



City of Grand Island

Tuesday, September 13, 2022

Council Session

Item G-18

#2022-249 - Approving Acquisition of Public Right-of-Way for Claude Road; Faidley Avenue to State Street; Project No. 2022-P-4 (Staab Brothers Partnership- 1810 N Diers Avenue)

This item relates to the aforementioned Public Hearing item E-3.

Staff Contact: Keith Kurz PE, Interim Public Works Director

RESOLUTION 2022-249

WHEREAS, public right-of-way is required by the City of Grand Island for Claude Road; Faidley Avenue to State Street; Project No. 2022-P-4, from property described as follows:

<i>Property Owner</i>	<i>Legal Description</i>	<i>Amount</i>
STAAB BROTHERS PARTNERSHIP	<p>A TRACT OF LAND CONSISTING OF PART OF A PARCEL DESCRIBED IN WARRANTY DEED INSTRUMENT NO. 93-108517, BEING LOT 3 AND THE NORTH 140 FEET OF LOT 4 OF TOUKAN SECOND SUBDIVISION, CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID PARCEL DESCRIBED IN INSTRUMENT NO. 93-108517, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY (R.O.W.) LINE OF DIERS AVENUE AND THE POINT OF BEGINNING; THENCE ON AN ASSUMED BEARING OF S89°28'55"W ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF 344.28 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE N00°35'21"W ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF 68.63 FEET; THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION HAVING A RADIUS OF 285.00 FEET, A DELTA ANGLE OF 05°37'03", AN ARC LENGTH OF 27.94 FEET AND A CHORD BEARING N86°40'23"E FOR A DISTANCE OF 27.93 FEET; THENCE N89°28'55"E ALONG A LINE BEING 70.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID PARCEL A DISTANCE OF 196.13 FEET TO A POINT OF CURVATURE; THENCE AROUND A CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A RADIUS OF 215.00 FEET, A DELTA ANGLE OF 12°53'24", AN ARC LENGTH OF 48.37 FEET AND A CHORD BEARING N83°02'13"E FOR A DISTANCE OF 48.27 FEET; THENCE N76°35'31"E A DISTANCE OF 8.27 FEET; THENCE N46°35'31"E A DISTANCE OF 21.08 FEET TO A POINT ON THE WEST R.O.W. LINE OF DIERS AVENUE; THENCE ALONG SAID WEST R.O.W. LINE AROUND A CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A RADIUS OF 280.00 FEET, A DELTA ANGLE OF 09°26'41", AN ARC LENGTH OF 46.16 FEET AND A CHORD BEARING S25°47'28"E FOR A DISTANCE OF 46.10 FEET; THENCE CONTINUING ALONG SAID WEST R.O.W. LINE S30°49'40"E A DISTANCE OF 57.82 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 23,122 SQUARE FEET MORE OR LESS.</p>	\$234,460.00

Total= \$234,460.00

WHEREAS, an agreement for the public right-of-way has been reviewed and approved by the City Legal Department.

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 enter into the Agreement for the public right-of-way on the above

Approved as to Form ✕ _____ September 9, 2022 ✕ City Attorney
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described tract of land.

BE IT FURTHER RESOLVED, that the Mayor is hereby authorized and directed to execute such agreement on behalf of the City of Grand Island.

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Adopted by the City Council of the City of Grand Island, Nebraska, September 13, 2022.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

RIGHT-OF-WAY

CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA
TRACT NO. 7
DIERS AVENUE / CLAUDE ROAD PAVING IMPROVEMENTS

LOT 2,
TOUKAN 2ND SUBD.
(NOT A PART)

LOT 3 & N. 140' LOT 4,
TOUKAN 2ND SUBD.
INST. NO. 93-108517

R=280.00'(M&P)
Δ=029°59'26"
L=146.56'(M), 146.61'(P)
CB=S15°31'06"E
CH=144.89'(M), 144.94'(P)

