



City of Grand Island

Tuesday, April 8, 2014

Council Session

Item G-9

#2014-79 - Approving Temporary Construction Easement for Street Improvement District No. 1260; Webb Road (Wilson Concrete Company)

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

Council Agenda Memo

From: Terry Brown PE, Assistant Public Works Director

Meeting: April 8, 2014

Subject: Approving Temporary Construction Easement for Street Improvement District No. 1260; Webb Road (Wilson Concrete Company)

Item #'s: G-9

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

Background

Street Improvement District No. 1260; Webb Road – South Webb Road extending north from Stolley Park Road to Union Pacific Railroad Tracks was created by City Council on February 12, 2013.

A Temporary Construction easement is needed to accommodate the construction activities for Street Improvement District No. 1260, which must be approved by City Council. The temporary construction easements will allow for the roadway improvements to this area.

A sketch is attached to show the temporary construction easement area.

Discussion

A temporary construction easement is needed from one (1) property owner for Street Improvement District No. 1260; Webb Road to be constructed.

Engineering staff of the Public Works Department negotiated with the property owner for use of such temporary construction easement.

<i>Property Owner</i>	<i>Legal Description</i>	<i>Amount</i>
Wilson Concrete Company	<u>Temporary Easement No. 1</u> Commencing at the southeast corner of Lot 1, Wilson Concrete Subdivision, thence on an assumed bearing N88°16'44"W, along the south line of said Lot 1, a distance of 320.30 feet to the point of beginning; thence continuing N88°16'44"W, along the south line of said Lot 1, a distance of 40.00 feet; thence N01°43'16"E a distance of 57.52 feet; thence N35°55'20"W a distance of 395.05	\$7,790.00

feet; thence S89°12'08"W a distance of 298.72 feet to the southeast corner of Bachman Street; thence N00°35'51"W a distance of 40.00 feet to the northeast corner of Bachman Street; thence N89°12'08"E a distance of 307.48 feet; thence N00°47'52"W a distance of 327.00 feet; thence N45°38'11"W a distance of 35.49 feet to the southwest corner of an existing easement recorded in Instrument Number 200106226, Hall County, Nebraska; thence N00°47'45"W, along the west line of said existing easement, a distance of 40.00 feet, to the northwest corner of said existing easement; thence N89°24'15"E, along the north line of an existing easement, a distance of 65.01 feet; thence S00°47'52"E a distance of 431.95 feet; thence S35°55'20"E a distance of 380.55 feet; thence S01°43'16"W a distance of 71.16 feet to the point of beginning. Said temporary access easement contains a calculated area of 48,982.68 square feet or 1.12 acres more or less.

AND

Temporary Easement No. 2

Commencing at the northwest corner of Lot 1, Wilson Concrete Subdivision, thence on an assumed bearing N59°58'20"E, along the north line of said Lot 1, a distance of 28.63 feet to the point of beginning; thence continuing N59°58'20"E, along the north line of said Lot 1, a distance of 45.84 feet; thence S00°47'52"E a distance of 755.13 feet to the north line of an existing easement recorded in Instrument Number 200106226, Hall County, Nebraska; thence S89°24'15"W, along said north line of an existing easement, a distance of 65.01 feet to the northwest corner of said existing easement; thence N44°24'15"E a distance of 35.25 feet; thence N00°47'52"W a distance of 707.68 feet to the point of beginning. Said temporary access easement contains a calculated area of 30,066.20 square feet or 0.69 acres more or less.

