



# City of Grand Island

Tuesday, October 09, 2007

Council Session

## Item E5

**Public Hearing on Acquisition of Drainage Easements Located at 3817, 3823, 3829, 3835, 3841, 3844 Meadowlark Circle and 3819, 3824, 3818 Sparrow Circle (Lots 6 thru 11 & 21 thru 23 all in Block 1, Summerfield Estates 7th Subdivision) - Little B's Corp.**

Staff Contact: Steve Riehle, City Engineer/Public Works Director

# **Council Agenda Memo**

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

**Meeting:** October 9, 2007

**Subject:** Public Hearing on Acquisition of Drainage Easements  
Located at 3817, 3823, 3829, 3835, 3841, 3844  
Meadowlark Circle and 3819, 3824, 3818 Sparrow Circle  
(Lots 6 thru 11 & 21 thru 23 all in Block 1, Summerfield  
Estates Seventh Subdivision) - Little B's Corp.

**Item #'s:** E-5 & G-14

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

## **Background**

A Public Hearing and Council approval is necessary for the City of Grand Island to acquire easements. A drainage easement is needed in the back yards of the lots in Summerfield Estates Seventh Subdivision. The ditch behind the homes drains into the city owned outfall ditch along the south side of State Street.

## **Discussion**

This easement will be used in order to have access to construct, operate, maintain, extend, repair, replace, and remove storm sewers, manholes, pipelines, surface markers, and other appurtenances for draining purposes, upon, over, along, across, in, underneath, and through the tracts of land. The easement width varies from a minimum of 15 feet to a maximum of 23 feet. The maximum slope of the back yards within the easement area is 6 (six) horizontal to 1 (one) vertical.

## **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

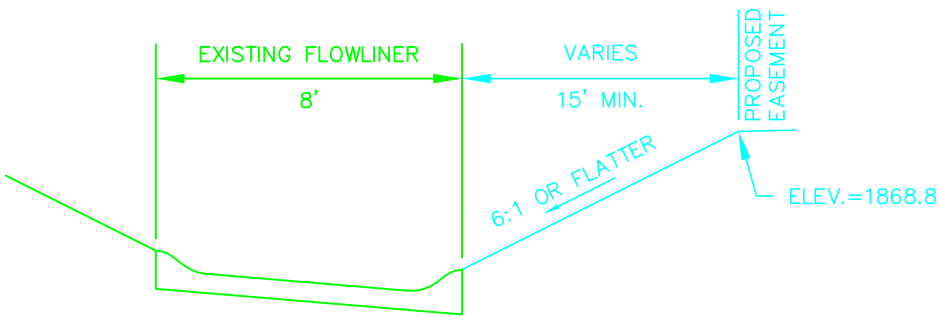
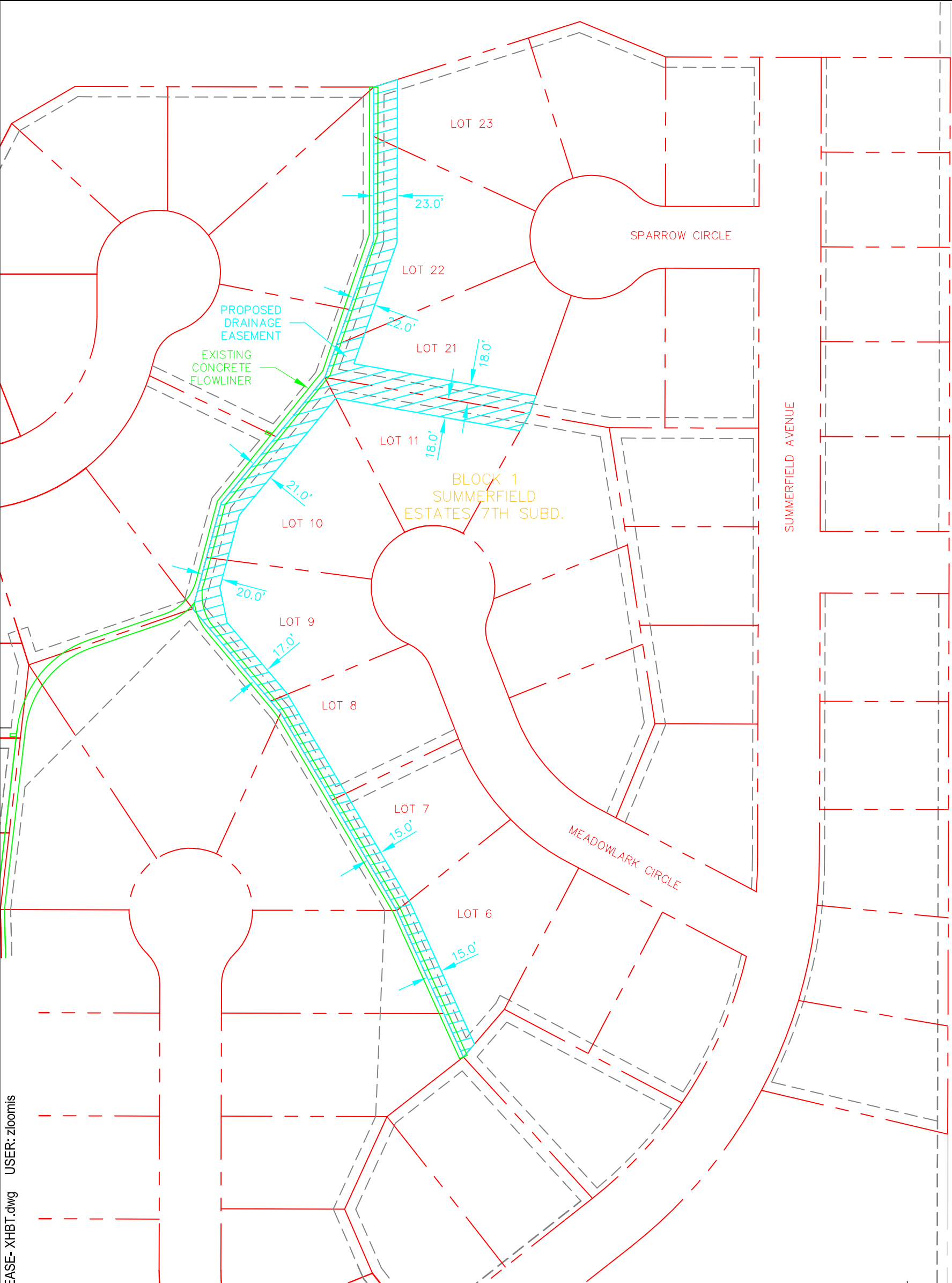
### **Recommendation**

City Administration recommends that the Council approve the resolution for the acquisition of the Drainage Easement in the amount of One Dollar (\$1.00).

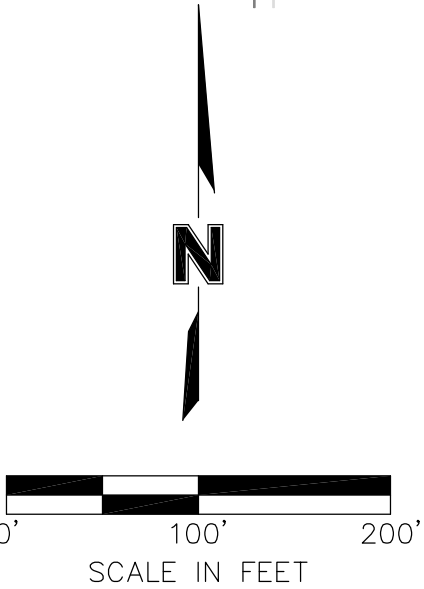
### **Sample Motion**

Move to approve the acquisition of the Drainage Easement.

