



City of Grand Island

Tuesday, April 14, 2020

Council Session

Item G-11

#2020-94 - Approving Acquisition of Public Utility/Access, Drainage and Sidewalk Easements for Old Potash Highway Roadway Improvements; Project No. 2019-P-1 (Big B, Inc.-Parcel No. 400150212-S of Faidley Ave, E of North Rd & Little B's Corp.- Parcel No. 400150689-S of Old Potash Hwy, E of North Rd

This item relates to the aforementioned Public Hearing item E-5.

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

RESOLUTION 2020-94

WHEREAS, a public utility/access easement, drainage easement, and sidewalk easement are required by the City of Grand Island, from an affected property owner in Old Potash Highway Roadway Improvements; Project No. 2019-P-1 project area:

<i>Property Owner</i>	<i>Legal Description</i>	<i>Amount</i>
Big B, Inc. (Utility/Access Easement)	<p>Part of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) of Section Thirteen (13), Township Eleven (11) North, Range Ten (10) West of the 6th P.M., Hall County, Nebraska, and more particularly described as follows:</p> <p>COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER (NW ¼) OF THE SOUTHEAST QUARTER (SE ¼); THENCE ON AN ASSUMED BEARING N01°34'59"W ON THE WEST LINE OF SAID NW ¼ OF THE SW ¼ OF SAID SECTION 13 A DISTANCE OF 261.92 FEET TO THE POINT OF BEGINNING; THENCE N01°34'59"W ALONG THE WEST LINE OF SAID NE ¼, SE ¼ OF SECTION 13 A DISTANCE OF 110.02 FEET; THENCE S46°05'24"E A DISTANCE OF 28.65 FEET; THENCE N89°23'51"E A DISTANCE OF 452.86 FEET TO THE WEST LINE OF LOT 5 OF RICHMOND FOURTH SUBDIVISION; THENCE S00°36'09"E ON THE WEST LINE OF SAID LOT 5 A DISTANCE OF 5.00 FEET; THENCE N88°47'15"E ON THE SOUTH LINE OF SAID LOT 5 A DISTANCE OF 19.00 FEET; THENCE S00°48'53"E A DISTANCE OF 59.93 FEET TO THE NORTHWEST CORNER OF LOT 4 OF RICHMOND FOURTH SUBDIVISION; THENCE S01°37'03"E ALONG THE WEST LINE OF SAID LOT 4 A DISTANCE OF 5.27 FEET; THENCE S89°23'51"W A DISTANCE OF 471.15 FEET; THENCE S43°54'15"W A DISTANCE OF 27.92 FEET TO A POINT OF BEGINNING. SAID PERMANENT EASEMENT CONTAINS 34,709 SQ FT MORE OR LESS. (the "Easement Area")</p>	\$30,370.38
Little B's Corporation	<p>Part of the Northwest Quarter (NW ¼) of Section Twenty-Four (24), Township Eleven (11) North, Range Ten (10) West of the 6th P.M., Hall County, Nebraska, and more particularly described as follows:</p> <p>COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION TWENTY-FOUR (24), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA; THENCE ON AN ASSUMED BEARING OF N88°43'42"E ALONG THE NORTH LINE OF THE NORTHWEST QUARTER (NW ¼) OF SAID SECTION 24 A DISTANCE OF 135.00 FEET TO THE NORTHEAST CORNER OF RIGHT-OF-WAY SURVEY INSTRUMENT NO. 201400834; THENCE S01°08'20"E ON SAID EAST LINE OF SAID RIGHT-OF-WAY SURVEY, A DISTANCE OF 47.00 FEET TO THE SOUTHWEST CORNER OF A PROPOSED SIDEWALK EASEMENT, POINT ALSO BEING THE POINT OF BEGINNING; THENCE N81°12'04"E ALONG THE SOUTHERLY LINE OF SAID SIDEWALK EASEMENT A DISTANCE OF 53.44 FEET TO A POINT 40.00 FEET SOUTH OF THE NORTH LINE OF THE NORTHWEST QUARTER OF</p>	\$1.00

