



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:

<i>Property Owner</i>	<i>Legal Description</i>	<i>Amount</i>
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 4.00 FEET; THENCE DEFLECTING 90°00'00" TO THE RIGHT A DISTANCE OF 45.91 FEET; THENCE DEFLECTING 17°45'11" 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 34°13'53" TO THE LEFT, A DISTANCE OF 11.21 FEET; THENCE DEFLECTING 90°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

Approved as to Form June 10, 2016	✕ _____ ✕ City Attorney
--------------------------------------	----------------------------

	<p>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 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.</p>	
<p>The Equitable Building and Loan Association of Grand Island, Nebraska, FSB, a Federal Savings Bank</p>	<p>A PART OF LOT 1, RICHMOND SUBDIVISION, A SUBDIVISION LOCATED IN THE W ½ OF THE SE ¼ OF SECTION 13, TOWNSHIP 11 NORTH, RANGE 10 WEST OF THE 6TH 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.</p>	<p>\$5,840.00</p>
<p>West Faidley Medical Center, LLC</p>	<p>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 6TH 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</p>	<p>\$4,740.00</p>

	<p>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.</p>	
--	---	--

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.

- - -

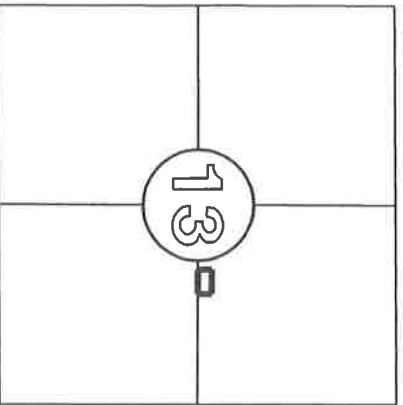
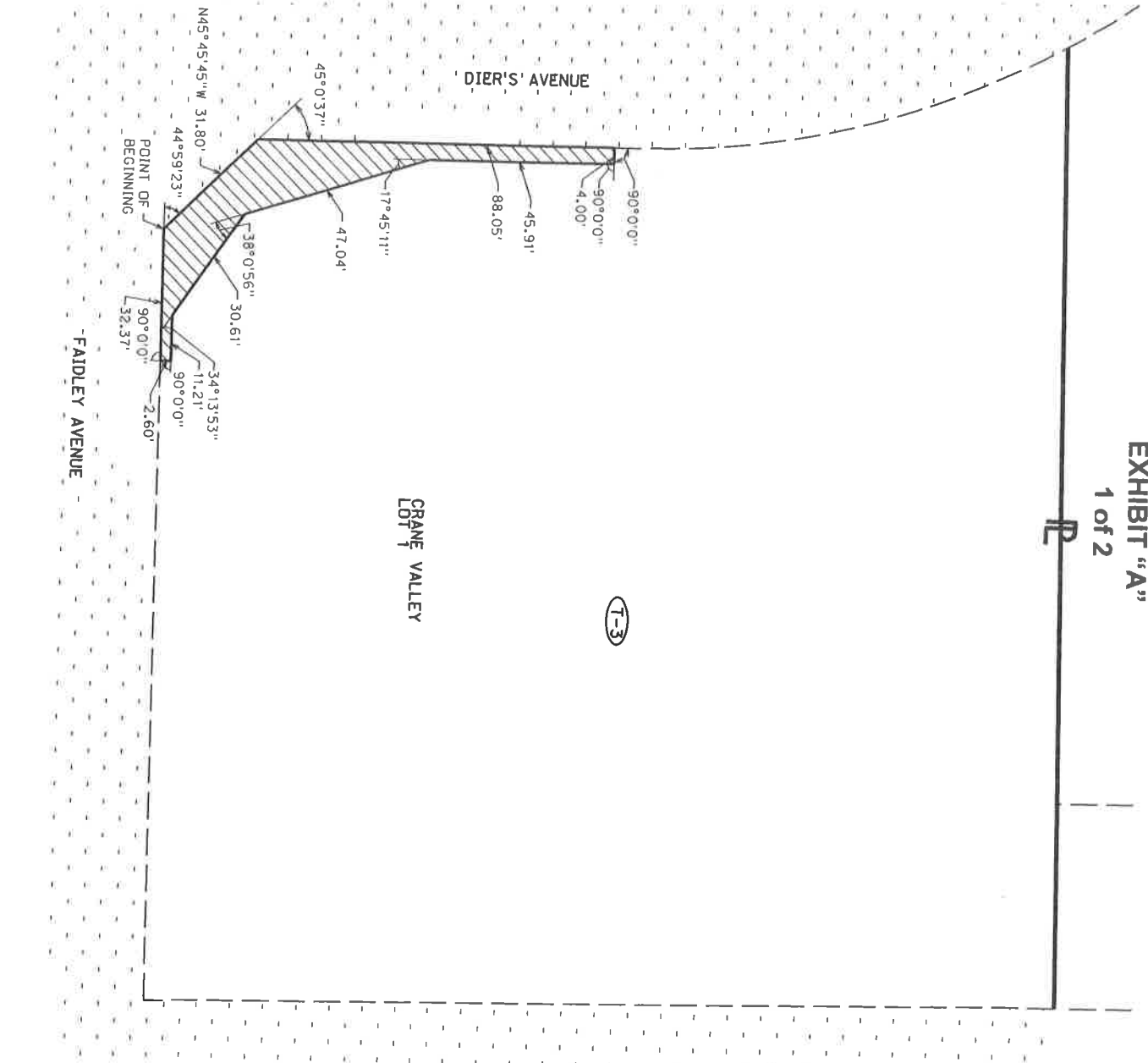
Adopted by the City Council of the City of Grand Island, Nebraska, June 14, 2016.

