



City of Grand Island

Tuesday, July 12, 2005

Council Session

Item E1

**Public Hearing on Acquisition of Tracts of Right-of-Way and
Permanent Easements along Capital Avenue between the Moores
Creek Drain and Webb Road for Street Widening Project**

Staff Contact: Steven P. Riehle, Public Works Director

Council Agenda Memo

From: Steven P. Riehle, Public Works Director

Meeting: July 12, 2005

Subject: Public Hearing to Acquire Tracts of Right-of-Way and Permanent Easements Along Capital Avenue Between Moores Creek Drain and Webb Road for Capital Avenue Widening; Project 2005-P-2

Item #'s: E-1 & G-9

Presenter(s): Steven P. Riehle, Public Works Director

Background

Council action is necessary for the City of Grand Island to acquire public Right-of-Way.

Discussion

Capital Avenue from the Moores Creek Drainway (located west of the Dairy Queen) to Webb Road will be widening to accommodate increased traffic volumes anticipated in this area. In conjunction with this widening project, the acquisition of additional right-of-way will be required.

Alternatives

It appears that the Council has the following alternatives concerning the issue at hand. The Council may:

1. Make a motion to approve acquisition of the proposed tracts of land..
2. Refer the issue to a Committee.
3. Postpone the issue to a future date.
4. Take no action on the issue.

Recommendation

City Administration recommends that the Council conduct a Public Hearing and approve the acquisition of the tracts of land.

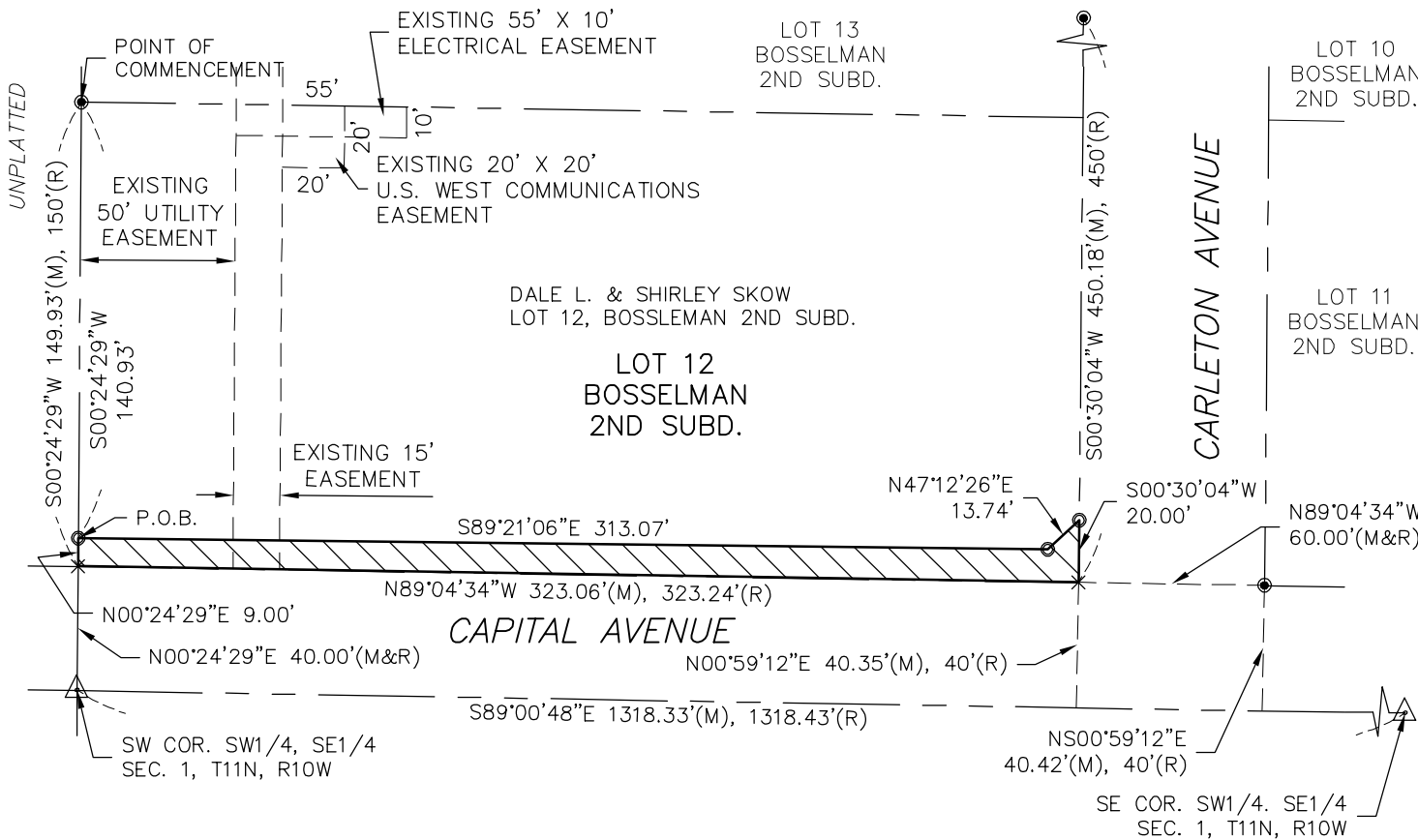
Sample Motion

Approve the acquisition of the tracts of land along Capital Avenue.

Survey Record

HALL COUNTY, NEBRASKA

TRACT NO. 1, CITY OF GRAND ISLAND
PAVING PROJECT #2005-P-2

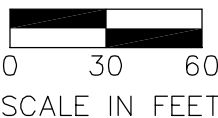


LEGEND

FOUND CORNER	●
SET CORNER (3/4"PIPE)	○
SECTION CORNER	△
TEMPORARY POINT	x
MEASURED DISTANCE	(M)
RECORDED DISTANCE	(R)
R.O.W. TRACT	

N

SECTION TIES



LEGAL DESCRIPTION

A TRACT OF LAND CONSISTING OF PART OF LOT 12 OF BOSSELMAN SECOND SUBDIVISION, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW1/4, SE1/4) OF SECTION 1, TOWNSHIP 11 NORTH, RANGE 10 WEST OF THE 6TH P.M., CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 12; THENCE ON AN ASSUMED BEARING OF S00°24'29"W ALONG THE WEST LINE OF SAID LOT 12 A DISTANCE OF 140.93 FEET TO A POINT 9.00 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 12, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE S89°21'06"E A DISTANCE OF 313.07 FEET; THENCE N47°12'26"E A DISTANCE OF 13.74 FEET TO A POINT ON THE EAST LINE OF SAID LOT 12, SAID LINE ALSO BEING THE WEST RIGHT-OF-WAY (R.O.W.) LINE OF CARLETON AVENUE; THENCE S00°30'04"W ALONG THE EAST LINE OF SAID LOT 12 A DISTANCE OF 20.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 12, SAID CORNER ALSO BEING THE POINT OF INTERSECTION OF THE WEST R.O.W. LINE OF CARLETON AVENUE AND THE NORTH R.O.W. LINE OF CAPITAL AVENUE; THENCE N89°04'34"W ALONG THE SOUTH LINE OF SAID LOT 12 A DISTANCE OF 323.06 FEET TO THE SOUTHWEST CORNER OF SAID LOT 12; THENCE N00°24'29"E ALONG THE WEST LINE OF SAID LOT 12 A DISTANCE OF 9.00 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 3205.70 SQUARE FEET OR 0.074 ACRES MORE OR LESS.

JAI ANDRIST, NEBRASKA REGISTERED LAND SURVEYOR NO., LS-630

DATE



OLSSON ASSOCIATES

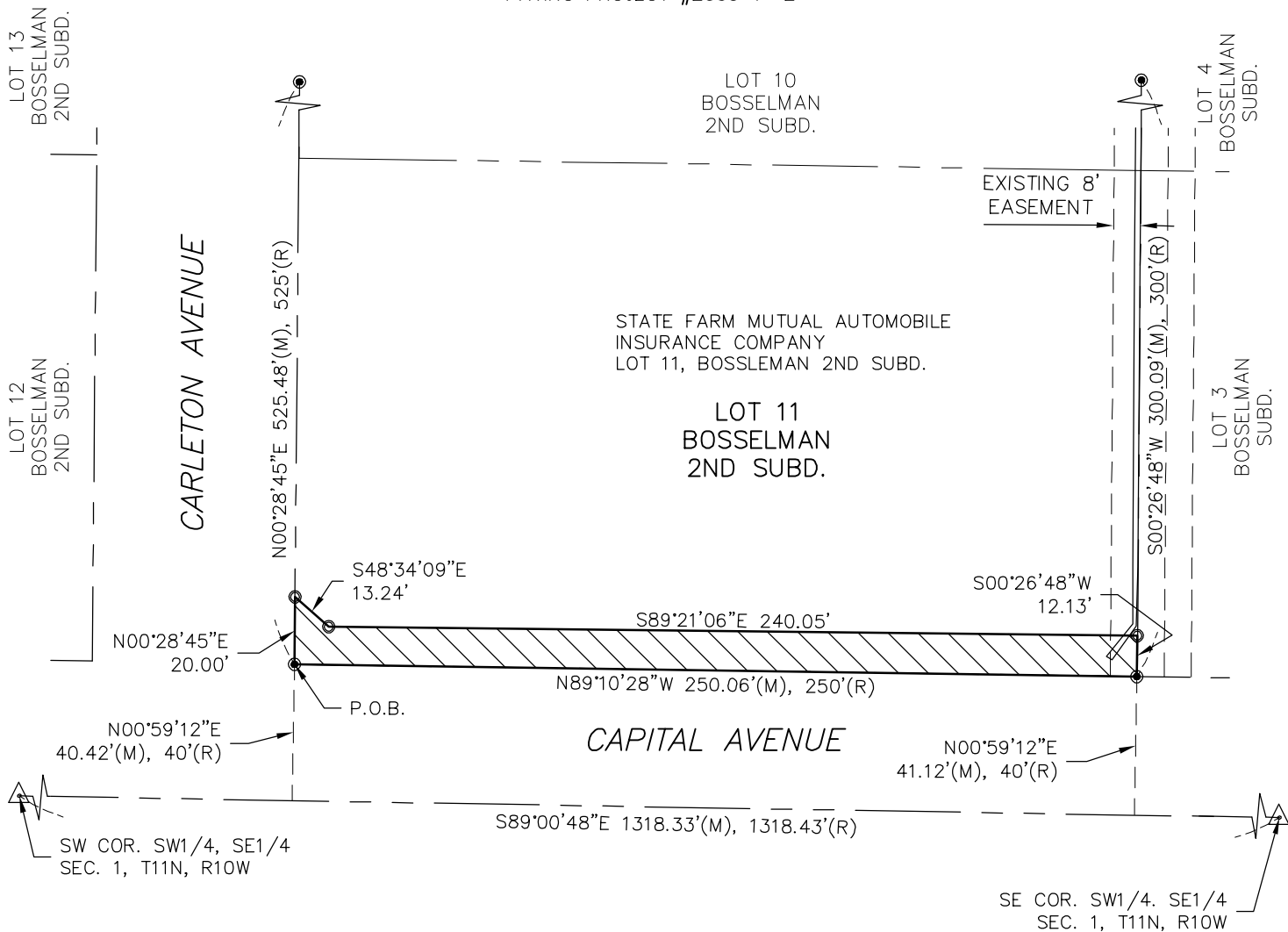
ENGINEERS - PLANNERS - SCIENTISTS - SURVEYORS

201 EAST 2ND STREET - GRAND ISLAND, NEBRASKA 68801 - 308-384-8750 - FAX 308-384-8752
OMAHA DENVER LINCOLN PHOENIX HOLDREGE KANSAS CITY GRAND ISLAND SOUTH SIOUX CITY

Survey Record

HALL COUNTY, NEBRASKA

TRACT NO. 2, CITY OF GRAND ISLAND
PAVING PROJECT #2005-P-2



LEGEND

FOUND CORNER	●
SET CORNER (3/4"PIPE)	⊙
SECTION CORNER	△
MEASURED DISTANCE	(M)
RECORDED DISTANCE	(R)
R.O.W. TRACT	

N

SECTION TIES

X



LEGAL DESCRIPTION

A TRACT OF LAND CONSISTING OF PART OF LOT 11 OF BOSSELMAN SECOND SUBDIVISION, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW1/4, SE1/4) OF SECTION 1, TOWNSHIP 11 NORTH, RANGE 10 WEST OF THE 6TH P.M., CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 11, SAID POINT ALSO BEING THE POINT OF INTERSECTION OF NORTH RIGHT-OF-WAY (R.O.W.) LINE OF CAPITAL AVENUE AND THE EAST R.O.W. LINE OF CARLETON AVENUE AND THE POINT OF BEGINNING; THENCE ON AN ASSUMED BEARING OF N00°28'48"E ALONG THE WEST LINE OF SAID LOT 11 A DISTANCE OF 20.00 FEET; THENCE S48°34'09"E A DISTANCE OF 13.24 FEET; THENCE S89°21'06"E A DISTANCE OF 240.05 FEET TO A POINT ON THE EAST LINE OF SAID LOT 11; THENCE S00°26'48"W ALONG SAID EAST LINE A DISTANCE OF 12.13 FEET TO THE SOUTHEAST CORNER OF SAID LOT 11, SAID POINT ALSO BEING ON THE NORTH R.O.W. LINE OF CAPITAL AVENUE; THENCE N89°10'28"W ALONG THE SOUTH LINE OF SAID LOT 11 A DISTANCE OF 250.06 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 2978.47 SQUARE FEET OR 0.068 ACRES MORE OR LESS.

