

City of Grand Island

Tuesday, June 14, 2016 Council Session

Item G-16

#2016-139 - Approving Acquisition of Public Right-of-Way at the Intersection of Faidley Avenue & Diers Avenue in Crane Valley, Crane Valley 5th & Richmond Subdivisions (Staab Real Estate, O'Connor Properties, Equitable Building & Loan Assoc., & West Faidley Medical Center)

This item relates to the aforementioned Public Hearing item E-4.

Staff Contact: John Collins, P.E. - Public Works Director

RESOLUTION 2016-139

WHEREAS, Public right-of-way is required by the City of Grand Island for the installation of a traffic signal at the intersection of Faidley Avenue and Diers Avenue, to construct and maintain such project; and

WHEREAS, a public hearing was held on June 14, 2016, for the purpose of discussing the proposed acquisition of the public right-of-way, as follows:

Property			
Owner	Legal Description		
Staab Real Estate, LLC	A PART OF LOT 1, CRANE VALLEY, A SUBDIVISION LOCATED IN THE W ½ OF THE NE ¼ OF SECTION 13, TOWNSHIP 11 NORTH, RANGE 10 WEST OF THE 6 TH P.M., HALL COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1, CRANE VALLEY, SAID POINT ALSO BEING THE POINT OF INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF FAIDLEY AVENUE AND THE EAST RIGHT-OF-WAY LINE OF DIERS AVENUE; THENCE N45°45′45″W (ASSUMED BEARING), ALONG THE WEST LINE OF SAID LOT 1, CRANE VALLEY, SAID LINE ALSO BEING SAID EAST RIGHT-OF-WAY LINE OF DIERS AVENUE, A DISTANCE OF 31.80 FEET; THENCE DEFLECTING 45°00′37″ TO THE RIGHT, ALONG SAID WEST LINE OF LOT 1, CRANE VALLEY, SAID LINE ALSO BEING SAID EAST RIGHT-OF-WAY LINE OF DIERS AVENUE A DISTANCE OF 88.05 FEET; THENCE DEFLECTING 90°00′00″ TO THE RIGHT A DISTANCE OF 45.91 FEET; THENCE DEFLECTING 90°00′00″ TO THE RIGHT A DISTANCE OF 45.91 FEET; THENCE DEFLECTING 90°00′00″ TO THE RIGHT A DISTANCE OF 45.91 FEET; THENCE DEFLECTING 90°00′00″ TO THE RIGHT A DISTANCE OF 45.91 FEET; THENCE DEFLECTING 90°00′00″ TO THE LEFT, A DISTANCE OF 47.04 FEET; THENCE DEFLECTING 38°00′56″ TO THE LEFT A DISTANCE OF 30.61 FEET; THENCE DEFLECTING 30°00′00″ TO THE RIGHT TO A POINT ON THE SOUTH LINE OF SAID LOT 1, CRANE VALLEY, SAID LINE ALSO BEING SAID NORTH RIGHT-OF-WAY LINE OF FAIDLEY AVENUE, A DISTANCE OF 2.60 FEET; THENCE DEFLECTING 90°00′00″ TO THE RIGHT ALONG SAID SOUTH LINE OF LOT 1, CRANE VALLEY, SAID LINE ALSO BEING SAID NORTH RIGHT-OF-WAY LINE OF FAIDLEY AVENUE, A DISTANCE OF 32.37 FEET TO THE POINT OF BEGINNING. THE DESCRIBED AREA CONTAINS AN AREA OF 1107 S.F. OR 0.03 ACRES, MORE OR LESS.	\$9,970.00	
O'Connor Properties, LLC	A PART OF LOT 2, CRANE VALLEY FIFTH ADDITION, A SUBDIVISION LOCATED IN THE W ½ OF THE NE ¼ OF SECTION 13, TOWNSHIP 11 NORTH, RANGE 10 WEST OF THE 6 TH P.M., HALL COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 2, CRANE VALLEY FIFTH ADDITION, SAID POINT ALSO BEING THE POINT OF INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF FAIDLEY AVENUE AND THE WEST RIGHT-OF-WAY LINE OF DIERS AVENUE; THENCE S89°14'52"W (ASSUMED BEARING), ALONG THE SOUTH LINE OF SAID LOT 2, CRANE VALLEY FIFTH ADDITION, SAID LINE ALSO BEING SAID NORTH RIGHT-OF-WAY LINE OF FAIDLEY AVENUE, A DISTANCE OF 74.78 FEET; THENCE DEFLECTING 90°00'00" TO THE RIGHT, A DISTANCE OF 3.00 FEET;	\$7,880.00	