Jeremy L. Jensen, Mayor

Attest:

RaNae Edwards, City Clerk

EXHIBIT "A"
1 of 2



LOT 1
CRANE VALLEY, FIFTH ADDITION
NE 1/4 SEC. 13-T11N-R10W
HALL COUNTY, NEBRASKA

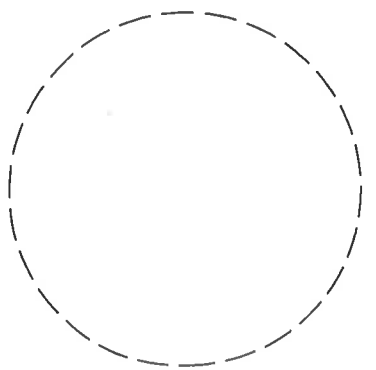
Sheet 1 of 2
PLAT SHOWING
RIGHT OF WAY
TO BE ACQUIRED FROM LAND OWNED BY

STATE OF NEBRASKA
DEPARTMENT OF ROADS
RIGHT OF WAY DIVISION
LINCOLN, NEBRASKA

PREV. R.O.W.
NEW R.O.W.



0.03 AC



SCALE 1" = 40'

DATE 03-17-15
DRAWN BY ASB/TSA
CHECKED BY RVC/TSA
COMPUTED BY RVC/TSA

LEGAL DESCRIPTION

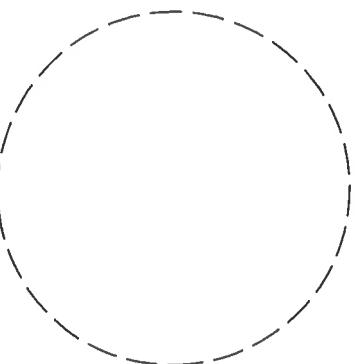
A PART OF LOT 1, CRANE VALLEY, A SUBDIVISION LOCATED IN THE W1/2 OF THE NE1/4 OF SECTION 13, TOWNSHIP 11 NORTH, RANGE 10 WEST OF THE 6th P.M., HALL COUNTY NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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 DIER'S 