



City of Grand Island

Tuesday, July 14, 2020

Council Session

Item E-5

Public Hearing on Acquisition of Public Easements for Old Potash Highway Roadway Improvements; Project No. 2019-P-1 (Concord Investments, GNT Properties, Bosselman Pump & Pantry, Inc., Pontious, GStar Investments, Hornady, & Levander)

Council action will take place under Consent Agenda item G-8.

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 Easements for Old Potash Highway Roadway Improvements; Project No. 2019-P-1 (Concord Investments- 3645 W 13th St, GNT Properties, LLC- 3721 W Old Potash Hwy, Bosselman Pump & Pantry, Inc.- 106 S Webb Rd, Pontious- 124 N North Rd, GStar Investments, LLC- 3703 W Old Potash Hwy, Hornady- 3625 W Old Potash Hwy, Levander- 3620 W Old Potash Hwy)

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 easements are needed to accommodate the roadway improvements along Old Potash Highway. 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 owner for such purchase.

<i>Property Owner</i>	<i>Legal Description</i>	<i>Amount</i>
Concord Investments, LLC fka Concord Development, LLC	COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER (NE ¼) OF SECTION THIRTEEN (13), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6 TH P.M.; THENCE ON AN ASSUMED BEARING N01°38'00"W ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 13, LINE ALSO BEING THE WEST LINE OF A PROPOSED RIGHT-OF-WAY TRACT, A DISTANCE OF 1270.00 FEET TO THE NORTHWEST CORNER OF SAID PROPOSED RIGHT-OF-WAY TRACT; THENCE N88°22'00"E ALONG THE NORTH LINE OF SAID PROPOSED RIGHT-OF-WAY TRACT, A DISTANCE OF 90.00 FEET TO THE NORTHEAST CORNER OF SAID PROPOSED RIGHT-OF-WAY TRACT; THENCE S01°38'00"E ALONG THE EAST LINE OF SAID PROPOSED RIGHT-OF-WAY TRACT, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING; THENCE N88°22'00"E A DISTANCE OF 144.66 FEET TO A POINT OF CURVATURE; THENCE AROUND A CURVE IN A CLOCKWISE DIRECTION HAVING A DELTA ANGLE OF 52°19'17", A RADIUS OF 330.00 FEET, A CHORD BEARING OF S65°28'21"E, A CHORD DISTANCE OF 290.99 FEET, AN ARC LENGTH OF 301.35 FEET; THENCE S54°29'42"W A DISTANCE OF 60.16 FEET TO A POINT OF CURVATURE; THENCE AROUND A CURVE IN A COUNTER-CLOCKWISE DIRECTION HAVING A DELTA ANGLE OF 51°28'25", A RADIUS OF 270.00 FEET, A CHORD BEARING OF N65°53'47"W, A CHORD DISTANCE OF 234.49 FEET, AN ARC LENGTH OF 242.56 FEET; THENCE S88°22'00"W A DISTANCE OF 144.66 FEET TO A POINT ON THE EAST LINE OF SAID PROPOSED RIGHT-OF-WAY TRACT; THENCE N01°38'00"W A DISTANCE OF 60.00 FEET TO A POINT OF BEGINNING. SAID UTILITY/ACCESS EASEMENT CONTAINS 24,997 SF MORE OR LESS.	\$0.00
GNT Properties, LLC	A PERMANENT DRAINAGE EASEMENT LOCATED IN PART OF LOT 6, WESTGATE FIFTH SUBDIVISION, IN THE CITY OF GRAND ISLAND, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING 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	\$1,000.00

	NORTH LINE OF SAID LOT 6, LINE ALSO BEING THE SOUTH ROW LINE OF OLD POTASH HIGHWAY, A DISTANCE OF 46.00 FEET; THENCE S64°18'31"W A DISTANCE OF 36.30 FEET; THENCE S88°43'07"W PARALLEL TO AND 15.00 FEET SOUTH OF THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 13.00 FEET TO A POINT ON THE WEST LINE OF SAID LOT 6, POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF GOLD ROAD; THENCE N01°05'01"W ALONG THE EAST LINE OF SAID LOT 6, LINE ALSO BEING THE SAID EAST RIGHT-OF-WAY LINE OF GOLD ROAD, A DISTANCE OF 15.00 TO A POINT OF BEGINNING. SAID PERMANENT EASEMENT CONTAINS 443 SQ FT MORE OR LESS.	
Bosselman Pump & Pantry, Inc.	<p>A PERMANENT ACCESS EASEMENT LOCATED IN PART OF LOT 1, ANTONSON SECOND SUBDIVISION, IN THE CITY OF GRAND ISLAND, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:</p> <p>THE NORTH 80.00 FEET OF THE WEST 20.00 FEET OF SAID LOT 1, SAID PERMANENT ACCESS EASEMENT CONTAINS 1,600 SQ FT MORE OR LESS.</p>	\$5,600.00
Barbara M Pontious	<p>A PERMANENT DRAINAGE EASEMENT 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>COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION FOURTEEN (14), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA; THENCE ON AN ASSUMED BEARING OF S89°28'09"W ALONG THE SOUTH LINE OF SAID SECTION 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 OF PONTIOUS SUBDIVISION, HALL COUNTY, NEBRASKA, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE N01°40'18"W ALONG THE WEST LINE OF SAID UNPLATTED TRACT, A DISTANCE OF 15.00 FEET;</p>	\$1,580.00

