



# City of Grand Island

Tuesday, March 28, 2023

Council Session

## Item G-14

**#2023-82 - Approving Acquisition of Public Right-of-Way for 18th Street- Moores Creek Drainway to Diers Avenue; Project No. 2022-P-8 (PIC Development of Grand Island, LLC- 1804, 1809 and 1904 Aspen Circle)**

*This item relates to the aforementioned Public Hearing item E-6.*

Staff Contact: Keith Kurz PE, Interim Public Works Director

RESOLUTION 2023-82

WHEREAS, public right-of-way is required by the City of Grand Island for 18<sup>th</sup> Street- Moores Creek Drainway to Diers Avenue; Project No. 2022-P-8, from property described as follows:

<i>Property Owner</i>	<i>Legal Description</i>	<i>Amount</i>
PIC Development of Grand Island, LLC	<p>A TRACT OF LAND CONSISTING OF PART OF LOT 10 OF KAAAR SUBDIVISION, CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:</p> <p>COMMENCING AT A SOUTHEASTERLY CORNER OF SAID LOT 10, SAID POINT ALSO BEING ON THE NORTH RIGHT-OF-WAY (R.O.W.) LINE OF ASPEN CIRCLE AND THE POINT OF BEGINNING; THENCE ON AN ASSUMED BEARING OF S89°52'53"W ALONG THE SOUTH LINE OF SAID LOT 10 A DISTANCE OF 100.03 FEET TO A SOUTHWESTERLY CORNER OF SAID LOT 10, SAID POINT ALSO BEING A POINT OF CURVATURE; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LOT 10 AROUND A CURVE IN A CLOCKWISE DIRECTION HAVING A RADIUS OF 70.00 FEET, A DELTA ANGLE OF 66°17'01", AN ARC LENGTH OF 80.98 FEET AND A CHORD BEARING N56°57'35"W FOR A DISTANCE OF 76.54 FEET; THENCE S58°59'10"E A DISTANCE OF 17.13 FEET; THENCE N89°56'31"E A DISTANCE OF 73.46 FEET TO A POINT OF CURVATURE; THENCE AROUND A CURVE IN A COUNTERCLOCKWISE DIRECTION HAVING A RADIUS OF 215.00 FEET, A DELTA ANGLE OF 42°47'55", AN ARC LENGTH OF 160.60 FEET AND A CHORD BEARING N68°32'33"E FOR A DISTANCE OF 156.89 FEET TO A POINT ON THE EAST LINE OF SAID LOT 10, SAID LINE ALSO BEING THE WEST R.O.W. LINE OF ASPEN CIRCLE; THENCE S00°03'00"E ALONG SAID EAST LINE OF LOT 10 A DISTANCE OF 20.02 FEET TO A SOUTHEASTERLY CORNER OF SAID LOT 10, SAID POINT ALSO BEING A POINT OF CURVATURE; THENCE AROUND A CURVE IN A CLOCKWISE DIRECTION HAVING A RADIUS OF 70.00 FEET, A DELTA ANGLE OF 90°06'00", AN ARC LENGTH OF 110.08 FEET AND A CHORD BEARING S44°55'59"W FOR A DISTANCE OF 99.08 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 8,590 SQUARE FEET MORE OR LESS.</p>	\$30,070.00
PIC Development of Grand Island, LLC	<p>A TRACT OF LAND CONSISTING OF PART OF LOT 1 OF KAAAR SECOND SUBDIVISION, CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:</p> <p>COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1, SAID POINT ALSO BEING ON THE EAST RIGHT-OF-WAY (R.O.W.) LINE OF ASPEN CIRCLE AND POINT OF BEGINNING; THENCE ON AN ASSUMED BEARING OF N00°04'19"W ALONG THE WEST LINE OF SAID LOT 1 A</p>	\$49,010.00

Approved as to Form    ✕ \_\_\_\_\_  
 March 24, 2023                      ✕ City Attorney

