



City of Grand Island

Tuesday, December 23, 2003

Council Session

Item H1

Request of Wells Fargo Bank for Property Located in the W 1/2 NW 1/4 of Section 34-11-9 to be Annexed into the City of Grand Island

Wells Fargo bank is requesting that real estate that they administer in the West 1/2 of the northwest 1/4 of Section 34-11-9 be annexed into the City. This property is on the southeast corner of the intersection of Highway 34 and South Locust Street. If the Council approves this request for annexation it will be referred to the Planning Commission for approval before coming back to the City Council for formal annexation by ordinance.

Staff Contact: Doug Walker



Investment Management & Trust

Private Client Services
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1248 O Street 4th Floor
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Lincoln, NE 68501-2408
402 434-4072
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December 16, 2003

**VIA FACSIMILE (308) 385-5423
AND FIRST CLASS MAIL**

Mr. Chad Nabity
Planning Director
City Hall
100 E. 1st Street
PO Box 1968
Grand Island, Nebraska 68802-1968

Re: Request for Annexation

Dear Mr. Nabity:

I am writing this letter on behalf of Wells Fargo Bank, N.A., which is the Trustee of The Irene V. Christensen Easton Revocable Trust (the "Trust"). The Trust is the owner of an approximately 38.38-acre tract of land, which is located in Hall County, Nebraska and more particularly described on Exhibit "A" attached to this letter (the "Property"). The Property is currently located outside of the city limits of Grand Island, Nebraska.

Please accept this letter as the Trust's formal request to the City of Grand Island for the annexation of the Property. I would appreciate it if you could please include this matter on the agenda for the next City Council meeting. However, please note that we reserve the right to withdraw this request at any time prior to the actual annexation of the Property by the City of Grand Island.

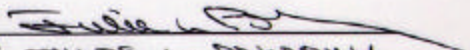
Please forward copies of any proposed Development Agreement, and any proposed Annexation Agreement, or Agreement regarding the change of zone for the Property, together with the Notice of the hearing on any resolution to annex the Property to me at Wells Fargo Bank, N.A., Attn: Julie Pokorny, Trust Department, P.O. Box 82408, Lincoln, NE 68501; and to our attorney, W. Michael Morrow, P.O. Box 83439, Lincoln, NE 68501-3439.

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Thank you, in advance, for your assistance with this matter. If you have any questions regarding the matters set forth herein, please do not hesitate to contact me at your earliest convenience.

THE IRENE V. CHRISTENSEN EASTON
REVOCABLE TRUST

By Wells Fargo Bank, N.A., Trustee

By 
Name: JULIE L. POKORNY
Title: Vice President & Sr. Trust Admin.

cc: W. Michael Morrow, Esq.
Brian C. Eades, Esq.

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

A tract of land located in the W $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 34, Township 11 North, Range 9 West of the 6th P.M., Hall County, Nebraska, described as follows:

Starting at a point 60' south and 60' east of the northwest corner of said Section 34; thence from the point of beginning east a distance of 233.4', thence north 90° left a distance of 27', thence east 90° right a distance of 1026.6' to a point on the east boundary line of the W $\frac{1}{2}$ NW $\frac{1}{4}$ of said Section 34 thence south along the east boundary line of the W $\frac{1}{2}$ NW $\frac{1}{4}$ of said Section 34 a distance of 1,307.82', thence west 90° right a distance of 1287', thence north 90° a distance of 1,120.82', thence east 90° right a distance of 27' thence north 90° left a distance of 160' to the point of beginning.

Except a tract of land located in the NW $\frac{1}{4}$ of Section 34, Township 11 North, Range 9 West of the 6th P.M., Hall County, Nebraska, described as follows: referring to the northwest corner of the NW $\frac{1}{4}$ of said Section 34, thence easterly along the north line of said NW $\frac{1}{4}$ a distance of 129.56' to a point thence southerly deflecting 90°00'00" left a distance of 60.00' to a point on the south right-of-way line of Hwy 34, said point also being the true point of beginning, thence southwesterly deflecting 44°06'24" right a distance of 82.24' to a point, thence southerly deflecting 46°17'16" left a distance of 326.58' to a point, thence southerly deflecting 0°44'36" left a distance of 371.01' to a point, thence southwesterly deflecting 9°32'13" right a distance of 83.17' to a point, thence southerly deflecting 9°32'12" left a distance of 449.13' to a point, thence westerly deflecting 92°55'41" right a distance of 41.98' to a point on the east right-of-way line of Locust Street, thence northerly deflecting 88°12'36" right along the east right-of-way line of Locust Street a distance of 1001.77' to a point, thence northeasterly deflecting 10°16'12" right along the east right-of-way line of Locust Street a distance of 151.44' to a point, thence northerly deflecting 10°16'13" left along the east right-of-way line of Locust Street a distance of 34.774 meters to a point, thence northeasterly deflecting 27°58'30" right along the east right-of-way line of Locust Street a distance of 24.50' to a point on the south right-of-way line of Hwy 34, thence easterly deflecting 63°48'42" right, a distance of 56.16' to the point of beginning, containing 38.38 acres, more or less.