JAI ANDRIST, NEBRASKA REGISTERED LAND SURVEYOR NO., LS-630

DATE



OLSSON ASSOCIATES

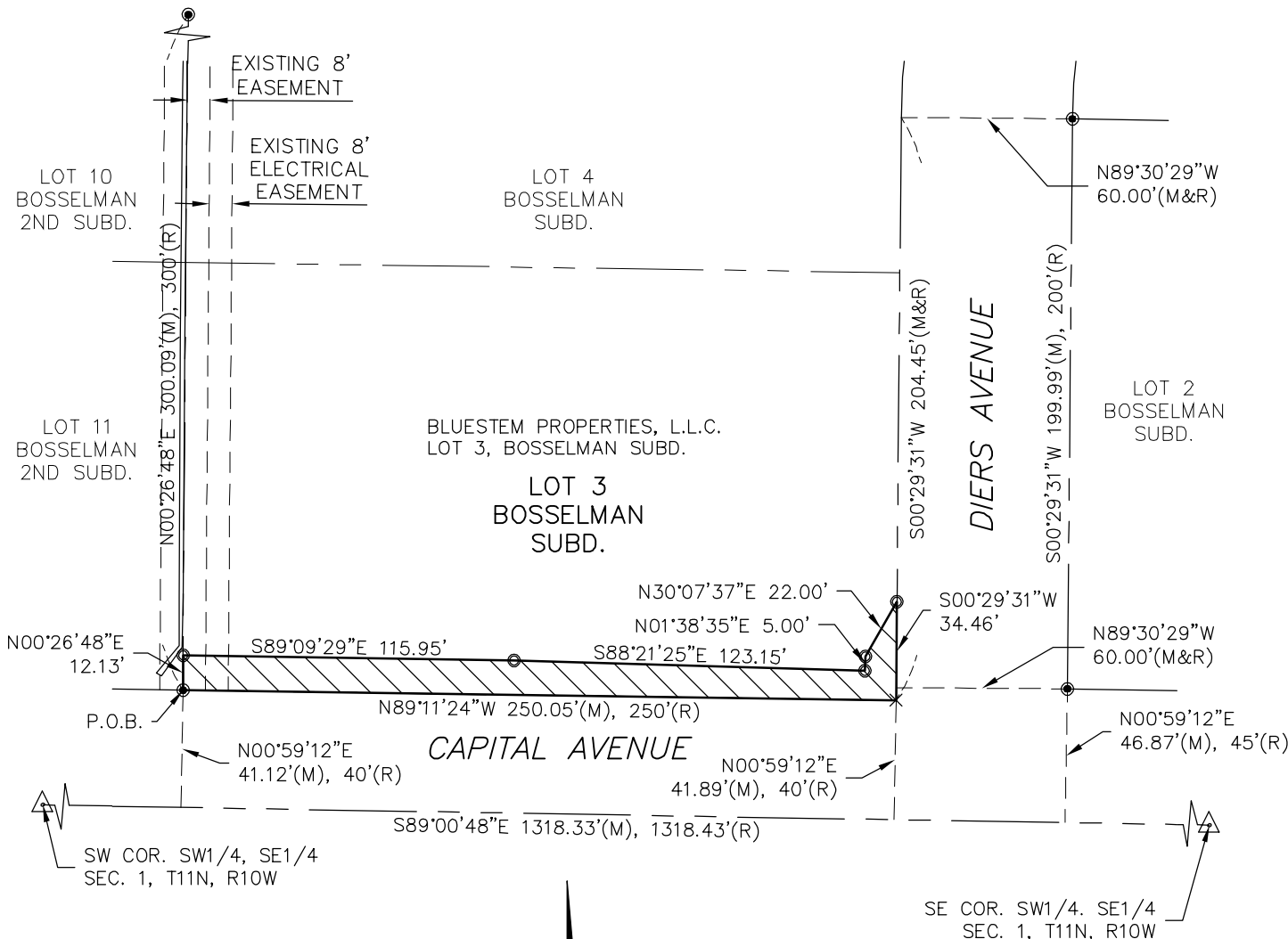
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Survey Record

HALL COUNTY, NEBRASKA

TRACT NO. 3, CITY OF GRAND ISLAND
PAVING PROJECT #2005-P-2



LEGEND

FOUND CORNER	●
SET CORNER (3/4"PIPE)	○
SECTION CORNER	△
TEMPORARY POINT	x
MEASURED DISTANCE	(M)
RECORDED DISTANCE	(R)
R.O.W. TRACT	

N

x

SECTION TIES



LEGAL DESCRIPTION

A TRACT OF LAND CONSISTING OF PART OF LOT 3 OF BOSSELMAN SUBDIVISION, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW1/4, SE1/4) OF SECTION 1, TOWNSHIP 11 NORTH, RANGE 10 WEST OF THE 6TH P.M., CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 3, SAID POINT ALSO BEING ON THE NORTH RIGHT-OF-WAY (R.O.W.) LINE OF CAPITAL AVENUE AND THE POINT OF BEGINNING; THENCE ON AN ASSUMED BEARING OF N00°26'48"E ALONG THE WEST LINE OF SAID LOT 3 A DISTANCE OF 12.13 FEET; THENCE S89°09'29"E A DISTANCE OF 115.95 FEET; THENCE S88°21'25"E A DISTANCE OF 123.15 FEET; THENCE N01°35'35"E A DISTANCE OF 5.00 FEET; THENCE N30°07'37"E A DISTANCE OF 22.00 FEET TO A POINT ON THE EAST LINE OF SAID LOT 3, SAID LINE ALSO BEING THE WEST R.O.W. LINE OF DIERS AVENUE; THENCE S00°29'31"W ALONG THE EAST LINE OF SAID LOT 3 A DISTANCE OF 34.46 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3, SAID CORNER ALSO BEING THE POINT OF INTERSECTION OF THE WEST R.O.W. LINE OF DIERS AVENUE AND THE NORTH R.O.W. LINE OF CAPITAL AVENUE; THENCE N89°11'24"W ALONG THE SOUTH LINE OF SAID LOT 3 A DISTANCE OF 250.05 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 3049.04 SQUARE FEET OR 0.070 ACRES MORE OR LESS.

JAI ANDRIST, NEBRASKA REGISTERED LAND SURVEYOR NO., LS-630

DATE



OLSSON ASSOCIATES

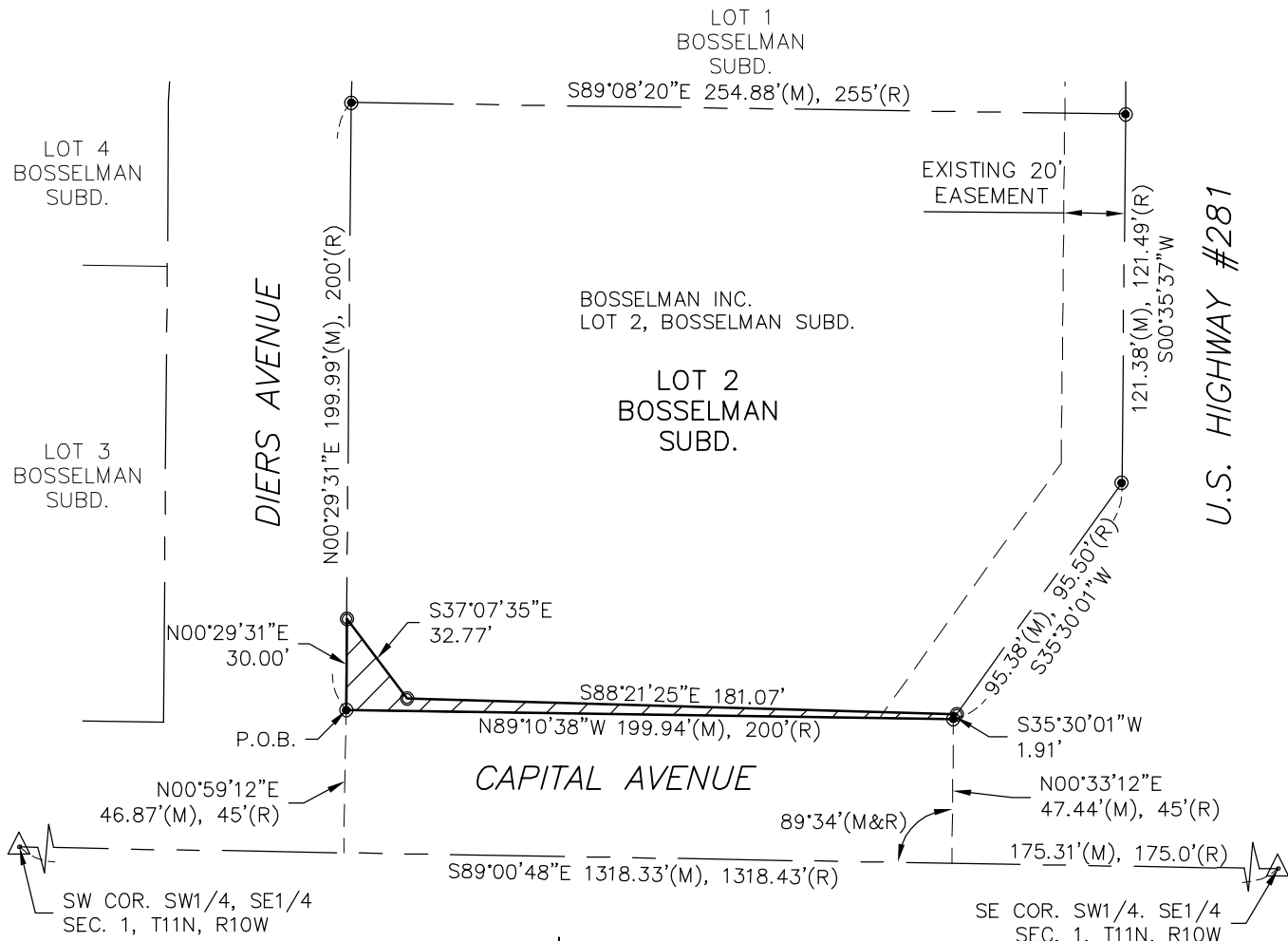
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Survey Record

HALL COUNTY, NEBRASKA

TRACT NO. 4, CITY OF GRAND ISLAND
PAVING PROJECT #2005-P-2



LEGEND

FOUND CORNER	●
SET CORNER (3/4"PIPE)	○
SECTION CORNER	△
MEASURED DISTANCE	(M)
RECORDED DISTANCE	(R)
R.O.W. TRACT	

N



SECTION TIES

X

LEGAL DESCRIPTION

A TRACT OF LAND CONSISTING OF PART OF LOT 2 OF BOSELMAN SUBDIVISION, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW1/4, SE1/4) OF SECTION 1, TOWNSHIP 11 NORTH, RANGE 10 WEST OF THE 6TH P.M., CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 2, SAID POINT ALSO BEING THE POINT OF INTERSECTION OF THE NORTH RIGHT-OF-WAY (R.O.W.) LINE OF CAPITAL AVENUE AND THE EAST R.O.W. LINE OF DIERS AVENUE AND THE POINT OF BEGINNING; THENCE ON AN ASSUMED BEARING OF N00°29'31"E ALONG THE WEST LINE OF SAID LOT 2 A DISTANCE OF 30.00 FEET; THENCE S37°07'35"E A DISTANCE OF 32.77 FEET; THENCE S88°21'25"E A DISTANCE OF 181.07 FEET TO A POINT ON THE EAST LINE OF SAID LOT 2, SAID LINE ALSO BEING THE WEST R.O.W. LINE OF U.S. HIGHWAY #281; THENCE S35°30'01"W ALONG THE EAST LINE OF SAID LOT 2 A DISTANCE OF 1.91 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2, SAID CORNER ALSO BEING THE POINT OF INTERSECTION OF THE WEST R.O.W. LINE OF U.S. HIGHWAY #281 AND THE NORTH R.O.W. LINE OF CAPITAL AVENUE; THENCE N89°10'38"W ALONG THE SOUTH LINE OF SAID LOT 2 A DISTANCE OF 199.94 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 859.73 SQUARE FEET OR 0.020 ACRES MORE OR LESS.