	<p>DISTANCE OF 168.03 FEET; THENCE AROUND A CURVE IN A COUNTERCLOCKWISE DIRECTION HAVING A RADIUS OF 120.00 FEET, A DELTA ANGLE OF 33°30'35", AN ARC LENGTH OF 70.18 FEET AND A CHORD BEARING S16°49'36"E FOR A DISTANCE OF 69.19 FEET; THENCE S33°31'44"E A DISTANCE OF 11.48 FEET; THENCE S84°41'30"E A DISTANCE OF 19.09 FEET; THENCE AROUND A CURVE IN A CLOCKWISE DIRECTION HAVING A RADIUS OF 285.00 FEET, A DELTA ANGLE OF 18°20'07", AN ARC LENGTH OF 91.20 FEET AND A CHORD BEARING N74°41'48"E FOR A DISTANCE OF 90.81 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1; THENCE S00°35'21"E ALONG SAID EAST LINE A DISTANCE OF 68.63 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN INSTRUMENT NUMBER 93-108517; THENCE CONTINUING ALONG SAID LINE OF LOT 1 S00°31'27"E A DISTANCE OF 44.92 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE S89°37'10"W ALONG THE SOUTH LINE OF SAID LOT 1 A DISTANCE OF 133.88 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 14,001 SQUARE FEET MORE OR LESS.</p>	
<p>PIC Development of Grand Island, LLC</p>	<p>A TRACT OF LAND CONSISTING OF PART OF LOT 3 OF KAAAR SUBDIVISION, CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:</p> <p>COMMENCING AT THE NORTHWEST CORNER OF LOT 2 OF KAAAR SUBDIVISION; THENCE ON AN ASSUMED BEARING OF S00°3'44"E ALONG THE WEST LINE OF SAID LOT 2 A DISTANCE OF 315.01 FEET TO THE NORTHWEST CORNER OF SAID LOT 3, SAID POINT BEING THE POINT OF BEGINNING; THENCE N89°56'31"E ALONG THE NORTH LINE OF SAID LOT 3 A DISTANCE OF 168.52 FEET TO THE NORTHEAST CORNER OF SAID LOT 3, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY (R.O.W.) LINE OF ASPEN CIRCLE; THENCE AROUND A CURVE IN A COUNTERCLOCKWISE DIRECTION HAVING A RADIUS OF 130.00 FEET, A DELTA ANGLE OF 38°54'28", AN ARC LENGTH OF 88.28 FEET AND A CHORD BEARING S36°07'10"E FOR A DISTANCE OF 86.59 FEET; THENCE S89°56'31"W ALONG A LINE BEING 70.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID LOT 3 A DISTANCE OF 203.84 FEET; THENCE S44°39'42"W A DISTANCE OF 21.11 FEET TO A POINT ON THE WEST LINE OF SAID LOT 3; THENCE N00°35'44"W ALONG SAID WEST LINE A DISTANCE OF 85.00 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 13,239 SQUARE FEET MORE OR LESS.</p>	<p>\$46,340.00</p>

**Total= \$125,420.00**

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 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, March 28, 2023.

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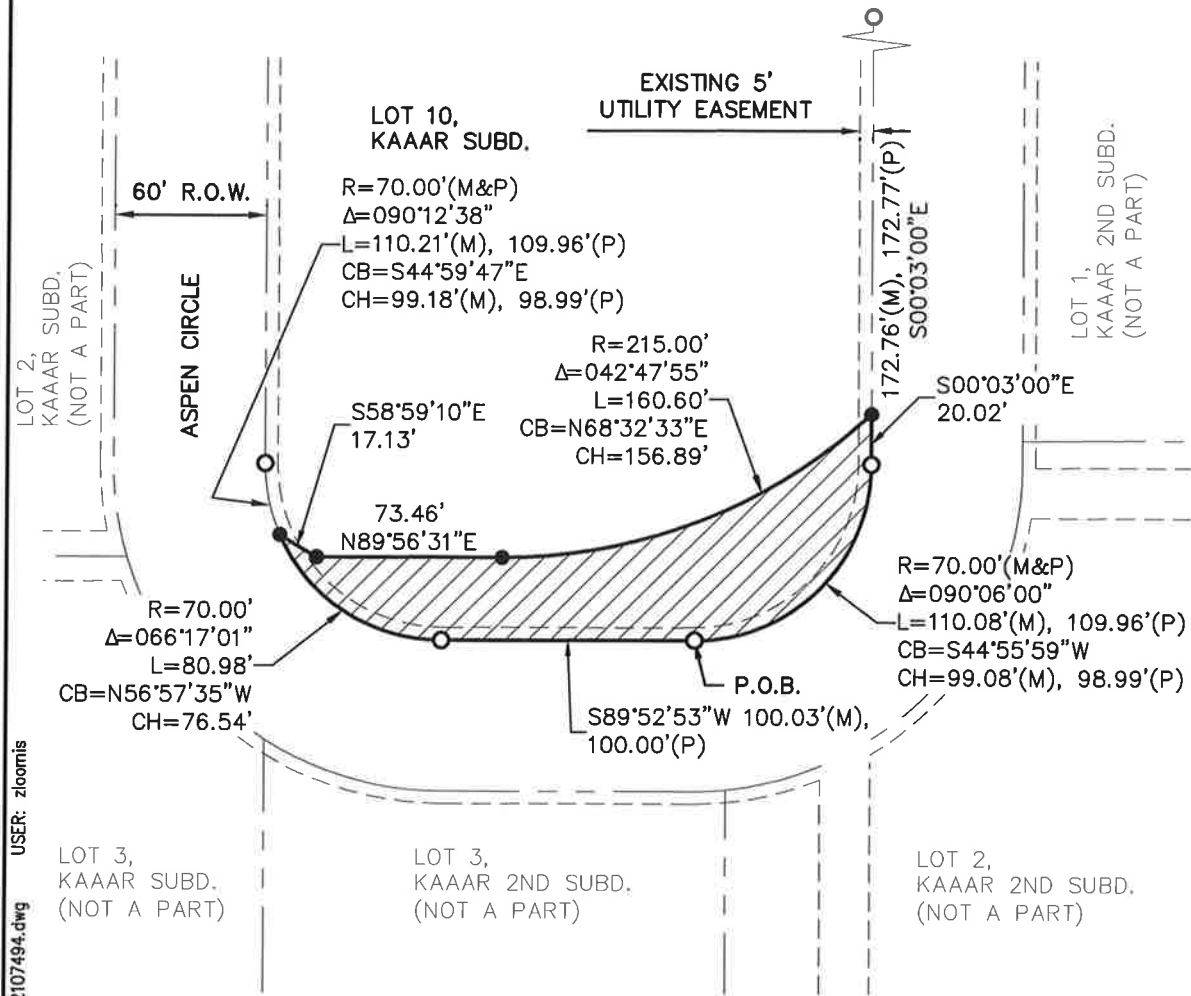
Roger G. Steele, Mayor

