

# **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 13 <sup>th</sup> 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.

Property Owner	Legal Description	Amount
Concord Investments, LLC fka Concord Development, LLC	A TRACT OF LAND LOCATED IN PART OF LOT 0, BLOCK A, CRANE VALLEY SUBDIVISION, LOT 1, CRANE VALLEY 7 <sup>TH</sup> SUBDIVISION, LOT 2, CRANE VALLEY 6 <sup>TH</sup> SUBDIVISION, IN THE CITY OF GRAND ISLAND, NEBRASKA, AND MORE PARTICLUARLY DESCRIBED AS FOLLOWS: 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 6 <sup>TH</sup> 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.	\$0.00
Barbara M. Pontious	A TRACT OF LAND CONSISTING OF PART OF AN UNPLATTED TRACT LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE <sup>1</sup> / <sub>4</sub> , SE <sup>1</sup> / <sub>4</sub> ) OF SECTION FOURTEEN (14), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6 <sup>TH</sup> 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 6 <sup>TH</sup> P.M., HALL COUNTY, NEBRASKA; THENCE ON AN ASSUMED BEARING OF S89°28'09"W ALONG THE SOUTH LINE OF SOUTHEAST QUARTER (SE <sup>1</sup> / <sub>4</sub> ) 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	\$6,810.00

	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 <sup>1</sup> / <sub>4</sub> 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 <sup>1</sup> / <sub>4</sub> 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.	
GStar Investments, LLC	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 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	\$3,160.00

	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.	
Hornady Family Limited Partnership	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 6 <sup>TH</sup> P.M., HALL COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: 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 S00°41'32''E ALONG THE WEST LINE OF SAID ANDERSON THIRD SUBDIVISION, A DISTANCE OF 49.05 FEET; THENCE S00°41'32''E ALONG THE WEST LINE OF SAID ANDERSON THIRD SUBDIVISION, A DISTANCE OF 49.05 FEET; THENCE S00°41'32''' A LONG THE WEST LINE OF SAID ANDERSON THIRD SUBDIVISION, A DISTANCE OF 49.05 FEET; THENCE S00°41'32'''' 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''''' 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.	\$10,960.00

Brian D. Levander	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: 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.	\$17,140.00
John S. Cummins and Deann R. Cummins	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: 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. AND 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: BEGINNING AT THE NORTHEAST CORNER OF LOT 7, COMMONWEALTH BUSINESS PARK THIRD SUBDIVISION, AN	\$2,250.00

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.	

Total= \$40,320.00

#### **Alternatives**

It appears that the Council has the following alternatives concerning the issue at hand. The Council may:

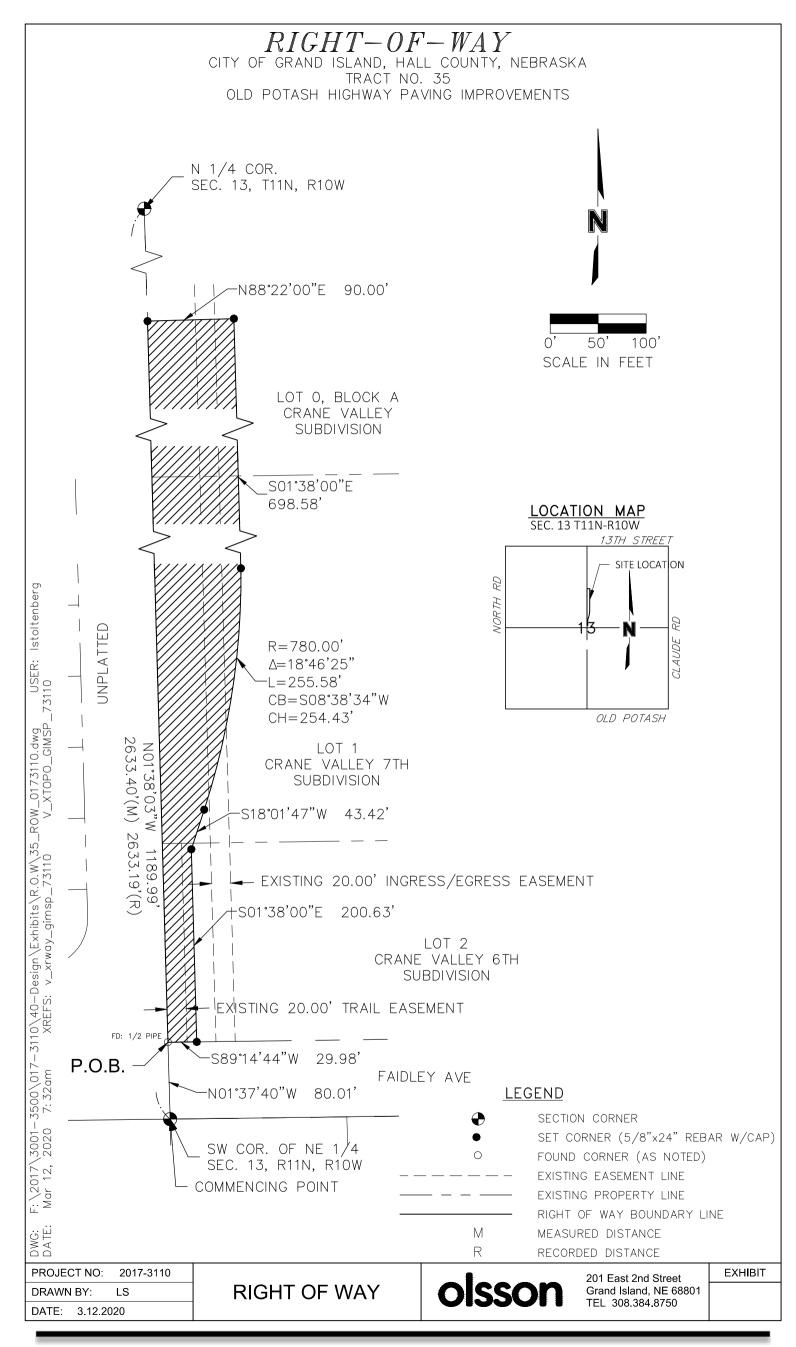
- 1. Move to approve
- 2. Refer the issue to a Committee
- 3. Postpone the issue to future date
- 4. Take no action on the issue