Approved as to Form ☐ _____
 April 10, 2020 ☐ City Attorney

	SAID SECTION 24; THENCE N88°43'42"E ALONG THE NORTHERLY LINE OF SAID SIDEWALK EASEMENT A DISTANCE OF 892.45 FEET TO THE NORTHWEST CORNER OF LOT 1 OF WESTGATE INDUSTRIAL PARK SUBDIVISION, POINT ALSO BEING THE NORTHEAST CORNER OF SAID SIDEWALK EASEMENT; THENCE S01°08'59"E ON THE WEST LINE OF SAID LOT 1, A DISTANCE OF 40.00 FEET; THENCE S88°43'42"W PARALLEL WITH AND 80.00 FEET SOUTH OF THE NORTH LINE FO SAID NORTHWEST QUARTER (1/4), A DISTANCE OF 945.42 FEET TO A POINT ON THE EAST LINE OF SAID RIGHT-OF-WAY SURVEY INSTRUMENT NO. 20140834; THENCE N01°08'20"W ON SAID EAST LINE, A DISTANCE OF 33.00 FEET TO A POINT OF BEGINNING. SAID PERMANENT EASEMENT CONTAINS 37,631 SQ FT MORE OR LESS. (the "Easement Area")	
Little B's Corporation	<p>Part of the Northwest Quarter (NW ¼) of Section Twenty-Four (24), Township Eleven (11) North, Range Ten (10) West of the 6th P.M., Hall County, Nebraska more particularly described as follows:</p> <p>COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION TWENTY-FOUR (24), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA; THENCE ON AN ASSUMED BEARING OF N88°43'42"E ALONG THE NORTH LINE OF THE NORTHWEST QUARTER (NW ¼) OF SAID SECTION 24 A DISTANCE OF 135.00 FEET TO THE NORTHEAST CORNER OF RIGHT-OF-WAY SURVEY INSTRUMENT NO. 201400834; THENCE S01°08'20"E ON SAID EAST LINE OF RIGHT-OF-WAY SURVEY, A DISTANCE OF 33.00 FEET TO A POINT ON THE SOUTH R.O.W. LINE OF OLD POTASH HIGHWAY, SAID POINT BEING THE POINT OF BEGINNING; THENCE N88°43'42"E ALONG THE SAID SOUTH R.O.W. LINE OF OLD POTASH HIGHWAY A DISTANCE OF 945.41 FEET TO A POINT ON THE WEST LINE OF WESTGATE INDUSTRIAL PARK SUBDIVISION; THENCE S01°08'20"E ON SAID WEST LINE, A DISTANCE OF 7.00 FEET TO THE NORTHWEST CORNER OF LOT 1 OF SAID WESTGATE INDUSTRIAL PARK SUBDIVISION; THENCE S88°43'42" W A DISTANCE OF 892.45 FEET; THENCE S81°12'04"W A DISTANCE OF 53.44 FEET TO A POINT ON THE EAST LINE OF SAID RIGHT-OF-WAY SURVEY INSTRUMENT NO. 20140834; THENCE N01°08'20"W ON SAID EAST LINE, A DISTANCE OF 14.00 FEET TO A POINT OF BEGINNING. SAID PERMANENT EASEMENT CONTAINS 6,803 SQ FT MORE OR LESS. (the "Easement Area")</p>	\$1.00

WHEREAS, agreements for the public utility/access easement, drainage easement, and sidewalk easement have been reviewed and approved by the City Legal Department.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL

- 2 -

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 utility/access easement, drainage easement, and sidewalk easement 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, April 14, 2020.

