



City of Grand Island

Tuesday, June 14, 2016

Council Session

Item E-4

Public Hearing on 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)

Council action will take place under Consent Agenda item G-16.

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: Public Hearing on 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)

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.

Nebraska State Statutes stipulate that the acquisition of property requires a public hearing be conducted with the acquisition approved by the City Council. Public right-of-way is needed to accommodate the installation of a traffic signal at the intersection of Faidley Avenue and Diers. The public right-of-way will allow for the construction, operation, maintenance, extension, repair, replacement, and removal of utilities within the area.

Sketches are attached to show the public right-of-way areas.

Discussion

Acquisition of public right-of-way is needed from four (4) property owners for the 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 such acquisition.

<i>Property Owner</i>	<i>Legal Description</i>	<i>Amount</i>
Staab Real Estate, LLC	<p>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 6TH P.M., HALL COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:</p> <p>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.</p>	\$9,970.00
O'Connor Properties, LLC	<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:</p> <p>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; 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</p>	\$7,880.00

	<p>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 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-</p>	<p>\$4,740.00</p>

	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***

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

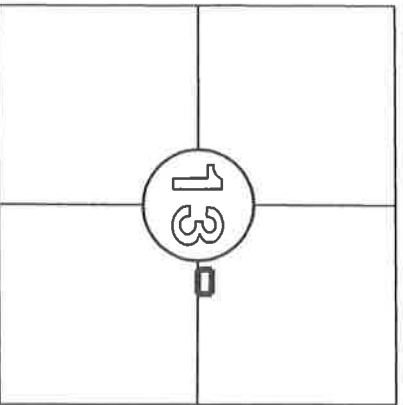
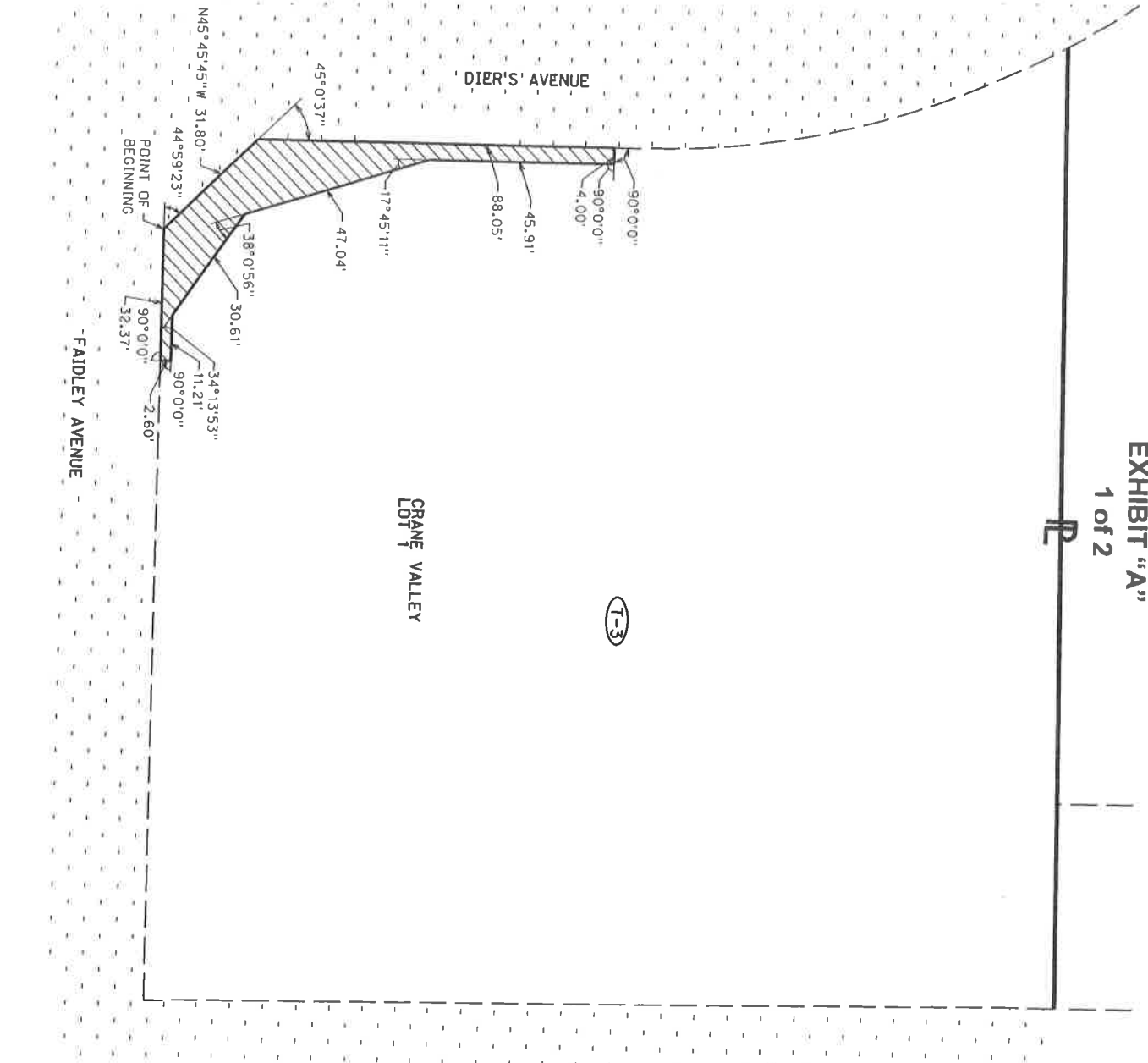
Recommendation

