



# City of Grand Island

Tuesday, December 22, 2020

Council Session

## Item F-4

**#9812 - Consideration of Vacation of Public Utility Easement in Crane Valley Sixth and Seventh Subdivisions; 3604 West Faidley Avenue (Concord Investments, LLC)**

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

# **Council Agenda Memo**

**From:** Keith Kurz PE, Assistant Public Works Director

**Meeting:** December 22, 2020

**Subject:** Consideration of Vacation of Public Utility Easement in Crane Valley Sixth and Seventh Subdivisions; 3604 West Faidley Avenue (Concord Investments, LLC)

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

## **Background**

A public utility easement within Crane Valley Sixth Subdivision was filed with Hall County Register of Deeds on September 13, 1999 as Document No. 0099109106. Several public utility easements within Crane Valley Seventh Subdivision were filed with Hall County Register of Deeds on June 9, 2003 as Document No. 200307232.

## **Discussion**

The current property owner of 3604 West Faidley Avenue is requesting to vacate such dedicated easements to allow for development of the area. There is no utility currently or proposed within these easements that will be affected by the vacations. The attached sketch details the referenced easements to be vacated.

## **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 pass an ordinance vacating the public utility easements in Crane Valley Sixth and Seventh Subdivisions; 3604 West Faidley Avenue (Concord Investments, LLC).

## **Sample Motion**

Move to pass an ordinance vacating the easements.

ORDINANCE NO. 9812

An ordinance to vacate existing public utility easements and to provide for filing this ordinance in the office of the Register of Deeds of Hall County, Nebraska; to repeal any ordinance or parts of ordinances in conflict herewith, and to provide for publication and the effective date of this ordinance.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA:

SECTION 1. That existing public utility easements located in Crane Valley Sixth and Seventh Subdivisions, in the City of Grand Island, Hall County, Nebraska and more particularly described as follows:

*A 20 FT. UTILITY EASEMENT IN LOT 2, CRANE VALLEY SIXTH SUBDIVISION, IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:*

*COMMENCING AT THE NORTHWEST CORNER OF LOT 2, CRANE VALLEY SIXTH SUBDIVISION, IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA: THENCE ON AN ASSUMED BEARING OF N89°15'02"E A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE N89°15'02"E A DISTANCE OF 20.00 FEET; THENCE S01°37'57"E A DISTANCE OF 207.04 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 2; THENCE S89°14'44"W A DISTANCE OF 20.00 FEET; THENCE N01°37'57"E A DISTANCE OF 207.04 FEET TO THE POINT OF BEGINNING. SAID EASEMENT CONTAINS A CALCULATED AREA OF 4,140.72 SQUARE FEET OR 0.095 ACRES MORE OR LESS.*

AND

Approved as to Form	▣ _____
December 18, 2020	▣ City Attorney

ORDINANCE NO. 9812 (Cont.)

*A 20 FT. UTILITY EASEMENT IN LOT 1, CRANE VALLEY SEVENTH SUBDIVISION, IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:*

*BEGINNING AT THE NORTHEAST CORNER OF LOT 2, CRANE VALLEY SIXTH SUBDIVISION, IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA; THENCE ON AN ASSUMED BEARING OF N89°15'02"E A DISTANCE OF 14.00 FEET; THENCE S01°37'37"E A DISTANCE OF 20.00 FEET; THENCE S89°15'02"W A DISTANCE OF 14.00 FEET TO A POINT ON THE EAST LINE OF SAID LOT 2; THENCE N01°37'37"W ALONG THE EAST LINE OF LOT 2, OF SAID CRANE VALLEY SIXTH SUBDIVISION A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING. SAID EASEMENT CONTAINS A CALCULATED AREA OF 279.99 SQUARE FEET OR 0.006 ACRES MORE OR LESS.*

*AND*

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*AND*

*A 20 FT. UTILITY EASEMENT LOCATED IN LOT 1, CRANE VALLEY SEVENTH SUBDIVISION, IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:*

