



# City of Grand Island

Tuesday, May 13, 2014

Council Session

## Item E-6

**Public Hearing on Acquisition of Utility 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:** Public Hearing on Acquisition of Utility Easement for Sanitary Sewer Tap District No. 530T – Sanitary Sewer Extension to Interstate 80 (K. Diane Bockmann)

**Item #'s:** E-6 & G-14

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

## Background

A public utility easement is needed to accommodate the extension of sanitary sewer to Interstate 80. The public utility easement will allow for the construction, operation, maintenance, extension, repair, replacement, and removal of sanitary sewer within the easement.

Such sanitary sewer district was created by City Council through Ordinance No. 9348 at the December 6, 2011 meeting.

## Discussion

The purchase price of the necessary public utility easement is as follows, and has been agreed upon between the City and the property owner.

<i>Property Owner</i>	<i>Legal Description</i>	<i>Amount</i>
K. Diane Bockmann, Trustee	<p><u>PERMANENT EASEMENT NO. 1</u>            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:</p> <p>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 147.50 FEET TO THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY #281 AND THE ACTUAL POINT OF</p>	\$18,606.08

BEGINNING; THENCE S01°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 ½) NORTHEAST QUARTER (NE ¼); THENCE S87°21'09"W ALONG SAID SOUTH LINE A DISTANCE OF 30.01 FEET; THENCE N01°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°49'56"W A DISTANCE OF 30.00 FEET; THENCE N01°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 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 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.  
AND

PERMANENT 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 ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER (SE ¼) A DISTANCE OF 138.88 FEET TO THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY #281 AND THE ACTUAL POINT OF BEGINNING; THENCE S01°20'08"E (ASSUMED BEARING) ALONG SAID WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY #281 A DISTANCE OF 498.14 FEET; THENCE S87°53'28"W A DISTANCE OF 30.00 FEET; THENCE N01°20'08"W 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 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 30.01 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 14,940 SQUARE FEET OR 0.343 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

