



City of Grand Island

Tuesday, March 9, 2021

Council Session

Item E-1

**Public Hearing on Acquisition of Drainage/Utility Easements in
Section 12, Township 11 N, Range 10- 3812 West 13th Street
(Blender, LLC) and Millennial Estates- 1449 Stonewood Avenue &
1435 Stonewood Avenue (Starostka Group Unlimited, Inc.)**

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: March 9, 2021

Subject: Public Hearing on Acquisition of Drainage/Utility Easements in Section 12, Township 11 N, Range 10-3812 West 13th Street (Blender, LLC) and Millennial Estates- 1449 Stonewood Avenue & 1435 Stonewood Avenue (Starostka Group Unlimited, Inc.)

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

Background

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

Public easements are needed to accommodate drainage and utilities for development within Millennial Estates Subdivision. This subdivision is located north of 13th Street, between North Road and US Highway 281.

A sketch is attached to show the easement areas.

Discussion

To allow for the accommodation of public drainage and utility infrastructure to serve Millennial Estates Subdivision it is requested that easements be acquired by the City of Grand Island according to the attached sketches.

There will be no cost of such easements to the City.

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

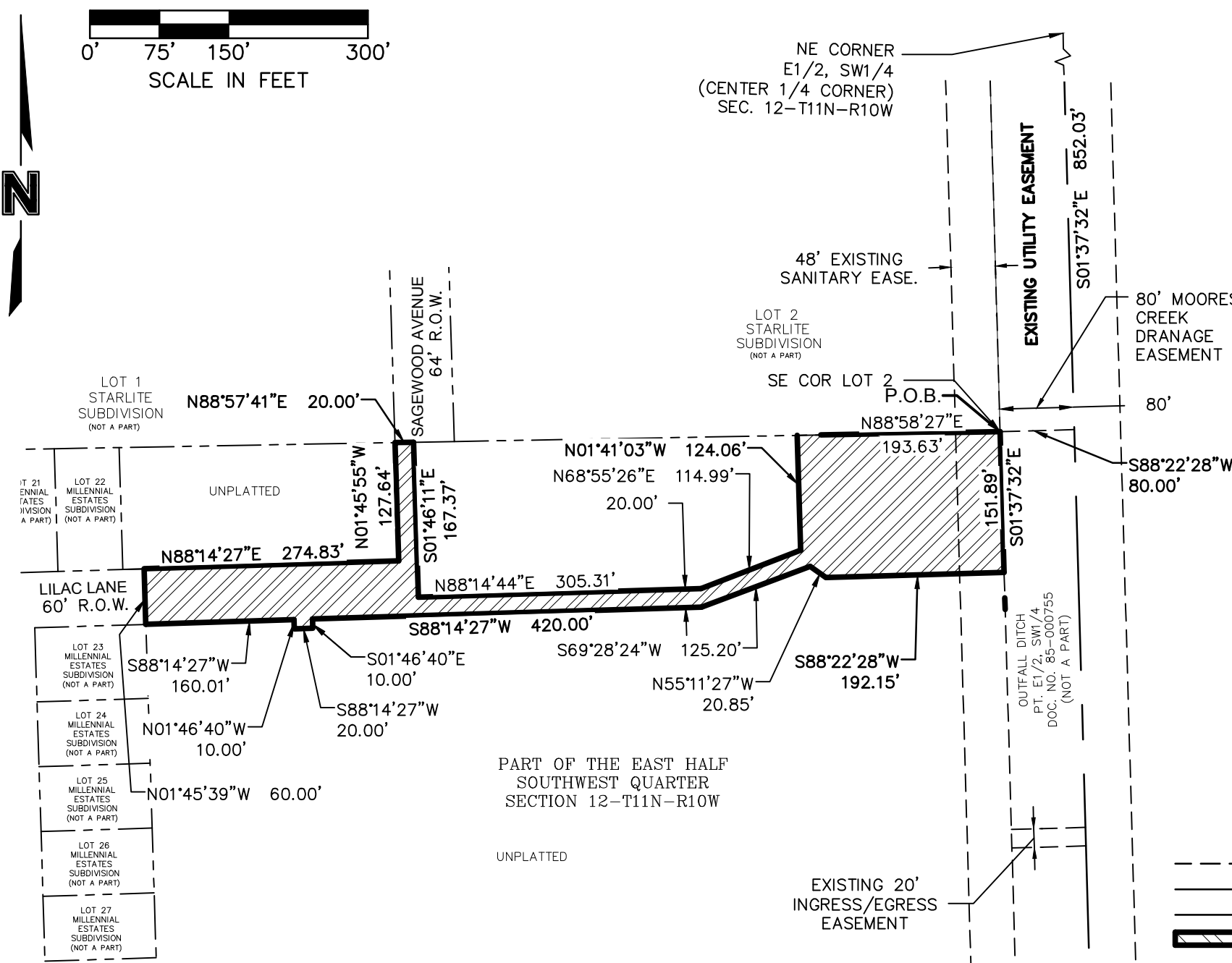
Recommendation

City Administration recommends that the Council approve the public easements.

Sample Motion

Move to approve the public easements.

DWG: F:\2016\0501-1000\016-0951\40-Design\Survey\Drawings\160951_10-29-20.dwg
DATE: Dec 11, 2020 10:09am
XREFS: C:\ROW_60951 015-1159_PBASE_CITY C:\PBASE_60951
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DRAINAGE/UTILITY EASEMENT DESCRIPTION:

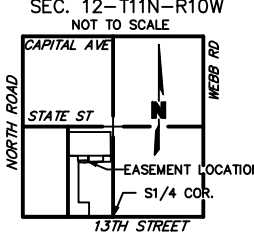
A DRAINAGE/UTILITY EASEMENT LOCATED IN PART OF THE EAST HALF OF THE SOUTHWEST QUARTER (E1/2, SW1/4) OF SECTION TWELVE (12), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST, IN THE CITY OF GRAND ISLAND, HALL COUNTY NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

