



# City of Grand Island

Tuesday, August 27, 2013

Council Session

## Item F-3

### **#9442 - Consideration of Acquisition of Real Estate from Neidfelt Property Management, LLC (Tract C)**

*This item relates to the aforementioned Public Hearing item E-8.*

Staff Contact: Chad Nabity

\* This Space Reserved for Register of Deeds \*

ORDINANCE NO. 9442

An ordinance directing and authorizing the purchase of real estate from Neidfelt Property Management, LLC; providing for the giving of notice of such conveyance and the terms thereof; providing for the right to file a remonstrance against such conveyance; providing 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. The City of Grand Island, Nebraska, will purchase from Neidfelt Property Management, LLC a tract of land legally described as:

A tract of land in part of the Northwest Quarter (NW ¼) of Section Twelve (12), Township Eleven (11) North, Range Ten (10) West of the 6<sup>th</sup> P.M., City of Grand Island, Hall County, Nebraska and more particularly described as follows:

Commencing at the Southeast (SE) corner of said Northwest Quarter (NW ¼); thence on an assumed bearing of N89°07'58"W, along the South line of said Northwest Quarter (NW ¼), a distance of 90.03 feet to the point of intersection of said South line and the West line of City of Grand Island Drainage Right-of-Way (R.O.W.); thence N00°15'38"E, along said West line, a distance of 1,554.28 feet; thence N89°07'20"W for a distance of 217.95 feet to the Point of Beginning; thence N89°07'20"W for a distance of 120.00 feet; thence N00°52'40"E a

Approved as to Form    ☐ \_\_\_\_\_  
August 23, 2013        ☐ City Attorney

ORDINANCE NO. 9442 (Cont.)

distance of 10.00 feet; thence S89°07'20"E a distance of 120.00 feet; thence S00°52'20"W a distance of 10.00 feet to the Point of Beginning. Said tract contains a calculated are of 1,200 square feet or 0.03 acres more or less.

SECTION 2. In consideration for such conveyance the City shall pay Neidfelt Property Management, LLC, the sum of One and No/100 Dollars (\$1.00). The buyer will be responsible for the costs of recording the deed and one half the cost of a title insurance owner's policy and all the cost of any lender's policy. Conveyance of the real estate above described shall be by warranty deed, upon payment of the consideration pursuant to the terms and conditions of an Agreement for Warranty Deed between the parties.

SECTION 3. As provided by law, notice of such conveyance and the terms thereof shall be published for three consecutive weeks in the *Grand Island Independent*, a newspaper published for general circulation in the City of Grand Island. Immediately after the passage and publication of this ordinance, the City Clerk is hereby directed and instructed to prepare and publish said notice.

SECTION 4. Authority is hereby granted to the electors of the City of Grand Island to file a remonstrance against the conveyance of such within described real estate; and if a remonstrance against such conveyance signed by registered voters of the City of Grand Island equal in number to thirty percent of the registered voters of the City of Grand Island voting at the last regular municipal election held in such City be filed with the City Council within thirty days of passage and publication of such ordinance, said property shall not then, nor within one year thereafter, be conveyed.

SECTION 5. The conveyance of said real estate is hereby authorized, directed and confirmed; and if no remonstrance be filed against such conveyance, Neidfelt Property Management, LLC, shall make, execute and deliver to the City of Grand Island, a warranty deed

ORDINANCE NO. 9442 (Cont.)

for said real estate, and the execution of such deed is hereby authorized without further action on behalf of the City Council.

SECTION 6. 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: August 27, 2013

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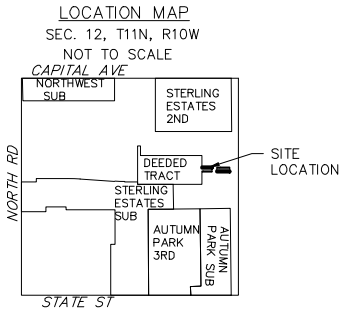
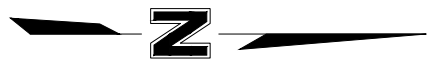
Jay Vavricek, Mayor

Attest:

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RaNae Edwards, City Clerk

DWC: F:\projects\013-1214\Final Plots\STERLINGCS 4TH\0131214-NEIDFELT WEST\_SR.dwg  
DATE: Jul 12, 2013 11:11am  
USER: lwheeler  
XREFS: MASTERXREF\_ROW



TRACT C  
1200 SQ.FT.  
0.03 ACRES

DEEDED CITY OF GRAND ISLAND  
TRACT OF LAND  
(INSTRUMENT NO. 0200905078  
DATED 6/24/2009)

SOUTH LINE  
DEEDED TRACT

NORTH LINE  
DEEDED TRACT

SW COR.  
E 1/2 NW 1/4  
SEC. 12-T11N-R10W

P.O.B.

S0°52'40"W 50.00'(D)

S0°52'40"W 10.00'

WEST LINE 90'  
DRAINAGE R.O.W.

N0°15'38"E 1554.28'

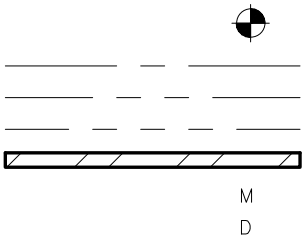
SE COR. NW 1/4  
SEC. 12-T11N-R10W

LEGAL DESCRIPTION

A TRACT OF LAND IN PART OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION TWELVE (12), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE ON AN ASSUMED BEARING OF N89°07'58"W, ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 90.03 FEET TO THE POINT OF INTERSECTION OF SAID SOUTH LINE AND THE WEST LINE OF CITY OF GRAND ISLAND DRAINAGE RIGHT-OF-WAY (R.O.W.); THENCE N00°15'38"E, ALONG SAID WEST LINE, A DISTANCE OF 1554.28 FEET; THENCE N89°07'20"W A DISTANCE OF 217.95 FEET TO THE POINT OF BEGINNING; THENCE N89°07'20"W FOR A DISTANCE OF 120.00 FEET; THENCE N00°52'40"E A DISTANCE OF 10.00 FEET; THENCE S89°07'20"E A DISTANCE OF 120.00 FEET; THENCE S00°52'20"W A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 1200 SQUARE FEET OR 0.03 ACRES MORE OR LESS.

LEGEND

- SECTION CORNER
- SECTION LINE
- DEEDED LINE
- RIGHT OF WAY LINE
- TRACT AREA
- MEASURED DISTANCE
- DEEDED DISTANCE



PROJECT NO: 2013-1214  
DRAWN BY: LJW  
DATE: 07/09/13

STERLING ESTATES  
FOURTH SUBDIVISION



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EXHIBIT  
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