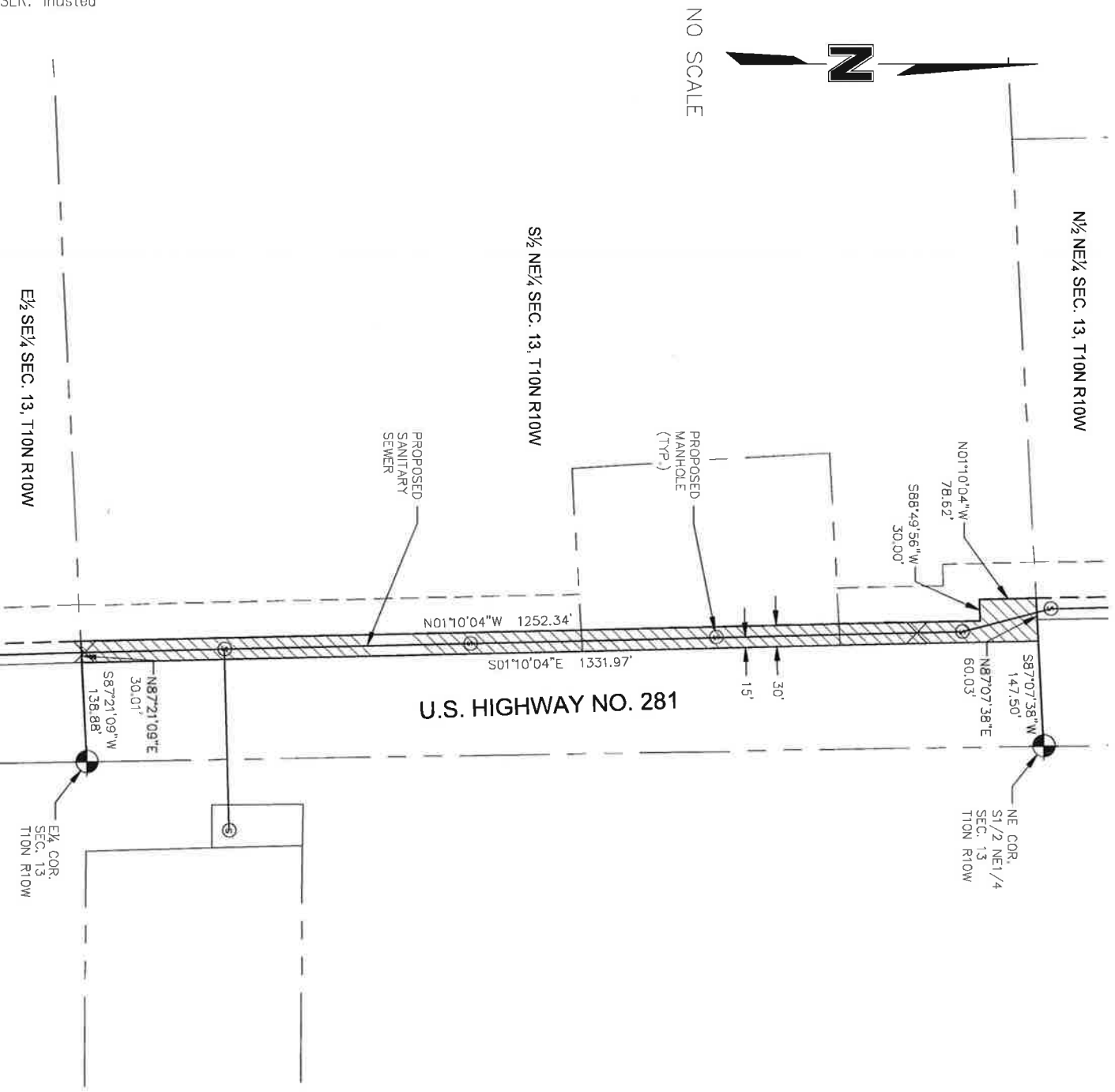
## **Recommendation**

City Administration recommends that the Council approve acquisition of the necessary Public Utility Easement.

## **Sample Motion**

Move to approve the acquisition of the necessary Public Utility Easement.

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.



PERMANENT EASEMENT

USER: lhusted

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 DATE: Mar 13, 2014 7:23am XREFS: 121867\_pbase 0120030\_xbase

