

City of Seward, NE

Tuesday, June 16, 2015

Regular Session

Item G5

PUBLIC HEARING - 7:00 P.M. - PRELIMINARY AND FINAL PLAT - CNG FIRST ADDITION FINAL PLAT - John Hughes

Consideration of an Ordinance approving the final plat for CNG First Addition

Administrative Report: Following review and discussion, adoption of the Ordinance would be in order.

Staff Contact:

NOTICE OF PUBLIC HEARING

Public notice is hereby given by the Planning Commission of the City of Seward, Nebraska, that a public hearing will be held on Monday June 8, 2015, at 7:30pm, and the City Council of the City of Seward, Seward County, Nebraska on Tuesday June 16, 2015 at 7:00 pm 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 subdivision Preliminary and Final Plat of CNG 1st Addition.

This subdivision, which is the subject of this notice and of the public hearings, is described as follows (18 lots at the old middle school property).

Legal Description: CNG 1st Addition Final Plat

LOT 4, CNG ADDITION, SEWARD, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 11 NORTH, RANGE 3 EAST, OF THE 6th P.M., SEWARD, SEWARD COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOW;

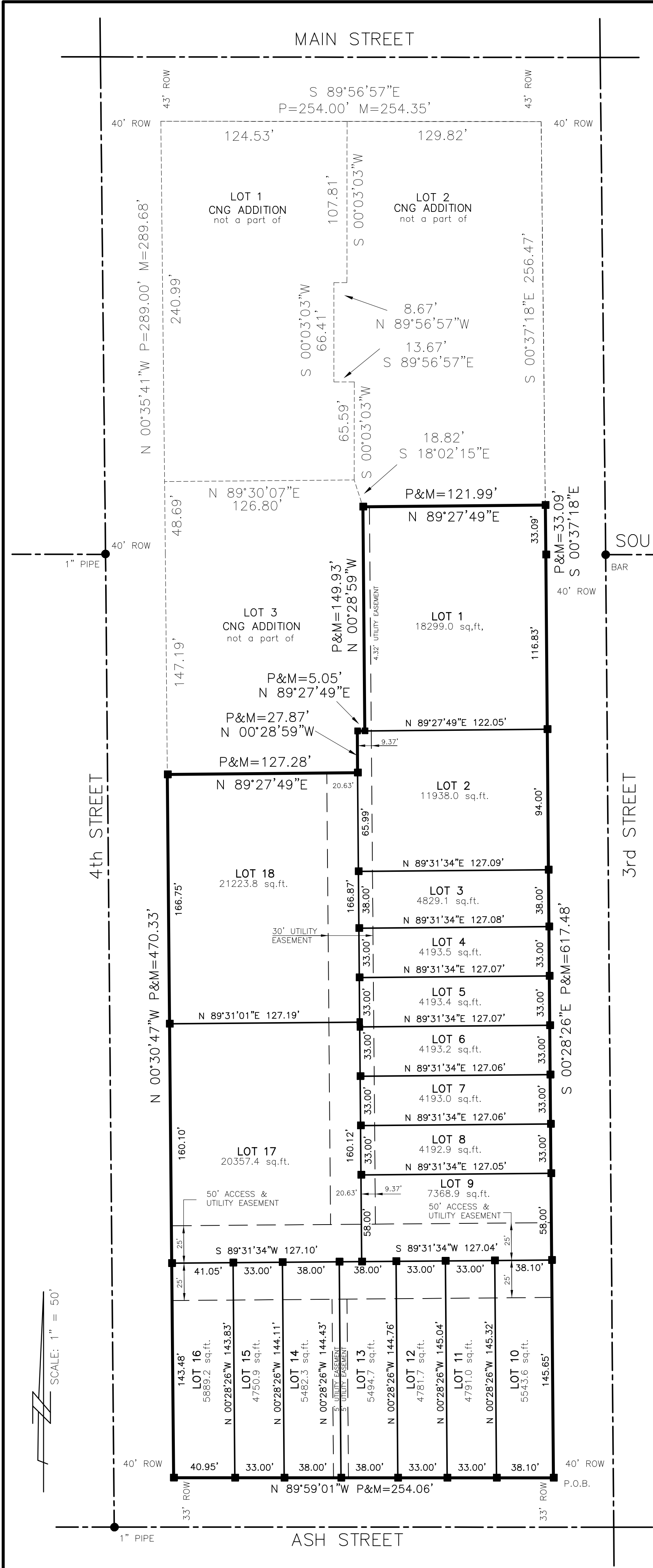
BEGINNING AT THE SOUTHEAST CORNER OF LOT 4, CNG ADDITION; THENCE WESTERLY ON SOUTH LINE OF SAID LOT 4, N 89°59'01"W 254.06', TO THE SOUTHWEST CORNER OF SAID LOT 4; THENCE NORTHERLY ON THE WEST LINE OF SAID LOT 4, N 00°30'47"W 470.33', TO THE SOUTHWEST CORNER OF LOT 3, CNG ADDITION; THENCE EASTERLY ON THE SOUTH LINE OF SAID LOT 3, N 89°27'49"E 127.28'; THENCE NORTHERLY ON THE EAST LINE OF SAID LOT 3, N 00°28'59"W 27.87'; THENCE EASTERLY ON SAID EAST LINE, N 89°27'49"E 5.05'; THENCE NORTHERLY ON THE EAST LINE OF SAID LOT 3, N 00°28'59"W 149.93', TO THE SOUTHWEST CORNER OF LOT 2, CNG ADDITION; THENCE EASTERLY ON THE SOUTH LINE OF SAID LOT 2, N 89°27'49"E 121.99', TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE SOUTHERLY ON THE EAST LINE OF SAID LOT 4, S 00°37'18"E 33.09'; THENCE CONTINUING SOUTHERLY ON SAID EAST LINE, S 00°28'26"E 617.48', TO THE POINT OF BEGINNING, SAID TRACT CONTAINING AN AREA OF 3.25 ACRES, MORE OR LESS.

