



# City of Grand Island

Tuesday, November 27, 2007

Council Session

## Item E4

**Public Hearing Concerning Acquisition and Conveyance of  
Property Located on the South Boundary Line of the Webb Road  
Soccer Field (Funk, LLC)**

Staff Contact: Steve Paustian

# **Council Agenda Memo**

**From:** Steve Paustian, Park and Recreation Director

**Meeting:** November 27, 2007

**Subject:** Acquisition and Conveyance of Property Located on the South Boundary Line of the Webb Road Soccer Field (Funk, LLC)

**Item #'s:** E-4 & F-4 & G-12

**Presenter(s):** Steve Paustian, Park and Recreation Director

## **Background**

The City of Grand Island acquired land from the Burlington Northern Railroad when it abandoned the Beltline spur over 30 years ago. This narrow strip of land was used by the railroad to supply the former Johnson Cashway Lumber Company with product. The east half of the land, currently owned by the City, being considered for the swap has been maintained by Johnson Cashway or its successors since the City acquired the land from Burlington Northern. Several years ago the City purchased the former Webb Salebarn property for future Cemetery development. It is currently being used as athletic fields. During the construction of the athletic fields it was necessary to develop a detention cell to catch run-off from the fields as storm sewer is unavailable for this property. The detention cell as constructed impacts the west end of the proposed land swap and is difficult to maintain given the existing property line.

## **Discussion**

City staff was approached by Funk LLC to see if a land swap would be possible. After reviewing the request it is the opinion of the City that the swap as proposed, is for land of equal value and, in effect, would represent the true use of the land by the two parties today.

## **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 agree to the land swap.

### **Sample Motion**

Move to allow for the exchange of land between the City of Grand Island and Funk LLC.





LEGEND  
 M = MEASURED  
 R = RECORDED  
 T = TEMPORARY POINT  
 O = #5 REBAR PLACED  
 ● = 1/2" IRON PIPE FOUND

UNION PACIFIC RAILROAD COMPANY R.O.W.  
 S 58° 59' 58" W  
 1313.84'

NE COR. E1/2, SE1/4,  
 SEC. 24, T11N, R10W,  
 FOUND SURVEY MARKER  
 IN ASPHALT

38.37'  
 55.92'

S 00° 15' 00" W  
 1195.20'

WEBB ROAD

U.S. HWY #281

N 01° 01' 00" W  
 446.88'

CITY OF GRAND ISLAND

N 01° 01' 00" W  
 16.93'  
 N 01° 01' 00" W  
 16.97'

N 01° 01' 00" W  
 156.04'

S 87° 11' 41" E  
 500.17'

S 00° 29' 39" E  
 18.19'

S 00° 29' 39" E  
 18.19'

N 87° 00' 13" W  
 613.68'

N 00° 15' 00" W  
 11.82'

S 00° 15' 00" W  
 13.16'

31.00' PUBLIC ROAD R.O.W.

2644.55'

S 00° 14' 27" W  
 800° 14' 27" W

FUNK FAMILY LLC  
 C/O DALE FUNK

1022.98'  
 1056.20'  
 S 89° 29' 54" W

S 00° 16' 00" W  
 429.00'

N 00° 15' 00" W  
 13.16'

027.76'

SE COR., E1/2, SE1/4,  
 SEC. 24, T11N, R10W,  
 FOUND #5 REBAR  
 IN CONCRETE

**LEGAL DESCRIPTION TRACT #1**

A tract of land comprising a part of the East Half of the Southeast Quarter (E1/2, SE1/4) of Section Twenty Four (24), Township Eleven (11) North, Range Ten (10) West of the 6th P.M., City of Grand Island, Hall County, Nebraska. More particularly described as:

Commencing at the northeast corner of said East Half of the Southeast Quarter (E1/2, SE1/4) a distance of Fifty Five and Ninety Two Hundredths (55.92) feet to a point; thence S 58° 59' 58" W on and upon the south right-of-way line of the Union Pacific Railroad Company a distance of Thirty Seven Hundredths (38.37) feet to a point on the west right-of-way line of Webb Road; thence S 00° 15' 00" W on and upon the west right-of-way line of Webb Road a distance of One Thousand One Hundred Ninety Eight and Twenty Hundredths (1198.20) feet to a point; thence N 87° 00' 13" W a distance of Six Hundred Thirteen and Ninety Six Hundredths (613.96) feet to the Point of Beginning; thence continuing upon the aforesaid bearing a distance of Five Hundred and Twelve Hundredths (500.12) feet to a point on the east right-of-way line of U.S. Highway #281; thence N 01° 01' 00" W on and upon the east right-of-way line of U.S. Highway #281 a distance of Sixteen and Fifty Three Hundredths (16.53) feet to a point; thence S 87° 11' 41" E a distance of Five Hundred and Seventeen Hundredths (500.17) feet to a point; thence S 00° 29' 39" E a distance of Eighteen and Nineteen Hundredths (18.19) feet to the Point of Beginning. Said tract contains 8,665.6757 square feet more or less.

**LEGAL DESCRIPTION TRACT #2**

A tract of land comprising a part of the East Half of the Southeast Quarter (E1/2, SE1/4) of Section Twenty Four (24), Township Eleven (11) North, Range Ten (10) West of the 6th P.M., City of Grand Island, Hall County, Nebraska. More particularly described as:

Commencing at the northeast corner of said East Half of the Southeast Quarter (E1/2, SE1/4) thence S 00° 14' 27" W on and upon the east line of said East Half of the Southeast Quarter (E1/2, SE1/4) a distance of Fifty Five and Ninety Two Hundredths (55.92) feet to a point; thence S 58° 59' 58" W on and upon the south right-of-way line of the Union Pacific Railroad Company a distance of Thirty Eight and Thirty Seven Hundredths (38.37) feet to a point on the west right-of-way line of Webb Road; thence S 00° 15' 00" W on and upon the west right-of-way line of Webb Road a distance of One Thousand One Hundred Ninety Eight and Twenty Hundredths (1198.20) feet to the Point of Beginning; thence N 87° 00' 13" W a distance of Six Hundred Thirteen and Ninety Six Hundredths (613.96) feet to a point; thence S 00° 29' 39" E a distance of Fifteen and Eight Hundredths (15.08) feet to a point; thence S 87° 10' 48" E a distance of Six Hundred Thirteen and Sixty Eight Hundredths (613.68) feet to a point on the west right-of-way line of Webb Road; thence N 00° 15' 00" E on and upon the east right-of-way line of Webb Road a distance of Thirteen and Eight Hundredths (13.16) feet to the Point of Beginning. Said tract contains 8,663.3939 square feet more or less.

I hereby certify that on this 10th day of October, 2007 I completed an accurate survey of the above described property as shown on the accompanying plat. All dimensions are in feet and are accurate to the best of my knowledge and belief.

DURAN KATT  
 R.L.S. #506  
 LAND SURVEYOR  
 NEBRASKA