



City of Grand Island

Tuesday, January 27, 2015

Council Session

Item E-3

**Public Hearing on Acquisition of Public Utility Easement &
Ingress/Egress Easement in Van Ohlen 3rd Subdivision (Shady
Bend Villas, LLC)**

Staff Contact: John Collins, P.E. - Public Works Director

Council Agenda Memo

From: Terry Brown PE, Assistant Public Works Director

Meeting: January 27, 2015

Subject: Public Hearing on Acquisition of Public Utility Easement & Ingress / Egress Easement in Van Ohlen 3rd Subdivision (Shady Bend Villas, LLC)

Item #'s: E-3 & G-7

Presenter(s): John Collins PE, Public Works Director

Background

Nebraska State Statutes stipulate that the acquisition of property requires a public hearing to be conducted with the acquisition approved by the City Council. Public utility easements and an ingress/egress easement are needed in the Van Ohlen 3rd Subdivision to accommodate development of this area. The easements will allow for the construction, operation, maintenance, extension, repair, replacement, and removal of public utilities within the utility easement & access to the new development.

Discussion

To allow for the accommodation of public utilities and access to the new development of this area is requested that a fifty (50) foot wide ingress/egress easement, as well as two (2), seven (7) foot wide utility easements be acquired by the City of Grand Island within the Van Ohlen 3rd Subdivision.