AND

Temporary Easement No. 3

Commencing at the southeast corner of Lot 2, Vlach Subdivision, said point also being the point of beginning; thence on an assumed bearing of N01°00'44"W, along the east line of said Lot 2, a distance of 72.23 feet to the southwest corner of a tract of land conveyed as Instrument Number 0200900683, Hall County, Nebraska; thence N85°36'12"E, along the south line of said tract of land, a distance of 30.05 feet; thence S0°59'06"E a distance of 320.79 feet; thence S89°01'22"W a distance of 63.00 feet to the west line of an existing easement recorded in Book R Page 100, Misc. Records, Hall County, Nebraska; thence N0°58'38"W a distance of 30.00 feet, to the south line of an existing easement recorded by Instrument Number 200106226, Hall County, Nebraska; thence N89°01'22"E, on said south line of an existing easement, a distance of 33.00 feet; thence N0°58'38"W a distance of 216.77 feet to the point of beginning. Said temporary access easement contains a calculated area of 10,581.59 square feet or 0.24 acres more or less.

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

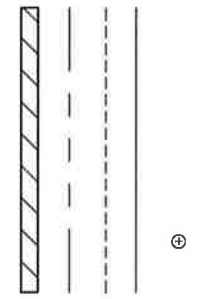
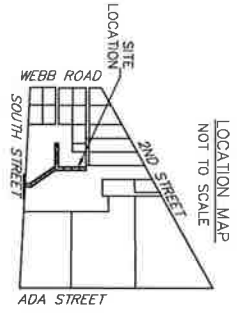
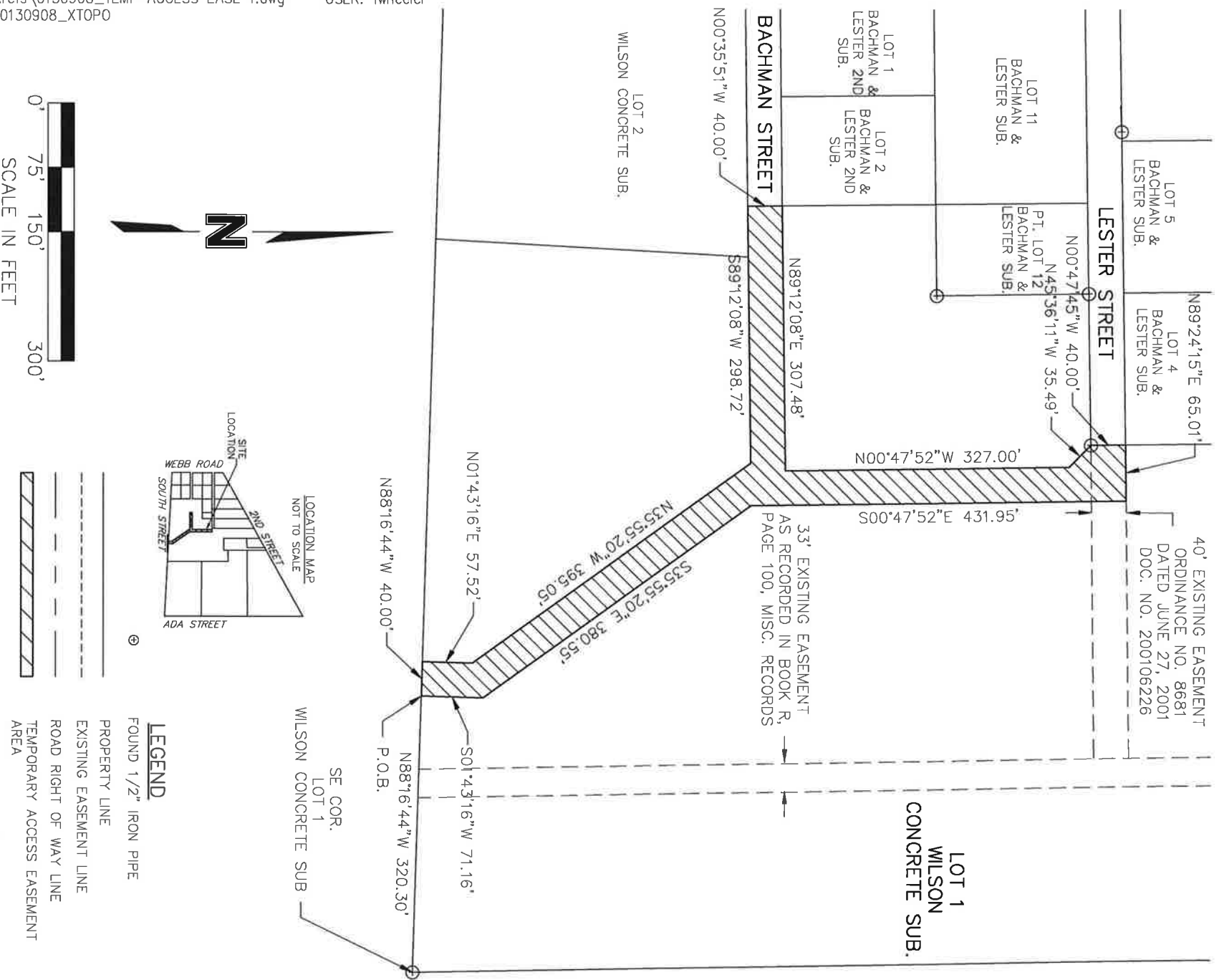
City Administration recommends that the Council approve the Temporary Construction Easement between the City of Grand Island and the affected property owner for Street Improvement District No. 1260; Webb Road, in the amount of \$7,790.00.