DWG: F:\Projects\20061410\G061410\DWG\061410\_DRN EASE- XHBT.dwg    USER: zloomis  
DATE: Oct 01, 2007 7:57am    XREFS: 061410\_7th\_row



EASEMENT DETAIL  
NOT TO SCALE



PROJECT NO:	006-1410
DRAWN BY:	ZLL
DATE:	9/07

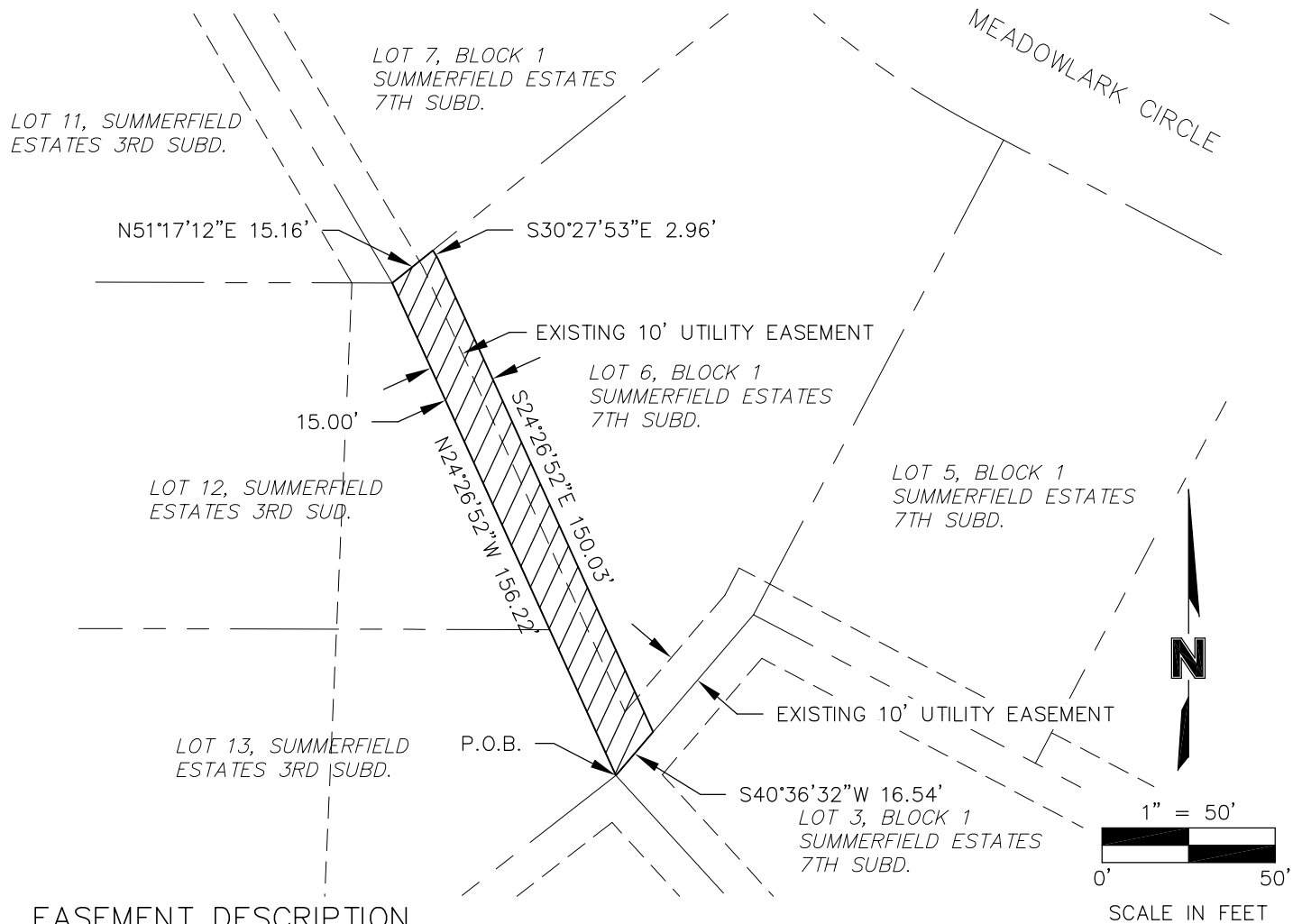
DRAINAGE EASEMENT



201 East 2nd Street  
P.O. Box 1072  
Grand Island, NE 68802-1072  
TEL 308.384.8750  
FAX 308.384.8752

EXHIBIT
1

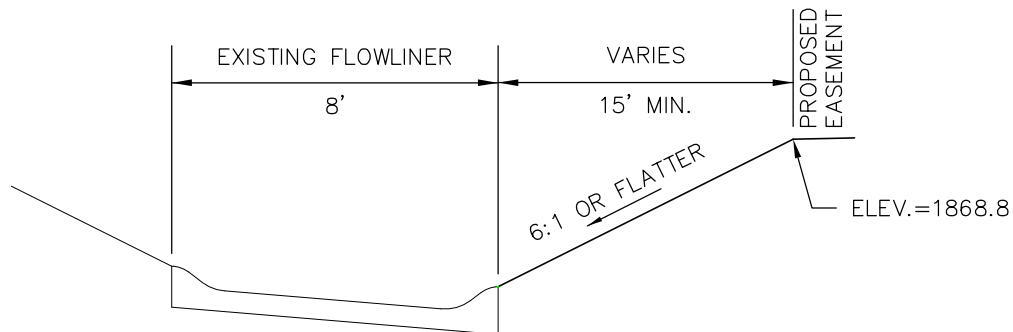
# DRAINAGE EASEMENT



## EASEMENT DESCRIPTION

A PERMANENT DRAINAGE EASEMENT CONSISTING OF PART OF LOT 6, BLOCK 1 OF SUMMERFIELD ESTATES SEVENTH SUBDIVISION IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 6, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ON AN ASSUMED BEARING OF N24°26'52"W ALONG THE SOUTHWEST LINE OF SAID LOT 6 A DISTANCE OF 156.22 FEET TO THE NORTHWEST CORNER OF SAID LOT 6; THENCE N51°17'12"E ALONG THE NORTH LINE OF SAID LOT 6 A DISTANCE OF 15.16 FEET; THENCE S30°27'53"E A DISTANCE OF 2.96 FEET; THENCE S24°26'52"E A DISTANCE OF 150.03 FEET TO A POINT ON A SOUTHEASTERLY LINE OF SAID LOT 6; THENCE S40°36'32"W ALONG SAID SOUTHEASTERLY LINE OF LOT 6 A DISTANCE OF 16.54 FEET TO THE POINT OF BEGINNING. SAID PERMANENT DRAINAGE EASEMENT CONTAINS 2,319 SQUARE FEET OR 0.05 ACRES MORE OR LESS.



EASEMENT DETAIL  
NOT TO SCALE

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DATE: Oct 03, 2007 12:47pm  
XREFS: 061410\_7th\_row

PROJECT NO: 006-1410  
DRAWN BY: ZLL  
DATE: 9/07

DRAINAGE EASEMENT  
LOT 6, BLOCK 1, SUMMERFIELD  
ESTATES SEVENTH SUBD.