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

Ed Gonzalez
Building/Zoning Director
City of Seward

Published: 5-27-15

Major Subdivision Application



"FINAL PLAT"
CNG 1st ADDITION
A RE-PLAT OF LOT 4, CNG ADDITION
TO THE CITY OF SEWARD
SEWARD COUNTY, NEBRASKA

PERIMETER DESCRIPTION:
LOT 4, CNG ADDITION, SEWARD, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 11 NORTH, RANGE 3 EAST, OF THE 6th P.M., SEWARD, SEWARD COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOW;

BEGINNING AT THE SOUTHEAST CORNER OF LOT 4, CNG ADDITION; THENCE WESTERLY ON SOUTH LINE OF SAID LOT 4, N 89°59'01"W 254.06', TO THE SOUTHWEST CORNER OF SAID LOT 4; THENCE NORTHERLY ON THE WEST LINE OF SAID LOT 4, N 00°30'47"W 470.33', TO THE SOUTHWEST CORNER OF LOT 3, CNG ADDITION; THENCE EASTERLY ON THE SOUTH LINE OF SAID LOT 3, N 89°27'49"E 127.28'; THENCE NORTHERLY ON THE EAST LINE OF SAID LOT 3, N 00°28'59"W 27.87'; THENCE EASTERLY ON SAID EAST LINE, N 89°27'49"E 5.05'; THENCE NORTHERLY ON THE EAST LINE OF SAID LOT 3, N 00°28'59"W 149.93', TO THE SOUTHWEST CORNER OF LOT 2, CNG ADDITION; THENCE EASTERLY ON THE SOUTH LINE OF SAID LOT 2, N 89°27'49"E 121.99', TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE SOUTHERLY ON THE EAST LINE OF SAID LOT 4, S 00°37'18"E 33.09'; THENCE CONTINUING SOUTHERLY ON SAID EAST LINE, S 00°28'26"E 617.48', TO THE POINT OF BEGINNING, SAID TRACT CONTAINING AN AREA OF 3.25 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE:
I, BILLY JOE KERR, 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 OF UNDER MY DIREST SUPERVISION IN MAY OF 2015, 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.

DATED THIS _____ DAY OF _____, 2015.

BILLY JOE KERR, L.S. #483

OWNERS CERTIFICATE
I, THE UNDERSIGNED, CNG REDEVELOPMENT, LLC, BEING THE OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT I HAVE LAID OUT, PLATTED, AND SUBDIVIDED, SAID REAL ESTATE IN ACCORDANCE WITH THE CITY OF SEWARD, NEBRASKA.

CLEAR TITLE TO THE LAND CONTAINED IN THIS PLAT IS GUARANTEED. ANY ENCUMBRANCES OR SPECIAL ASSESSMENTS ARE EXPLAINED AS FOLLOW:

THERE ARE STRIPS OF GROUND SHOWN ON THIS PLAT AND MARKED EASEMENT, RESERVED FOR THE USE OF PUBLIC UTILITIES AND SUBJECT TO THE PARAMOUNT RIGHT OF UTILITY OR CITY TO INSTALL, REPAIR, REPLACE AND MAINTAIN ITS INSTALLATIONS. NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR LANDSCAPING AND OTHER PURPOSES THAT DO NOT NOW OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS GRANTED HEREIN.

