



City of Grand Island

Tuesday, February 8, 2022

Council Session

Item F-1

#9873 - Consideration of Vacation of Public Utility Easement in JNW Second Subdivision; 1709 South Eddy Street (Edwards Building Corp.)

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

Council Agenda Memo

From: Keith Kurz PE, Assistant Public Works Director

Meeting: February 8, 2022

Subject: Consideration of Vacation of Public Utility Easement in JNW Second Subdivision; 1709 South Eddy Street (Edwards Building Corp.)

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

Background

A public utility easement within JNW Second Subdivision was filed with Hall County Register of Deeds on October 29, 1999 as Document No. 0099110478.

Discussion

Public easements were dedicated with the original plat of JNW Second Subdivision. The current owner of the property has worked with the Planning Department through an Administrative plat to combine Lots 1 and 2 of JNW Second Subdivision into Lot 1 of Nebraska Wash Subdivision. The replat allows for construction of a new building and vacation of said easement, as sanitary sewer will only need to be provided to the one individual lot, rather than two (2) separate lots going forward. A sketch is attached to show the easement area.

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 utility easement in JNW Second Subdivision; 1709 South Eddy Street (Edwards Building Corp.).

Sample Motion

Move to pass an ordinance vacating the easement.

ORDINANCE NO. 9873

An ordinance to vacate an existing utility easement 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 utility easement located in JNW Second Subdivision, in the City of Grand Island, Hall County, Nebraska and more particularly described as follows:

THE NORTH TWENTY (20) FEET OF LOT TWO (2), JNW SECOND SUBDIVISION, CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA.

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

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.

Approved as to Form	▣ _____
February 3, 2022	▣ City Attorney

ORDINANCE NO. 9873 (Cont.)

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: February 8, 2022

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

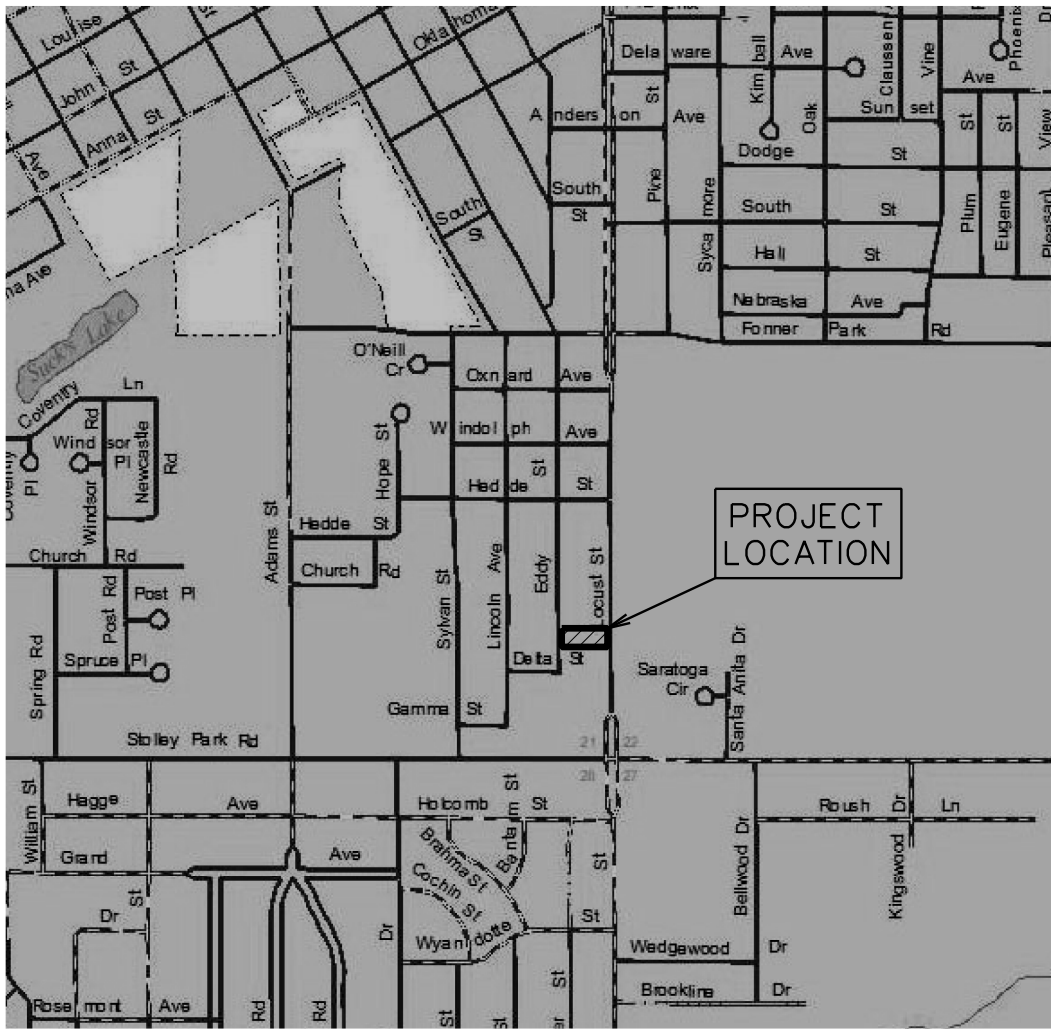
V:\Reel\Library\CAD\Standards\WorkSpace\Standards\Printing\Pen_Tablet\date.tbl
V:\Reel\Library\CAD\Standards\WorkSpace\Standards\Printing\Pen_Tablet\date.tbl
Plot 1220
12/7/2021
7:47:41 AM
Snyder Local
C:\Users\Volume1\Documents\Projects\2021\1210824-08-CAD\1210824-Administrative Subdivision Plat.dgn

