



# City of Grand Island

Tuesday, April 14, 2015

Council Session

## Item G-9

**#2015-89 - Approving Temporary Construction Easement for Hall County Sanitary Sewer District 2 (SID 2) [Wilkinson Development, Inc./Bosselman Oil, Inc./Pragya, Inc./Sinha]**

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

# Council Agenda Memo

**From:** Terry Brown PE, Assistant Public Works Director

**Meeting:** April 14, 2015

**Subject:** Approving Temporary Construction Easement for Hall County Sanitary Sewer District 2 (SID 2) [Wilkinson Development, Inc./Bosselman Oil, Inc./Pragya, Inc./Sinha]

**Item #'s:** G-9

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

## Background

At the January 4, 2011 Study Session the City Council was informed of an interest of businesses along US Highway 281 near the Interstate 80 interchange to extend City sanitary sewer to serve their property.

On January 11, 2011 City Council approved Mayor Vavricek to sign a “Letter of Intent” to the Nebraska Department of Environmental Quality declaring the City’s willingness to negotiate a public/private project with these businesses to extend City sanitary sewer south along US Highway 281.

The May 17, 2011 Study Session provided an update to the City Council regarding several meetings that were conducted between the City and the interested parties.

On September 27, 2011 City Council approved Sanitary Sewer District No. 528 in the Wildwood Subdivision. This district provided support for the sanitary sewer extension south along US Highway 281 to Interstate 80.

The sanitary sewer extension south along US Highway 281 to Interstate 80 will help to foster growth of the City towards the interstate and provide for future development.

## Discussion

Temporary easements are necessary from property owners for construction of Hall County Sanitary Sewer Improvement District 2 (SID 2) to be completed, which must be approved by City Council. A sketch of each temporary construction easement area is attached for reference.

This project is funded by the State Revolving Funds (SRF) Project # is C317867.

All documents have been signed and returned by the property owners. Authorization of the documents is contingent upon City Council approval. Following is a summary of the payments, totaling \$6,690.00 for the temporary construction easements.

Owner	Legal	Total
<p>Wilkinson Development, Inc.</p>	<p>LOCATED IN PART OF THE NORTHWEST QUARTER OF SECTION TWENTY (20), TOWNSHIP TEN (10) NORTH, RANGE NINE (9) WEST OF THE 6<sup>TH</sup> P.M., HALL COUNTY NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:            COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE ON AN ASSUMED BEARING OF N00°47'14"E, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 382.46 FEET; THENCE N84°42'02"E A DISTANCE OF 148.31 FEET TO A POINT ON THE SOUTH LINE OF A TRACT OF LAND RECORDED IN INSTRUMENT NO. 201202379, HALL COUNTY REGISTER OF DEEDS, GRAND ISLAND, NEBRASKA, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE N05°17'57"W, A DISTANCE OF 21.80 FEET; THENCE S87°14'30"W A DISTANCE OF 25.02 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 281; THENCE N05°17'57"W, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 10.01 FEET; THENCE N87°14'30"E A DISTANCE OF 40.04 FEET; THENCE S05°18'18"E A DISTANCE OF 31.14 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT OF LAND; THENCE S84°42'03"W, ALONG SAID SOUTH LINE OF A TRACT OF LAND, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING. SAID UTILITY EASEMENT CONTAINS A CALCULATED AREA OF 722 SQUARE FEET OR 0.02 ACRES MORE OR LESS, AS SHOWN ON THE TRACT DRAWING DATED 07/08/14, MARKED EXHIBIT 11A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.</p>	<p>\$620.00</p>
<p>Bosselman Oil, Inc.</p>	<p>TEMPORARY ACCESS EASEMENT NO. 1-            LOCATED IN PART OF THE EAST HALF (E ½) OF SECTION TWENTY-FOUR (24), TOWNSHIP TEN (10) NORTH, RANGE TEN (10) WEST OF THE 6<sup>TH</sup> P.M., AND A PART OF NEBMO SUBDIVISION, HALL COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:            COMMENCING AT THE NORTHEAST CORNER OF SAID EAST HALF; THENCE ON AN ASSUMED BEARING OF S00°47'14"E, ALONG THE EAST LINE OF SAID EAST HALF, A DISTANCE OF 1765.77 FEET; THENCE S88°27'18"W A DISTANCE OF 112.23 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 281 AND THE NORTHEAST CORNER OF TRACT THREE (3) OF INSTRUMENT NO. 90-104283, HALL COUNTY REGISTER OF DEEDS, GRAND ISLAND, NEBRASKA; THENCE S71°34'44"W, ALONG THE NORTH LINE OF SAID TRACT THREE (3), A DISTANCE OF 26.18 FEET TO THE POINT OF BEGINNING; THENCE S01°09'32"E A DISTANCE OF 408.54 FEET; THENCE S88°50'28"W A DISTANCE OF 10.00 FEET; THENCE S01°09'32"E A DISTANCE OF 34.63 FEET; THENCE S88°50'28"W A DISTANCE OF 20.00 FEET; THENCE N01°09'32"W A DISTANCE OF 52.01 FEET; THENCE N88°50'28"E A DISTANCE OF 15.00 FEET; THENCE N01°09'32"W A DISTANCE OF 386.50 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT THREE (3); THENCE N71°34'44"E, ALONG SAID NORTH LINE OF TRACT THREE (3), A DISTANCE OF 15.71 FEET TO THE POINT OF BEGINNING. SAID TEMPORARY UTILITY EASEMENT CONTAINS A CALCULATED AREA OF 7,046 SQUARE FEET OR 0.16 ACRES MORE OR LESS, AS SHOWN ON THE TRACT DRAWING DATED 07/08/14, MARKED EXHIBIT 5A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.</p>	<p>\$2,550.00</p>