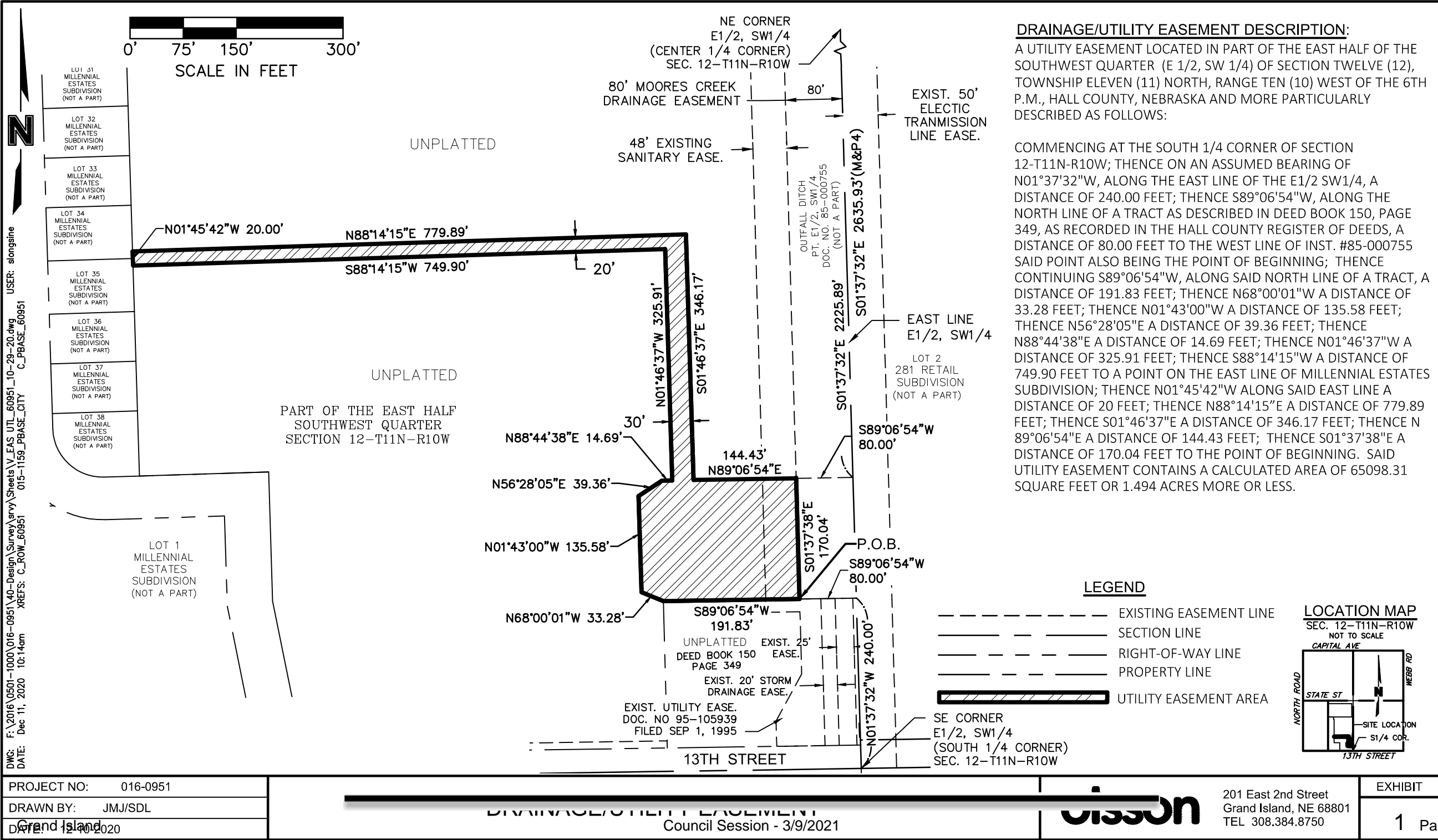
COMMENCING AT THE SOUTHEAST CORNER OF LOT 2, STARLITE SUBDIVISION, AND A POINT ON THE WEST LINE OF INST. #85-000755, AS RECORDED IN THE HALL COUNTY REGISTER OF DEEDS AND ALSO BEING THE POINT OF BEGINNING; THENCE S01°37'32"E, ALONG SAID WEST LINE, A DISTANCE OF 151.89 FEET; THENCE S88°22'28"W A DISTANCE OF 192.15 FEET; THENCE N55°11'27"W A DISTANCE OF 20.85 FEET; THENCE S69°28'24"W A DISTANCE OF 125.20 FEET; THENCE S88°14'27"W A DISTANCE OF 420.00 FEET; THENCE S01°46'40"E A DISTANCE OF 10.00 FEET; THENCE S88°14'27"W A DISTANCE OF 20.00 FEET; THENCE N01°46'40"W A DISTANCE OF 10.00 FEET; THENCE S88°14'27"W A DISTANCE OF 160.01 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF LILAC LANE ALSO BEING THE EAST LINE OF MILLENNIAL ESTATE SUBDIVISION; THENCE N01°45'39"W ALONG SAID EAST LINE OF MILLENNIAL ESTATE SUBDIVISION A DISTANCE OF 60.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID LILAC LANE; THENCE N88°14'27"E A DISTANCE OF 274.83 FEET; THENCE N01°45'55"W A DISTANCE OF 127.64 FEET TO A POINT ON SAGEWOOD AVENUE, ALSO BEING THE SOUTH LINE OF STARLITE SUBDIVISION; THENCE N88°57'41"E, ALONG SAID SOUTH LINE, A DISTANCE OF 20.00 FEET; THENCE S01°46'11"E A DISTANCE OF 167.37 FEET; THENCE N88°14'44"E A DISTANCE OF 305.31 FEET; THENCE N68°55'26"E A DISTANCE OF 114.99 FEET; THENCE N01°41'03"W A DISTANCE OF 124.06 FEET TO A POINT ON SAID SOUTH LINE OF LOT 2, STARLITE SUBDIVISION; THENCE N88°58'27"E, ALONG SAID SOUTH LINE, A DISTANCE OF 218.99 FEET TO THE POINT OF BEGINNING. SAID DRAINAGE/UTILITY EASEMENT CONTAINS A CALCULATED AREA OF 62072.54 SQUARE FEET OR 1.424 ACRES MORE OR LESS.