JAI ANDRIST, NEBRASKA REGISTERED LAND SURVEYOR NO., LS-630

DATE



OLSSON ASSOCIATES

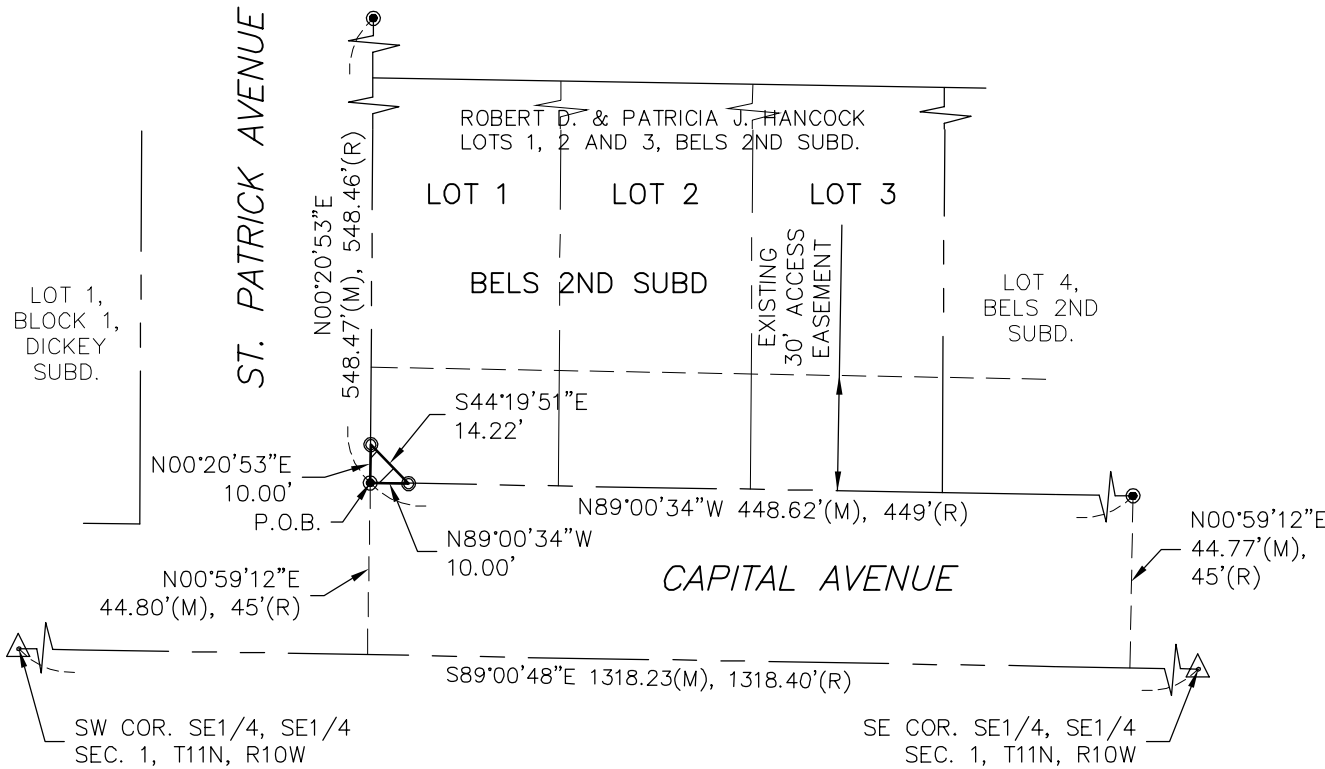
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Survey Record

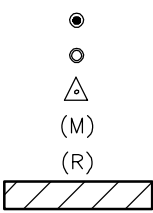
HALL COUNTY, NEBRASKA

TRACT NO. 6, CITY OF GRAND ISLAND
PAVING PROJECT #2005-P-2



LEGEND

FOUND CORNER
SET CORNER (3/4"PIPE)
SECTION CORNER
MEASURED DISTANCE
RECORDED DISTANCE
R.O.W. TRACT



N

0 25 50
SCALE IN FEET

SECTION TIES

X

LEGAL DESCRIPTION

A TRACT OF LAND CONSISTING OF PART OF LOT 1, BELS SUBDIVISION, LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4,SE1/4) OF SECTION 1, TOWNSHIP 11 NORTH, RANGE 10 WEST OF THE 6TH P.M., CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1, BELS SUBDIVISION, SAID POINT ALSO BEING THE POINT OF INTERSECTION OF THE NORTH RIGHT-OF-WAY (R.O.W.) LINE OF CAPITAL AVENUE AND THE EAST R.O.W. LINE OF ST. PATRICK AVENUE AND THE POINT OF BEGINNING; THENCE ON AN ASSUMED BEARING OF N00°20'53"E ALONG THE WEST LINE OF SAID LOT 1 A DISTANCE OF 10.00 FEET; THENCE S44°19'51"E A DISTANCE OF 14.22 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 1, SAID LINE ALSO BEING THE NORTH R.O.W. LINE OF CAPITAL AVENUE; THENCE N89°00'34"W ALONG THE SOUTH LINE OF SAID LOT 1 A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 50.00 SQUARE FEET OR 0.001 ACRES MORE OR LESS.

JAI ANDRIST, NEBRASKA REGISTERED LAND SURVEYOR NO., LS-630

DATE



OLSSON ASSOCIATES

ENGINEERS - PLANNERS - SCIENTISTS - SURVEYORS

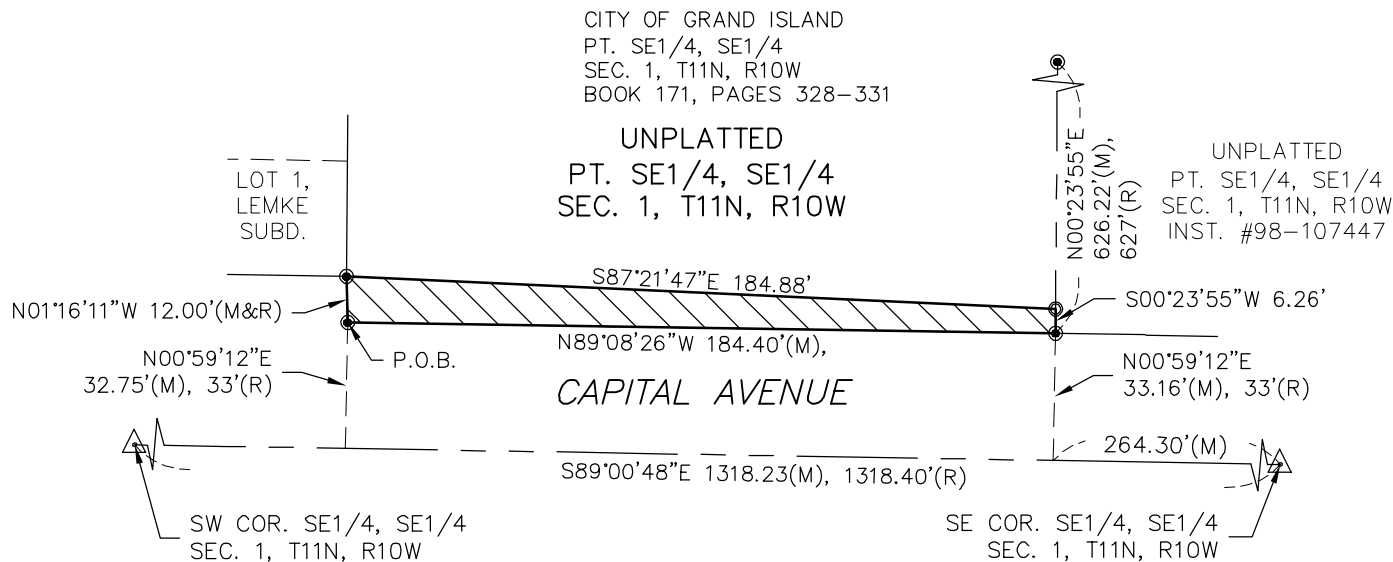
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Survey Record

HALL COUNTY, NEBRASKA

TRACT NO. 13, CITY OF GRAND ISLAND
PAVING PROJECT #2005-P-2



LEGEND

FOUND CORNER	●
SET CORNER (3/4"PIPE)	○
SECTION CORNER	△
MEASURED DISTANCE	(M)
RECORDED DISTANCE	(R)
R.O.W. TRACT	

N



SECTION TIES

X

LEGAL DESCRIPTION

A TRACT OF LAND CONSISTING OF PART OF A UNPLATTED TRACT OF LAND RECORDED IN BOOK 171, PAGES 328-331, HALL COUNTY REGISTER OF DEEDS, LOCATED IN THE SOUTHEAST QUARTER OF SOUTHEAST QUARTER (SE1/4, SE1/4) OF SECTION 1, TOWNSHIP 11 NORTH, RANGE 10 WEST OF THE 6TH P.M., CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID UNPLATTED TRACT OF LAND, SAID POINT ALSO BEING ON THE NORTH RIGHT-OF-WAY (R.O.W.) LINE OF CAPITAL AVENUE AND THE POINT OF BEGINNING; THENCE ON AN ASSUMED BEARING OF N01°16'11"W ALONG SAID NORTH R.O.W. LINE A DISTANCE OF 12.00 FEET TO THE SOUTHEAST CORNER OF LOT 1, LEMKE SUBDIVISION IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA; THENCE S87°21'47"E A DISTANCE OF 184.88 FEET TO A POINT ON THE EAST LINE OF SAID UNPLATTED TRACT; THENCE S00°23'55"W ALONG SAID EAST LINE A DISTANCE OF 6.26 FEET TO THE SOUTHEAST CORNER OF SAID UNPLATTED TRACT, SAID POINT ALSO BEING ON THE NORTH R.O.W. LINE OF CAPITAL AVENUE; THENCE N89°08'26"W ALONG SAID R.O.W. LINE A DISTANCE OF 184.40 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 1684.35 SQUARE FEET OR 0.039 ACRES MORE OR LESS.

JAI ANDRIST, NEBRASKA REGISTERED LAND SURVEYOR NO., LS-630

DATE



OLSSON ASSOCIATES

ENGINEERS - PLANNERS - SCIENTISTS - SURVEYORS

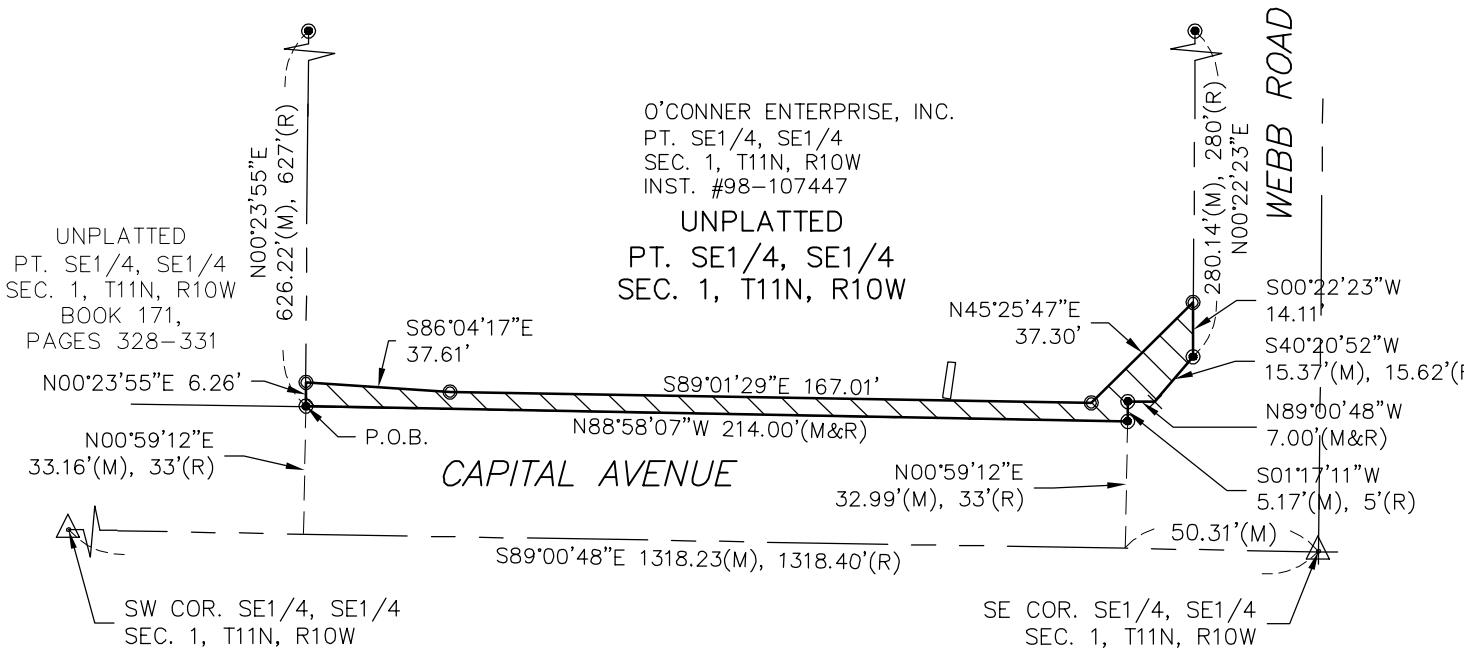
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OMAHA DENVER LINCOLN PHOENIX HOLDREGE KANSAS CITY GRAND ISLAND SOUTH SIOUX CITY

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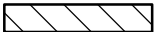
Survey Record

HALL COUNTY, NEBRASKA

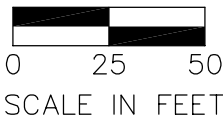
TRACT NO. 14, CITY OF GRAND ISLAND
PAVING PROJECT #2005-P-2



LEGEND

FOUND CORNER	●
SET CORNER (3/4"PIPE)	○
SECTION CORNER	△
TEMPORARY POINT	x
MEASURED DISTANCE	(M)
RECORDED DISTANCE	(R)
R.O.W. TRACT	

N



SECTION TIES

LEGAL DESCRIPTION

A TRACT OF LAND CONSISTING OF PART OF A UNPLATTED TRACT OF LAND RECORDED AS INSTRUMENT NUMBER 98-107447, HALL COUNTY REGISTER OF DEEDS, LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4, SE1/4) OF SECTION 1, TOWNSHIP 11 NORTH, RANGE 10 WEST OF THE 6TH P.M., CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID UNPLATTED TRACT OF LAND, SAID POINT ALSO BEING ON THE NORTH RIGHT-OF-WAY (R.O.W.) LINE OF CAPITAL AVENUE AND THE POINT OF BEGINNING; THENCE ON AN ASSUMED BEARING OF N00°23'55"E ALONG THE WEST LINE OF SAID UNPLATTED TRACT OF LAND A DISTANCE OF 6.26 FEET; THENCE S86°04'17"E A DISTANCE OF 37.61 FEET; THENCE S89°01'29"E A DISTANCE OF 167.01 FEET; THENCE N45°25'47"E A DISTANCE OF 37.30 FEET TO A POINT ON THE WEST R.O.W. LINE OF WEBB ROAD; THENCE S00°22'23"W ALONG SAID WEST R.O.W. LINE A DISTANCE OF 14.11 FEET TO THE POINT OF INTERSECTION OF SAID WEST R.O.W. LINE AND THE NORTH R.O.W. LINE OF CAPITAL AVENUE; THENCE S40°20'52"W ALONG SAID NORTH R.O.W. LINE A DISTANCE OF 15.37 FEET; THENCE N89°00'48"W A DISTANCE OF 7.00 FEET; THENCE S01°17'11"W A DISTANCE OF 5.17 FEET; THENCE N88°58'07"W A DISTANCE OF 214.00 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 1266.30 SQUARE FEET OR 0.029 ACRES MORE OR LESS.