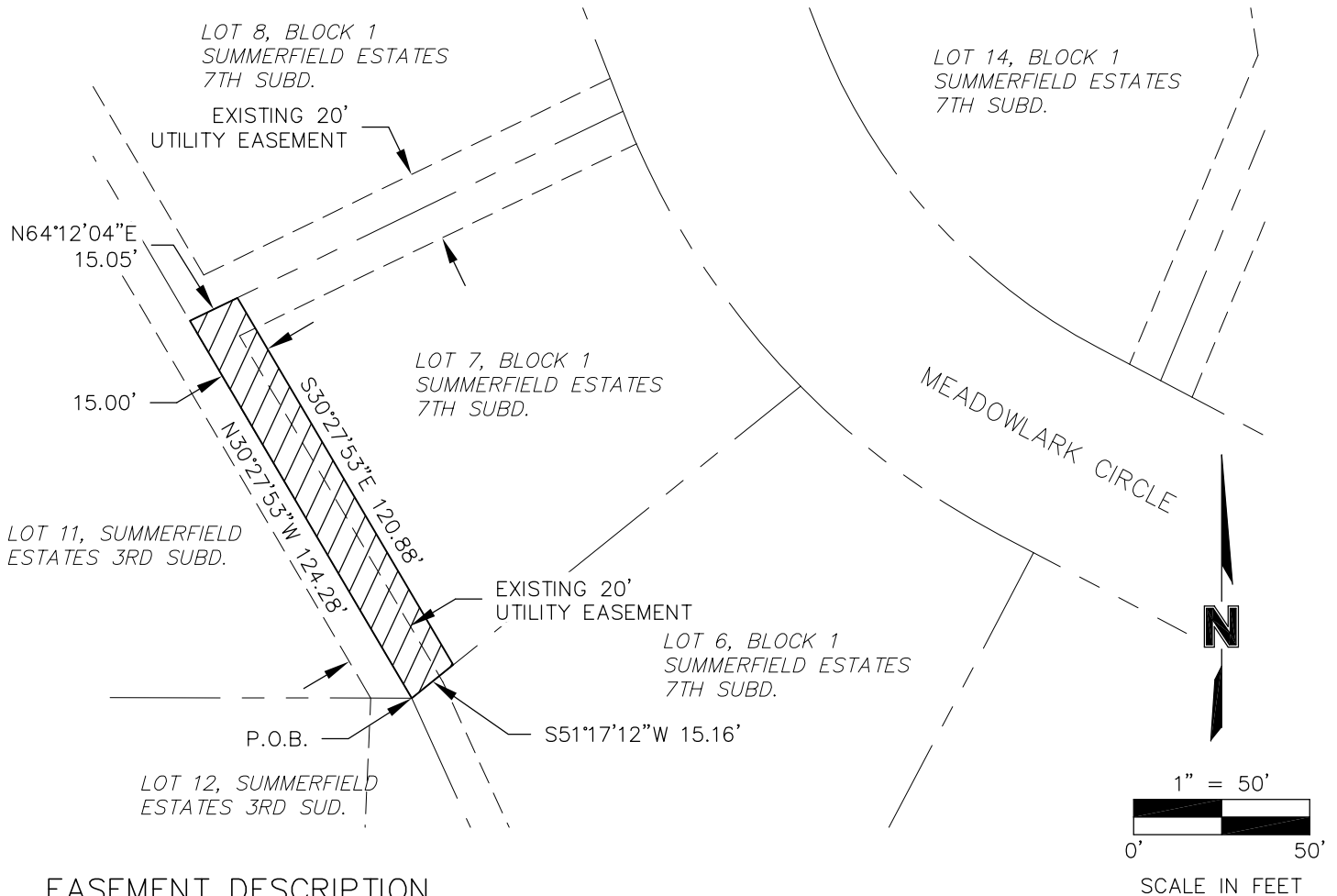
**MOLSSON**  
ASSOCIATES

201 East 2nd Street  
P.O. Box 1072  
Grand Island, NE 68802-1072  
TEL 308.384.8750  
FAX 308.384.8752

EXHIBIT

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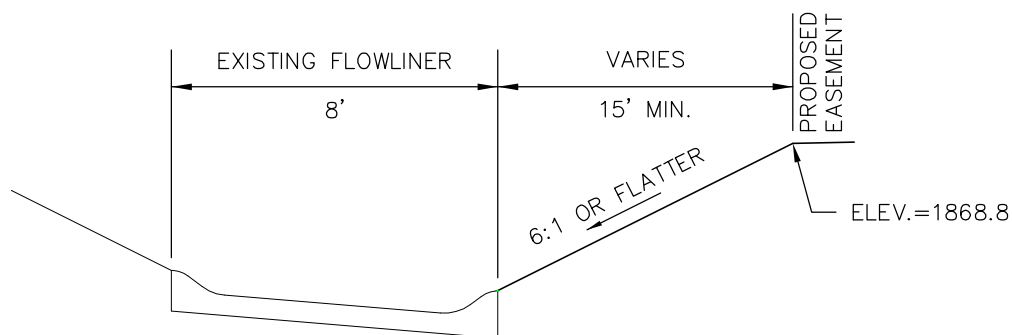
# DRAINAGE EASEMENT



## EASEMENT DESCRIPTION

A PERMANENT DRAINAGE EASEMENT CONSISTING OF PART OF LOT 7, BLOCK 1 OF SUMMERFIELD ESTATES SEVENTH SUBDIVISION IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 7, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ON AN ASSUMED BEARING OF N30°27'53"W ALONG THE SOUTHWEST LINE OF SAID LOT 7 A DISTANCE OF 124.28 FEET TO THE NORTHWEST CORNER OF SAID LOT 7; THENCE N64°12'04"E ALONG THE NORTH LINE OF SAID LOT 7 A DISTANCE OF 15.05 FEET; THENCE S30°27'53"E A DISTANCE OF 120.88 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 7; THENCE S51°17'12"W ALONG SAID SOUTH LINE OF LOT 7 A DISTANCE OF 15.16 FEET TO THE POINT OF BEGINNING. SAID PERMANENT DRAINAGE EASEMENT CONTAINS 1,839 SQUARE FEET OR 0.04 ACRES MORE OR LESS.



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NOT TO SCALE

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PROJECT NO:	006-1410
DRAWN BY:	ZLL
DATE:	9/07

DRAINAGE EASEMENT  
LOT 7, BLOCK 1, SUMMERFIELD  
ESTATES SEVENTH SUBD.