*COMMENCING AT THE NORTHWEST CORNER OF LOT 1, CRANE VALLEY SUBDIVISION; THENCE ON AN ASSUMED BEARING OF N89°15'12"E, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 49.93 FEET TO THE POINT OF BEGINNING; THENCE N89°15'12"E, ALONG SAID NORTH LINE, A DISTANCE OF 20.00 FEET; THENCE S01°37'57"E A DISTANCE OF 540.06 FEET; THENCE N89°13'07"E A DISTANCE OF 207.52 FEET; THENCE N01°37'57"W A DISTANCE OF 387.84 FEET; THENCE S88°22'03"W A DISTANCE OF 30.00 FEET; THENCE N01°37'57"W A DISTANCE OF 20.00 FEET; THENCE N88°22'03"E A DISTANCE OF 30.00 FEET; THENCE N01°37'57"W A DISTANCE OF 36.27 FEET; THENCE N88°22'03"E A DISTANCE OF 20.00 FEET; THENCE S01°37'57"E A DISTANCE OF 444.51 FEET; THENCE N89°14'39"E A DISTANCE OF 65.51 FEET; THENCE*

ORDINANCE NO. 9812 (Cont.)

*S00°00'00"E A DISTANCE OF 19.78 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 1; THENCE S89°12'46"W ON SAID SOUTH LINE A DISTANCE OF 312.47 FEET; THENCE N01°37'57"W A DISTANCE OF 560.02 FEET TO THE POINT OF BEGINNING. SAID 20 FT UTILITY EASEMENT CONTAINS A CALCULATED AREA OF 26,511.57 SQUARE FEET OR 0.494 ACRES MORE OR LESS.*

*AND*

*A 20 FT. UTILITY EASEMENT LOCATED IN LOT 1, CRANE VALLEY SEVENTH SUBDIVISION, IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:*

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*AND*

*A 32 FT. INGRESS/EGRESS EASEMENT IN LOT 1, CRANE VALLEY SEVENTH SUBDIVISION, IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:*

*COMMENCING AT THE NORTHEAST CORNER OF LOT 2, CRANE VALLEY SIXTH SUBDIVISION, IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA; THENCE ON AN ASSUMED BEARING OF N89°15'02"E A DISTANCE OF 14.00 FEET TO THE POINT OF BEGINNING; THENCE N89°15'02"E A DISTANCE OF 32.00 FEET; THENCE S01°37'23"E A DISTANCE OF 207.00 FEET TO A POINT ON THE SOUTH LINE OF LOT 1, CRANE VALLEY SEVENTH SUBDIVISION; THENCE S89°14'44"W ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 32.00 FEET; THENCE N01°37'23"W A DISTANCE OF 207.01 FEET TO THE POINT OF BEGINNING. SAID EASEMENT CONTAINS A CALCULATED AREA OF 6,623.56 SQUARE FEET OR 0.152 ACRES MORE OR LESS.*

is hereby vacated. Such easement to be vacated is shown and more particularly described on Easement Vacate Exhibits 1 attached hereto.

ORDINANCE NO. 9812 (Cont.)

SECTION 2. The title to the property vacated by Section 1 of this ordinance shall revert to the owner or owners of the real estate upon which the easement is located.

SECTION 3. This ordinance is directed to be filed, with the drawing, in the office of the Register of Deeds of Hall County, Nebraska.

SECTION 4. This ordinance shall be in force and take effect from and after its passage and publication, within fifteen days in one issue of the Grand Island Independent as provided by law.

