



# City of Grand Island

Tuesday, January 25, 2022

Council Session

## Item G-5

**#2022-21 - Approving Acquisition of Utility Easement - 655 S. Cherry St and 1010 E. Bismark Road (Nikodym)**

*This item relates to the aforementioned Public Hearing item E-7.*

Staff Contact: Tim Luchsinger, Stacy Nonhof

RESOLUTION 2022-21

WHEREAS, a public utility easement is required by the City of Grand Island from John Nikodym, along with JNIK, LLC, to survey, construct, inspect, maintain, repair, replace, relocate, extend, remove, and operate thereon, public utilities and appurtenances, including power lines; and

WHEREAS, a public hearing was held on January 25, 2022, for the purpose of discussing the proposed acquisition of a Sixteen (16.0) foot wide easement and right-of-way tract located through a part of Lot One (1), and Lot Two (2), of Nikodym Subdivision, in the City of Grand Island, Hall County, Nebraska, and more particularly described as follows:

Beginning at the Southeast corner of Lot One (1), Nikodym Subdivision, in the City of Grand Island, Hall County, Nebraska; thence westerly, along the southerly line of said Lot One (1), on an assumed bearing of N89°36'00"W, a distance of sixteen (16.0) feet; thence N0°17'49"E, a distance of one hundred thirty-three and fifty-two hundredths (133.52) feet; thence N89°45'18"W, a distance of ninety-five (95.0) feet; thence N0°17'49"E, a distance of sixteen (16.0) feet; thence S89°45'18"E, a distance of ninety-five (95.0) feet; thence N0°17'49"E, a distance of one hundred thirty-one and twenty-seven hundredths (131.27) feet; thence N28°38'22"W, a distance of one hundred eighty-three and thirty-six hundredths (183.36) feet; thence N61°21'38"E, a distance of sixteen (16.0) feet; thence S28°38'22"E, a distance of one hundred fifty-four and forty-two hundredths (154.42) feet; thence N0°17'49"E, a distance of twenty (20.0) feet; thence S89°42'11"E, a distance of sixteen (16.0) feet to a point on the easterly line of said Lot One (1), thence S0°17'49"W, along the easterly line of said Lot One (1), a distance of three hundred thirty-three and eighty-eight hundredths (333.88) feet to the said Point of Beginning.

The above-described easement and right-of-way containing a total of .22 acres, more or less as shown on the plat dated 1/7/2022, marked Exhibit "A", attached hereto and incorporated herein by reference.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the City of Grand Island be, and hereby is, authorized to acquire a public utility easement from John Nikodym, along with JNIK, LLC, on the above-described tract of land.

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Adopted by the City Council of the City of Grand Island, Nebraska, January 25, 2022.

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

Attest:

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

Approved as to Form    ☐ \_\_\_\_\_  
January 21, 2022        ☐ City Attorney

NIKODYM

LOT 2

SECOND

N.E. CORNER- LOT 2, NIKODYM SUB.

652.55'

NORTH LINE- LOT 2, NIKODYM SUB.

LOT 2

NIKODYM

570.73'

16.0'  
N61°21'38"E

154.42'  
S28°38'22"E

183.36'  
N28°38'22"W

16.0'  
S89°42'11"E

20.0'  
N0°17'49"E

SUB.

EAST LINE- LOT 1, NIKODYM SUB.

LOT 1

SUBDIVISION

CHERRY STREET

STREET

131.27'  
N0°17'49"E

16.0'  
N0°17'49"E

95.0'  
S89°45'18"E

95.0'  
N89°45'18"W

333.88'  
S0°17'49"W

40.0'  
LOT 1

90.0'

SOUTH LINE- LOT 1, NIKODYM SUB.

372.02'

SECTION LINE

40'

BISMARCK ROAD

16.0'  
N89°36'00"W (ASSUMED)

POINT OF BEGINNING

S.E. CORNER- LOT 1, NIKODYM SUB.

LEGEND



INDICATES 16' WIDE UTILITY EASEMENT



CITY OF GRAND ISLAND UTILITIES DEPARTMENT

EXHIBIT "A"

100'