	<p>THENCE N89°28'09"E PARALLEL TO AND 55.00 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 14, A DISTANCE OF 29.30 FEET TO A POINT OF CURVATURE; THENCE AROUND A CURVE IN A COUNTER-CLOCKWISE DIRECTION HAVING A DELTA ANGLE OF 008°35'52", A RADIUS OF 695.50 FEET, A CHORD BEARING OF N85°10'12"E WITH A CHORD DISTANCE OF 104.27 FEET, AN ARC LENGTH OF 104.37 FEET; THENCE N72°41'14"E A DISTANCE OF 30.83 FEET; THENCE S17°18'46"E A DISTANCE OF 15.00 FEET TO A POINT ON THE NORTH LINE OF A PROPOSED RIGHT-OF-WAY TRACT; THENCE S72°41'14"W ALONG SAID NORTH LINE, A DISTANCE OF 31.90 FEET TO A POINT OF CURVATURE; THENCE AROUND A CURVE IN A CLOCKWISE DIRECTION HAVING A DELTA ANGLE OF 008°41'06", A RADIUS OF 710.50 FEET, A CHORD BEARING OF S85°07'36"W WITH A CHORD DISTANCE OF 107.59 FEET, AN ARC LENGTH OF 107.70 FEET; THENCE S89°28'09"W PARALLEL TO AND 40.00 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 14, A DISTANCE OF 29.00 FEET TO A POINT OF BEGINNING. SAID PERMANENT DRAINAGE EASEMENT CONTAINS 2,498 SQ FT MORE OR LESS.</p>	
GStar Investments, LLC	<p>A UTILITY EASEMENT LOCATED IN LOT 3, WESTGATE FIFTH SUBDIVISION, IN THE CITY OF GRAND ISLAND, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:</p> <p>BEGINNING AT THE SOUTHEAST CORNER OF LOT 3, WESTGATE FIFTH SUBDIVISION, IN THE CITY OF GRAND ISLAND, NEBRASKA, POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF CLAUDE ROAD; THENCE ON AN ASSUMED BEARING OF S88°44'46"W ALONG THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 10.00 FEET; THENCE N00°57'29"W PARALLEL TO AND 10.00 FEET WEST OF THE EAST LINE OF SAID LOT 3, A DISTANCE OF 189.43 TO A POINT OF CURVATURE, POINT ALSO BEING ON THE WESTERLY LINE OF A PROPOSED RIGHT-OF-WAY TRACT; THENCE ALONG THE WESTERLY LINE OF SAID PROPOSED RIGHT-OF-WAY TRACT, AROUND A CURVE IN A CLOCKWISE DIRECTION WITH A DELTA ANGLE OF 5°31'28", A RADIUS OF 440.00 FEET, A CHORD BEARING OF S14°35'49"E, A CHORD DISTANCE OF 42.41 FEET, AN</p>	\$3,840.00

	ARC LENGTH OF 42.42 FEET TO A POINT ON THE EAST LINE OF SAID LOT 3, POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF SAID CLAUDE ROAD; THENCE S00°57'29"E ALONG THE EAST LINE OF SAID LOT 3, LINE ALSO BEING THE SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 148.17 FEET TO A POINT OF BEGINNING. SAID PERMANENT EASEMENT CONTAINS 1,702 SQ FT MORE OR LESS.	
Hornady Family Limited Partnership	<p>A PERMANENT ACCESS EASEMENT LOCATED IN PART OF THE NORTH HALF OF THE NORTHEAST QUARTER (N ½ NE ¼), SECTION TWENTY-FOUR (24), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:</p> <p>COMMENCING AT THE NORTH QUARTER (N ¼) CORNER OF SECTION 24; THENCE ON AN ASSUMED BEARING OF N89°28'39"E ALONG THE NORTH LINE OF THE NE ¼ SECTION 24, A DISTANCE OF 725.52 FEET TO THE NORTHWEST CORNER OF ANDERSON THIRD SUBDIVISION, GRAND ISLAND, HALL COUNTY, NEBRASKA; THENCE S00°41'32"E A DISTANCE OF 49.05 FEET TO THE SOUTHEAST CORNER OF A PROPOSED RIGHT-OF-WAY TRACT SAID POINT ALSO BEING ON THE WEST LINE OF LOT 1 ANDERSON THIRD SUBDIVISION, CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE S00°59'35"E ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 100.00 FEET; THENCE S89°29'28"W A DISTANCE OF 51.95 FEET; THENCE N00°59'38"W A DISTANCE OF 101.29 FEET TO A POINT ON THE SOUTH LINE OF SAID PROPOSED RIGHT-OF-WAY TRACT; THENCE S89°05'25"E ALONG THE SOUTH OF SAID PROPOSED RIGHT-OF-WAY TRACT, A DISTANCE OF 51.98 FEET TO A POINT OF BEGINNING. SAID PERMANENT ACCESS EASEMENT CONTAINS 5,228 SQ FT MORE OR LESS.</p>	\$3,300.00
Brian D. Levander	A PERMANENT ACCESS EASEMENT LOCATED IN PART OF LOT 1, COMMONWEALTH BUSINESS PARK SIXTH SUBDIVISION, IN THE CITY OF GRAND ISLAND, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:	\$3,810.00

COMMENCING AT THE SOUTHEAST CORNER OF LOT 1, COMMONWEALTH BUSINESS PARK SIXTH SUBDIVISION, IN THE CITY OF GRAND ISLAND, NEBRASKA, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF A PROPOSED RIGHT-OF-WAY TRACT; THENCE ON AN ASSUMED BEARING N01°37'52"W ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 10.31 FEET TO THE NORTHEAST CORNER OF A PROPOSED RIGHT-OF-WAY TRACT, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE N89°05'25"W ALONG THE NORTH LINE OF SAID PROPOSED RIGHT-OF-WAY TRACT, A DISTANCE OF 20.02 FEET; THENCE N01°37'52"W PARALLEL TO AND 20.00 FEET WEST OF THE EAST LINE OF SAID LOT 1, A DISTANCE OF 65.00 FEET; THENCE S89°05'25"E A DISTANCE OF 20.02 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 65.00 FEET TO A POINT OF BEGINNING. SAID PERMANENT EASEMENT CONTAINS 1,300 SF MORE OR LESS.