	<p><u>TEMPORARY ACCESS EASEMENT NO. 2-</u>  LOCATED IN PART OF NEBMO SUBDIVISION, HALL COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:  COMMENCING AT THE SOUTHEAST CORNER OF NEBMO SUBDIVISION; THENCE ON AN ASSUMED BEARING OF N01°09'32"W, ALONG THE EAST LINE FO SAID NEBMO SUBDIVISION, A DISTANCE OF 60.00 FEET TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF PLATTE STREET AND THE WEST RIGHT OF WAY LINE OF U.S. HIGHWAY 281; THENCE S88°46'46"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING; THENCE S88°46'46"W, CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 20.00 FEET; THENCE N01°09'32"W A DISTANCE OF 30.23 FEET; THENCE N88°50'28"E A DISTANCE OF 20.00 FEET; THENCE S01°09'32"E A DISTANCE OF 30.21 FEET TO THE POINT OF BEGINNING. SAID TEMPORARY UTILITY EASEMENT CONTAINS A CALCULATED AREA OF 604 SQUARE FEET OR 0.01 ACRES MORE OR LESS, AS SHOWN ON THE TRACT DRAWING DATED 07/08/14, MARKED EXHIBIT 5B ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.</p> <p><u>TEMPORARY ACCESS EASEMENT NO. 3-</u>  LOCATED IN PART OF THE EAST HALF (E ½) OF SECTION TWENTY-FOUR (24), TOWNSHIP TEN (10) NORTH, RANGE TEN (10) WEST OF THE 6<sup>TH</sup> P.M., HALL COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:  COMMENCING AT THE SOUTHEAST CORNER OF NEBMO SUBDIVISION; THENCE ON AN ASSUMED BEARING OF S00°46'46E, ALONG THE SOUTH LINE NEBMO SUBDIVISION, A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING; THENCE S01°09'32"E A DISTANCE OF 192.13 FEET; THENCE S20°05'30"W A DISTANCE OF 280.15 FEET; THENCE S40°01'38"W A DISTANCE OF 167.74 FEET; THENCE S50°17'14"W A DISTANCE OF 177.79 FEET TO A POINT ON THE WEST LINE OF TRACT THREE (3) OF INSTRUMENT NO. 90-104283, HALL COUNTY REGISTER OF DEEDS, GRAND ISLAND, NEBRASKA; THENCE N01°13'16"W, ON SAID WEST LINE OF SAID TRACT THREE (3), A DISTANCE OF 19.16 FEET; THENCE N50°17'14"E A DISTANCE OF 164.52 FEET; THENCE N40°01'38"E A DISTANCE OF 163.76 FEET; THENCE N20°05'30"E A DISTANCE OF 302.29 FEET; THENCE N01°09'32"W A DISTANCE OF 163.59 FEET TO A POINT ON THE SOUTH LINE OF NEBMO SUBDIVISION; THENCE S88°46'46"W, ALONG SAID SOUTH LINE, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING. SAID TEMPORARY UTILITY EASEMENT CONTAINS A CALCULATED AREA OF 10,311 SQUARE FEET OR 0.24 ACRES MORE OR LESS, AS SHOWN ON THE TRACT DRAWING DATED 07/08/14, MARKED EXHIBIT 6A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.</p>	
Pragya, Inc.	<p>LOCATED IN PART OF LOT ONE (1), KRUG SECOND SUBDIVISION, HALL COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:  COMMENCING AT THE NORTHWEST CORNER OF LOT ONE (1), KRUG SECOND SUBDIVISION; THENCE ON AN ASSUMED BEARING OF N84°42'03"E, ALONG A NORTHERLY LINE OF SAID LOT ONE (1), A DISTANCE OF 20.10 FEET TO THE POINT OF BEGINNING; THENCE N84°42'03"E, ALONG THE NORTHERLY LINE OF SAID LOT ONE (1), A DISTANCE OF 15.00 FEET; THENCE S06°01'38"E, PARALLEL TO THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 281, A DISTANCE OF 195.40 FEET; THENCE S46°05'32"E A DISTANCE OF 29.02 FEET; THENCE S31°56'59"W A DISTANCE OF 47.20 FEET TO A POINT ON SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 80; THENCE N58°03'01"W, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 10.00 FEET; THENCE N31°56'59"E A DISTANCE OF 39.10 FEET; THENCE N46°05'32"W A DISTANCE OF 32.33 FEET; THENCE N06°01'38"W, PARALLEL WITH SAID EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 281, A DISTANCE OF 193.29 FEET TO THE POINT OF BEGINNING. SAID TEMPORARY UTILITY</p>	\$2,930.00