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 DIER'S 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 DIER'S AVENUE A DISTANCE OF 88.05 FEET; THENCE DEFLECTING 90°00'00" TO THE RIGHT A DISTANCE OF 4.00 FEET; THENCE DEFLECTING 90°00'00" TO THE RIGHT A DISTANCE OF 45.91 FEET; THENCE DEFLECTING 17°45'11" 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 34°13'53" TO THE LEFT, A DISTANCE OF 11.21 FEET; THENCE DEFLECTING 90°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 AC., MORE OR LESS.

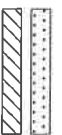
Sheet 2 of 2
 PLAT SHOWING
RIGHT OF WAY
 TO BE ACQUIRED FROM LAND OWNED BY

SCALE 1" = 40'



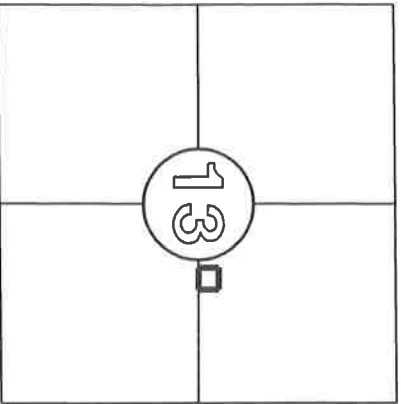
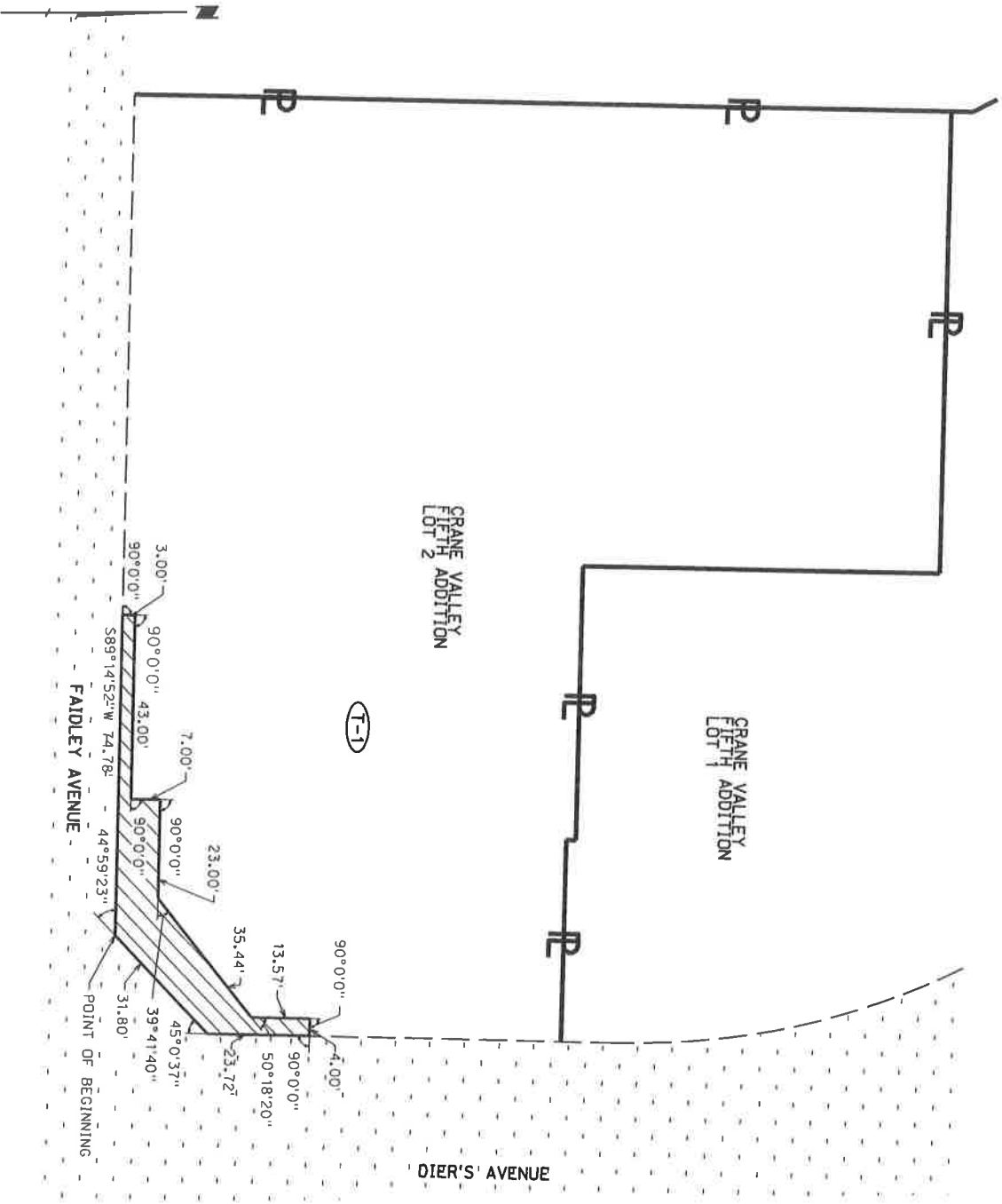
STATE OF NEBRASKA
 DEPARTMENT OF ROADS
 RIGHT OF WAY DIVISION
 LINCOLN, NEBRASKA

