



# City of Grand Island

Tuesday, December 12, 2017

Council Session

## Item E-4

**Public Hearing on Acquisition of Permanent Easements for West Stolley Park Road and Engleman Road Sanitary Sewer Extension; Project No. 2017-S-3 and Sanitary Sewer District No. 540T (L & P Investments, LLC and Schwarz)**

*Council action will take place under Consent Agenda item G-11.*

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

# **Council Agenda Memo**

**From:** Keith Kurz PE, Assistant Public Works Director

**Meeting:** December 12, 2017

**Subject:** Public Hearing on Acquisition of Permanent Easement for West Stolley Park Road and Engleman Road Sanitary Sewer Extension; Project No. 2017-S-3 and Sanitary Sewer District No. 540T (L & P Investments, LLC and Schwarz )

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

## **Background**

Public utility easements are needed to accommodate extension of sanitary sewer to the West Stolley Park Road and Engleman Road area. The public utility easements will allow for the construction, operation, maintenance, extension, repair, replacement, and removal of material within the easements.

A sketch is attached to show the area of each permanent easement.

This construction work is scheduled to be bid later this year.

## **Discussion**

The purchase price of the necessary public utility easements is as follows, and has been agreed upon between the City and the property owners.

<i><b>Property Owner</b></i>	<i><b>Legal Description</b></i>	<i><b>Amount</b></i>
L & P Investments, LLC	A PERMANENT UTILITY EASEMENT CONSISTING OF PART OF LOT 1 OF ELDER FOURTH SUBDIVISION, LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW ¼, SW ¼) OF SECTION 26, TOWNSHIP 11 NORTH, RANGE 10 WEST OF THE 6 <sup>TH</sup> P.M., CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:	\$4,070.00

	<p>COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE ON AN ASSUMED BEARING OF N89°25'01"E, ALONG THE NORTH LINE OF SAID SW ¼, A DISTANCE OF 40.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, ELDER FOURTH SUBDIVISION, SAID POINT BEING THE POINT OF BEGINNING; THENCE, N89°25'01"E, ALONG THE NORTH LINE OF SAID LOT 1 ELDER FOURTH SUBDIVISION A DISTANCE OF 30.00 FEET; THENCE, S00°41'20"E, A DISTANCE OF 202.11 FEET TO A POINT ON A SOUTH LINE OF SAID LOT 1 ELDER FOURTH SUBDIVISION; THENCE S89°18'46"W, ALONG SAID SOUTH LINE OF SAID LOT 1 ELDER FOURTH SUBDIVISION A DISTANCE OF 30.00 FEET TO A SOUTHWEST CORNER OF SAID LOT 1; THENCE N00°41'20"W, ALONG A WESTERLY LINE OF SAID LOT 1 A DISTANCE OF 202.17 FEET TO THE POINT OF BEGINNING. SAID PERMANENT UTILITY EASEMENT CONTAINS 6,064 SQUARE FEET OR 0.139 ACRES MORE OR LESS.</p>	
Glenn H. Schwarz, Trustee	<p>A PERMANENT UTILITY EASEMENT CONSISTING OF PART OF LOT 17 AND 18 AND THE WEST HALF OF LOT 16, PERSON'S SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW ¼, NE ¼) OF SECTION 26, TOWNSHIP 11 NORTH, RANGE 10 WEST OF THE 6<sup>TH</sup> P.M., CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:</p> <p>COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE ON AN ASSUMED BEARING OF S00°55'00"E, ALONG THE WEST LINE OF SAID NE ¼, A DISTANCE OF 33.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY (R.O.W) LINE OF STOLLEY PARK ROAD, AND NORTHWEST CORNER OF LOT 18, PERSON'S</p>	\$2,420.00