AND

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

COMMENCING AT THE SOUTHEAST CORNER OF LOT 1, COMMONWEALTH BUSINESS PARK SIXTH SUBDIVISION, IN THE CITY OF GRAND ISLAND, NEBRASKA, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF A PROPOSED RIGHT-OF-WAY TRACT; THENCE ON AN ASSUMED BEARING N01°37'52"W ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 10.31 FEET TO THE NORTHEAST CORNER OF A PROPOSED RIGHT-OF-WAY TRACT, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF A PROPOSED ACCESS EASEMENT; THENCE N89°05'25"W ALONG THE NORTH LINE OF SAID PROPOSED RIGHT-OF-WAY TRACT, A DISTANCE OF 20.02 FEET TO THE SOUTHWEST CORNER OF SAID PROPOSED ACCESS EASEMENT, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE

	<p>CONTINUING N89°05'25"W ALONG THE NORTH LINE OF SAID PROPOSED RIGHT-OF-WAY TRACT A DISTANCE OF 32.53 FEET; THENCE N00°54'35"E A DISTANCE OF 12.00 FEET; THENCE S89°05'25"E A DISTANCE OF 32.00 FEET TO A POINT ON THE WEST LINE OF SAID PROPOSED ACCESS EASEMENT; THENCE S01°37'52"E ALONG THE WEST LINE OF SAID PROPOSED ACCESS EASEMENT A DISTANCE OF 12.01 FEET TO THE POINT OF BEGINNING. SAID PERMANENT UTILITY EASEMENT CONTAINS 387 SF MORE OR LESS.</p>	
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TOTAL= \$19,130.00

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

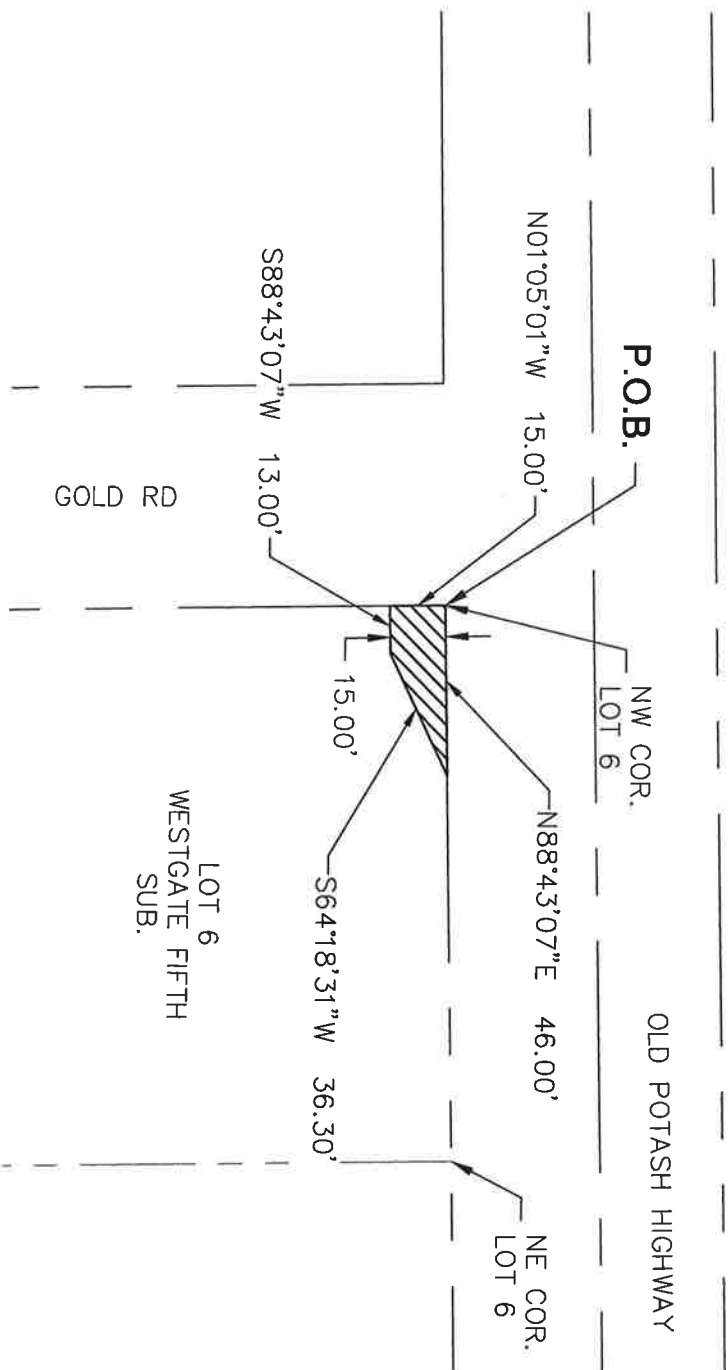
City Administration recommends that the Council conduct a Public Hearing and approve acquisition of public easements from the affected property owners for Old Potash Highway Roadway Improvements; Project No. 2019-P-1.

Sample Motion

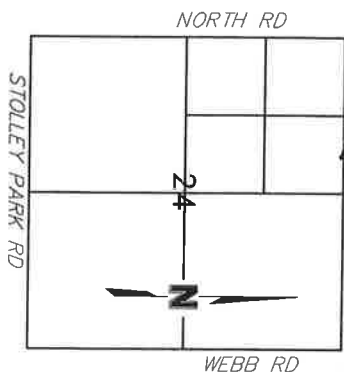
Move to approve the acquisitions.