Sample Motion

Move to approve the temporary construction easements.

TEMPORARY ACCESS EASEMENT

CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA



TEMPORARY ACCESS EASEMENT DESCRIPTION

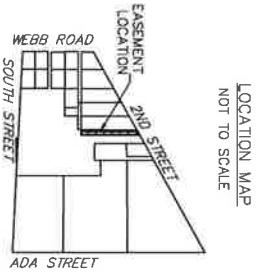
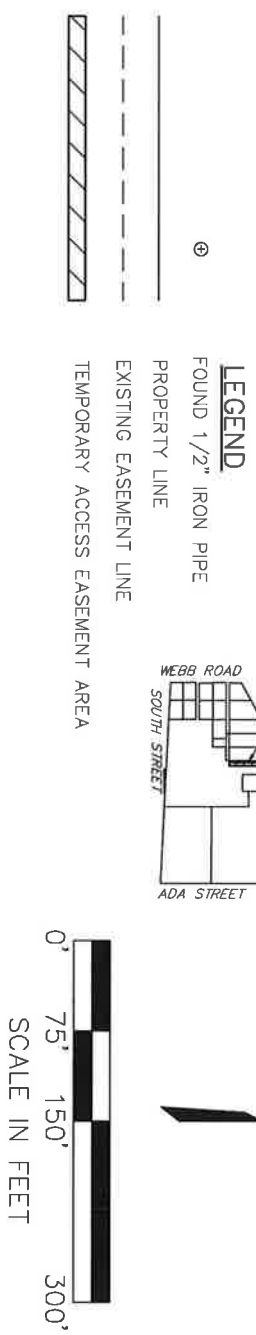
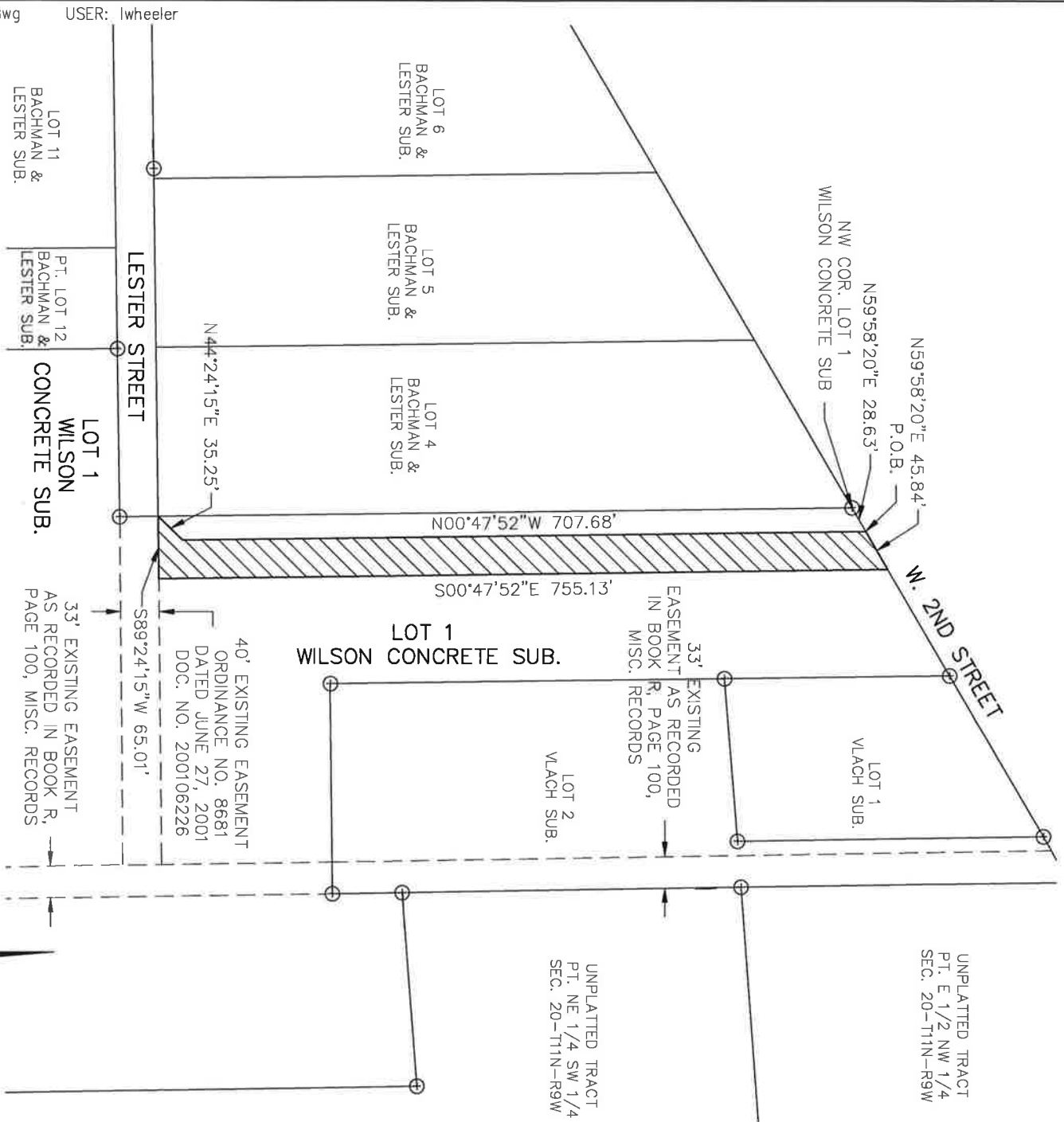
A TEMPORARY ACCESS EASEMENT LOCATED IN PART OF LOT 1, WILSON CONCRETE SUBDIVISION, CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 1, WILSON CONCRETE SUBDIVISION, THENCE ON AN ASSUMED BEARING N88°16'44"W, ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 40.00 FEET; THENCE CONTINUING N88°16'44"W, ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 40.00 FEET; THENCE N01°43'16"E A DISTANCE OF 57.52 FEET; THENCE N35°55'20"W A DISTANCE OF 395.05 FEET; THENCE S89°12'08"W A DISTANCE OF 298.72 FEET TO THE SOUTHEAST CORNER OF