	THENCE DEFLECTING 90°00'00" TO THE RIGHT, A DISTANCE OF 43.00 FEET; THENCE DEFLECTING 90°00'00" TO THE LEFT, A DISTANCE OF 7.00 FEET; THENCE DEFLECTING 90°00'00" TO THE RIGHT A DISTANCE OF 23.00 FEET; THENCE DEFLECTING 39°41'40" TO THE LEFT, A DISTANCE OF 35.44 FEET; THENCE DEFLECTING 50°18'20" TO THE LEFT A DISTANCE OF 13.57 FEET; THENCE DEFLECTING 90°00'00" TO THE RIGHT A DISTANCE OF 4.00 FEET TO A POINT ON THE EAST LINE OF SAID LOT 2, CRANE VALLEY FIFTH ADDITION, SAID LINE ALSO BEING SAID WEST RIGHT-OF-WAY LINE OF DIERS AVENUE; THENCE DEFLECTING 90°00'00" TO THE RIGHT, ALONG SAID EAST LINE OF LOT 2, CRANE VALLEY FIFTH ADDITION, SAID LINE ALSO BEING SAID WEST RIGHT-OF-WAY LINE OF DIERS AVENUE, A DISTANCE OF 23.72 FEET; THENCE DEFLECTING 45°00'37" TO THE RIGHT, ALONG SAID EAST LINE OF LOT 2, CRANE VALLEY FIFTH ADDITION, SAID LINE ALSO BEING SAID WEST RIGHT-OF-WAY LINE OF LOT 2, CRANE VALLEY FIFTH ADDITION, SAID LINE ALSO BEING SAID WEST RIGHT-OF-WAY LINE OF DIERS AVENUE, A DISTANCE OF 31.80 FEET, TO THE POINT OF BEGINNING. THE DESCRIBED AREA CONTAINS AN AREA OF 872 S.F. OR 0.02 ACRES, MORE OR LESS.	
The Equitable Building and Loan Association of Grand Island, Nebraska, FSB, a Federal Savings Bank	A PART OF LOT 1, RICHMOND SUBDIVISION, A SUBDIVISION LOCATED IN THE W ½ OF THE SE ¾ OF SECTION 13, TOWNSHIP 11 NORTH, RANGE 10 WEST OF THE 6 TH P.M., HALL COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1, RICHMOND SUBDIVISION, SAID POINT ALSO BEING THE POINT OF INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF FAIDLEY AVENUE AND THE EAST RIGHT-OF-WAY LINE OF DIERS AVENUE; THENCE N89°15'01"E (ASSUMED BEARING), ALONG THE NORTH LINE OF SAID LOT 1, RICHMOND SUBDIVISION, SAID LINE ALSO BEING SAID SOUTH RIGHT-OF-WAY LINE OF FAIDLEY AVENUE, A DSITANCE OF 33.74 FEET; THENCE DEFLECTING 152°45'16" TO THE RIGHT, A DISTANCE OF 43.33 FEET; THENCE DEFLECTING 34°32'10" TO THE LEFT A DISTANCE OF 30.95 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1 AND EAST RIGHT-OF-WAY LINE OF DIERS AVENUE; THENCE DEFLECTING 151°00'58" TO THE RIGHT ALONG SAID WEST LINE OF LOT 1, RICHMOND SUBDIVISION, SAID LINE ALSO BEING SAID EAST RIGHT-OF-WAY LINE OF DIERS AVENUE, A DISTANCE OF 27.06 FEET; THENCE DEFLECTING 45°22'58" TO THE RIGHT ALONG SAID WEST LINE OF LOT 1, RICHMOND SUBDIVISION SAID LINE ALSO BEING SAID EAST RIGHT-OF-WAY LINE OF DIERS AVENUE A DISTANCE OF 28.16 FEET TO THE POINT OF BEGINNING. THE DESCRIBED AREA CONTAINS AN AREA OF 686 S.F. OR 0.02 ACRES, MORE OR LESS.	\$5,840.00
West Faidley Medical Center, LLC	A PART OF LOT 13, RICHMOND SUBDIVISION, A SUBDIVISION LOCATED IN THE W ½ OF THE SE ¼ OF SECTION 13, TOWNSHIP 11 NORTH, RANGE 10 WEST OF THE 6 TH P.M., HALL COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 13, RICHMOND SUBDIVISION, SAID POINT ALSO BEING THE POINT OF INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF FAIDLEY AVENUE AND THE WEST RIGHT-OF-WAY LINE OF DIERS AVENUE; THENCE S46°07'57"E (ASSUMED BEARING), ALONG THE EAST LINE OF SAID LOT 13, RICHMOND SUBDIVISION, SAID LINE ALSO BEING SAID WEST RIGHT-OF-WAY LINE OF DIERS AVENUE, A DISTANCE OF 28.46 FEET; THENCE DEFLECTING 44°37'02" TO THE RIGHT, ALONG SAID EAST LINE OF LOT 13, RICHMOND	\$4,740.00