EXHIBIT "A"

DRAINAGE EASEMENT
CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA
TRACT NO. 10
OLD POTASH HIGHWAY PAVING IMPROVEMENTS



LOCATION MAP
SEC. 24 T11N-R10W
SITE LOCATION
OLD POTASH HIGHWAY



0' 25' 50'
SCALE IN FEET

- LEGEND**
- EXISTING EASEMENT LINE
 - EXISTING PROPERTY LINE
 - PROPOSED DRAINAGE EASEMENT

DRAINAGE EASEMENT DESCRIPTION

A PERMANENT DRAINAGE EASEMENT LOCATED IN PART OF LOT 6, WESTGATE FIFTH SUBDIVISION, IN THE CITY OF GRAND ISLAND, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING 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 NORTH LINE OF SAID LOT 6, LINE ALSO BEING THE SOUTH ROW LINE OF OLD POTASH HIGHWAY, A DISTANCE OF 46.00 FEET; THENCE S64°18'31"W A DISTANCE OF 36.30 FEET; THENCE S88°43'07"W PARALLEL TO AND 15.00 FEET SOUTH OF THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 13.00 FEET TO A POINT ON THE WEST LINE OF SAID LOT 6, POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF GOLD ROAD; THENCE N01°05'01"W ALONG THE EAST LINE OF SAID LOT 6, LINE ALSO BEING THE SAID EAST RIGHT-OF-WAY LINE OF GOLD ROAD, A DISTANCE OF 15.00 TO A POINT OF BEGINNING. SAID PERMANENT EASEMENT CONTAINS 443 SQ FT MORE OR LESS.

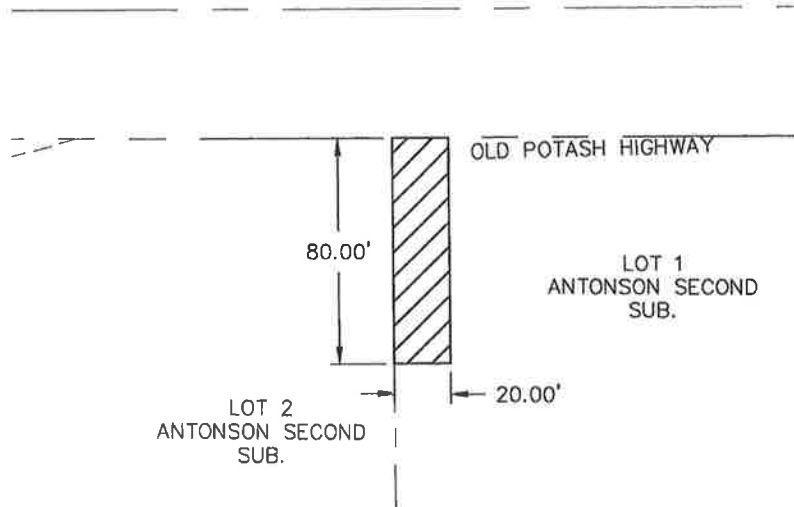
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PROJECT NO: 2017-3110	DRAINAGE EASEMENT	Olsson 201 East 2nd Street Grand Island, NE 68801 TEL 308.384.8750	EXHIBIT
DRAWN BY: LS			
DATE: 12.31.2019			

EXHIBIT "A"

ACCESS EASEMENT

CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA
TRACT NO. 24
OLD POTASH HIGHWAY PAVING IMPROVEMENTS

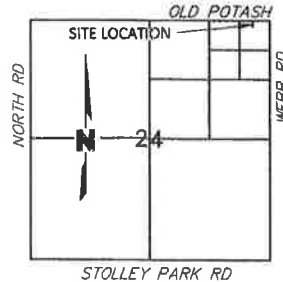


LEGEND

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

LOCATION MAP

SEC. 24 T11N-R10W



ACCESS EASEMENT DESCRIPTION

A PERMANENT ACCESS EASEMENT LOCATED IN PART OF LOT 1, ANTONSON SECOND SUBDIVISION, IN THE CITY OF GRAND ISLAND, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 80.00 FEET OF THE WEST 20.00 FEET OF SAID LOT 1. SAID PERMANENT ACCESS EASEMENT CONTAINS 1,600 SQ FT MORE OR LESS.