BACHMAN STREET; THENCE N00°35'51"W A DISTANCE OF 40.00 FEET TO THE NORTHEAST CORNER OF BACHMAN STREET; THENCE N89°12'08"E A DISTANCE OF 307.48 FEET; THENCE N00°47'52"W A DISTANCE OF 327.00 FEET; THENCE N45°38'11"W A DISTANCE OF 35.49 FEET TO THE SOUTHWEST CORNER OF AN EXISTING EASEMENT RECORDED IN INSTRUMENT NUMBER 200106226, HALL COUNTY, NEBRASKA; THENCE N00°47'45"W, ALONG THE WEST LINE OF SAID EXISTING EASEMENT, A DISTANCE OF 40.00 FEET, TO THE NORTHWEST CORNER OF SAID EXISTING EASEMENT; THENCE N89°24'15"E, ALONG THE NORTH LINE OF AN EXISTING EASEMENT, A DISTANCE OF 65.01 FEET; THENCE S00°47'52"E A DISTANCE OF 431.95 FEET; THENCE S35°55'20"E A DISTANCE OF 380.55 FEET; THENCE S01°43'16"W A DISTANCE OF 71.16 FEET TO THE POINT OF BEGINNING. SAID TEMPORARY ACCESS EASEMENT CONTAINS A CALCULATED AREA OF 48,982.68 SQUARE FEET OR 1.12 ACRES MORE OR LESS.

