearing is described as follows (864 and 916 N 5th St).

Legal Description:

A REPLAT OF THE S.1/2 OF LOT 3, ALL OF LOTS 4 AND 5 AND THE N.1/2 OF LOT 6, BLOCK 1, GLEISBERG'S REPLAT OF WESTPHAL'S SUBDIVISION IN THE CITY OF SEWARD, SEWARD COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTH ½ OF SAID LOT 6; THENCE IN A NORTHERLY DIRECTION, ALONG THE WEST LINE OF SAID BLOCK 1, ON AN ASSUMED BEARING OF N 00°01'09" E FOR A DISTANCE OF 179.30' TO THE NORTHWEST CORNER OF THE SOUTH ½ OF SAID LOT 3

THENCE S 88°59'16" E FOR A DISTANCE OF 126.80' TO THE NORTHEAST CORNER OF THE SOUTH ½ OF SAID LOT 3

THENCE S 00°02'18" E, ALONG THE EAST LINE OF SAID LOTS 3,4,5,AND 6, FOR A DISTANCE OF 179.28' TO THE SOUTHEAST CORNER OF THE NORTH ½ OF SAID LOT 6

THENCE N 88°59'54" W FOR A DISTANCE OF 126.98' TO THE POINT OF BEGINNING, AND CONTAINING A CALCULATED AREA OF 22746.46 SQUARE FEET

All interested parties shall be afforded at such public hearing a reasonable opportunity to express their views regarding the proposed application for Minor Plat and Annexation.

Ed Gonzalez
Building/Zoning Director

Published: 9-30-15



City of Seward

Date Submitted: 9-17-15

Preliminary Plat Application Fees:
Filing fee \$400.00 + \$40.00 Per Lot = \$ 480.00 + Notification fee \$100 = \$580.00

Owner/Developer: Betty Pitsch

Project Engineer: Kerry Simonds Number of Lots: 2

Present Zoning: R-3' Requested Zoning: same

Signed by Developer Ben R. Peters

Preliminary Plat Review

Cable TV _____
Gas Co _____
Telephone Co _____
School Board _____
County P.C. _____

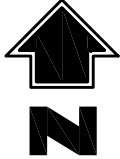
Final Plat Application fees:
Filing fee \$100.00 + \$10.00 Per Lot (\$ 20.00) = \$120.00

Date and action taken:

Planning Commission: _____ City Council: _____

PITSCH ADDITION
PRELIMINARY PLAT

A SUBDIVISION OF THE S.1/2 OF LOT 3, ALL OF LOTS 4 AND 5 AND THE N.1/2 OF LOT 6, BLOCK 1,
GLEISBERG'S REPLAT OF WESTPHAL'S SUBDIVISION IN THE CITY OF SEWARD, SEWARD COUNTY, NEBRASKA



SCALE: 1"=30'

LEGEND

- = SET 5/8" CAPPED REBAR
- = FOUND IRON PIPE
- M = MEASURED DISTANCE

LEGAL DESCRIPTION:

A SUBDIVISION OF THE S.1/2 OF LOT 3, ALL OF LOTS 4 AND 5 AND THE N.1/2 OF LOT 6, BLOCK 1, GLEISBERG'S REPLAT OF WESTPHAL'S SUBDIVISION IN THE CITY OF SEWARD, SEWARD COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

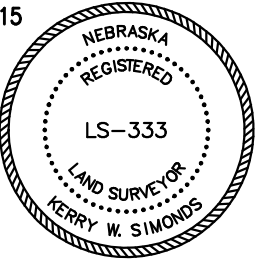
BEGINNING AT THE SOUTHWEST CORNER OF THE NORTH 1/2 OF SAID LOT 6;
THENCE IN A NORTHERLY DIRECTION, ALONG THE WEST LINE OF SAID BLOCK 1 ON AN ASSUMED BEARING OF N 00°01'09" E FOR A DISTANCE OF 179.30' TO THE NORTHWEST CORNER OF THE SOUTH 1/2 OF SAID LOT 3
THENCE S 88°59'16" E FOR A DISTANCE OF 126.80' TO THE NORTHEAST CORNER OF THE SOUTH 1/2 OF SAID LOT 3
THENCE S 00°02'18" E, ALONG THE EAST LINE OF SAID LOTS 3,4,5, AND 6, FOR A DISTANCE OF 179.28' TO THE SOUTHEAST CORNER OF THE NORTH 1/2 OF SAID LOT 6
THENCE N 88°59'54" W FOR A DISTANCE OF 126.98' TO THE POINT OF BEGINNING, AND CONTAINING A CALCULATED AREA OF 22746 SQUARE FEET