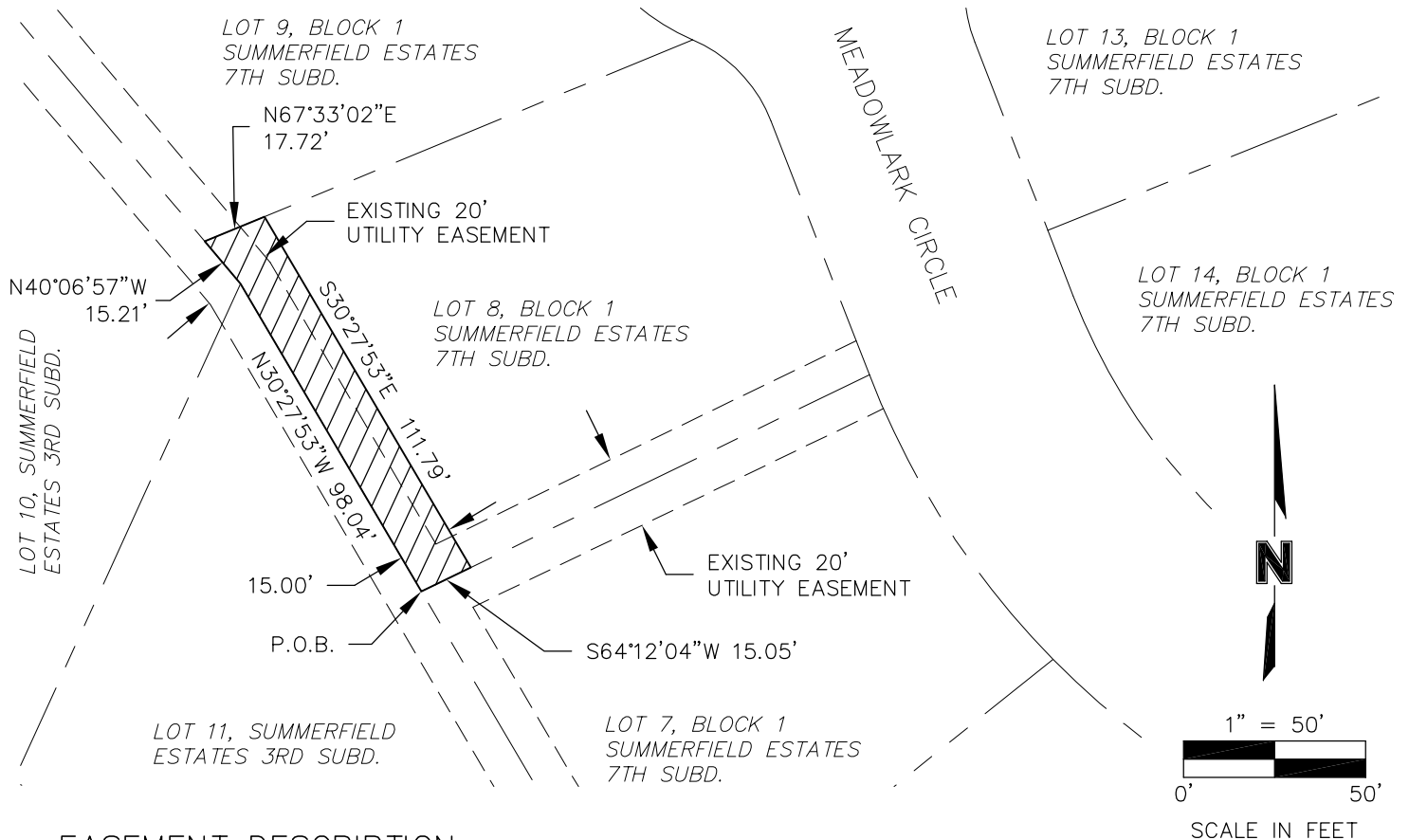
**MOLSSON**  
ASSOCIATES

201 East 2nd Street  
P.O. Box 1072  
Grand Island, NE 68802-1072  
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FAX 308.384.8752

EXHIBIT

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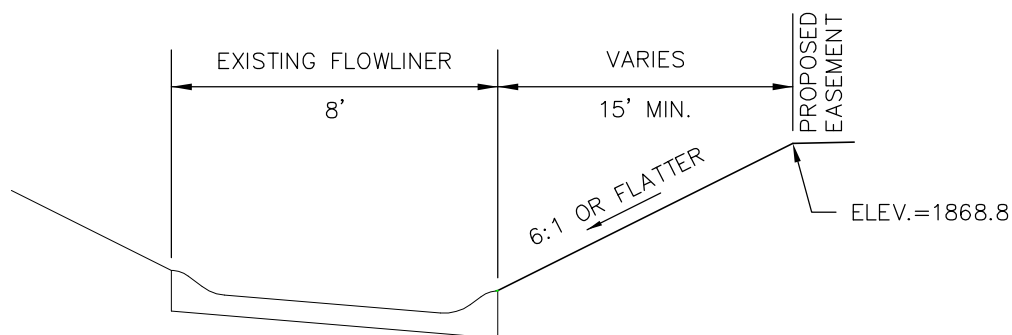
# DRAINAGE EASEMENT



## EASEMENT DESCRIPTION

A PERMANENT DRAINAGE EASEMENT CONSISTING OF PART OF LOT 8, BLOCK 1 OF SUMMERFIELD ESTATES SEVENTH SUBDIVISION IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 8, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ON AN ASSUMED BEARING OF N30°27'53\"W ALONG A WESTERLY LINE OF SAID LOT 8 A DISTANCE OF 98.04 FEET TO A WESTERLY CORNER OF SAID LOT 8, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 10 OF SUMMERFIELD ESTATES THIRD SUBDIVISION IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA; THENCE N40°06'57\"W ALONG A WESTERLY LINE OF SAID LOT 8, BLOCK 1 OF SUMMERFIELD ESTATES SEVENTH SUBDIVISION A DISTANCE OF 15.21 FEET TO THE NORTHWEST CORNER OF SAID LOT 8; THENCE N67°33'02\"E ALONG THE NORTH LINE OF SAID LOT 8 A DISTANCE OF 17.72 FEET; THENCE S30°27'53\"E A DISTANCE OF 111.79 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 8; THENCE S64°12'04\"W ALONG SAID SOUTH LINE OF LOT 8 A DISTANCE OF 15.05 FEET TO THE POINT OF BEGINNING. SAID PERMANENT DRAINAGE EASEMENT CONTAINS 1,702 SQUARE FEET OR 0.04 ACRES MORE OR LESS.



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PROJECT NO: 006-1410

DRAWN BY: ZLL

DATE: 9/07

**DRAINAGE EASEMENT**  
**LOT 8, BLOCK 1, SUMMERFIELD**  
**ESTATES SEVENTH SUBD.**

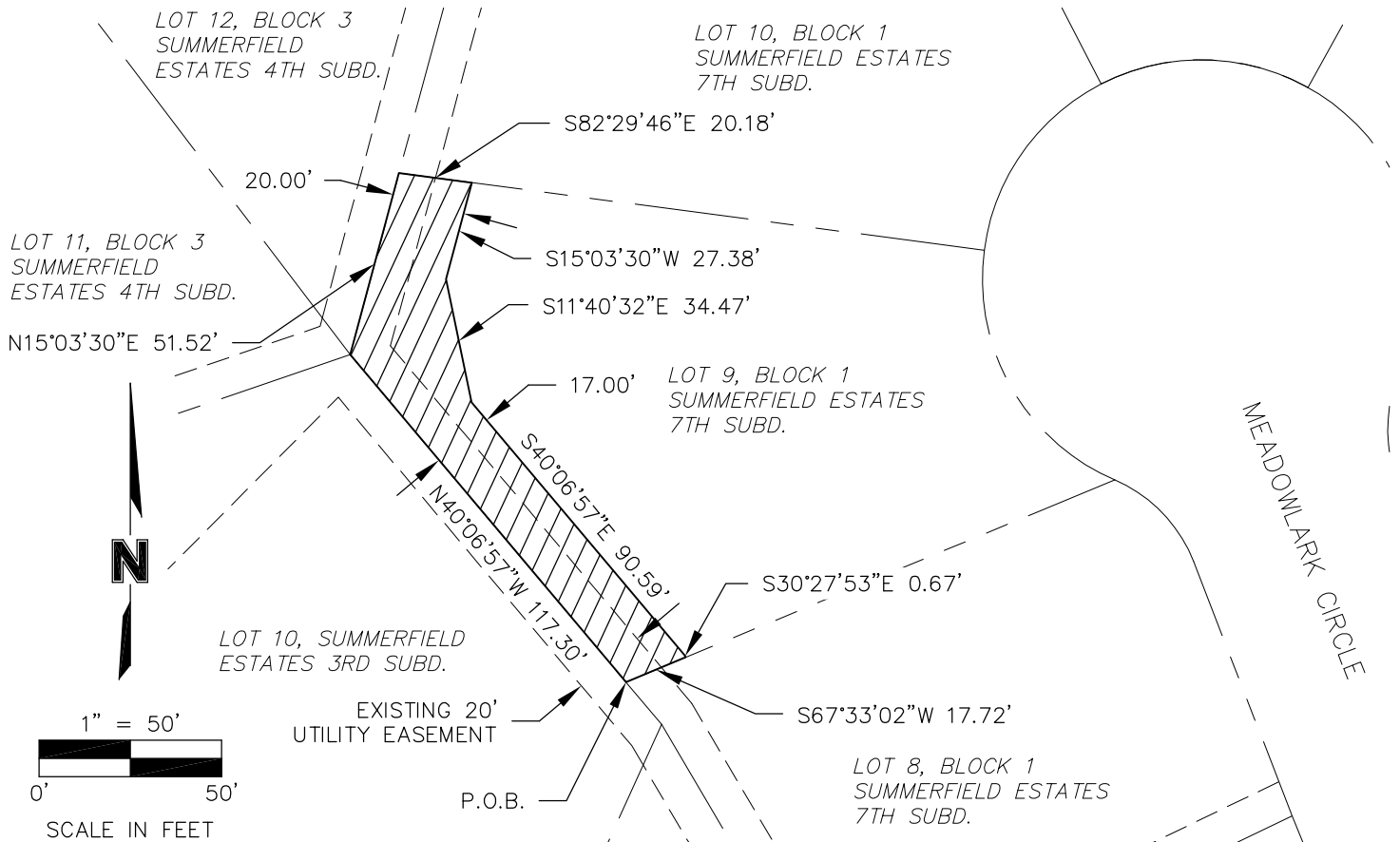
**MOLSSON**  
ASSOCIATES

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P.O. Box 1072  
Grand Island, NE 68802-1072  
TEL 308.384.8750  
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EXHIBIT

