



City of Grand Island

Tuesday, June 23, 2020

Council Session

Item G-11

#2020-147 - Approving Acquisition of Public Utility, Drainage and Access Easements for Old Potash Highway Roadway Improvements; Project No. 2019-P-1 (Westside Bowling, LLC- 112 Kaufman Avenue)

This item relates to the aforementioned Public Hearing item E-3.

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

RESOLUTION 2020-147

WHEREAS, a public utility, drainage, and access easements 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>
Westside Bowling, LLC	<p><u>UTILITY EASEMENT-</u> COMMENCING AT THE SOUTHWEST CORNER OF LOT 1, COMMONWEALTH BUSINESS PARK SUBDIVISION, AN ADDITION TO THE CITY OF GRAND ISLAND, NEBRASKA; THENCE ON AN ASSUMED BEARING N89°26'45"E ALONG THE SOUTH LINE OF SAID LOT 1, LINE ALSO BEING THE NORTH LINE OF OLD POTASH HIGHWAY RIGHT-OF-WAY, A DISTANCE 65.01 FEET TO THE SOUTHEAST CORNER OF AN EXISTING 65.00 FOOT UTILITY EASEMENT; THENCE N01°39'02"W PARALLEL TO AND 65.00 FEET EAST OF THE WEST LINE OF SAID LOT 1, LINE ALSO BEING ALONG THE EAST LINE OF SAID EXISTING 65.00 FOOT UTILITY EASEMENT, A DISTANCE OF 68.39 FEET TO THE POINT OF BEGINNING; THENCE N01°39'02"W PARALLEL TO AND 65.00 FEET EAST OF THE WEST LINE OF SAID LOT 1, A DISTANCE OF 15.00 FEET; THENCE N88°39'16"E A DISTANCE OF 28.16 FEET; THENCE N01°39'02"W PARALLEL TO AND 96.16 FEET EAST OF THE WEST LINE OF SAID LOT 1, A DISTANCE OF 9.54 FEET; THENCE N88°20'58"E A DISTANCE OF 10.00 FEET; THENCE S01°39'02"E PARALLEL TO AND 103.16 FEET EAST OF THE WEST LINE OF SAID LOT 1, A DISTANCE OF 24.60 FEET; THENCE S88°39'16"W A DISTANCE OF 38.16 FEET TO A PONT OF BEGINNING. SAID PERMANENT EASEMENT CONTAINS 668 SQ FT MORE OR LESS.</p>
	and
	<p><u>DRAINAGE EASEMENT-</u> BEGINNING AT THE NORTHWEST CORNER OF LOT 1, COMMONWEALTH BUSINESS PARK SUBDIVISION, AN ADDITION TO THE CITY OF GRAND ISLAND, NEBRASKA; THENCE ON AN ASSUMED BEARING N89°31'46"E ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 287.08 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, POINT ALSO BEING ON THE WEST LINE OF A KAUFMAN AVENUE RIGHT-OF-WAY, SAID POINT ALSO BEING A POINT OF CURVATURE; THENCE ALONG THE WEST SIDE OF SAID KAUFMAN AVE ROW, ALSO ALONG THE EAST SIDE OF SAID LOT 1, AROUND A CURVE IN A CLOCKWISE DIRECTION HAVING A DELTA ANGLE OF 2°16'15", A RADIUS OF 770.00 FEET, A CHORD BEARING OF S11°01'38"E WITH A CHORD DISTANCE OF 30.52 FEET, AN ARC LENGTH OF 30.52 FEET; THENCE S89°31'46"W PARALLEL TO AND 30.00 FEET SOUTH OF THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 292.05 FEET TO A POINT ON THE WEST LINE OF LOT 1; THENCE N01°39'02"W ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 30.01 TO A POINT OF BEGINNING. SAID PERMANENT EASEMENT CONTAINS 8,690 SQ FT MORE OR LESS.</p>

Approved as to Form ☐ _____
June 18, 2020 ☐ City Attorney

ACCESS EASEMENT-

BEGINNING AT THE NORTHWEST CORNER OF LOT 1, COMMONWEALTH BUSINESS PARK SUBDIVISION, AN ADDITION TO THE CITY OF GRAND ISLAND, NEBRASKA; THENCE ON AN ASSUMED BEARING OF N89°31'46"E ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 65.01 FEET; THENCE S01°39'02"E A DISTANCE OF 30.01 FEET; THENCE S89°31'46"W PARALLEL TO AND 30.00 FEET SOUTH OF THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 65.01 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1; THENCE N01°39'02"W ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 30.01 FEET TO A POINT OF BEGINNING. SAID PERMANENT EASEMENT CONTAINS 1,950 SQ FT MORE OR LESS.

