



# City of Grand Island

Tuesday, October 9, 2018

Council Session - Updated

## Item G-6

**#2018-294 - Approving Acquisition of Public Right-of-Way in Ponderosa Lake Estates Subdivision (Parcel No. 400329832, 400329883, 400329921) and Ponderosa Village Subdivision (Parcel No. 400428806)**

*This item relates to the aforementioned Public Hearing item E-1.*

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

## RESOLUTION 2018-294

WHEREAS, public right-of-way is being dedicated for development of the Grand Island Regional Hospital to allow public access to the area, described as follows:

John M. Barnett and Megan L. Barnett- Parcel No. 400329832

A TRACT OF LAND CONSISTING OF PART OF BLOCK 3 OF PONDEROSA LAKE ESTATES SUBDIVISION IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID BLOCK 3, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ON AN ASSUMED BEARING OF S01°55'13"E ALONG THE EAST LINE OF SAID BLOCK 3 A DISTANCE OF 30.00 FEET TO THE POINT OF INTERSECTION OF SAID EAST LINE AND THE SOUTH RIGHT-OF-WAY (R.O.W.) LINE OF RAE ROAD; THENCE S88°06'49"W A DISTANCE OF 147.57 FEET TO A POINT ON THE WEST LINE OF SAID BLOCK 3; THENCE ALONG SAID WEST LINE AROUND A CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A RADIUS OF 2893.32 FEET, A DELTA ANGLE OF 00°42'03", AN ARC LENGTH OF 35.40 FEET AND A CHORD BEARING N30°10'10"E FOR A DISTANCE OF 35.40 FEET TO THE NORTHWEST CORNER OF SAID BLOCK 3; THENCE N88°06'49"E ALONG THE NORTH LINE OF SAID BLOCK 3 A DISTANCE OF 128.76 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 4,144 SQUARE FEET MORE OR LESS.

Ponderosa Lake Estates Subdivision Homeowners Associates, Inc.- Parcel No. 400329883

A TRACT OF LAND CONSISTING OF PART OF OUTLOT B OF PONDEROSA LAKE ESTATES SUBDIVISION IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A NORTHERLY CORNER OF LOT 3 OF PONDEROSA VILLAGE SUBDIVISION IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, SAID POINT ALSO BEING THE POINT OF INTERSECTION OF THE WEST RIGHT-OF-WAY (R.O.W.) LINE OF JAMES ROAD AND A EASTERLY LINE OF SAID OUTLOT B AND THE POINT OF BEGINNING; THENCE ON AN ASSUMED BEARING OF S43°26'28"W ALONG SAID EASTERLY LINE A DISTANCE OF 9.77 FEET; THENCE AROUND A CURVE IN A CLOCKWISE DIRECTION HAVING A RADIUS OF 189.50 FEET, A DELTA ANGLE OF 31°09'40", AN ARC LENGTH OF 103.06 FEET AND A CHORD BEARING N45°29'29"W FOR A DISTANCE OF 101.80 FEET TO A POINT ON A NORTHERLY LINE OF SAID OUTLOT B; THENCE N77°09'42"E ALONG SAID NORTHERLY LINE A DISTANCE OF 9.93 FEET TO THE POINT OF INTERSECTION OF SAID NORTHERLY LINE AND THE WEST R.O.W. LINE OF JAMES ROAD; THENCE ALONG SAID WEST R.O.W. LINE AROUND A CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A RADIUS OF 180.00 FEET, A DELTA ANGLE OF 31°01'14", AN ARC LENGTH OF 97.45 FEET AND A CHORD BEARING S46°19'44"E FOR A DISTANCE OF 96.27 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 948 SQUARE FEET MORE OR LESS.

Ponderosa Lakes Estates Subdivision Homeowners Association, Inc.- Parcel No. 400329921

A TRACT OF LAND CONSISTING OF PART OF OUTLOT C4 OF PONDEROSA LAKE ESTATES SUBDIVISION IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTH RIGHT-OF-WAY (R.O.W.) LINE OF RAE ROAD AND THE WEST R.O.W. LINE OF JAMES ROAD, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ON AN ASSUMED BEARING ALONG SAID WEST R.O.W. LINE AROUND A CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A RADIUS OF 180.00 FEET, A DELTA ANGLE OF 28°55'56", AN ARC LENGTH OF 90.89 FEET