LEGEND

- EXISTING EASEMENT LINE
- RIGHT-OF-WAY LINE
- PROPERTY LINE
- ▨ DRAINAGE/UTILITY EASEMENT AREA

LOCATION MAP

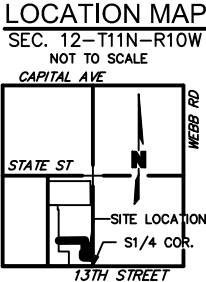




DRAINAGE/UTILITY EASEMENT DESCRIPTION:
A UTILITY EASEMENT LOCATED IN PART OF THE EAST HALF OF THE SOUTHWEST QUARTER (E 1/2, SW 1/4) OF SECTION TWELVE (12), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 12-T11N-R10W; THENCE ON AN ASSUMED BEARING OF N01°37'32"W, ALONG THE EAST LINE OF THE E1/2 SW1/4, A DISTANCE OF 240.00 FEET; THENCE S89°06'54"W, ALONG THE NORTH LINE OF A TRACT AS DESCRIBED IN DEED BOOK 150, PAGE 349, AS RECORDED IN THE HALL COUNTY REGISTER OF DEEDS, A DISTANCE OF 80.00 FEET TO THE WEST LINE OF INST. #85-000755 SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING S89°06'54"W, ALONG SAID NORTH LINE OF A TRACT, A DISTANCE OF 191.83 FEET; THENCE N68°00'01"W A DISTANCE OF 33.28 FEET; THENCE N01°43'00"W A DISTANCE OF 135.58 FEET; THENCE N56°28'05"E A DISTANCE OF 39.36 FEET; THENCE N88°44'38"E A DISTANCE OF 14.69 FEET; THENCE N01°46'37"W A DISTANCE OF 325.91 FEET; THENCE S88°14'15"W A DISTANCE OF 749.90 FEET TO A POINT ON THE EAST LINE OF MILLENNIAL ESTATES SUBDIVISION; THENCE N01°45'42"W ALONG SAID EAST LINE A DISTANCE OF 20 FEET; THENCE N88°14'15"E A DISTANCE OF 779.89 FEET; THENCE S01°46'37"E A DISTANCE OF 346.17 FEET; THENCE N 89°06'54"E A DISTANCE OF 144.43 FEET; THENCE S01°37'38"E A DISTANCE OF 170.04 FEET TO THE POINT OF BEGINNING. SAID UTILITY EASEMENT CONTAINS A CALCULATED AREA OF 65098.31 SQUARE FEET OR 1.494 ACRES MORE OR LESS.