	<p>SUBDIVISION SAID POINT BEING THE POINT OF BEGINNING; THENCE S89°44'10"E, ALONG SAID SOUTH R.O.W LINE AND NORTH LINE OF LOTS 18, 17, &amp; 16 FOR A DISTANCE OF 329.56 FEET TO A POINT ON THE EAST LINE OF SAID WEST HALF OF LOT 16, PERSON'S SUBDIVISION; THENCE S00°54'39"E, ALONG THE EAST LINE OF SAID WEST HALF OF SAID LOT 16, FOR A DISTANCE OF 30.01 FEET; THENCE N89°44'10"W, A DISTANCE OF 329.56 FEET TO A POINT ON THE WEST LINE OF SAID LOT 18, PERSON'S SUBDIVISION; THENCE N00°55'00"W, ALONG SAID WEST LINE OF SAID LOT 18 A DISTANCE OF 30.01 FEET TO THE POINT OF BEGINNING. SAID PERMANENT UTILITY EASEMENT CONTAINS 9,887 SQUARE FEET OR 0.227 ACRES MORE OR LESS.</p> <p style="text-align: center;">and</p> <p>A PERMANENT UTILITY EASEMENT CONSISTING OF PART OF A TRACT OF LAND DESCRIBED IN INSTRUMENT NO. 2004-07265, BEING PART OF THE NORTH HALF OF THE NORTHEAST QUARTER (N1/2, NE ¼) OF SECTION 26, TOWNSHIP 11 NORTH, RANGE 10 WEST OF THE 6<sup>TH</sup> P.M., CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:</p> <p>COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE ON AN ASSUMED BEARING OF S89°44'10"E, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 329.57 FEET; THENCE S00°54'39"E, A DISTANCE OF 33.01 FEET TO THE NORTHWEST CORNER OF SAID TRACT, SAID POINT BEING THE POINT OF BEGINNING; THENCE, S89°44'10"E, ALONG THE SOUTH RIGHT OF WAY (R.O.W) LINE OF STOLLEY PARK ROAD A DISTANCE OF 535.79 FEET; THENCE S00°15'51"W, ALONG SAID R.O.W LINE A</p>	
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	DISTANCE OF 7.00 FEET; THENCE S89°44'10"E, ALONG SAID R.O.W LINE A DISTANCE OF 39.83 FEET; THENCE S00°15'50"W, A DISTANCE OF 23.00 FEET; THENCE N89°44'10"W, A DISTANCE OF 575.01 FEET TO A POINT ON THE WEST LINE OF SAID TRACT; THENCE N00°54'39"W, ALONG THE WEST LINE OF SAID TRACT A DISTANCE OF 30.01 FEET TO THE POINT OF BEGINNING. SAID PERMANENT UTILITY EASEMENT CONTAINS 16,980 SQUARE FEET OR 0.390 ACRES MORE OR LESS.	
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***TOTAL = \$6,490.00***

### **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**

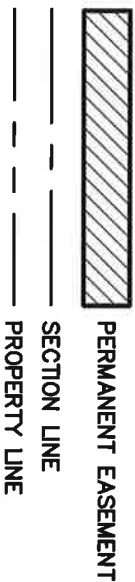
City Administration recommends that the Council approve acquisition of the necessary permanent easements.

### **Sample Motion**

Move to approve the acquisition of the necessary permanent easements.

## CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

**STOLLEY PARK AND ENGLEMAN ROAD SEWER EXTENSION  
CITY OF GRAND ISLAND PROJECT 2017-S-3**

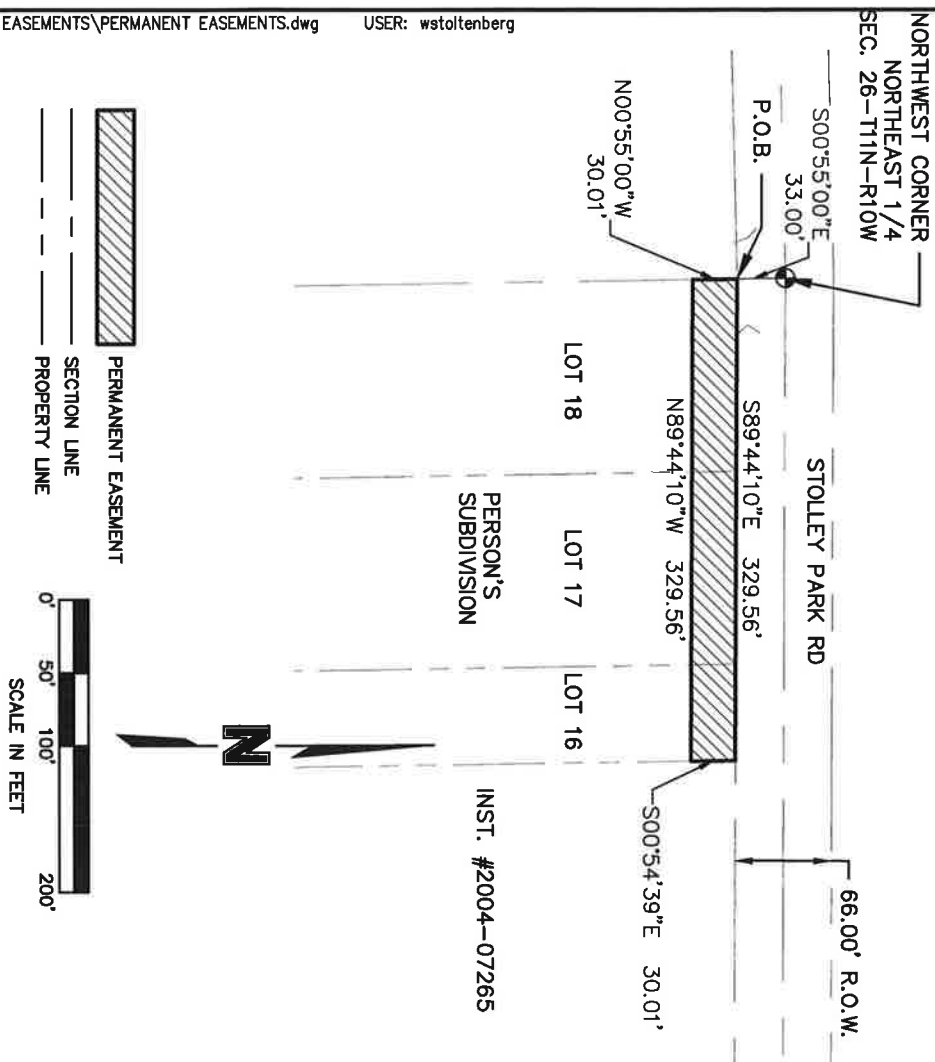


A PERMANENT UTILITY EASEMENT CONSISTING OF PART OF LOT 1 OF ELDER FOURTH SUBDIVISION, LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW1/4, SW1/4) OF SECTION 26, TOWNSHIP 11 NORTH, RANGE 10 WEST OF THE 6TH P.M., CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PROJECT NO:	2017-0442
DRAWN BY:	WLS
DATE:	07/20/17

**OLSSON<sup>®</sup>**  
ASSOCIATES

EXHIBIT



A PERMANENT UTILITY EASEMENT CONSISTING OF PART OF LOT 17 AND 18 AND THE WEST HALF OF LOT 16, PERSON'S SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW1/4, NE1/4) SECTION 26, TOWNSHIP 11 NORTH, RANGE 10 WEST OF THE 6TH P.M., CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PERSON'S  
SUBDIVISION

INST. #2004-07265

N

PERMANENT EASEMENT

SECTION LINE

PROPERTY LINE

0' 50' 100' 200'