City Administration recommends that the Council conduct a Public Hearing and approve acquisition of the necessary public right-of-way.

Sample Motion

Move to approve the acquisition of the necessary public right-of-way.

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

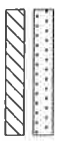
PLAT SHOWING
RIGHT OF WAY
TO BE ACQUIRED FROM LAND OWNED BY

SCALE 1" = 40'

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

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

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



0.03 AC

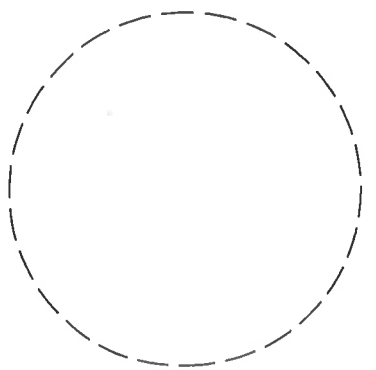


EXHIBIT "A"
2 of 2

LEGAL DESCRIPTION

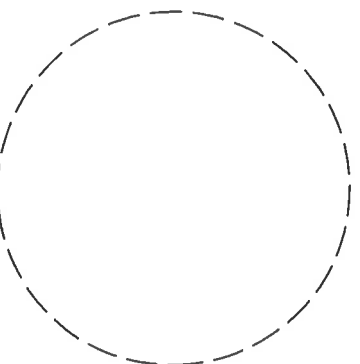
A PART OF LOT 1, CRANE VALLEY, A SUBDIVISION LOCATED IN THE W1/2 OF THE NE1/4 OF SECTION 13, TOWNSHIP 11 NORTH, RANGE 10 WEST OF THE 6th P.M., HALL COUNTY NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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.

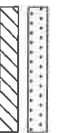
Sheet 2 of 2
PLAT SHOWING
RIGHT OF WAY
TO BE ACQUIRED FROM LAND OWNED BY

SCALE 1" = 40'