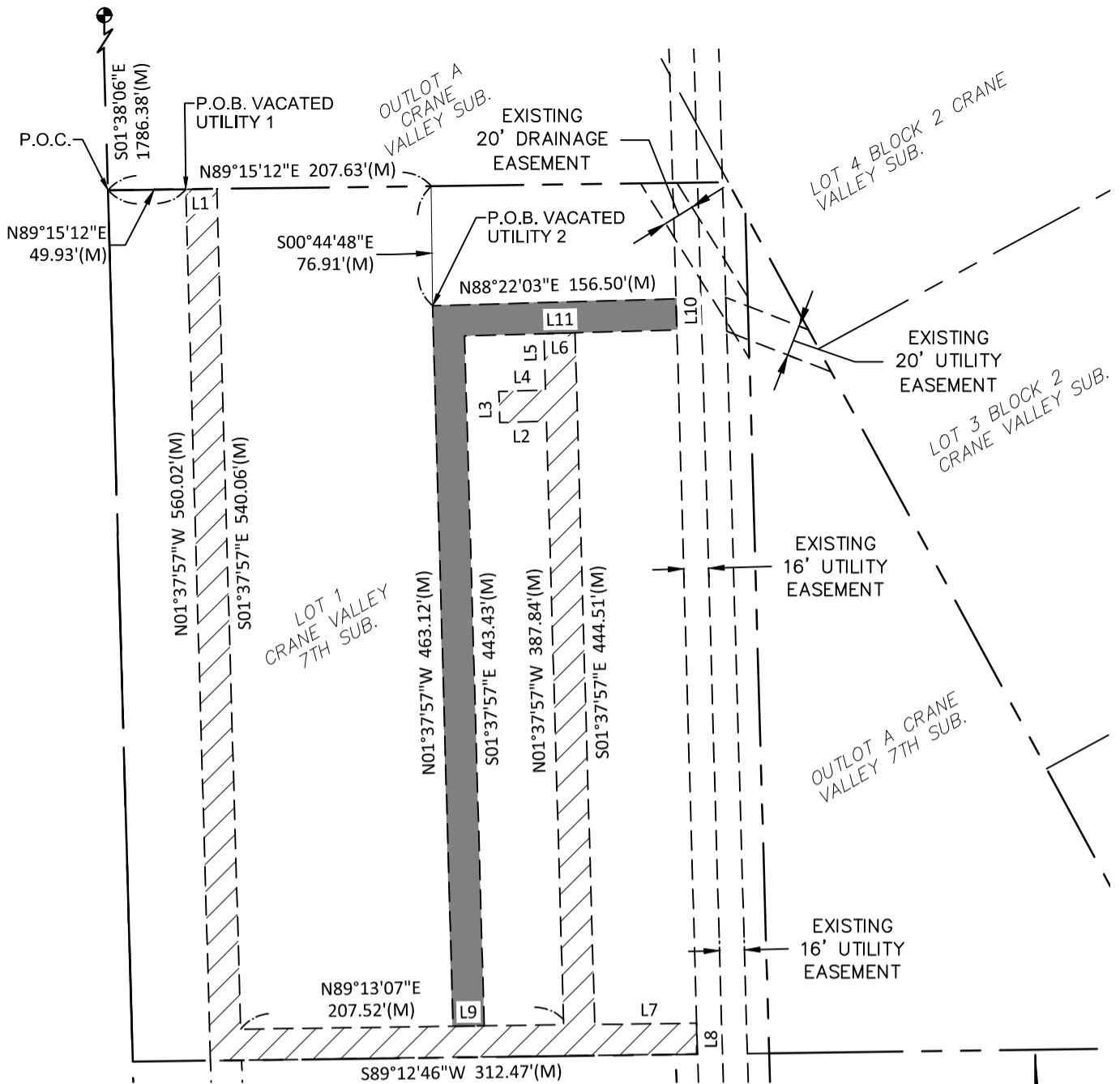
Enacted: December 22, 2020

\_\_\_\_\_  
Roger G. Steele, Mayor

Attest:

\_\_\_\_\_  
RaNae Edwards, City Clerk

USER: slongsine  
 DWG: F:\2019\3001-3500\019-3120\40-Design\Survey\SRVY\Xref\V\_XHIBIT\_ EASEMENT VACATION EXHIBIT 9-10-20.dwg  
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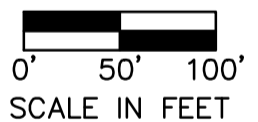