DWG: F:\projects\013-0908\SRVY\MasterXrefs\0130908_TEMP ACCESS EASE 1.dwg DATE: Dec 02, 2013 10:51am USER: lwheeler XREFS: 0130908_XTOPO	
PROJECT NO: 2013-0908 DRAWN BY: LW DATE: 10/03/2013	WEBB ROAD EASEMENTS
201 East 2nd Street P.O. Box 1072 Grand Island, NE 68802-1072 TEL: 308.384.8750 FAX: 308.384.8752	EXHIBIT 1

TEMPORARY ACCESS EASEMENT

CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA



TEMPORARY ACCESS EASEMENT DESCRIPTION

A TEMPORARY ACCESS EASEMENT LOCATED IN PART OF LOT 1 WILSON CONCRETE SUBDIVISION, CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

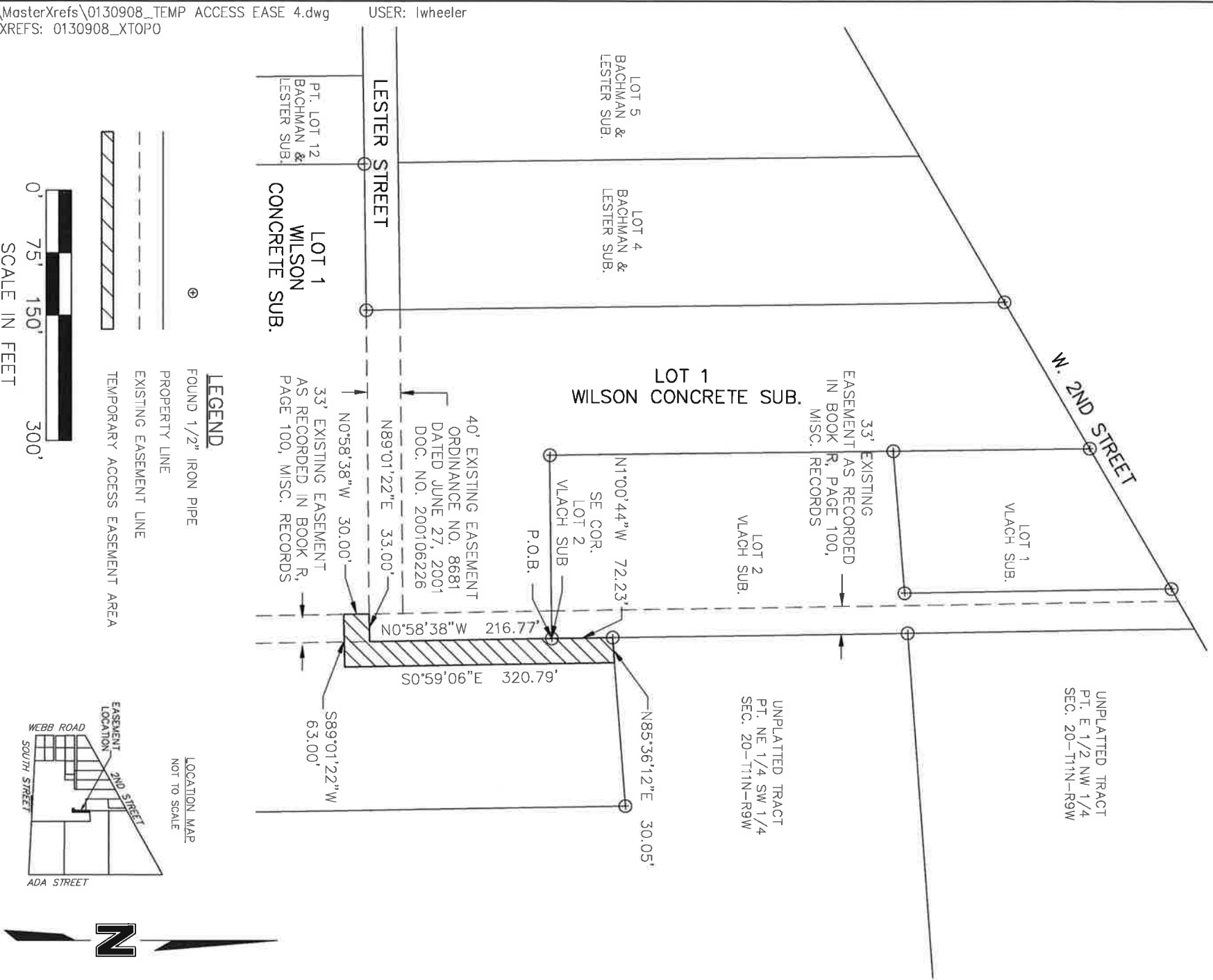
COMMENCING AT THE NORTHWEST CORNER OF LOT 1, WILSON CONCRETE SUBDIVISION, THENCE ON AN ASSUMED BEARING N59°58'20"E, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 28.63 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N59°58'20"E, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 45.84 FEET; THENCE S00°47'52"E A DISTANCE OF 755.13 FEET TO THE NORTH LINE OF AN EXISTING EASEMENT RECORDED IN INSTRUMENT NUMBER 200106226, HALL COUNTY, NEBRASKA; THENCE S89°24'15"W, ALONG SAID