JAI ANDRIST, NEBRASKA REGISTERED LAND SURVEYOR NO., LS-630

DATE



OLSSON ASSOCIATES

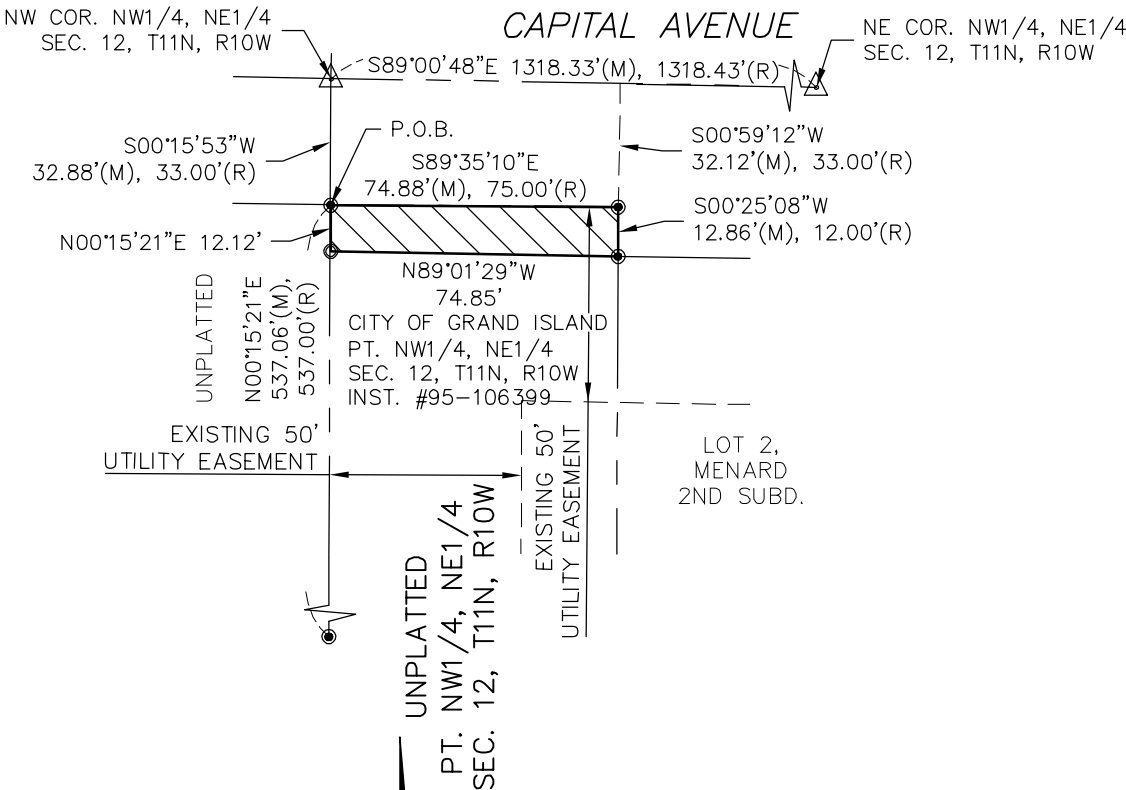
ENGINEERS - PLANNERS - SCIENTISTS - SURVEYORS

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Survey Record

HALL COUNTY, NEBRASKA

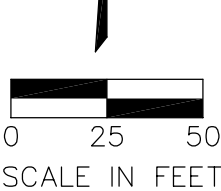
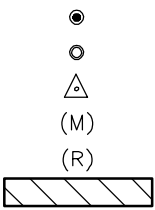
TRACT NO. 15, CITY OF GRAND ISLAND
PAVING PROJECT #2005-P-2



LEGEND

SECTION TIES

FOUND CORNER
SET CORNER (3/4"PIPE)
SECTION CORNER
MEASURED DISTANCE
RECORDED DISTANCE
R.O.W. TRACT



LEGAL DESCRIPTION

A TRACT OF LAND CONSISTING OF PART OF A UNPLATTED TRACT OF LAND RECORDED AS INSTRUMENT NUMBER 95-106399, HALL COUNTY REGISTER OF DEEDS, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW1/4, NE1/4), OF SECTION 12, TOWNSHIP 11 NORTH, RANGE 10 WEST OF THE 6TH P.M., CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID UNPLATTED TRACT OF LAND, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY (R.O.W.) LINE OF CAPITAL AVENUE AND THE POINT OF BEGINNING; THENCE ON AN ASSUMED BEARING OF S89°35'10"E ALONG SAID SOUTH R.O.W. LINE A DISTANCE OF 74.88 FEET TO THE NORTHEAST CORNER OF SAID UNPLATTED TRACT OF LAND; THENCE S00°25'08"W A DISTANCE OF 12.86 FEET TO THE NORTHWEST CORNER OF LOT 2, MENARD SECOND SUBDIVISION IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA; THENCE N89°01'29"W A DISTANCE OF 74.85 FEET TO A POINT ON THE WEST LINE OF SAID UNPLATTED TRACT OF LAND; THENCE N00°15'21"E ALONG SAID WEST LINE A DISTANCE OF 12.12 FEET TO THE POINT OF BEGINNING; SAID TRACT CONTAINS 935.03 SQUARE FEET OR 0.021 ACRES MORE OR LESS.

JAI ANDRIST, NEBRASKA REGISTERED LAND SURVEYOR NO., LS-630

DATE



OLSSON ASSOCIATES

ENGINEERS - PLANNERS - SCIENTISTS - SURVEYORS

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OMAHA DENVER LINCOLN PHOENIX HOLDREGE KANSAS CITY GRAND ISLAND SOUTH SIOUX CITY

Survey Record

HALL COUNTY, NEBRASKA

TRACT NO. 16, CITY OF GRAND ISLAND
PAVING PROJECT #2005-P-2

NE COR. NW1/4, NE1/4
SEC. 12, T11N, R10W

U.S. HIGHWAY #281

S00°59'12"W
44.96'(M), 45.00'(R)

S89°00'53"E
190.09'(M),
190.08'(R)

LOT 6,
MENARD
2ND SUBD.

S89°00'53"E
77.36'(M&R)

DIERS
AVENUE



SCALE IN FEET

LEGEND

FOUND CORNER	●
SET CORNER (3/4"PIPE)	○
SECTION CORNER	△
TEMPORARY POINT	x
MEASURED DISTANCE	(M)
RECORDED DISTANCE	(R)
R.O.W. TRACT	
UTILITY/TRAIL EASEMENT	

SECTION TIES

x

LEGAL DESCRIPTION

A TRACT OF LAND CONSISTING OF PART OF LOT 2, MENARD SECOND SUBDIVISION, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW1/4,NE1/4) OF SECTION 12, TOWNSHIP 11 NORTH, RANGE 10 WEST OF THE 6TH P.M., CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 2, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY (R.O.W.) LINE OF CAPITAL AVENUE AND THE POINT OF BEGINNING; THENCE ON AN ASSUMED BEARING OF S89°00'53"E ALONG THE NORTH LINE OF SAID LOT 2 A DISTANCE OF 229.36 FEET TO A NORTHEASTERLY CORNER OF SAID LOT 2, SAID POINT ALSO BEING THE POINT OF INTERSECTION OF THE SOUTH R.O.W. LINE OF CAPITAL AVENUE AND THE WEST R.O.W. LINE OF CARLETON AVENUE; THENCE S41°18'54"E ALONG THE NORTHEASTLY CORNER OF SAID LOT 2 A DISTANCE OF 28.11 FEET TO A NORTHEASTERLY CORNER OF SAID LOT 2; THENCE N64°57'47"W A DISTANCE OF 36.36 FEET; THENCE N89°01'29"W A DISTANCE OF 122.48 FEET; THENCE N85°18'49"W A DISTANCE OF 92.78 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 1257.11 SQUARE FEET OR 0.029 ACRES MORE OR LESS.

S89°00'48"E 1318.33'(M), 1318.43'(R)

CAPITAL AVENUE

S89°00'53"E 480.77'(M), 480.74'(R)

UNPLATTED
PT. NW1/4, NE1/4
SEC. 12, T11N, R10W
INST. #78-000562

LOT 3,
MENARD
2ND SUBD.

S89°00'53"E
79.67'(M&R)

S41°18'54"E
28.11'(M), 28.10'(R)

S89°00'53"E
18.65'(M&R)

CARLETON
AVENUE

N00°15'07"E
225.10'(M), 225.00'(R)

204.31'(M), 204.22'(R)

S00°59'12"W
44.97'(M),
45.00'(R)

PUBLIC UTILITY
& TRAIL EASEMENT

EXISTING
38' UTILITY
EASEMENT

N89°01'29"W
122.48'

JOHN R. MENARD
LOT 2, MENARD
2ND SUBD.

LOT 2, MENARD
2ND SUBD.

N85°18'49"W
92.78'

S00°59'12"W
32.12'(M),
33.00'(R)

S89°00'53"E 229.36'(M), 229.35'(R)

N00°15'16"E
225.00'(M&R)

S00°25'08"W
12.86'(M),
12.00'(R)

UNPLATTED
PT. NW1/4, NE1/4
SEC. 12, T11N, R10W
INST. #95-106399

NW COR. NW1/4, NE1/4
SEC. 12, T11N, R10W

JAI ANDRIST, NEBRASKA REGISTERED LAND SURVEYOR NO., LS-630

DATE



OLSSON ASSOCIATES

ENGINEERS - PLANNERS - SCIENTISTS - SURVEYORS

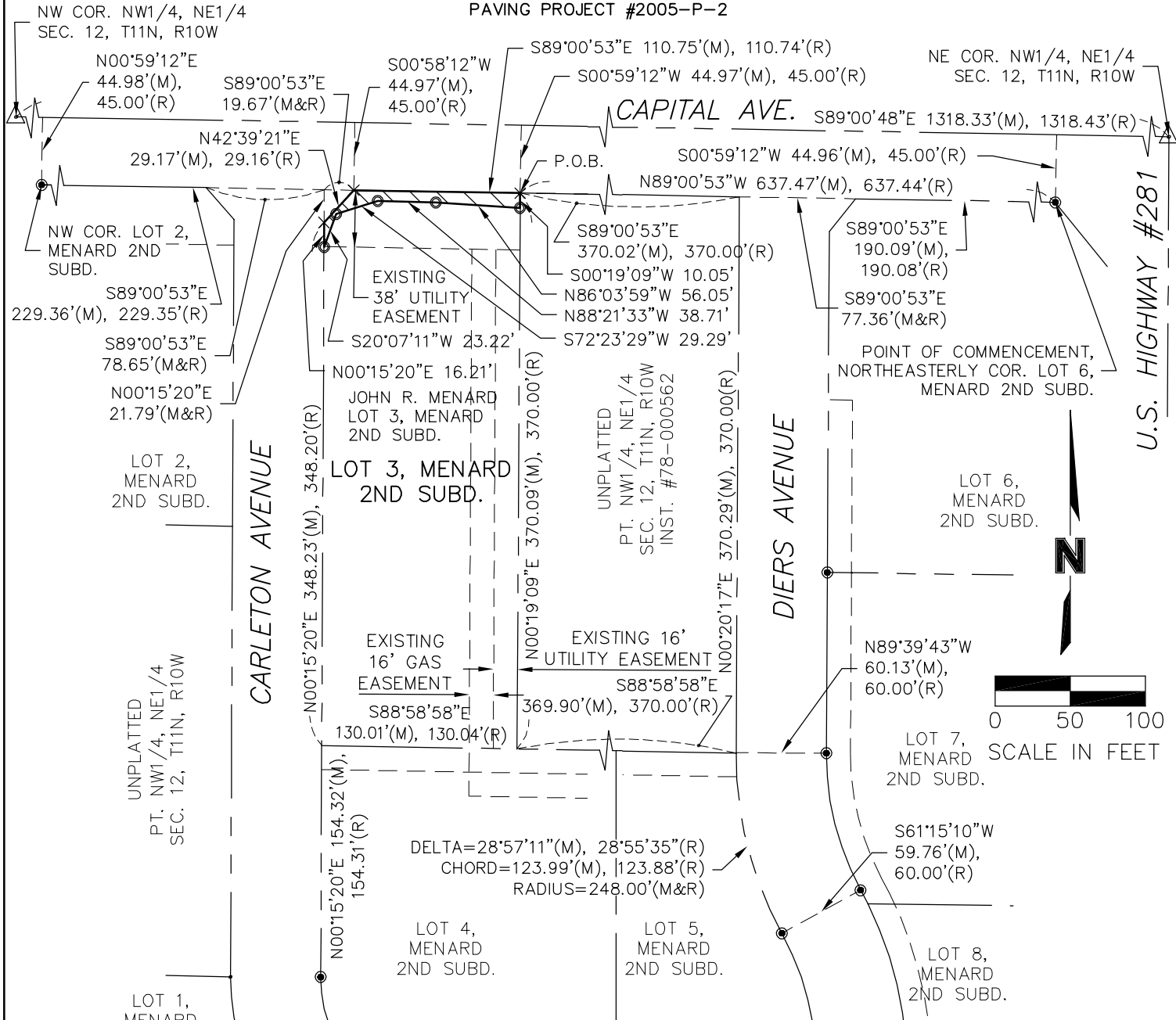
201 EAST 2ND STREET - GRAND ISLAND, NEBRASKA 68801 - 308-384-8750 - FAX 308-384-8752
OMAHA DENVER LINCOLN PHOENIX HOLDREGE KANSAS CITY GRAND ISLAND SOUTH SIOUX CITY

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Survey Record

HALL COUNTY, NEBRASKA

TRACT NO. 17, CITY OF GRAND ISLAND
PAVING PROJECT #2005-P-2



LEGEND

FOUND CORNER	●	X
SET CORNER (3/4"PIPE)	○	
SECTION CORNER	△	
TEMPORARY POINT	X	
MEASURED DISTANCE	(M)	
RECORDED DISTANCE	(R)	
R.O.W. TRACT		