#### **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 PAVING IMPROVEMENTS

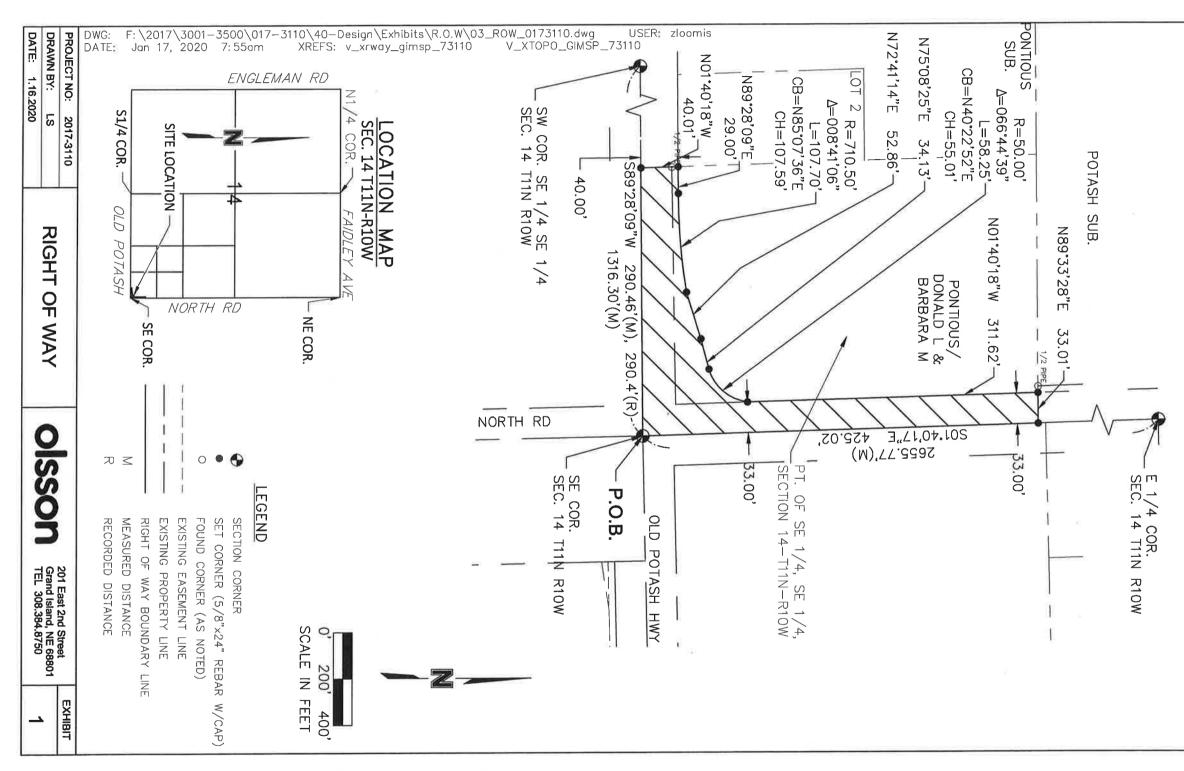
#### **RIGHT-OF-WAY DESCRIPTION**

A TRACT OF LAND LOCATED IN PART OF LOT O, 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 NO1\*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 NO1\*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 SO1\*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

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 Q OF EAST/WEST ROAD E 1' TO Q 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 N 1/4 CORNER OF SECTION 13, R11N, R10W FOUND ALUMINUM CAP AT GRADE CENTERLINE 13TH ST SURVEYOR'S CERTIFICATE
요즘 <u>SURVEYOR'S CERTIFICATE</u> 호합 Hereby Certify that on March 11, 2020 Under My Personal Supervision, I
A, CRANE VALLEY SUBDIVISION, LOT 1, CRANE VALLEY 7TH SUBDIVISION, LOT 2, CRANE A, CRANE VALLEY SUBDIVISION, IN THE CITY OF GRAND ISLAND, NEBRASKA, AS SHOWN ON THE 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 WERE FOUND OR PLACED AT ALL PROPERTY CORNERS; THAT THE DIMENSIONS OF THE REFERENCE TO KNOWN AND RECORDED MONUMENTS.
$\frac{8}{20}$ douglas j. stevenson, nebraska registered land surveyor no. LS-485
DATE: 
PROJECT NO:       2017-3110         DRAWN BY:       LS         RIGHTOF WAY       OISSON         TEL 308.384.8750
DATE: 3.12.2020



OLD POTASH HIGHWAY PAVING IMPROVEMENTS	TRACT NO. 3	CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA	NIGHI - OF - WAI	DICUT OF WAV	Page 1 of 2

