



City of Grand Island

Tuesday, July 14, 2020

Council Session

Item E-4

Public Hearing on 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)

Council action will take place under Consent Agenda item G-7.

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

Council Agenda Memo

From: Keith Kurz PE, Assistant Public Works Director

Meeting: July 14, 2020

Subject: Public Hearing on Acquisition of Public Right-of-Way for Old Potash Highway Roadway Improvements; Project No. 2019-P-1 (Concord Development, LLC- 3645 W 13th Street, Pontious- 124 N North Rd, GStar Investments- 3703 W Old Potash Hwy, Hornady- 3625 W Old Potash Hwy, Levander- 3620 W Old Potash Hwy, Cummins- 224 Kaufman Ave)

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

Background

The Old Potash Highway Roadway Improvements; Project No. 2019-P-1 is for improvements to Old Potash Highway, as well as intersecting roadways from North Road to Webb Road. The interaction between the various traffic features is complex, so an overall master plan was created to ensure that the individual projects will function together and address other safety issues in these areas. This plan includes widening and reconfiguring Old Potash Highway, signal and geometric improvements at each intersection, access management throughout the corridor, and improvements to the north and south of the Old Potash Highway corridor. Improvements are needed to allow the corridor to safely handle the ever increasing traffic in this area.

Nebraska State Statutes stipulate that the acquisition of property requires a public hearing to be conducted with the acquisition approved by the City Council.

Discussion

Public right-of-way is needed to accommodate intersection improvements for the Old Potash Highway Roadway Improvements; Project No. 2019-P-1. The property owners have signed the necessary documents to grant the property, as shown on the attached drawings.

Engineering staff of the Public Works Department negotiated with the property owners for such purchases.

<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 TO THE SOUTHWEST CORNER OF SAID UNPLATTED TRACT; THENCE N01°40'18"W ALONG THE WEST LINE OF SAID</p>	\$6,810.00

	<p>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>	
<p>Hornady Family Limited Partnership</p>	<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>	<p>\$10,960.00</p>

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 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>	\$17,140.00
John S. Cummins and Deann R. Cummins	<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</p>	\$2,250.00

	<p>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. SAID TRACT CONTAINS 638 SQ FT.</p>	
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Total= \$40,320.00

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 conduct a Public Hearing and approve acquisitions of the public right-of-way from the affected property owners, in the total amount of \$40,320.00.

Sample Motion

Move to approve the acquisitions.

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

P.O.B.

S89°14'44"W 29.98'

FAIDLEY AVE

N01°37'40"W 80.01'

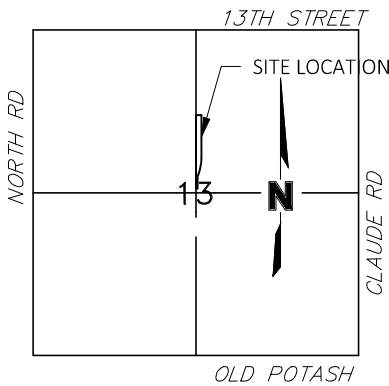
SW COR. OF NE 1/4
SEC. 13, R11N, R10W

COMMENCING POINT

N

0' 50' 100'
SCALE IN FEET

LOCATION MAP
SEC. 13 T11N-R10W



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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DATE: Mar 12, 2020 7:32am XREFS: v_xrway_gimsp_73110 V_XTOPO_GIMSP_73110

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
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EXHIBIT

RIGHT-OF-WAY

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

RIGHT-OF-WAY DESCRIPTION

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:

COMMENCING AT THE NORTHWEST (NW) CORNER OF THE SOUTHEAST QUARTER (SE1/4) SECTION THIRTEEN (13) RANGE 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 (NE1/4) OF SECTION 13, A DISTANCE OF 80.01 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF FAIDLY 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 NE1/4 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 FAIDLY 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.