Attest:

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RaNae Edwards, City Clerk

**RIGHT-OF-WAY**  
 CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA  
 TRACT NO. 3  
 DIERS AVENUE / CLAUDE ROAD PAVING IMPROVEMENTS



DWG: F:\2021\07001-07500\021-07494\40-Design\Exhibits\ROW & Easement Exhibits\Tract 3 ROW\_02107494.dwg  
 DATE: May 04, 2022 1:10pm  
 XREFS: V\_XRWAY\_LDP\_02107494  
 USER: zloomis

**LEGEND**

- SET CORNER (5/8"x24" REBAR W/CAP)
- FOUND CORNER (3/4" PIPE W/CAP)
- - - - - EXISTING EASEMENT LINE
- ==== EXISTING PROPERTY LINE
- RIGHT OF WAY BOUNDARY LINE
- M MEASURED DISTANCE
- P PLATTED DISTANCE



<b>olsson</b>	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. 3  
 DIERS AVENUE / CLAUDE ROAD PAVING IMPROVEMENTS

**LEGAL DESCRIPTION**

A TRACT OF LAND CONSISTING OF PART OF LOT 10 OF KAAAR SUBDIVISION, CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A SOUTHEASTERLY CORNER OF SAID LOT 10, SAID POINT ALSO BEING ON THE NORTH RIGHT-OF-WAY (R.O.W.) LINE OF ASPEN CIRCLE AND THE POINT OF BEGINNING; THENCE ON AN ASSUMED BEARING OF S89°52'53"W ALONG THE SOUTH LINE OF SAID LOT 10 A DISTANCE OF 100.03 FEET TO A SOUTHWESTERLY CORNER OF SAID LOT 10, SAID POINT ALSO BEING A POINT OF CURVATURE; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LOT 10 AROUND A CURVE IN A CLOCKWISE DIRECTION HAVING A RADIUS OF 70.00 FEET, A DELTA ANGLE OF 66°17'01", AN ARC LENGTH OF 80.98 FEET AND A CHORD BEARING N56°57'35"W FOR A DISTANCE OF 76.54 FEET; THENCE S58°59'10"E A DISTANCE OF 17.13 FEET; THENCE N89°56'31"E A DISTANCE OF 73.46 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 42°47'55", AN ARC LENGTH OF 160.60 FEET AND A CHORD BEARING N68°32'33"E FOR A DISTANCE OF 156.89 FEET TO A POINT ON THE EAST LINE OF SAID LOT 10, SAID LINE ALSO BEING THE WEST R.O.W. LINE OF ASPEN CIRCLE; THENCE S00°03'00"E ALONG SAID EAST LINE OF LOT 10 A DISTANCE OF 20.02 FEET TO A SOUTHEASTERLY CORNER OF SAID LOT 10, SAID POINT ALSO BEING A POINT OF CURVATURE; THENCE AROUND A CURVE IN A CLOCKWISE DIRECTION HAVING A RADIUS OF 70.00 FEET, A DELTA ANGLE OF 90°06'00", AN ARC LENGTH OF 110.08 FEET AND A CHORD BEARING S44°55'59"W FOR A DISTANCE OF 99.08 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 8,590 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 10, KAAAR 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.