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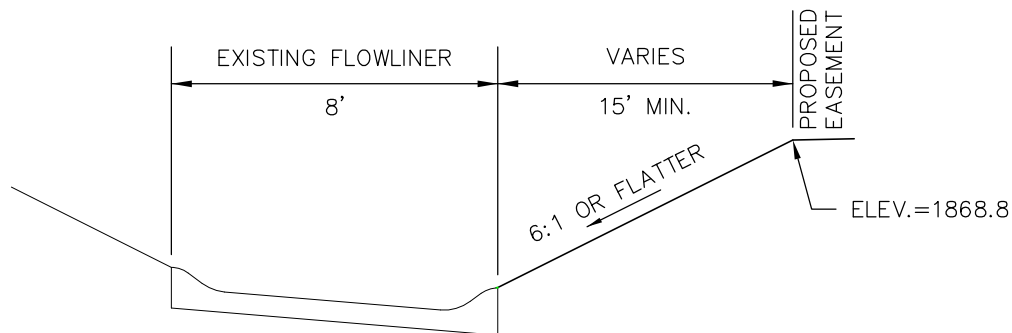
# DRAINAGE EASEMENT



## EASEMENT DESCRIPTION

A PERMANENT DRAINAGE EASEMENT CONSISTING OF PART OF LOT 9, BLOCK 1 OF SUMMERFIELD ESTATES SEVENTH SUBDIVISION IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 9, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ON AN ASSUMED BEARING OF N40°06'57"W ALONG THE SOUTHWEST LINE OF SAID LOT 9 A DISTANCE OF 117.30 FEET TO A WESTERLY CORNER OF SAID LOT 9, SAID CORNER ALSO BEING A NORTHERLY CORNER OF LOT 10 OF SUMMERFIELD ESTATES THIRD SUBDIVISION IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AND A SOUTHERLY CORNER OF LOT 12, BLOCK 3 OF SUMMERFIELD ESTATES FOURTH SUBDIVISION IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA; THENCE N15°03'30"E ALONG THE NORTHWEST LINE OF SAID LOT 9, BLOCK 1 OF SUMMERFIELD ESTATES SEVENTH SUBDIVISION A DISTANCE OF 51.52 FEET TO THE NORTHWEST CORNER OF SAID LOT 9; THENCE S82°29'46"E ALONG THE NORTH LINE OF SAID LOT 9 A DISTANCE OF 20.18 FEET; THENCE S15°03'30"W A DISTANCE OF 27.38 FEET; THENCE S11°40'32"E A DISTANCE OF 34.47 FEET; THENCE S40°06'57"E A DISTANCE OF 90.59 FEET; THENCE S30°27'53"E A DISTANCE OF 0.67 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 9; THENCE S67°33'02"W ALONG SAID SOUTH LINE OF LOT 9 A DISTANCE OF 17.72 FEET TO THE POINT OF BEGINNING. SAID PERMANENT DRAINAGE EASEMENT CONTAINS 3,077 SQUARE FEET OR 0.07 ACRES MORE OR LESS.



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PROJECT NO: 006-1410

DRAWN BY: ZLL

DATE: 9/07

**DRAINAGE EASEMENT**  
**LOT 9, BLOCK 1, SUMMERFIELD**  
**ESTATES SEVENTH SUBD.**

**MOLSSON**  
 ASSOCIATES

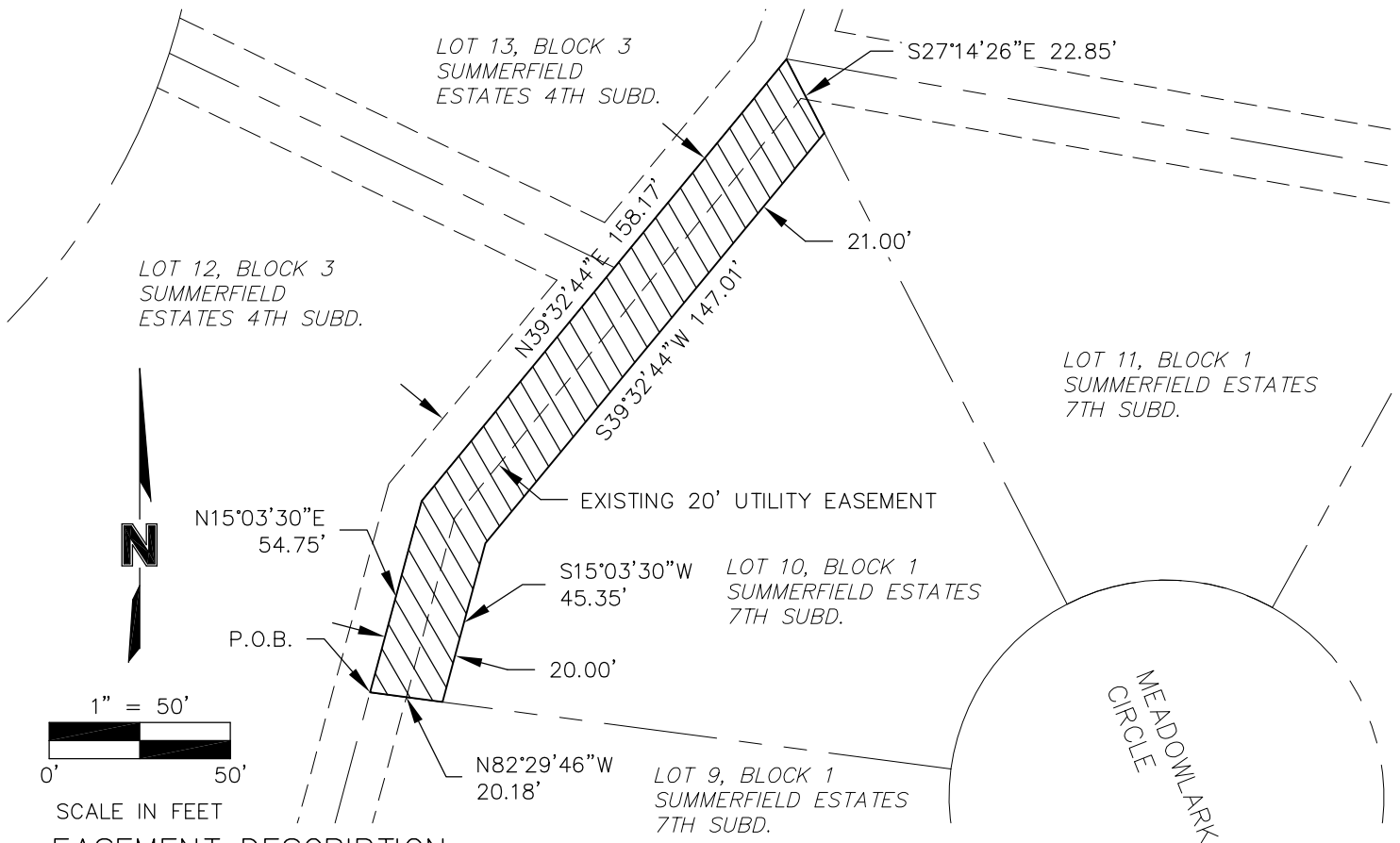
201 East 2nd Street  
 P.O. Box 1072  
 Grand Island, NE 68802-1072  
 TEL 308.384.8750  
 FAX 308.384.8752