SECTION TIES

LEGAL DESCRIPTION

A TRACT OF LAND CONSISTING OF PART OF LOT 3, MENARD SECOND SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW1/4, NE1/4) OF SECTION 12, TOWNSHIP 11 NORTH, RANGE 10 WEST OF THE 6TH P.M., CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A NORTHEASTERLY CORNER OF LOT 6 OF SAID MENARD SECOND SUBDIVISION, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY (R.O.W.) LINE OF CAPITAL AVENUE; THENCE ON AN ASSUMED BEARING OF N89°00'53"W ALONG SAID SOUTH R.O.W. LINE A DISTANCE OF 637.47 FEET TO THE NORTHEAST CORNER OF SAID LOT 3, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE S00°19'09"W ALONG THE EAST LINE OF SAID LOT 3 A DISTANCE OF 10.05 FEET; THENCE N86°03'59"W A DISTANCE OF 56.05 FEET; THENCE N88°21'33"W A DISTANCE OF 38.71 FEET; THENCE S72°23'29"W A DISTANCE OF 29.29 FEET; THENCE S20°07'11"W A DISTANCE OF 23.22 FEET TO A POINT ON THE WEST LINE OF SAID LOT 3, SAID LINE ALSO BEING THE EAST R.O.W. LINE OF CARLETON AVENUE; THENCE N00°15'20"E ALONG THE WEST LINE OF SAID LOT 3 A DISTANCE OF 16.21 FEET TO A NORTHWESTERLY CORNER OF SAID LOT 3; THENCE N42°39'21"E ALONG THE NORTHWEST LINE OF SAID LOT 3 A DISTANCE OF 29.17 FEET TO A NORTHWESTERLY CORNER OF SAID LOT 3, SAID CORNER ALSO BEING THE POINT OF INTERSECTION OF THE EAST R.O.W. LINE OF CARLETON AVENUE AND THE SOUTH R.O.W. LINE OF CAPITAL AVENUE; THENCE S89°00'53"E ALONG THE NORTH LINE OF SAID LOT 3 A DISTANCE OF 110.75 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 1066.63 SQUARE FEET OR 0.024 ACRES MORE OR LESS.

JAI ANDRIST, NEBRASKA REGISTERED LAND SURVEYOR NO., LS-630

DATE



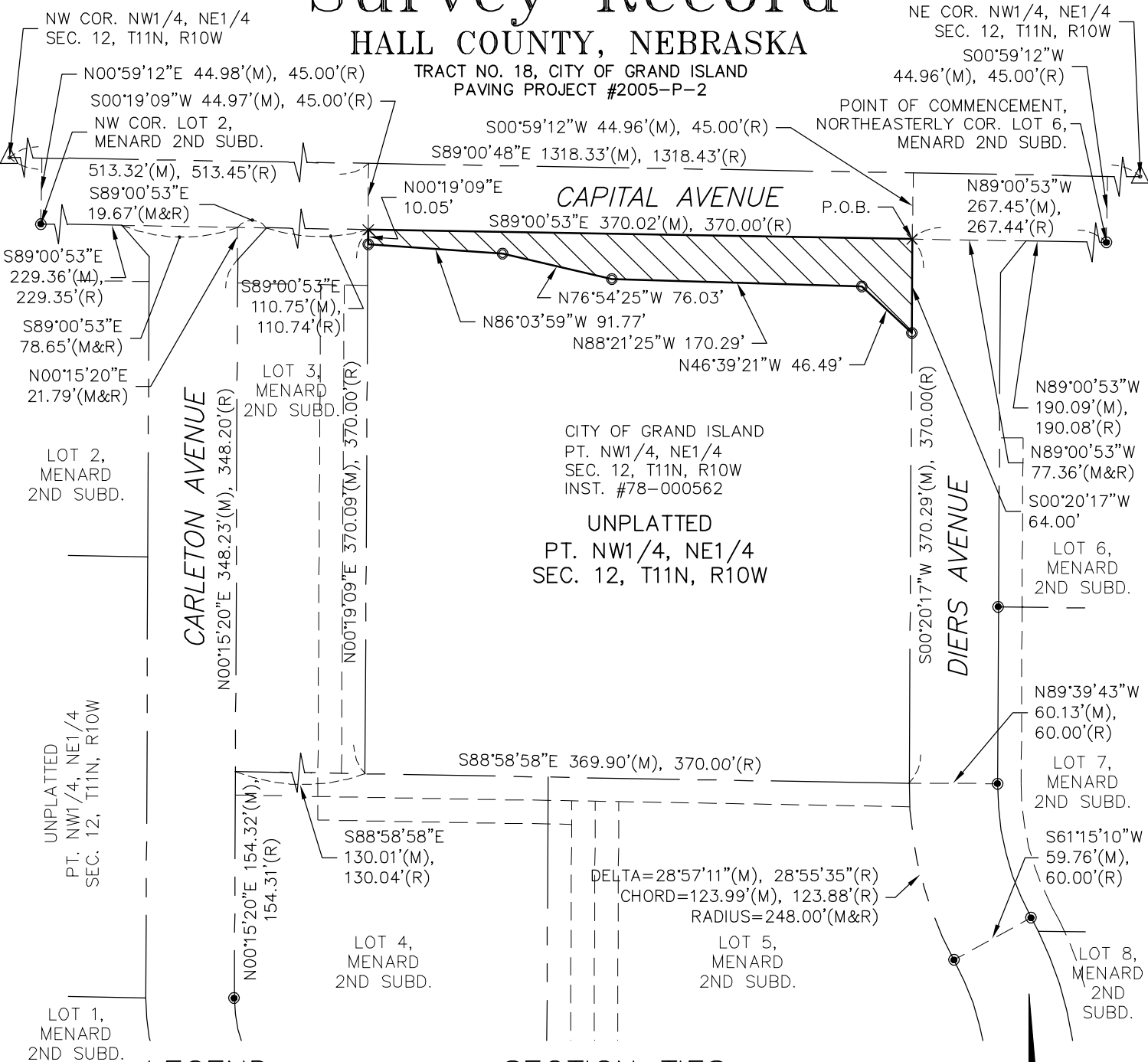
OLSSON ASSOCIATES

ENGINEERS - PLANNERS - SCIENTISTS - SURVEYORS

201 EAST 2ND STREET - GRAND ISLAND, NEBRASKA 68801 - 308-384-8750 - FAX 308-384-8752
OMAHA DENVER LINCOLN PHOENIX HOLDREGE KANSAS CITY GRAND ISLAND SOUTH SIOUX CITY

6/18/2005 12:21 P.M. FILE: F:\PROJECTS\20041226\G41226.DWG\PLATS\041226_PLATS.DWG

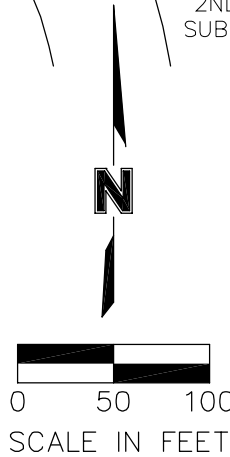
Survey Record
HALL COUNTY, NEBRASKA



LEGEND

SECTION TIES

FOUND CORNER	●	X
SET CORNER (3/4"PIPE)	○	
SECTION CORNER	△	
TEMPORARY POINT	X	
MEASURED DISTANCE	(M)	
RECORDED DISTANCE	(R)	
R.O.W. TRACT		



LEGAL DESCRIPTION

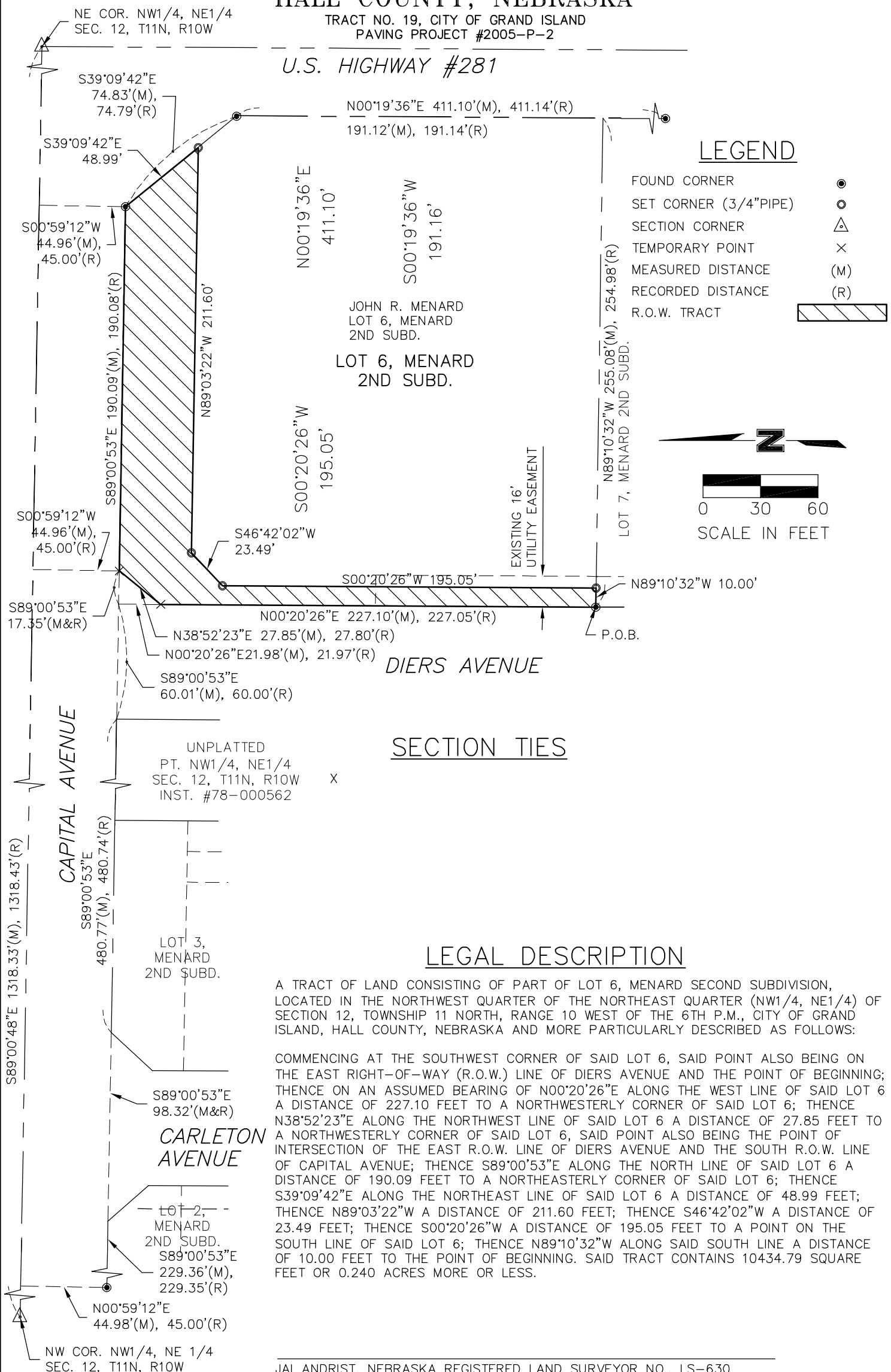
A TRACT OF LAND CONSISTING OF PART OF A UNPLATTED TRACT OF LAND RECORDED AS INSTRUMENT NUMBER 78-000562, HALL COUNTY REGISTER OF DEEDS, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW1/4, NE1/4) OF SECTION 12, TOWNSHIP 11 NORTH, RANGE 10 WEST OF THE 6TH P.M., CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A NORTHEASTERLY CORNER OF LOT 6 OF MENARD SECOND SUBDIVISION, CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY (R.O.W.) LINE OF CAPITAL AVENUE; THENCE ON AN ASSUMED BEARING OF N89°00'53"W ALONG SAID SOUTH R.O.W. LINE A DISTANCE OF 267.45 FEET TO THE NORTHEAST CORNER OF SAID UNPLATTED TRACT, SAID POINT ALSO BEING THE POINT OF INTERSECTION OF SAID SOUTH R.O.W. LINE AND THE WEST R.O.W. LINE OF DIERS AVENUE AND THE POINT OF BEGINNING; THENCE S00°20'17"W ALONG SAID WEST R.O.W. LINE A DISTANCE OF 64.00 FEET; THENCE N46°39'21"W A DISTANCE OF 46.49 FEET; THENCE N88°21'25"W A DISTANCE OF 170.29 FEET; THENCE N76°54'25"W A DISTANCE OF 76.03 FEET; THENCE N86°03'59"W A DISTANCE OF 91.77 FEET TO A POINT ON THE EAST LINE OF LOT 3 OF SAID MENARD SECOND SUBDIVISION; THENCE N00°19'09"E ALONG SAID EAST LINE A DISTANCE OF 10.05 FEET TO THE NORTHEAST CORNER OF SAID LOT 3, SAID CORNER BEING ON THE SOUTH R.O.W. LINE OF CAPITAL AVENUE; THENCE S89°00'53"E ALONG SAID SOUTH R.O.W. LINE A DISTANCE OF 370.02 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 9862.13 SQUARE FEET OR 0.226 ACRES MORE OR LESS.