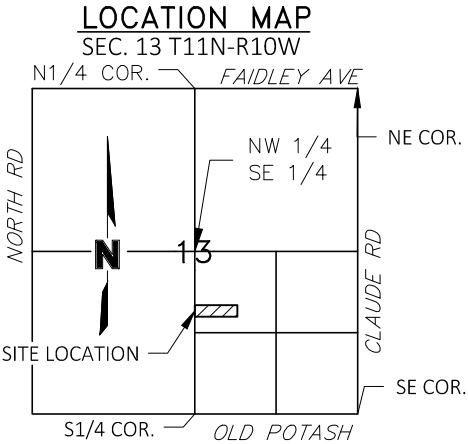
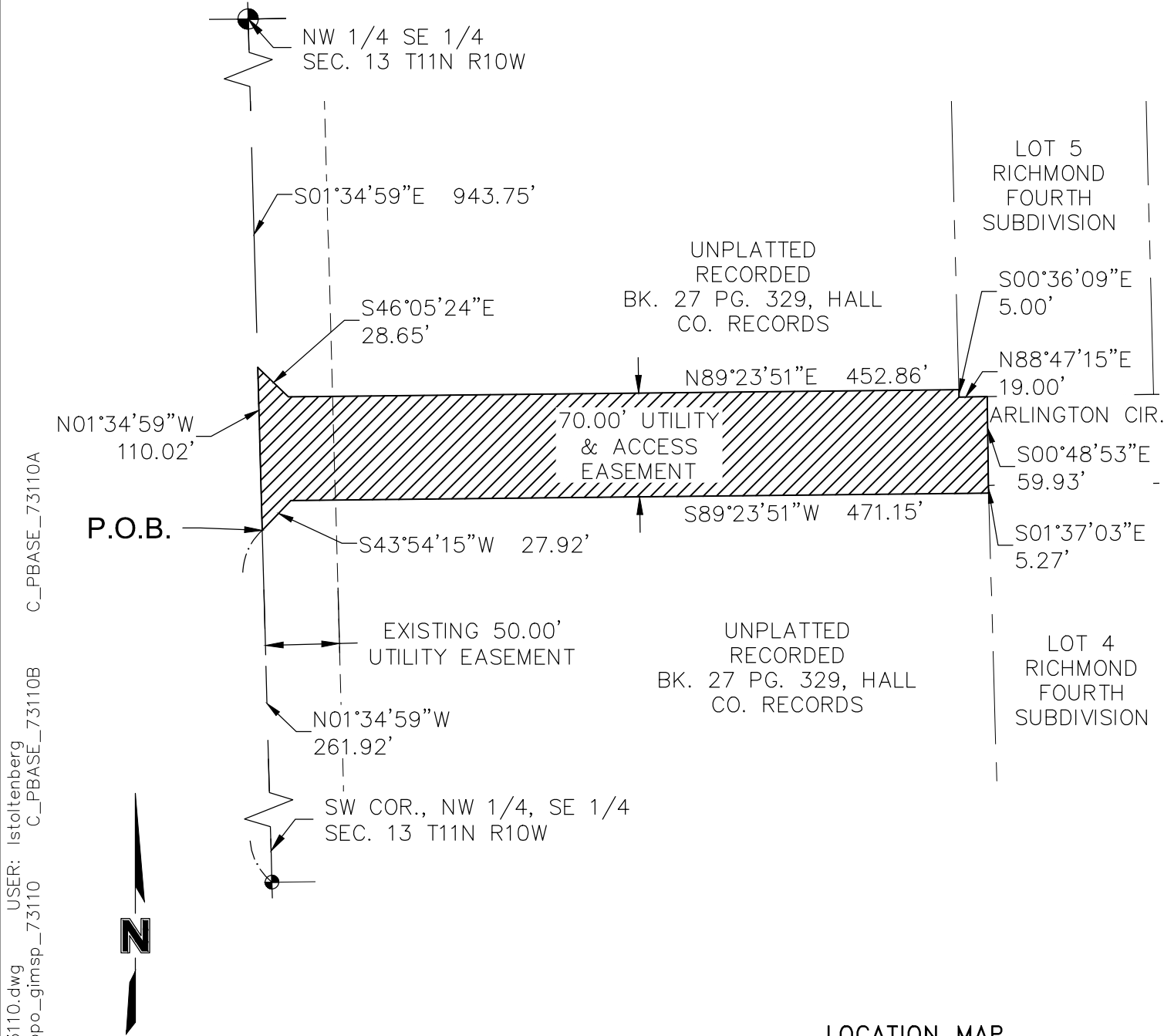
Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

