



City of Grand Island

Tuesday, May 13, 2014

Council Session

Item G-15

#2014-112 - Approving Temporary Construction Easement for Sanitary Sewer Tap District No. 530T – Sanitary Sewer Extension to Interstate 80 (K. Diane Bockmann)

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

Council Agenda Memo

From: Terry Brown PE, Assistant Public Works Director

Meeting: May 13, 2014

Subject: Approving Temporary Construction Easement for Sanitary Sewer Tap District No. 530T – Sanitary Sewer Extension to Interstate 80 (K. Diane Bockmann)

Item #'s: G-15

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

Background

Sanitary Sewer Tap District No. 530T; Sanitary Sewer Extension to Interstate 80 was created by City Council through Ordinance Resolution No. 9348 at the December 6, 2011 meeting.

Temporary Construction easements are needed to accommodate the extension of sanitary sewer to Interstate 80, which must be approved by City Council. The temporary construction easements will allow for the installation of sanitary sewer to this area.

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

Discussion

A temporary construction easement is needed from one (1) property owner for Sanitary Sewer Tap District No. 530T; Sanitary Sewer Extension to Interstate 80 to be constructed.

Value of each tract was agreed upon between the City and the property owner.

<i>Property Owner</i>	<i>Legal Description</i>	<i>Amount</i>
K. Diane Bockmann, Trustee	TEMPORARY EASEMENT NO. 1 A TRACT OF LAND LOCATED IN THE SOUTH HALF (S ½) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 13, TOWNSHIP 10 NORTH, RANGE 10 WEST OF THE SIXTH P.M., HALL COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTH	\$8,205.57

HALF (S ½) OF THE NORTHEAST QUARTER (NE ¼); THENCE S87°07'38"W (ASSUMED BEARING) ALONG THE NORTH LINE OF SAID SOUTH HALF (S ½) NORTHEAST QUARTER (NE ¼) A DISTANCE OF 207.53 FEET TO THE ACTUAL POINT OF BEGINNING; THENCE S01°10'04"E PARALLEL WITH AND 60.00 FEET WEST OF THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY #281 A DISTANCE OF 78.62 FEET; THENCE N88°49'56"E A DISTANCE OF 30.00 FEET; THENCE S01°10'04"E PARALLEL WITH AND 30.00 FEET WEST OF THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY #281 A DISTANCE OF 196.05 FEET; THENCE S86°54'01"W A DISTANCE OF 50.03 FEET; THENCE N01°10'04"W PARALLEL WITH AND 80.00 FEET WEST OF SAID WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY #281 A DISTANCE OF 147.74 FEET; THENCE S88°49'56"W A DISTANCE OF 30.00 FEET; THENCE N01°10'04"W PARALLEL WITH AND 110.00 FEET WEST OF SAID WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY #281 A DISTANCE OF 127.13 FEET TO THE NORTH LINE OF SAID SOUTH HALF (S ½) OF THE NORTHEAST QUARTER (NE ¼); THENCE N87°07'38"E ALONG SAID NORTH LINE OF THE SOUTH HALF (S ½) OF THE NORTHEAST QUARTER (NE ¼) A DISTANCE OF 50.02 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 68,043 SQUARE FEET OR 1,562 ACRES MORE OR LESS.

AND

A TRACT OF LAND LOCATED IN THE SOUTH HALF (S ½) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 13, TOWNSHIP 10 NORTH, RANGE 10 WEST OF THE SIXTH P.M., HALL COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTH HALF (S ½) OF THE NORTHEAST QUARTER (NE ¼); THENCE S87°21'09"W (ASSUMED BEARING) ALONG THE SOUTH LINE OF SAID SOUTH HALF (S ½) NORTHEAST QUARTER (NE ¼) A DISTANCE OF 168.89 FEET TO THE ACTUAL POINT OF BEGINNING; THENCE CONTINUING S87°21'09"W ALONG THE SOUTH LINE OF SAID SOUTH HALF (S ½) NORTHEAST QUARTER (NE ¼) A DISTANCE OF 50.02 FEET; THENCE N01°10'04"W PARALLEL WITH AND 80.00 FEET WEST OF THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY #281 A DISTANCE OF 696.48 FEET; THENCE N86°54'01"E A DISTANCE OF 50.03 FEET; THENCE S01°10'04"E PARALLEL WITH AND 30.00 FEET WEST OF SAID WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY #281 A DISTANCE OF 696.87 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 34,834 SQUARE FEET OR 0.800 ACRES MORE OR LESS.

