



City of Grand Island

Tuesday, June 14, 2016

Council Session

Item G-20

#2016-143 - Approving Temporary Construction Easements 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)

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

Council Agenda Memo

From: Terry Brown PE, Assistant Public Works Director

Meeting: June 14, 2016

Subject: Approving Temporary Construction Easements 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)

Presenter(s): John Collins PE, Public Works Director

Background

It is anticipated that a traffic signal will be necessary at the intersection of Faidley Avenue & Diers Avenue upon the extension of Faidley Avenue, west to North Road. This project will address traffic patterns and warrant of a signal at such intersection.

Temporary Construction easements are needed to accommodate the construction activities for installation of a traffic signal at the intersection of Faidley Avenue and Diers Avenue, which must be approved by City Council. The temporary construction easements will allow for the intersection improvements to this area.

Sketches are attached to show the temporary construction easement areas.

Discussion

A temporary construction easement is needed from four (4) property owners for installation of a traffic signal at the intersection of Faidley Avenue and Diers Avenue.

Engineering staff of the Public Works Department negotiated with the property owners for use of such temporary construction easements.

<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:	\$3,180.00

	<p>COMMENCING 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 TO THE POINT OF BEGINNING; THENCE DEFLECTING 00°00'00" 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 8.79 FEET; THENCE DEFLECTING 90°00'00" TO THE RIGHT A DISTANCE OF 6.00 FEET; THENCE DEFLECTING 90°00'00" TO THE RIGHT A DISTANCE OF 28.83 FEET; THENCE DEFLECTING 24°32'18" TO THE LEFT A DISTANCE OF 67.48 FEET; THENCE DEFLECTING 24°32'18" TO THE RIGHT A DISTANCE OF 19.51 FEET; THENCE DEFLECTING 90°00'00" TO THE LEFT A DISTANCE OF 30.83 FEET; THENCE DEFLECTING 90°00'00" TO THE RIGHT A DISTANCE OF 9.59 FEET TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE OF FAIDLEY AVENUE, SAID LINE ALSO BEING THE SOUTH LINE OF SAID LOT 1, CRANE VALLEY; 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 10.00 FEET; THENCE DEFLECTING 90°00'00" TO THE RIGHT A DISTANCE OF 2.60 FEET; THENCE DEFLECTING 90°00'00" TO THE LEFT A DISTANCE OF 11.21 FEET; THENCE DEFLECTING 34°13'53" TO THE RIGHT A DISTANCE OF 30.61 FEET; THENCE DEFLECTING 38°00'56" TO THE RIGHT A DISTANCE OF 47.04 FEET; THENCE DEFLECTING 17°45'11" TO THE RIGHT A DISTANCE OF 45.91 FEET; THENCE DEFLECTING 90°00'00" TO THE LEFT A DISTANCE OF 4.00 FEET TO THE POINT OF BEGINNING. DESCRIBED AREA CONTAINS AN AREA OF 1327 S.F. OR 0.03 ACRES, MORE OR LESS.</p>	
<p>O'Connor Properties, LLC</p>	<p>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 6TH P.M., HALL COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING 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 N44°15'29"E (ASSUMED BEARING) ALONG THE EAST LINE OF SAID 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; THENCE DEFLECTING 45°00'37" TO THE LEFT ALONG SAID WEST RIGHT-OF-WAY OF DIERS AVENUE SAID LINE ALSO BEING SAID EAST LINE OF LOT 2, CRANE VALLEY FIFTH ADDITION, A DISTANCE OF 23.72 FEET TO THE POINT OF BEGINNING; THENCE DEFLECTING 90°00'00" TO THE LEFT A DISTANCE OF 4.00 FEET; THENCE DEFLECTING 90°00'00" TO THE LEFT A DISTANCE OF 13.57 FEET; THENCE DEFLECTING 50°18'20" TO THE RIGHT A DISTANCE OF</p>	<p>\$1,610.00</p>

