



City of Grand Island

Tuesday, July 14, 2020

Council Session

Item G-7

#2020-159 - Approving Acquisition of Public Right-of-Way for Old Potash Highway Roadway Improvements; Project No. 2019-P-1 (Concord Development, Pontious, GStar Investments, Hornady, Levander, Cummins

This item relates to the aforementioned Public Hearing item E-4.

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

RESOLUTION 2020-159

WHEREAS, public right-of-way is required by the City of Grand Island for Old Potash Highway Roadway Improvements; Project No. 2019-P-1, from several property owners described as follows:

<i>Property Owner</i>	<i>Legal Description</i>	<i>Amount</i>
Concord Investments, LLC fka Concord Development, LLC	<p>A TRACT OF LAND LOCATED IN PART OF LOT 0, BLOCK A, CRANE VALLEY SUBDIVISION, LOT 1, CRANE VALLEY 7TH SUBDIVISION, LOT 2, CRANE VALLEY 6TH SUBDIVISION, IN THE CITY OF GRAND ISLAND, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:</p> <p>COMMENCING AT THE NORTHWEST (NW) CORNER OF THE SOUTHEAST QUARTER (SE ¼) SECTION THIRTEEN (13) TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M.; THENCE ON AN ASSUMED BEARING OF N01°37'40"W ALONG THE WEST LINE OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 13, A DISTANCE OF 80.01 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF FAIDLEY AVENUE, POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 2 TO THE POINT OF BEGINNING; THENCE N01°38'03"W ALONG THE SAID WEST LINE OF SAID NE ¼ OF SECTION 13, A DISTANCE OF 1189.99 FEET; THENCE N88°22'00"E A DISTANCE OF 90.00 FEET; THENCE S01°38'00"E A DISTANCE OF 698.58 FEET TO A POINT OF CURVATURE; THENCE AROUND A CURVE IN A CLOCKWISE DIRECTION HAVING A DELTA ANGLE OF 18°46'25", A RADIUS OF 780.00 FEET; A CHORD BEARING OF S08°38'34"W, A CHORD DISTANCE OF 254.43 FEET, A DISTANCE OF 254.43 FEET; THENCE S18°01'47"W A DISTANCE OF 43.42 FEET; THENCE S01°38'00"E A DISTANCE OF 200.63 FEET TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE OF FAIDLEY AVENUE; THENCE S89°14'44"W ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 29.98; TO A POINT OF BEGINNING. SAID TRACT CONTAINS 89,021 SF.</p>	\$0.00
Barbara M. Pontious	<p>A TRACT OF LAND CONSISTING OF PART OF AN UNPLATTED TRACT LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE ¼, SE ¼) OF SECTION FOURTEEN (14), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:</p> <p>BEGINNING AT THE SOUTHEAST (SE) CORNER OF SECTION FOURTEEN (14), T11N, R10W OF THE 6TH P.M., HALL COUNTY, NEBRASKA; THENCE ON AN ASSUMED BEARING OF S89°28'09"W ALONG THE SOUTH LINE OF SOUTHEAST QUARTER (SE ¼) OF SAID SEC. 14, A DISTANCE OF 290.46 FEET</p>	\$6,810.00

