



City of Grand Island

Tuesday, August 23, 2022

Council Session

Item G-12

#2022-226 - Approving Acquisition of Sanitary Sewer Easements in Nikodym Third Subdivision & East Park on Stuhr Second Subdivision- North of Bismark Road; West of Stuhr Road

This item relates to the aforementioned Public Hearing item E-5.

Staff Contact: Keith Kurz PE, Interim Public Works Director

RESOLUTION 2022-226

WHEREAS, public sanitary sewer easements are required by the City of Grand Island, from JNIK, LLC in Lots 19 and 20, Nikodym Third Subdivision and Cherry Park East, LLC in Lots 1 and 2, East Park on Stuhr Second Subdivision, City of Grand Island, Hall County, Nebraska and more particularly described as follows:

JNIK, LLC-

BEGINNING AT THE NORTHWEST CORNER OF LOT 20, NIKODYM THIRD SUBDIVISION; THENCE ON AN ASSUMED BEARING OF S89°35'19"E, ON THE NORTH LINE OF LOT 20, A DISTANCE OF 5.00 FEET; THENCE S00°24'41"W A DISTANCE OF 114.90 FEET TO POINT ON THE SOUTH LINE OF SAID LOT 20; THENCE ON A COUNTERCLOCKWISE CURVE ON THE SOUTH LINE OF SAID LOT 20 AND 19, HAVING A DELTA ANGLE OF 30°56'00", A RADIUS OF 37.50 FEET, A CHORD BEARING N89°19'08"W A CHORD DISTANCE OF 20.00 FEET; THENCE N00°24'41"E FOR A DISTANCE OF 114.81 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 19; THENCE S89°35'19"E, ON THE NORTH LINE OF SAID LOT 19, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 2079.04 SQUARE FEET OR 0.048 ACRES MORE OR LESS.

AND

CHERRY PARK EAST, LLC-

BEGINNING AT THE SOUTHEAST CORNER OF LOT 2, EAST PARK ON STUHR SECOND SUBDIVISION; THENCE ON AN ASSUMED BEARING OF N89°35'19"W ON THE SOUTH LINE OF LOT 2, FOR A DISTANCE OF 7.80 FEET; THENCE N00°24'42"E FOR DISTANCE OF 231.46 FEET; THENCE S89°35'22"E FOR A DISTANCE OF 20.00 FEET; THENCE S00°24'41"W FOR A DISTANCE OF 218.91 FEET; THENCE N89°35'19"W FOR A DISTANCE OF 12.20 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 5607 SQUARE FEET OR 0.129 ACRES MORE OR LESS.

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 such public sanitary sewer easements from the property owners on the above described tracts of land.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, August 23, 2022.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

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|---------------------|-----------------|
| Approved as to Form | ☐ _____ |
| August 19, 2022 | ☐ City Attorney |

LOT 2 EAST
PARK ON
STUHR
SECOND SUB

SANITARY SEWER EASEMENT

LOT 1
EAST PARK ON STUHR SECOND SUB

S89°35'19"E
15.00'(M)

S89°35'19"E 5.00'(M)

NW COR
LOT 20
P.O.B.

SANITARY SEWER EASEMENT DESCRIPTION

SANITARY SEWER EASEMENT LOCATED IN PART OF LOTS 19 AND 20, NIKODYM THIRD SUBDIVISION, CITY OF GRAND ISLAND, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 20, NIKODYM THIRD SUBDIVISION; THENCE ON AN ASSUMED BEARING OF S89°35'19"E, ON THE NORTH LINE OF LOT 20, A DISTANCE OF 5.00 FEET; THENCE S00°24'41"W A DISTANCE OF 114.90 FEET TO POINT ON THE SOUTH LINE OF SAID LOT 20; THENCE ON A COUNTERCLOCKWISE CURVE ON THE SOUTH LINE OF SAID LOT 20 AND 19, HAVING A DELTA ANGLE OF 30°56'00", A RADIUS OF 37.50 FEET, A CHORD BEARING N89°19'08"W A CHORD DISTANCE OF 20.00 FEET; THENCE N00°24'41"E FOR A DISTANCE OF 114.81 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 19; THENCE S89°35'19"E, ON THE NORTH LINE OF SAID LOT 19, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 2079.04 SQUARE FEET OR 0.048 ACRES MORE OR LESS.

LOT 19
NIKODYM
THIRD SUB

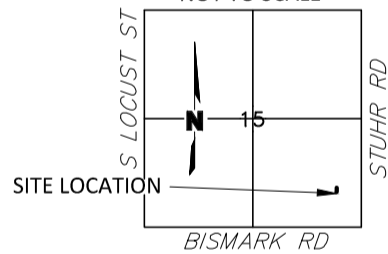
LOT 20
NIKODYM THIRD SUB

N00°24'41"E 114.81'(M)

S00°24'41"W 114.90'(M)

LOCATION MAP

SEC. 15 T11N-R9W
NOT TO SCALE



LEGEND



EASEMENT AREA



LOT LINE



RIGHT OF WAY LINE

R=37.50'
Δ=030°55'57"
L=20.25'
CB=N89°19'06"W
CH=20.00'

VANDERVOORT AVE



DWG: F:\2021\08001-08500\021-08391\40-Design\Survey\SRVY\Sheets\V_EASE_LOT19&20_02108391.dwg USER: apollock
DATE: Aug 10, 2022 8:49am XREFS: C_PBASE_02108391 C_XRWAY_LDP_02108391 V_XRWAY_LDP_02108391

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|-------------|-----------|
| PROJECT NO: | 0210-8391 |
| DRAWN BY: | AJP |
| DATE: | 07/21/22 |