SECTION TIES

SE CORNER OF NE 1/4 OF SECTION 13, R11N, R10W
FOUND 5/8" REBAR ± 1' BELOW GRADE ON SOUTH SIDE OF REFERENCE POST
N 40' TO CL OF EAST/WEST ROAD
E 1' TO CL OF FENCE SOUTH
WSW 70.97' TO MAG NAIL IN POWERPOLE
E 116.07' TO MAG NAIL IN POWERPOLE
N 15.84' TO 5/8" REBAR
SW 9.71' TO NORTHWEST CORNER OF WEST EBX

N 1/4 CORNER OF SECTION 13, R11N, R10W
FOUND ALUMINUM CAP AT GRADE CENTERLINE 13TH ST
S 32.15' TO RED HEAD NAIL IN EAST FACE OF POWER POLE
N 38.10' TO RED HEAD NAIL IN WEST FACE OF POWER POLE
NNE 57.16' TO RED HEAD NAIL IN WEST FACE OF POWER POLE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON MARCH 11, 2020 UNDER MY PERSONAL SUPERVISION, I COMPLETED AN ACCURATE SURVEY OF A TRACT OF LAND BEING 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, 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

DATE

DWG: F:\2017\3001-3500\017-3110\40-Design\Exhibits\R.O.W\35_ROW_0173110.dwg
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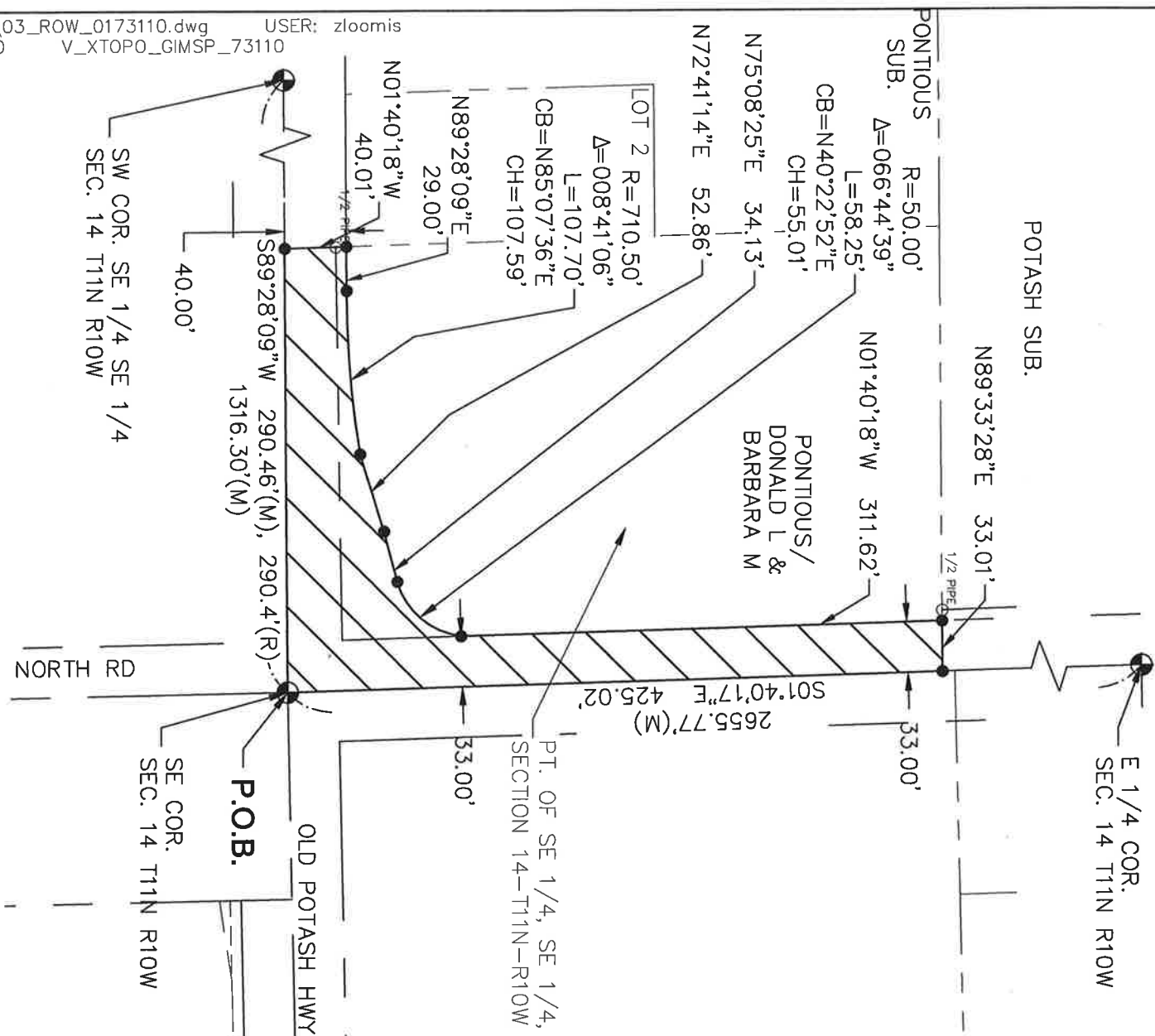
PROJECT NO: 2017-3110	RIGHT OF WAY		201 East 2nd Street Grand Island, NE 68801 TEL 308.384.8750	EXHIBIT
DRAWN BY: LS				
DATE: 3.12.2020				

