



# City of Grand Island

Tuesday, October 24, 2006

Council Session

## Item E5

**Public Hearing on Acquisition of Right-of-Way along the South Side of Rae Road between James Road and US HWY 34/281 (3785 James Road, Husker Retail Development, LLC)**

Staff Contact: Steven P. Riehle, Public Works Director

# **Council Agenda Memo**

**From:** Steven P. Riehle, Public Works Director

**Meeting:** October 24, 2006

**Subject:** Public Hearing on Acquisition of Right-of-Way along the South Side of Rae Road between James Road and US HWY 34/281 (3785 James Road, Husker Retail Development, LLC)

**Item #'s:** E-5 & G-12

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

## **Background**

Nebraska State Law requires a Public Hearing and Council approval for acquisition of property. Right-of-Way (ROW) is needed along the property at 3785 James Road for the extension of Rae Road west of US Highway 34 / 281.

## **Discussion**

The developer (Husker Retail Development) of the property in the southwest quadrant of Husker Highway and US Highway 281 intersection is dedicating the ROW along the south side of Rae Road for the extension of Rae Road west of US Highway 34 / 281.

## **Alternatives**

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

1. Move to approve the acquisition of the Right-of-Way.
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 conduct a Public Hearing and approve acquisition of the Right-of-Way.

## **Sample Motion**

Motion to approve the acquisition of the Right-of-Way.

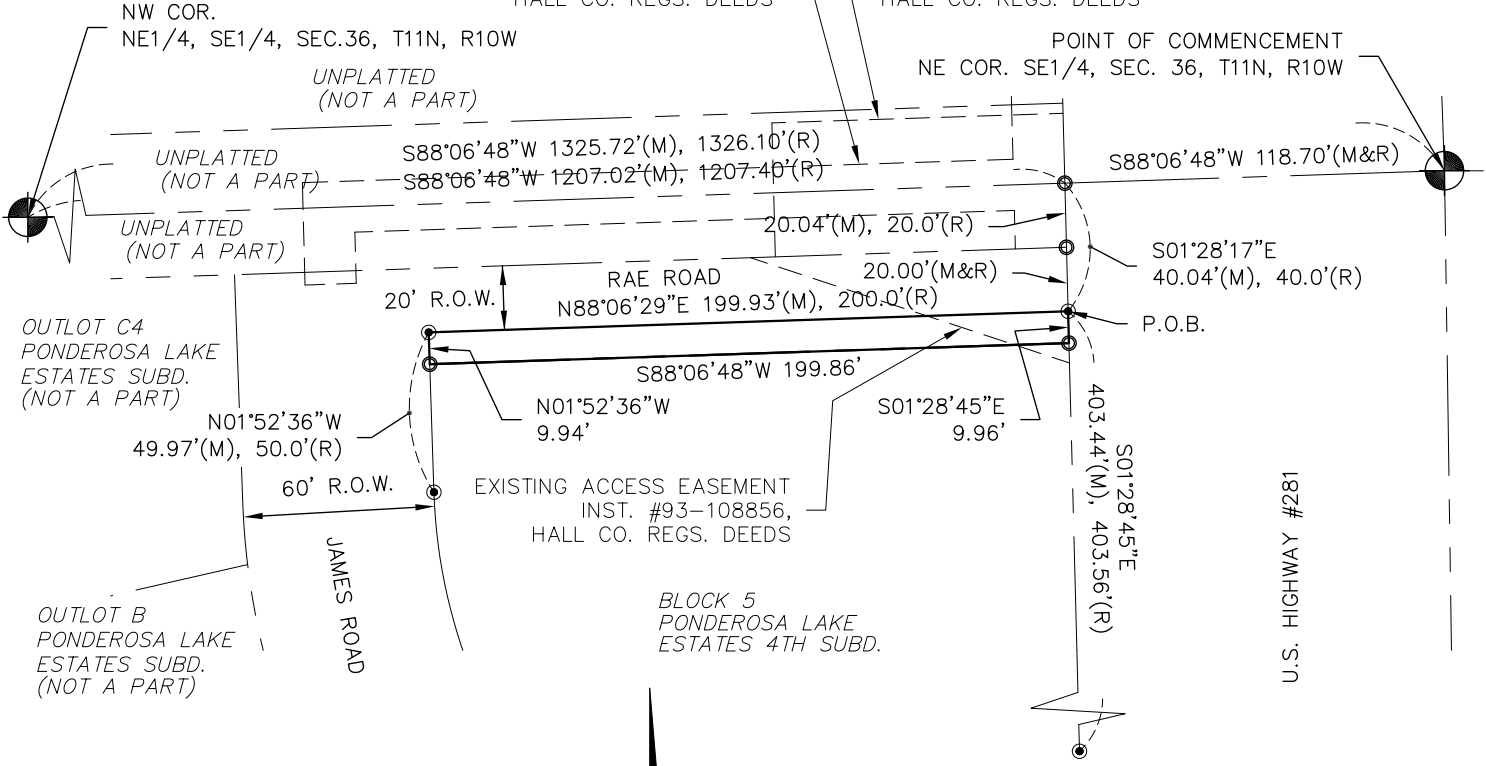
# Survey Record

## HALL COUNTY, NEBRASKA




PART OF BLOCK 5,  
 PONDEROSA LAKE ESTATES 4TH SUBDIVISION  
 SECTION 36, TOWNSHIP 11 NORTH, RANGE 10 WEST  
 OF THE 6TH P.M., HALL COUNTY, NEBRASKA