Approved as to Form	<input type="checkbox"/>
October 8, 2018	<input type="checkbox"/> City Attorney

AND A CHORD BEARING S16°21'09"E FOR A DISTANCE OF 89.93 FEET TO THE POINT OF INTERSECTION OF SAID WEST R.O.W. LINE AND A SOUTHERLY LINE OF SAID OUTLOT C4; THENCE S77°09'42"W ALONG SAID SOUTHERLY LINE A DISTANCE OF 9.93 FEET; THENCE AROUND A CURVE IN A CLOCKWISE DIRECTION HAVING A RADIUS OF 189.50 FEET, A DELTA ANGLE OF 8°14'29", AN ARC LENGTH OF 27.26 FEET AND A CHORD BEARING N25°47'24"W FOR A DISTANCE OF 27.23 FEET TO A POINT OF REVERSE CURVATURE; THENCE AROUND A CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A RADIUS OF 221.00 FEET, A DELTA ANGLE OF 11°40'08", AN ARC LENGTH OF 45.01 FEET AND CHORD BEARING N27°30'14"W FOR A DISTANCE OF 44.93 FEET TO A POINT OF CONTINUED CURVATURE; THENCE AROUND A CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A RADIUS OF 46.00 FEET, A DELTA ANGLE OF 35°01'14", AN ARC LENGTH OF 28.12 FEET AND A CHORD BEARING N50°50'54"W FOR A DISTANCE OF 27.68 FEET TO A POINT OF CONTINUED CURVATURE; THENCE AROUND A CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING RADIUS OF 191.00 FEET, A DELTA ANGLE OF 11°21'57", AN ARC LENGTH OF 37.89 FEET AND A CHORD BEARING N74°02'30"W FOR A DISTANCE OF 37.83 FEET; THENCE N79°43'28"W A DISTANCE OF 65.44 FEET TO A POINT ON THE SOUTH R.O.W. LINE OF RAE ROAD; THENCE ALONG AND UPON SAID SOUTH R.O.W. LINE N88°06'49"E A DISTANCE OF 102.60 FEET; THENCE S46°53'11"E A DISTANCE OF 28.28 FEET; THENCE N88°06'49"E A DISTANCE OF 16.00 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 2844 SQUARE FEET MORE OR LESS.

Prataria Ventures, LLC- Parcel No. 400428806

A TRACT OF LAND CONSISTING OF PART OF LOT 1 OF PONDEROSA VILLAGE SUBDIVISION IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1, SAID POINT ALSO BEING THE POINT OF INTERSECTION OF THE EAST RIGHT-OF-WAY (R.O.W.) LINE OF JAMES ROAD AND THE SOUTH R.O.W. LINE OF RAE ROAD AND THE POINT OF BEGINNING; THENCE ON AN ASSUMED BEARING OF N88°06'49"E ALONG SAID NORTH R.O.W. LINE A DISTANCE OF 44.99 FEET; THENCE AROUND A CURVE IN A COUNTER CLOCKWISE DIRECTION HAVE A RADIUS OF 41.00 FEET, A DELTA ANGLE OF 73°56'10", AN ARC LENGTH OF 52.91 FEET AND CHORD BEARING S27°40'24"W FOR A DISTANCE OF 49.31 FEET TO A POINT OF CONTINUED CURVATURE; THENCE AROUND A CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A RADIUS OF 71.00 FEET, A DELTA ANGLE OF 48°34'03", AN ARC LENGTH OF 60.18 FEET AND A CHORD BEARING S33°34'42"E FOR A DISTANCE OF 58.40 FEET; THENCE S57°51'44"E A DISTANCE OF 38.86 FEET TO A POINT ON THE EAST R.O.W. LINE OF JAMES ROAD; THENCE ALONG SAID EAST R.O.W. LINE ALONG A CURVE IN A CLOCKWISE DIRECTION HAVING A RADIUS OF 120.00 FEET, A DELTA ANGLE OF 72°18'58", AN ARC LENGTH OF 151.46 FEET AND A CHORD BEARING N38°02'40"W FOR A DISTANCE OF 141.60 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 1591 SQUARE FEET MORE OR LESS.

WHEREAS, agreements for the public right-of-way 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 enter into the Agreements for the public right-of-way on the above described tracts of land.

BE IT FURTHER RESOLVED, that the Mayor is hereby authorized and directed to execute such agreements on behalf of the City of Grand Island.