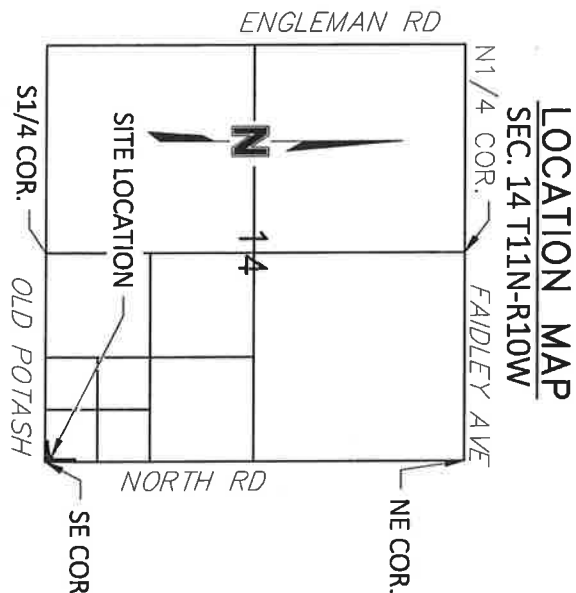
EXHIBIT "A"
Page 1 of 2

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	RIGHT OF WAY	<p>201 East 2nd Street Grand Island, NE 68801 TEL 308.384.8750</p>	EXHIBIT
DRAWN BY: LS			
DATE: 1.16.2020			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