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

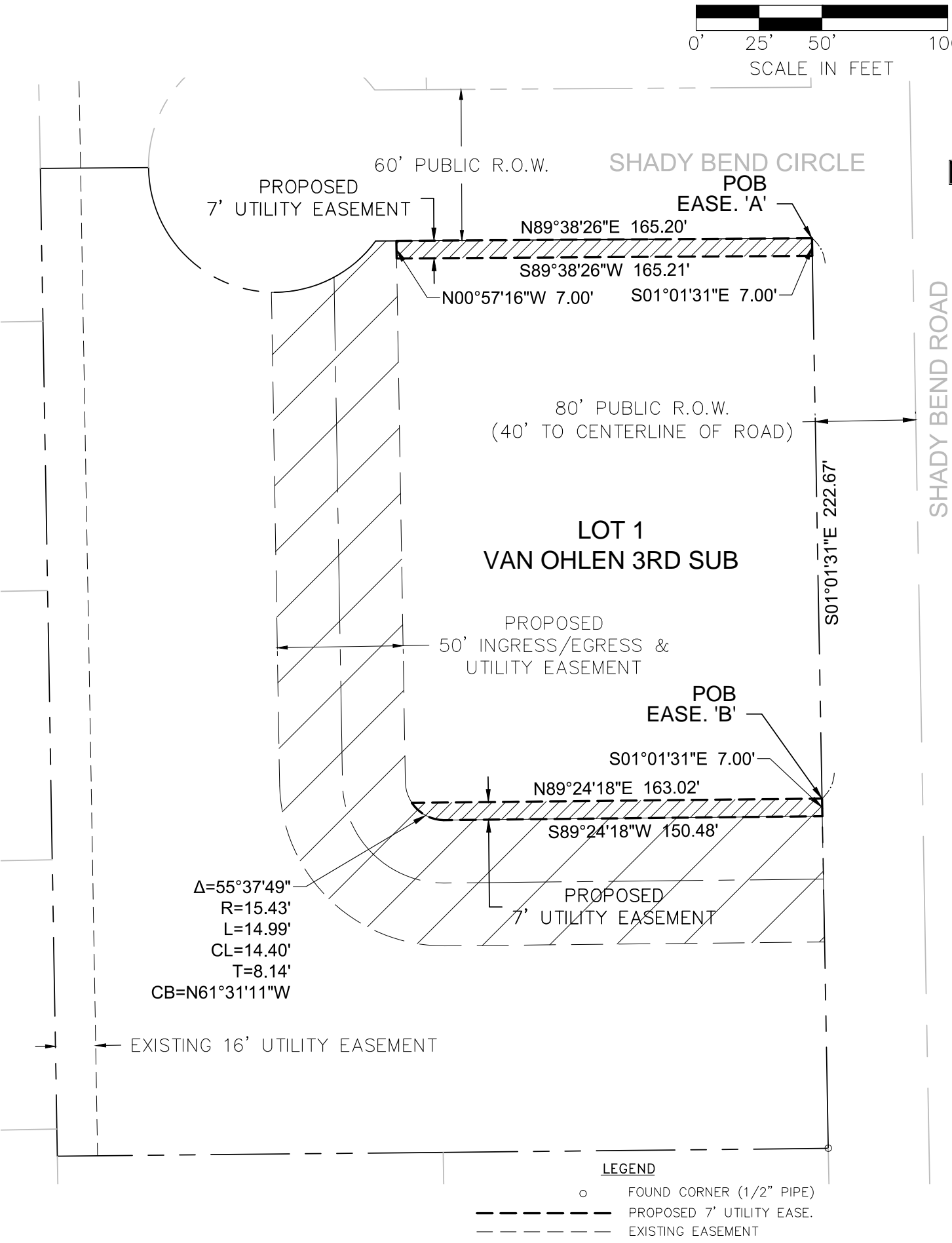
Recommendation

City Administration recommends that the Council conduct a Public Hearing and approve the acquisition of such easements.

Sample Motion

Move to approve the acquisition of the easements.

DWG: F:\projects\013-1862\1862-Prop\10131862-Ingress-Egress-Ease.dwg
DATE: Jan 03, 2015 11:09am XREFS: 0131862-ABASE
USER: jromirez



EASEMENT 'A' DESCRIPTION

A 7' WIDE EASEMENT LOCATED IN PART OF THE LOT 1, VAN OHLEN 3RD SUBDIVISION, IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 1, VAN OHLEN 3RD SUBDIVISION, SAID POINT BEING THE POINT OF BEGINNING; THENCE ON AN ASSUMED BEARING OF S01°01'31"E, ALONG AND UPON THE WEST RIGHT OF WAY LINE OF SHADY BEND ROAD, SAID LINE ALSO BEING THE EAST LINE OF SAID LOT 1, A DISTANCE OF 7.00 FEET; THENCE S89°38'26"W, PARALLEL WITH THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 165.21 FEET; THENCE N00°57'16"W A DISTANCE OF 7.00 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1, SAID LINE ALSO BEING THE SOUTH RIGHT OF WAY LINE OF SHADY BEND CIRCLE; THENCE N89°38'26"E, ALONG SAID NORTH LINE, A DISTANCE OF 165.20 FEET TO A POINT OF BEGINNING. SAID EASEMENT CONTAINS A CALCULATED AREA OF 1,156.42 SQUARE FEET OR 0.027 ACRES MORE OR LESS.