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Adopted by the City Council of the City of Grand Island, Nebraska, October 9, 2018.

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Jeremy L. Jensen, Mayor

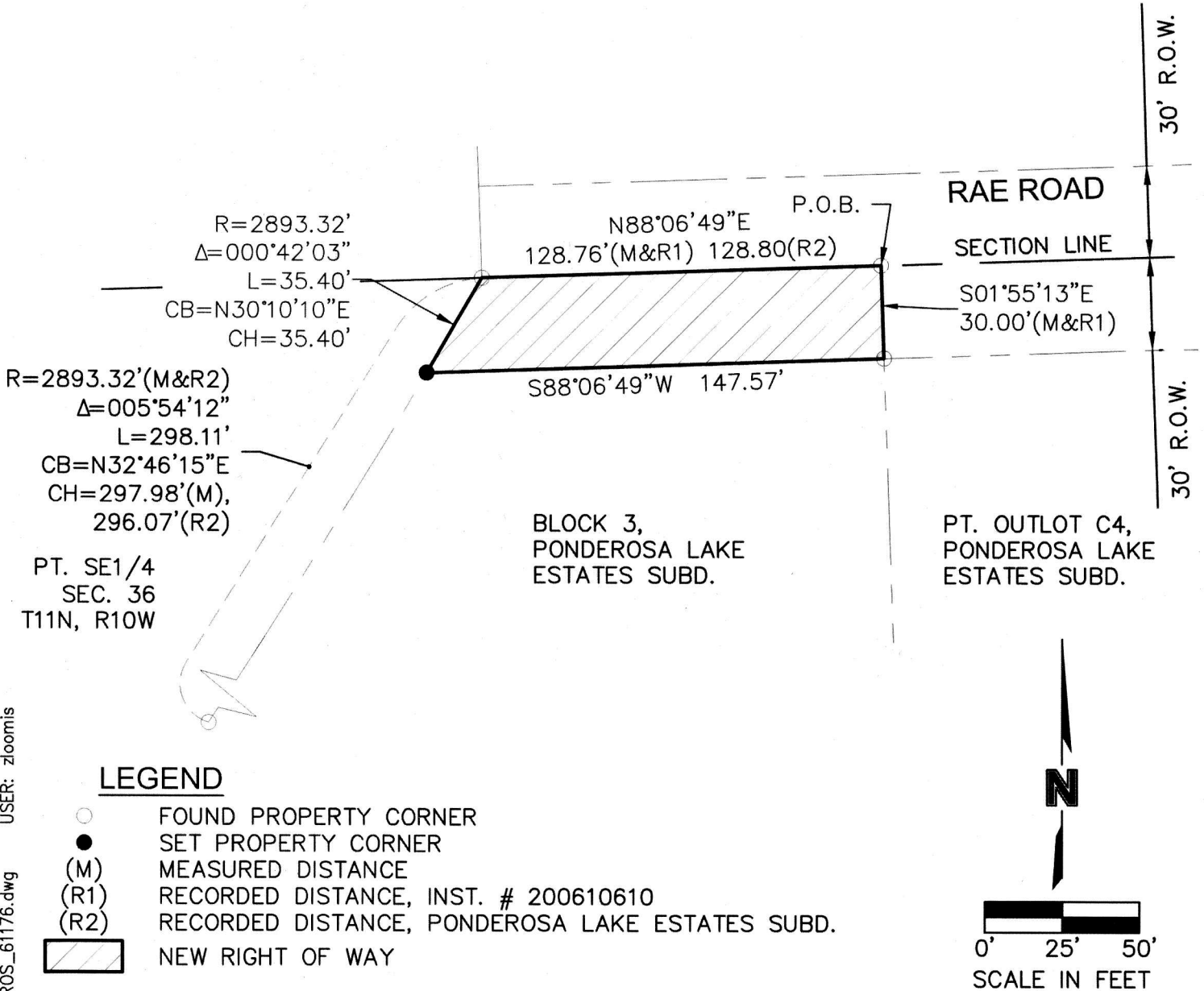
Attest:

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RaNae Edwards, City Clerk

# SURVEY RECORD

CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA  
BLOCK 3, PONDEROSA LAKE ESTATES SUBDIVISION



## LEGAL DESCRIPTION

A TRACT OF LAND CONSISTING OF PART OF BLOCK 3 OF PONDEROSA LAKE ESTATES SUBDIVISION IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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## SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT ON MAY 16, 2018 UNDER MY PERSONAL SUPERVISION, I COMPLETED AN ACCURATE SURVEY OF A TRACT OF LAND BEING PART OF BLOCK 3 OF "PONDEROSA LAKE ESTATES SUBDIVISION" IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING SURVEY RECORD THEREOF; THAT IRON MARKERS, EXCEPT WHERE INDICATED WERE FOUND OR PLACED AT ALL PROPERTY CORNERS; THAT THE DIMENSIONS OF THE TRACT ARE AS SHOWN ON THE SURVEY RECORD; AND THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS.

JAI JASON ANDRIST, NEBRASKA REGISTERED LAND SURVEYOR NO. LS-630

DATE

05/16/18

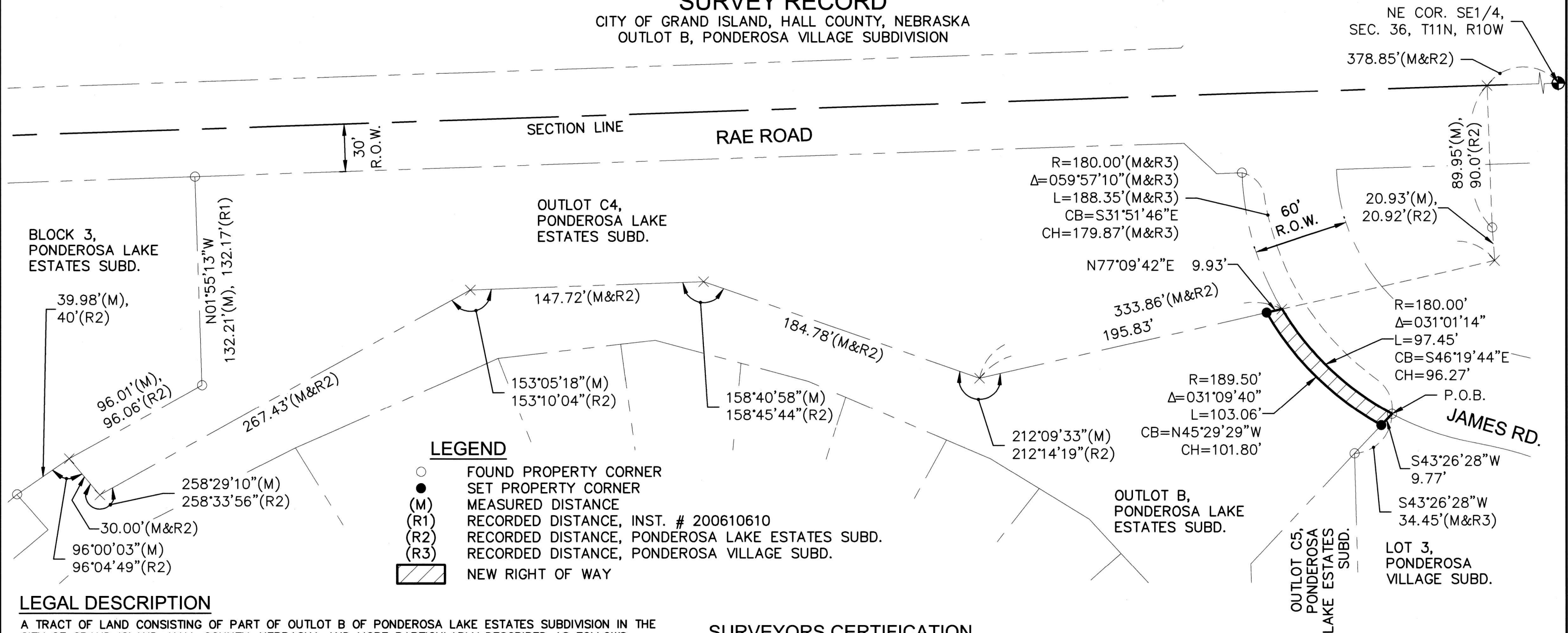


**MOLSSON**  
ASSOCIATES

201 East 2nd Street  
P.O. Box 1072  
Grand Island, NE 68802-1072  
TEL 308.384.8750  
FAX 308.384.8752

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**SURVEY RECORD**  
CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA  
OUTLOT B, PONDEROSA VILLAGE SUBDIVISION