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

	<p>TO THE SOUTHWEST CORNER OF SAID UNPLATTED TRACT; THENCE N01°40'18"W ALONG THE WEST LINE OF SAID UNPLATTED TRACT, A DISTANCE OF 40.01 FEET TO THE SOUTHEAST CORNER OF LOT 2, PONTIOUS SUBDIVISION, HALL COUNTY, NEBRASKA; THENCE N89°28'09"E PARALLEL TO AND 40.00 FEET NORTH OF THE SOUTH LINE OF SAID SE ¼ OF SECT. 14, A DISTANCE OF 29.00 FEET TO A POINT OF CURVATURE; THENCE AROUND A CURVE IN A COUNTER-CLOCKWISE DIRECTION HAVING A DELTA ANGLE OF 008°41'06", A RADIUS OF 710.50 FEET, A CHORD BEARING OF N85°07'36"E WITH A CHORD DISTANCE OF 107.59 FEET, AN ARC LENGTH OF 107.70 FEET; THENCE N72°41'14"E A DISTANCE OF 52.86 FEET; THENCE N75°08'25"E A DISTANCE OF 34.13 FEET TO A POINT OF CURVATURE; THENCE AROUND A CURVE IN A COUNTER-CLOCKWISE DIRECTION HAVING A DELTA ANGLE OF 066°44'39", A RADIUS OF 50.00 FEET, A CHORD BEARING OF N40°22'52"E WITH A CHORD DISTANCE OF 55.01 FEET, AN ARC LENGTH OF 58.25 FEET; THENCE N01°40'18"W PARALLEL TO AND 33.00 FEET WEST OF THE EAST LINE OF SAID SE ¼ OF SEC. 14, A DISTANCE OF 311.62 FEET TO A POINT ON THE SOUTH LINE OF POTASH SUBDIVISION, HALL COUNTY, NEBRASKA; THENCE N89°33'28"E ALONG THE SOUTH LINE OF SAID POTASH SUB., A DISTANCE OF 33.01 FEET TO A POINT ON THE EAST LINE OF SAID SE ¼ OF SEC. 14; THENCE S01°40'17"E ALONG THE EAST LINE OF SAID SE ¼ OF SEC. 14, A DISTANCE OF 425.02 FEET TO A POINT OF BEGINNING. SAID TRACT CONTAINS 27,970 SF, OF WHICH 22,523 SF ARE EXISTING COUNTY ROAD ROW.</p>	
GStar Investments, LLC	<p>A TRACT OF LAND LOCATED IN LOT 3, WESTGATE FIFTH SUBDIVISION, IN THE CITY OF GRAND ISLAND, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:</p> <p>COMMENCING AT THE NORTHWEST CORNER OF LOT 6 WESTGATE FIFTH SUBDIVISION, IN THE CITY OF GRAND ISLAND, NEBRASKA; THENCE ON AN ASSUMED BEARING OF N88°43'07"E ALONG THE NORHT LINE OF WESTGATE FIFTH SUBDIVISION, LINE ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF OLD POTASH HIGHWAY, A DISTANCE OF 573.25 TO A POINT OF BEGINNING; THENCE N88°43'07"E ALONG THE NORTH LINE OF SAID LOT 3, LINE ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF SAID OLD POTASH HIGHWAY, A DISTANCE OF 6.84 FEET; THENCE S46°03'17"E ALONG THE NORTHEAST LINE OF SAID LOT 3, A DISTANCE OF 28.27 FEET; S00°57'04"E ALONG THE EAST LINE OF SAID LOT 3, LINE ALSO BEING THE WEST RIGHT-OF-WAY LINE OF CLAUDE ROAD, A DISTANCE OF 62.64 TO A POINT OF CURVATURE; THENCE</p>	\$3,160.00

	<p>AROUND A CURVE IN A COUNTER- CLOCKWISE DIRECTION HAVING A DELTA ANGLE OF 8°57'42", RADIUS OF 440.00 FEET, A CHORD BEARING OF N16°19'15"W, A CHORD DISTANCE OF 68.75 FEET, AN ARC LENGTH OF 68.82 FEET TO A POINT OF CONTINUED CURVATURE; THENCE AROUND A CURVE IN A COUNTER-CLOCKWISE DIRECTION HAVING A DELTA ANGLE OF 16°17'48", A RADIUS OF 65.00 FEET, A CHORD BEARING OF N28°57'00"W, A CHORD DISTANCE OF 18.43 FEET, AN ARC LENGTH OF 18.49 FEET TO A POINT OF BEGINNING. SAID TRACT CONTAINS 702 SQ FT.</p>	
Hornady Family Limited Partnership	<p>A TRACT OF LAND LOCATED IN PART OF THE NORTH HALF OF THE NORTHEAST QUARTER (N ½, NE 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>BEGINNING AT THE NORTH QUARTER (N ¼) CORNER OF SECTION 24, T11N, R10W, HALL COUNTY, NEBRASKA; THENCE ON AN ASSUMED BEARING OF N89°28'39"E ALONG THE NORTH LINE OF THE NORTHEAST QUARTER (NE ¼) OF SAID SECTION 24, A DISTANCE OF 725.40 FEET TO THE NORTHWEST CORNER OF ANDERSON THIRD SUBDIVISION, CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA; THENCE S00°41'32"E ALONG THE WEST LINE OF SAID ANDERSON THIRD SUBDIVISION, A DISTANCE OF 49.05 FEET; THENCE N89°05'25"W A DISTANCE OF 221.94 FEET; THENCE S89°28'39"W PARALLEL TO AND 43.50 FEET SOUTH OF THE NORTH LINE OF SAID NE ¼ OF SECTION 24, A DISTANCE OF 406.93 FEET; THENCE S64°29'23"W A DISTANCE OF 69.83 FEET TO A POINT 33.00 FEET EAST OF THE WEST LINE OF SAID NE ¼ OF SECTION 24; THENCE S00°57'35"E PARALLEL TO AND 33.00 FEET EAST OF THE WEST LINE OF SAID NE ¼ OF SECTION 24, A DISTANCE OF 138.89 FEET; THENCE S89°02'25"W A DISTANCE OF 33.00 FEET TO A POINT ON THE WEST LINE OF SAID NE ¼ OF SECTION 24; THENCE N00°57'35"W ALONG THE WEST LINE OF SAID NE ¼ OF SECTION 24, A DISTANCE OF 212.15 FEET TO A POINT OF BEGINNING. SAID TRACT CONTAINS 38,668 SF, OF WHICH 29,903 SF ARE EXISTING COUNTY RIGHT-OF-WAY AND 8,765 SF IS THE NEW RIGHT-OF-WAY HEREBY ACQUIRED.</p>	\$10,960.00
Brian D. Levander	<p>A TRACT OF LAND LOCATED IN LOT 1, COMMONWEALTH BUSINESS PARK SIXTH SUBDIVISION, AN ADDITION TO THE CITY OF GRAND ISLAND, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:</p> <p>BEGINNING AT THE SOUTHEAST CORNER OF LOT 1, COMMONWEALTH BUSINESS PARK SIXTH SUBDIVISION, AN</p>	\$17,140.00