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

CITY OF GRAND ISLAND  
 EASEMENT

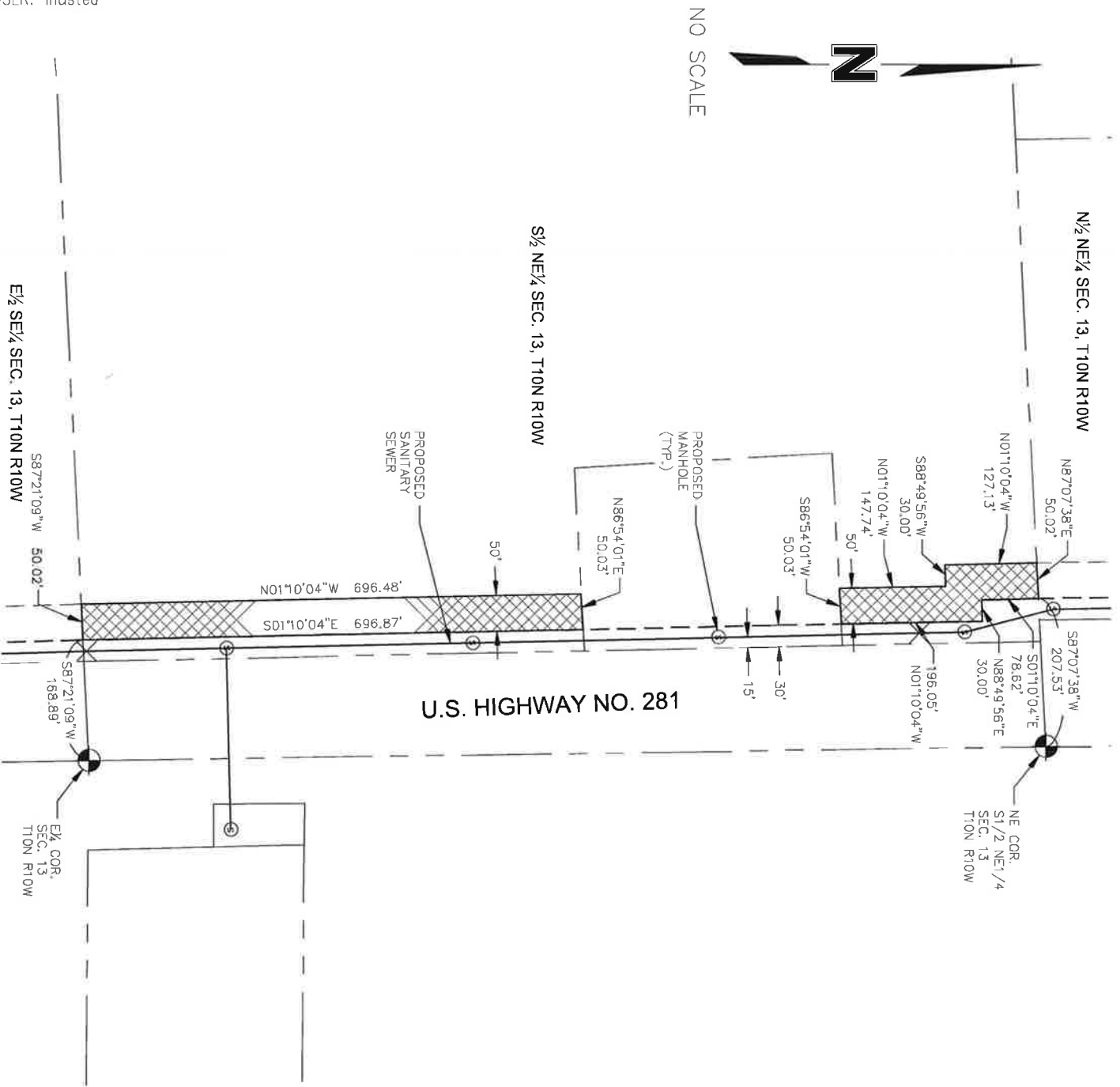


2727 W. 2ND STREET  
 SUITE 105  
 HASTINGS, NE 68901  
 TEL. 402.463.0240  
 FAX. 402.463.0187

EXHIBIT

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DARRYL D. BOCKMANN TRUST



NO SCALE

LEGAL DESCRIPTION OF TEMPORARY CONSTRUCTION EASEMENT:  
 A TRACT OF LAND LOCATED IN THE SOUTH HALF (S½) OF THE NORTHEAST QUARTER (NE¼) 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 (S½) OF THE NORTHEAST QUARTER (NE¼); THENCE S87°07'38"W (ASSUMED BEARING) ALONG THE NORTH LINE OF SAID SOUTH HALF (S½) NORTHEAST QUARTER (NE¼) 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 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 (S½) OF THE NORTHEAST QUARTER (NE¼); THENCE N87°07'38"E ALONG SAID NORTH LINE OF THE SOUTH HALF (S½) OF THE SAID TRACT CONTAINS A CALCULATED AREA OF 68,043 SQUARE FEET OR 1.562 ACRES MORE OR LESS.