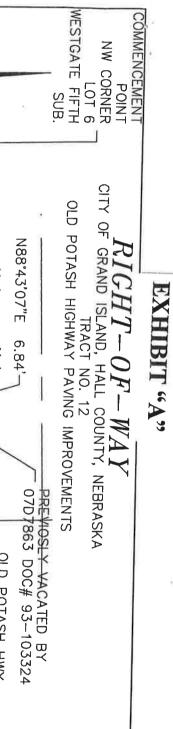
**EXHIBIT "A"** 

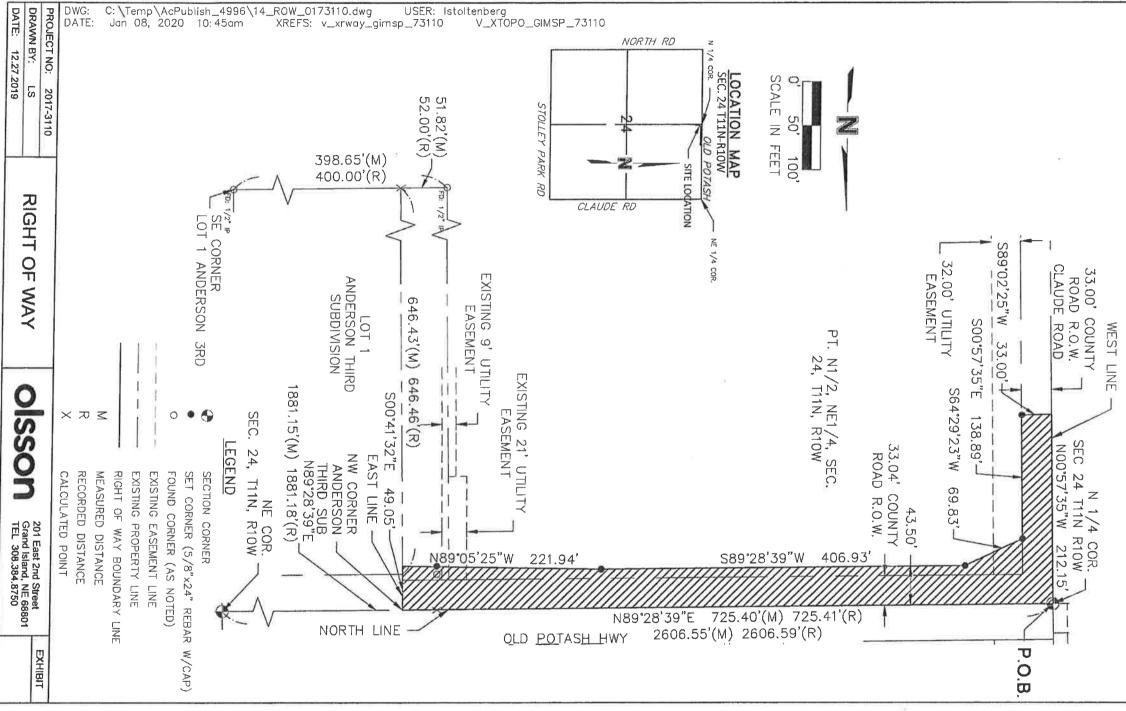
	DWO	<b>F</b> , <b>)</b> O	017 7001 7500 017 7110 10 5		DOW 0177110				
PROJECT NO: 2017-3110 DRAWN BY: LS DATE: 1.16.2020	DWG: DATE: DATE	- Ja DOUG STEVENSON, NEBRASKA		esign \Exhibits \R.O.W\03_  v_xrway_gimsp_73110	W_01/310.dwg MAG NAIL W/ WASHER @ ASPHALT 1.0 TO CL E-W RD V_XTOPO NNE 18.48 TO SW COR OF ONC. FO NNE 32.72 TO MAG AND WASHER I SSE 35.57 TO RED HEAD IN PWP V_SSW 47.72 TO CENTER OF SSMH	E 1/4 COR. SEC. 14, T1 E 1.5 TO CL N-S I E 31.37 TO CHISELED SE 41.82 TO CENTER O SW 36.30 TO MAG AND NNW 94.97 TO MAG AND	<u>SE COR, SEC</u> FND SURVEY N 2.0 Tr NE 51.64 Tr SW 59.87 Tr WSW 51.83 Tr WSW 51.83 Tr NW 45.50 Tr	SECTION TIES	A TRACT OF LAND CONSISTING OF F SOUTHEAST QUARTER (SE 1/4, SE WEST OF THE 6TH P.M., HALL COUN BEGINNING AT THE SOUTHEAST (SE) NEBRASKA; THENCE ON AN ASSUME 1/4)OF SAID SEC. 14, A DISTANCE 1 NO1'40'18" ALONG THE SOUTH LINE CORNER OF LOT 2, PONTIOUS SUBD FEET NORTH OF THE SOUTH LINE OI CURVATURE; THENCE AROUND A CU A RADIUS OF 710.50 FEET, A CHOR LENGTH OF 107.70 FEET; THENCE A S55.01 FEET, AN ARC LENGTH OF 58 LINE OF SAID SE 1/4 OF SEC. 14, A SUBDIVISION, HALL COUNTER, NEBRA DISTANCE OF 33.01 FEET TO A POIN THE EAST LINE OF SAID SE 1/4 OF CONTAINS 27,970 SF, OF WHICH 22
RIGHT OF WAY		REGISTERED LAND SURVEYOR	2019 UNI 2019 UNI TOF SE OWN ON T FOUND ON THE NN ON THE NN ON THE		T11N, R10W SURFACE IN LINE W/ DUNDATION FOR FLASH N PWP	<u>R10W</u> DN TOP OF 24" RCP DMH SHER ON TOP OF 24" CMP (N. SHER IN PWP	. 14. T11N. R10W SPIKE W/ WASHER @ ASPHALT SURFACE AND O CL OF E-W RD D MAG AND WASHER IN PWP D RED HAEAD IN PWP D MAG AND WASHER IN PWP D MAG AND WASHER ON TOP OF SAWED OFF P		STING OF PART OF AN UNPLATTED STING OF PART OF AN UNPLATTED 1/4, SE 1/4) OF SECTION FOURTE 1/4, SE 1/4) OF SECTION FOURTE HALL COUNTY, NEBRASKA, AND MOP HALL COUNTY, NEBRASKA, AND MOP HEAST (SE) CORNER OF SECTION FC AN ASSUMED BEARING OF S89'28'09 DISTANCE OF 290.46 FEET TO THE DISTANCE OF 290.46 FEET TO THE UNPLATTED TRA IOUS SUBDIVISION, HALL COUNTY, N IOUS SUBDIVISION, HALL COUNTY, N IOUS SUBDIVISION, HALL COUNTY, N IOUS SUBDIVISION, HALL COUNTY, N IOUS SUBDIVISION, HALL COUNTY, N IOUND A CURVE IN A COUNTER-CLO T, A CHORD BEARING OF N85'07'36 THENCE N72'41'14"E A DISTANCE OF THENCE N72'41'14"E A DISTANCE OF THENCE N72'41'14"E A DISTANCE OF THENCE N72'41'14"E A DISTANCE OF 311.62 FI FER, NEBRASKA; THENCE OF 311.62 FI FER, NEBRASKA; THENCE N89'33'28 TO A POINT ON THE EAST LINE OF SE 1/4 OF SEC. 14, A DISTANCE OF WHICH 22,523 SF ARE EXISTING OF
Olsson Grand Islam TEL 308.3		NO. LS-485	DER MY PERSONAL SUPERVISION, I COMPLETE 1/4 OF SECTION 14, T11N R10W IN THE CITY THE ACCOMPANYING SURVEY RECORD THEREO DR PLACED AT ALL PROPERTY CORNERS; TH/ SURVEY RECORD; AND THAT SAID SURVEY 1		CHAIN LINK FENCE NORTH	SIDE)	PWP		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), TTIN, RIOW 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 290.04 6 FEET TO THE SOUTH UNE OF SOUTH LINE OF SOUTHEAST QUARTER (SE 1/4)OF SAID SEC. 14, A DISTANCE OF SAID UNPLATTED TRACT; HENCE NOT40'18''W ALONG THE SOUTH LINE OF SAID SE 1/4 OF SEC. 14, A DISTANCE OF 40.01 FEET TO A POINT OF CURVATURE; THENCE AROUND A CURVE IN A COUNTER-CLOCKWISE DIRECTION HAVING A DELTA ANGLE OF 006'41'06'', 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 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 N85'07'36''E WITH A CHORD DISTANCE OF 52.86 FEET; THENCE INSTANCE OF 52.86 TEET; A LONG THE COT HAVING A DELTA ANGLE OF 06'44'39'', A RADIUS OF 50.00 FEET; A CHORD DISTANCE OF 52.86 FEET; THENCE INSTANCE OF 54.13 ANGLE OF 06'44'39'', A RADIUS OF 50.00 FEET; A COND A CURVE IN A COUNTER-CLOCKWISE DIRECTION HAVING A DELTA SUBDIVISION, HALL COUNTER, NEBRASKA; THENCE NOT3'40'18'' 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 EAST LINE OF SAID SE 1/4 OF SEC. 14, A DISTANCE OF THE EAST LINE OF SAID SE 1/4 OF SEC. 14, A DISTANCE OF THE EAST LINE OF SAID SE 1/4 OF SEC. 14, A DISTANCE OF THE EAST LINE OF SAID SE 1/4 OF SEC. 14, A DISTANCE OF THE ACTIVE ADUNT ON THE EAST LINE OF SAID SE 1/4 OF SEC. 14, A DISTANCE OF THE EAST LINE OF SAID SE 1/4 OF SEC. 14; THENCE SOT40'17''E ALONG THE EAST LINE OF SAID SE 1/4 OF SEC. 14; THENCE SOT40'17''E ALON
201 East 2nd Street Grand Island, NE 68801 TEL 308.384.8750 2			I COMPLETED AN ACCURATE N THE CITY OF GRAND ORD THEREOF; THAT IRON ORNERS; THAT THE ID SURVEY WAS MADE MITH						0111 NORTH, RANGE TEN (10) D AS FOLLOWS: D F THE 6TH P.M., HALL COUNTY, E OF SOUTHEAST QUARTER (SE ND UNPLATTED TRACT; THENCE FEET TO THE SOUTHEAST 99"E PARALLEL TO AND 40.00 TEET TO A POINT OF A DELTA ANGLE OF 008'41'06", E OF 107.59 FEET, AN ARC 5'08'25"E A DISTANCE OF 34.13 E DIRECTION HAVING A DELTA 1TH A CHORD DISTANCE OF 33.00 FEET WEST OF THE EAST OUTH LINE OF POTASH OF SAID POTASH SUB, A THENCE S01'40'17"E ALONG OF BEGINNING. SAID TRACT

RIGHT-OF-WAY DESCRIPTION
TRACT NO. 3 OLD POTASH PAVING IMPROVEMENTS
CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA
RIGHT-OF-WAY
Page 2 of 2
EXHIBIT "A"