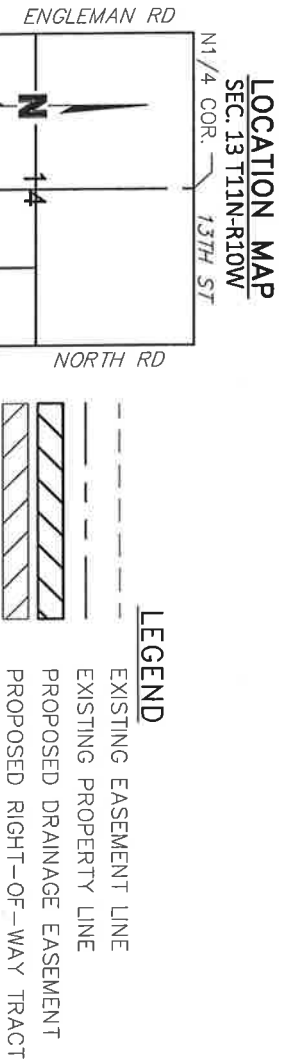
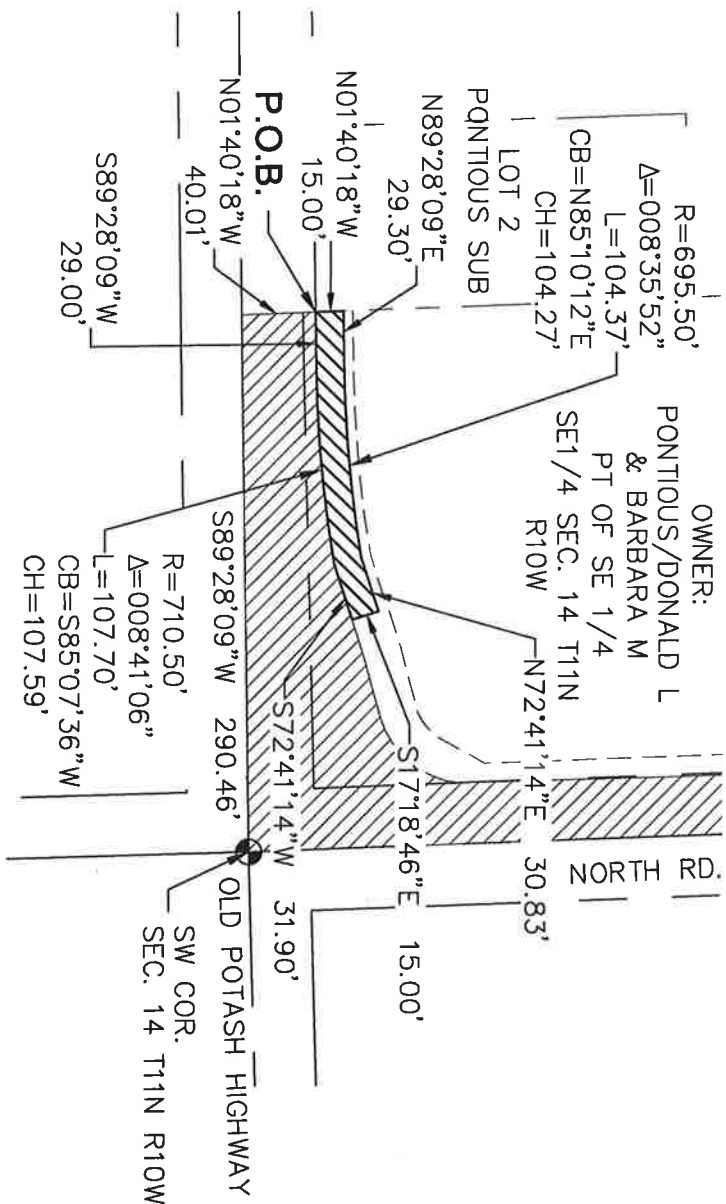
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PROJECT NO: 2017-3110	ACCESS EASEMENT	olsson	201 East 2nd Street Grand Island, NE 68801 TEL 308.384.8760	EXHIBIT
DRAWN BY: LS				
DATE: 9.10.2019				

EXHIBIT "B"

DRAINAGE EASEMENT

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



DRAINAGE EASEMENT DESCRIPTION

A PERMANENT DRAINAGE EASEMENT 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:

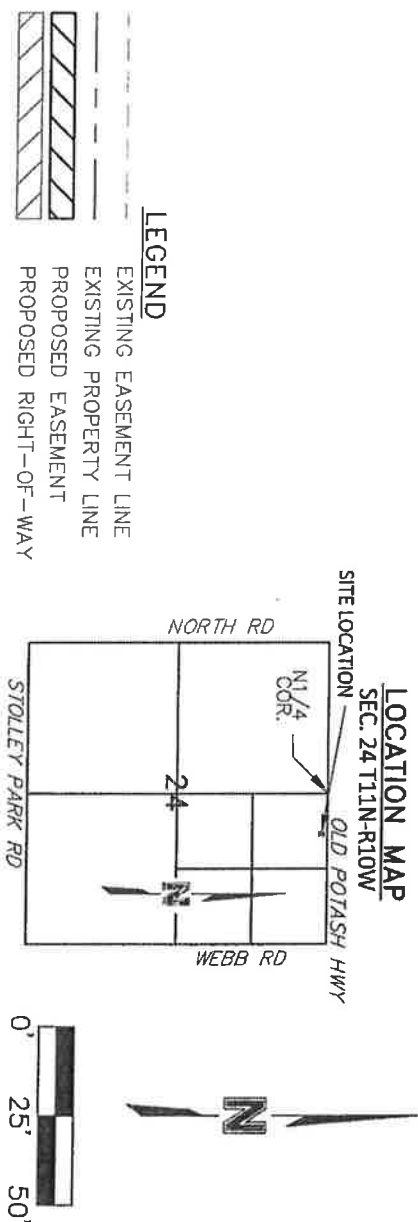
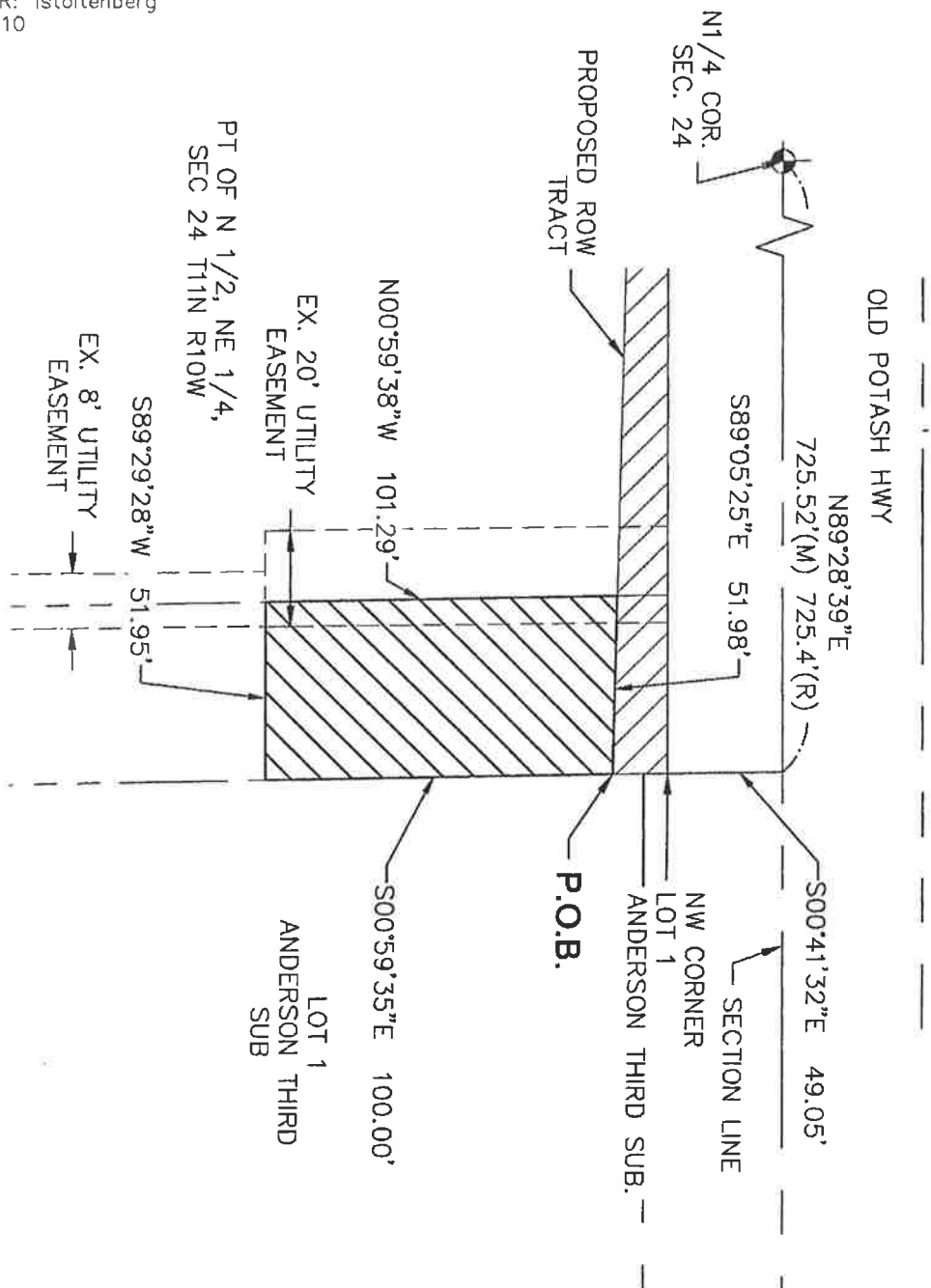
COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION FOURTEEN (14), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA; THENCE ON AN ASSUMED BEARING OF S89°28'09" W ALONG THE SOUTH LINE OF SAID SECTION 14, A DISTANCE OF 290.46 FEET TO THE SOUTHWEST CORNER OF SAID UNPLATTED 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 OF PONTIOUS SUBDIVISION, HALL COUNTY, NEBRASKA, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE N01°40'18" W ALONG THE WEST LINE OF SAID UNPLATTED TRACT, A DISTANCE OF 15.00 FEET; THENCE N89°28'09" E PARALLEL TO AND 55.00 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 14, A DISTANCE OF 29.30 FEET TO A POINT OF CURVATURE; THENCE AROUND A CURVE IN A COUNTER-CLOCKWISE DIRECTION HAVING A DELTA ANGLE OF 008°35'52", A RADIUS OF 695.50 FEET, A CHORD BEARING OF N85°10'12" E WITH A CHORD DISTANCE OF 104.27 FEET, AN ARC LENGTH OF 104.37 FEET; THENCE N72°41'14" E A DISTANCE OF 30.83 FEET; THENCE S17°18'46" E A DISTANCE OF 15.00 FEET TO A POINT ON THE NORTH LINE OF A PROPOSED RIGHT-OF-WAY TRACT; THENCE S72°41'14" W ALONG SAID NORTH LINE, A DISTANCE OF 31.90 FEET TO A POINT OF CURVATURE; THENCE AROUND A CURVE IN A CLOCKWISE DIRECTION HAVING A DELTA ANGLE OF 008°41'06", A RADIUS OF 710.50 FEET, A CHORD BEARING OF S85°07'36" W WITH A CHORD DISTANCE OF 107.59 FEET, AN ARC LENGTH OF 107.70 FEET; THENCE S89°28'09" W PARALLEL TO AND 40.00 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 14, A DISTANCE OF 29.00 FEET TO A POINT OF BEGINNING. SAID PERMANENT DRAINAGE EASEMENT CONTAINS 2,498 SQ. FT. MORE OR LESS.

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

EXHIBIT "B"

ACCESS EASEMENT

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



ACCESS EASEMENT DESCRIPTION
A PERMANENT ACCESS EASEMENT LOCATED IN PART OF THE NORTH HALF OF THE NORTHEAST QUARTER (N 1/2 NE 1/4), SECTION TWENTY-FOUR (24), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