HALL COUNTY, NEBRASKA

PAVING PROJECT #2005-P-2

U.S. HIGHWAY #281



JAI ANDRIST, NEBRASKA REGISTERED LAND SURVEYOR NO., LS-630

DATE _____



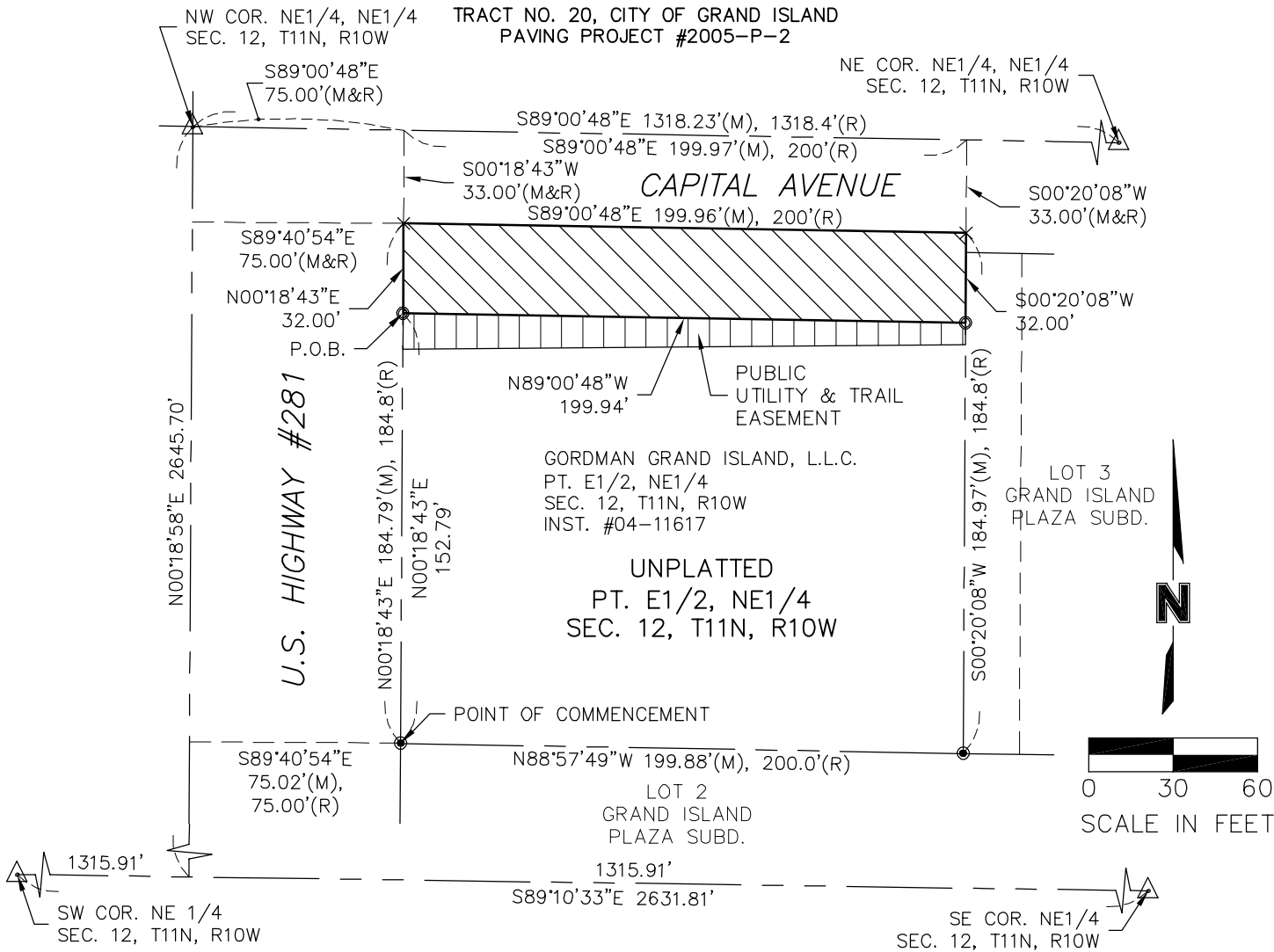
ENGINEERS — PLANNERS — SCIENTISTS — SURVEYORS

201 EAST 2ND STREET • GRAND ISLAND, NEBRASKA 68801 • 308-384-8750 • FAX 308-384-8752
OMAHA DENVER LINCOLN PHOENIX HOLDREGE KANSAS CITY GRAND ISLAND SOUTH SIOUX CITY

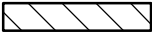

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Survey Record

HALL COUNTY, NEBRASKA



LEGEND

FOUND CORNER	●	X
SET CORNER (3/4"PIPE)	○	
SECTION CORNER	△	
TEMPORARY POINT	×	
MEASURED DISTANCE	(M)	
RECORDED DISTANCE	(R)	
R.O.W. TRACT		
UTILITY/TRAIL EASEMENT		

SECTION TIES

LEGAL DESCRIPTION

A TRACT OF LAND CONSISTING OF PART OF A UNPLATTED TRACT OF LAND RECORDED AS INSTRUMENT NUMBER 04-11617, HALL COUNTY REGISTER OF DEEDS, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE1/4, NE1/4) OF SECTION 12, TOWNSHIP 11 NORTH, RANGE 10 WEST OF THE 6TH P.M., CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 2, GRAND ISLAND PLAZA SUBDIVISION, CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, SAID POINT BEING ON THE EAST RIGHT-OF-WAY (R.O.W.) LINE OF U.S. HIGHWAY #281; THENCE ON AN ASSUMED BEARING OF N00°18'43"E ALONG THE EAST R.O.W. LINE OF U.S. HIGHWAY #281 A DISTANCE OF 152.79 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N00°18'43"E ALONG SAID EAST R.O.W. LINE A DISTANCE OF 32.00 FEET TO THE NORTHWEST CORNER OF SAID UNPLATTED TRACT OF LAND, SAID CORNER ALSO BEING THE POINT OF INTERSECTION OF THE EAST R.O.W. LINE OF U.S. HIGHWAY #281 AND THE SOUTH R.O.W. LINE OF CAPITAL AVENUE; THENCE S89°00'48"E ALONG SAID SOUTH R.O.W. LINE A DISTANCE OF 199.96 FEET TO THE NORTHEAST CORNER OF SAID UNPLATTED TRACT OF LAND; THENCE S00°20'08"W ALONG THE EAST LINE OF SAID UNPLATTED TRACT OF LAND A DISTANCE OF 32.00 FEET; THENCE N89°00'48"W A DISTANCE OF 199.94 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 6398.40 SQUARE FEET OR 0.147 ACRES MORE OR LESS.

JAI ANDRIST, NEBRASKA REGISTERED LAND SURVEYOR NO., LS-630

DATE



OLSSON ASSOCIATES

ENGINEERS - PLANNERS - SCIENTISTS - SURVEYORS

201 EAST 2ND STREET - GRAND ISLAND, NEBRASKA 68801 - 308-384-8750 - FAX 308-384-8752
OMAHA DENVER LINCOLN PHOENIX HOLDREGE KANSAS CITY GRAND ISLAND SOUTH SIOUX CITY

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Survey Record

HALL COUNTY, NEBRASKA

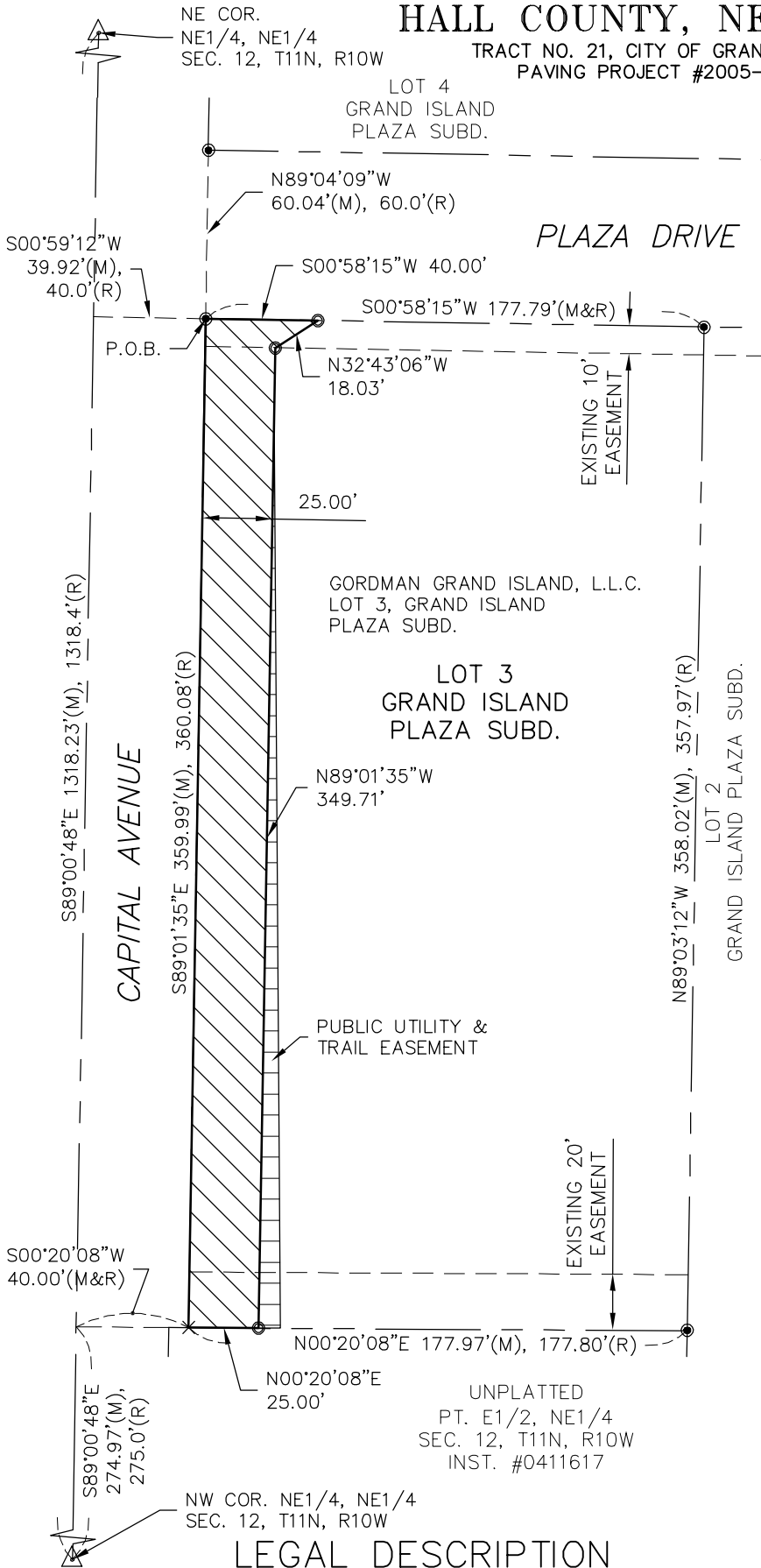
TRACT NO. 21, CITY OF GRAND ISLAND
PAVING PROJECT #2005-P-2

LEGEND

FOUND CORNER	●
SET CORNER (3/4"PIPE)	○
SECTION CORNER	△
TEMPORARY POINT	×
MEASURED DISTANCE	(M)
RECORDED DISTANCE	(R)
R.O.W. TRACT	
UTILITY/TRAIL EASEMENT	

SECTION TIES

X



LEGAL DESCRIPTION

A TRACT OF LAND CONSISTING OF PART OF LOT 3, GRAND ISLAND PLAZA SUBDIVISION LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE1/4, NE1/4) OF SECTION 12, TOWNSHIP 11 NORTH, RANGE 10 WEST OF THE 6TH P.M., CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

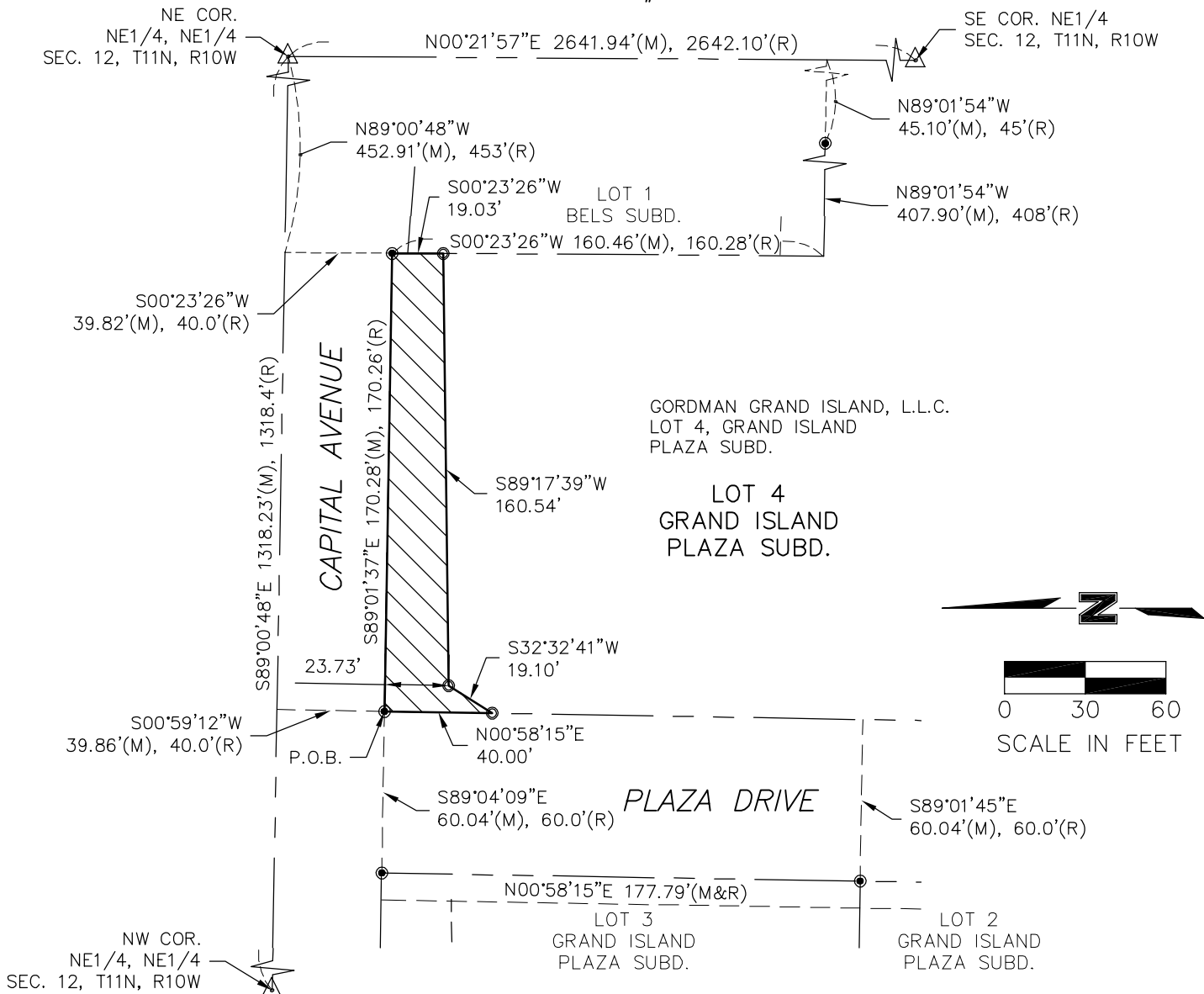
COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 3, SAID POINT ALSO BEING THE POINT OF INTERSECTION OF THE SOUTH RIGHT-OF-WAY (R.O.W.) LINE OF CAPITAL AVENUE AND WEST R.O.W. LINE OF PLAZA DRIVE AND THE POINT OF BEGINNING; THENCE ON AN ASSUMED BEARING OF S00°58'15"W ALONG THE EAST LINE OF SAID LOT 3 A DISTANCE OF 40.00 FEET; THENCE N32°43'06"W A DISTANCE OF 18.03 FEET; THENCE N89°01'35"W A DISTANCE OF 349.71 FEET TO A POINT ON THE WEST LINE OF SAID LOT 3; THENCE N00°20'08"E ALONG SAID WEST LINE OF LOT 3 A DISTANCE OF 25.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 3, SAID POINT ALSO BEING ON THE SOUTH R.O.W. LINE OF CAPITAL AVENUE; THENCE S89°01'35"E ALONG THE NORTH LINE OF SAID LOT 3 A DISTANCE OF 359.99 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 9071.34 SQUARE FEET OR 0.208 ACRES MORE OR LESS.