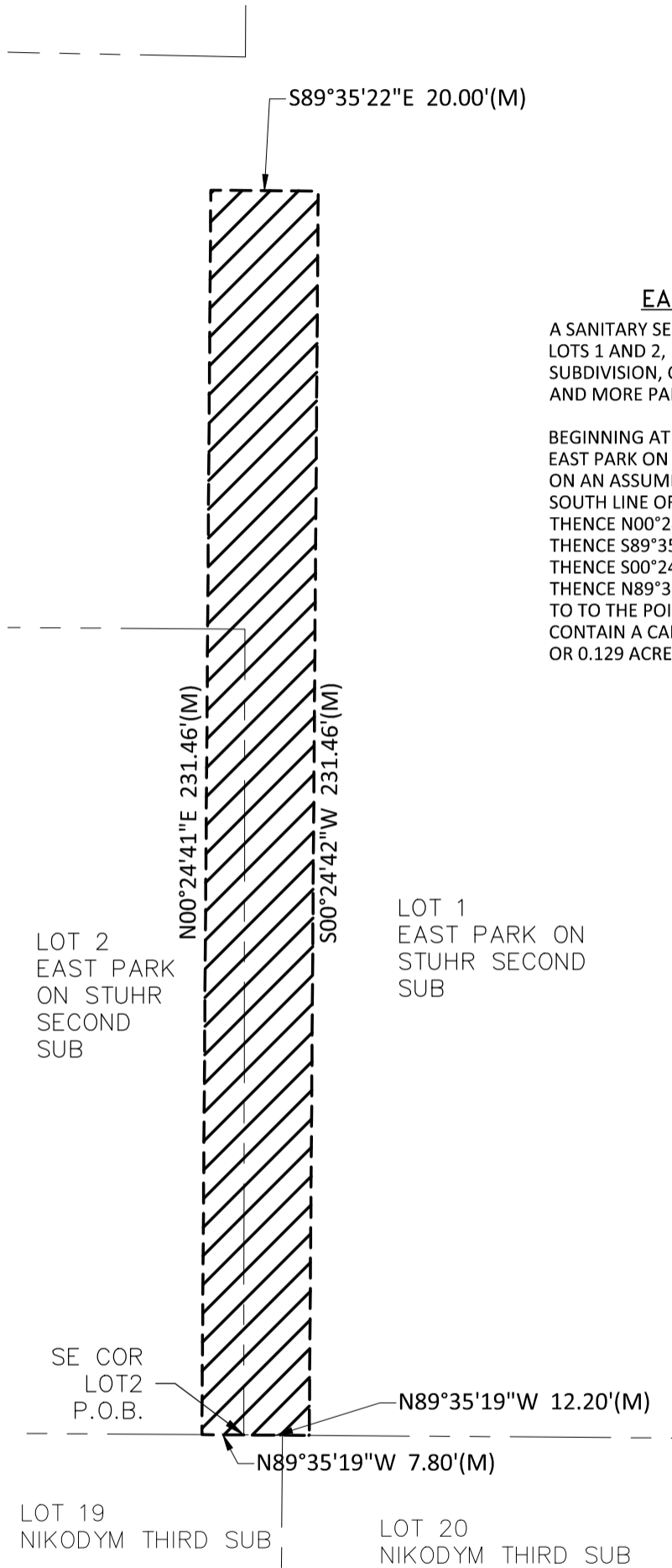
**SANITARY SEWER
EASEMENT**

olsson

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

EXHIBIT

SANITARY SEWER EASEMENT

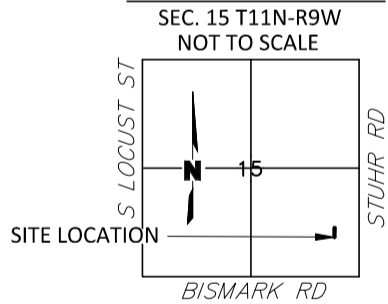


SANITARY SEWER EASEMENT DESCRIPTION

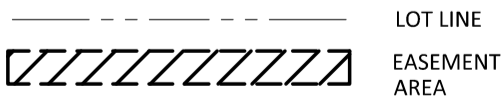
A SANITARY SEWER EASEMENT LOCATED IN PART OF LOTS 1 AND 2, EAST PARK ON STUHR SECOND SUBDIVISION, CITY OF GRAND ISLAND, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 2, EAST PARK ON STUHR SECOND SUBDIVISION; THENCE ON AN ASSUMED BEARING OF N89°35'19"W, ON THE SOUTH LINE OF LOT 2, FOR A DISTANCE OF 7.80' FEET; THENCE N00°24'42"E FOR A DISTANCE OF 231.46 FEET; THENCE S89°35'22"E FOR A DISTANCE OF 20.00 FEET; THENCE S00°24'41"W FOR A DISTANCE OF 218.91 FEET; THENCE N89°35'19"W FOR A DISTANCE OF 12.20 FEET TO TO THE POINT OF BEGINNING. SAID TRACT CONTAIN A CALCULATED AREA OF 5607 SQUARE FEET OR 0.129 ACRES MORE OR LESS.

LOCATION MAP



LEGEND



DWG: F:\2021\08001-08500\021-08391\40-Design\Survey\SRVY\Sheets\V_EASE_LOT1&2_02108391.dwg USER: lwheeler
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|-----------------------|------------------------------------|---------------|---|---------|
| PROJECT NO: 0210-8391 | SANITARY SEWER EASEMENT | olsson | 201 East 2nd Street Grand Island, NE 68801 TEL 308.384.8750 | EXHIBIT |
| DRAWN BY: AJP | | | | |
| DATE: 07/21/22 | | | | |