NORTH LINE OF AN EXISTING EASEMENT, A DISTANCE OF 65.01 FEET TO THE NORTHWEST CORNER OF SAID EXISTING EASEMENT; THENCE N44°24'15"E A DISTANCE OF 35.25 FEET; THENCE N00°47'52"W A DISTANCE OF 707.68 FEET TO THE POINT OF BEGINNING. SAID TEMPORARY ACCESS EASEMENT CONTAINS A CALCULATED AREA OF 30,066.20 SQUARE FEET OR 0.69 ACRES MORE OR LESS.

DWG: F:\projects\013-0908\SRVY\MasterXrefs\0130908_TEMP ACCESS EASE 2.dwg USER: lwheeler
 DATE: Dec 02, 2013 10:50am XREFS: 0130908_XTOPO

PROJECT NO:	2013-0908	WEBB ROAD	
DRAWN BY:	LW	EASEMENT	
DATE:	10/03/2013	WOLSSON	
		ASSOCIATES	
		201 East 2nd Street P.O. Box 1072 Grand Island, NE 68802-1072 TEL: 308.384.8750 FAX: 308.384.8752	EXHIBIT
			1

TEMPORARY ACCESS EASEMENT

CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA



DWG: F:\projects\013-0908\SRVY\MasterXrefs\0130908_TEMP ACCESS EASE 4.dwg USER: lwheeler
 DATE: Dec 02, 2013 10:49am XREFS: 0130908_XTOPO

PROJECT NO: 2013-0908	WEBB ROAD	EXHIBIT
DRAWN BY: LW	EASEMENT	1
DATE: 10/03/2013	WOLSSON ASSOCIATES	
	201 East 2nd Street P.O. Box 1072 Grand Island, NE 68802-1072 TEL: 308.384.8750 FAX: 308.384.8752	