EXHIBIT

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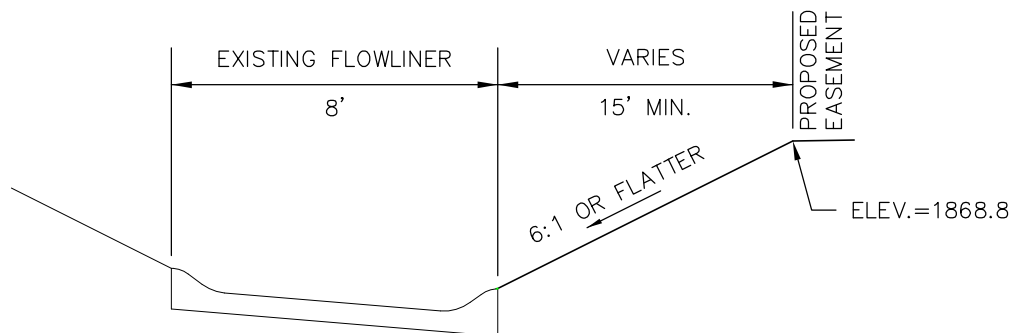
# DRAINAGE EASEMENT



## EASEMENT DESCRIPTION

A PERMANENT DRAINAGE EASEMENT CONSISTING OF PART OF LOT 10, BLOCK 1 OF SUMMERFIELD ESTATES SEVENTH SUBDIVISION IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 10, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ON AN ASSUMED BEARING OF N15°03'30"E ALONG A WESTERLY LINE OF SAID LOT 10 A DISTANCE OF 54.75 FEET TO A WESTERLY POINT OF SAID LOT 10, SAID POINT ALSO BEING A EASTERLY CORNER OF LOT 12, BLOCK 3 OF SUMMERFIELD ESTATES FOURTH SUBDIVISION IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA; THENCE N39°32'44"E ALONG A WESTERLY LINE OF SAID LOT 10, BLOCK 1 OF SUMMERFIELD ESTATES SEVENTH SUBDIVISION A DISTANCE OF 158.17 FEET TO A NORTHERLY CORNER OF SAID LOT 10, SAID POINT ALSO BEING A EASTERLY CORNER OF LOT 13, BLOCK 3 OF SAID SUMMERFIELD ESTATES FOURTH SUBDIVISION; THENCE S27°14'26"E ALONG A EASTERLY LINE OF SAID LOT 10, BLOCK 1 OF SUMMERFIELD ESTATES SEVENTH SUBDIVISION A DISTANCE OF 22.85 FEET; THENCE S39°32'44"W A DISTANCE OF 147.01 FEET; THENCE S15°03'30"W A DISTANCE OF 45.35 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 10; THENCE N82°29'46"W ALONG SAID SOUTH LINE OF LOT 10 A DISTANCE OF 20.18 FEET TO THE POINT OF BEGINNING. SAID PERMANENT DRAINAGE EASEMENT CONTAINS 4,205 SQUARE FEET OR 0.10 ACRES MORE OR LESS.



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NOT TO SCALE

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 USER: zloomis  
 XREFS: 061410\_7th\_row

PROJECT NO: 006-1410

DRAWN BY: ZLL

DATE: 9/07

**DRAINAGE EASEMENT**  
**LOT 10, BLOCK 1, SUMMERFIELD**  
**ESTATES SEVENTH SUBD.**

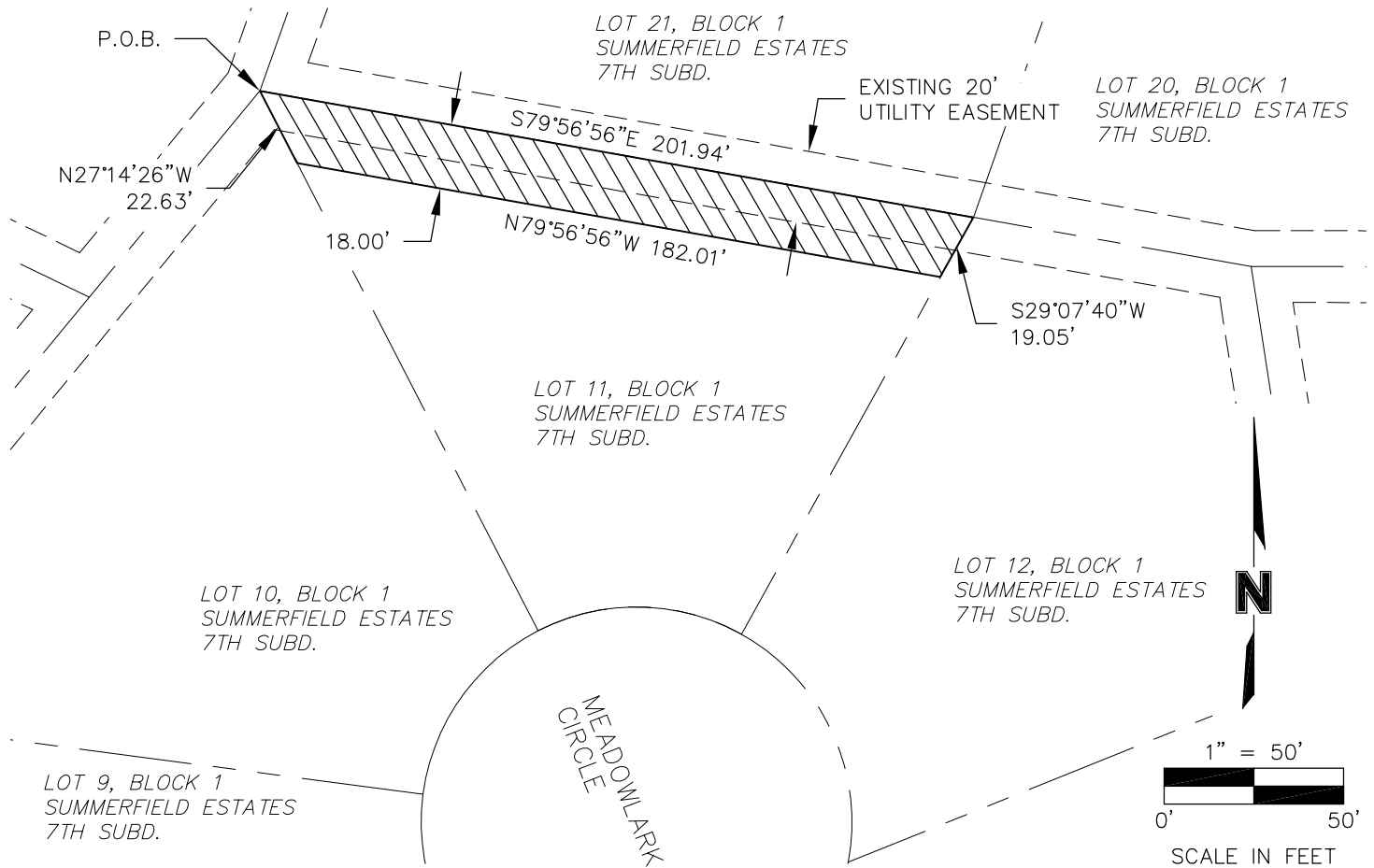
**MOLSSON**  
 ASSOCIATES

201 East 2nd Street  
 P.O. Box 1072  
 Grand Island, NE 68802-1072  
 TEL 308.384.8750  
 FAX 308.384.8752

EXHIBIT

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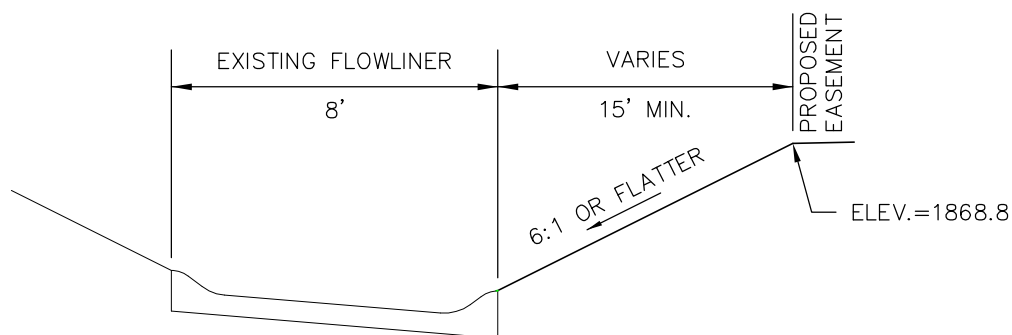
# DRAINAGE EASEMENT