SUBDIVISION, SAID LINE ALSO BEING SAID WEST RIGHT-OF-WAY LINE OF DIERS AVENUE A DISTANCE OF 32.62 FEET; THENCE DEFLECTING 90°00'00" TO THE RIGHT A DISTANCE OF 3.00 FEET; THENCE DEFLECTING 90°00'00" TO THE RIGHT A DISTANCE OF 16.84 FEET; THENCE DEFLECTING 47°51'35" TO THE LEFT TO A POINT ON THE NORTH LINE OF SAID LOT 13, RICHMOND SUBDIVISION SAID LINE ALSO BEING SAID SOUTH RIGHT-OF-WAY LINE OF FAIDLEY AVENUE, A DISTANCE OF 54.17 FEET; THENCE DEFLECTING 138°37'22" TO THE RIGHT ALONG SAID NORTH LINE OF LOT 13, RICHMOND SUBDIVISION, SAID LINE ALSO BEING SAID SOUTH RIGHT-OF-WAY LINE OF FAIDLEY AVENUE, A DISTANCE OF 23.18 FEET TO THE POINT OF BEGINNING. THE DESCRIBED AREA CONTAINS AN AREA OF 677 S.F. OR 0.02 ACRES, MORE OR LESS.

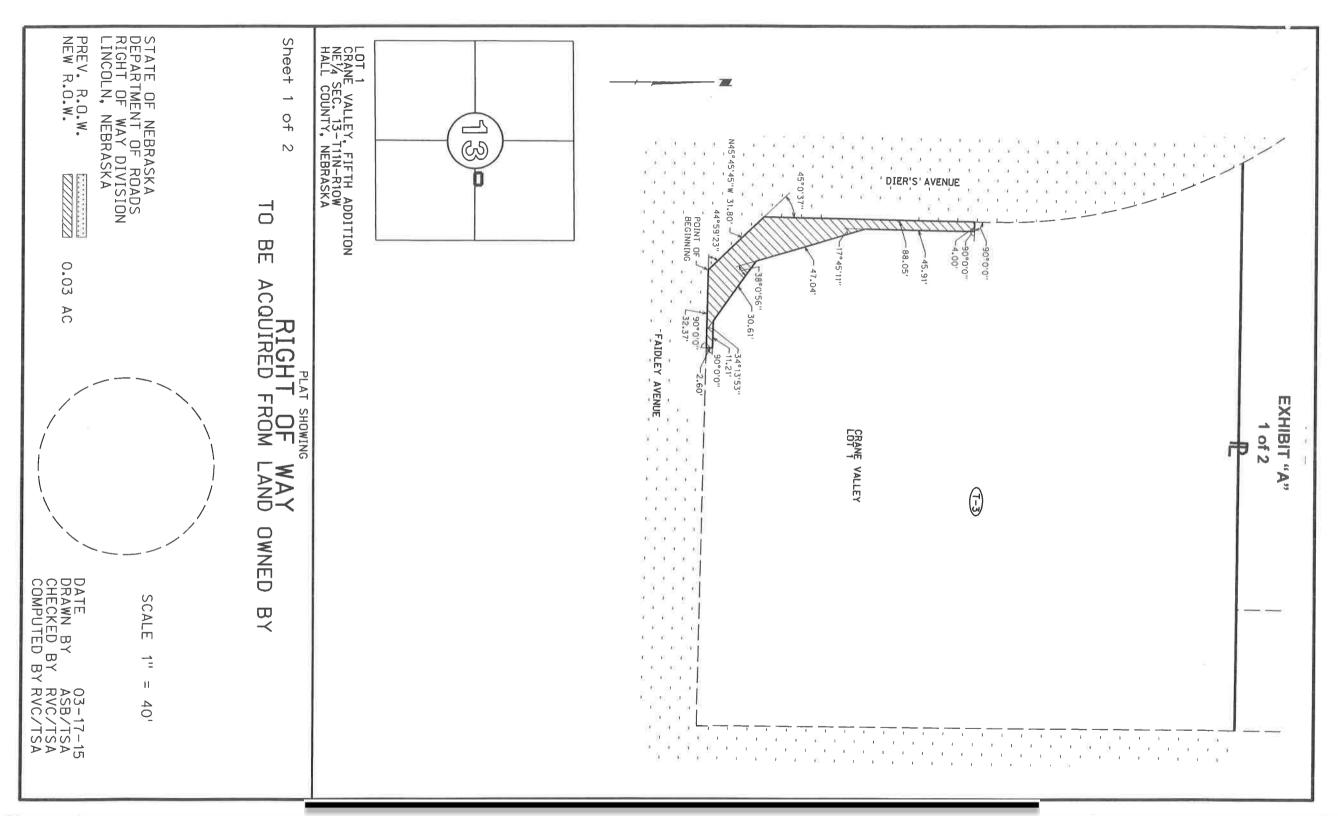
TOTAL PUBLIC RIGHT-OF-WAY COMPENSATION \$28,430.00

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the City of Grand Island be, and hereby is, authorized to acquire such public right-of-way from the referenced property owners, on the above-described tracts of land.

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	Adopted b	v the Cit	v Council of the Cit	v of Grand Island	. Nebraska	. June 14.	2016
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	Jeremy L. Jensen, Mayor	
Attest:		
RaNae Edwards, City Clerk		



LEGAL DESCRIPTION

A PAR NE1/4 HALL COUNTY 유 9 SECTION CTION 13, TO NEBRASKA, CRANE VALLEY, A TOWNSHIP MORE PARTICULARLY \triangleright NORTH, SUBDIVISION LOCATED JORTH, RANGE 10 WEST CULARLY DESCRIBED AS Z 9 FOLLOWS: W1/2 6th P. M. 9 THE