	EASEMENT CONTAINS A CALCULATED AREA OF 3,653 SQUARE FEET OR 0.08 ACRES MORE OR LESS, AS SHOWN ON THE TRACT DRAWING DATED 07/08/14, MARKED EXHIBIT 10A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.	
Deepak & Suhita Sinha	LOCATED IN PART OF LOT TWO (2), HIGHWAY MOTEL SUBDIVISION, HALL COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT TWO (2), HIGHWAY MOTELS SUBDIVISION, SAID POINT BEING THE POINT OF BEGINNING; THENCE ON AN ASSUMED BEARING OF N00°08'07"W, ALONG THE WEST LINE OF SAID LOT TWO (2), HIGHWAY MOTELS SUBDIVISION, A DISTANCE OF 629.40 FEET; THENCE N00°08'07"W, CONTINUING ALONG THE WEST LINE OF LOT TWO (2), A DISTANCE OF 22.31 FEET; THENCE N90°00'00"E A DISTANCE OF 24.99 FEET; THENCE N00°00'23"E A DISTANCE OF 90.51 FEET; THENCE N90°00'00"W A DISTANCE OF 24.79 FEET TO A POINT ON THE WEST LINE OF SAID LOT TWO (2); THENCE N00°08'07"E, ALONG SAID WEST LINE OF LOT TWO (2), A DISTANCE OF 10.00 FEET; THENCE N90°00'00"E A DISTANCE OF 33.70 FEET; THENCE S13°07'22"E A DISTANCE OF 64.90 FEET; THENCE S00°40'52"E A DISTANCE OF 58.25 FEET; THENCE S88°25'12"W A DISTANCE OF 49.44 FEET TO THE POINT OF BEGINNING. SAID UTILITY EASEMENT CONTAINS A CALCULATED AREA OF 3,235 SQRUAE FEET OR 0.07 ACRES MORE OR LESS, AS SHOWN ON THE TRACT DRAWING DATED 07/08/14, MARKED EXHIBIT 9A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.	\$590.00

### **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 Temporary Construction Easement Agreement between the City of Grand Island, Public Works Department and the affected property owner for Hall County Sanitary Sewer Improvement District 2 (SID 2).