	<p>ADDITION TO THE CITY OF GRAND ISLAND, NEBRASKA; THENCE ON AN ASSUMED BEARING OF S89°30'09"W ALONG THE SOUTH LINE OF SAID LOT 1, LINE ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF OLD POTASH HIGHWAY, A DISTANCE OF 267.38 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE N01°35'48"W ALONG THE WEST LINE OF SAID LOT 1, LINE ALSO BEING THE EAST RIGHT-OF-WAY LINE OF KAUFMAN AVENUE, A DISTANCE OF 35.72 FEET; THENCE S46°03'34"E A DISTANCE OF 28.55 FEET; THENCE N89°28'39"E A DISTANCE OF 26.38 FEET; THENCE S89°05'25"E A DISTANCE OF 221.17 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1; THENCE S01°37'52"E ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 10.31 FEET TO A POINT OF BEGINNING. SAID TRACT CONTAINS 3,808 SF.</p>	
<p>John S. Cummins and Deann R. Cummins</p>	<p>A TRACT OF LAND LOCATED IN LOT 7, COMMONWEALTH BUSINESS PARK THIRD SUBDIVISION, AN ADDITION TO THE CITY OF GRAND ISLAND, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:</p> <p>BEGINNING AT THE NORTHWEST CORNER OF LOT 7, COMMONWEALTH BUSINESS PARK THIRD SUBDIVISION, AN ADDITION TO THE CITY OF GRAND ISLAND, NEBRASKA; THENCE ON AN ASSUMED BEARING OF N89°19'29"E ALONG THE NORTH LINE OF SAID LOT 7, A DISTANCE OF 15.00 FEET; THENCE S43°43'40"W A DISTANCE OF 20.99 FEET TO A POINT ON THE WEST LINE OF SAID LOT 7; THENCE N01°52'08"W ALONG THE WEST LINE OF SAID LOT 7, A DISANCE OF 15.00 FEET TO A POINT OF BEGINNING. SAID TRACT CONTAINS 112 SQ FT.</p> <p style="text-align: center;">AND</p> <p>A TRACT OF LAND LOCATED IN LOT 7, COMMONWEALTH BUSINESS PARK THIRD SUBDIVISION, AN ADDITION TO THE CITY OF GRAND ISLAND, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:</p> <p>BEGINNING AT THE NORTHEAST CORNER OF LOT 7, COMMONWEALTH BUSINESS PARK THIRD SUBDIVISION, AN ADDITION TO THE CITY OF GRAND ISLAND, NEBRASKA, SAID POINT ALSO BEING ON THE ARC OF A NONTANGENT 270.00 FOOT RADIUS CURVE CONCAVED TO THE SOUTHEAST; THENCE AROUND A CURVE IN A COUNTER-CLOCKWISE DIRECTION HAVING A DELTA ANGLE OF 11°32'07", A RADIUS OF 270.00 FEET, A CHORD BEARING OF S33°51'14"W, A CHORD DISTANCE OF 54.27 FEET; THENCE N00°40'31"W A DISTANCE OF 44.71 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 7; THENCE N89°19'29"E ALONG THE NORTH LINE OF SAID LOT 7, A DISTANCE OF 30.76 FEET TO A POINT OF BEGINNING.</p>	<p>\$2,250.00</p>

	SAID TRACT CONTAINS 638 SQ FT.	
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Total= \$40,320.00

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, July 14, 2020.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

RIGHT-OF-WAY
CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA
TRACT NO. 35
OLD POTASH HIGHWAY PAVING IMPROVEMENTS

N 1/4 COR.
SEC. 13, T11N, R10W

N88°22'00"E 90.00'

LOT 0, BLOCK A
CRANE VALLEY
SUBDIVISION

S01°38'00"E
698.58'

R=780.00'
Δ=18°46'25"
L=255.58'
CB=S08°38'34"W
CH=254.43'

LOT 1
CRANE VALLEY 7TH
SUBDIVISION

S18°01'47"W 43.42'

EXISTING 20.00' INGRESS/EGRESS EASEMENT

S01°38'00"E 200.63'

LOT 2
CRANE VALLEY 6TH
SUBDIVISION

EXISTING 20.00' TRAIL EASEMENT

FD: 1/2 PIPE

S89°14'44"W 29.98'