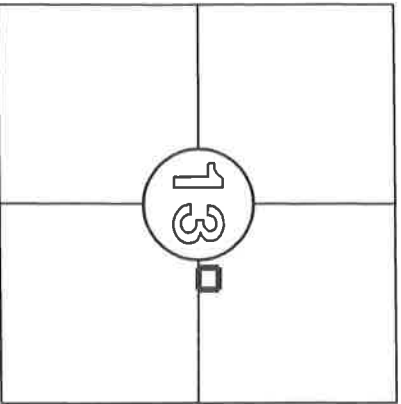
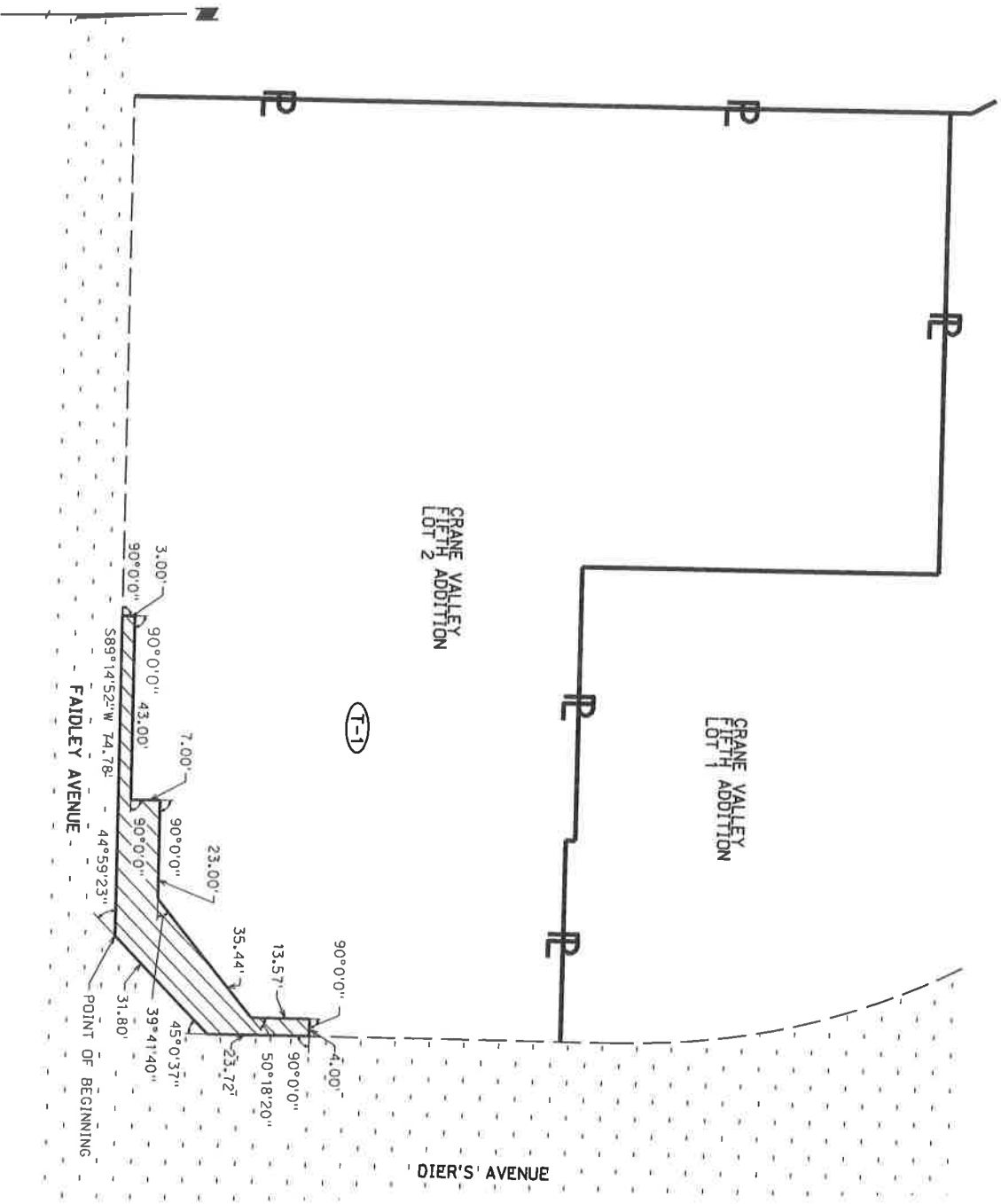
STATE OF NEBRASKA
DEPARTMENT OF ROADS
RIGHT OF WAY DIVISION
LINCOLN, NEBRASKA

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



0.03 AC

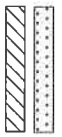
DATE 03-17-15
DRAWN BY ASB/TSA
CHECKED BY RVC/TSA
COMPUTED BY RVC/TSA



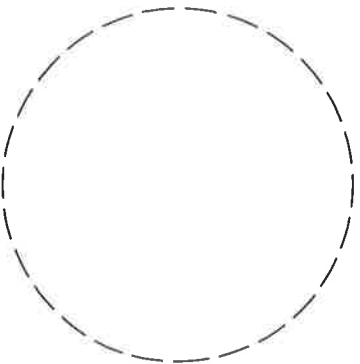
LOT 2
CRANE VALLEY, FIFTH ADDITION
NE 1/4 SEC. 13-T11N-R10W
HALL COUNTY, NEBRASKA

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"

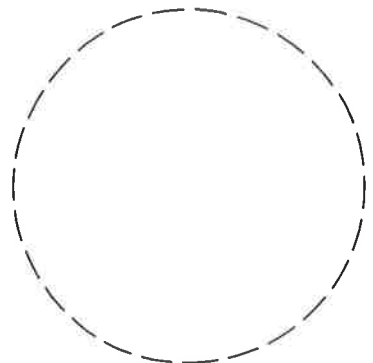
LEGAL DESCRIPTION

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.