DWG: F:\2017\3001-3500\017-3110\40-Design\Exhibits\R.0.W\12_ROW_0173110.dwg USER: Istoltenberg NORTH: Jan 08, 2020 10:51am XREFS: v_xrway_gimsp_73110 V_XTOPO_GIMSP_73110 NORTH LINE OF OLD POTASH F RIGHT-OF-WAY LINE OF V_XTOPO_GIMSP_73110 NORTH LINE OF OLD POTASH F RIGHT-OF-WAY LINE OF 0LD POTASH F RIGHT-OF-WAY LINE OF 68.75 FEET, AN AROUND A CUP OF 68.75 FEET, AN AROUND A CUP AS SHOWN ON THE NCCE AROUND A CUP THE DIMENSION OF THAT SURVEY WAS MADE FIFTH SUBDIN AS SHOWN ON THE ACOURT NEBRASKA REGISTERED AN ACCURA A REGISTERED NEBRASKA REGISTERED WITH NEBRASKA REGISTERED
<b>STOLLEY PARK RD</b> <b>STOLLEY PARK RD</b> <b>STOLLEY PARK RD</b> <b>STOLLEY PARK RD</b> <b>STOLLEY PARK RD</b> <b>IND</b> , <b>NEBRASKA</b> , AND MORE PARTICULARLY DESCRIPTION <b>IND</b> , <b>NEBRASKA</b> , THENCE ION AN ASSUM <b>IND</b> , <b>NEBRASKA</b> , THENCE ION A DISTANCE OF 573.2 <b>IND</b> , <b>IND</b> ,
<b>RIGHT-OF-WAY DES</b> A TRACT OF LAND LOCA ISLAND, NEBRASKA, AND OF GRAND ISLAND, NEBRASKA, AND OF GRAND ISLAND, NEBR NORTH LINE OF OLD POTASH HIO N88'43'07"E ALONG THE RIGHT-OF-WAY LINE OF S46'03'17"E ALONG THE S00'57'04"E ALONG THE S00'57'04"E ALONG THE NB'57'42", A RADIUS OF 4 OF 68.75 FEET, AN ARC THENCE AROUND A CURV 8'57'42", A RADIUS OF 4 OF 68.75 FEET, AN ARC CONTAINS 702 SQ FT. <b>SURVEYOR'S CERTIFY</b> THAT COMPLETED AN ACCURAT WESTGATE FIFTH SUBDIVIS AS SHOWN ON THE ACCO EXCEPT WHERE INDICATED THE DIMENSIONS OF THE SURVEY WAS MADE WITH
<b>STOLLEY PARK RD</b> <b>RIGHT-OF-WAY DES</b> A TRACT OF LAND LOCA: ISLAND, NEBRASKA, AND OF GRAND ISLAND, NEBRASKA, AND OF GRAND ISLAND, NEBR NORTH LINE OF WESTGAT LINE OF OLD POTASH HIO N88'43'07"E ALONG THE RIGHT-OF-WAY LINE OF S46'03'17"E ALONG THE S00'57'04"E ALONG THE RIGHT-OF-WAY LINE OF THENCE AROUND A CURV 8'57'42", A RADIUS OF 4 OF 68.75 FEET, AN ARC CONTAINS 702 SQ FT. <b>SURVEYOR'S CERTIFY</b> THAT COMPLETED AN ACCURAT WESTGATE FIFTH SUBDIVIS AS SHOWN ON THE ACCOC EXCEPT WHERE INDICATED
<b>RIGHT-OF-WAY DES</b> A TRACT OF LAND LOCA ISLAND, NEBRASKA, AND OF GRAND ISLAND, NEBRASKA, AND OF GRAND ISLAND, NEBR NORTH LINE OF OLD POTASH HID NORTH LINE OF OLD POTASH HID N88'43'07"E ALONG THE RIGHT-OF-WAY LINE OF S46'03'17"E ALONG THE RIGHT-OF-WAY LINE OF THENCE AROUND A CURV 8'57'42", A RADIUS OF 4 OF 68.75 FEET, AN ARC CONTAINS 702 SQ FT.
<b>STOLLEY PARK RD</b> <b>RIGHT-OF-WAY DES</b> A TRACT OF LAND LOCA ISLAND, NEBRASKA, AND OF GRAND ISLAND, NEBR NORTH LINE OF WESTGAT LINE OF OLD POTASH HIC N88'43'07"E ALONG THE RIGHT-OF-WAY LINE OF S46'03'17"E ALONG THE RIGHT-OF-WAY LINE OF THENCE AROUND A CURV 8'57'42", A RADIUS OF 4 OF 68.75 FEET, AN ARC
STOLLEY PARK RD RIGHT-OF-WAY DES A TRACT OF LAND LOCA ISLAND, NEBRASKA, AND OF GRAND ISLAND, NEBR OF GRAND ISLAND, NEBR NORTH LINE OF WESTGAT LINE OF OLD POTASH HIC N88'43'07"E ALONG THE RIGHT-OF-WAY LINE OF S46'03'17"E ALONG THE S00'57'04"E ALONG THE
TH RD
LOCATION M SEC. 24 T11N-R10 OLD /

Grand Island



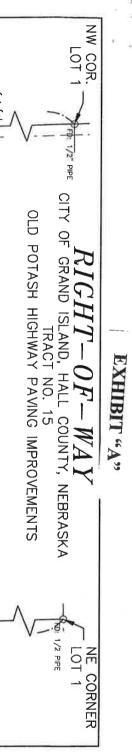


		]	
WEST LINE N 1/4 COR.	CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA TRACT NO. 14 OLD POTASH HIGHWAY PAVING IMPROVEMENTS	EXHIBIT "A" Page 1 of 2	

PROJECT NO: 2017-3110
DWG: C: Jan NEBRASKA REGISTERED LAND SURVEYOR NO. LS-485
SY CERTIF TED AN , HALF OF T OF THE ON THE INDICATED ONS OF T WAS MA
USER: Istoltenberg msp_73110 V_XTOPO_GIV FND ALUM CAP @ CONC. SURFACE, ON CL OF E-W STREET SW 67.30 TO CL N-S ST. NW 81.26 TO REDHEAD IN PWP NE 92.18 TO MAG NAIL IN PWP SE 100.47 TO MAG AND WASHER IN PWP SE 100.47 TO MAG AND WASHER IN PWP
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 E-W RD SW 88.56 TO X NAILS IN PWP N 32.58 TO REDHEAD IN PWP N 32.58 TO REDHEAD IN PWP
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 NORTHEAST QUARTER (NE1/4) OF SAID SECTION 24, A DISTANCE OF 725.40 FEET TO THE NORTHEAST QUARTER (NE1/4) OF SAID SUBDIVISION, CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA; THENCE S00'41'32''E ALONG THE WEST LINE OF SAID ANDERSON THIRD SUBDIVISION, CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA; THENCE S00'41'32''E ALONG THE WEST LINE OF SAID ANDERSON THIRD SUBDIVISION, CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA; THENCE S00'41'32''E ALONG THE WEST LINE OF SAID ANDERSON THE UNE THENCE S89'28'39'' W ARALLEL TO AND 43.50 FEET SOUTH OF THE NORTH LINE OF SAID NE 1/4 OF SECTION 24, A DISTANCE OF 49.05 FEET; THENCE S89'23''' 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 S80'2'S'' A DISTANCE OF 33.00 FEET EAST OF THE WEST LINE OF SAID NE 1/4 OF SECTION 24, THENCE S00'5'35'' A DISTANCE OF 33.00 FEET THENCE S80'2'S'' A DISTANCE OF 33.00 FEET TO A POINT ON THE WEST LINE OF SAID NE 1/4 OF SECTION 24, THENCE NO0'5'735''' A DISTANCE OF 33.00 FEET THENCE S80'0'2'S''' A DISTANCE OF 33.00 FEET TO A POINT ON THE WEST LINE OF SAID NE 1/4 OF SECTION 24, THENCE NO0'5'735''' A DISTANCE OF 33.00 FEET TO 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.
RIGHT-OF-WAY DESCRIPTION