UTILITY/ACCESS EASEMENT

CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA
TRACT NO. 33
OLD POTASH PAVING IMPROVEMENTS




LEGEND

- EXISTING EASEMENT LINE
- EXISTING PROPERTY LINE
- TRACT BOUNDARY LINE

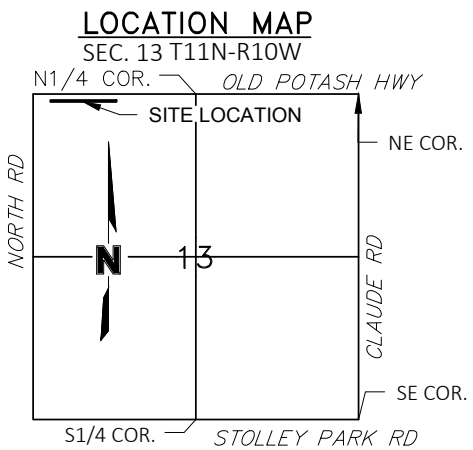
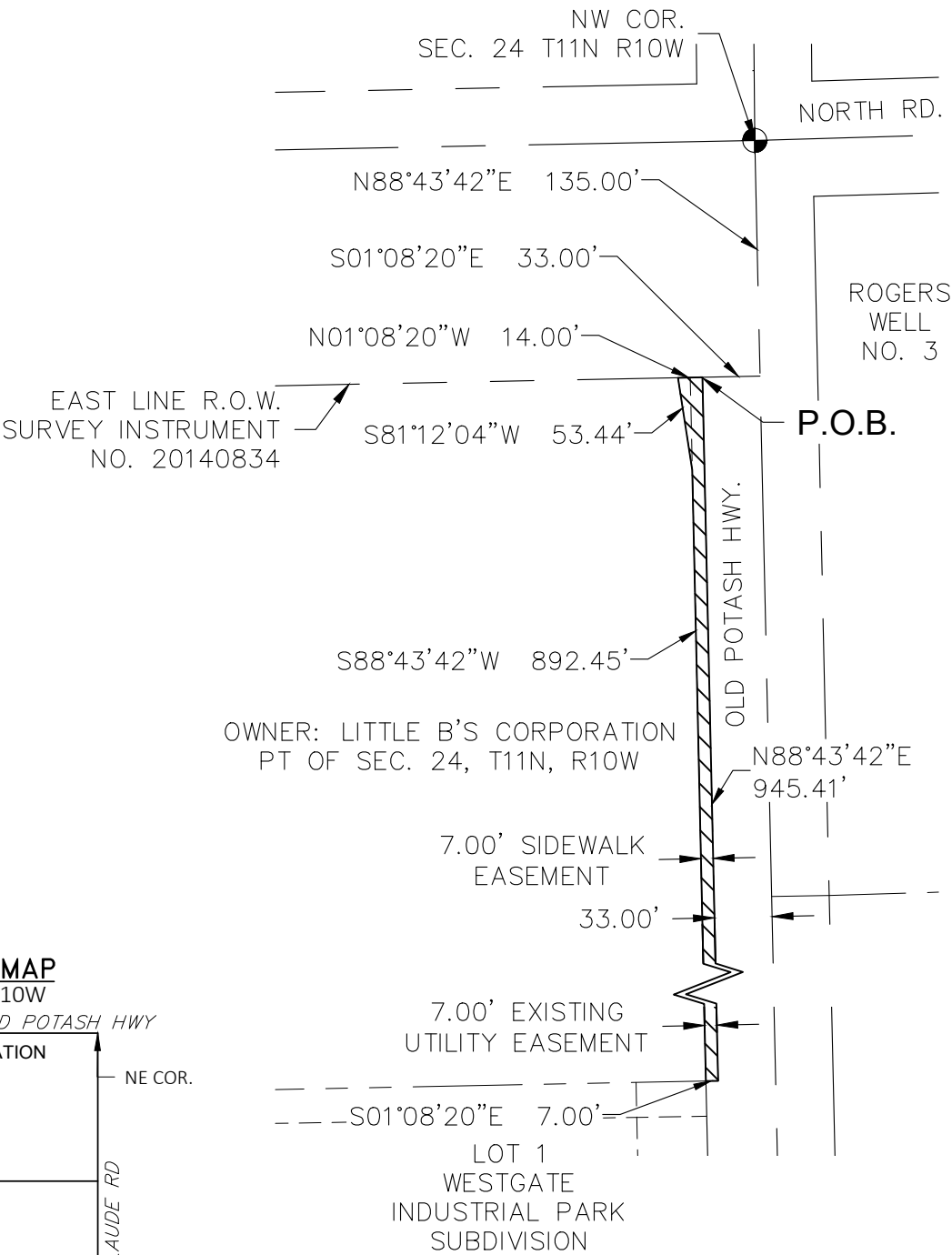
UTILITY / ACCESS EASEMENT DESCRIPTION