Survey Record

HALL COUNTY, NEBRASKA

TRACT NO. 22, CITY OF GRAND ISLAND
PAVING PROJECT #2005-P-2



LEGEND

FOUND CORNER	●
SET CORNER (3/4"PIPE)	○
SECTION CORNER	△
TEMPORARY POINT	×
MEASURED DISTANCE	(M)
RECORDED DISTANCE	(R)
R.O.W. TRACT	

SECTION TIES

SE COR., NE1/4 SEC. 12, T11N, R10W
FOUND BRASS CAP
46.10' NE TO CHISELED "X" IN LIGHT POLE BASE
57.12' NW TO PK NAIL IN POWER POLE
105.90' SW TO CHISELED "X" IN LIGHT POLE BASE
78.77' SE TO CHISELED "X" IN LIGHT POLE BASE

LEGAL DESCRIPTION

A TRACT OF LAND CONSISTING OF PART OF LOT 4, GRAND ISLAND PLAZA SUBDIVISION, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE1/4, NE1/4) OF SECTION 12, TOWNSHIP 11 NORTH, RANGE 10 WEST OF THE 6TH P.M., CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 4, SAID POINT ALSO BEING THE POINT OF INTERSECTION OF THE EAST RIGHT-OF-WAY (R.O.W.) LINE OF PLAZA DRIVE AND THE SOUTH R.O.W. LINE OF CAPITAL AVENUE AND THE POINT OF BEGINNING; THENCE ON AN ASSUMED BEARING OF S89°01'37"E ALONG THE NORTH LINE OF SAID LOT 4 A DISTANCE OF 170.28 FEET TO THE NORTHEAST CORNER OF SAID LOT 4; THENCE S00°23'26"W ALONG THE EAST LINE OF SAID LOT 4 A DISTANCE OF 19.03 FEET; THENCE S89°17'39"W A DISTANCE OF 160.54 FEET; THENCE S32°32'41"W A DISTANCE OF 19.10 FEET TO A POINT ON THE WEST LINE OF SAID LOT 4, SAID POINT ALSO BEING ON THE EAST R.O.W. LINE OF PLAZA DRIVE; THENCE N00°58'15"E ALONG THE WEST LINE OF SAID LOT 4 A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 3747.09 SQUARE FEET OR 0.086 ACRES MORE OR LESS.



Survey Record

HALL COUNTY, NEBRASKA

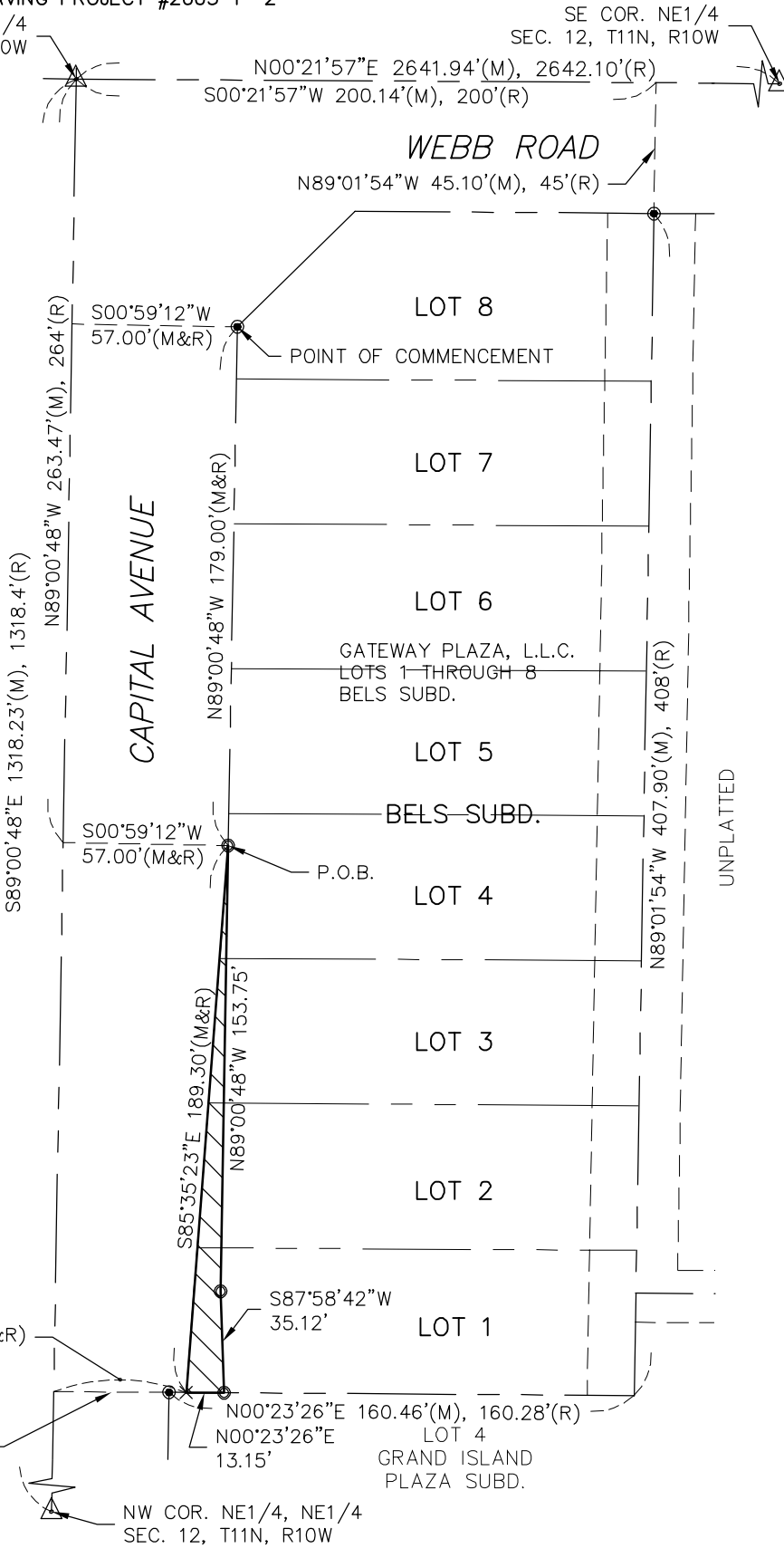
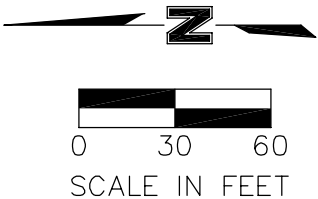
TRACT NO. 23, CITY OF GRAND ISLAND
PAVING PROJECT #2005-P-2

LEGEND

FOUND CORNER	●
SET CORNER (3/4"PIPE)	○
SECTION CORNER	△
TEMPORARY POINT	×
MEASURED DISTANCE	(M)
RECORDED DISTANCE	(R)
R.O.W. TRACT	

SECTION TIES

SE COR., NE1/4 SEC. 12, T11N, R10W
FOUND BRASS CAP
46.10' NE TO CHISELED "X" IN LIGHT POLE BASE
57.12' NW TO PK NAIL IN POWER POLE
105.90' SW TO CHISELED "X" IN LIGHT POLE BASE
78.77' SE TO CHISELED "X" IN LIGHT POLE BASE



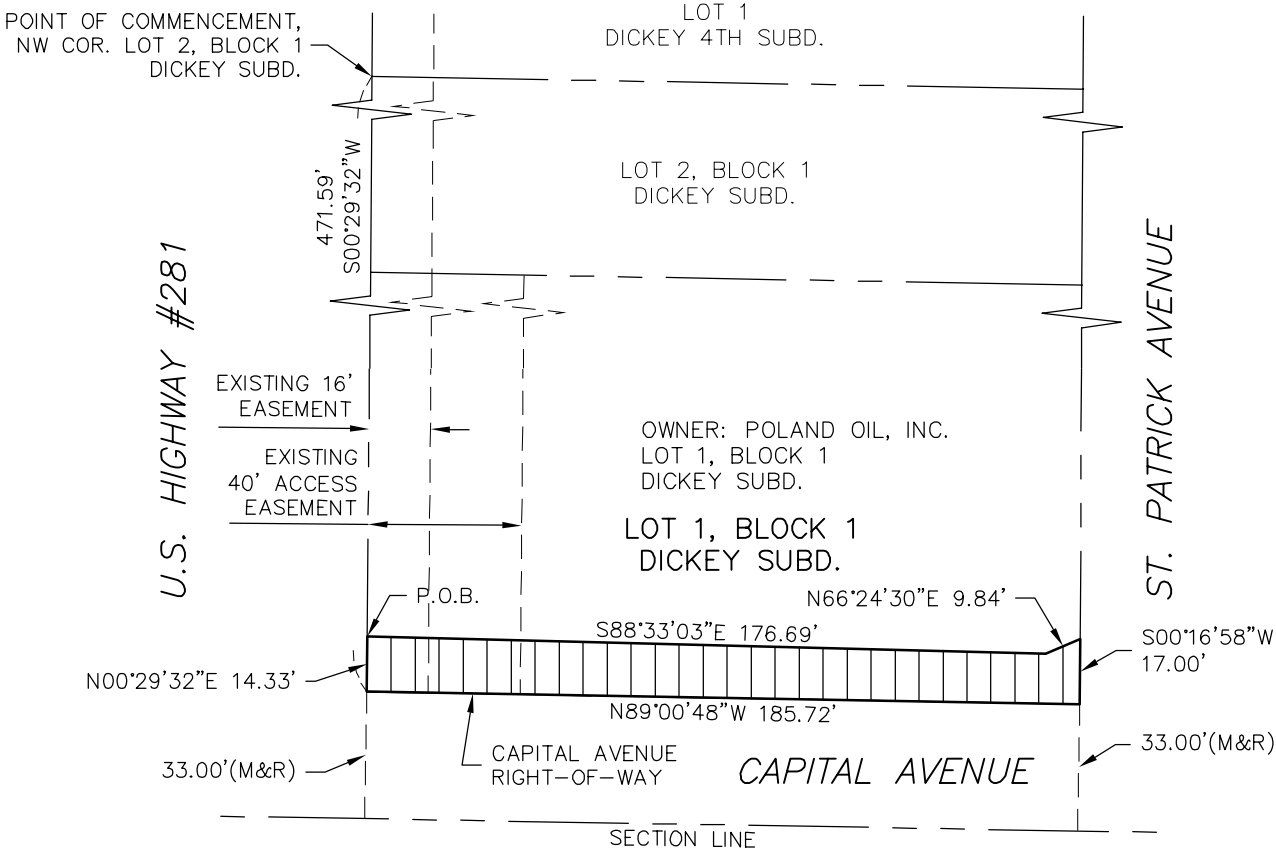
LEGAL DESCRIPTION

A TRACT OF LAND CONSISTING OF PART OF LOTS 1, 2, 3 AND 4 OF BELS SUBDIVISION LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE1/4, NE1/4) OF SECTION 12, TOWNSHIP 11 NORTH, RANGE 10 WEST OF THE 6TH P.M., CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWESTERLY CORNER OF LOT 8 OF SAID BELS SUBDIVISION, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY (R.O.W.) LINE OF CAPITAL AVENUE; THENCE ON AN ASSUMED BEARING OF N89°00'48"W ALONG SAID SOUTH R.O.W. LINE A DISTANCE OF 179.00 FEET TO A NORTHEASTERLY CORNER OF SAID LOT 4, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE N89°00'48"W A DISTANCE OF 153.75 FEET; THENCE S87°58'42"W A DISTANCE OF 35.12 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1; THENCE N00°23'26"E A DISTANCE OF 13.15 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, SAID POINT ALSO BEING ON THE SOUTH R.O.W. LINE OF CAPITAL AVENUE; THENCE S85°35'23"E ALONG THE NORTH LINE OF SAID LOTS 1, 2, 3 AND 4 A DISTANCE OF 189.30 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 1099.74 SQUARE FEET OR 0.025 ACRES MORE OR LESS.