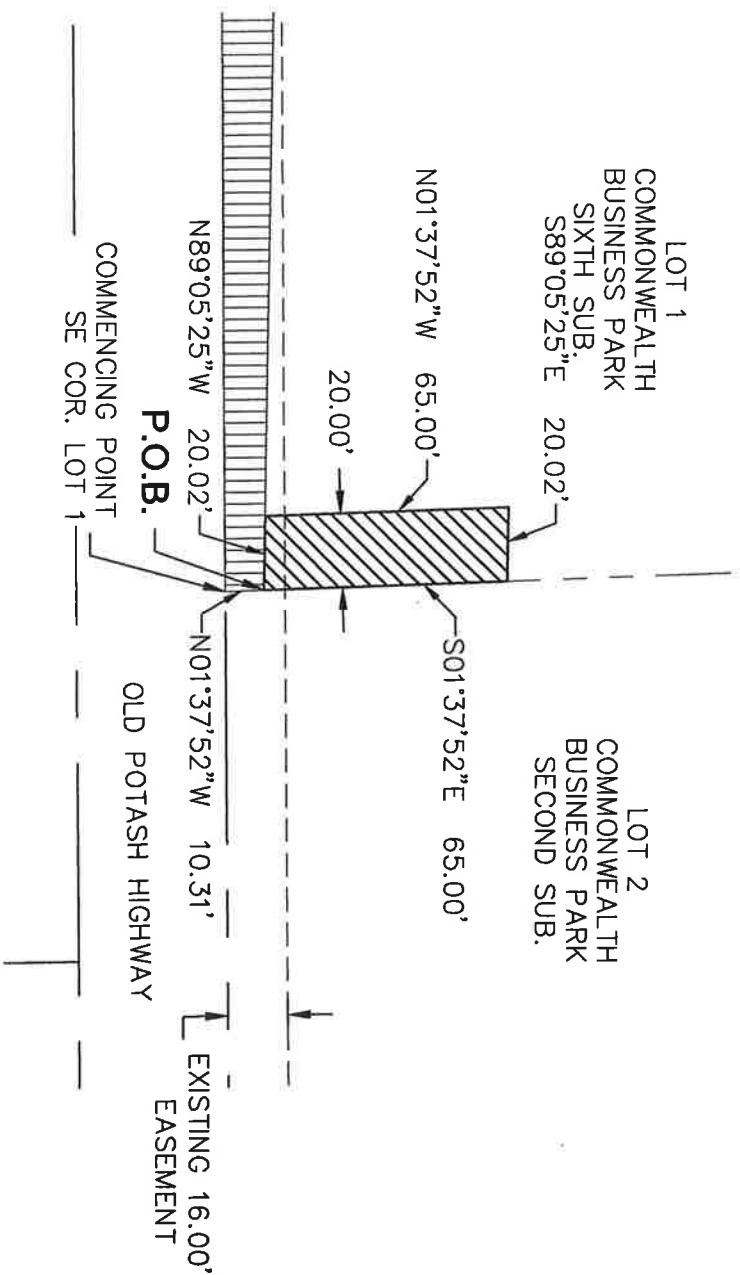
COMMENCING AT THE NORTH QUARTER (N 1/4) CORNER OF SECTION 24; THENCE ON AN ASSUMED BEARING OF N89°28'39"E ALONG THE NORTH LINE OF THE NE 1/4 SECTION 24, A DISTANCE OF 725.52 FEET TO THE NORTHWEST CORNER OF ANDERSON THIRD SUBDIVISION, GRAND ISLAND, HALL COUNTY, NEBRASKA; THENCE S00°41'32"E A DISTANCE OF 49.05 FEET TO THE SOUTHEAST CORNER OF A PROPOSED RIGHT-OF-WAY TRACT, SAID POINT ALSO BEING ON THE WEST LINE OF LOT 1 ANDERSON THIRD SUBDIVISION, CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE S00°59'35"E ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 100.00 FEET; THENCE S89°29'28"W A DISTANCE OF 51.95 FEET; THENCE N00°59'38"W A DISTANCE OF 101.29 FEET TO A POINT ON THE SOUTH LINE OF SAID PROPOSED RIGHT-OF-WAY TRACT; THENCE S89°05'25"E ALONG THE SOUTH OF SAID PROPOSED RIGHT-OF-WAY TRACT, A DISTANCE OF 51.98 FEET TO A POINT OF BEGINNING. SAID PERMANENT ACCESS EASEMENT CONTAINS 5,228 SQ FT MORE OR LESS.

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

EXHIBIT "B"
Page 1 of 2

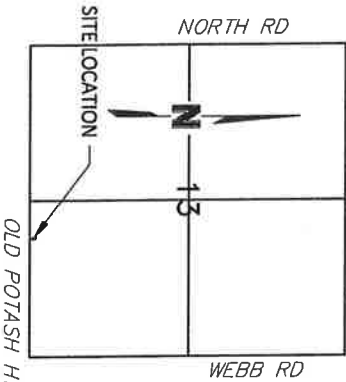
ACCESS EASEMENT

CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA
TRACT NO. 15
OLD POTASH HIGHWAY PAVING IMPROVEMENTS



LOCATION MAP

SEC. 13 T11N-R10W
13TH ST



LEGEND



ACCESS EASEMENT DESCRIPTION

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

COMMENCING AT THE SOUTHEAST CORNER OF LOT 1, COMMONWEALTH BUSINESS PARK SIXTH SUBDIVISION, IN THE CITY OF GRAND ISLAND, NEBRASKA, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF A PROPOSED RIGHT-OF-WAY TRACT; THENCE ON AN ASSUMED BEARING N01°37'52"W ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 10.31 FEET TO THE NORTHEAST CORNER OF A PROPOSED RIGHT-OF-WAY TRACT, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE N89°05'25"W ALONG THE NORTH LINE OF SAID PROPOSED RIGHT-OF-WAY TRACT, A DISTANCE OF 20.02 FEET; THENCE N01°37'52"W PARALLEL TO AND 20.00 FEET WEST OF THE EAST LINE OF SAID LOT 1, A DISTANCE OF 65.00 FEET; THENCE S89°05'25"E A DISTANCE OF 20.02 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 65.00 FEET TO A POINT OF BEGINNING. SAID PERMANENT ACCESS EASEMENT CONTAINS 1,300 SF MORE OR LESS.