	<p>3.90 FEET; THENCE DEFLECTING 129°41'40" TO THE RIGHT A DISTANCE OF 26.06 FEET; THENCE DEFLECTING 90°00'00" TO THE RIGHT A DISTANCE OF 7.00 FEET TO A POINT ON SAID WEST RIGHT-OF-WAY LINE OF DIERS AVENUE, SAID LINE ALSO BEING SAID EAST LINE OF LOT 2, CRANCE VALLEY FIFTH ADDITION; 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 10.00 FEET TO THE POINT OF BEGINNING. DESCRIBED AREA CONTAINS AN AREA OF 114 S.F. OR 0.002 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: COMMENCING 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 WEST 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 TO THE POINT OF BEGINNING A DISTANCE OF 33.74 FEET; THENCE DEFLECTING 00°00'00" 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 4.37 FEET; THENCE DEFLECTING 152°45'16" TO THE RIGHT A DISTANCE OF 46.60 FEET; THENCE DEFLECTING 34°32'10" TO THE LEFT TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID DIERS AVENUE, SAID LINE ALSO BEING THE EAST LINE OF SAID LOT 1, RICHMOND SUBDIVISION, A DISTANCE OF 33.92 FEET; THENCE DEFLECTING 151°00'58" TO THE RIGHT ALONG THE WEST LINE OF SAID LOT 1, RICHMOND SUBDIVISION, SAID LINE ALSO BEING SAID EAST RIGHT-OF-WAY LINE OF DIERS AVENUE, A DISTANCE OF 4.12 FEET; THENCE DEFLECTING 28°59'02" TO THE RIGHT A DISTANCE OF 30.95 FEET; THENCE DEFLECTING 34°32'10" TO THE RIGHT A DISTANCE OF 43.33 FEET TO THE POINT OF BEGINNING. DESCRIBED AREA CONTAINS AN AREA OF 155 S.F. OR 0.003 ACRES, MORE OR LESS.</p>	<p>\$2,020.00</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: COMMENCING 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 SUBDIVISION, SAID LINE ALSO BEING SAID WEST RIGHT-OF-WAY LINE OF DIERS AVENUE, A DISTANCE OF 32.62 FEET TO THE POINT OF BEGINNING; THENCE DEFLECTING 00°00'00" ALONG</p>	<p>\$1,760.00</p>

	<p>SAID EAST LINE OF LOT 13, RICHMOND SUBDIVISION, SAID LINE ALSO BEING SAID WEST RIGHT-OF-WAY LINE OF DIERS AVENUE, A DISTANCE OF 6.73 FEET; THENCE DEFLECTING 90°00'00" TO THE RIGHT A DISTANCE OF 5.00 FEET; THENCE DEFLECTING 90°00'00" TO THE RIGHT A DISTANCE OF 22.67 FEET; THENCE DEFLECTING 47°50'46" TO THE LEFT A DISTANCE OF 40.44 FEET; THENCE DEFLECTING 41°23'28" TO THE LEFT A DISTANCE OF 12.74 FEET; THENCE DEFLECTING 90°00'00" TO THE RIGHT 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 10.00 FEET; THENCE DEFLECTING 90°00'00" TO THE RIGHT ALONG SAID NORTH LINE OF SAID LOT 13, RICHMOND SUBDIVISION, SAID LINE ALSO BEING SAID SOUTH RIGHT-OF-WAY LINE OF FAIDLEY AVENUE, A DISTANCE OF 4.41 FEET; THENCE DEFLECTING 41°22'39" TO THE RIGHT A DISTANCE OF 54.17 FEET; THENCE DEFLECTING 47°51'35" TO THE RIGHT A DISTANCE OF 16.84 FEET; THENCE DEFLECTING 90°00'00" TO THE LEFT A DISTANCE OF 3.00 FEET TO THE POINT OF BEGINNING. DESCRIBED AREA CONTAINS AN AREA OF 247 S.F. OR 0.005 ACRES, MORE OR LESS</p>	
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TOTAL TEMPORARY EASEMENT COMPENSATION \$8,570.00

Alternatives

It appears that the Council has the following alternatives concerning the issue at hand. The Council may:

1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

Recommendation

City Administration recommends that the Council approve the Temporary Construction Easements between the City of Grand Island and the affected property owners for installation of traffic signal at the intersection of Faidley Avenue & Diers Avenue, in the amount of \$8,570.00.

Sample Motion

Move to approve the temporary construction easements.