FAIDLEY AVE

N01°37'40"W 80.01'

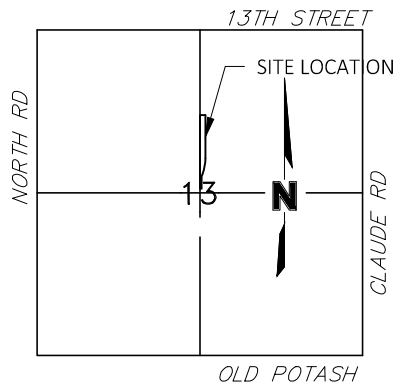
SW COR. OF NE 1/4
SEC. 13, R11N, R10W

COMMENCING POINT

N

0' 50' 100'
SCALE IN FEET

LOCATION MAP
SEC. 13 T11N-R10W



UNPLATTED

LEGEND

- SECTION CORNER
- SET CORNER (5/8"x24" REBAR W/CAP)
- FOUND CORNER (AS NOTED)
- EXISTING EASEMENT LINE
- EXISTING PROPERTY LINE
- RIGHT OF WAY BOUNDARY LINE
- M MEASURED DISTANCE
- R RECORDED DISTANCE

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PROJECT NO: 2017-3110
DRAWN BY: LS
DATE: 3.12.2020

RIGHT OF WAY

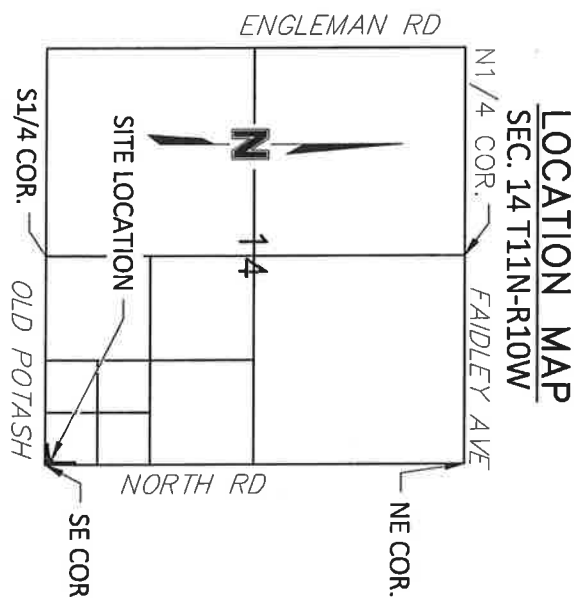
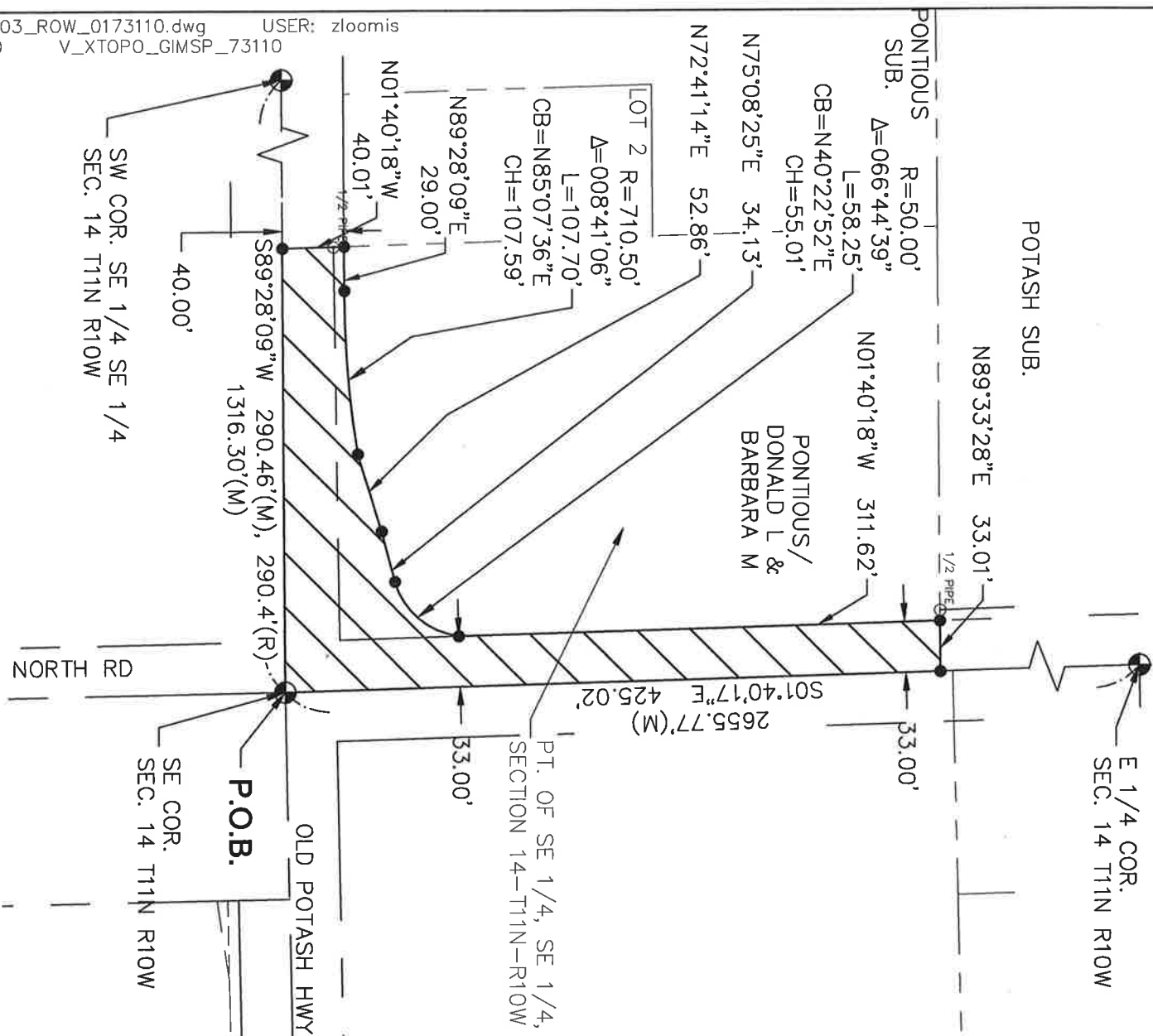
olsson