SCALE IN FEET

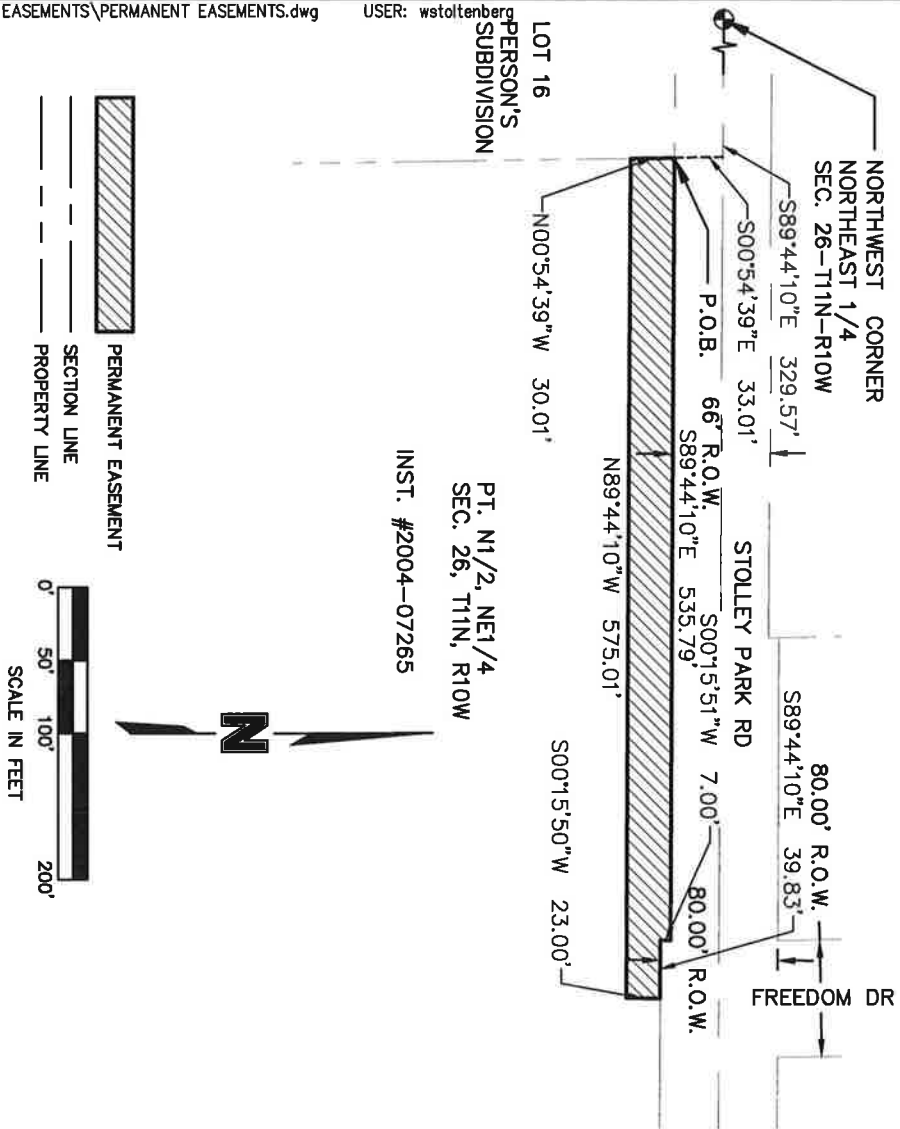
**EASEMENT DESCRIPTION**

A PERMANENT UTILITY EASEMENT CONSISTING OF PART OF LOT 17 AND 18 AND THE WEST HALF OF LOT 16, PERSON'S SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW1/4, NE1/4) OF SECTION 26, TOWNSHIP 11 NORTH, RANGE 10 WEST OF THE 6TH P.M., CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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**PERMANENT UTILITY EASEMENT**  
CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA  
TRACT NO. 7  
STOLLEY PARK AND ENGLEMAN ROAD SEWER EXTENSION  
CITY OF GRAND ISLAND PROJECT 2017-S-3



PT. N1/2, NE1/4  
SEC. 26, T11N, R10W  
INST. #2004-07265

**EASEMENT DESCRIPTION**

A PERMANENT UTILITY EASEMENT CONSISTING OF PART OF A TRACT OF LAND DESCRIBED IN INSTRUMENT # 2004-07265, BEING PART OF THE NORTH HALF OF THE NORTHEAST QUARTER (N1/2, NE1/4) OF SECTION 26, TOWNSHIP 11 NORTH, RANGE 10 WEST OF THE 6TH P.M., CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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PROJECT NO: 2017-0442	PERMANENT UTILITY EASEMENT		201 East 2nd Street P.O. Box 1072 Grand Island, NE 68902-1072 TEL: 308.384.8750 FAX: 308.384.8752
DRAWN BY: WLS			
DATE: 07/20/17			
		EXHIBIT	A

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