WHEREAS, agreement for the public utility, drainage, and access 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 enter into the Agreement for the public utility, drainage, and access easements on the above described tracts of land.

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

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Adopted by the City Council of the City of Grand Island, Nebraska, June 23, 2020.

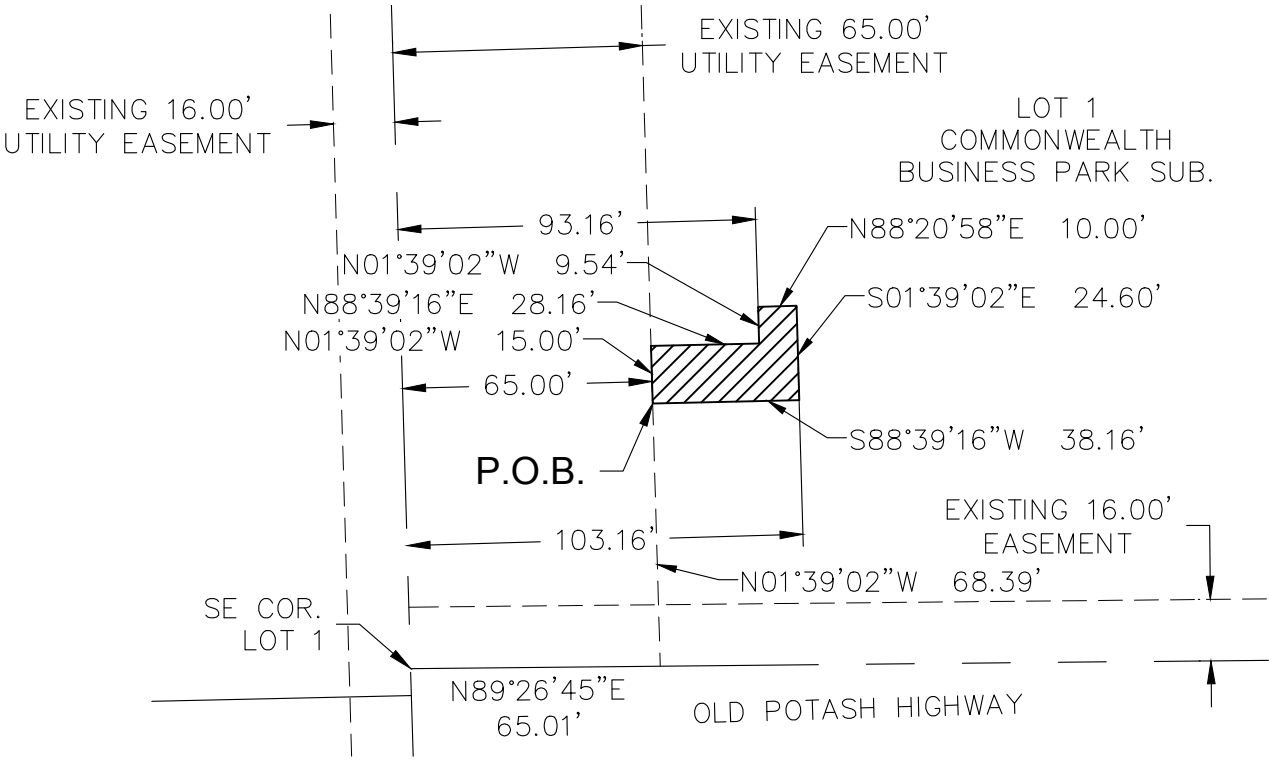
Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