RESOLUTION 2016-143

WHEREAS, temporary construction easements are required by the City of Grand Island, from affected property owners for installation of a traffic signal at the intersection of Faidley Avenue and Diers Avenue:

<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: COMMENCING 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 TO THE POINT OF BEGINNING; THENCE DEFLECTING 00°00'00" 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 8.79 FEET; THENCE DEFLECTING 90°00'00" TO THE RIGHT A DISTANCE OF 6.00 FEET; THENCE DEFLECTING 90°00'00" TO THE RIGHT A DISTANCE OF 28.83 FEET; THENCE DEFLECTING 24°32'18" TO THE LEFT A DISTANCE OF 67.48 FEET; THENCE DEFLECTING 24°32'18" TO THE RIGHT A DISTANCE OF 19.51 FEET; THENCE DEFLECTING 90°00'00" TO THE LEFT A DISTANCE OF 30.83 FEET; THENCE DEFLECTING 90°00'00" TO THE RIGHT A DISTANCE OF 9.59 FEET TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE OF FAIDLEY AVENUE, SAID LINE ALSO BEING THE SOUTH LINE OF SAID LOT 1, CRANE VALLEY; 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 10.00 FEET; THENCE DEFLECTING 90°00'00" TO THE RIGHT A DISTANCE OF 2.60 FEET; THENCE DEFLECTING 90°00'00" TO THE LEFT A DISTANCE OF 11.21 FEET; THENCE DEFLECTING 34°13'53" TO THE RIGHT A DISTANCE OF 30.61 FEET; THENCE DEFLECTING 38°00'56" TO THE RIGHT A DISTANCE OF 47.04 FEET; THENCE DEFLECTING 17°45'11" TO THE RIGHT A DISTANCE OF 45.91 FEET; THENCE DEFLECTING 90°00'00" TO THE LEFT A DISTANCE OF 4.00 FEET TO THE POINT OF BEGINNING. DESCRIBED AREA CONTAINS AN AREA OF 1327 S.F. OR 0.03 ACRES, MORE OR LESS.	\$3,180.00
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Approved as to Form June 10, 2016	_____ City Attorney
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TOTAL TEMPORARY EASEMENT COMPENSATION \$8,570.00

WHEREAS, such Temporary Construction easements have been reviewed and approved by the City Legal Department.

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 compensate the affected property owners for the Temporary Construction easements on the above described tracts of land, in the total amount of \$8,570.00.

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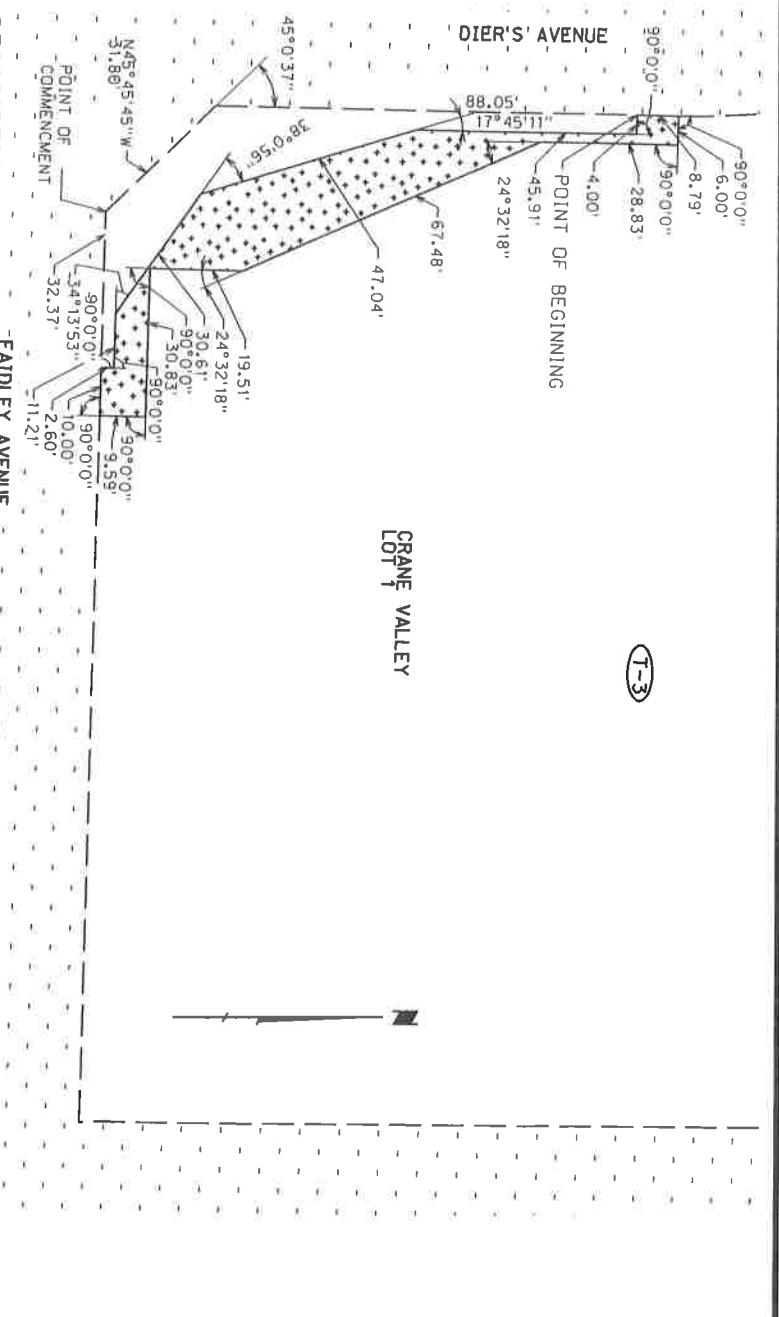
Adopted by the City Council of the City of Grand Island, Nebraska, June 14, 2016.