AND

TEMPORARY EASEMENT NO. 2

A TRACT OF LAND LOCATED IN THE EAST HALF (E ½) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 13, TOWNSHIP 10 NORTH, RANGE 10 WEST OF THE SIXTH P.M., HALL COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER (SE ¼); THENCE S87°21'09"W (ASSUMED BEARING) ALONG THE NORTH LINE OF SAID SOUTHEAST

	<p>QUARTER (SE ¼) A DISTANCE OF 168.89 FEET TO THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY #281 AND THE ACTUAL POINT OF BEGINNING; THENCE S01°20'08"E PARALLEL WITH AND 30.00 FEET WEST OF SAID WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY #281 A DISTANCE OF 497.86 FEET; THENCE S87°53'28"W A DISTANCE OF 50.00 FEET; THENCE N01°20'08"W PARALLEL WITH AND 80.00 FEET WEST OF SAID WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY #281 A DISTANCE OF 497.39 FEET TO THE NORTH LINE OF SAID SOUTHEAST QUARTER (SE ¼); THENCE N87°21'09"E ALONG SAID NORTH LINE OF THE SOUTHEAST QUARTER (SE ¼) A DISTANCE OF 50.01 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 24,881 SQUARE FEET OR 0.571 ACRES MORE OR LESS.</p>	
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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 Sanitary Sewer Tap District No. 530T; Sanitary Sewer Extension to Interstate 80, in the amount of \$8,205.57.

Sample Motion

Move to approve the temporary construction easements.

RESOLUTION 2014-112

WHEREAS, a temporary construction easement is required by the City of Grand Island, from an affected property owner in the Sanitary Sewer Tap District No. 530T; Sanitary Sewer Extension to Interstate 80 project area:

K. Diane Bockmann, Trustee – \$8,205.57

TEMPORARY EASEMENT NO. 1

A TRACT OF LAND LOCATED IN THE SOUTH HALF (S ½) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 13, TOWNSHIP 10 NORTH, RANGE 10 WEST OF THE SIXTH P.M., HALL COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTH HALF (S ½) OF THE NORTHEAST QUARTER (NE ¼); THENCE S87°07'38"W (ASSUMED BEARING) ALONG THE NORTH LINE OF SAID SOUTH HALF (S ½) NORTHEAST QUARTER (NE ¼) A DISTANCE OF 207.53 FEET TO THE ACTUAL POINT OF BEGINNING; THENCE S01°10'04"E PARALLEL WITH AND 60.00 FEET WEST OF THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY #281 A DISTANCE OF 78.62 FEET; THENCE N88°49'56"E A DISTANCE OF 30.00 FEET; THENCE S01°10'04"E PARALLEL WITH AND 30.00 FEET WEST OF THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY #281 A DISTANCE OF 196.05 FEET; THENCE S86°54'01"W A DISTANCE OF 50.03 FEET; THENCE N01°10'04"W PARALLEL WITH AND 80.00 FEET WEST OF SAID WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY #281 A DISTANCE OF 147.74 FEET; THENCE S88°49'56"W A DISTANCE OF 30.00 FEET; THENCE N01°10'04"W PARALLEL WITH AND 110.00 FEET WEST OF SAID WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY #281 A DISTANCE OF 127.13 FEET TO THE NORTH LINE OF SAID SOUTH HALF (S ½) OF THE NORTHEAST QUARTER (NE ¼); THENCE N87°07'38"E ALONG SAID NORTH LINE OF THE SOUTH HALF (S ½) OF THE NORTHEAST QUARTER (NE ¼) A DISTANCE OF 50.02 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 68,043 SQUARE FEET OR 1,562 ACRES MORE OR LESS.

AND

A TRACT OF LAND LOCATED IN THE SOUTH HALF (S ½) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 13, TOWNSHIP 10 NORTH, RANGE 10 WEST OF THE SIXTH P.M., HALL COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTH HALF (S ½) OF THE NORTHEAST QUARTER (NE ¼); THENCE S87°21'09"W (ASSUMED BEARING) ALONG THE SOUTH LINE OF SAID SOUTH HALF (S ½) NORTHEAST QUARTER (NE ¼) A DISTANCE OF 168.89 FEET TO THE ACTUAL POINT OF BEGINNING; THENCE CONTINUING S87°21'09"W ALONG THE SOUTH LINE OF SAID SOUTH HALF (S ½) NORTHEAST QUARTER (NE ¼) A DISTANCE OF 50.02 FEET; THENCE N01°10'04"W PARALLEL WITH AND 80.00 FEET WEST OF THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY #281 A DISTANCE OF 696.48 FEET; THENCE N86°54'01"E A DISTANCE OF 50.03 FEET; THENCE S01°10'04"E PARALLEL WITH AND 30.00 FEET WEST OF SAID WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY #281 A DISTANCE OF 696.87 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 34,834 SQUARE FEET OR 0.800 ACRES MORE OR LESS.