- LEGEND**
- EXISTING EASEMENT LINE
 - SECTION LINE
 - RIGHT-OF-WAY LINE
 - PROPERTY LINE
 - UTILITY EASEMENT AREA



PROJECT NO: 016-0951

DRAWN BY: JMJ/SDL

DATE: 12/11/2020

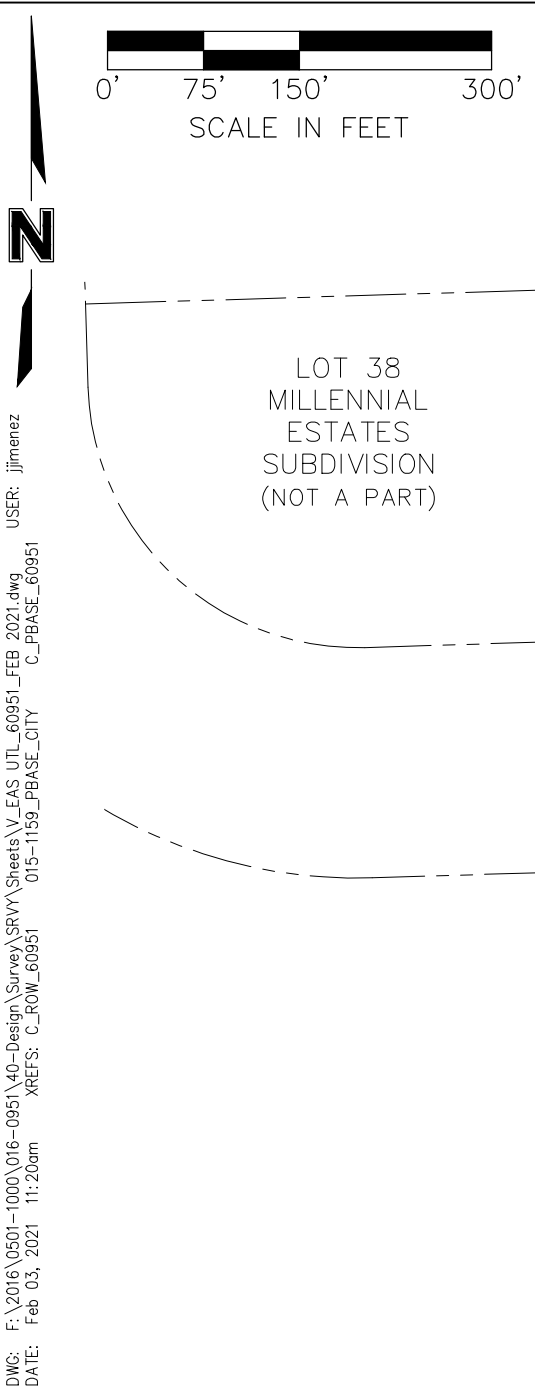
DRAINAGE/UTILITY EASEMENT
Council Session - 3/9/2021



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

EXHIBIT

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USER: jjimenez



PART OF THE EAST HALF
SOUTHWEST QUARTER
SECTION 12-T11N-R10W
UNPLATTED

10'x30' UTILITY EASEMENT
300.00 S.F./ 0.007 AC.

N88°14'18"E
10.00'
N01°45'42"W
30.00'
172.00'
N88°14'18"E
S88°14'18"W
10.00'

S01°45'42"E
30.00'

POB

MEADOW ROAD
60' R.O.W.

SAGEWOOD AVE
64' R.O.W.

LOT 1
MILLENNIAL
ESTATES
SUBDIVISION
(NOT A PART)

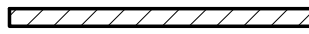
LOT 38
MILLENNIAL
ESTATES
SUBDIVISION
(NOT A PART)

UTILITY EASEMENT DESCRIPTION:

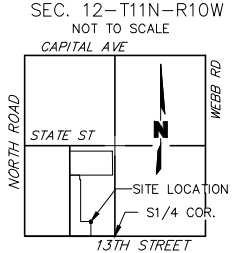
A UTILITY EASEMENT LOCATED IN PART OF THE EAST HALF OF THE SOUTHWEST QUARTER (E 1/2, SW 1/4) OF SECTION TWELVE (12), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF MEADOW ROAD AND THE EAST RIGHT-OF-WAY LINE OF SAGEWOOD AVENUE, OF MILLENNIAL ESTATES SUBDIVISION SAID POINT BEING THE POINT OF BEGINNING; THENCE S88°14'18"W, ALONG SAID NORTH RIGHT-OF-WAY LINE OF MEADOW ROAD, A DISTANCE OF 10.00 FEET; THENCE N01°45'42"W A DISTANCE OF 30.00 FEET; THENCE N88°14'18"E, PARALLEL WITH SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 10.00 FEET; THENCE S01°45'42"E A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING. SAID UTILITY EASEMENT CONTAINS A CALCULATED AREA OF 300.00 SQUARE FEET OR 0.007 ACRES MORE OR LESS.