Jeremy L. Jensen, Mayor

Attest:

RaNae Edwards, City Clerk

EXHIBIT "A"



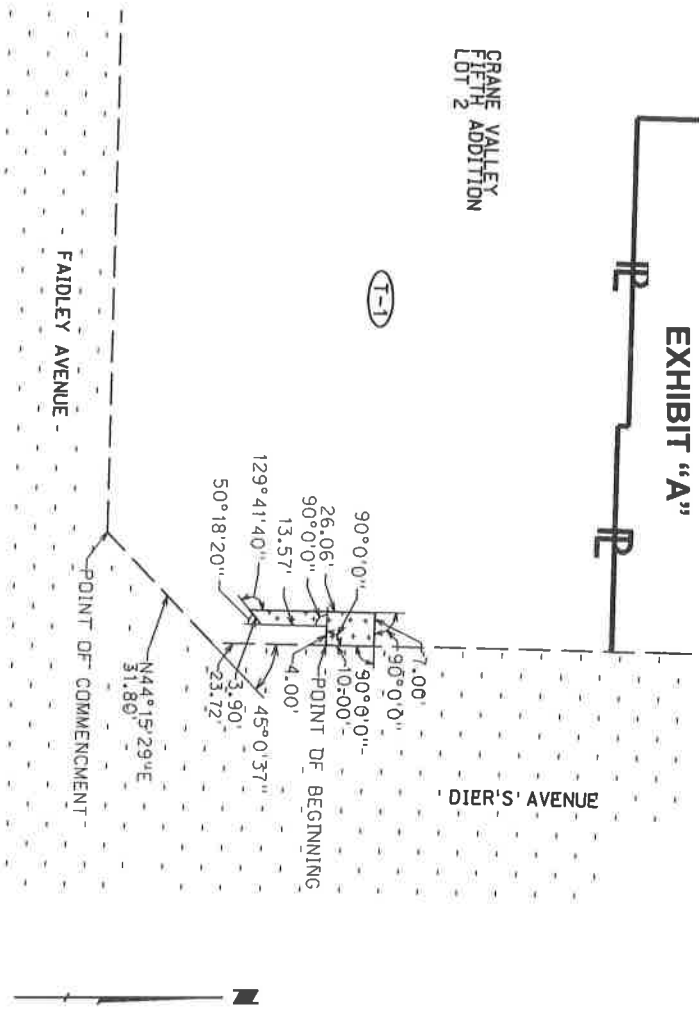
LEGAL DESCRIPTION-
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COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1, CRANE VALLEY, SAID POINT ALSO
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DISCRIBED AREA CONTAINS AN AREA OF 1327 S.F. OR 0.03 AC., MORE OR LESS SCALE 1" = 40'