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

EXHIBIT

EXHIBIT "A"
Page 1 of 2

RIGHT-OF-WAY
CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA
TRACT NO. 3
OLD POTASH HIGHWAY PAVING IMPROVEMENTS



- LEGEND**
- SECTION CORNER
 - SET CORNER (5/8"x24" REBAR W/CAP)
 - FOUND CORNER (AS NOTED)
 - EXISTING EASEMENT LINE
 - EXISTING PROPERTY LINE
 - RIGHT OF WAY BOUNDARY LINE
 - M MEASURED DISTANCE
 - R RECORDED DISTANCE

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PROJECT NO: 2017-3110
DRAWN BY: LS
DATE: 1.16.2020

RIGHT OF WAY

olsson

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

EXHIBIT

1

EXHIBIT “A”
Page 2 of 2

RIGHT-OF-WAY
CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA
OLD POTASH PAVING IMPROVEMENTS
TRACT NO. 3

RIGHT-OF-WAY DESCRIPTION

A TRACT OF LAND CONSISTING OF PART OF AN UNPLATTED TRACT LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE 1/4, SE 1/4) OF SECTION FOURTEEN (14), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST (SE) CORNER OF SECTION FOURTEEN (14), T11N, R10W OF THE 6TH P.M., HALL COUNTY, NEBRASKA; THENCE ON AN ASSUMED BEARING OF S89°28'09"W ALONG THE SOUTH LINE OF SOUTHEAST QUARTER (SE 1/4)OF SAID SEC. 14, A DISTANCE OF 290.46 FEET TO THE SOUTHWEST CORNER OF SAID UNPLATTED TRACT; THENCE N01°40'18"W ALONG THE WEST LINE OF SAID UNPLATTED TRACT, A DISTANCE OF 40.01 FEET TO THE SOUTHEAST CORNER OF LOT 2, PONTIOUS SUBDIVISION, HALL COUNTY, NEBRASKA; THENCE N89°28'09"E PARALLEL TO AND 40.00 FEET NORTH OF THE SOUTH LINE OF SAID SE 1/4 OF SEC. 14, A DISTANCE OF 29.00 FEET TO A POINT OF CURVATURE; THENCE AROUND A CURVE IN A COUNTER-CLOCKWISE DIRECTION HAVING A DELTA ANGLE OF 008°41'06", A RADIUS OF 710.50 FEET, A CHORD BEARING OF N85°07'36"E WITH A CHORD DISTANCE OF 107.59 FEET, AN ARC LENGTH OF 107.70 FEET; THENCE N72°41'14"E A DISTANCE OF 52.86 FEET; THENCE N75°08'25"E A DISTANCE OF 34.13 FEET TO A POINT OF CURVATURE; THENCE AROUND A CURVE IN A COUNTER-CLOCKWISE DIRECTION HAVING A DELTA ANGLE OF 066°44'39", A RADIUS OF 50.00 FEET, A CHORD BEARING OF N40°22'52"E WITH A CHORD DISTANCE OF 55.01 FEET, AN ARC LENGTH OF 58.25 FEET; THENCE N01°40'18"W PARALLEL TO AND 33.00 FEET WEST OF THE EAST LINE OF SAID SE 1/4 OF SEC. 14, A DISTANCE OF 311.62 FEET TO A POINT ON THE SOUTH LINE OF POTASH SUBDIVISION, HALL COUNTER, NEBRASKA; THENCE N89°33'28"E ALONG THE SOUTH LINE OF SAID POTASH SUB., A DISTANCE OF 33.01 FEET TO A POINT ON THE EAST LINE OF SAID SE 1/4 OF SEC. 14; THENCE S01°40'17"E ALONG THE EAST LINE OF SAID SE 1/4 OF SEC. 14, A DISTANCE OF 425.02 FEET TO A POINT OF BEGINNING. SAID TRACT CONTAINS 27,970 SF, OF WHICH 22,523 SF ARE EXISTING COUNTY ROAD ROW.