PREV. R.O.W.
 NEW R.O.W.



0.03 AC

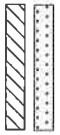
DATE 03-17-15
 DRAWN BY ASB/TSA
 CHECKED BY RVC/TSA
 COMPUTED BY RVC/TSA



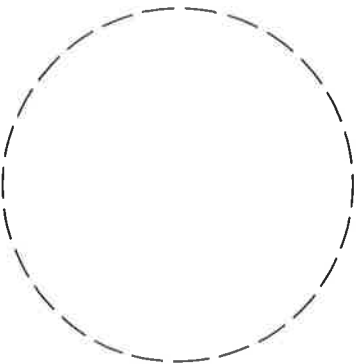
LOT 2
CRANE VALLEY, FIFTH ADDITION
NE 1/4 SEC. 13-T11N-R10W
HALL COUNTY, NEBRASKA

Sheet 1 of 2
PLAT SHOWING
RIGHT OF WAY
TO BE ACQUIRED FROM LAND OWNED BY

STATE OF NEBRASKA
DEPARTMENT OF ROADS
RIGHT OF WAY DIVISION
LINCOLN, NEBRASKA
PREV. R.O.W.
NEW R.O.W.



0.02 AC



SCALE 1" = 40'

DATE 03-17-15
DRAWN BY ASB/TSA
CHECKED BY RVC/TSA
COMPUTED BY RVC/TSA

EXHIBIT "A"

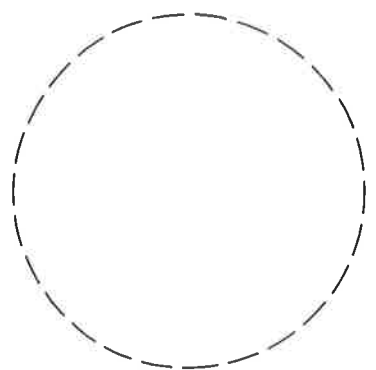
LEGAL DESCRIPTION

A PART OF LOT 2, CRANE VALLEY FIFTH ADDITION, A SUBDIVISION LOCATED IN THE W1/2 OF THE NE1/4 OF SECTION 13, TOWNSHIP 11 NORTH, RANGE 10 WEST OF THE 6th 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 DIER'S 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; 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 DIER'S 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 DIER'S 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 DIER'S 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 AC., MORE OR LESS.