<p>SCHEMMER ARCHITECTS ENGINEERS PLANNERS</p>		PROJECT: XXXXXXXXXXXXXXXXXXXX
		JOB NO: 06541.001
DATE: 3-17-15	REVISED:	DRAWN: ASB
SHEET TITLE: TEMPORARY EASEMENT, LEGAL DESCRIPTION		SHEET NO: 1 OF 1

EXHIBIT "A"

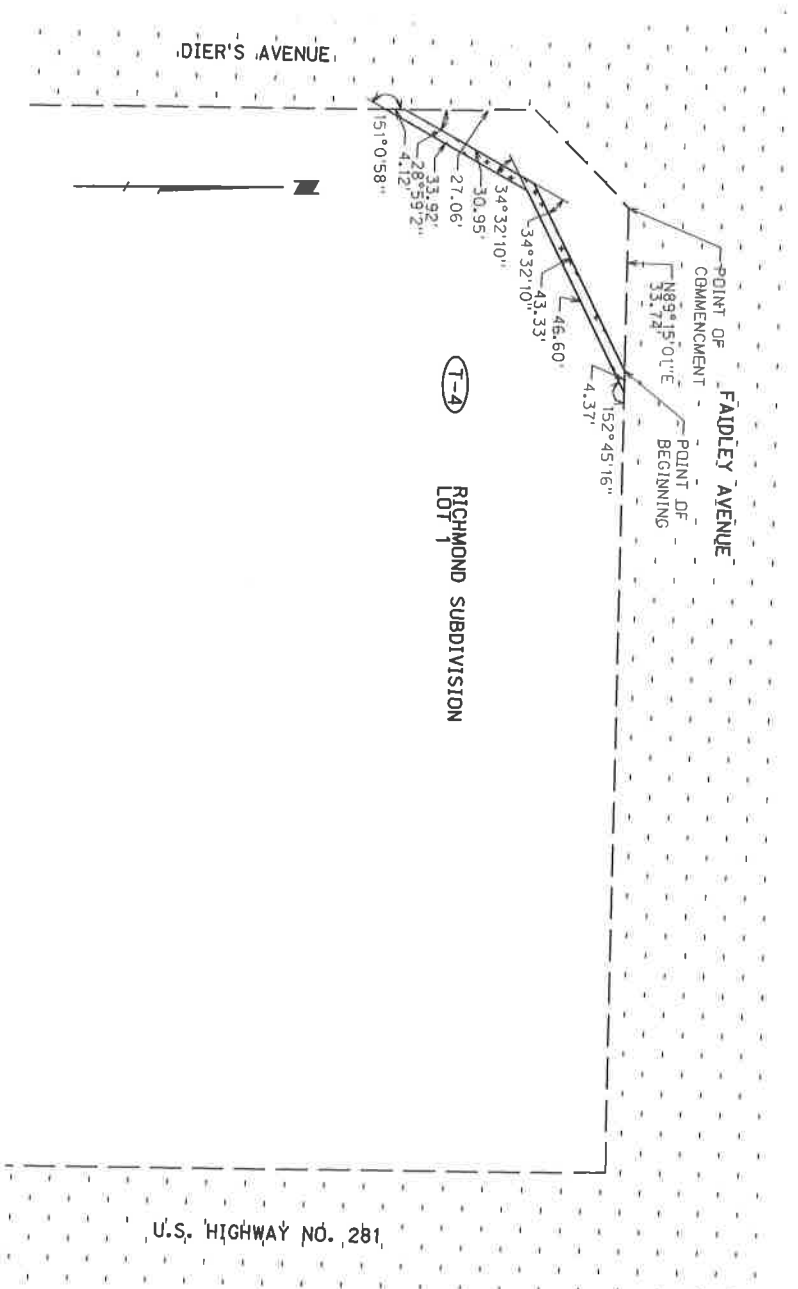


LEGAL DESCRIPTION
 A PART OF LOT 2, CRANE VALLEY FIFTH ADDITION, A SUBDIVISION LOCATED IN THE W1/2 OF THE NE1/4 OF SECTION 13, TOWNSHIP 11 NORTH, RANGE 10 WEST OF THE 6th P.M., HALL COUNTY NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING 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-LINE OF DIER'S AVENUE; THENCE N44°15'29"E (ASSUMED BEARING) ALONG 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, A DISTANCE OF 31.80 FEET; THENCE DEFLECTING 45°00'37" TO THE LEFT ALONG SAID WEST RIGHT-OF-WAY OF DIER'S AVENUE SAID LINE ALSO BEING SAID EAST LINE OF LOT 2, CRANE VALLEY FIFTH ADDITION, A DISTANCE OF 23.72 FEET TO THE POINT OF BEGINNING; THENCE DEFLECTING 90°00'00" TO THE LEFT A DISTANCE OF 4.00 FEET; THENCE DEFLECTING 90°00'00" TO THE LEFT A DISTANCE OF 13.57 FEET; THENCE DEFLECTING 50°18'20" TO THE RIGHT A DISTANCE OF 3.90 FEET; THENCE DEFLECTING 129°41'40" TO THE RIGHT A DISTANCE OF 26.06 FEET; THENCE DEFLECTING 90°00'00" TO THE RIGHT A DISTANCE OF 7.00 FEET TO A POINT ON SAID WEST RIGHT-OF-WAY LINE OF DIER'S AVENUE, SAID LINE ALSO BEING SAID EAST LINE OF LOT 2, CRANE VALLEY FIFTH ADDITION; 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 10.00 FEET TO THE POINT OF BEGINNING.
 DESCRIBED AREA CONTAINS AN AREA OF 114 S.F. OR 0.002 AC., MORE OR LESS