**LEGAL DESCRIPTION**

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**SECTION CORNER TIES**

NORTHEAST COR. SE1/4, SECTION 36-T11N-R10W

FOUND BRASS CAP

E 54.84' TO BRASS CAP

NE 150.06' TO CHISELED "X" ON TOP OF R.O.W. MARKER

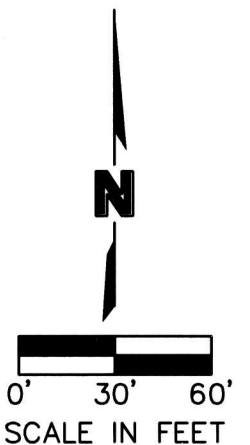
W 120.25' TO PK NAIL W/WASHER STAMPED LS-458 IN CORNER FENCE POST

SSW 152.77' TO NE CORNER OF CONCRETE PAD

**SURVEYORS CERTIFICATION**

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*Jai Jason Andrist*  
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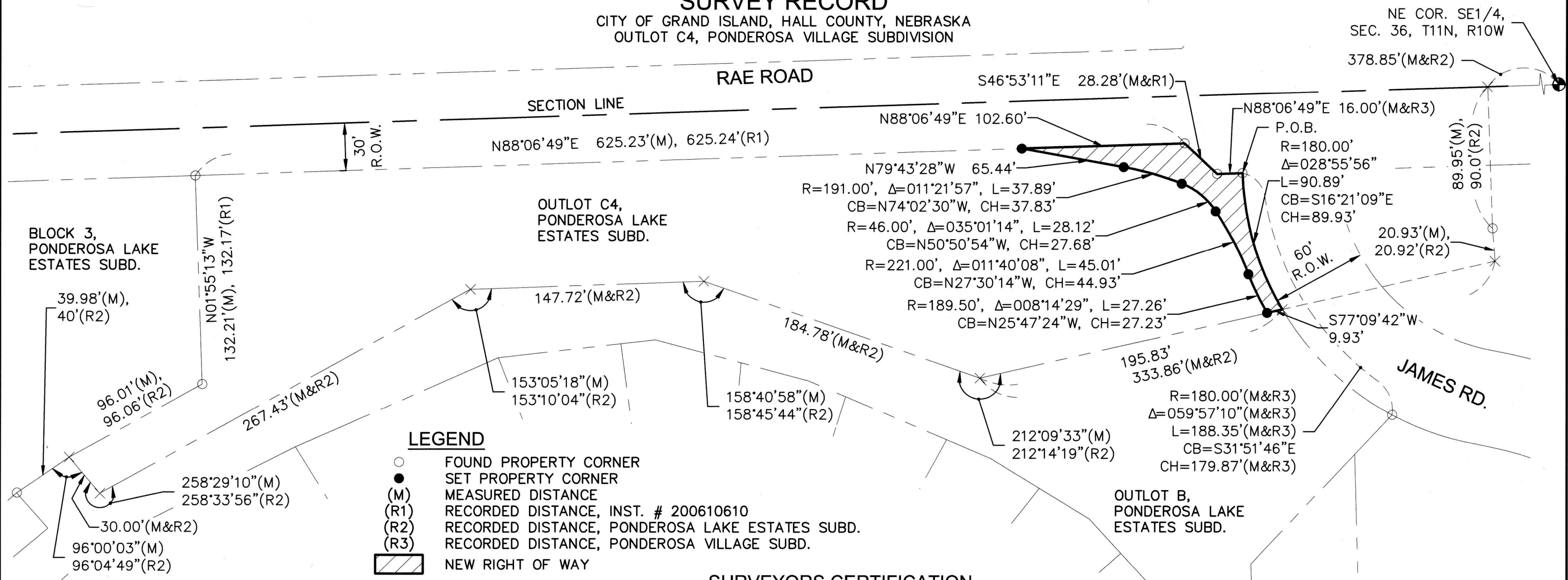
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**SURVEY RECORD**  
CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA  
OUTLOT C4, PONDEROSA VILLAGE SUBDIVISION



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*Jai Jason Andrist*  
JAI JASON ANDRIST, NEBRASKA REGISTERED LAND SURVEYOR NO. LS-630