AND

TEMPORARY EASEMENT NO. 2

A TRACT OF LAND LOCATED IN THE EAST HALF (E ½) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 13, TOWNSHIP 10 NORTH, RANGE 10 WEST OF THE SIXTH P.M., HALL COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Approved as to Form	☐ _____
May 9, 2014	☐ City Attorney

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER (SE ¼); THENCE S87°21'09"W (ASSUMED BEARING) ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER (SE ¼) A DISTANCE OF 168.89 FEET TO THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY #281 AND THE ACTUAL POINT OF BEGINNING; THENCE S01°20'08"E PARALLEL WITH AND 30.00 FEET WEST OF SAID WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY #281 A DISTANCE OF 497.86 FEET; THENCE S87°53'28"W A DISTANCE OF 50.00 FEET; THENCE N01°20'08"W PARALLEL WITH AND 80.00 FEET WEST OF SAID WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY #281 A DISTANCE OF 497.39 FEET TO THE NORTH LINE OF SAID SOUTHEAST QUARTER (SE ¼); THENCE N87°21'09"E ALONG SAID NORTH LINE OF THE SOUTHEAST QUARTER (SE ¼) A DISTANCE OF 50.01 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 24,881 SQUARE FEET OR 0.571 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 tracts of land, in the total amount of \$8,205.57.

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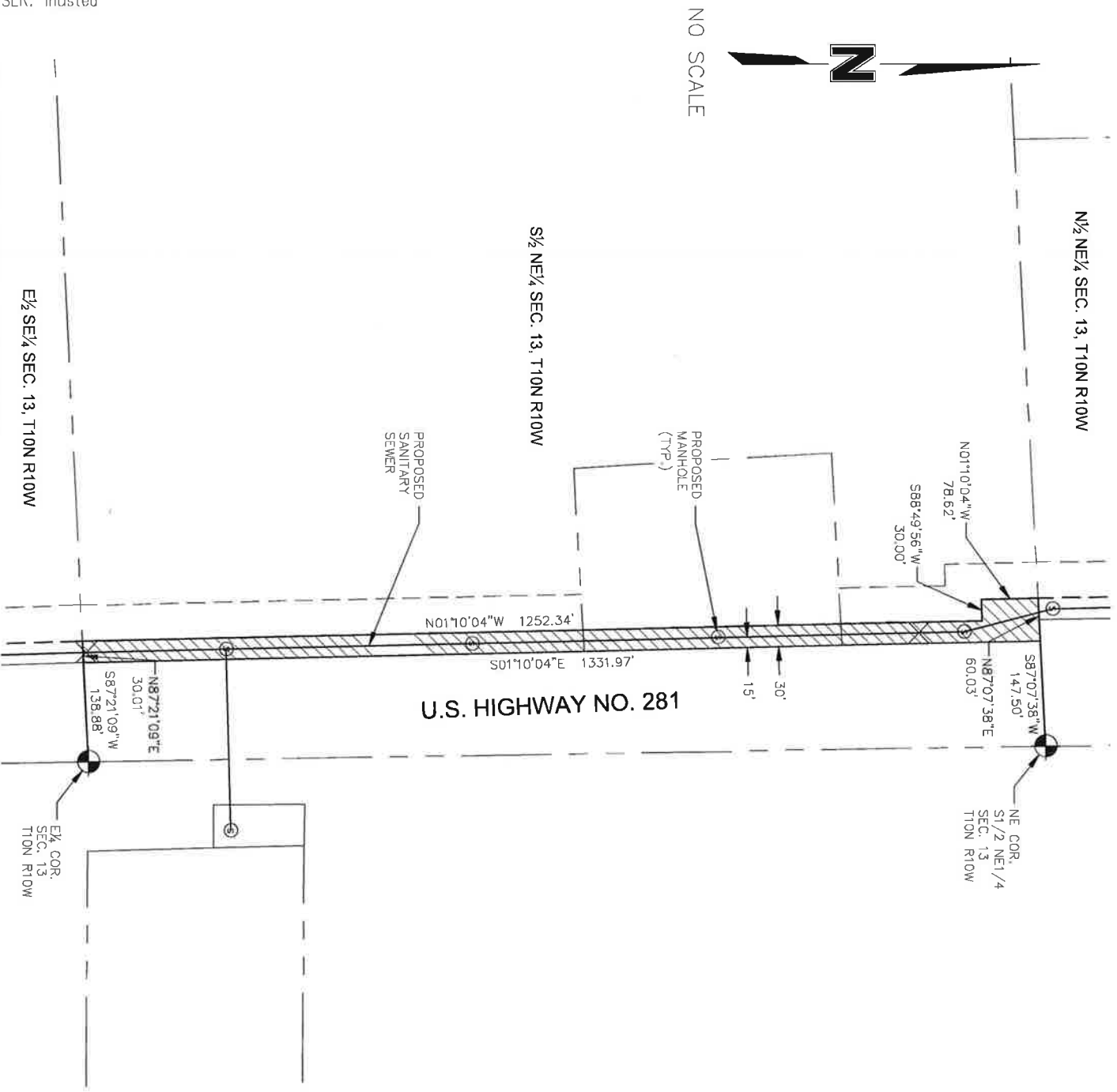
Adopted by the City Council of the City of Grand Island, Nebraska, May 13, 2014.