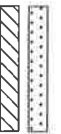
Sheet 2 of 2
 PLAT SHOWING
RIGHT OF WAY
 TO BE ACQUIRED FROM LAND OWNED BY

SCALE 1" = 40'



STATE OF NEBRASKA
 DEPARTMENT OF ROADS
 RIGHT OF WAY DIVISION
 LINCOLN, NEBRASKA

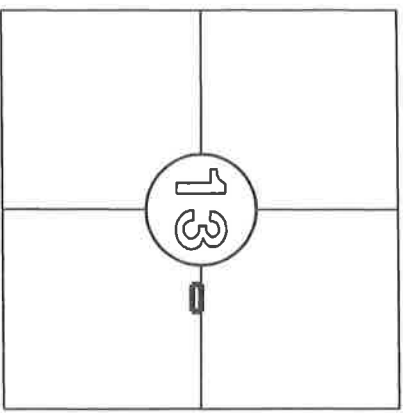
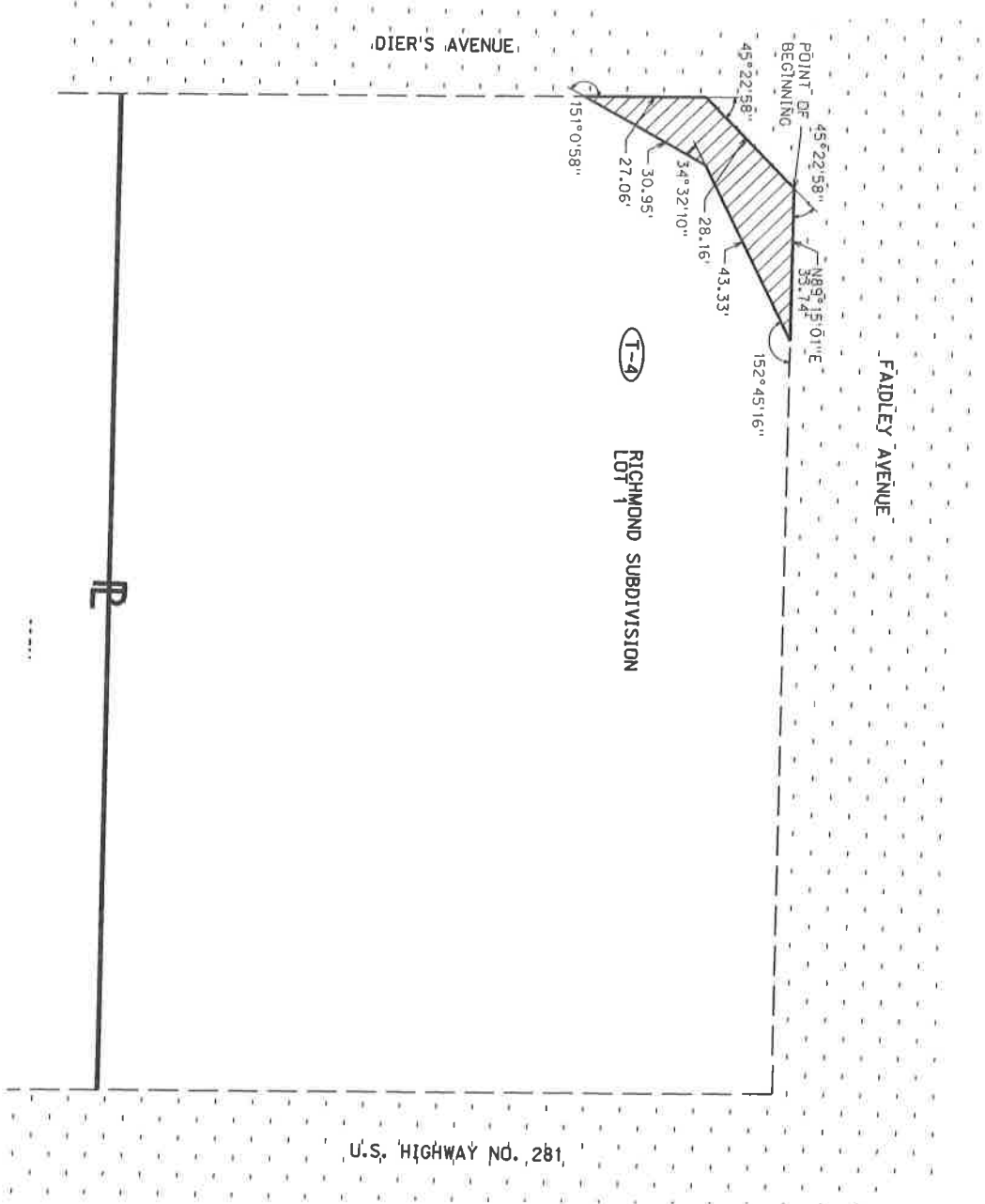
PREV. R.O.W.
 NEW R.O.W.