N46°35'31"E 21.08'
N76°35'31"E 8.27'
R=285.00'
Δ=005°37'03"
L=27.94'
CB=N86°40'23"E
CH=27.93'

R=215.00'
Δ=012°53'24"
L=48.37'
CB=N83°02'13"E
CH=48.27'

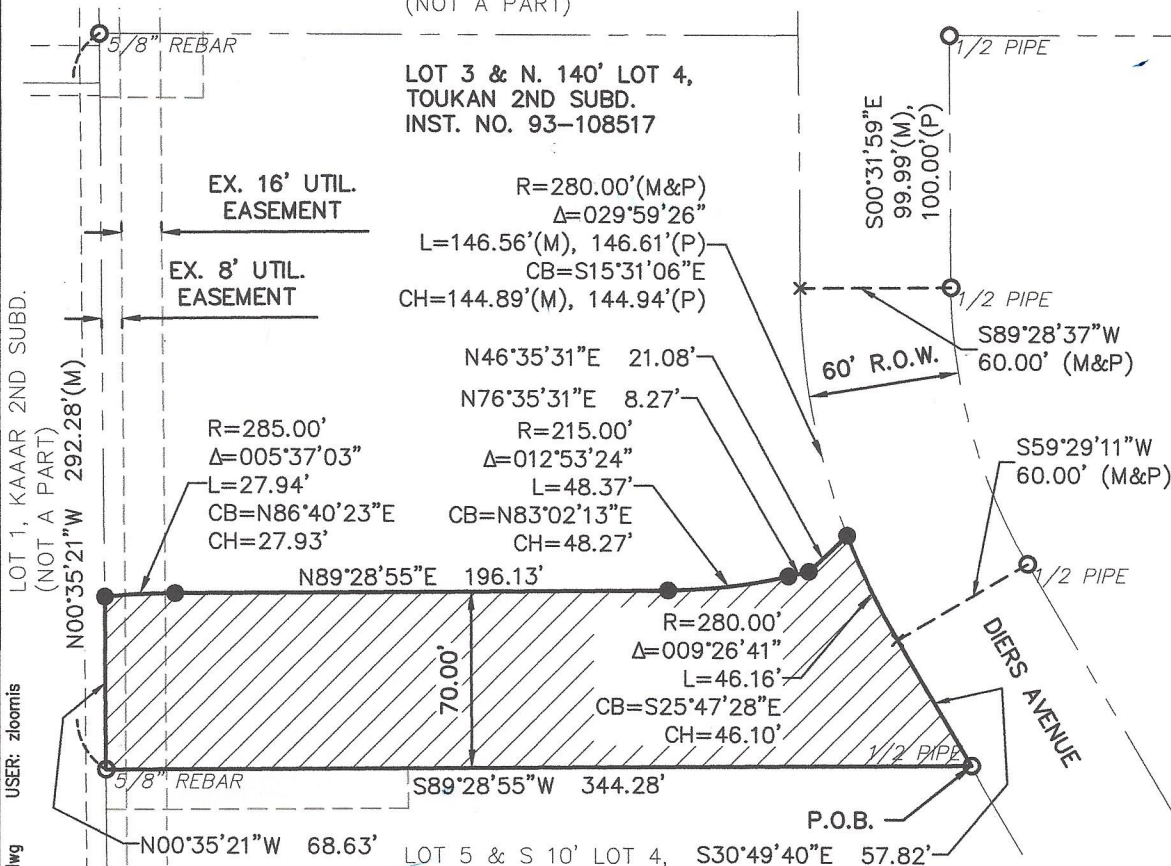
N89°28'55"E 196.13'

R=280.00'
Δ=009°26'41"
L=46.16'
CB=S25°47'28"E
CH=46.10'

S89°28'55"W 344.28'

N00°35'21"W 68.63'