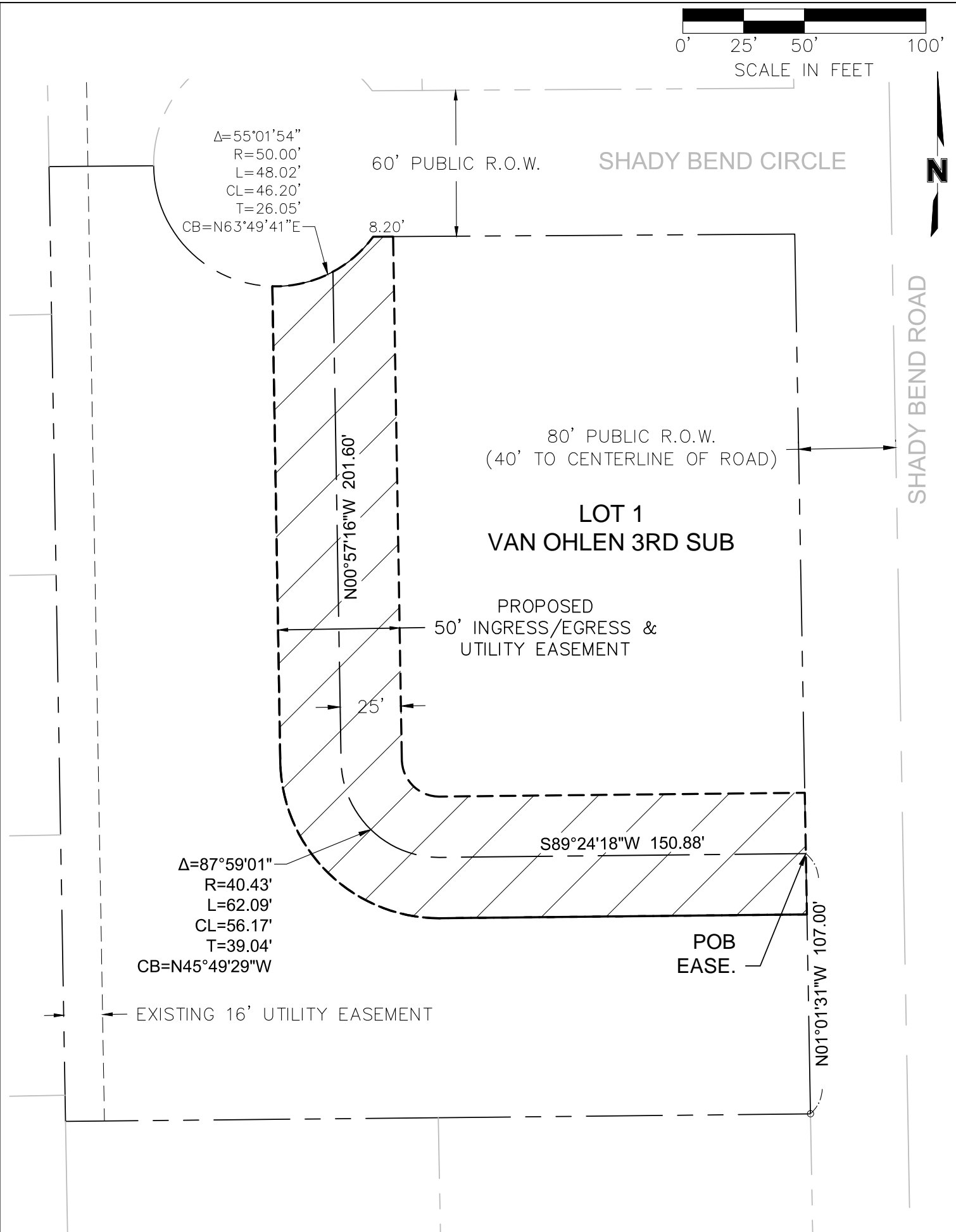
EASEMENT 'B' DESCRIPTION

A 7' WIDE EASEMENT LOCATED IN PART OF THE LOT 1, VAN OHLEN 3RD SUBDIVISION, IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 1, VAN OHLEN 3RD SUBDIVISION; THENCE ON AN ASSUMED BEARING OF S01°01'31"E, ALONG THE WEST RIGHT OF WAY LINE OF SHADY BEND ROAD, SAID LINE ALSO BEING THE EAST LINE OF SAID LOT 1, A DISTANCE OF 222.67 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S01°01'31"E, ALONG SAID WEST RIGHT OF WAY LINE OF SHADY BEND ROAD AND SAID EAST LINE OF SAID LOT 1, A DISTANCE OF 7.00 FEET; THENCE S89°24'18"W A DISTANCE OF 150.48 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE IN A CLOCKWISE DIRECTION HAVING A DELTA ANGLE OF 55°37'49", A RADIUS OF 15.43 FEET, A CHORD BEARING OF N61°31'11"W AND A CHORD DISTANCE OF 14.40 FEET; THENCE N89°24'18"E A DISTANCE OF 163.02 FEET TO THE POINT OF BEGINNING. SAID EASEMENT CONTAINS A CALCULATED AREA OF 1,114.59 SQUARE FEET OR 0.026 ACRES MORE OR LESS.

PROJECT NO: 2013-1862	PROPOSED 7' WIDE UTILITY EASEMENT		201 East 2nd Street P.O. Box 1072 Grand Island, NE 68802-1072 TEL 308.384.8750 FAX 308.384.8752
DATE: 12.22.2014			
EXHIBIT 'B'			

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DATE: Jan 03, 2015 11:07am XREFS: 0131862-ABASE
USER: jromirez



PROJECT NO: 2013-1862	PROPOSED 50' WIDE INGRESS/EGRESS AND UTILITY EASEMENT		201 East 2nd Street P.O. Box 1072 Grand Island, NE 68802-1072 TEL 308.384.8750 FAX 308.384.8752
DATE: 12.22.2014			
EXHIBIT 'A'			