EXISTING UTILITY EASEMENT  
 INST. #92-105264,  
 HALL CO. REGS. DEEDS

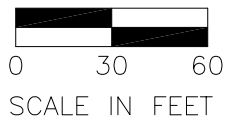
EXISTING ACCESS EASEMENT  
 BOOK 28, PGS. 295 & 297  
 HALL CO. REGS. DEEDS



### LEGEND

-  SECTION CORNER
-  FOUND PROPERTY PIN
-  SET 3/4" PIPE PROPERTY PIN

SCALE: 1" = 60'



### SECTION CORNER TIES

NORTHEAST COR. SE1/4, SEC. 36, T11N, R10W  
 FOUND BRASS CAP  
 54.84' E TO BRASS CAP  
 150.06' NE TO CHISELED "X" ON TOP OF R.O.W. MARKER  
 120.25' W TO PK NAIL W/WASHER STAMPED LS-458  
 IN CORNER FENCE POST  
 152.77' SSW TO NE CORNER OF CONCRETE PAD

NORTHWEST COR. NE1/4, SE1/4, SEC. 36, T11N, R10W  
 RECORDED AS NAIL IN TREE, FOUND NAIL HOLE IN TREE  
 26.52' SE TO NEAR FACE OF STEEL FENCE POST  
 14.20' SW TO NEAR FACE OF STEEL FENCE POST  
 10.00' E TO 1/2" PIPE ON EAST-WEST SECTION LINE  
 30.00' E TO 1/2" PIPE ON EAST-WEST SECTION LINE

## LEGAL DESCRIPTION

A TRACT OF LAND CONSISTING OF PART OF BLOCK 5, PONDEROSA LAKE ESTATES 4TH SUBDIVISION IN THE CITY OF GRAND ISLAND, LOCATED IN THE SOUTHEAST QUARTER (SE1/4) OF SECTION 36, TOWNSHIP 11 NORTH, RANGE 10 WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SE1/4 OF SECTION 36; THENCE ON AN ASSUMED BEARING OF S88°06'48"W ALONG THE NORTH LINE OF SAID SE1/4 OF SECTION 36 A DISTANCE OF 118.70 FEET TO THE POINT OF INTERSECTION OF SAID NORTH LINE AND THE WEST RIGHT-OF-WAY (R.O.W.) LINE OF U.S. HIGHWAY #281; THENCE S01°28'17"E ALONG SAID WEST R.O.W. LINE A DISTANCE OF 40.04 FEET TO THE POINT OF INTERSECTION OF SAID WEST R.O.W. LINE AND THE SOUTH R.O.W. LINE OF RAE ROAD, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID BLOCK 5, PONDEROSA LAKE ESTATES 4TH SUBDIVISION AND THE POINT OF BEGINNING; THENCE CONTINUING S01°28'45"E ALONG SAID WEST R.O.W. LINE OF U.S. HIGHWAY #281 A DISTANCE OF 9.96 FEET; THENCE S88°06'48"W A DISTANCE OF 199.86 FEET TO A POINT ON THE WEST LINE OF SAID BLOCK 5, SAID LINE ALSO BEING THE EAST R.O.W. LINE OF JAMES ROAD; THENCE N01°52'36"W ALONG SAID EAST R.O.W. LINE A DISTANCE OF 9.94 FEET TO THE POINT OF INTERSECTION OF SAID EAST R.O.W. LINE AND THE SOUTH R.O.W. LINE OF RAE ROAD, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID BLOCK 5; THENCE N88°06'29"E ALONG SAID SOUTH R.O.W. LINE OF RAE ROAD A DISTANCE OF 199.93 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 1,989 SQUARE FEET OR 0.05 ACRES MORE OR LESS.

JAI J. ANDRIST, REGISTERED LAND SURVEYOR NUMBER, LS-630



**OLSSON ASSOCIATES**  
 ENGINEERS — PLANNERS — SCIENTISTS — SURVEYORS  
 201 EAST 2ND STREET — GRAND ISLAND, NEBRASKA 68801 — 308-384-8750 — FAX 308-384-8752  
 ARIZONA — COLORADO — KANSAS — MINNESOTA — MISSOURI — NEBRASKA

● ● ● ● 3780 James Rd – Husker Retail

■ ■ ■ ■ 3780 James Rd – Ponderosa Lake Assoc

■ ■ ■ ■ 3785 James Rd – Husker Retail