0.02 AC

DATE 03-17-15
 DRAWN BY ASB/TSA
 CHECKED BY RVC/TSA
 COMPUTED BY RVC/TSA

EXHIBIT "A"
1 of 2



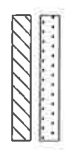
LOT 1
RICHMOND SUBDIVISION
SE 1/4 SEC. 13-11N-R10W
HALL COUNTY, NEBRASKA

Sheet 1 of 2

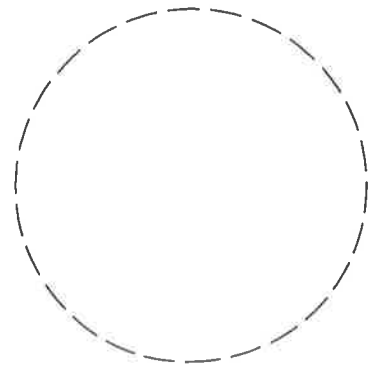
PLAT SHOWING
RIGHT OF WAY
TO BE ACQUIRED FROM LAND OWNED BY

STATE OF NEBRASKA
DEPARTMENT OF ROADS
RIGHT OF WAY DIVISION
LINCOLN, NEBRASKA

PREV. R.O.W.
NEW R.O.W.



0.02 AC



SCALE 1" = 40'

DATE 03-17-15
DRAWN BY ASB/TSA
CHECKED BY RVC/TSA
COMPUTED BY RVC/TSA

EXHIBIT "A"
2 of 2

LEGAL DESCRIPTION

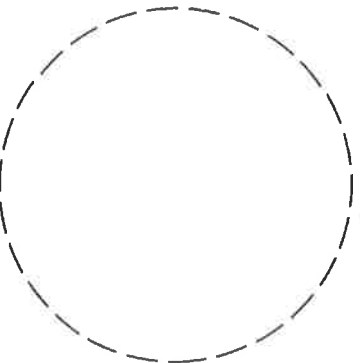
A PART OF LOT 1, RICHMOND SUBDIVISION, A SUBDIVISION LOCATED IN THE W1/2 OF THE SE1/4 OF SECTION 13, TOWNSHIP 11 NORTH, RANGE 10 WEST OF THE 6th P.M., HALL COUNTY NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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 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 LINE 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 TO THE POINT OF BEGINNING.

THE DESCRIBED AREA CONTAINS AN AREA OF 686 S.F. OR 0.02 AC., MORE OR LESS.