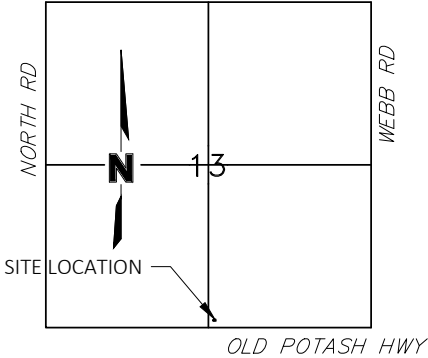
UTILITY EASEMENT

CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA
TRACT NO. 13
OLD POTASH HIGHWAY PAVING IMPROVEMENTS



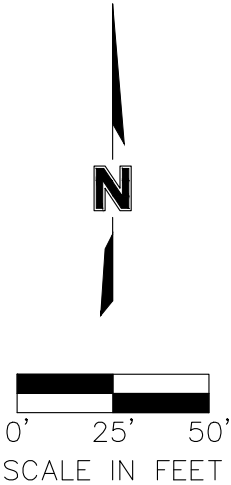
LOCATION MAP

SEC. 13 T11N-R10W



LEGEND

- EXISTING EASEMENT LINE
- - - EXISTING PROPERTY LINE
- ▨ PROPOSED TEMPORARY EASEMENT



UTILITY EASEMENT DESCRIPTION

A PERMANENT UTILITY EASEMENT LOCATED IN PART OF LOT 1, COMMONWEALTH BUSINESS PARK SUBDIVISION, AN ADDITION TO THE CITY OF GRAND ISLAND, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 1, COMMONWEALTH BUSINESS PARK SUBDIVISION, AN ADDITION TO THE CITY OF GRAND ISLAND, NEBRASKA; THENCE ON AN ASSUMED BEARING N89°26'45"E ALONG THE SOUTH LINE OF SAID LOT 1, LINE ALSO BEING THE NORTH LINE OF OLD POTASH HIGHWAY RIGHT-OF-WAY, A DISTANCE OF 65.01 FEET TO THE SOUTHEAST CORNER OF AN EXISTING 65.00 FOOT UTILITY EASEMENT; THENCE N01°39'02"W PARALLEL TO AND 65.00 FEET EAST OF THE WEST LINE OF SAID LOT 1, LINE ALSO BEING ALONG THE EAST LINE OF SAID EXISTING 65.00 FOOT UTILITY EASEMENT, A DISTANCE OF 68.39 FEET TO THE POINT OF BEGINNING; THENCE N01°39'02"W PARALLEL TO AND 65.00 FEET EAST OF THE WEST LINE OF SAID LOT 1, A DISTANCE OF 15.00 FEET; THENCE N88°39'16"E A DISTANCE OF 28.16 FEET; THENCE N01°39'02"W PARALLEL TO AND 96.16 FEET EAST OF THE WEST LINE OF SAID LOT 1, A DISTANCE OF 9.54 FEET; THENCE N88°20'58"E A DISTANCE OF 10.00 FEET; THENCE S01°39'02"E PARALLEL TO AND 103.16 FEET EAST OF THE WEST LINE OF SAID LOT 1, A DISTANCE OF 24.60 FEET; THENCE S88°39'16"W A DISTANCE OF 38.16 FEET TO A POINT OF BEGINNING. SAID PERMANENT EASEMENT CONTAINS 668 SQ FT MORE OR LESS.