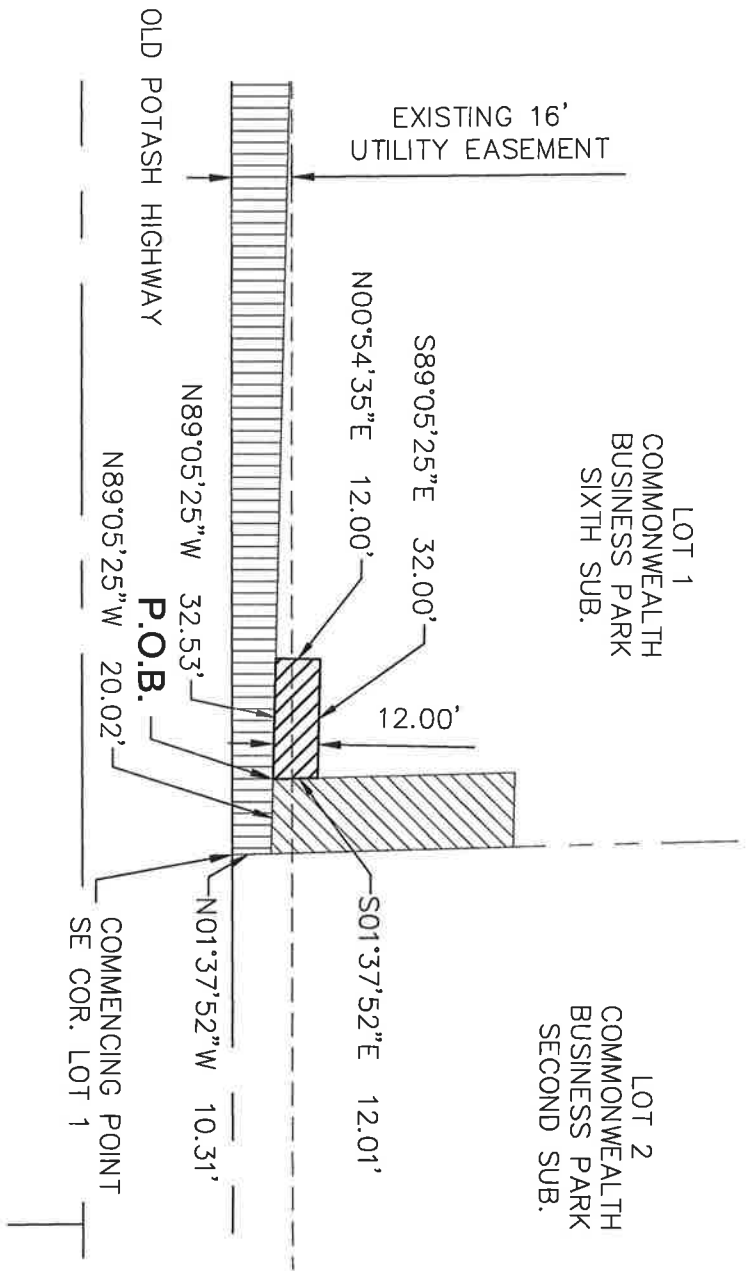
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DATE: Jan 08, 2020 3:49pm XREFS: v_xrway_gimsp_73110 V_XTOPO_GIMSP_73110

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

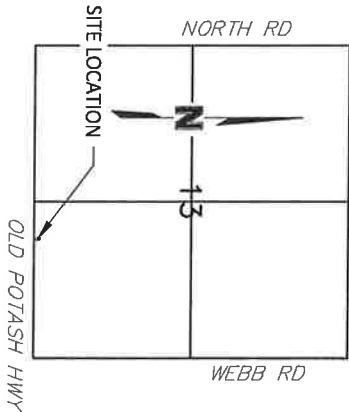
EXHIBIT "B"
Page 2 of 2

UTILITY EASEMENT

CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA
TRACT NO. 15
OLD POTASH HIGHWAY PAVING IMPROVEMENTS



LOCATION MAP
SEC. 13 T11N-R10W



LEGEND



UTILITY EASEMENT DESCRIPTION

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

COMMENCING AT THE SOUTHEAST CORNER OF LOT 1, COMMONWEALTH BUSINESS PARK SIXTH SUBDIVISION, IN THE CITY OF GRAND ISLAND, NEBRASKA, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF A PROPOSED RIGHT-OF-WAY TRACT; THENCE ON AN ASSUMED BEARING N01°37'52"W ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 10.31 FEET TO THE NORTHEAST CORNER OF A PROPOSED RIGHT-OF-WAY TRACT, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF A PROPOSED ACCESS EASEMENT; THENCE N89°05'25"W ALONG THE NORTH LINE OF SAID PROPOSED RIGHT-OF-WAY TRACT, A DISTANCE OF 20.02 FEET TO THE SOUTHWEST CORNER OF SAID PROPOSED ACCESS EASEMENT, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING N89°05'25"W ALONG THE NORTH LINE OF SAID PROPOSED RIGHT-OF-WAY TRACT A DISTANCE OF 32.53 FEET; THENCE N00°54'35"E A DISTANCE OF 12.00 FEET; THENCE S89°05'25"E A DISTANCE OF 32.00 FEET TO A POINT ON THE WEST LINE OF SAID PROPOSED ACCESS EASEMENT; THENCE S01°37'52"E ALONG THE WEST LINE OF SAID PROPOSED ACCESS EASEMENT A DISTANCE OF 12.01 FEET TO THE POINT OF BEGINNING, SAID PERMANENT UTILITY EASEMENT CONTAINS 387 SF MORE OR LESS.

DWG: F:\2017\3001-3500\017-3110\40-Design\Exhibits\P.E\15_P.E.-UTILITY_0173110.dwg USER:
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PROJECT NO: 2017-3110	UTILITY EASEMENT	olsson	201 East 2nd Street Grand Island, NE 68801 TEL 308.384.8750	EXHIBIT
DRAWN BY: LS				
DATE: 3.4.2020				