SURVEYOR'S CERTIFICATE:

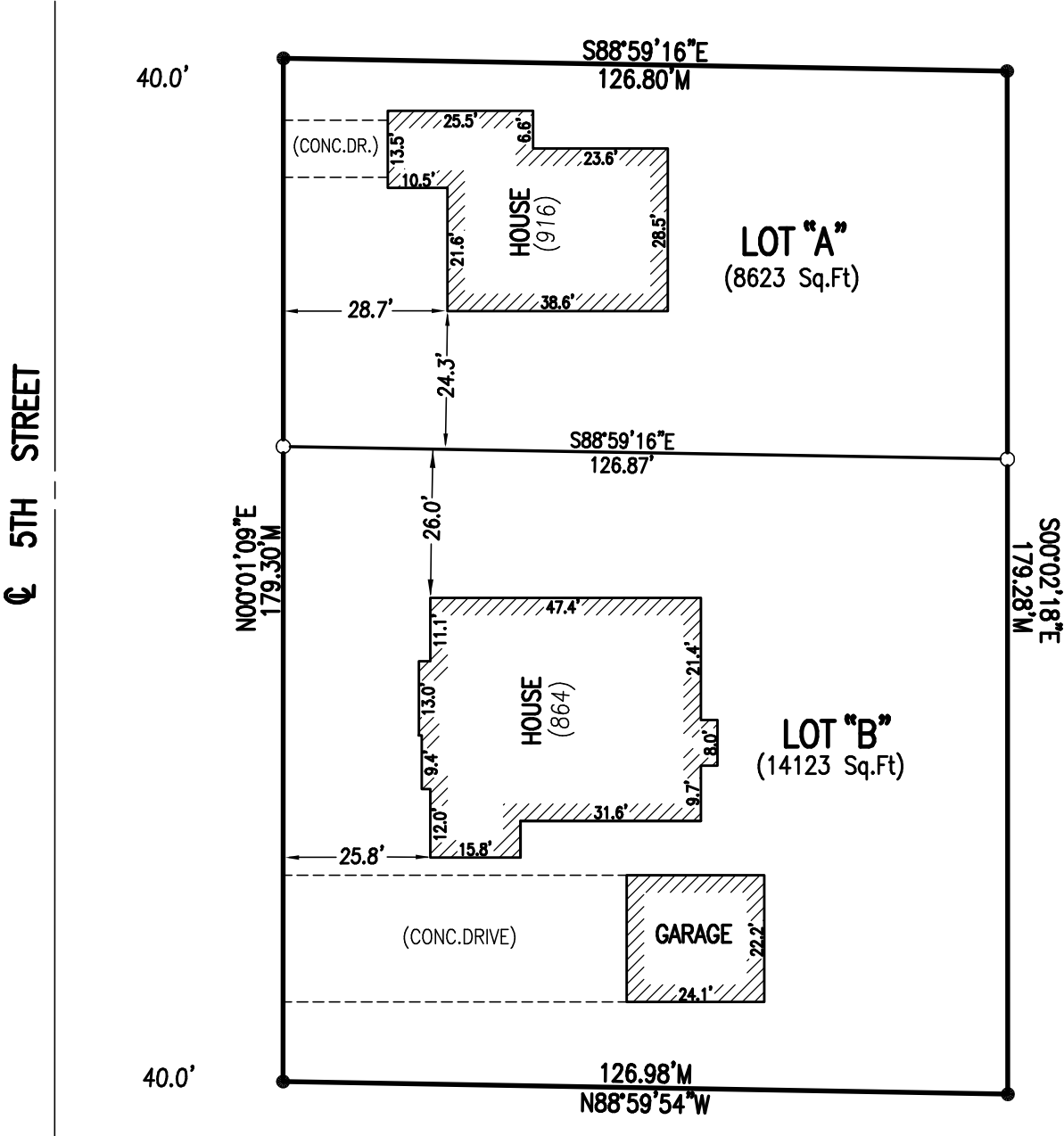
I, KERRY W. SIMONDS HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, REGISTERED IN COMPLIANCE WITH THE LAWS OF THE STATE OF NEBRASKA, THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION, THAT ANY CHANGES FROM THE DESCRIPTION APPEARING IN THE LAST RECORD TRANSFER OF THE LAND CONTAINED IN THIS PLAT ARE SO INDICATED, THAT ALL MONUMENTS SHOWN THEREON ACTUALLY EXIST AS DESCRIBED OR WILL BE INSTALLED AND THEIR POSITION IS CORRECTLY SHOWN AND THAT ALL DIMENSIONAL AND GEODETIC DATA IS CORRECT.