## EASEMENT DESCRIPTION

A PERMANENT DRAINAGE EASEMENT CONSISTING OF PART OF LOT 11, BLOCK 1 OF SUMMERFIELD ESTATES SEVENTH SUBDIVISION IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 11, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ON AN ASSUMED BEARING OF S79°56'56"E ALONG THE NORTH LINE OF SAID LOT 11 A DISTANCE OF 201.94 FEET TO THE NORTHEAST CORNER OF SAID LOT 11; THENCE S29°07'40"W ALONG THE EAST LINE OF SAID LOT 11 A DISTANCE OF 19.05 FEET; THENCE N79°56'56"W A DISTANCE OF 182.01 FEET TO A POINT ON THE WEST LINE OF SAID LOT 11; THENCE N27°14'26"W ALONG SAID WEST LINE OF LOT 11 A DISTANCE OF 22.63 FEET TO THE POINT OF BEGINNING; SAID PERMANENT DRAINAGE EASEMENT CONTAINS 3,455 SQUARE FEET OR 0.08 ACRES MORE OR LESS.



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NOT TO SCALE

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PROJECT NO: 006-1410

DRAWN BY: ZLL

DATE: 9/07

**DRAINAGE EASEMENT**  
**LOT 11, BLOCK 1, SUMMERFIELD**  
**ESTATES SEVENTH SUBD.**

**MOLSSON**  
 ASSOCIATES

201 East 2nd Street  
 P.O. Box 1072  
 Grand Island, NE 68802-1072  
 TEL 308.384.8750  
 FAX 308.384.8752

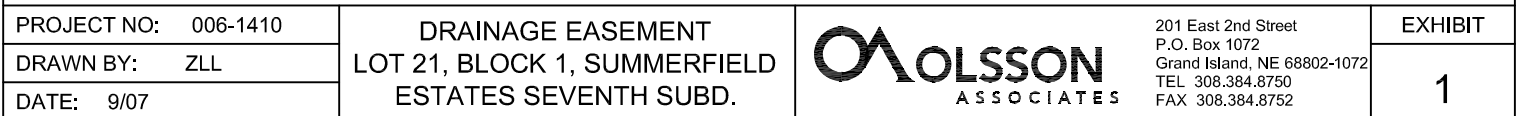
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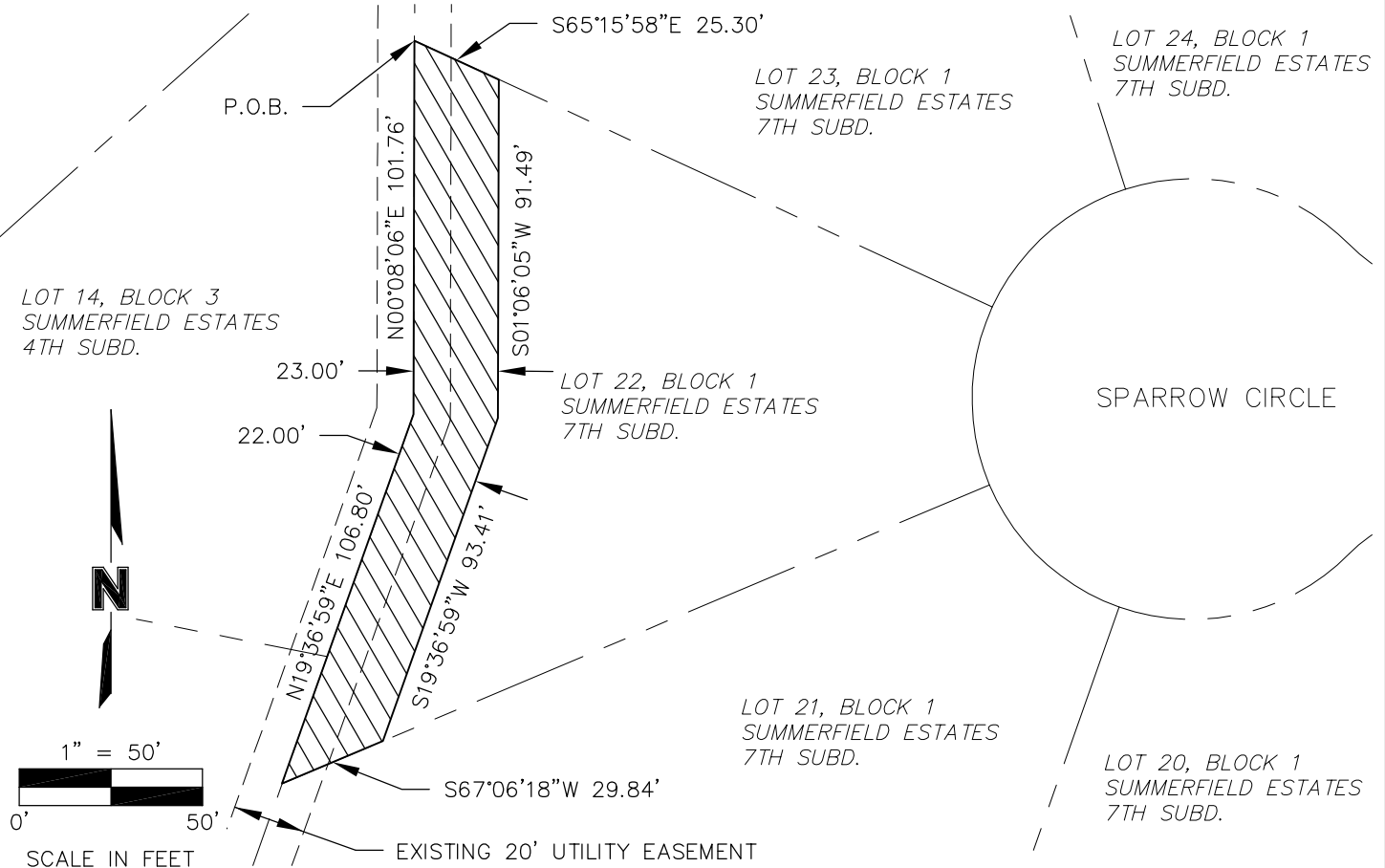
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USER: zloomis



COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 21, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ON AN ASSUMED BEARING OF N19°36'59"E ALONG THE WEST LINE OF SAID LOT 21 A DISTANCE OF 33.28 FEET TO A NORTHWESTERLY CORNER OF SAID LOT 21; THENCE N67°06'18"E ALONG A NORTHERLY LINE OF SAID LOT 21 A DISTANCE OF 29.84 FEET; THENCE S19°36'59"W A DISTANCE OF 31.49 FEET; THENCE S79°56'56"E A DISTANCE OF 179.56 FEET TO A POINT ON THE EAST LINE OF SAID LOT 21; THENCE S19°24'14"W ALONG SAID EAST LINE OF LOT 21 A DISTANCE OF 18.24 FEET TO THE SOUTHEAST CORNER OF SAID LOT 21; THENCE N79°56'56"W ALONG THE SOUTH LINE OF SAID LOT 21 A DISTANCE OF 201.94 FEET TO THE POINT OF BEGINNING. SAID PERMANENT DRAINAGE EASEMENT CONTAINS 4,146 SQUARE FEET OR 0.10 ACRES MORE OR LESS.