DATE

PROJECT NO: 2017-3110

DRAWN BY: LS

DATE: 1.16.2020

RIGHT OF WAY

olsson

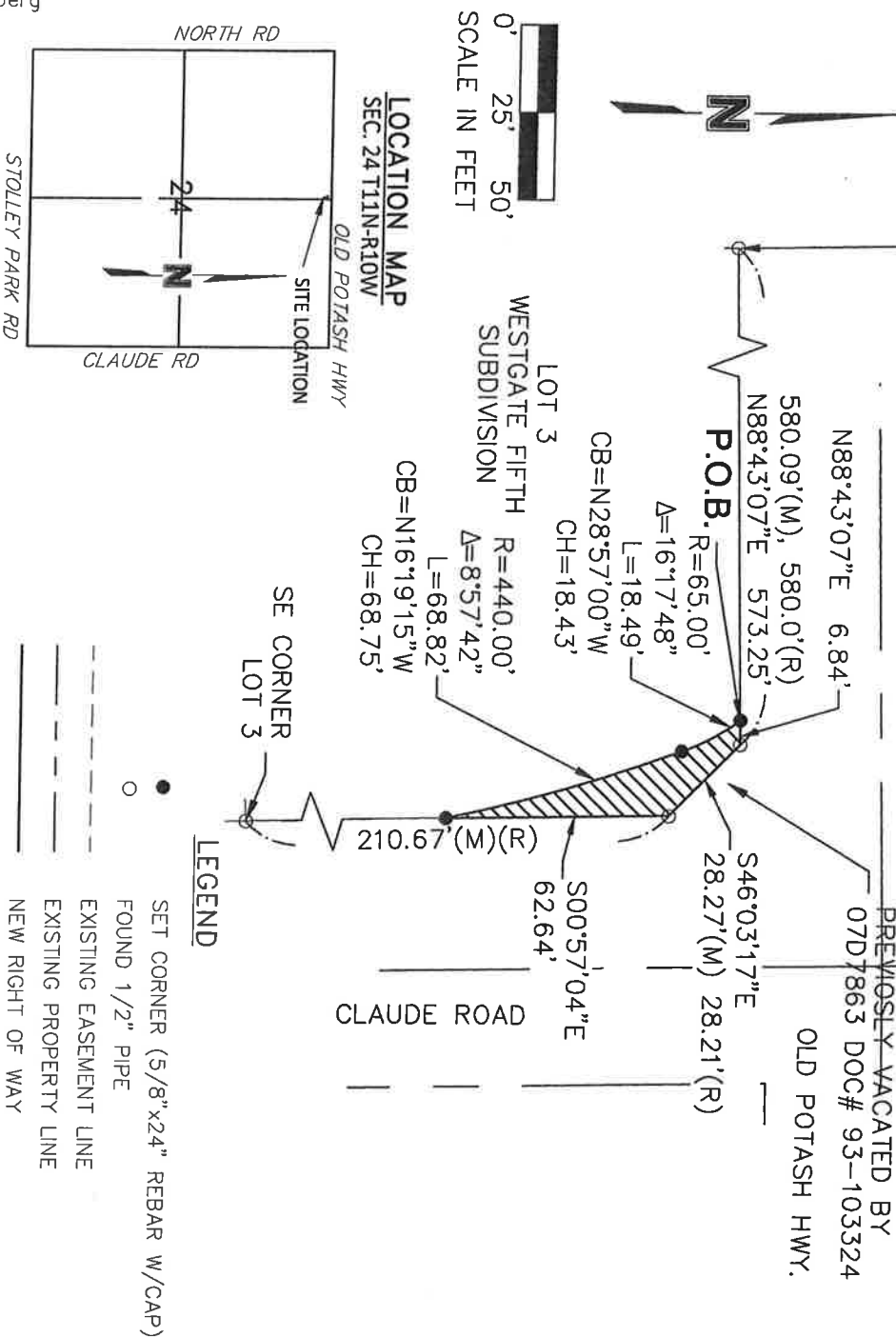
201 East 2nd Street
Grand Island, NE 68801
TEL 308.384.8750

EXHIBIT

2

EXHIBIT "A"

COMMENCEMENT POINT
NW CORNER LOT 6
WESTGATE FIFTH SUB.
RIGHT-OF-WAY
CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA
TRACT NO. 12
OLD POTASH HIGHWAY PAVING IMPROVEMENTS



RIGHT-OF-WAY DESCRIPTION

A TRACT OF LAND LOCATED IN LOT 3, WESTGATE FIFTH SUBDIVISION, IN THE CITY OF GRAND ISLAND, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 6 WESTGATE FIFTH SUBDIVISION, IN THE CITY OF GRAND ISLAND, NEBRASKA; THENCE ION AN ASSUMED BEARING OF N88°43'07"E ALONG THE NORTH 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; 500.57'04"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 A CURVATURE; THENCE AROUND A CURVE IN A COUNTER-CLOCKWISE DIRECTION HAVING A DELTA ANGLE OF 8°57'42", A 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.

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT ON _____ UNDER MY PERSONAL SUPERVISION, I COMPLETED AN ACCURATE SURVEY OF A TRACT OF LAND BEING PART OF LOT 3, WESTGATE FIFTH 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.