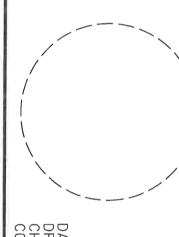
AVENUE, A DISTANCE OF ALONG SAID WEST LINE OF RIGHT-OF-WAY LINE OF DEFLECTING 90°00'00" TO DEFLECTING 38°00'56" TO DEFLECTING 34°13'53" TO DEFLECTING 34°13'53" TO DEFLECTING 34°13'53" TO DEFLECTING 30°00'00" TO SAID LOT 1, CRANE VALL LINE OF FAIDLEY AVENUE 90°00'00" TO THE RIGHT BEGINNING ALSO BEING 90°0 SAID A DI ALSO BEING THE POINT FAIDLEY AVENUE AND T N45°45'45"W (ASSUMED CRANE STANCT ANCE VALLEY, SAID LINE, A DISTANCE OF ALSO WAY LINE OF LOT WAY LINE OF DIER'S A 90°00'00" TO THE F 90°00'00" TO THE LE 138°00'56" TO THE LE 34°13'53" TO THE LE 34°13'53" TO THE LE 14°13'53" TO THE LE 14°13'53' TO THE LE 14°13' T THE RIGH 32.3 POINT AND T AVENUE, E RIGHT / VALLEY. LINE SAID O 31.80 ALONG A DISTANCE ALS0 THE OT 1, CRANE VALLEY,
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HE RIGHT TO A POINT NOR TH FEET: CORNER RIGHT-OF-SAID BEING ALONG RIGHT-OF-POINT OF LONG THE WEST LINE OF SAID ING SAID EAST RIGHT-OF-WAY LETT THENCE DEFLECTING 45°00'37 RANE VALLEY, SAID LINE ALSO THE ADISTANCE OF 88.05 FEET TO A DISTANCE OF 4.00 FEET; TO A DISTANCE OF 45.91 FEET; SOUTH LIN ALS0 9 THE W SAID POINT .60 FEET; T I LINE OF LO F-WAY LINE BEING LOT E OF 4.00 FEET; THENCE
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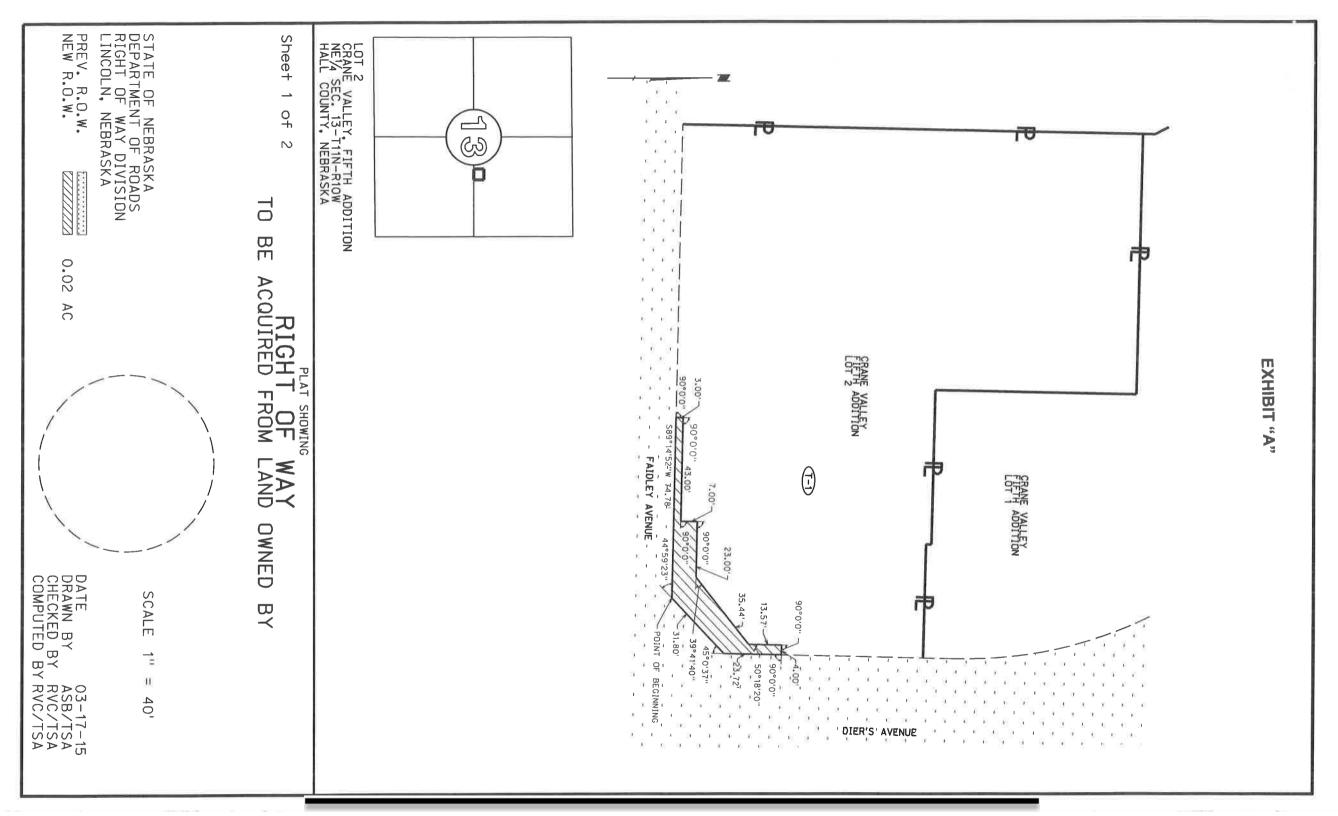