SECTION TIES

SE COR. SEC. 14, T11N, R10W
FND SURVEY SPIKE W/ WASHER @ ASPHALT SURFACE AND ON CL OF N-S RD.
N 2.0 TO CL OF E-W RD
NE 51.64 TO MAG AND WASHER IN PWP
SW 59.87 TO RED HAEAD IN PWP
WSW 51.83 TO MAG AND WASHER IN PWP
NW 45.50 TO MAG AND WASHER ON TOP OF SAWED OFF PWP

E 1/4 COR. SEC. 14, T11N, R10W
E 1.5 TO CL N-S RD
E 31.37 TO CHISELED X ON TOP OF 24" RCP
SE 41.82 TO CENTER OF SDMH
SW 36.30 TO MAG AND WASHER ON TOP OF 24" CMP (N. SIDE)
NNW 94.97 TO MAG AND WASHER IN PWP

SW COR. SE 1/4 SE 1/4 SEC. 13, T11N, R10W
MAG NAIL W/ WASHER @ ASPHALT SURFACE IN LINE W/ CHAIN LINK FENCE NORTH
S 1.0 TO CL E-W RD
NNE 18.48 TO SW COR OF ONC. FOUNDATION FOR FLASHING PED POLE
NNE 32.72 TO MAG AND WASHER IN PWP
SSE 35.57 TO RED HEAD IN PWP
SSW 47.72 TO CENTER OF SSMH

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON NOVEMBER 1, 2019 UNDER MY PERSONAL SUPERVISION, I COMPLETED AN ACCURATE SURVEY OF A TRACT OF LAND BEING PART OF SE 1/4 OF SECTION 14, T11N R10W 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.

DOUG STEVENSON, NEBRASKA REGISTERED LAND SURVEYOR NO. LS-485

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DATE

PROJECT NO: 2017-3110
DRAWN BY: LS
DATE: 1.16.2020

RIGHT OF WAY

Olsson
201 East 2nd Street
Grand Island, NE 68801
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EXHIBIT
2