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

PROJECT NO: 2017-3110
DRAWN BY: LS
DATE: 12.23.2019

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. 14
 OLD POTASH HIGHWAY PAVING IMPROVEMENTS

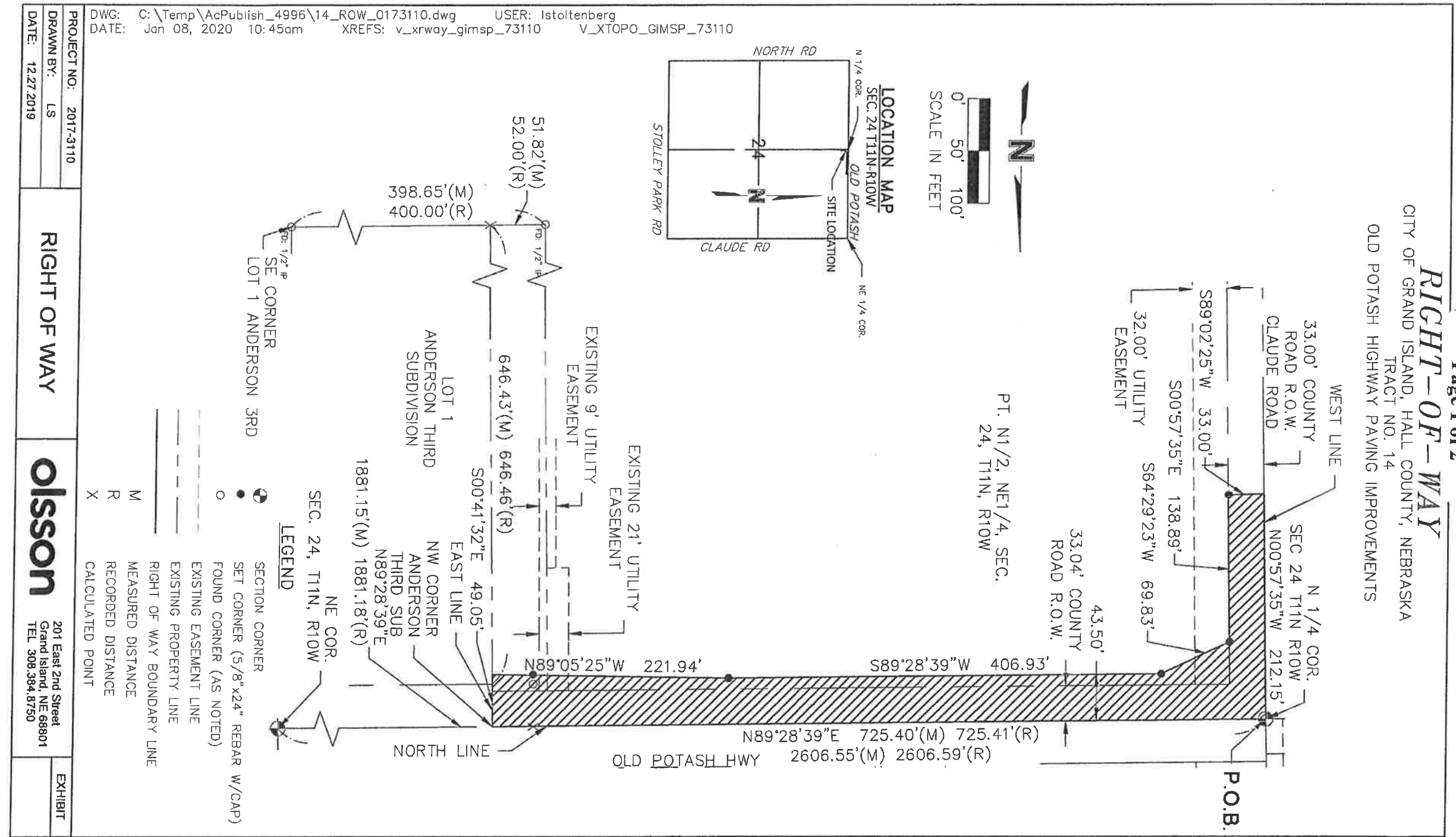


EXHIBIT "A"

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

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DATE: Jan 08, 2020 10:45am XREFS: v:\rway_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				