EXHIBIT "A"

LEGAL DESCRIPTION

PART W1/2 OF T 6+h P.M., LOT THE NE1/4 OF HALL CRANE VALLEY FIFTH , 1E1/4 OF SECTION 13, _ COUNTY NEBRASKA, N ADDITION, A SUBDIVISION LOCATED IN TOWNSHIP 11 NORTH, RANGE 10 WEST OF MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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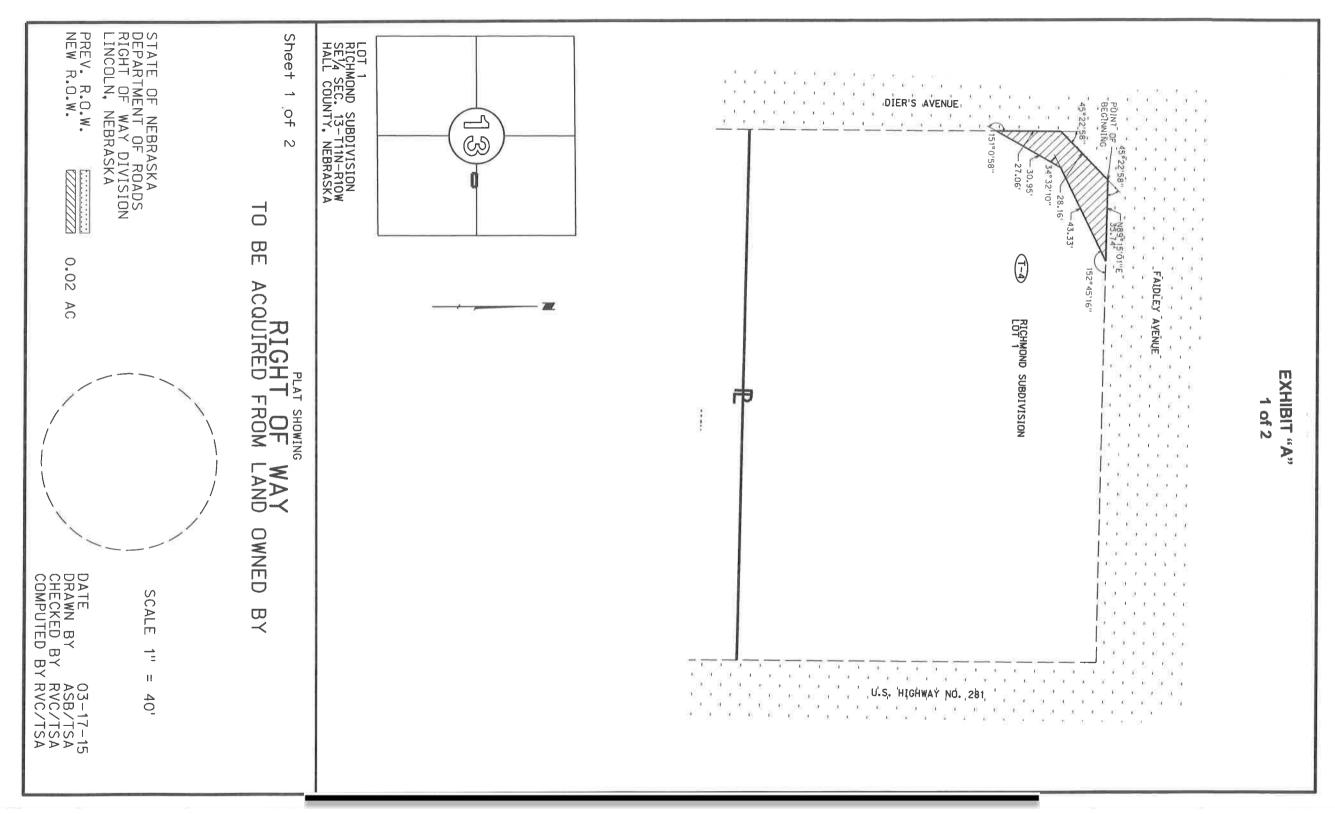
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LEGAL DESCRIPTION