LEGEND

- PROPERTY LINE
-  UTILITY EASEMENT AREA


LOCATION MAP



PROJECT NO:	016-0951
DRAWN BY:	JMJ
DATE:	2/3/2021

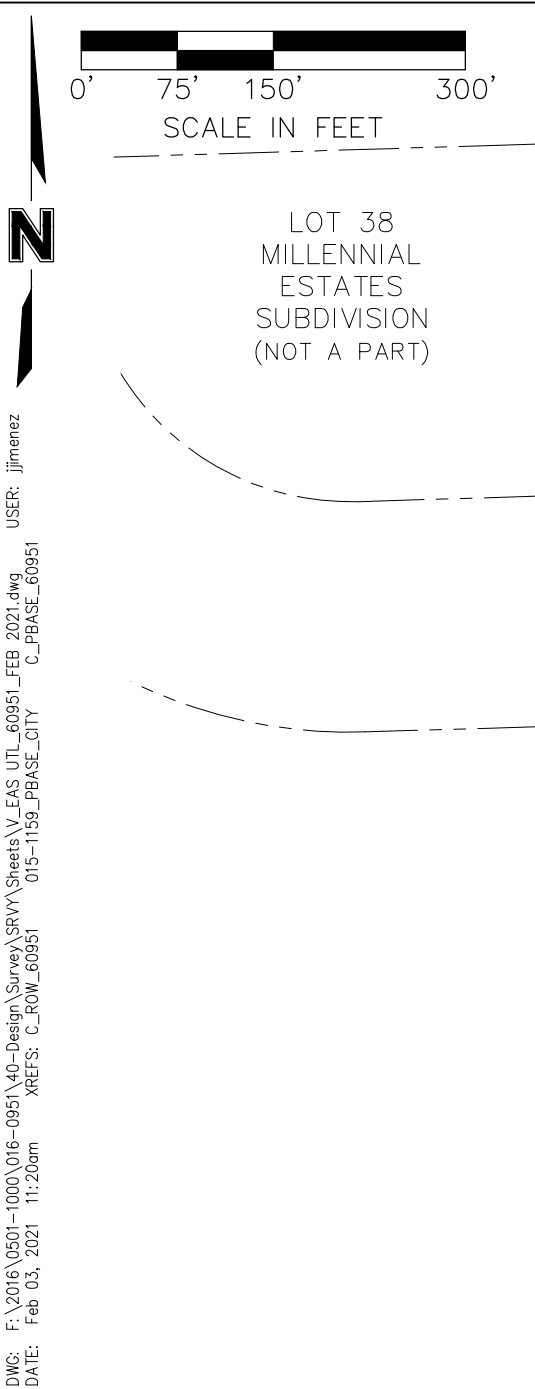
UTILITY EASEMENT

Council Session - 3/9/2021



201 East 2nd Street Grand Island, NE 68801 TEL 308.384.8750	EXHIBIT 1 Page 6 / 8
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DATE: Feb 03, 2021 11:20am XREFS: C_ROW_60951 015-1159_PBASE_CITY C_PBASE_60951
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PART OF THE EAST HALF
SOUTHWEST QUARTER
SECTION 12-T11N-R10W
UNPLATTED