*5/16/18*  
DATE

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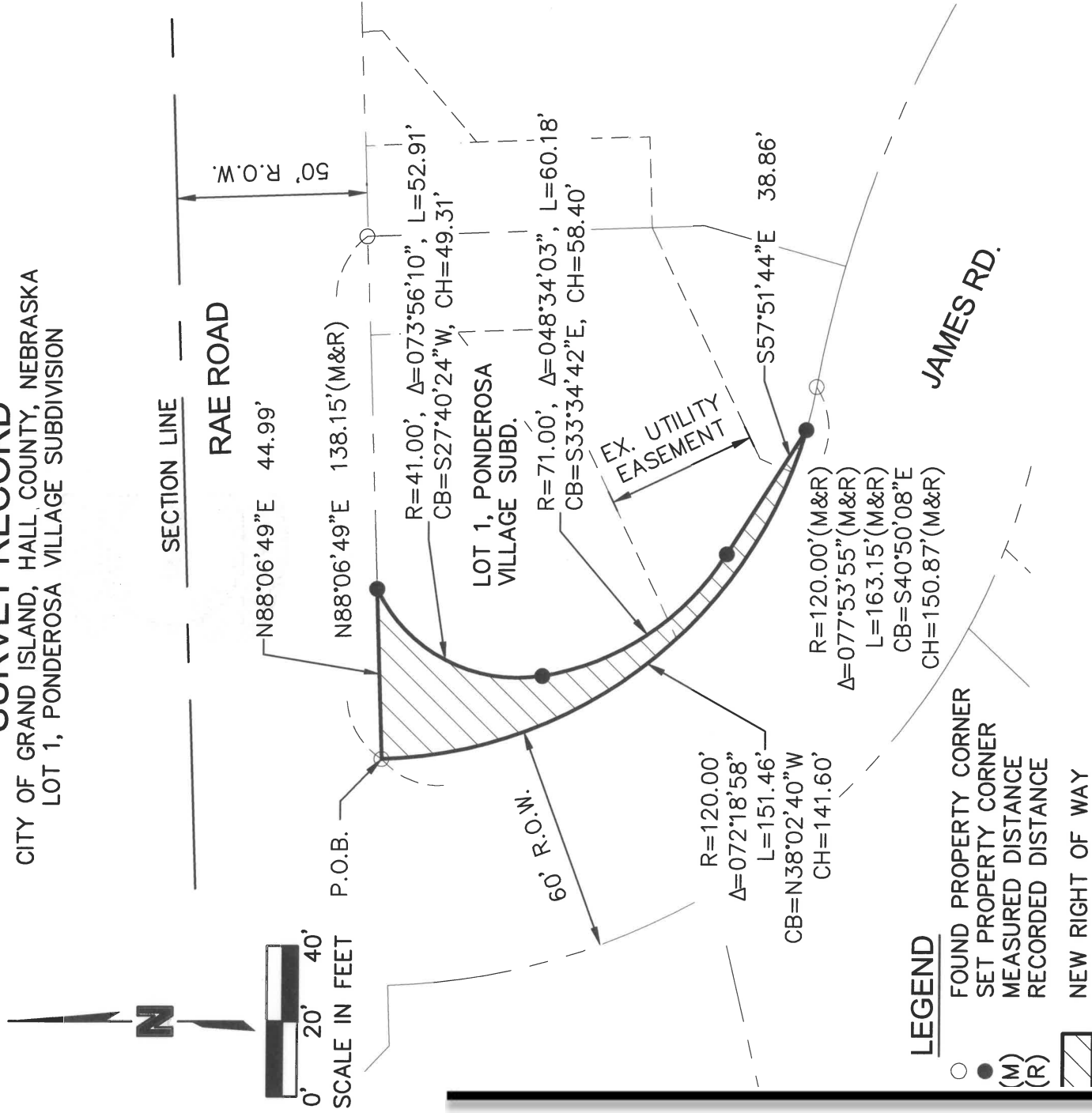
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SURVEY RECORD

CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA  
LOT 1, PONDEROSA VILLAGE SUBDIVISION



LEGAL DESCRIPTION

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SURVEYOR'S CERTIFICATE

JAI JASON ANDRIST, A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA, DO HEREBY CERTIFY THAT I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION.



Jai Jason Andryst  
JAI JASON ANDRIST, NEBRASKA REGISTERED LAND SURVEYOR NO. LS-630  
August 23<sup>rd</sup>, 2018  
DATE

**OLSSON**  
ASSOCIATES

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