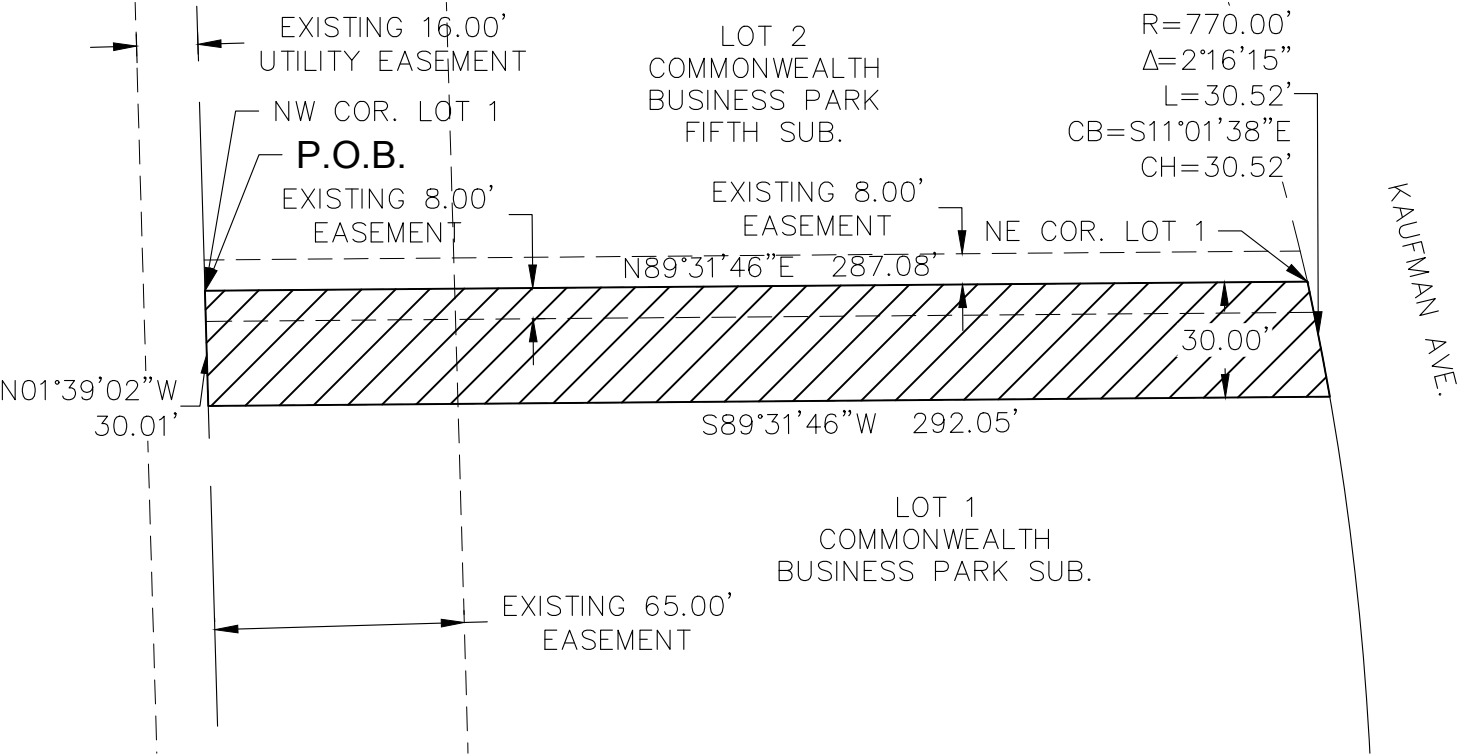
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DATE: Jan 08, 2020 10:02am XREFS: v_xrway_gimsp_73110 V_XTOPO_GIMSP_73110

PROJECT NO: 2017-3110	UTILITY EASEMENT		201 East 2nd Street Grand Island, NE 68801 TEL 308.384.8750	EXHIBIT
DRAWN BY: LS				
DATE: 1.8.2020				

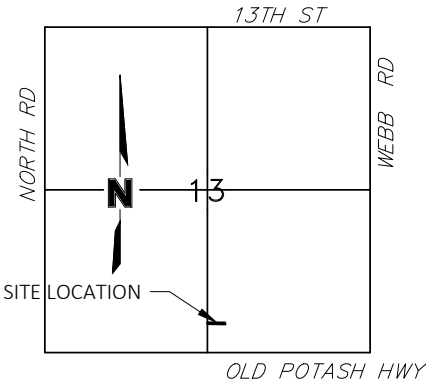
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DRAINAGE EASEMENT

CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA
TRACT NO. 13
OLD POTASH HIGHWAY PAVING IMPROVEMENTS

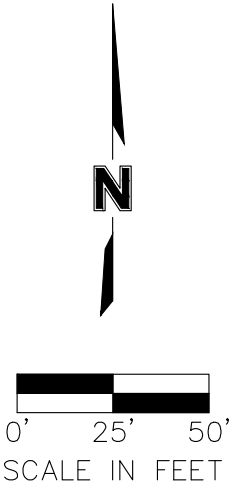


LOCATION MAP
SEC. 13 T11N-R10W



LEGEND

- EXISTING EASEMENT LINE
- - - EXISTING PROPERTY LINE
- ▨ PROPOSED TEMPORARY EASEMENT



DRAINAGE EASEMENT DESCRIPTION

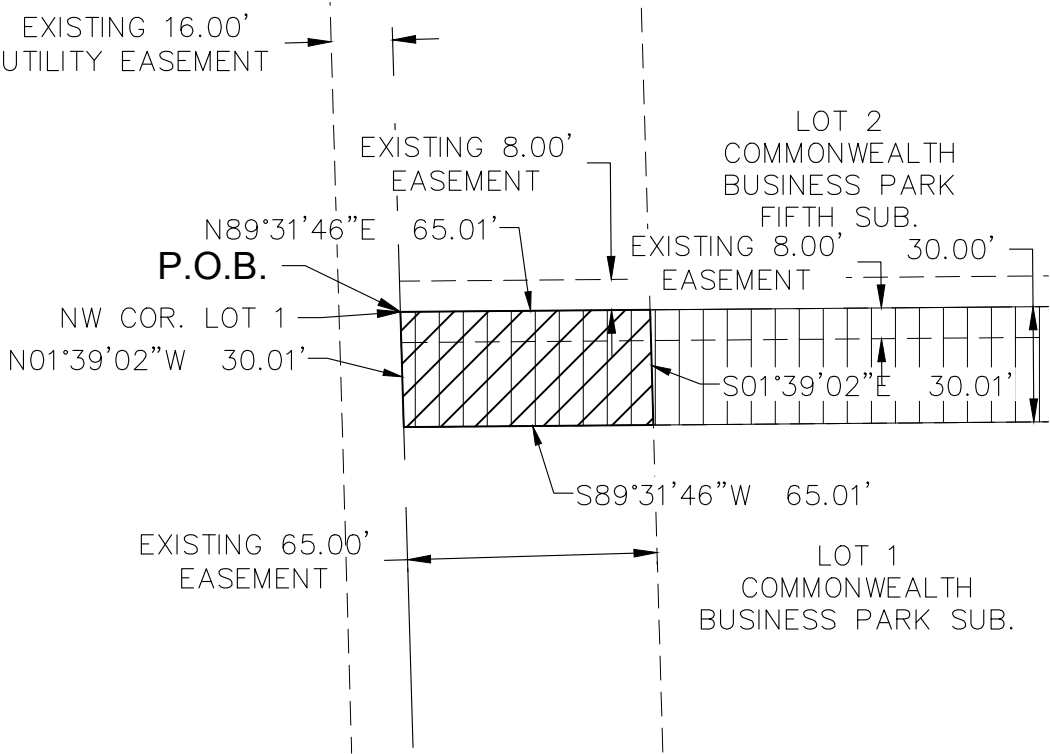
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PROJECT NO: 2017-3110	DRAINAGE EASEMENT		201 East 2nd Street Grand Island, NE 68801 TEL 308.384.8750	EXHIBIT
DRAWN BY: LS				
DATE: 1.8.2020				

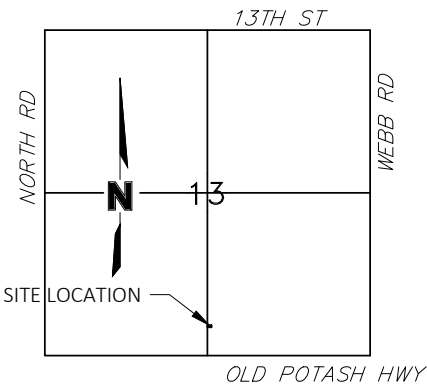
ACCESS EASEMENT

CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA
TRACT NO. 13
OLD POTASH HIGHWAY PAVING IMPROVEMENTS



LOCATION MAP

SEC. 13 T11N-R10W



LEGEND

- EXISTING EASEMENT LINE
- EXISTING PROPERTY LINE
- /// PROPOSED ACCESS EASEMENT
- PROPOSED DRAINAGE EASEMENT



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PROJECT NO: 2017-3110

DRAWN BY: LS

DATE: 1.8.2020

ACCESS EASEMENT

olsson

201 East 2nd Street
Grand Island, NE 68801
TEL 308.384.8750

EXHIBIT