HALL 9 PART THE SE1/4 OF LOT SE1/4 O OT 1, RICHMOND SUBDIVISION, A 1 OF SECTION 13, TOWNSHIP 11 NEBRASKA, MORE PARTICULARL TOWNSHIP 11 NORTH, RANGE PARTICULARLY DESCRIBED LOCATED IN TELEPOOR TO THE TOTAL TOT THE 표 644 P.M.

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1, RICHMOND SUBDIVISION, SAID POINT ALSO BEING THE POINT OF INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF FAIDLEY AVENUE AND THE EAST RIGHT-OF-WAY LINE OF DIER'S AVENUE; THENCE N89°15′01″E (ASSUMED BEARING), ALONG THE NORTH LINE OF SAID LOT 1, RICHMOND SUBDIVISION, SAID LINE ALSO BEING SAID SOUTH RIGHT-OF-WAY LINE OF FAIDLEY AVENUE, A DISTANCE OF 33.74 FEET; THENCE DEFLECTING 152°45′16″ TO THE RIGHT, A DISTANCE OF 43.33 FEET; THENCE DEFLECTING 34°32′10″ TO THE LEFT A DISTANCE OF 30.95 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1 AND EAST RIGHT-OF-WAY OF DIER'S AVENUE; THENCE DEFLECTING 151°00′58″ TO THE RIGHT ALONG SAID WEST LINE OF LOT 1, RICHMOND SUBDIVISION, SAID LINE ALSO BEING SAID EAST RIGHT-OF-WAY LINE OF DIER'S AVENUE, A DISTANCE OF 27.06 FEET; THENCE DEFLECTING 45°22′58″ TO THE RIGHT ALONG SAID WEST LINE OF LOT 1, RICHMOND SUBDIVISION, SAID LINE ALSO BEING SAID EAST RIGHT-OF-WAY LINE OF DIER'S AVENUE, A DISTANCE OF 28.16 FEET RIGHT SAID | TO TH ΉE POINT 무 BEGINNING. BEING LINE -WAY QF LINE