### **Sample Motion**

Move to approve the temporary construction easement.

RESOLUTION 2015-89

WHEREAS, temporary construction easements are required by the City of Grand Island, from Wilkinson Development, Inc./Bosselman Oil, Inc./Pragya, Inc./Deepak & Suhita Sinha, in the Hall County Sanitary Sewer District 2 (SID 2) project area:

Owner	Legal	Total
Wilkinson Development, Inc.	<p>LOCATED IN PART OF THE NORTHWEST QUARTER OF SECTION TWENTY (20), TOWNSHIP TEN (10) NORTH, RANGE NINE (9) WEST OF THE 6<sup>TH</sup> P.M., HALL COUNTY NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:</p> <p>COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE ON AN ASSUMED BEARING OF N00°47'14"E, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 382.46 FEET; THENCE N84°42'02"E A DISTANCE OF 148.31 FEET TO A POINT ON THE SOUTH LINE OF A TRACT OF LAND RECORDED IN INSTRUMENT NO. 201202379, HALL COUNTY REGISTER OF DEEDS, GRAND ISLAND, NEBRASKA, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE N05°17'57"W, A DISTANCE OF 21.80 FEET; THENCE S87°14'30"W A DISTANCE OF 25.02 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 281; THENCE N05°17'57"W, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 10.01 FEET; THENCE N87°14'30"E A DISTANCE OF 40.04 FEET; THENCE S05°18'18"E A DISTANCE OF 31.14 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT OF LAND; THENCE S84°42'03"W, ALONG SAID SOUTH LINE OF A TRACT OF LAND, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING. SAID UTILITY EASEMENT CONTAINS A CALCULATED AREA OF 722 SQUARE FEET OR 0.02 ACRES MORE OR LESS, AS SHOWN ON THE TRACT DRAWING DATED 07/08/14, MARKED EXHIBIT 11A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.</p>	\$620.00
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Approved as to Form _____ April 13, 2015	<input type="checkbox"/> _____ <input type="checkbox"/> City Attorney
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	<p>AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:  COMMENCING AT THE SOUTHEAST CORNER OF NEBMO SUBDIVISION;  THENCE ON AN ASSUMED BEARING OF N01°09'32"W, ALONG THE EAST  LINE FO SAID NEBMO SUBDIVISION, A DISTANCE OF 60.00 FEET TO THE  INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF PLATTE STREET  AND THE WEST RIGHT OF WAY LINE OF U.S. HIGHWAY 281; THENCE  S88°46'46"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF  35.00 FEET TO THE POINT OF BEGINNING; THENCE S88°46'46"W,  CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF  20.00 FEET; THENCE N01°09'32"W A DISTANCE OF 30.23 FEET; THENCE  N88°50'28"E A DISTANCE OF 20.00 FEET; THENCE S01°09'32"E A DISTANCE  OF 30.21 FEET TO THE POINT OF BEGINNING. SAID TEMPORARY UTILITY  EASEMENT CONTAINS A CALCULATED AREA OF 604 SQUARE FEET OR  0.01 ACRES MORE OR LESS, AS SHOWN ON THE TRACT DRAWING DATED  07/08/14, MARKED EXHIBIT 5B ATTACHED HERETO AND INCORPORATED  HEREIN BY REFERENCE.