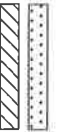
Sheet 2 of 2
 PLAT SHOWING
RIGHT OF WAY
 TO BE ACQUIRED FROM LAND OWNED BY

SCALE 1" = 40'



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

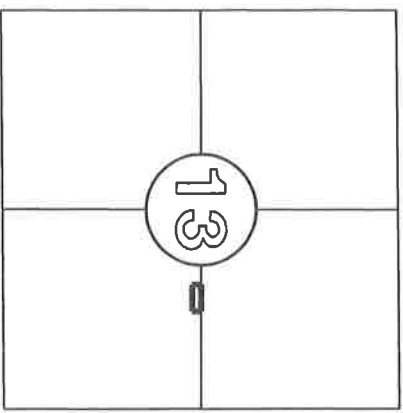
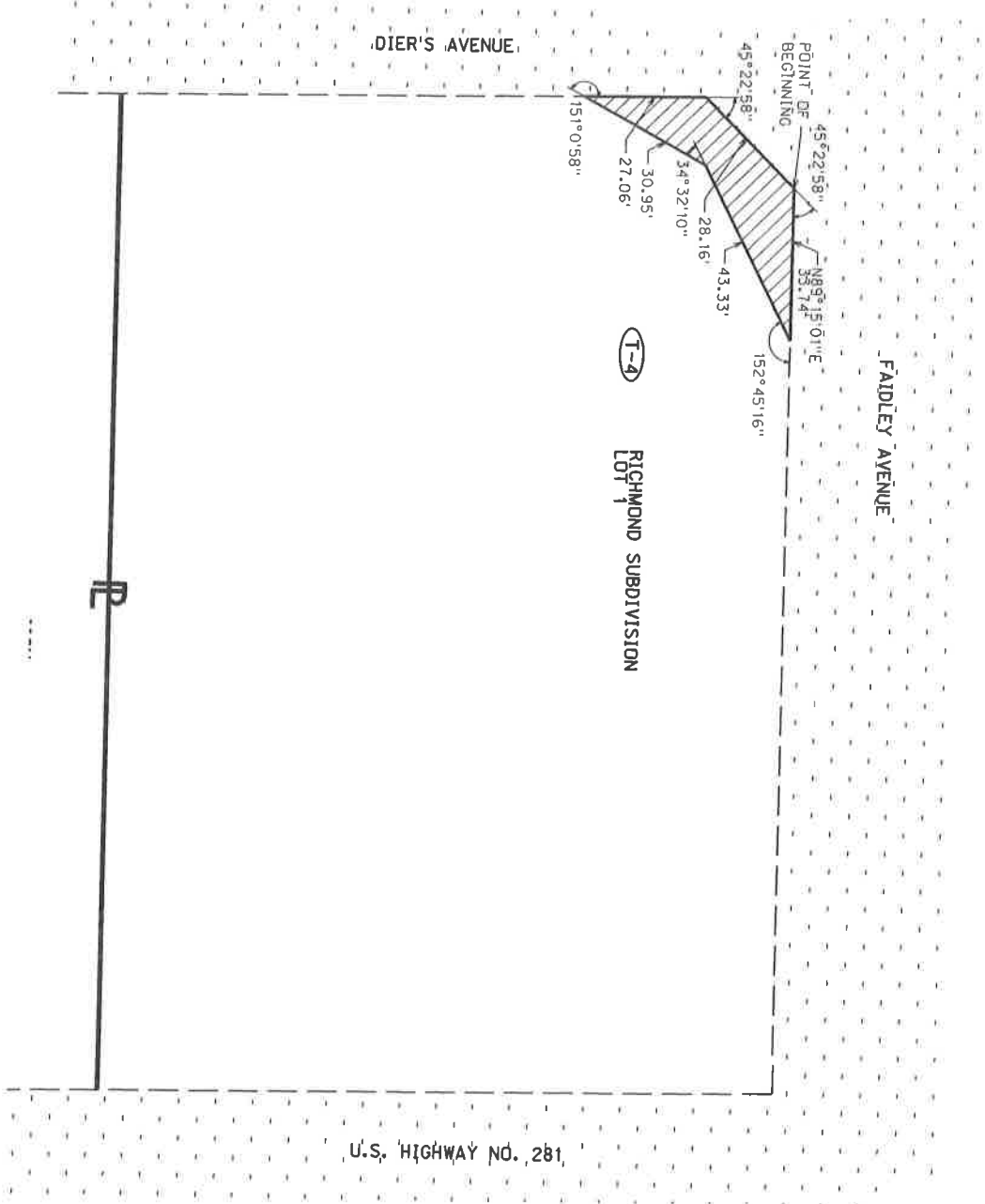
PREV. R.O.W.
 NEW R.O.W.