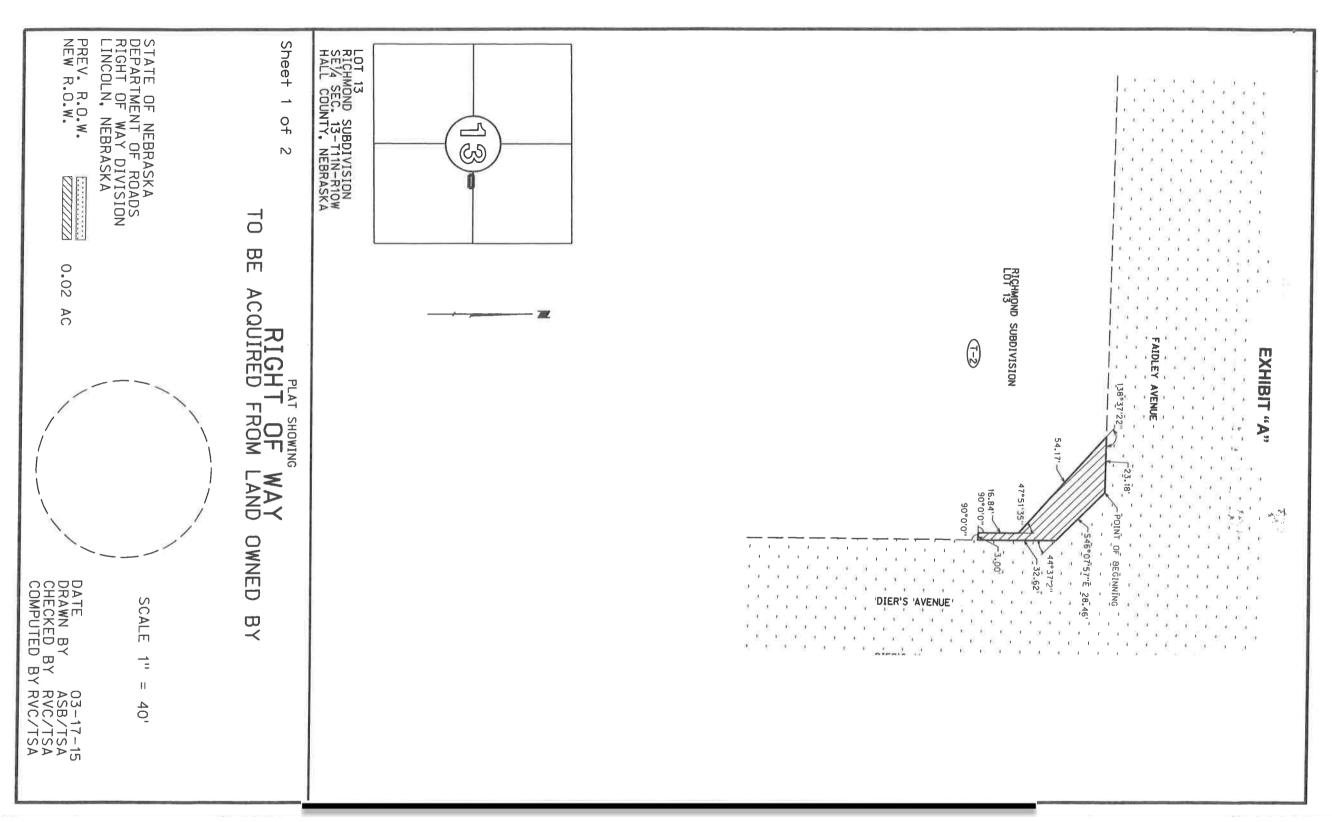
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LEGAL DESCRIPTION

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BEGINNING AT THE NORTHEAST CORN POINT ALSO BEING THE POINT OF I FAIDLEY AVENUE AND THE WEST RICE S46°07'57"E (ASSUMED BEARING), A SUBDIVISION, SAID LINE ALSO BEIN AVENUE, A DISTANCE OF 28.46 FEE ALONG SAID EAST LINE OF LOT 13, WEST RIGHT-OF-WAY LINE OF DIER'DEFLECTING 90°00'00" TO THE RIGHT A DISTAN TO THE LEFT TO A POINT ON THE RIGHT AND THE LEFT TO A POINT ON THE RIGHT AND THE LEFT TO A POINT ON THE PO SAID LINE 54.17 LOT 1 FAIDL OT 13, FEET; THENC 3, RICHMOND TO 1. ALS0 -OF-WAY LINE OF DIER'S AVENUE A DISTANCE OF 32.62 FEET; THENCE 90°00'00" TO THE RIGHT A DISTANCE OF 3.00 FEET; THENCE DEFLECTING THE RIGHT A DISTANCE OF 3.00 FEET; THENCE DEFLECTING TO A POINT ON THE NORTH LINE OF SAID LOT 13, RICHMONN SUBSTITUTION SAID SOUTH RIGHT-OF-WAY. AVENUE, THENCE \triangleright E DEFLECTING SUBDIVISION, POINT OF INTERSECTION OF THE WEST RIGHT-OF-WAY LINE (BEARING), ALONG THE EAST LIE ALSO BEING SAID WEST RIGHT F 28.46 FEET; THENCE DEFLECT DISTANCE CORNER 9 SAID 138°37'22" 23.18 QF LINE ALSO SAID E OF SAID LOT :--WAY LINE OF ! EAST LINE OF SAID LOT 13
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DEFLECTING 44°37'02" TO LOT LINE 13, 마 마 BEING RICHMOND SOUTH RIG DIER'S AVE OF FAIDLEY
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THE DESCRIBED AREA CONTAINS AN AREA OF 677 S.F. OR 0.02 AC., MORE OR LESS.

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