A PERMANENT EASEMENT LOCATED IN PART OF THE NORTHWEST QUARTER (1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION THIRTEEN (13), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4); THENCE ON AN ASSUMED BEARING N01°34'59"W ON THE WEST LINE OF SAID NW 1/4 OF THE SW 1/4 OF SAID SECTION 13 A DISTANCE OF 261.92 FEET TO THE POINT OF BEGINNING; THENCE N01°34'59"W ALONG THE WEST LINE OF SAID NE 1/4, SE 1/4 OF SECTION 13 A DISTANCE OF 110.02 FEET; THENCE S46°05'24"E A DISTANCE OF 28.65 FEET; THENCE N89°23'51"E A DISTANCE OF 452.86 FEET TO THE WEST LINE OF LOT 5 OF RICHMOND FOURTH SUBDIVISION; THENCE S00°36'09"E ON THE WEST LINE OF SAID LOT 5 A DISTANCE OF 5.00 FEET; THENCE N88°47'15"E ON THE SOUTH LINE OF SAID LOT 5 A DISTANCE OF 19.00 FEET; THENCE S00°48'53"E A DISTANCE OF 59.93 FEET TO THE NORTHWEST CORNER OF LOT 4 OF RICHMOND FOURTH SUBDIVISION; THENCE S01°37'03"E ALONG THE WEST LINE OF SAID LOT 4 A DISTANCE OF 5.27 FEET; THENCE S89°23'51"W A DISTANCE OF 471.15 FEET; THENCE S43°54'15"W A DISTANCE OF 27.92 FEET TO A POINT OF BEGINNING. SAID PERMANENT EASEMENT CONTAINS 34,709 SQ FT MORE OR LESS.

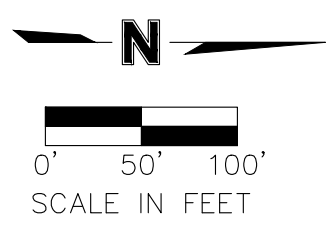
PROJECT NO: 2017-3110	UTILITY / ACCESS EASEMENT		201 East 2nd Street Grand Island, NE 68801 TEL 308.384.8750	EXHIBIT
DRAWN BY: LS				1
DATE: 9.10.2019				