SIGNED THIS _____ DAY OF _____, 2015

KERRY W. SIMONDS LS. #333

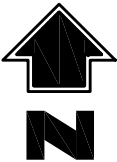


OWNERS OF PROPERTY: BETTY R. PITCH
SURVEYOR: ALLIED SURVEYING & MAPPING INC.
BENCH MARK: Square in Top Headwall @ SE Corner of Waverly Road & Highway #15 Elev. = 1498.41 (NAVD 1988)



PITSCH ADDITION
FINAL PLAT

A SUBDIVISION OF THE S.1/2 OF LOT 3, ALL OF LOTS 4 AND 5 AND THE N.1/2 OF LOT 6, BLOCK 1, GLEISBERG'S REPLAT OF WESTPHAL'S SUBDIVISION IN THE CITY OF SEWARD, SEWARD COUNTY, NEBRASKA



SCALE: 1"=30'

LEGEND

- = SET 5/8" CAPPED REBAR
- = FOUND IRON PIPE
- M = MEASURED DISTANCE

SURVEYOR'S CERTIFICATE:

I, KERRY W. SIMONDS HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, REGISTERED IN COMPLIANCE WITH THE LAWS OF THE STATE OF NEBRASKA, THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION, THAT ANY CHANGES FROM THE DESCRIPTION APPEARING IN THE LAST RECORD TRANSFER OF THE LAND CONTAINED IN THIS PLAT ARE SO INDICATED, THAT ALL MONUMENTS SHOWN THEREON ACTUALLY EXIST AS DESCRIBED OR WILL BE INSTALLED AND THEIR POSITION IS CORRECTLY SHOWN AND THAT ALL DIMENSIONAL AND GEODETIC DATA IS CORRECT.

SIGNED THIS _____ DAY OF _____, 2015

KERRY W. SIMONDS LS. #333



APPROVAL OF THE SEWARD PLANNING COMMISSION:

THIS PLAT OF "PITSCH ADDITION" HAS BEEN SUBMITTED TO AND APPROVED BY THE SEWARD PLANNING COMMISSION THIS _____ DAY OF _____, 2015

CHAIRPERSON

SECRETARY OF PLANNING COMMISSION

APPROVAL OF THE SEWARD CITY COUNCIL:

THIS PLAT OF "PITSCH ADDITION" HAS BEEN SUBMITTED TO AND APPROVED BY THE SEWARD CITY COUNCIL THIS _____ DAY OF _____, 2015

MAYOR

ATTEST:

CITY CLERK

LEGAL DESCRIPTION:

A SUBDIVISION OF THE S.1/2 OF LOT 3, ALL OF LOTS 4 AND 5 AND THE N.1/2 OF LOT 6, BLOCK 1, GLEISBERG'S REPLAT OF WESTPHAL'S SUBDIVISION IN THE CITY OF SEWARD, SEWARD COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTH 1/2 OF SAID LOT 6;
THENCE IN A NORTHERLY DIRECTION, ALONG THE WEST LINE OF SAID BLOCK 1 ON AN ASSUMED BEARING OF N 00°01'09" E FOR A DISTANCE OF 179.30' TO THE NORTHWEST CORNER OF THE SOUTH 1/2 OF SAID LOT 3
THENCE S 88°59'16" E FOR A DISTANCE OF 126.80' TO THE NORTHEAST CORNER OF THE SOUTH 1/2 OF SAID LOT 3
THENCE S 00°02'18" E, ALONG THE EAST LINE OF SAID LOTS 3,4,5, AND 6, FOR A DISTANCE OF 179.28' TO THE SOUTHEAST CORNER OF THE NORTH 1/2 OF SAID LOT 6
THENCE N 88°59'54" W FOR A DISTANCE OF 126.98'
AND CONTAINING A CALCULATED AREA OF 22746 SQUARE FEET POINT OF BEGINNING,

OWNERSHIP CERTIFICATE

I, BETTY R. PITSCH, OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN DO HEREBY CERTIFY THAT I HAVE LAID OUT, PLATTED AND SUBDIVIDED, AND DO HEREBY LAY OUT, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT.

THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS "PITSCH ADDITION", A SUBDIVISION OF THE S.1/2 OF LOT 3, ALL OF LOTS 4 AND 5 AND THE N.1/2 OF LOT 6, BLOCK 1, GLEISBERG'S REPLAT OF WESTPHAL'S SUBDIVISION IN THE CITY OF SEWARD, SEWARD COUNTY, NEBRASKA

ALL STREETS AND ALLEYS SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC UNLESS SPECIFICALLY NOTED HEREIN. OTHER PUBLIC LANDS SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY RESERVED TO PUBLIC USE.

CLEAR TITLE TO THE LAND CONTAINED IN THIS PLAT IS GUARANTEED.

WITNESS OUR HAND THIS _____ DAY OF _____, 2015

BETTY R. PITSCH

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF SEWARD)

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARED BETTY R. PITCH AND SEPARATELY AND SEVERALLY ACKNOWLEDGE THIS EXECUTION OF THE FOREGOING INSTRUMENT AS HER VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN EXPRESSED.

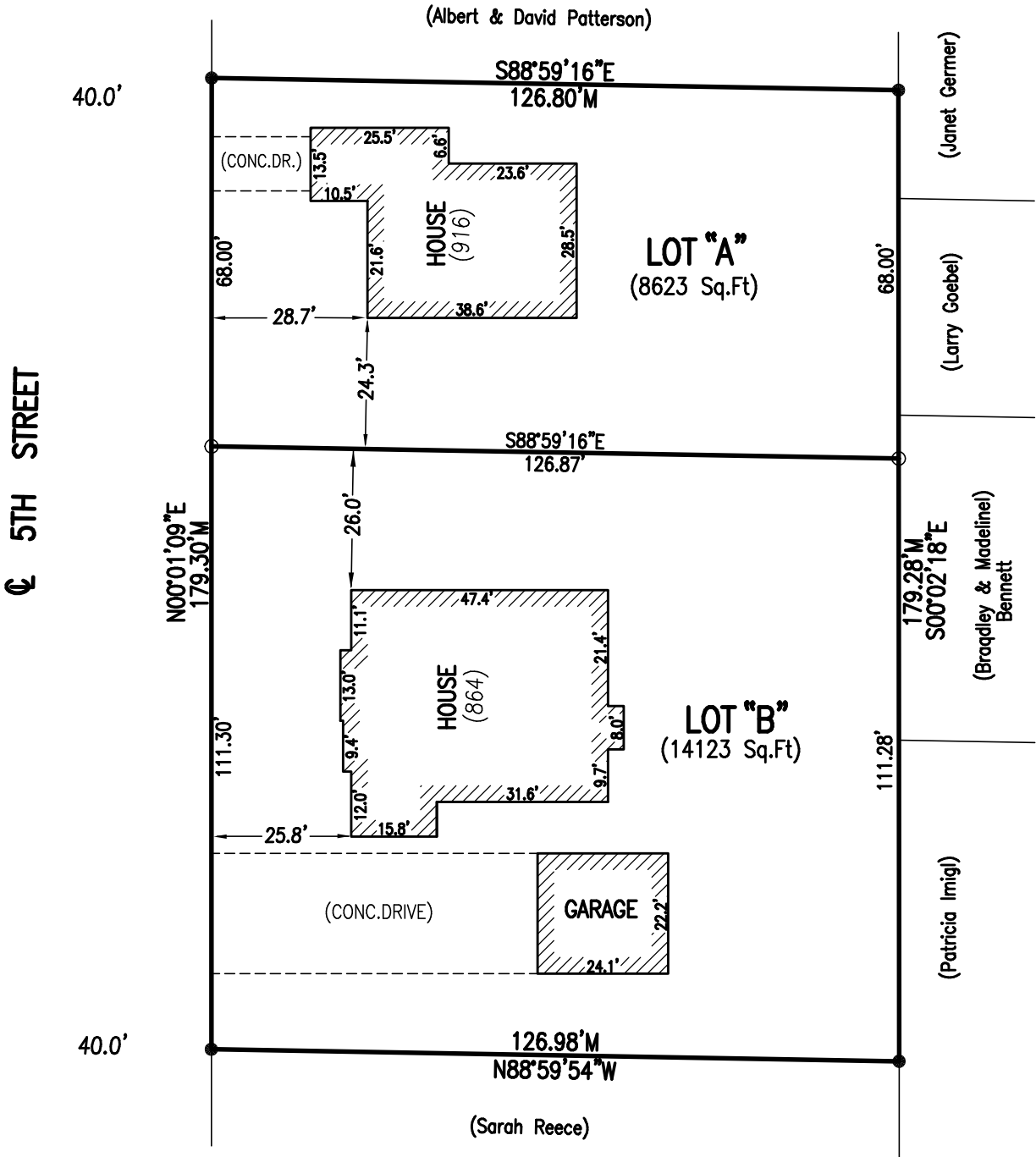
NOTARY PUBLIC

REGISTER OF DEEDS:

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 2015

IN DRAWER _____, AT _____

REGISTER OF DEEDS



ORDINANCE NO.

AN ORDINANCE TO APPROVE THE PLAT ENTITLED "PITSCH ADDITION", CITY OF SEWARD, SEWARD COUNTY, NEBRASKA," AS HEREINAFTER SET FORTH, LOCATED ON 5TH STREET BETWEEN HILLCREST DRIVE AND CEDAR STREET; TO PROVIDE FOR PUBLICATION OF THIS ORDINANCE IN PAMPHLET FORM; TO PROVIDE FOR A TIME WHEN THIS ORDINANCE SHALL TAKE EFFECT.

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

Section 1. Plat and Dedication Approved. The Plat and Dedication of the following described real estate located in the area two miles adjacent to and beyond the corporate limits of the City of Seward, Nebraska, is hereby approved:

