



City of Grand Island

Tuesday, October 24, 2006

Council Session

Item E7

Public Hearing on Acquisition of Right-of-Way along the South Side of Rae Road West of James Road (3780 James Road, Ponderosa Lake Estates Subdivision Homeowners Association, Inc.)

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 West of James Road (3780 James Road, Ponderosa Lake Estates Subdivision Homeowners Association, Inc.)

Item #'s: E-7 & G-14

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 3780 James Road from the Ponderosa Lake Estates Subdivision Homeowners Association, Inc. for the extension of Rae Road west of US Highway 34 / 281.

Discussion

The Ponderosa Lake Estates Subdivision Homeowners Association, Inc. is dedicating the R.O.W along the south side of Rae Road for the extension of Rae Road west of James Road.

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

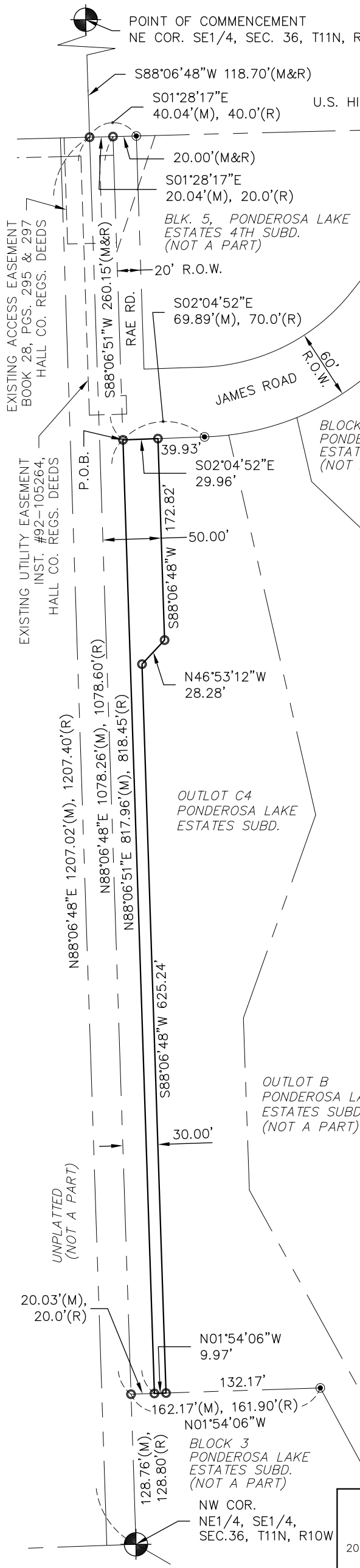
Motion to approve the acquisition of the Right-of-Way.

Survey Record




HALL COUNTY, NEBRASKA

PART OF OUTLOT "C4",
PONDEROSA LAKE ESTATES SUBDIVISION
SECTION 36, TOWNSHIP 11 NORTH, RANGE 10 WEST
OF THE 6TH P.M., HALL COUNTY, NEBRASKA

POINT OF COMMENCEMENT
NE COR. SE1/4, SEC. 36, T11N, R10W



LEGEND

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



SCALE: 1" = 100'



SCALE IN FEET

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 OUTLOT "C4" OF PONDEROSA LAKE ESTATES 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 20.04 FEET TO THE POINT OF INTERSECTION OF SAID WEST R.O.W. LINE AND THE NORTH R.O.W. LINE OF REA ROAD; THENCE S88°06'51"W ALONG SAID NORTH R.O.W. LINE A DISTANCE OF 260.15 FEET TO THE POINT OF INTERSECTION OF SAID NORTH R.O.W. LINE AND THE WEST R.O.W. LINE OF JAMES ROAD, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID OUTLOT "C4" AND THE POINT OF BEGINNING; THENCE S02°04'52"E ALONG THE EAST LINE OF SAID OUTLOT "C4" A DISTANCE OF 29.96 FEET; THENCE S88°06'48"W A DISTANCE OF 172.82 FEET; THENCE N46°53'12"W A DISTANCE OF 28.28 FEET; THENCE S88°06'48"W A DISTANCE OF 625.24 FEET TO A POINT ON THE WEST LINE OF SAID OUTLOT "C4", SAID WEST LINE ALSO BEING THE EAST LINE OF BLOCK 3 OF SAID PONDEROSA LAKE ESTATES SUBDIVISION; THENCE N01°54'06"W ALONG SAID WEST LINE OF OUTLOT "C4" A DISTANCE OF 9.97 FEET TO THE NORTHWEST CORNER OF SAID OUTLOT "C4"; THENCE N88°06'51"E ALONG THE NORTH LINE OF SAID OUTLOT "C4" A DISTANCE OF 817.96 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 11,807 SQUARE FEET OR 0.27 ACRES MORE OR LESS.

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

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● ● ● ● 3780 James Rd – Husker Retail

■ ■ ■ ■ 3780 James Rd – Ponderosa Lake Assoc

■ ■ ■ ■ 3785 James Rd – Husker Retail