0.02 AC

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

EXHIBIT "A"
1 of 2

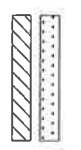


LOT 1
RICHMOND SUBDIVISION
SE 1/4 SEC. 13-11N-R10W
HALL COUNTY, NEBRASKA

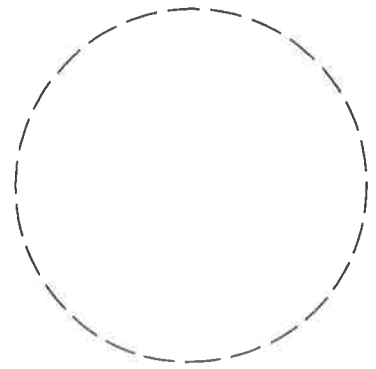
Sheet 1 of 2
PLAT SHOWING
RIGHT OF WAY
TO BE ACQUIRED FROM LAND OWNED BY

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

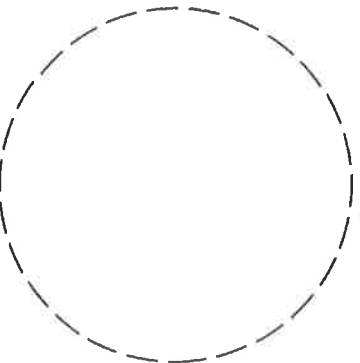
A PART OF LOT 1, RICHMOND SUBDIVISION, A SUBDIVISION LOCATED IN THE W1/2 OF THE SE1/4 OF SECTION 13, TOWNSHIP 11 NORTH, RANGE 10 WEST OF THE 6th P.M., HALL COUNTY NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