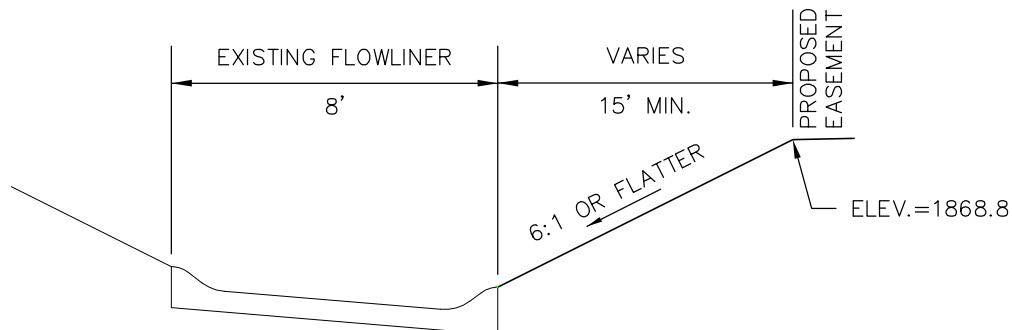
# DRAINAGE EASEMENT



## EASEMENT DESCRIPTION

A PERMANENT DRAINAGE EASEMENT CONSISTING OF PART OF LOT 22, BLOCK 1 OF SUMMERFIELD ESTATES SEVENTH SUBDIVISION IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 22, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ON AN ASSUMED BEARING OF S65°15'58"E ALONG THE NORTH LINE OF SAID LOT 22 A DISTANCE OF 25.30 FEET; THENCE S01°06'05"W A DISTANCE OF 91.49 FEET; THENCE S19°36'59"W A DISTANCE OF 93.41 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 22; THENCE S67°06'18"W ALONG SAID SOUTH LINE OF LOT 22 A DISTANCE OF 29.84 FEET TO THE SOUTHWEST CORNER OF SAID LOT 22; THENCE N19°36'59"E ALONG A WESTERLY LINE OF SAID LOT 22 A DISTANCE OF 106.80 FEET TO A WESTERLY CORNER OF SAID LOT 22; SAID POINT ALSO BEING A EASTERLY CORNER OF LOT 14, BLOCK 3 OF SUMMERFIELD ESTATES FOURTH SUBDIVISION IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA; THENCE N00°08'06"E ALONG A EASTERLY LINE OF SAID LOT 22, BLOCK 1 OF SUMMERFIELD ESTATES SEVENTH SUBDIVISION A DISTANCE OF 101.76 FEET TO THE POINT OF BEGINNING. SAID PERMANENT DRAINAGE EASEMENT CONTAINS 4,433 SQUARE FEET OR 0.10 ACRES MORE OR LESS.

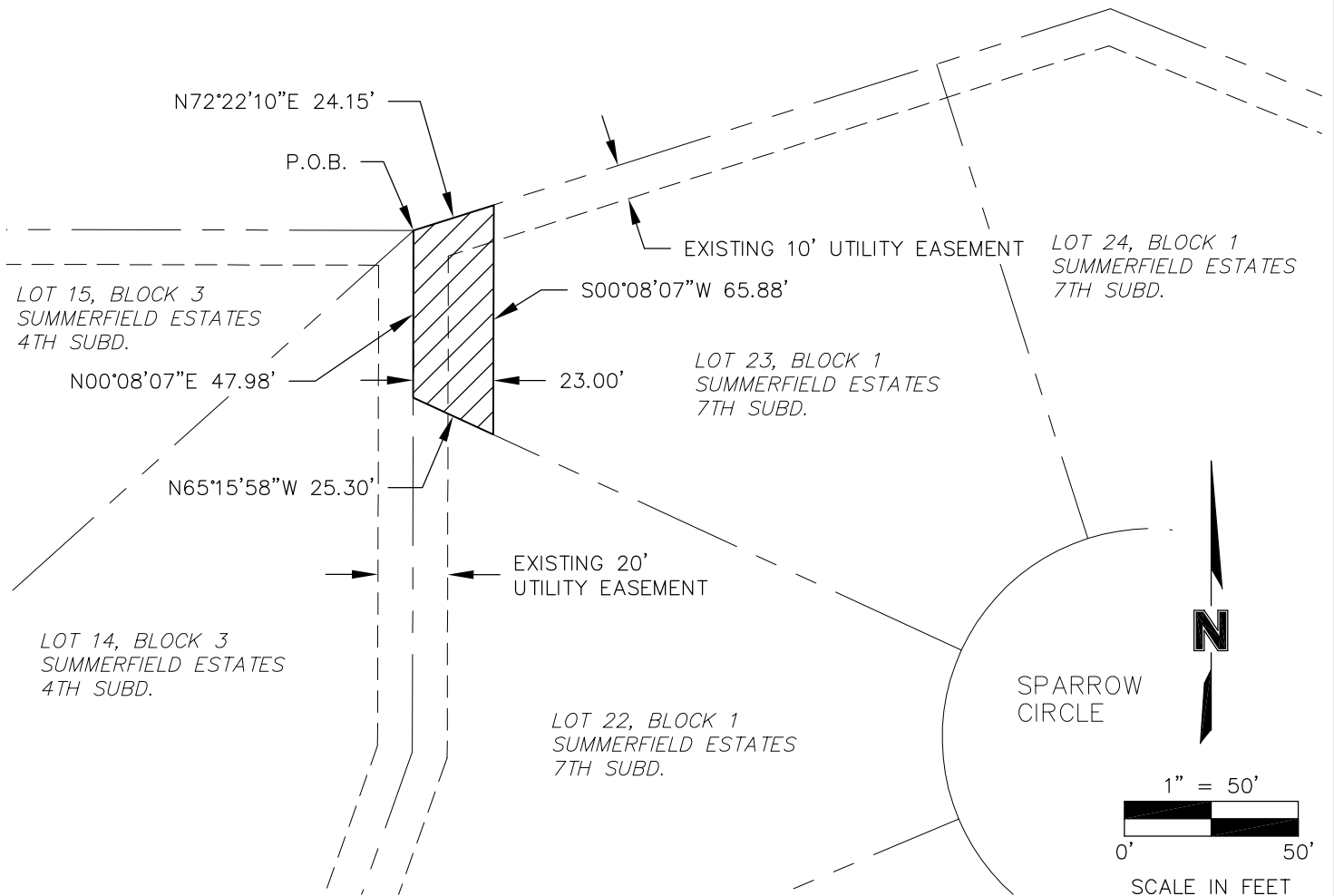


EASEMENT DETAIL  
NOT TO SCALE

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 USER: zloomis  
 XREFS: 061410\_7th\_row

PROJECT NO: 006-1410	DRAINAGE EASEMENT LOT 22, BLOCK 1, SUMMERFIELD ESTATES SEVENTH SUBD.	201 East 2nd Street P.O. Box 1072 Grand Island, NE 68802-1072 TEL 308.384.8750 FAX 308.384.8752	EXHIBIT
DRAWN BY: ZLL			1
DATE: 9/07			

# DRAINAGE EASEMENT




## EASEMENT DESCRIPTION

A PERMANENT DRAINAGE EASEMENT CONSISTING OF PART OF LOT 23, BLOCK 1 OF SUMMERFIELD ESTATES SEVENTH SUBDIVISION IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 23, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ON AN ASSUMED BEARING OF N72°22'10"E ALONG THE NORTH LINE OF SAID LOT 23 A DISTANCE OF 24.15 FEET; THENCE S00°08'07"W A DISTANCE OF 65.88 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID LOT 23; THENCE N65°15'58"W ALONG SAID SOUTHWESTERLY LINE OF LOT 23 A DISTANCE OF 25.30 FEET TO THE SOUTHWEST CORNER OF SAID LOT 23; THENCE N00°08'07"E ALONG THE WEST LINE OF SAID LOT 23 A DISTANCE OF 47.98 FEET TO THE POINT OF BEGINNING. SAID PERMANENT DRAINAGE EASEMENT CONTAINS 1,309 SQUARE FEET OR 0.03 ACRES MORE OR LESS.

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PROJECT NO: 006-1410	DRAINAGE EASEMENT		201 East 2nd Street P.O. Box 1072 Grand Island, NE 68802-1072 TEL 308.384.8750 FAX 308.384.8752	EXHIBIT
DRAWN BY: ZLL	LOT 23, BLOCK 1, SUMMERFIELD ESTATES SEVENTH SUBD.			1
DATE: 9/07				