Jay Vavricek, Mayor

Attest:

RaNae Edwards, City Clerk

DARRYL D. BOCKMANN TRUST



NO SCALE

LEGAL DESCRIPTION OF PERMANENT EASEMENT

A TRACT OF LAND LOCATED IN THE SOUTH HALF (S $\frac{1}{2}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF SECTION 13, TOWNSHIP 10 NORTH, RANGE 10 WEST OF THE SIXTH P.M., HALL COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTH HALF (S $\frac{1}{2}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$); THENCE $S87^{\circ}07'38''W$ (ASSUMED BEARING) ALONG THE NORTH LINE OF SAID SOUTH HALF (S $\frac{1}{2}$) NORTHEAST QUARTER (NE $\frac{1}{4}$) A DISTANCE OF 147.50 FEET TO THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY #281 AND THE ACTUAL POINT OF BEGINNING; THENCE $S01^{\circ}10'04''E$ ALONG SAID WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY #281 A DISTANCE OF 1331.97 FEET TO THE SOUTH LINE OF SAID SOUTH HALF (S $\frac{1}{2}$) NORTHEAST QUARTER (NE $\frac{1}{4}$); THENCE $S87^{\circ}21'09''W$ ALONG SAID SOUTH LINE A DISTANCE OF 30.01 FEET; THENCE $N01^{\circ}10'04''W$ PARALLEL WITH AND 30.00 FEET WEST OF SAID WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY #281 A DISTANCE OF 1252.34 FEET; THENCE $S88^{\circ}49'56''W$ A DISTANCE OF 30.00 FEET; THENCE $N01^{\circ}10'04''W$ PARALLEL WITH AND 60.00 FEET WEST OF SAID WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY #281 A DISTANCE OF 78.62 FEET TO THE NORTH LINE OF SAID SOUTH HALF (S $\frac{1}{2}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$); THENCE $N87^{\circ}07'38''E$ ALONG SAID NORTH LINE OF THE SOUTH HALF (S $\frac{1}{2}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) A DISTANCE OF 60.03 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS A CALCULATED AREA OF 42,328 SQUARE FEET OR 0.972 ACRES MORE OR LESS.