WITNESS MY HAND THIS _____DAY OF _____, 2015.

BY: _____
HUGH SIECK II, PRESIDENT
CNG REDEVELOPMENT, LLC

STATE OF NEBRASKA }
COUNTY OF SEWARD }

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARED HUGH SIECK II, PRESIDENT OF CNG REDEVELOPMENT LLC., ACKNOWLEDGE THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN EXPRESSED. WITNESS MY HAND AND NOTORIAL SEAL

THIS ____DAY OF _____, 20____.

NOTARY PUBLIC

SEWARD PLANNING COMMISSION APPROVAL
THIS PLAT OF 'CNG 1st ADDITION' HAS BEEN SUBMITTED TO AND APPROVED BY SEWARD PLANNING COMMISSION THIS____DAY OF _____, 2015.

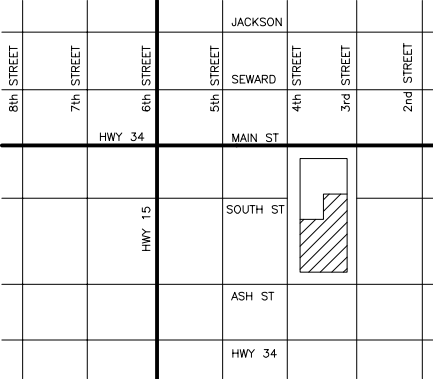
CHAIRPERSON
ATTEST: _____
SECRETARY OF PLANNING COMMISSION

SEWARD CITY COUNCIL APPROVAL
THIS PLAT APPROVED BY THE CITY COUNCIL OF SEWARD, NEBRASKA, THIS____DAY OF _____, 2015.

MAYOR
ATTEST: _____
CITY CLERK

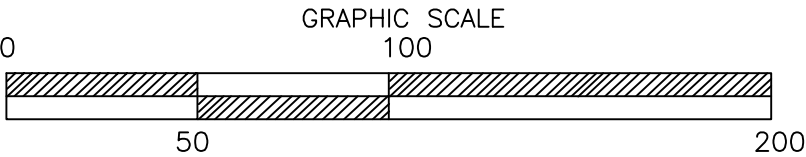
ENTERED ON TRANSFER RECORD THIS ____ DAY OF _____, 20____, AT _____ AND RECORDED IN DRAWER ____ OF THE PLAT RECORDS.

VICINITY MAP
NOT TO SCALE



LEGEND

- P = PLATTED DISTANCE
- M = MEASURED DISTANCE
- = FOUND MONUMENT AS NOTED
- = SET MONUMENT, #5 REBAR & CAP



REGISTER OF DEEDS

FEE:

OWNER OF RECORD:
CNG REDEVELOPMENT LLC
1720 CUSHMAN DRIVE
LINCOLN, NE 68512

BENCH MARK:
NORTH RIM OF SEWER MANHOLE
MIDDLE OF STREET INTERSECTION
4TH & ASH; ELEVATION 1459.30
NAVD 88 DATUM

DATE: 5-10-2015
SCALE: 1" = 50'
PROJECT # 1505020
SHEET 1 OF 1
CNG 1st ADDITION
A RE-PLAT OF LOT 4, CNG ADDITION
TO THE CITY OF SEWARD
SEWARD COUNTY, NEBRASKA

"FINAL PLAT"

K & M INC.
LAND SURVEYING

6811 SOUTH FORK CIRCLE
LINCOLN, NE 68516
PHONE 402-476-3020
FAX 402-476-3138

Return to:
City of Seward
537 Main Street
Seward, NE 68434

ORDINANCE NO. 2015-

AN ORDINANCE TO APPROVE THE PLAT ENTITLED "CNG 1ST ADDITION A RE-PLAT OF LOT 4, CNG ADDITION TO THE CITY OF SEWARD, SEWARD COUNTY, NEBRASKA," AS HEREINAFTER SET FORTH, LOCATED EAST OF 4TH STREET, SOUTH OF CNG ADDITION, NORTH OF ASH STREET, WEST OF 3RD 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 is hereby approved:

LEGAL DESCRIPTION:

LOT 4, CNG ADDITION, SEWARD, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 11 NORTH, RANGE 3 EAST, OF THE 6th P.M., SEWARD, SEWARD COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOW;

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Section 2. Plat Designated. The plat of said real estate is hereby designated as "CNG 1st Addition, a Re-plat of Lot 4, CNG Addition, City of Seward, 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 16th day of June, 2015.

THE CITY OF SEWARD, NEBRASKA

Joshua Eickmeier, Mayor

Attest:

Bonnie Otte
Assistant Administrator/
Clerk-Treasurer
Budget & Human Resources Director

(SEAL)