UTILITY 1 LINE TABLE		
LINE ID	DIRECTION	LENGTH (FT)
L1	N89°15'12"E	20.00
L2	S88°22'03"W	30.00
L3	N01°37'57"W	20.00
L4	N88°22'03"E	30.00
L5	N01°37'57"W	36.27
L6	N88°22'03"E	20.00
L7	N89°14'39"E	65.51
L8	S00°00'00"E	19.78

UTILITY 2 LINE TABLE		
LINE ID	DIRECTION	LENGTH (FT)
L9	S89°14'39"W	20.00
L10	S01°37'57"E	20.00
L11	S88°22'03"W	136.50

**LEGEND**

- EXISTING EASEMENT LINE
- EXISTING PROPERTY LINE
- EASEMENT 1 VACATION
- EASEMENT 2 VACATION



**LEGAL DESCRIPTION**

**(1) VACATE DESCRIPTION – 20' UTILITY EASEMENT**

A 20 FT. UTILITY EASEMENT LOCATED IN LOT 1, CRANE VALLEY SEVENTH SUBDIVISION, IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
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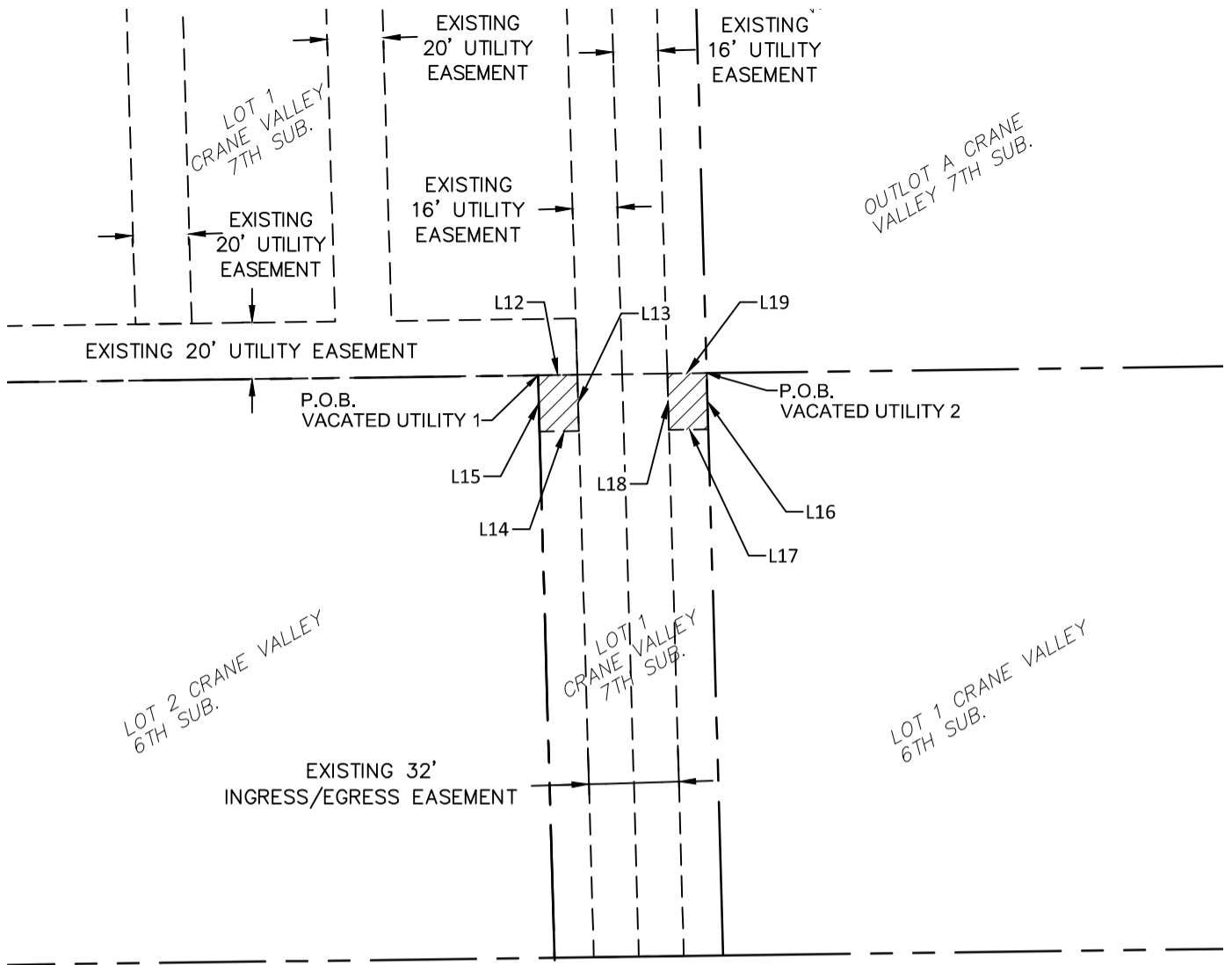
PROJECT NO:	2019-3120
DRAWN BY:	SDL
DATE:	10/27/2020