LOT 5 & S 10' LOT 4,
TOUKAN 2ND SUBD.
(NOT A PART)
S30°49'40"E 57.82'



LOT 1, KAAAR 2ND SUBD. (NOT A PART)
USER: zboomis

DWG: F:\2021\07001-07500\021-07494\40-Design\Exhibits\ROW & Easement Exhibits\Tract 7 ROW_02107494.dwg
DATE: May 04, 2022 12:53pm
XREFS: V_XRWAY_LDP_02107494 V_XTOPO_LDP_02107494

LEGEND

- SET CORNER (5/8"x24" REBAR W/CAP)
- FOUND CORNER (AS NOTED)
- X CALCULATED POINT
- EXISTING EASEMENT LINE
- EXISTING PROPERTY LINE
- RIGHT OF WAY BOUNDARY LINE
- M MEASURED DISTANCE
- P PLATTED DISTANCE



olsson

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

EXHIBIT
1

RIGHT-OF-WAY

CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA
TRACT NO. 7

DIERS AVENUE / CLAUDE ROAD PAVING IMPROVEMENTS

LEGAL DESCRIPTION

A TRACT OF LAND CONSISTING OF PART OF A PARCEL DESCRIBED IN WARRANTY DEED INST. NO. 93-108517, BEING LOT 3 AND THE NORTH 140 FEET OF LOT 4 OF TOUKAN SECOND SUBDIVISION, CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID PARCEL DESCRIBED IN INST. NO. 93-108517, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY (R.O.W.) LINE OF DIERS AVENUE AND THE POINT OF BEGINNING; THENCE ON AN ASSUMED BEARING OF S89°28'55"W ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF 344.28 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE N00°35'21"W ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF 68.63 FEET; THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION HAVING A RADIUS OF 285.00 FEET, A DELTA ANGLE OF 05°37'03", AN ARC LENGTH OF 27.94 FEET AND A CHORD BEARING N86°40'23"E FOR A DISTANCE OF 27.93 FEET; THENCE N89°28'55"E ALONG A LINE BEING 70.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID PARCEL A DISTANCE OF 196.13 FEET TO A POINT OF CURVATURE; THENCE AROUND A CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A RADIUS OF 215.00 FEET, A DELTA ANGLE OF 12°53'24", AN ARC LENGTH OF 48.37 FEET AND A CHORD BEARING N83°02'13"E FOR A DISTANCE OF 48.27 FEET; THENCE N76°35'31"E A DISTANCE OF 8.27 FEET; THENCE N46°35'31"E A DISTANCE OF 21.08 FEET TO A POINT ON THE WEST R.O.W. LINE OF DIERS AVENUE; THENCE ALONG SAID WEST R.O.W. LINE AROUND A CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A RADIUS OF 280.00 FEET, A DELTA ANGLE OF 09°26'41", AN ARC LENGTH OF 46.16 FEET AND A CHORD BEARING S25°47'28"E FOR A DISTANCE OF 46.10 FEET; THENCE CONTINUING ALONG SAID WEST R.O.W. LINE S30°49'40"E A DISTANCE OF 57.82 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 23,122 SQUARE FEET MORE OR LESS.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON _____ UNDER MY PERSONAL SUPERVISION, I COMPLETED AN ACCURATE SURVEY OF A TRACT OF LAND BEING PART OF LOT 3 AND THE NORTH 140 FEET OF LOT 4 OF TOUKAN SUBDIVISION, CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING SURVEY RECORD THEREOF; THAT IRON MARKERS, EXCEPT WHERE INDICATED WERE FOUND OR PLACED AT ALL PROPERTY CORNERS; THAT THE DIMENSIONS OF THE TRACT ARE AS SHOWN ON THE SURVEY RECORD; AND THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS.

JAI JASON ANDRIST
NEBRASKA REGISTERED LAND SURVEYOR NO. LS-630

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USER: zboomis

olsson

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EXHIBIT

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