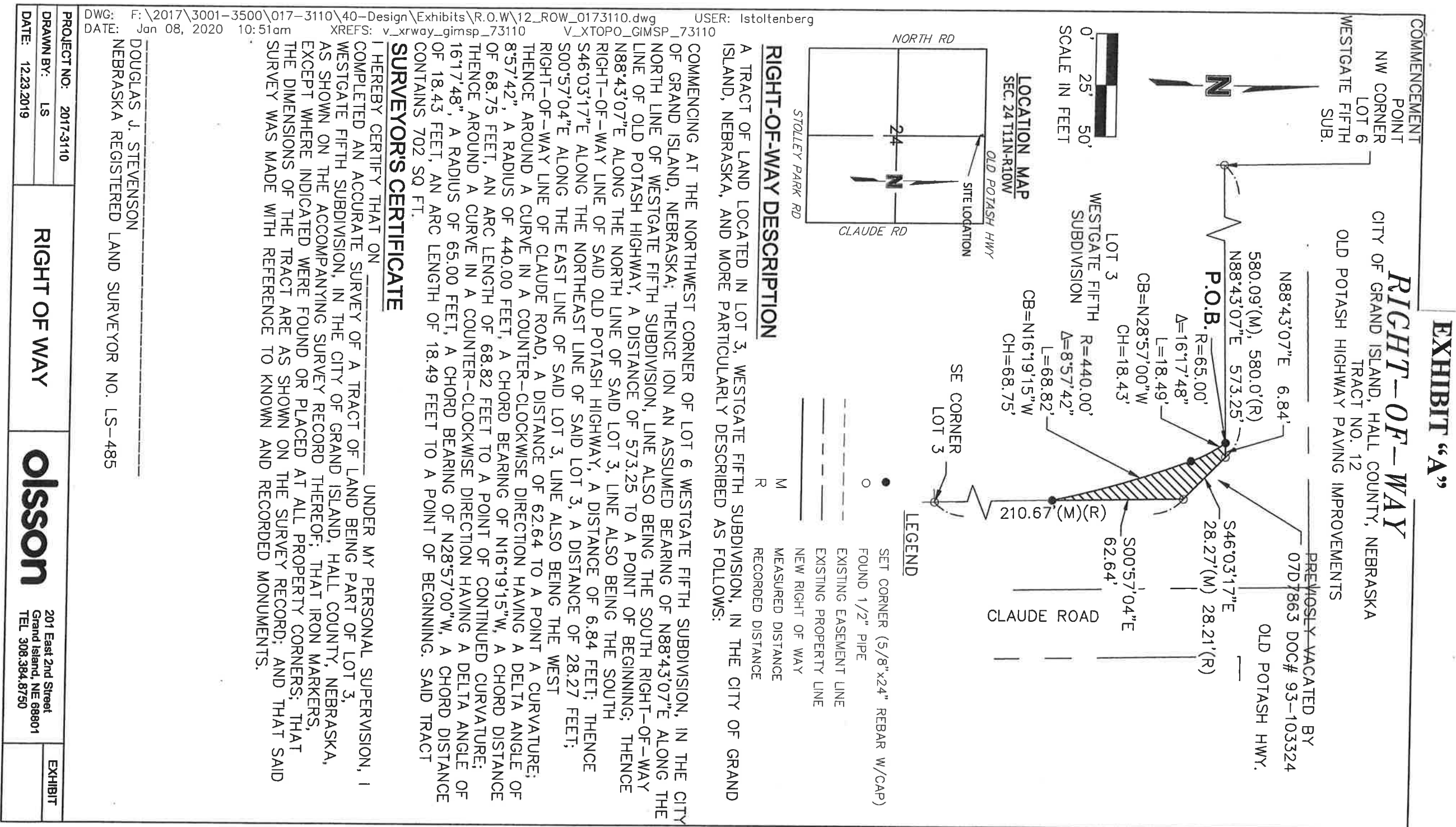


EXHIBIT "A"
Page 1 of 2
RIGHT-OF-WAY
 CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA
 TRACT NO. 14
 OLD POTASH HIGHWAY PAVING IMPROVEMENTS