PROJECT NO: 012-1867
 DRAWN BY: LH
 DATE: 11/20/2012

CITY OF GRAND ISLAND
 EASEMENT

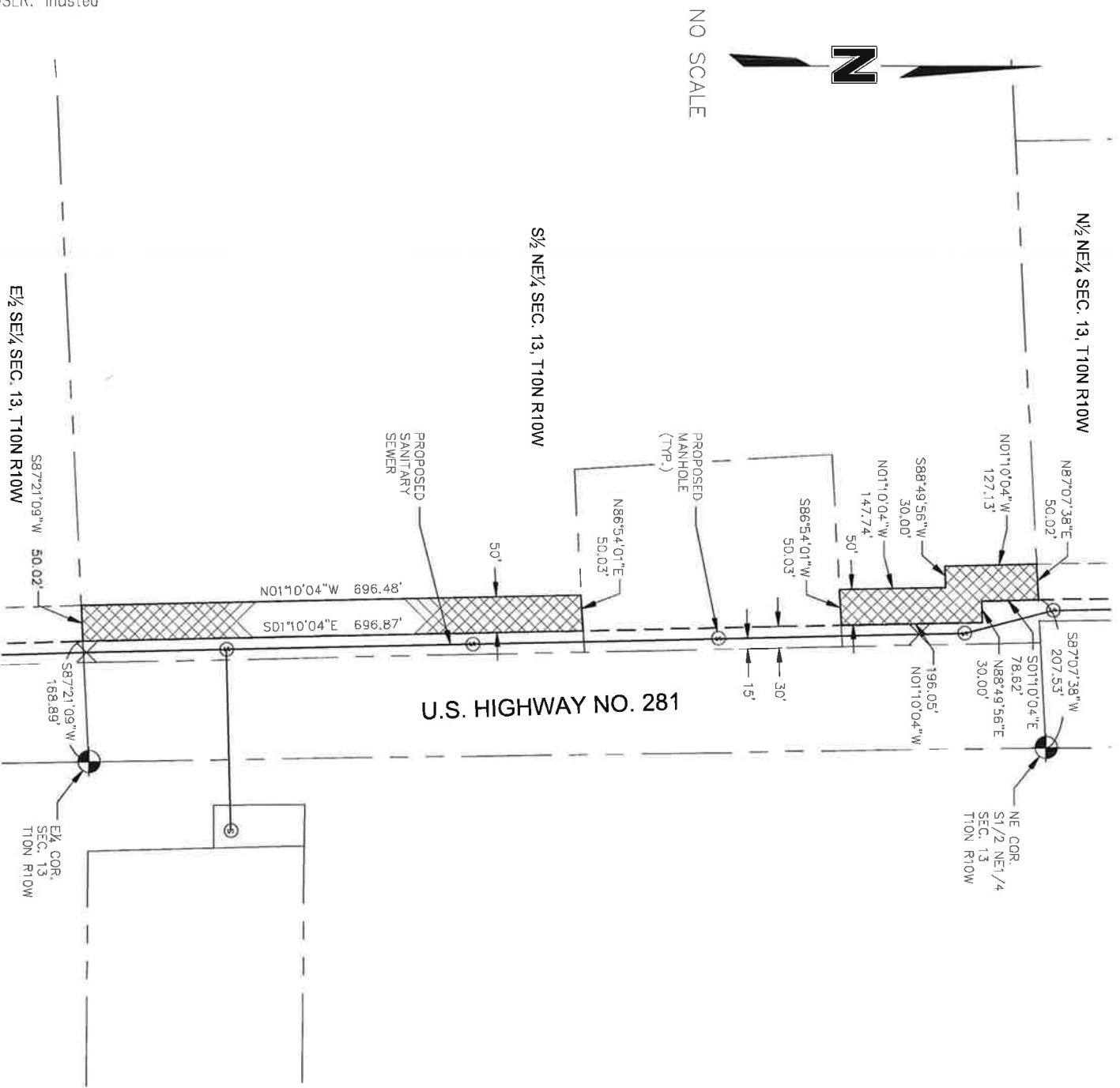
WOLSSON
 ASSOCIATES

2727 W. 2ND STREET
 SUITE 105
 HASTINGS, NE 68901
 TEL. 402.463.0240
 FAX. 402.463.0187

EXHIBIT
 A

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DARRYL D. BOCKMANN TRUST



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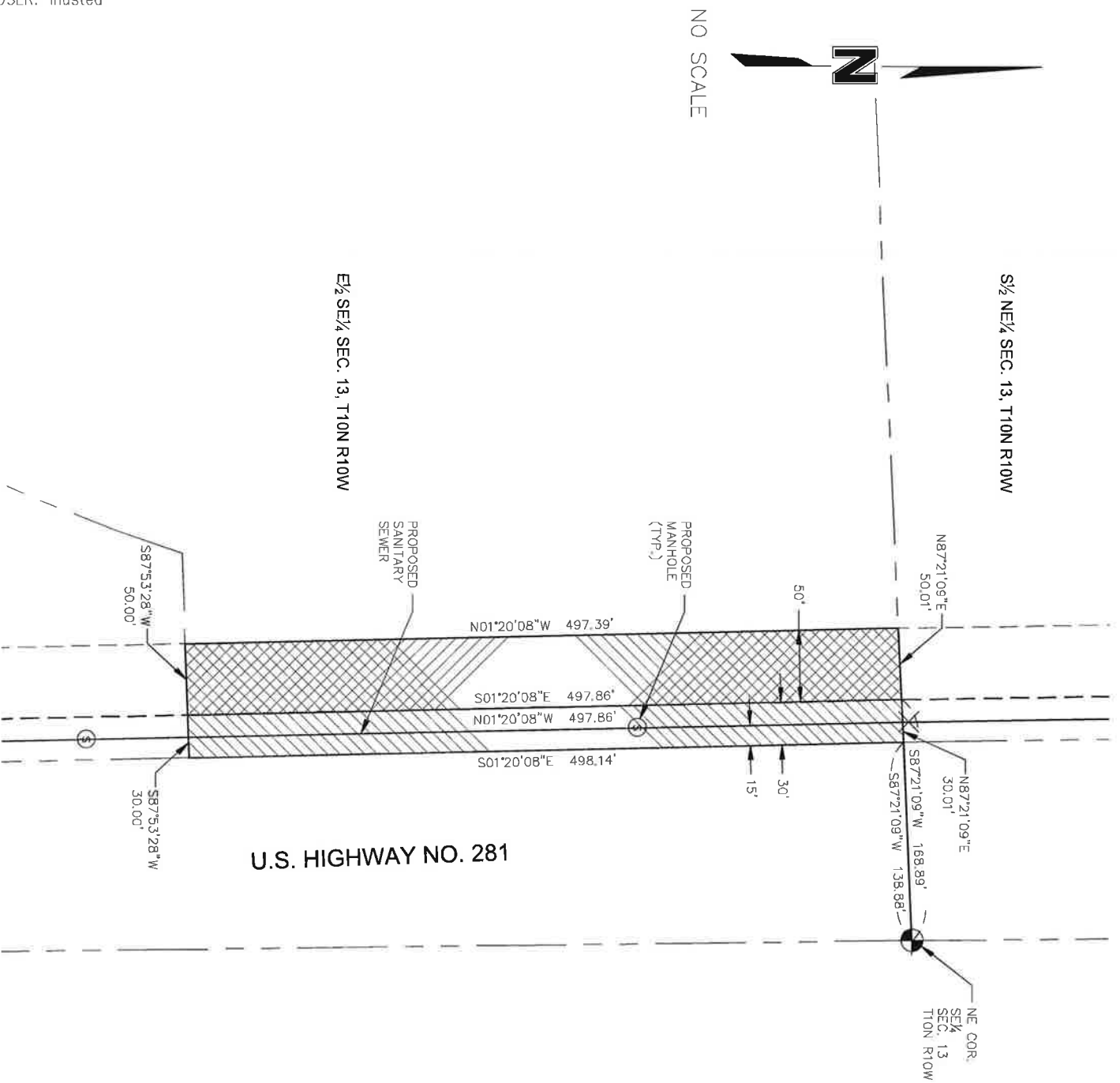
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PROJECT NO:	012-1867	CITY OF GRAND ISLAND	VOLSSON ASSOCIATES	EXHIBIT
DRAWN BY:	LH			
DATE:	11/20/2012	EASEMENT		B

TEMPORARY CONSTRUCTION EASEMENT

2727 W. 2ND STREET
 SUITE 105
 HASTINGS, NE 68901
 TEL: 402.483.0240
 FAX: 402.483.0187

DARRYL D. BOCKMANN TRUST



LEGAL DESCRIPTION OF PERMANENT EASEMENT
 A TRACT OF LAND LOCATED IN THE EAST HALF (E½) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 13, TOWNSHIP 10 NORTH, RANGE 10 WEST OF THE SIXTH P.M., HALL COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
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 SAID TRACT CONTAINS A CALCULATED AREA OF 14,940 SQUARE FEET OR 0.343 ACRES MORE OR LESS.

LEGAL DESCRIPTION OF TEMPORARY CONSTRUCTION EASEMENT
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 TEMPORARY CONSTRUCTION EASEMENT

 PERMANENT EASEMENT

USER: lhusted

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 DATE: Mar 13, 2014 7:24am XREFS: 121867_pbase 0120030_xbase

PROJECT NO: 012-1867
 DRAWN BY: LH
 DATE: 11/20/2012

CITY OF GRAND ISLAND
 EASEMENT

WOLSSON
 ASSOCIATES

2727 W. 2ND STREET
 SUITE 106
 HASTINGS, NE 68901
 TEL 402 463 0240
 FAX 402 463 0187

EXHIBIT

A