Sheet 2 of 2
PLAT SHOWING
RIGHT OF WAY
TO BE ACQUIRED FROM LAND OWNED BY

SCALE 1" = 40'



STATE OF NEBRASKA
DEPARTMENT OF ROADS
RIGHT OF WAY DIVISION
LINCOLN, NEBRASKA

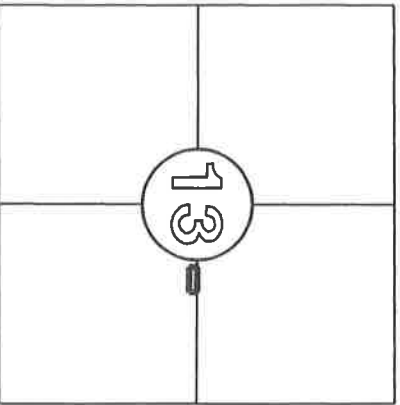
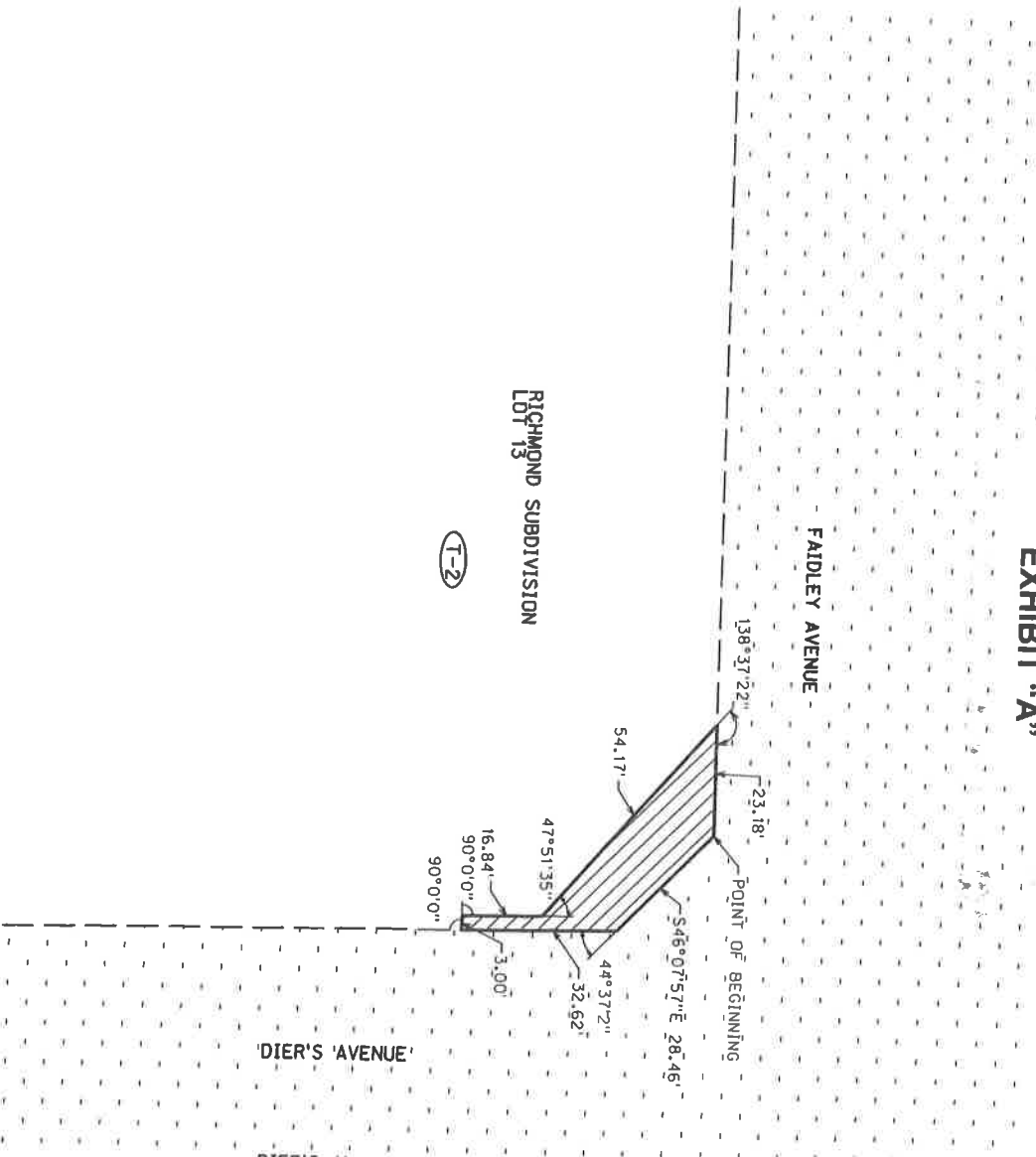
PREV. R.O.W.
NEW R.O.W.