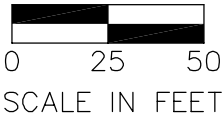
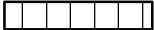
PUBLIC UTILITY & WALK EASEMENT

TRACT NO. 5, CITY OF GRAND ISLAND
PAVING PROJECT #2005-P-2



LEGEND

UTILITY EASEMENT



EASEMENT DESCRIPTION

A PUBLIC UTILITY AND WALK EASEMENT CONSISTING OF PART OF LOT 1, BLOCK 1 OF DICKEY SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4, SE1/4) OF SECTION 1, TOWNSHIP 11 NORTH, RANGE 10 WEST OF THE 6TH P.M., CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 2, BLOCK 1 OF SAID DICKEY SUBDIVISION, SAID POINT BEING ON THE EAST RIGHT-OF-WAY (R.O.W.) LINE OF U.S. HIGHWAY #281; THENCE ON AN ASSUMED BEARING OF S00°29'32"W ALONG THE WEST LINE OF SAID LOTS 1 AND 2 A DISTANCE OF 471.69 FEET TO THE POINT OF BEGINNING; THENCE S88°33'03"E A DISTANCE OF 176.69 FEET; THENCE N66°24'30"E A DISTANCE OF 9.84 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1; SAID LINE ALSO BEING THE WEST R.O.W. LINE OF ST. PATRICK AVENUE; THENCE S00°16'58"W ALONG SAID EAST LINE OF LOT 1 A DISTANCE OF 17.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2, SAID CORNER ALSO BEING THE POINT OF INTERSECTION OF THE WEST R.O.W. LINE AND THE NORTH R.O.W. LINE OF CAPITAL AVENUE; THENCE N89°00'48"W ALONG THE SOUTH LINE OF SAID LOT 1 A DISTANCE OF 185.72 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, SAID CORNER ALSO BEING THE POINT OF INTERSECTION OF THE NORTH R.O.W. LINE OF CAPITAL AVENUE AND THE EAST R.O.W. LINE OF U.S. HIGHWAY #281; THENCE N00°29'32"E ALONG THE WEST LINE OF SAID LOT 1 A DISTANCE OF 14.33 FEET TO THE POINT OF BEGINNING. SAID PUBLIC UTILITY AND WALK EASEMENT CONTAINS 2541.15 SQUARE FEET OR 0.058 ACRES MORE OR LESS.

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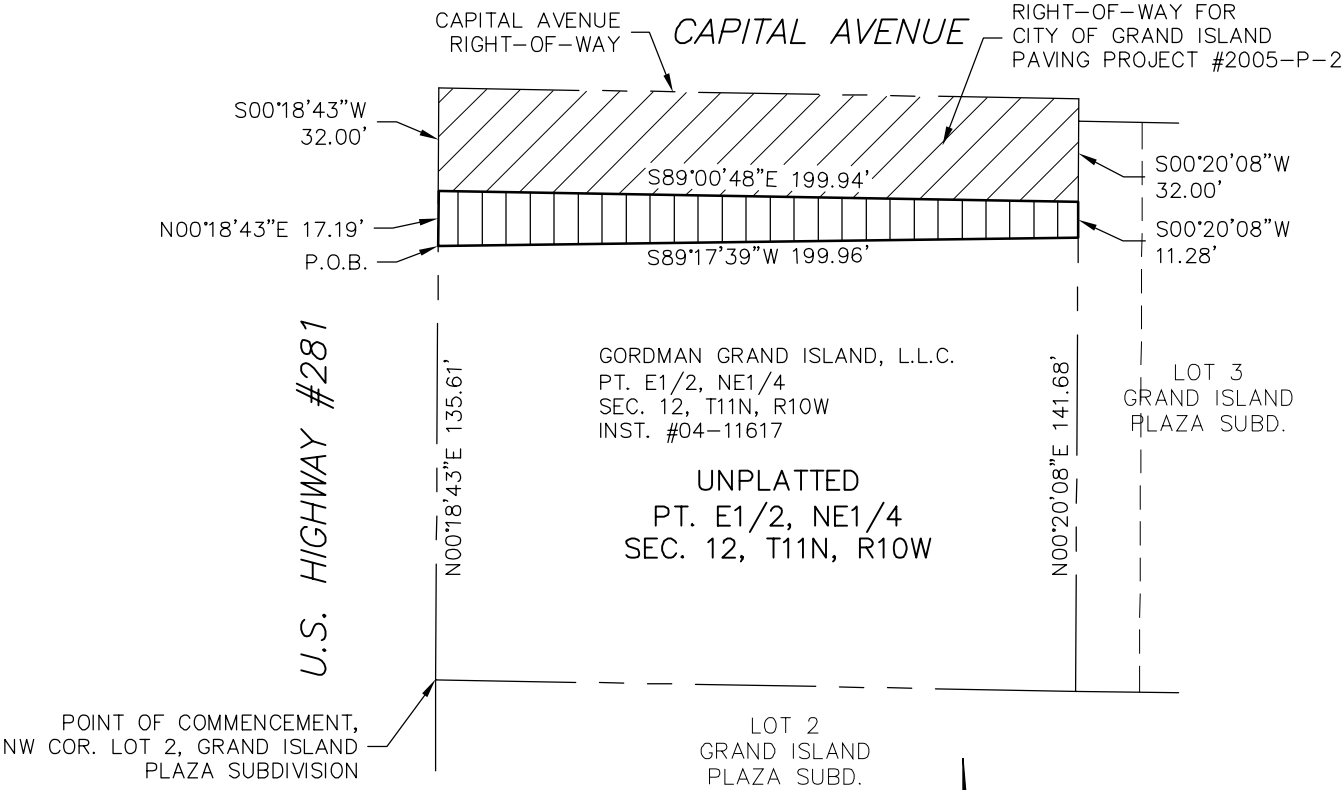
OLSSON ASSOCIATES

ENGINEERS - PLANNERS - SCIENTISTS - SURVEYORS

201 EAST 2ND STREET - GRAND ISLAND, NEBRASKA 68801 - 308-384-8750 - FAX 308-384-8752
OMAHA DENVER LINCOLN PHOENIX HOLDREGE KANSAS CITY GRAND ISLAND SOUTH SIOUX CITY

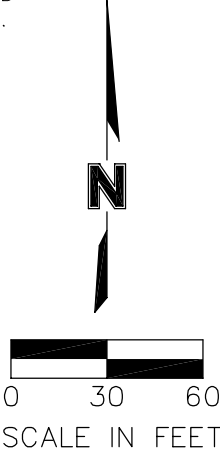
PUBLIC UTILITY & TRAIL EASEMENT

TRACT NO. 20, CITY OF GRAND ISLAND
PAVING PROJECT #2005-P-2



LEGEND

R.O.W. TRACT
UTILITY EASEMENT



EASEMENT DESCRIPTION

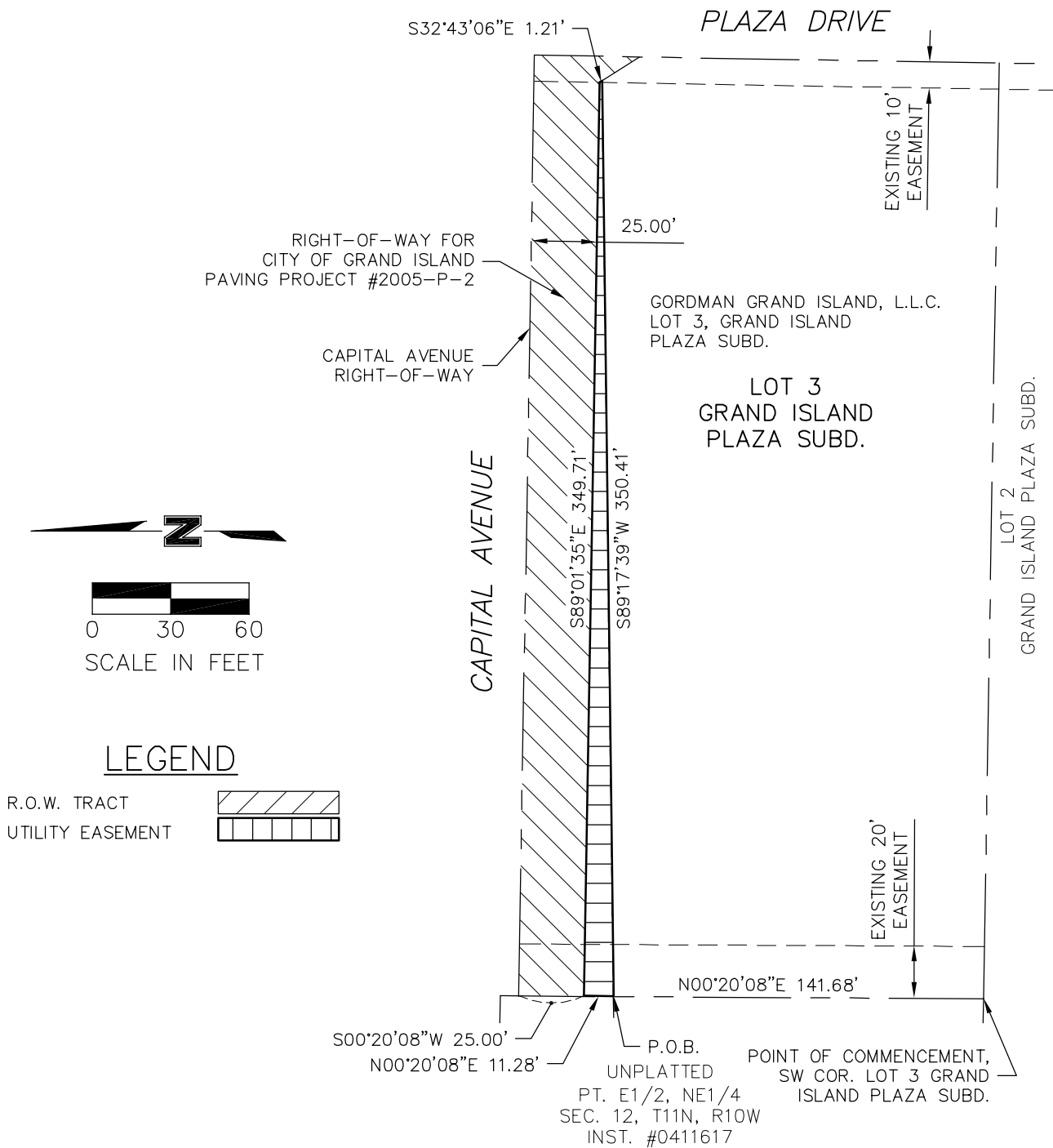
A PUBLIC UTILITY AND TRAIL EASEMENT CONSISTING OF PART OF A UNPLATTED TRACT OF LAND RECORDED AS INSTRUMENT NUMBER 04-11617, HALL COUNTY REGISTER OF DEEDS, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE1/4, NE1/4) OF SECTION 12, TOWNSHIP 11 NORTH, RANGE 10 WEST OF THE 6TH P.M., CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 2 OF GRAND ISLAND PLAZA SUBDIVISION, CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, SAID POINT BEING ON THE EAST RIGHT-OF-WAY (R.O.W.) LINE OF U.S. HIGHWAY #281; THENCE ON AN ASSUMED BEARING OF N00°18'43"E ALONG SAID EAST R.O.W. LINE A DISTANCE OF 135.61 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N00°18'43"E ALONG SAID EAST R.O.W. LINE A DISTANCE OF 17.19 FEET; THENCE S89°00'48"E A DISTANCE OF 199.94 FEET TO A POINT ON THE WEST LINE OF LOT 3 OF SAID GRAND ISLAND PLAZA SUBDIVISION; THENCE S00°20'08"W ALONG THE WEST LINE OF SAID LOT 3 A DISTANCE OF 11.28 FEET; THENCE S89°17'39"W A DISTANCE OF 199.96 FEET TO THE POINT OF BEGINNING. SAID PUBLIC UTILITY AND TRAIL EASEMENT CONTAINS 2845.58 SQUARE FEET OR 0.065 ACRES MORE OR LESS.

6/18/2005 12:57 P.M. FILE: F:\PROJECTS\20041226\G141226\DWG\PLATS\041226_PERM.DWG

PUBLIC UTILITY & TRAIL EASEMENT

TRACT NO. 21, CITY OF GRAND ISLAND
PAVING PROJECT #2005-P-2



EASEMENT DESCRIPTION

A PUBLIC UTILITY AND TRAIL EASEMENT CONSISTING OF PART OF LOT 3 OF GRAND ISLAND PLAZA SUBDIVISION, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE1/4, NE1/4) OF SECTION 12, TOWNSHIP 11 NORTH, RANGE 10 WEST OF THE 6TH P.M., CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 3; THENCE ON AN ASSUMED BEARING OF N00°20'08"E ALONG THE WEST LINE OF SAID LOT 3 A DISTANCE OF 141.68 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N00°20'08"E ALONG SAID WEST LINE A DISTANCE OF 11.28 FEET; THENCE S89°01'35"E A DISTANCE OF 349.71 FEET; THENCE S32°43'06"E A DISTANCE OF 1.21 FEET; THENCE S89°17'39"W A DISTANCE OF 350.41 FEET TO THE POINT OF BEGINNING. SAID PUBLIC UTILITY AND TRAIL EASEMENT CONTAINS 2152.74 SQUARE FEET OR 0.049 ACRES MORE OR LESS.



OLSSON ASSOCIATES

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