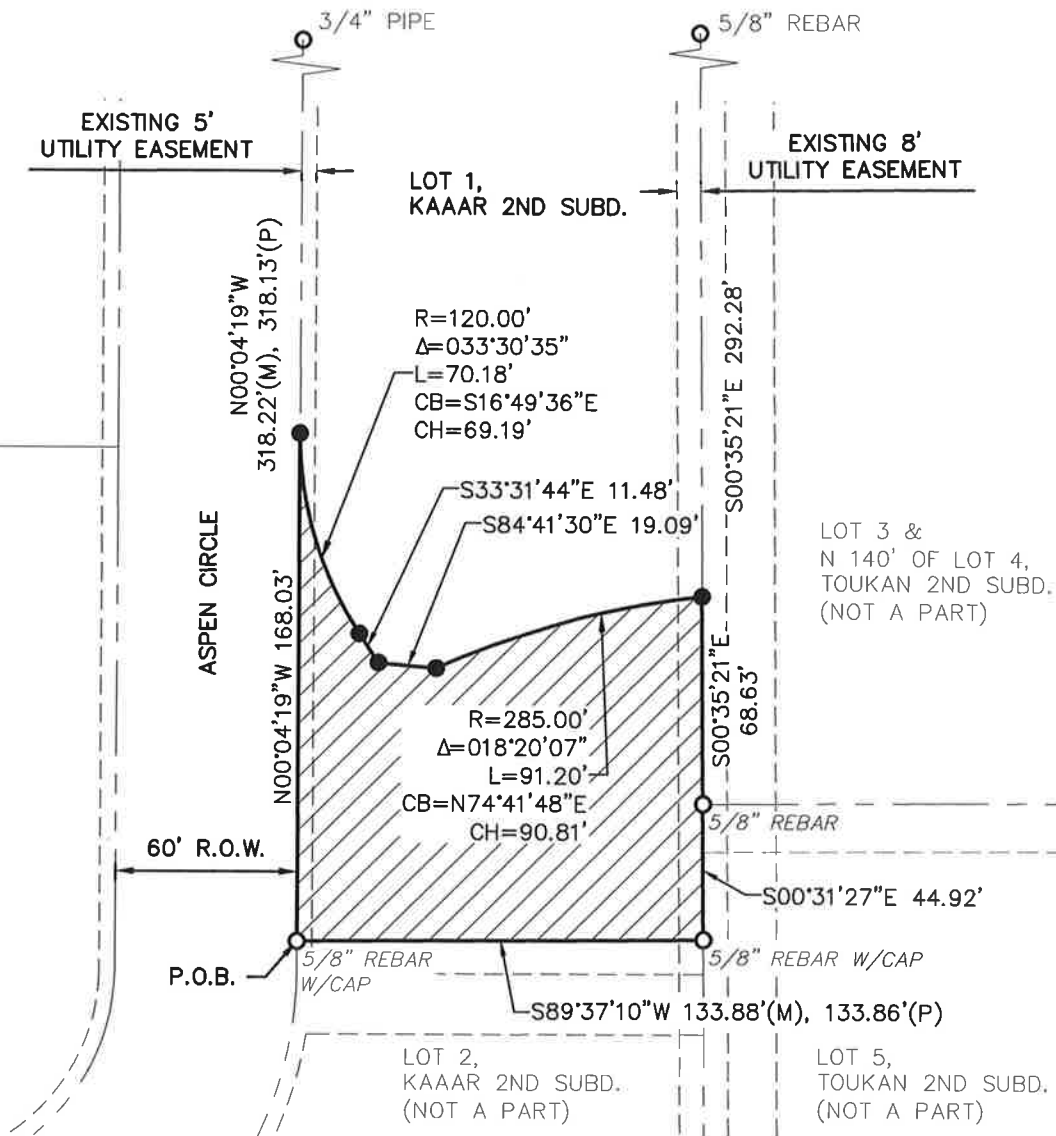
\_\_\_\_\_  
 JAI JASON ANDRIST  
 NEBRASKA REGISTERED LAND SURVEYOR NO. LS-630

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 USER: zloomis

	201 East 2nd Street Grand Island, NE 68801 TEL 308.384.8750	EXHIBIT
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**RIGHT-OF-WAY**  
 CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA  
 TRACT NO. 5  
 DIERS AVENUE / CLAUDE ROAD PAVING IMPROVEMENTS