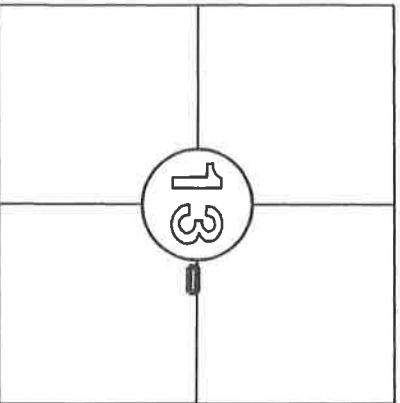
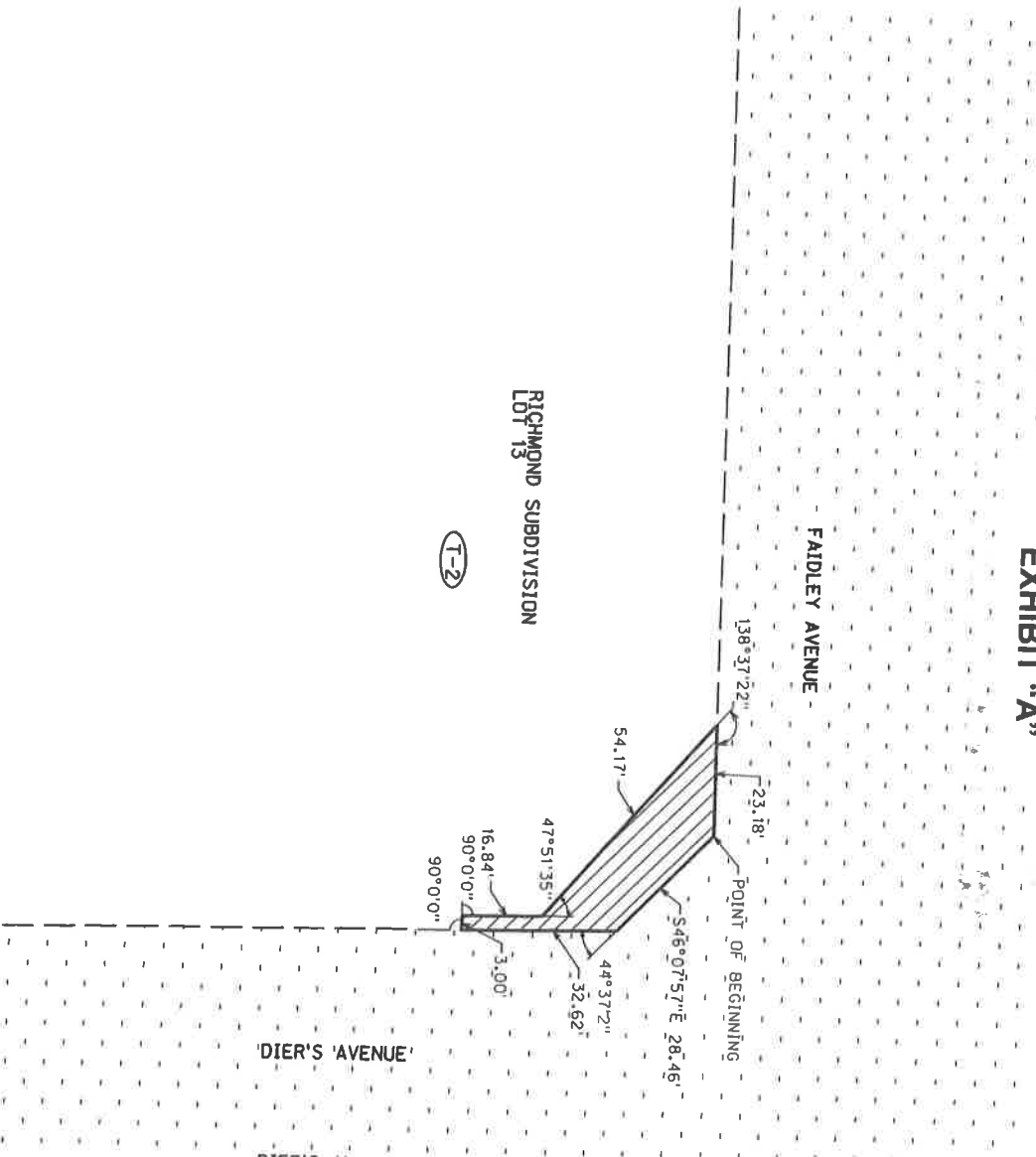
PREV. R.O.W.
NEW R.O.W.



0.02 AC

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

EXHIBIT "A"



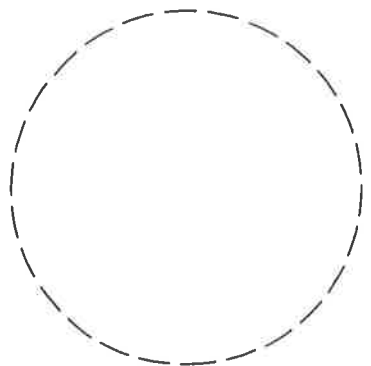
LOT 13
RICHMOND SUBDIVISION
SE 1/4 SEC. 13-T11N-R10W
HALL COUNTY, NEBRASKA



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

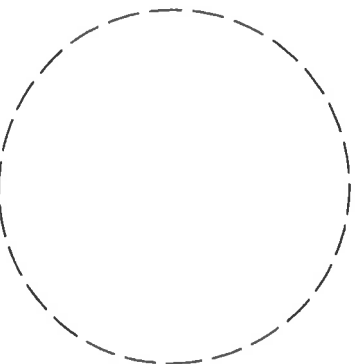
A PART OF LOT 13, RICHMOND SUBDIVISION, A SUBDIVISION LOCATED IN THE W1/2 OF THE SE1/4 OF SECTION 13, TOWNSHIP 11 NORTH, RANGE 10 WEST OF THE 6th P.M., HALL COUNTY NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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.

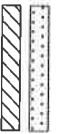
Sheet 2 of 2
PLAT SHOWING
RIGHT OF WAY
TO BE ACQUIRED FROM LAND OWNED BY

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