CITY OF RIGHT-OF-WAY F GRAND ISLAND, HALL COUNTY, NEBRASKA TRACT NO. 14 OLD POTASH PAVING IMPROVEMENTS EXHIBIT "A" T - OF

	OISSON Grand Island, NE 68801 TEL 308.384.8750	RIGHT OF WAY	Ň
EXHIBIT			PROJECT NO: 2017-3110
.ă	-485	VENSON TERED LAND SURVEYOR NO. LS-	E: Jan 08, 2024 DOUGLAS J. STE NEBRASKA REGIS
			) 10:27am
GRAND GRAND THAT RECORD;	UNDER MY PERSONAL SUPER LAND BEING PART OF LOT 1, AN ADDITION TO THE CITY OF NG SURVEY RECORD THEREOF; ND OR PLACED AT ALL PROPE AS SHOWN ON THE SURVEY TO KNOWN AND RECORDED	S CERTIFICATE	XREFS: V_Xrway_gims SURVEYOR'S COMPLETED AN A COMMONWEALTH I CORNERS, E CORNERS; THAT AND THAT SAID :
SIXTH AN SO BEING FEET TO E OF SAID E OF SAID STANCE OF A OINT ON LOT 1, A	COMMONWEALTH BUSINESS PARK SLAND, NEBRASKA ; THENCE ON SLAND, NEBRASKA ; THENCE ON TH LINE OF SAID LOT 1, LINE ALS IGHWAY, A DISTANCE OF 267.38 01'35'48"W ALONG THE WEST LIN LINE OF KAUFMAN AVENUE, A DIS 8.55 FEET; THENCE N89'28'39"E ISTANCE OF 221.17 FEET TO A P ALONG THE EAST LINE OF SAID ALONG THE EAST LINE OF SAID SAID TRACT CONTAINS 3,808 SI	SOUTHEAST CORNER OF LOT DDITION TO THE CITY OF GRA OF S89'30'09"W ALONG THE -OF-WAY LINE OF OLD POTAS ORNER OF SAID LOT 1; THENG BEING THE EAST RIGHT-OF-W BEING THE EAST RIGHT-OF-W CE S46'03'34"E A DISTANCE C SAID LOT 1; THENCE S89'05'25"E SAID LOT 1; THENCE S01'37' SAID LOT 1; THENCE S01'37'	BEGINNING AT TH SUBDIVISION, AN ASSUMED BEARIN THE NORTH RIGH THE SOUTHWEST LOT 1, LINE ALSO 35.72 FEET; THE DISTANCE OF 26 THE EAST LINE ( DISTANCE OF 10.
RIBED AS	VEALTH BUSINESS PARK SIXTH SUBDIVISION, ASKA, AND MORE PARTICULARLY DESCRIBED	Y DESCRIPTION D LOCATED IN LOT 1, COMMONWEALTH CITY OF GRAND ISLAND, NEBRASKA,	<b>RIGHT-OF-WA</b> A TRACT OF LANE ADDITION TO THE FOLLOWS:
x24" REBAR W/CAP) 6 NOTED) 1 LINE 7 LINE 7 LINE 7 WAY 2E	<ul> <li>LEGEND</li> <li>SET CORNER (5/8"×24" REBA FOUND CORNER (AS NOTED)</li> <li>PROPOSED RIGHT OF WAY</li> <li>M MEASURED DISTANCE</li> <li>R RECORDED DISTANCE</li> </ul>	OLD POTASH HWY	NORTH RD
		LOCATION MAP SEC. 13 T11N-R10W	
₽.O.B.	SE CORNER LOT 1	40' R.O.W. 267.38'(M), 267.15'(R)	SW COR.
	LOT 1 COMMONWEALTH SINESS PARK SIXTH S01'37'52"E SUBDIVISION EXISTING 16.00,10.31' EXISTING 16.00,10.31' EXISTING 16.00' 38' EASEMENT S89'05'25"F 221 17'	L COMMC N01"35'48"W 35.72' BUSINESS SUBI N89"28'39"E 26.38' S89"05	KAUFMAN AVE. (ଧ),८0 <sup>.</sup> 60ହ (W),৮0 <sup>.</sup> 60ହ