SCALE 1" = 40'

<p>SCHEMMER ARCHITECTS ENGINEERS PLANNERS</p>		PROJECT:	XXXXXXXXXXXXXXXXXXXX
		JOB NO:	06541.001
DATE: 3-17-15	REVISED:	DRAWN: ASB	SHEET NO: 1 OF 1
SHEET TITLE: TEMPORARY EASEMENT, LEGAL DESCRIPTION			



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:

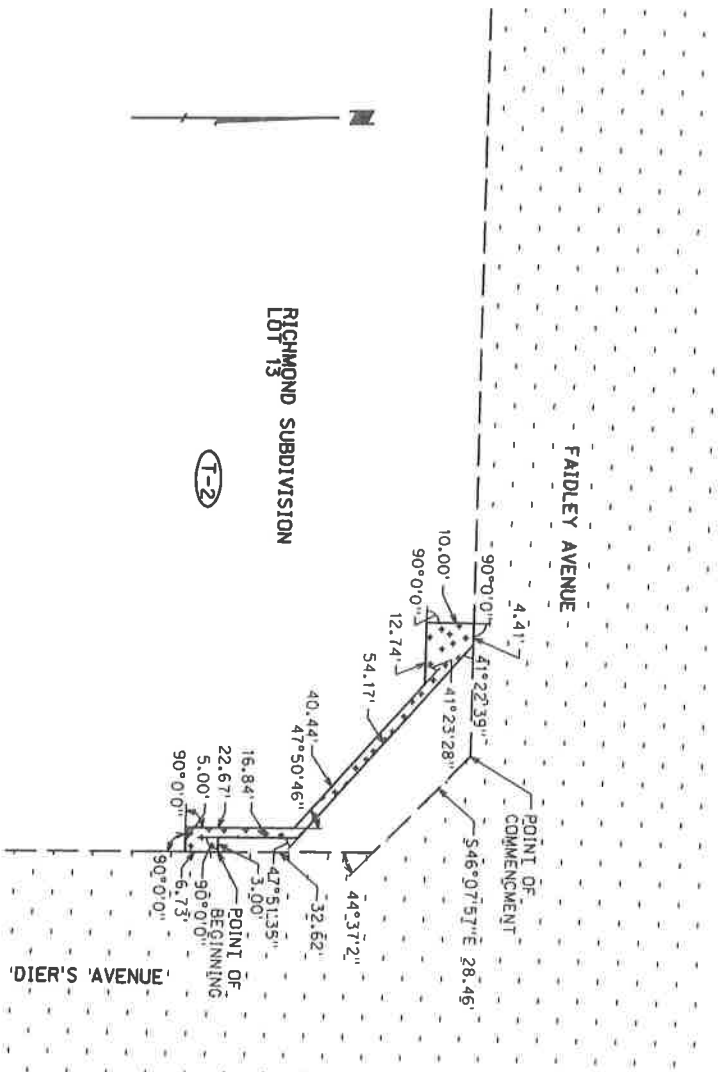
COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1, RICHMOND SUBDIVISION, SAID POINT ALSO BEING THE POINT OF INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF FAIDLEY AVENUE AND THE WEST RIGHT-OF-WAY LINE OF DIER'S AVENUE; THENCE N89°15'01"E (ASSUMED BEARING) ALONG THE NORTH LINE OF SAID LOT 1, RICHMOND SUBDIVISION, SAID LINE ALSO BEING SAID SOUTH RIGHT-OF-WAY LINE OF FAIDLEY AVENUE TO THE POINT OF BEGINNING A DISTANCE OF 33.74 FEET; THENCE DEFLECTING 00°00'00" 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 4.37 FEET; THENCE DEFLECTING 152°45'16" TO THE RIGHT A DISTANCE OF 46.60 FEET; THENCE DEFLECTING 34°32'10" TO THE LEFT TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID DIER'S AVENUE, SAID LINE ALSO BEING THE EAST LINE OF SAID LOT 1, RICHMOND SUBDIVISION, A DISTANCE OF 33.92 FEET; THENCE DEFLECTING 151°00'58" TO THE RIGHT ALONG THE WEST LINE OF SAID LOT 1, RICHMOND SUBDIVISION, SAID LINE ALSO BEING SAID EAST RIGHT-OF-WAY LINE OF DIER'S AVENUE, A DISTANCE OF 4.12 FEET; THENCE DEFLECTING 28°59'02" TO THE RIGHT A DISTANCE OF 30.95 FEET; THENCE DEFLECTING 34°32'10" TO THE RIGHT A DISTANCE OF 43.33 FEET TO THE POINT OF BEGINNING.