RESOLUTION 2014-79

WHEREAS, a temporary construction easement is required by the City of Grand Island, from an affected property owner in Street Improvement District No. 1260; Webb Road project area:

Wilson Concrete Company –

1.12 Acres @ \$3,800.00/acre = \$4,260.00

Temporary Easement No. 1

Commencing at the southeast corner of Lot 1, Wilson Concrete Subdivision, thence on an assumed bearing N88°16'44"W, along the south line of said Lot 1, a distance of 320.30 feet to the point of beginning; thence continuing N88°16'44"W, along the south line of said Lot 1, a distance of 40.00 feet; thence N01°43'16"E a distance of 57.52 feet; thence N35°55'20"W a distance of 395.05 feet; thence S89°12'08"W a distance of 298.72 feet to the southeast corner of Bachman Street; thence N00°35'51"W a distance of 40.00 feet to the northeast corner of Bachman Street; thence N89°12'08"E a distance of 307.48 feet; thence N00°47'52"W a distance of 327.00 feet; thence N45°38'11"W a distance of 35.49 feet to the southwest corner of an existing easement recorded in Instrument Number 200106226, Hall County, Nebraska; thence N00°47'45"W, along the west line of said existing easement, a distance of 40.00 feet, to the northwest corner of said existing easement; thence N89°24'15"E, along the north line of an existing easement, a distance of 65.01 feet; thence S00°47'52"E a distance of 431.95 feet; thence S35°55'20"E a distance of 380.55 feet; thence S01°43'16"W a distance of 71.16 feet to the point of beginning. Said temporary access easement contains a calculated area of 48,982.68 square feet or 1.12 acres more or less.

AND

0.69 Acres @ \$3,800.00/acre = \$2,620.00

Temporary Easement No. 2

Commencing at the northwest corner of Lot 1, Wilson Concrete Subdivision, thence on an assumed bearing N59°58'20"E, along the north line of said Lot 1, a distance of 28.63 feet to the point of beginning; thence continuing N59°58'20"E, along the north line of said Lot 1, a distance of 45.84 feet; thence S00°47'52"E a distance of 755.13 feet to the north line of an existing easement recorded in Instrument Number 200106226, Hall County, Nebraska; thence S89°24'15"W, along said north line of an existing easement, a distance of 65.01 feet to the northwest corner of said existing easement; thence N44°24'15"E a distance of 35.25 feet; thence N00°47'52"W a distance of 707.68 feet to the point of beginning. Said temporary access easement contains a calculated area of 30,066.20 square feet or 0.69 acres more or less.

AND

0.24 Acres @ \$3,800.00/acre = \$910.00

Temporary Easement No. 3

Commencing at the southeast corner of Lot 2, Vlach Subdivision, said point also being the point of beginning; thence on an assumed bearing of N01°00'44"W, along the east line of said Lot 2, a distance of 72.23 feet to the southwest corner of a tract of land conveyed as

Approved as to Form	☐ _____
April 4, 2014	☐ City Attorney

Instrument Number 0200900683, Hall County, Nebraska; thence N85°36'12"E, along the south line of said tract of land, a distance of 30.05 feet; thence S0°59'06"E a distance of 320.79 feet; thence S89°01'22"W a distance of 63.00 feet to the west line of an existing easement recorded in Book R Page 100, Misc. Records, Hall County, Nebraska; thence N0°58'38"W a distance of 30.00 feet, to the south line of an existing easement recorded by Instrument Number 200106226, Hall County, Nebraska; thence N89°01'22"E, on said south line of an existing easement, a distance of 33.00 feet; thence N0°58'38"W a distance of 216.77 feet to the point of beginning. Said temporary access easement contains a calculated area of 10,581.59 square feet or 0.24 acres more or less.

WHEREAS, such Temporary Construction easement 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 compensate the affected property owner for the Temporary Construction easement on the above described tract of land, in the total amount of \$7,790.00.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, April 8, 2014.

Jay Vavricek, Mayor

Attest:

RaNae Edwards, City Clerk