PROJECT NO:       2017-3110         PROJECT NO:       2017-3110         DRAWN BY:       LS       RIGHT OF WAY       Olssiand       201 East 2nd Street       EXHIBIT         DATE:       12.16.2019       RIGHT OF WAY       Olssiand       201 East 2nd Street       EXHIBIT	<b>SURVEYOR'S CERTIFICATE</b> I HEREBY CERTIFY THAT ON DECEMBER 16, 2019 UNDER MY PERSONAL SUPERVISION, I COMPLETED AN ACCURATE SURVEY OF A TRACT OF LAND BEING PART OF LOT 7, COMMONWEALTH BUSINESS PARK THIRD SUBDIVISION AN ADDITION TO THE CITY OF GRAND ISLAND, NEBRASKA, AS SHOWN ON THE ACCOMPANYING SURVEY RECORD THEREOF; THAT 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.	ASSUMED BEARING OF N89'19'29"E ALONG THE NORTH USINESS PARK THIRD 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 RE10 OF SAID LOT 7; THENCE N01'52'08"W ALONG THE WEST LINE OF SAID LOT 7, A DISTANCE OF SET 15.00 FEET TO A POINT OF BEGINNING. SAID TRACT CONTAINS 112 SQ FT.	PA TRACT OF LAND LOCATED IN LO MAN ADDITION TO THE CITY OF GRA	SCALE IN FEET	SW COR, LOT 7 LOCATION MAP SEC. 13 T11N-R10W 137H STREET LEGEND	EXISTING UTILITY EASEMENT	S43'43'40"W 20.99' LOT 7 COMMONWEALTH BUSINESS PARK THIRD SUBDIVISION	CORNER LOT 7 LOT 6 NE CORN COMMONWEALTH LOT BUSINESS PARK THIRD TO 1/2 PRE 15.00' SUBDIVISION	CITY OF GRAND ISLAND, H TRACT OLD POTASH PAVI	1 of 2
	Temp AcPublish ec 16, 2019 10: DOUGLAS J. STEVENSON, NEBRASKA REGISTERED LAND SURVEYOR NO. 15-485	SURVEYOR'S CERTIFICATE I HEREBY CERTIFY THAT ON DECEMBER 16, 2019 UNDER MY PERSON COMPLETED AN ACCURATE SURVEY OF A TRACT OF LAND BEING PAI COMMONWEALTH BUSINESS PARK THIRD SUBDIVISION AN ADDITION TO ISLAND, NEBRASKA, AS SHOWN ON THE ACCOMPANYING SURVEY REC IRON MARKERS, EXCEPT WHERE INDICATED WERE FOUND OR PLACED CORNERS; THAT THE DIMENSIONS OF THE TRACT ARE AS SHOWN ON AND THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AN MONUMENTS. DOUGLAS J. STEVENSON, NEBRASKA REGISTERED LAND SURVEYOR NO	BEGINNING AT THE NORTHWEST CORNER OF LOT 7, COMMONWEALTH BUSINESS PARK THIR 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 SAID LOT 7; THENCE S43'43'40"W A DISTANCE OF 20.99 FEET TO A POINT ON THE WEST OF SAID LOT 7; THENCE N01'52'08"W ALONG THE WEST LINE OF SAID LOT 7, A DISTANCE 15.00 FEET TO A POINT OF BEGINNING. SAID TRACT CONTAINS 112 SQ FT. <b>SURVEYOR'S CERTIFICATE</b> I HEREBY CERTIFY THAT ON DECEMBER 16, 2019 UNDER MY PERSONAL SUPERVISION, I COMPLETED AN ACCURATE SURVEY OF A TRACT OF LAND BEING PART OF LOT 7, ISLAND, NEBRASKA, AS SHOWN ON THE ACCOMPANYING SURVEY RECORD THE CITY OF GRAN IRON MARKERS, EXCEPT WHERE INICATED WERE FOUND OR PLACED AT ALL PROPERTY AND THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS. DOUGLAS J. STEVENSON, NEBRASKA REGISTERED LAND SURVEYOR NO. IS-485	RIGHT-OF-WAY DESCRIPTION A TRACT OF LAND LOCATED IN LOT 7, COMMONWEALTH BUSINESS PARK THIR AN ADDITION TO THE CITY OF GRAND ISLAND, NEBRASKA, AND MORE PARTIC AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 7, COMMONWEALTH BUSINESS SUBDIVISION, AN ADDITION THE CITY OF GRAND ISLAND, NEBRASKA; THEN ASSUMED BEARING OF N89'19'29'E ALONG THE NORTH LINE OF SAID LOT 7, 15.00 FEET; THENCE S43'43'40'W A DISTANCE OF 20.99 FEET TO A POINT O OF SAID LOT 7; THENCE S43'43'40'W A DISTANCE OF 20.99 FEET TO A POINT 0, 15.00 FEET; THENCE S43'43'40'W A DISTANCE OF 20.99 FEET TO A POINT 0, 15.00 FEET; THENCE S43'43'40'W A DISTANCE OF 20.99 FEET TO A POINT 0, 15.00 FEET; THENCE S43'43'40'W A DISTANCE OF LOND THE OF SAID LOT 7, 15.00 FEET TO A POINT OF BEGINNING. SAID TRACT CONTAINS 112 SQ FT. I HEREBY CERTIFY THAT ON DECEMBER 16, 2019 UNDER MY PERSONAL SUP COMPLETED AN ACCURATE SURVEY OF A TRACT OF LAND BEING PART OF L COMPLETED AN ACCURATE SURVEY OF A TRACT OF LAND BEING PART OF L COMPLETED AN ACCURATE SURVEY OF A TRACT OF LAND BEING PART OF L COMPLETED AN ACCURATE SURVEY OF A TRACT OF LAND BEING PART OF L COMPLETED AN ACCURATE SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORD TH CORNERS; THAT THE DIMENSIONS OF THE TRACT ARE AS SHOWN ON THE COND OR PLACED AT ALL AND THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORD MONUMENTS. DOUGLAS J. STEVENSON, NEBRASKA REGISTERED LAND SURVEYOR NO IS-AR	COMPLETED AN ACCURATE SURVEY OF A TRACT OF LAND BEINGES PARK THIR BUSINESS PARK THIR BUSINESS PARK THE BUSINESS PARK THE SURVEY OF A TRACT OF LAND BEING OF NASHED USTAN     SURVEYOR'S CERTIFY THAT ON DECEMBER 16, 2019 UNDER MY PERSONAL SUPPORTION ON THE TRACT ARE AS SHOWN ON THE RECOMPONENT IN PERSONAL SUPPORTION A STEVENSON, NEBRASKA REGISTERED LAND SURVEYOR NO. 1544	ECENTION MAR SCALE IN FEET SUBJECT OF LAND LOCATED IN LOT 7, COMMONWEALTH BUSINESS SCALE IN FEET A TRACT OF LAND LOCATED IN LOT 7, COMMONWEALTH BUSINESS SCALE IN FEET A TRACT OF LAND LOCATED IN LOT 7, COMMONWEALTH BUSINESS SCALE IN FEET A TRACT OF LAND DECATED IN LOT 7, COMMONWEALTH BUSINESS BEGINNING AT THE NORTHWEST CORNER OF LOT 7, COMMONWEALTH BUSINESS BEGINNING AT THE NORTHWEST CORNER OF LOT 7, COMMONWEALTH BUSINESS SUBJECT 7, THENCE SUBJECT 7, SOMMONWEALTH BUSINESS SUBJECT 7, THENCE SUBJECT 7, THENCE TO A POINT 0F BEGINNING, SAID TRACT CONTAINS 112 SQ FT. SURVEYORYS CERTIFICATE INFORMANCE, SCEPT THAT ON DECEMPT PERSONAL SUP COMMONWEALTH BUSINESS PARK THIRD SUBJECT 7, THE SUBJECT 7	ECEND CONTROL OF LAND LOCATED IN LOT 7 COLORING AT THE NORTHWEST CORNER OF LOT 7, COMMONWEALTH BUSINESS SUBDITION TO THE CITY OF GRAND ISLAND, NEBRASKA, AND WORE PARTIC AN ADDITION TO THE CITY OF GRAND ISLAND, NEBRASKA, AND WORE PARTIC SUBDITION TO THE CITY OF GRAND ISLAND, NEBRASKA, AND WORE PARTIC AS FOLLOWS: SUBDITION TO THE CITY OF GRAND ISLAND, NEBRASKA, AND WORE PARTIC DO F SAID LOT 7; THENCE NOTSZOR* ALONG THE NORTH LINE OF SAID LOT 7, 15.00 FEET TO A POINT OF BEGINNING, SAID TRACT CONTAINS 112 SO FT. SUBDIVISION, AN ADDITION TO FEET TO A POINT OF BEGINNING AND THE CITY OF A TRACT OF LAND BEING PART SUBDIVISION, AN ADDITION TO FEET TO A POINT OF BEGINNING, SAID TRACT CONTAINS 112 SO FT. 15.00 FEET TO A POINT OF BEGINNING, SAID TRACT CONTAINS 112 SO FT. HEREBY CERTIFY THAT ON DECEMBER 16, 2019 UNDER MY PERSONAL SUPPORT COMPLETED AN ACCURATE SURVEY OF A TRACT OF LAND BEING PART OF LISTON WARKERS, EXCEPT WERE FOUND OR FLACTOR ARE AS SHOWN ON THE SUBDIVISION AN ADDITOR THE RACT ARE AS SHOWN ON THE ROMMONWERS, TAJD SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORD THE AND THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORD THE SURVEYS. THAT THE DIRACT ARE AS SHOWN ON THE SUBDIVISION AND AND REACED AT ALL AND THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORD THE SURVEYS. THE TRACT ARE AS SHOWN ON THE SUBDIVISION AND THE SUBDIVISION AND AND REACED AT ALL AND THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORD THE SURVEYS. THE TRACT ARE AS SHOWN AND RECORD THE SUBDIVISION AND REACED AT ALL AND THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORD TALL AND THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORD TALL AND THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORD TALL AND THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORD TALL AND THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORD TALL AND THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORD TO THE SUB- AND THAT SAID SURVEY WAS MADE WITH REFERENCE TO	NOTITEZ OR W 15.00 <sup>-1</sup> 15.00 <sup>-1</sup> 16 <sup>-1</sup> 17 <sup>-1</sup> 16 <sup>-1</sup> 17 <sup>-1</sup> 18 <sup></sup>	NOTEZTORY NOTE NOTEZTORY NOTES	CITY OF GRAND ISAND, HALL COUNTY, NEBRASKA OLD POTASH PANNG IMPROVENTING OLD POTASH PANNG IMPROVENTING IMPROVENTING IMPROVENTING A NADITION TO THE CITY OF GRAND ISLAND, NEBRASKA, AND MORE PARTIC EGUNNIGAT THE INFERICATE AND ITAT ON DECEMBER 16. 2019 UNDER MY PERSONAL SUP COMMONEALTH BUSINESS PARK THEO SUPPRYMERE INDICATES MEET TO A POINT OF BEGINNIG, SAND THACT CONTAINS 112 SQ FIT. 15.00 FETT TO A POINT OF BEGINNIG, SAND THACT CONTAINS 112 SQ FIT. 15.00 FETT TO A POINT OF BEGINNIG, SAND THACT CONTAINS 112 SQ FIT. 15.00 FETT TO A POINT OF BEGINNIG, SAND THACT CONTAINS 112 SQ FIT. 15.00 FETT THE DIMENSIONS OF THE ACT FRACT OF LAND BENG PART OF LISAND NUMERAL THE BUSINESS AND THAT SAND SURVEY WAS AND WITH REFERENCE TO KNOW AND RECORD TO DIMENTIFY OF GRAND SURVEY OF A TRACT OF KAS SHOWN AND RECORD TO DIMENTIFY AND SURVEY WAS AND WITH REFERENCE TO KNOW AND RECORD TO DIMENTIFY OF GRAND SURVEY FOR A TRACT OF KAS SHOWN AND RECORD TO DIMENTIFY OF GRAND SURVEY AND SURVEY OF A TRACT OF KAS SHOWN AND RECORD TO DIMENTIFY OF GRAND SURVEY AND SURVEY OF A TRACT OF KAS SHOWN AND RECORD TO DIMENTIFY