NEBRASKA WASH SUBDIVISION

CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

FINAL PLAT

VICINITY MAP



NOT TO SCALE

LEGEND

Survey

Section Corner
1/2" Rebar, Yellow Cap #804
(Unless Otherwise Noted)
ROW Marker
ROW Rail
Control Point
Bench Mark
Platted Distance
Measured Bearing & Distance
Recorded As JNW Second Subdivision
Deed Distance
Calculated Distance
Minimum Protection Elevation
Centerline
Section Line
1/4 Section Line
1/4 1/4 Section Line
Easement Line

Found

▲
●
H
○ CP
(P)
(M)
(R)
(D)
(C)
MPE

Set

△
○
□

PLAT DESCRIPTION

A REPLAT OF LOT 1 AND LOT 2, JNW SECOND SUBDIVISION, CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA.

PROPRIETOR'S DEDICATION

NEBRASKA WASH SUBDIVISION, CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AS IT IS SHOWN HEREIN IS CREATED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED WHO ARE THE SOLE OWNERS AND PROPRIETORS OF THE LAND INCLUDED THEREIN AND SHALL BE KNOWN AS NEBRASKA WASH SUBDIVISION, CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA.

IN WITNESS THEREOF, I DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF THE PROPERTY AS CONTAINED HEREIN ON THIS ____ DAY OF _____, 2021.

BY: _____
TOMMY EDWARDS, EDWARDS BUILDING CORP., A NEBRASKA CORPORATION

STATE OF NEBRASKA }
COUNTY OF HALL SS. }

ON THIS ____ DAY OF _____, 2021, BEFORE ME A NOTARY PUBLIC IN AND FOR THE STATE OF NEBRASKA, PERSONALLY APPEARED TOMMY EDWARDS, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF EDWARDS BUILDING CORP AND TOMMY EDWARDS ACKNOWLEDGED THE EXECUTION OF THE INSTRUMENT TO BE THE VOLUNTARY ACT AND DEED OF SAID EDWARDS BUILDING CORP BY IT VOLUNTARILY EXECUTED.

NOTARY PUBLIC IN AND FOR SAID STATE

MY COMMISSION EXPIRES _____

APPROVAL

REVIEWED AND APPROVED BY THE CITY OF GRAND ISLAND, NEBRASKA, ON THE ____ DAY OF _____, 2021.

PLANNING DIRECTOR _____

OWNER

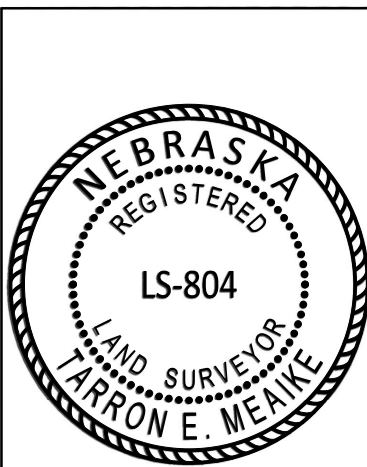
EDWARDS BUILDING CORP.

DATE OF SURVEY

08/16/2021

BASIS OF BEARING

SPC NEBRASKA 2600
US SURVEY FEET:
DIGIFARM VBN DERIVED:
GROUND SCALE FACTOR=
1.0003711741



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly Registered Land Surveyor under the laws of the State of Nebraska.

Tarron E. Meake 12/7/2021
Tarron E. Meake, RLS Date

License Number LS-804

Pages or sheets covered by this seal:

Sheet 1 of 1

NEBRASKA WASH SUBDIVISION

ADMINISTRATIVE SUBDIVISION PLAT

GRAND ISLAND, HALL COUNTY, NEBRASKA

SNYDER & ASSOCIATES, INC.

1751 MADISON AVENUE
COUNCIL BLUFFS, IA 51503
712-322-3202 | www.snyder-associates.com



Project No: 1210824

Sheet 1 of 1