AND

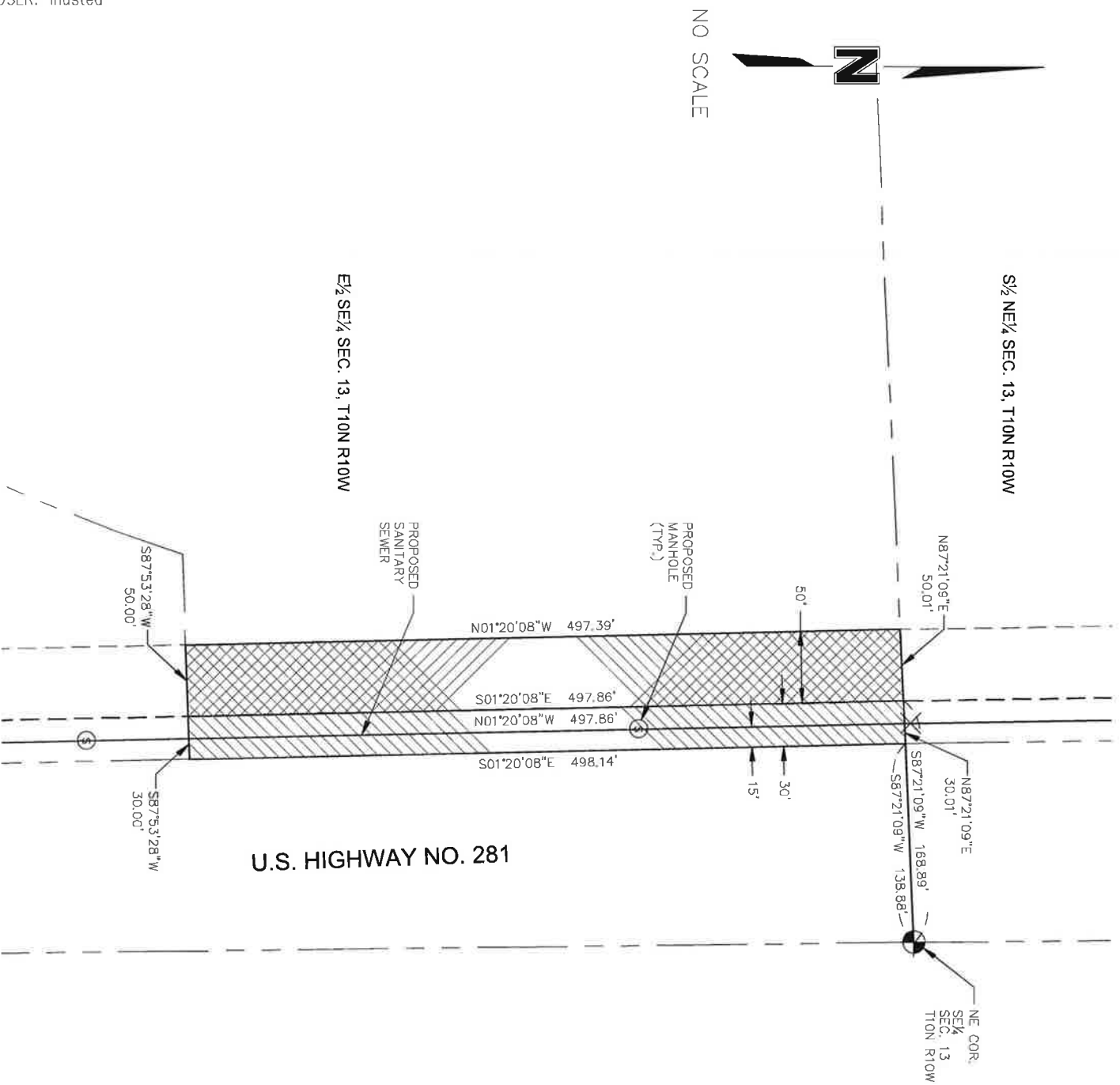
A TRACT OF LAND LOCATED IN THE SOUTH HALF (S½) OF THE NORTHEAST QUARTER (NE¼) OF SECTION 13, TOWNSHIP 10 NORTH, RANGE 10 WEST OF THE SIXTH P.M., HALL COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTH HALF (S½) OF THE NORTHEAST QUARTER (NE¼); THENCE S87°21'09"W (ASSUMED BEARING) ALONG THE SOUTH LINE OF SAID SOUTH HALF (S½) NORTHEAST QUARTER (NE¼) A DISTANCE OF 168.89 FEET TO THE ACTUAL POINT OF BEGINNING; THENCE S01°10'04"E 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.

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 DATE: Mar 13, 2014 7:23am XREFS: 121867\_pbase 0120030\_xbase

PROJECT NO:	012-1867	CITY OF GRAND ISLAND	VOLSSON ASSOCIATES	EXHIBIT
DRAWN BY:	LH			
DATE:	11/20/2012	EASEMENT		B
7277 W. 2ND STREET SUITE 105 HASTINGS, NE 68901 TEL: 402.483.0240 FAX: 402.483.0187				

DARRYL D. BOCKMANN TRUST



E½ SE¼ SEC. 13, T10N R10W

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

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 24,881 SQUARE FEET OR 0.571 ACRES MORE OR LESS.

 TEMPORARY CONSTRUCTION EASEMENT

 FEET OR 0.571 ACRES MORE OR LESS.

 PERMANENT EASEMENT

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PROJECT NO: 012-1867  
 DRAWN BY: LH  
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CITY OF GRAND ISLAND  
 EASEMENT

**WOLSSON**  
 ASSOCIATES

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EXHIBIT

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