DATE		SURVEYOR'S CERTIFICATE I HEREBY CERTIFY THAT ON DECEMBER 16, 2019 UNDER MY PERSON COMPLETED AN ACCURATE SURVEY OF A TRACT OF LAND BEING PAI COMMONWEALTH BUSINESS PARK THIRD SUBDIVISION AN ADDITION TO ISLAND, NEBRASKA, AS SHOWN ON THE ACCOMPANYING SURVEY REC IRON MARKERS, EXCEPT WHERE INDICATED WERE FOUND OR PLACED CORNERS; THAT THE DIMENSIONS OF THE TRACT ARE AS SHOWN ON AND THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AN MONUMENTS.	BEGINNING AT THE NORTHWEST CORNER OF LOT 7, COMMONWEALTH BUSINESS PARK THIR 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 SAID LOT 7; THENCE S43'43'40"W A DISTANCE OF 20.99 FEET TO A POINT ON THE WEST 15.00 FEET TO A POINT OF BEGINNING. SAID TRACT CONTAINS 112 SQ FT. SURVEYOR'S CERTIFY THAT ON DECEMBER 16, 2019 UNDER MY PERSONAL SUPERVISION, I COMPLETED AN ACCURATE SURVEY OF A TRACT OF LAND BEING PART OF LOT 7, ISLAND, NEBRASKA, AS SHOWN ON THE ACCOMPANYING SURVEY RECORD THE CITY OF GRAN IRON MARKERS, EXCEPT WHERE INDICATED WERE FOUND OR PLACED AT ALL PROPERTY AND THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS.	<b>RIGHT-OF-WAY DESCRIPTION</b> A TRACT OF LAND LOCATED IN LOT 7, COMMONWEALTH BUSINESS PARK THIR AN ADDITION TO THE CITY OF GRAND ISLAND, NEBRASKA, AND MORE PARTIC AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 7, COMMONWEALTH BUSINESS SUBDIVISION, AN ADDITION TO THE CITY OF GRAND ISLAND, NEBRASKA; THEN ASSUMED BEARING OF N89'19'29"E ALONG THE NORTH LINE OF SAID LOT 7, 15.00 FEET; THENCE \$43'43'40"W A DISTANCE OF 20.99 FEET TO A POINT O OF SAID LOT 7; THENCE N01'52'08"W ALONG THE WEST LINE OF SAID LOT 7, 15.00 FEET TO A POINT OF BEGINNING. SAID TRACT CONTAINS 112 SQ FT. <b>SURVEYOR'S CERTIFICATE</b> I HEREBY CERTIFY THAT ON DECEMBER 16, 2019 UNDER MY PERSONAL SUPP COMMONWEALTH BUSINESS PARK THRD SUBDIVISION AN ADDITION TO THE CI ISLAND, NEBRASKA, AS SHOWN ON THE SURVEY OF A TRACT OF LAND BEING PART OF L SUNDAKERS, EXCEPT WHERE INDICATED WERE FOUND OR PLACED AT ALL CORNERS; THAT THE DIMENSIONS OF THE TRACT ARE AS SHOWN ON THE SU AND THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORD MONUMENTS.	SECTION CORNER ST CORNER (5,7 ST CORNER (5,7	<b>ECEND</b> SW COR. LOT 7 <b>LOCATION MAP</b> SW COR. LOT 7 <b>LOCATION MAP</b> SW COR. LOT 7 <b>LOCATION MAP</b> SW COR. LOT 7 <b>LOCATION MAP</b> SW COR. LOT 7 SW CORNER SW COR. LOT 7 SW COR. LOT 7 SW CORNER SW CON THE COMMON WEALTH SW CORNER SW CON THE SW CON THE COMMON WEALTH SW CON THE COMMON WEALTH SW CORNER SW CON THE C	ECITIVITY AND CONTROL THE CONTROL TO A POINT OF EGOINING. SAID STARE TO A POINT OF EGOINING. SAID TRACT OCUMARIAS FOR TO A POINT OF EGOINING. SAID TRACT OCUMARIAS FOR TO A POINT OF EGOINING. SAID TRACT CONTAINS 112 SQ FT. SUBJY/SOM WARALTH BUSINESS PARK THIRD SUBJY/SOM A DISTANCE OF 20.99 FEET TO A POINT OF EGOINING. SAID TRACT CONTAINS 112 SQ FT. SUBJY/SOM WARALTH BUSINESS PARK THIRD SUBJY/SOM A DISTANCE OF 20.99 FEET TO A POINT OF EGOINING. SAID TRACT CONTAINS 112 SQ FT. SUBJY/SOM WARALTH BUSINESS PARK THIRD SUBJY/SOM A DISTANCE OF 20.99 FEET TO A POINT OF EGOINING. SAID TRACT CONTAINS 112 SQ FT. SUBJY/SOM WARALTH BUSINESS PARK THIRD SUBJY/SOM A MODIFIER TO FEET TO A POINT OF EGOINING. SAID TRACT CONTAINS 112 SQ FT. SUBJY/SOM A ACCURATE SURVEY OF EGOINING. SAID TRACT CONTAINS 112 SQ FT. SUBJY/SOM WARALTH BUSINESS PARK THIRD SUBJY/SOM AN ADDITION TO THE CITY OF EGOINING. SAID TRACT CONTAINS 112 SQ FT. SUBJY/SOM AN ACCURATE SURVEY OF EGOINING. SAID TRACT CONTAINS 112 SQ FT. SUBJY/SOM AN ACCURATE WERE INDUCATED WERE FOUND OR PLACED AN THE SUBJY/SOM AN ADDITION TO THE ACCOMPANYING SURVEY RECORD THE ROOT THAT THE DIMENSIONS OF THE TRACT ARE AS SHOWN ON THE ACCOMPANY AND RECORD THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORD THE SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORD THE SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORD THE SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORD THE SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORD THE SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORD THE SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORD THE SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORD THE SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORD THE SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORD THE SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORD THE SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORD THE SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORD THE SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORD THE SAID SUR	NOT 52/06"W 15.00 16.00 16.	NOTSZIOR <sup>W</sup> NOTSZIOR <sup>W</sup> NOTSZ	RICHT-OF-WAY OTY OF GRAND ISLAND, HALL COUNT, NEBRASKA OLD POTASH PANNIG IMPROVEMENT NV CORNER P.O.B. OT 15.00 <sup>1</sup> S43:43'40'W 20.99 <sup>1</sup> EUSINESS PARK THRD SUBDIVISION NOTS2:08'W SASHA'40'W 20.99 <sup>1</sup> ECOMMONWEATH BUSINESS PARK THRD SUBDIVISION NOTS2:08'W SASHA'40'W 20.99 <sup>1</sup> ECOMMONWEATH BUSINESS PARK THRD SUBDIVISION NOTS2:08'W SASHA'40'W 20.99 <sup>1</sup> ECOMMONWEATH BUSINESS PARK THRD SUBDIVISION NECTON CONFERNMENT ECOMMONWEATH BUSINESS PARK THRD SUBDIVISION I SASHA'40'W 20.99 <sup>1</sup> ECOM SUBDIVISION ECOMMONWEATH BUSINESS PARK THRD SUBDIVISION ECOMMONWEATH BUSINESS PARK THRD SUBDIVISION I SASHA'40'W ADDITANC COMMONWEATH BUSINESS PARK THRD SUBDIVISION I SASHA'40'W ADDITA'1 COMMONWEATH BUSINESS PARK THRN AN ADDITION TO THE OTY OF GRAND ISLAND, NEBRASKA, AND MORE PARTIO AN ADDITION TO THE OTY OF GRAND ISLAND, NEBRASKA, AND MORE PARTIO SUBDIVISION AN DISTANCE OF 20.99 FEET TO A POINT I SCORTER' THRIC SASHA'40'W ADDITANCE OF CAMPONESTING FOR SADD IOT 7. 15.00 FEET THENCE SASHA'40'W ADDITANCE OF CONTAINS 112 SQ FT. SUBDIVISION AN ADDITION TO THE OTY OF GRAND SLAND, NEBRASKA, AND MORE PARTIO EGOMNOWERATH BUSINESS PARK THRD SUBDIVISION AN ADDITION TO THE OTY OF GRAND SLAND, NEBRASKA, AND MORE PARTIO I SCORT WARKENS ENRY THAT ON DECEMBER 16, 2019 UNDER WY PERSONAL SUPPORT SUBDIVISION AN ADDITION TO THE OTY OF THE NEAT ACCOMPANY AN ADDITION TO THE OT SUBDIVISION AN ADDITION TO THE OTY OF THE NEAT ACCOMPANY AN ADDITION TO THE OT SUBDIVISION AN ADDITION OF BEGINNING, SAD TRACT ACE AS SHOWN ON THE SI AND THAT SAD SURVEY WAS MADE WH REFERENCE TO KNOW AND RECORD TH AND THAT SAD SURVEY WAS MADE WH REFERENCE TO KNOW AND RECORD THE SIGNAL ADDITION TO THE OT SUBDIVISION AN ADDITION TO THE SIGNAL ADDITION AND THE SIGNAL ADDITION AND THE SIGNAL ADDITION AND RECORD THE ACCOMPANY AND ADDITION AND RECORD THE SIGNA