DISCRIBED AREA CONTAINS AN AREA OF 155 S.F. OR 0.003 AC., MORE OR LESS

SCALE 1" = 40'

<h1 style="text-align: center;">SCHEMMER</h1> <p style="text-align: center;">ARCHITECTS ENGINEERS PLANNERS</p>		PROJECT:	XXXXXXXXXXXXXXXXXXXX
		JOB NO:	06541.001
DATE: 3-17-15	REVISED:	DRAWN: ASB	SHEET NO: 1 OF 1
SHEET TITLE: TEMPORARY EASEMENT, LEGAL DESCRIPTION			

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:

COMMENCING 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 TO THE POINT OF BEGINNING; THENCE DEFLECTING 00°00'00" 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 6.73 FEET; THENCE DEFLECTING 90°00'00" TO THE RIGHT A DISTANCE OF 5.00 FEET; THENCE DEFLECTING 90°00'00" TO THE RIGHT A DISTANCE OF 22.67 FEET; THENCE DEFLECTING 47°50'46" TO THE LEFT A DISTANCE OF 40.44 FEET; THENCE DEFLECTING 41°23'28" TO THE LEFT A DISTANCE OF 12.74 FEET; THENCE DEFLECTING 90°00'00" TO THE RIGHT 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 10.00 FEET; THENCE DEFLECTING 90°00'00" TO THE RIGHT ALONG SAID NORTH LINE OF SAID LOT 13, RICHMOND SUBDIVISION, SAID LINE ALSO BEING SAID SOUTH RIGHT-OF-WAY LINE OF FAIDLEY AVENUE, A DISTANCE OF 4.41 FEET; THENCE DEFLECTING 41°22'39" TO THE RIGHT A DISTANCE OF 54.17 FEET; THENCE DEFLECTING 47°51'35" TO THE RIGHT A DISTANCE OF 16.84 FEET; THENCE DEFLECTING 90°00'00" TO THE LEFT A DISTANCE OF 3.00 FEET TO THE POINT OF BEGINNING.

DISCRIBED AREA CONTAINS AN AREA OF 247 S.F. OR 0.005 AC., MORE OR LESS **SCALE 1" = 40'**

<p>SCHMEMMER ARCHITECTS ENGINEERS PLANNERS</p>		PROJECT: XXXXXXXXXXXXXXXXXXXX
		JOB NO: 06541.001
DATE: 3-17-15	REVISED:	DRAWN: ASB
SHEET TITLE: TEMPORARY EASEMENT, LEGAL DESCRIPTION		SHEET NO: 1 OF 1