**EASEMENT VACATE**

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

EXHIBIT	1
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UTILITY 1 LINE TABLE		
LINE ID	DIRECTION	LENGTH (FT)
L12	N89°15'02"E	14.00
L13	S01°37'37"E	20.00
L14	S89°15'02"W	14.00
L15	N01°37'37"W	20.00

UTILITY 2 LINE TABLE		
LINE ID	DIRECTION	LENGTH (FT)
L16	S01°37'37"E	20.00
L17	S89°15'02"W	14.00
L18	N01°37'37"W	20.01
L19	N89°15'02"E	14.00

**LEGEND**

EXISTING EASEMENT LINE  
 EXISTING PROPERTY LINE  
 EASEMENT VACATION

SCALE IN FEET

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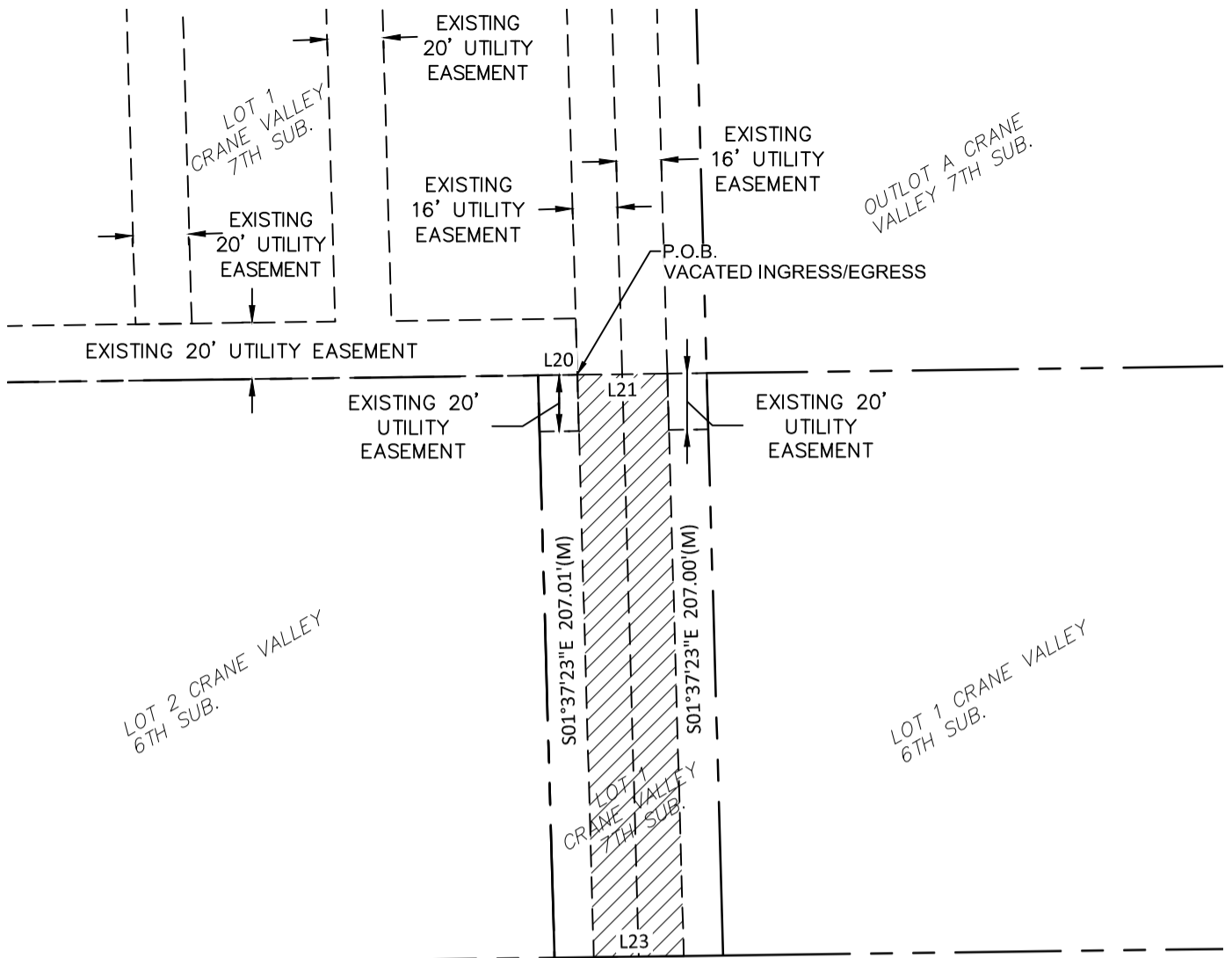
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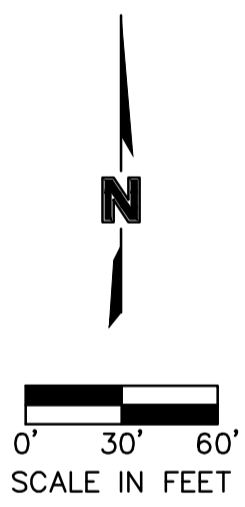
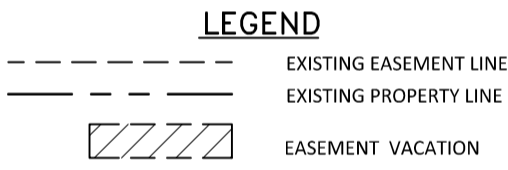
PROJECT NO: 2019-3120	<b>EASEMENT VACATE</b>	<b>olsson</b>	201 East 2nd Street Grand Island, NE 68801 TEL 308.384.8750	EXHIBIT
DRAWN BY: SDL			1	
DATE: 10/27/2020				



USER: slongsine  
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INGRESS/EGRESS LINE TABLE		
LINE ID	DIRECTION	LENGTH (FT)
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L21	N89°14'59"E	32.00
L23	S89°14'44"W	32.00