SIDEWALK EASEMENT
CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA
TRACT NO. 5
OLD POTASH PAVING IMPROVEMENTS



LEGEND


- EXISTING EASEMENT LINE
- - - EXISTING PROPERTY LINE
- ___ TRACT BOUNDARY LINE



SIDEWALK EASEMENT DESCRIPTION

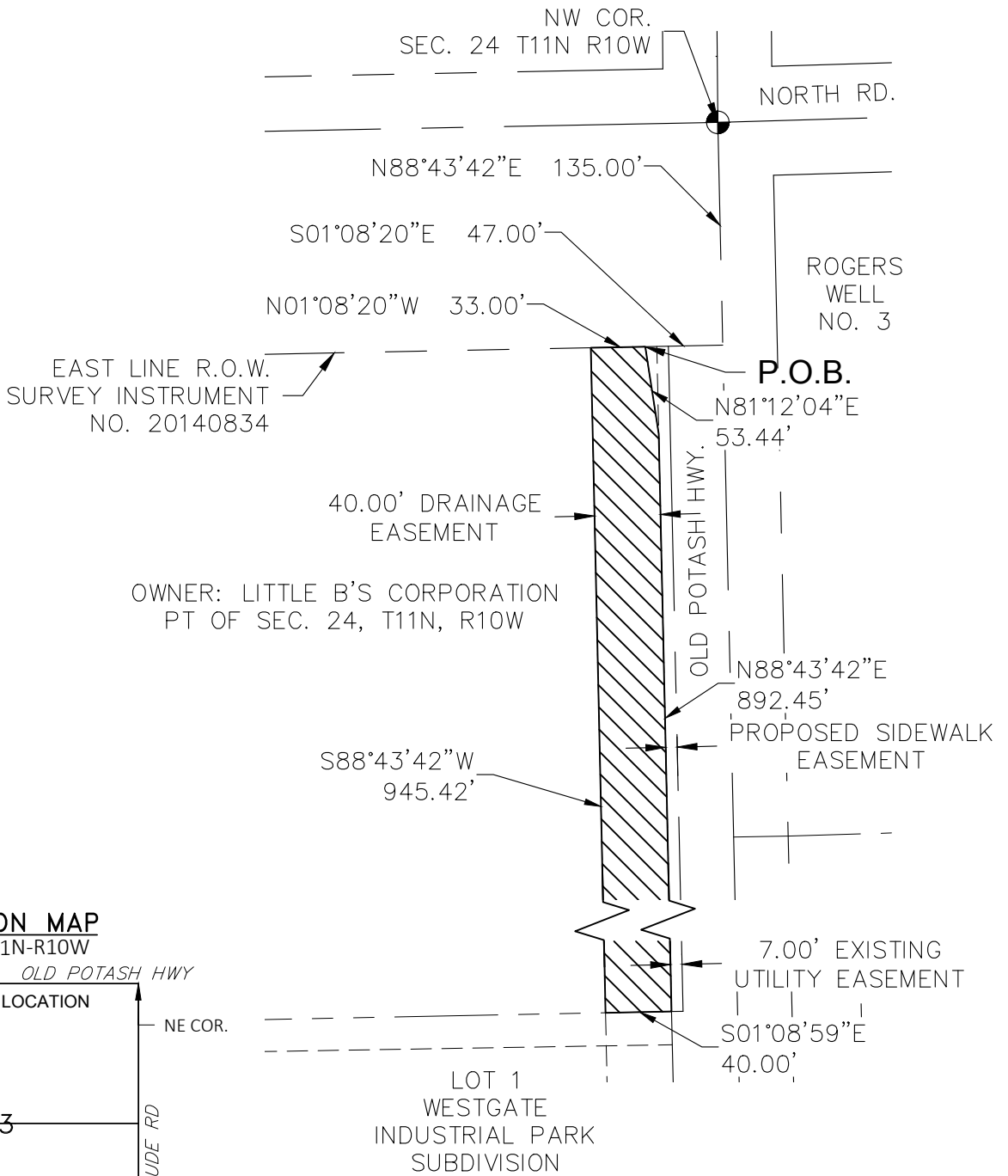
A PERMANENT EASEMENT LOCATED IN PART OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION TWENTY-FOUR (24), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION TWENTY-FOUR (24), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA; THENCE ON AN ASSUMED BEARING OF N88°43'42"E ALONG THE NORTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 24 A DISTANCE OF 135.00 FEET TO THE NORTHEAST CORNER OF RIGHT-OF-WAY SURVEY INSTRUMENT NO. 201400834; THENCE S01°08'20"E ON SAID EAST LINE OF RIGHT-OF-WAY SURVEY, A DISTANCE OF 33.00 FEET TO A POINT ON THE SOUTH R.O.W. LINE OF OLD POTASH HWY., SAID POINT BEING THE POINT OF BEGINNING; THENCE N88°43'42"E ALONG THE SAID SOUTH R.O.W. LINE OF OLD POTASH HWY. A DISTANCE OF 945.41 FEET TO A POINT ON THE WEST LINE OF WESTGATE INDUSTRIAL PARK SUBDIVISION; THENCE S01°08'20"E ON SAID WEST LINE, A DISTANCE OF 7.00 FEET TO THE NORTHWEST CORNER OF LOT 1 OF SAID WESTGATE INDUSTRIAL PARK SUBDIVISION; THENCE S88°43'42"W A DISTANCE OF 892.45 FEET; THENCE S81°12'04"W A DISTANCE OF 53.44 FEET TO A POINT ON THE EAST LINE OF SAID RIGHT-OF-WAY SURVEY INSTRUMENT NO. 20140834; THENCE N01°08'20"W ON SAID EAST LINE, A DISTANCE OF 14.00 FEET TO A POINT OF BEGINNING. SAID PERMANENT EASEMENT CONTAINS 6,803 SQ FT MORE OR LESS.

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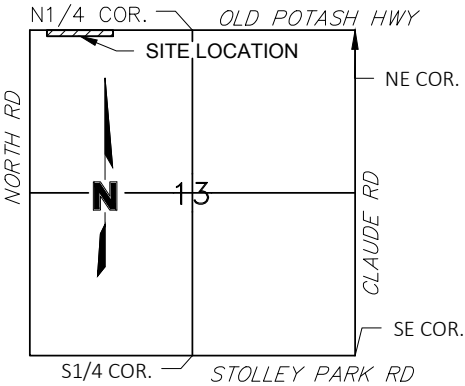
DRAINAGE EASEMENT

CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA
TRACT NO. 5
OLD POTASH PAVING IMPROVEMENTS



LOCATION MAP

SEC. 13 T11N-R10W




LEGEND

- EXISTING EASEMENT LINE
- - - EXISTING PROPERTY LINE
- _____ TRACT BOUNDARY LINE

DRAINAGE EASEMENT DESCRIPTION

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