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**LEGEND**

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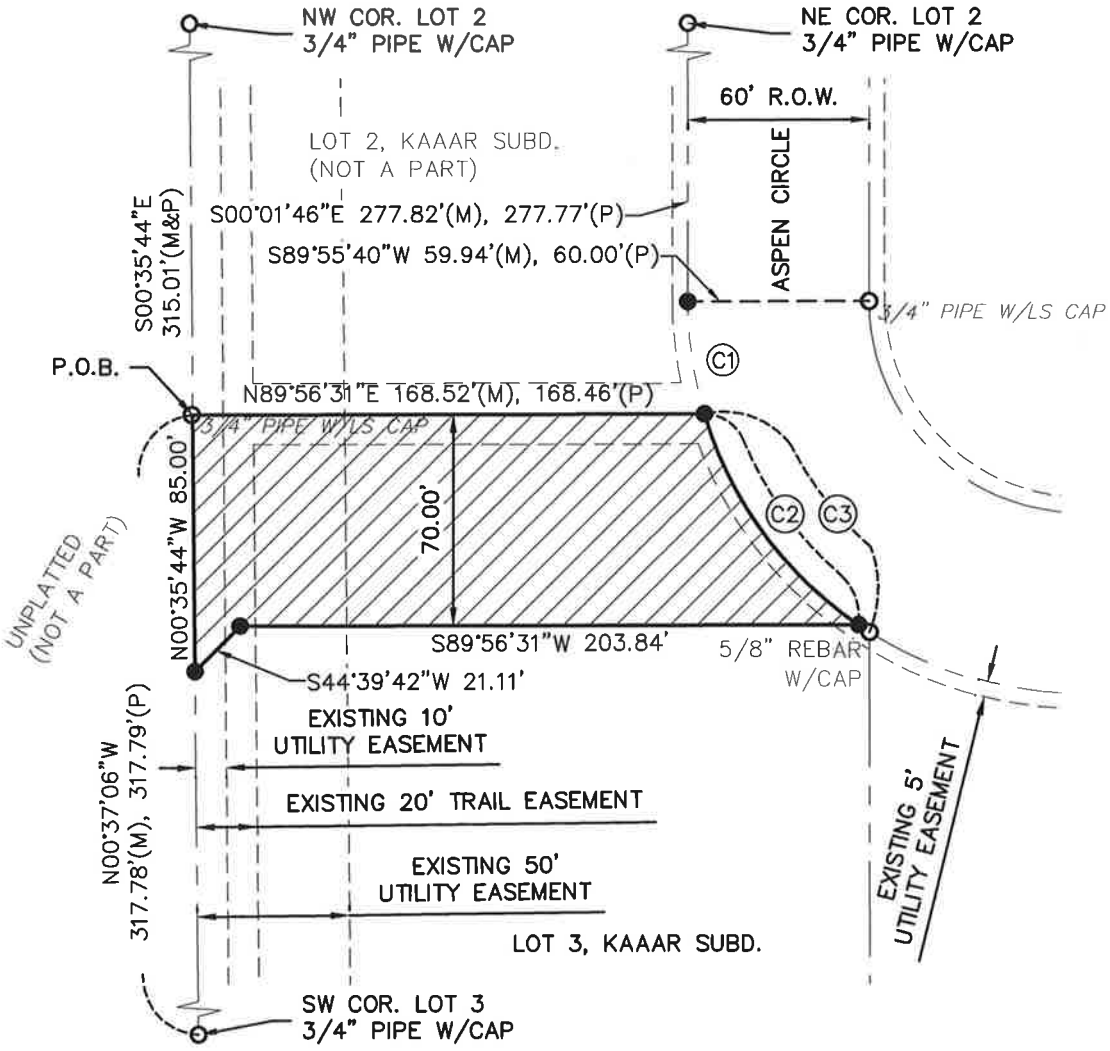
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# RIGHT-OF-WAY

CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA  
TRACT NO. 2  
DIERS AVENUE / CLAUDE ROAD PAVING IMPROVEMENTS



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CURVE TABLE					
ID	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	130.00' (M&P)	016°38'31"	37.76' (M&P)	S08°21'00"E	37.63' (M), 37.62' (P)
C2	130.00'	038°54'28"	88.28'	S36°07'10"E	86.59'
C3	130.00' (M&P)	040°47'23"	92.55' (M), 92.53' (P)	S37°03'38"E	90.61' (M), 92.59' (P)

**LEGEND**

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**olsson**

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EXHIBIT

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