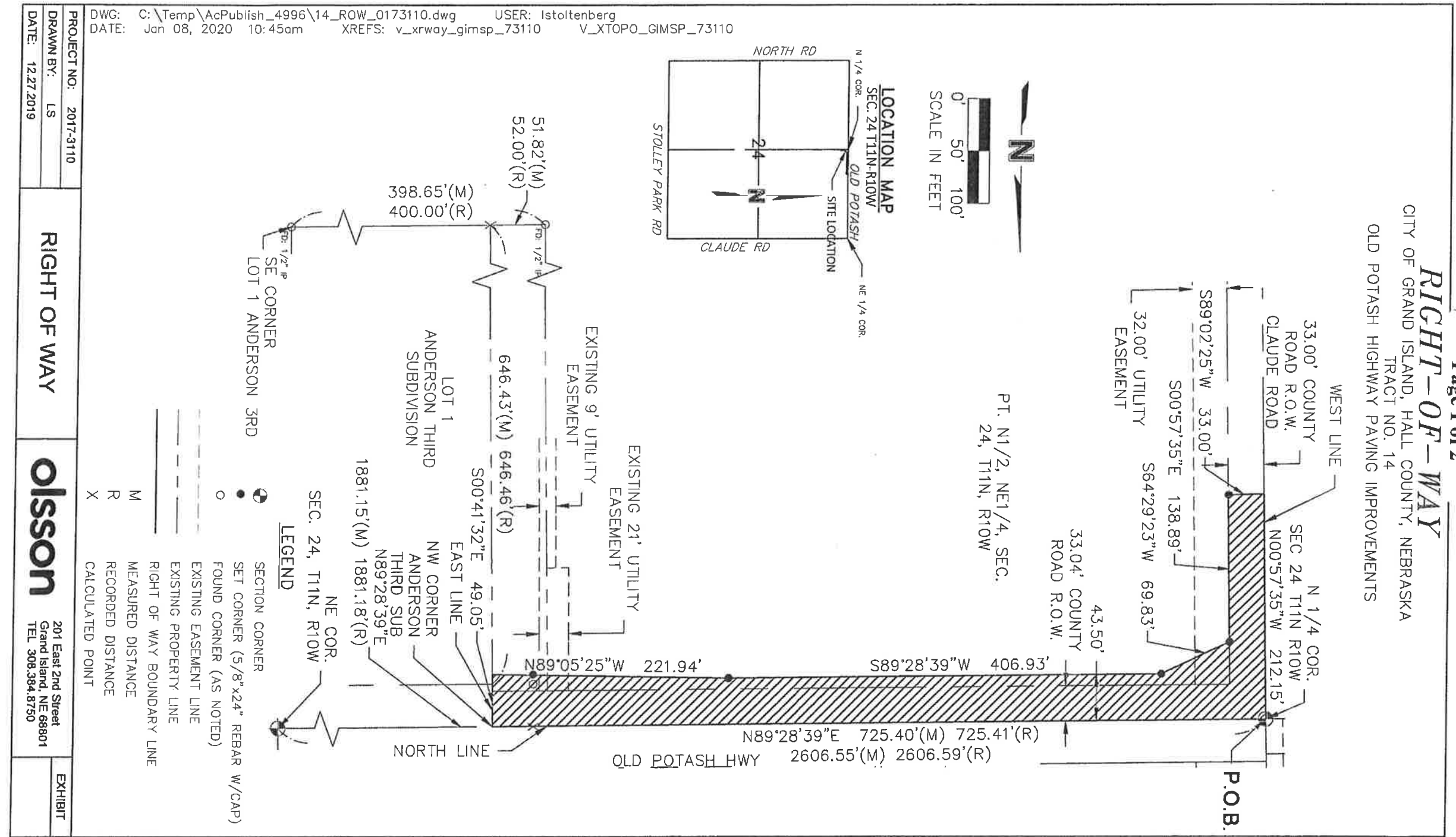


EXHIBIT "A"

RIGHT-OF-WAY

CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA
TRACT NO. 14
OLD POTASH PAVING IMPROVEMENTS

RIGHT-OF-WAY DESCRIPTION

A TRACT OF LAND LOCATED IN PART OF THE NORTH HALF OF THE NORTHEAST QUARTER (N 1/2, NE 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:

BEGINNING AT THE NORTH QUARTER (N1/4) CORNER OF SECTION 24, T11N, R10W, HALL COUNTY, NEBRASKA; THENCE ON AN ASSUMED BEARING OF N89°28'39"E ALONG THE NORTH LINE OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 24, A DISTANCE OF 725.40 FEET TO THE NORTHWEST CORNER OF ANDERSON THIRD SUBDIVISION, CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA; THENCE S00°41'32"E ALONG THE WEST LINE OF SAID ANDERSON THIRD SUBDIVISION, A DISTANCE OF 49.05 FEET; THENCE N89°05'25"W A DISTANCE OF 221.94 FEET; THENCE S89°28'39"W PARALLEL TO AND 43.50 FEET SOUTH OF THE NORTH LINE OF SAID NE 1/4 OF SECTION 24, A DISTANCE OF 406.93 FEET; THENCE S64°29'23"W A DISTANCE OF 69.83 FEET TO A POINT 33.00 FEET EAST OF THE WEST LINE OF SAID NE 1/4 OF SECTION 24; THENCE S00°57'35"E PARALLEL TO AND 33.00 FEET EAST OF THE WEST LINE OF SAID NE 1/4 OF SECTION 24, A DISTANCE OF 138.89 FEET; THENCE S89°02'25"W A DISTANCE OF 33.00 FEET TO A POINT ON THE WEST LINE OF SAID NE 1/4 OF SECTION 24; THENCE N00°57'35"W ALONG THE WEST LINE OF SAID NE 1/4 OF SECTION 24, A DISTANCE OF 212.15 FEET TO A POINT OF BEGINNING. SAID TRACT CONTAINS 38,668 SF, OF WHICH 29,903 SF ARE EXISTING COUNTY RIGHT-OF-WAY AND 8,765 SF IS THE NEW RIGHT-OF-WAY HEREBY ACQUIRED.

SECTION TIES

N 1/4 COR. SECTION 24-T11N-R10W
FND SURVEY SPIKE W/ WASHER @ ASPHALT GRADE
S 2.0 TO CL E-W RD
W 12.0 TO CL RD SOUTH
SE 42.66 TO X NAILS IN PWP
SW 88.56 TO MAG AND WASHER IN PPL
NW 42.09 TO X NAILS IN PWP
N 32.58 TO REDHEAD IN PWP

NE COR. SECTION 24-T11N-R10W
FND ALUM CAP @ CONC. SURFACE, ON CL OF E-W STREET
E 10.0 TO CL N-S ST.
SW 67.30 TO REDHEAD IN PWP
NW 81.26 TO REDHEAD IN PWP
NE 92.18 TO MAG NAIL IN PWP
SE 100.47 TO MAG AND WASHER IN PWP

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON _____ UNDER MY PERSONAL SUPERVISION, I COMPLETED AN ACCURATE SURVEY OF A TRACT OF LAND BEING PART OF PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 11 NORTH, RANGE 10 WEST OF THE 6TH P.M., 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.

DOUGLAS J. STEVENSON
NEBRASKA REGISTERED LAND SURVEYOR NO. LS-485

DWG: C:\Temp\AcPublish_4996\14_ROW_0173110.dwg USER: Istoltenberg
DATE: Jan 08, 2020 10:45am XREFS: v:\xroway_gimsp_73110 V_XTOPO_GIMSP_73110

PROJECT NO:	2017-3110	RIGHT OF WAY	olsson	201 East 2nd Street Grand Island, NE 68801 TEL 308.384.8750	EXHIBIT
DRAWN BY:	LS				
DATE:	12.27.2019				