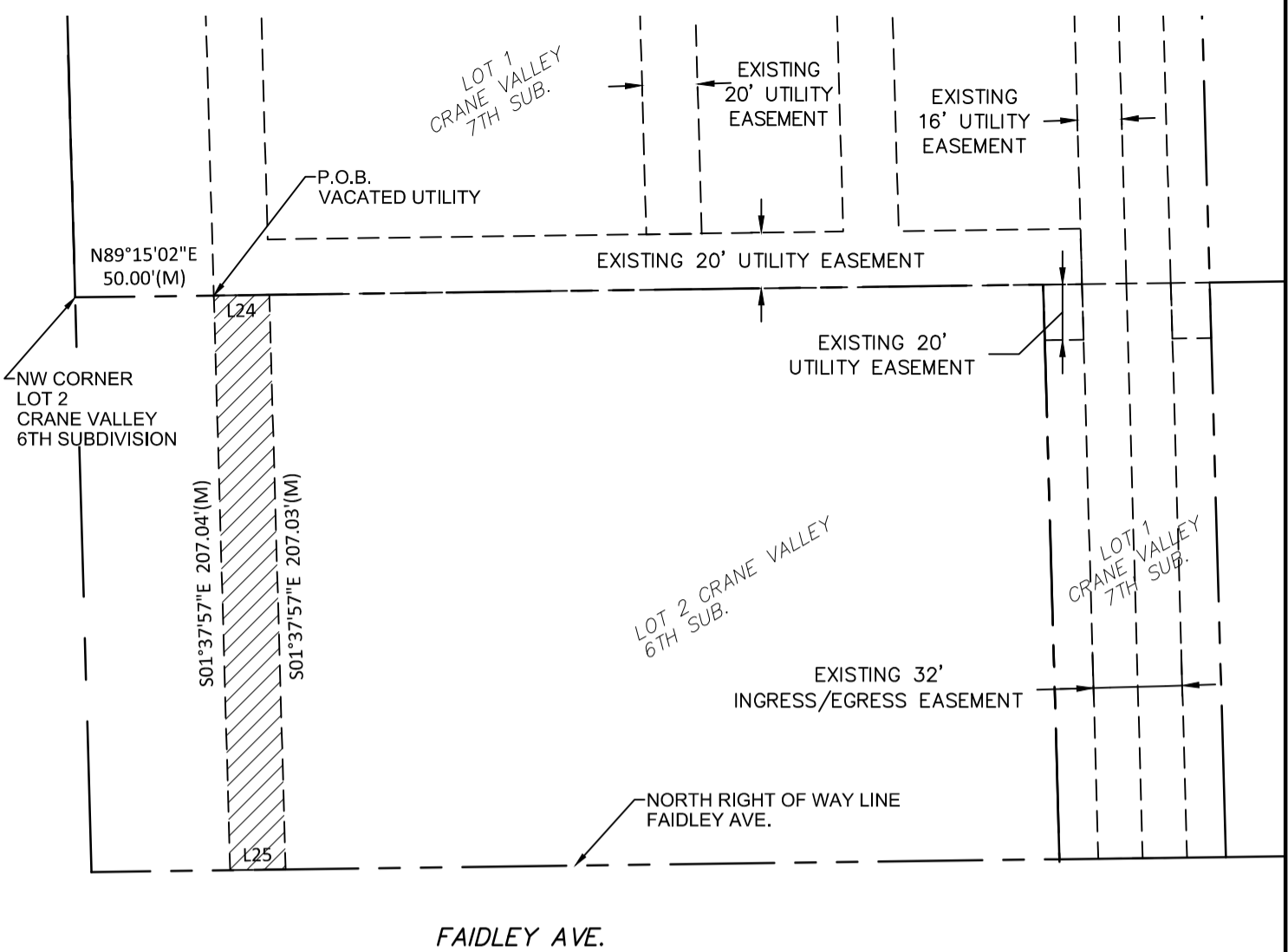
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PROJECT NO: 2019-3120	<b>EASEMENT VACATE</b>	<b>olsson</b>	201 East 2nd Street Grand Island, NE 68801 TEL 308.384.8750	EXHIBIT
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DATE: 10/27/2020				

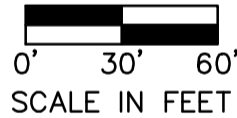
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FAIDLEY AVE.

UTILITY LINE TABLE		
LINE ID	DIRECTION	LENGTH (FT)
L24	N89°15'02"E	20.00
L25	S89°14'44"W	20.00

LEGEND	
	EXISTING EASEMENT LINE
	EXISTING PROPERTY LINE
	EASEMENT VACATION



**LEGAL DESCRIPTION**

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DRAWN BY: SDL			1	
DATE: 10/27/2020				