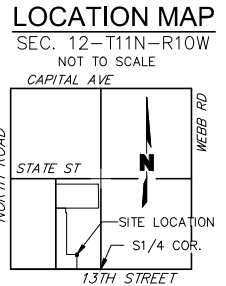
UTILITY EASEMENT DESCRIPTION:
A UTILITY EASEMENT LOCATED IN PART OF THE EAST HALF OF THE SOUTHWEST QUARTER (E 1/2, SW 1/4) OF SECTION TWELVE (12), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF MEADOW ROAD AND THE EAST RIGHT-OF-WAY LINE OF SAGEWOOD AVENUE, OF MILLENNIAL ESTATES SUBDIVISION; THENCE S01°45'42"E, ALONG SAID EAST RIGHT-OF-WAY LINE OF SAGEWOOD AVENUE, A DISTANCE OF 50.00 FEET TO THE POINT BEING THE POINT OF BEGINNING; THENCE N88°14'18"E A DISTANCE OF 15.00 FEET; THENCE S01°45'42"E, PARALLEL WITH SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 10.00 FEET; THENCE S88°14'18"W A DISTANCE OF 15.00 FEET TO A POINT ON SAID EAST RIGHT-OF-WAY LINE OF SAGEWOOD AVENUE; THENCE N01°45'42"W, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING. SAID UTILITY EASEMENT CONTAINS A CALCULATED AREA OF 150.00 SQUARE FEET OR 0.003 ACRES MORE OR LESS.

LEGEND

----- PROPERTY LINE

 UTILITY EASEMENT AREA



PROJECT NO: 016-0951	 201 East 2nd Street Grand Island, NE 68801 TEL 308.384.8750	EXHIBIT
DRAWN BY: JMJ		2 Page 7 / 8
DATE: 2/3/2022		

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USER: slongsine

STONEWOOD AVE

LOT 33
MILLENNIAL
ESTATES
SUBDIVISION
(NOT A PART)

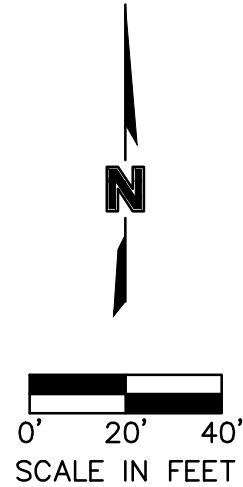
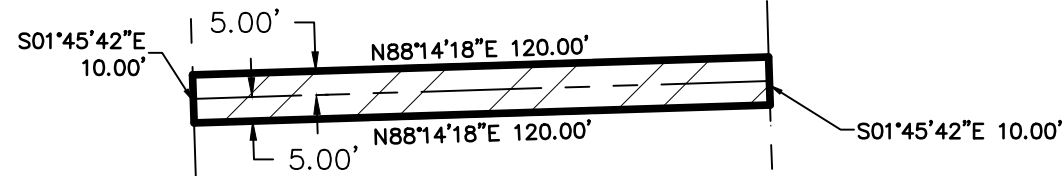
LOT 34
MILLENNIAL
ESTATES
SUBDIVISION

LOT 35
MILLENNIAL
ESTATES
SUBDIVISION

LOT 36
MILLENNIAL
ESTATES
SUBDIVISION
(NOT A PART)

UNPLATTED

PART OF THE EAST HALF
SOUTHWEST QUARTER
SECTION 12-T11N-R10W

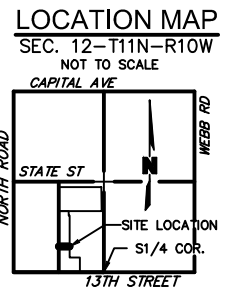


DRAINAGE/UTILITY EASEMENT DESCRIPTION:

DRAINAGE/UTILITY EASEMENT IN PART OF LOTS 34 & LOT 35,
MILLENNIAL ESTATES SUBDIVISION, CITY OF GRAND ISLAND, HALL
COUNTY, NEBRASKA.

BEING THE SOUTH 5 FEET OF LOT 34 AND THE NORTH 5 FEET OF LOT
35, ALL IN MILLENNIAL ESTATES SUBDIVISION, SAID
DRAINAGE/UTILITY EASEMENT CONTAINS A CALCULATED AREA OF
1200.00 S.F. OR 0.027 ACRES MORE OR LESS.

LEGEND



PROJECT NO: 016-0951

DRAWN BY: JMJ/SDL

DATE: 12-10-2020

DRAINAGE/UTILITY EASEMENT
Council Session - 3/9/2021

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

EXHIBIT

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