0.02 AC

DATE 03-17-15
DRAWN BY ASB/TSA
CHECKED BY RVC/TSA
COMPUTED BY RVC/TSA

EXHIBIT "A"



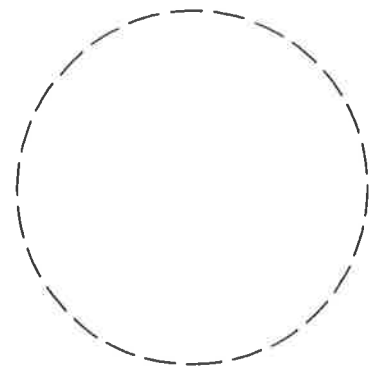
LOT 13
 RICHMOND SUBDIVISION
 SE 1/4 SEC. 13-111N-R10W
 HALL COUNTY, NEBRASKA



Sheet 1 of 2

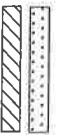
PLAT SHOWING
RIGHT OF WAY
 TO BE ACQUIRED FROM LAND OWNED BY

SCALE 1" = 40'



STATE OF NEBRASKA
 DEPARTMENT OF ROADS
 RIGHT OF WAY DIVISION
 LINCOLN, NEBRASKA

PREV. R.O.W.
 NEW R.O.W.



0.02 AC

DATE 03-17-15
 DRAWN BY ASB/TSA
 CHECKED BY RVC/TSA
 COMPUTED BY RVC/TSA

EXHIBIT "A"

LEGAL DESCRIPTION

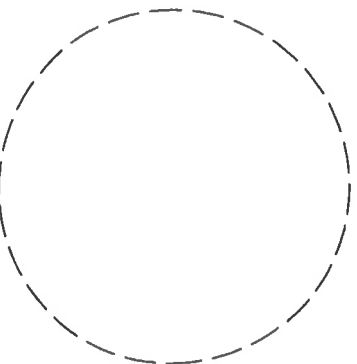
A PART OF LOT 13, RICHMOND SUBDIVISION, A SUBDIVISION LOCATED IN THE W1/2 OF THE SE1/4 OF SECTION 13, TOWNSHIP 11 NORTH, RANGE 10 WEST OF THE 6th P.M., HALL COUNTY NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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 DIER'S 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 DIER'S AVENUE, A DISTANCE OF 28.46 FEET; THENCE DEFLECTING 44°37'02" TO THE RIGHT, ALONG SAID EAST LINE OF LOT 13, RICHMOND SUBDIVISION, SAID LINE ALSO BEING SAID WEST RIGHT-OF-WAY LINE OF DIER'S 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 AC., MORE OR LESS.

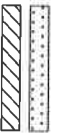
Sheet 2 of 2
PLAT SHOWING
RIGHT OF WAY
TO BE ACQUIRED FROM LAND OWNED BY

SCALE 1" = 40'



STATE OF NEBRASKA
DEPARTMENT OF ROADS
RIGHT OF WAY DIVISION
LINCOLN, NEBRASKA

PREV. R.O.W.
NEW R.O.W.



0.02 AC

DATE 03-17-15
DRAWN BY ASB/TSA
CHECKED BY RVC/TSA
COMPUTED BY RVC/TSA