LEGAL DESCRIPTION:

A REPLAT OF THE S.1/2 OF LOT 3, ALL OF LOTS 4 AND 5 AND THE N.1/2 OF LOT 6, BLOCK 1, GLEISBERG'S REPLAT OF WESTPHAL'S SUBDIVISION IN THE CITY OF SEWARD, SEWARD COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTH ½ OF SAID LOT 6; THENCE IN A NORTHERLY DIRECTION, ALONG THE WEST LINE OF SAID BLOCK 1, ON AN ASSUMED BEARING OF N 00°01'09" E FOR A DISTANCE OF 179.30' TO THE NORTHWEST CORNER OF THE SOUTH ½ OF SAID LOT 3

THENCE S 88°59'16" E FOR A DISTANCE OF 126.80' TO THE NORTHEAST CORNER OF THE SOUTH ½ OF SAID LOT 3

THENCE S 00°02'18" E, ALONG THE EAST LINE OF SAID LOTS 3,4,5,AND 6, FOR A DISTANCE OF 179.28' TO THE SOUTHEAST CORNER OF THE NORTH ½ OF SAID LOT 6

THENCE N 88°59'54" W FOR A DISTANCE OF 126.98' TO THE POINT OF BEGINNING, AND CONTAINING A CALCULATED AREA OF 22746.46 SQUARE FEET

Section 2. Plat Designated. The plat of said real estate is hereby designated as "Pitsch Addition", Seward County, Nebraska."

Section 3. Filing and Recording of Plat. An accurate plat of said real estate as platted and dedicated as heretofore set forth, certified to by an Engineer or Surveyor, together with a certified copy of this Ordinance

shall be filed in the office of the Seward County Clerk, Seward, Nebraska.

Section 4. Pamphlet form; publication; when operative. This Ordinance shall be published in pamphlet form and shall be in full force and effect from and after its passage, approval and publication as provided by law and City Ordinance.

Passed and approved this 20th day of October, 2015.

THE CITY OF SEWARD, NEBRASKA

Joshua Eickmeier, Mayor

Attest:

Bonnie Otte
Assistant Administrator/
Clerk-Treasurer
Budget & HR Director