Grand Island

PROJECT NO:         2017-3110           DRAWN BY:         LS           DATE:         12.16.2019	DATE: Dec 16, 2019 10: 35an DOUGLAS J. STEVENSON, NEBRASKA REC	SURVEYOR'S CERTIFICATE I HEREBY CERTIFY THAT ON DECEMBER 16, 2019 UNDER MY PERSON COMPLETED AN ACCURATE SURVEY OF A TRACT OF LAND BEING PAI COMMONWEALTH BUSINESS PARK THIRD SUBDIVISION AN ADDITION TO ISLAND, NEBRASKA, AS SHOWN ON THE ACCOMPANYING SURVEY REC IRON MARKERS, EXCEPT WHERE INDICATED WERE FOUND OR PLACED CORNERS; THAT THE DIMENSIONS OF THE TRACT ARE AS SHOWN ON AND THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN ANI MONUMENTS.	BEGINNING AT THE NORTHEAST CORNER OF LOT 7, COMMONWEALTH BUSINES SUBDIVISION, AN ADDITION TO THE CITY OF GRAND ISLAND, NEBRASKA, SAID ON THE ARC OF A NONTANGENT 270.00 FOOT RADIUS CURVE CONCAVED TO THENCE AROUND A CURVE IN A COUNTER-CLOCKWISE DIRECTION HAVING A 11*32'07", A RADIUS OF 270.00 FEET, A CHORD BEARING OF S33*51'14"W, A OF 54.27 FEET; THENCE N00*40'31"W A DISTANCE OF 44.71 FEET TO A POIN LINE OF SAID LOT 7; THENCE N89*19'29"E ALONG THE NORTH LINE OF SAID DISTANCE OF 30.76 FEET TO A POINT OF BEGINNING. SAID TRACT CONTAINS	P       RIGHT-OF-WAY DESCRIPTION       R       Recorded distance         73       A TRACT OF LAND LOCATED IN LOT 7, COMMONWEALTH BUSINESS PARK THIRD       P       ADDITION TO THE CITY OF GRAND ISLAND, NEBRASKA, AND MORE PARTICULARLY         M       FOLLOWS:       M	LEGEND SECTION CORNER SET CORNER (5/ FOUND CORNER (5/ FOUND CORNER ( EXISTING EASEME EXISTING PROPER RIGHT OF WAY BO	LOCATION MAP SEC. 13 T11N-RIOW	R=270.00.	NW CORINER LOT 7 BUSINESS PARK THIRD SUBDIVISION N89'19'29"E 30.76' FD: 1/2 PIPE N00°40'31"W 44 71' R=2	CITY OF GRAND ISLAND, HALL COUNTY, NI TRACT NO. 30 OLD POTASH PAVING IMPROVEMENT
201 East 2nd Street Grand Island, NE 68801 TEL 308.384.8750	LS_		BUSINESS PARK THIRD SKA, SAID POINT ALSO BEING CAVED TO THE SOUTHEAST; AVING A DELTA ANGLE OF 1'14"W, A CHORD DISTANCE O A POINT ON THE NORTH OF SAID LOT 7, A CONTAINS 638 SQ FT.	PARK THIRD SUBDIVISION, AN PARK THIRD SUBDIVISION, AN PARTICULARLY DESCRIBED AS	ION CORNECCORNEL		Δ=11°32'07" L=54.36' L=54.36' CB=S33°51'14"W CH=54.27' L=54.27'	REP DT 7 PD 1/2 PIPE 4 SULMAN SUL R= 270.00'	ASKA

Grand Island