</p> <p><u>TEMPORARY ACCESS EASEMENT NO. 3-</u>  LOCATED IN PART OF THE EAST HALF (E ½) OF SECTION TWENTY-FOUR  (24), TOWNSHIP TEN (10) NORTH, RANGE TEN (10) WEST OF THE 6<sup>TH</sup> P.M.,  HALL COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS  FOLLOWS:  COMMENCING AT THE SOUTHEAST CORNER OF NEBMO SUBDIVISION;  THENCE ON AN ASSUMED BEARING OF S00°46'46E, ALONG THE SOUTH  LINE NEBMO SUBDIVISION, A DISTANCE OF 35.00 FEET TO THE POINT  OF BEGINNING; THENCE S01°09'32"E A DISTANCE OF 192.13 FEET;  THENCE S20°05'30"W A DISTANCE OF 280.15 FEET; THENCE S40°01'38"W A  DISTANCE OF 167.74 FEET; THENCE S50°17'14"W A DISTANCE OF 177.79  FEET TO A POINT ON THE WEST LINE OF TRACT THREE (3) OF  INSTRUMENT NO. 90-104283, HALL COUNTY REGISTER OF DEEDS, GRAND  ISLAND, NEBRASKA; THENCE N01°13'16"W, ON SAID WEST LINE OF SAID  TRACT THREE (3), A DISTANCE OF 19.16 FEET; THENCE N50°17'14"E A  DISTANCE OF 164.52 FEET; THENCE N40°01'38"E A DISTANCE OF 163.76  FEET; THENCE N20°05'30"E A DISTANCE OF 302.29 FEET; THENCE  N01°09'32"W A DISTANCE OF 163.59 FEET TO A POINT ON THE SOUTH  LINE OF NEBMO SUBDIVISION; THENCE S88°46'46"W, ALONG SAID SOUTH  LINE, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING. SAID  TEMPORARY UTILITY EASEMENT CONTAINS A CALCULATED AREA OF  10,311 SQUARE FEET OR 0.24 ACRES MORE OR LESS, AS SHOWN ON THE  TRACT DRAWING DATED 07/08/14, MARKED EXHIBIT 6A ATTACHED  HERETO AND INCORPORATED HEREIN BY REFERENCE.</p>	
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<p>Deepak &amp; Suhita Sinha</p>	<p>LOCATED IN PART OF LOT TWO (2), HIGHWAY MOTEL SUBDIVISION, HALL COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT TWO (2), HIGHWAY MOTELS SUBDIVISION, SAID POINT BEING THE POINT OF BEGINNING; THENCE ON AN ASSUMED BEARING OF N00°08'07"W, ALONG THE WEST LINE OF SAID LOT TWO (2), HIGHWAY MOTELS SUBDIVISION, A DISTANCE OF 629.40 FEET; THENCE N00°08'07"W, CONTINUING ALONG THE WEST LINE OF LOT TWO (2), A DISTANCE OF 22.31 FEET; THENCE N90°00'00"E A DISTANCE OF 24.99 FEET; THENCE N00°00'23"E A DISTANCE OF 90.51 FEET; THENCE N90°00'00"W A DISTANCE OF 24.79 FEET TO A POINT ON THE WEST LINE OF SAID LOT TWO (2); THENCE N00°08'07"E, ALONG SAID WEST LINE OF LOT TWO (2), A DISTANCE OF 10.00 FEET; THENCE N90°00'00"E A DISTANCE OF 33.70 FEET; THENCE S13°07'22"E A DISTANCE OF 64.90 FEET; THENCE S00°40'52"E A DISTANCE OF 58.25 FEET; THENCE S88°25'12"W A DISTANCE OF 49.44 FEET TO THE POINT OF BEGINNING. SAID UTILITY EASEMENT CONTAINS A CALCULATED AREA OF 3,235 SQUARE FEET OR 0.07 ACRES MORE OR LESS, AS SHOWN ON THE TRACT DRAWING DATED 07/08/14, MARKED EXHIBIT 9A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.</p>	<p>\$590.00</p>
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**TOTAL = \$6,690.00**

WHEREAS, Agreements for the Temporary Construction easements have been reviewed and approved by the City Legal Department.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the City of Grand Island be, and hereby is, authorized to enter into the Agreements for the Temporary Construction easements on the above described tracts of land.

BE IT FURTHER RESOLVED, that the Mayor is hereby authorized and directed to execute such agreements on behalf of the City of Grand Island.

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Adopted by the City Council of the City of Grand Island, Nebraska, April 14, 2015.

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Jeremy L. Jensen, Mayor

Attest:

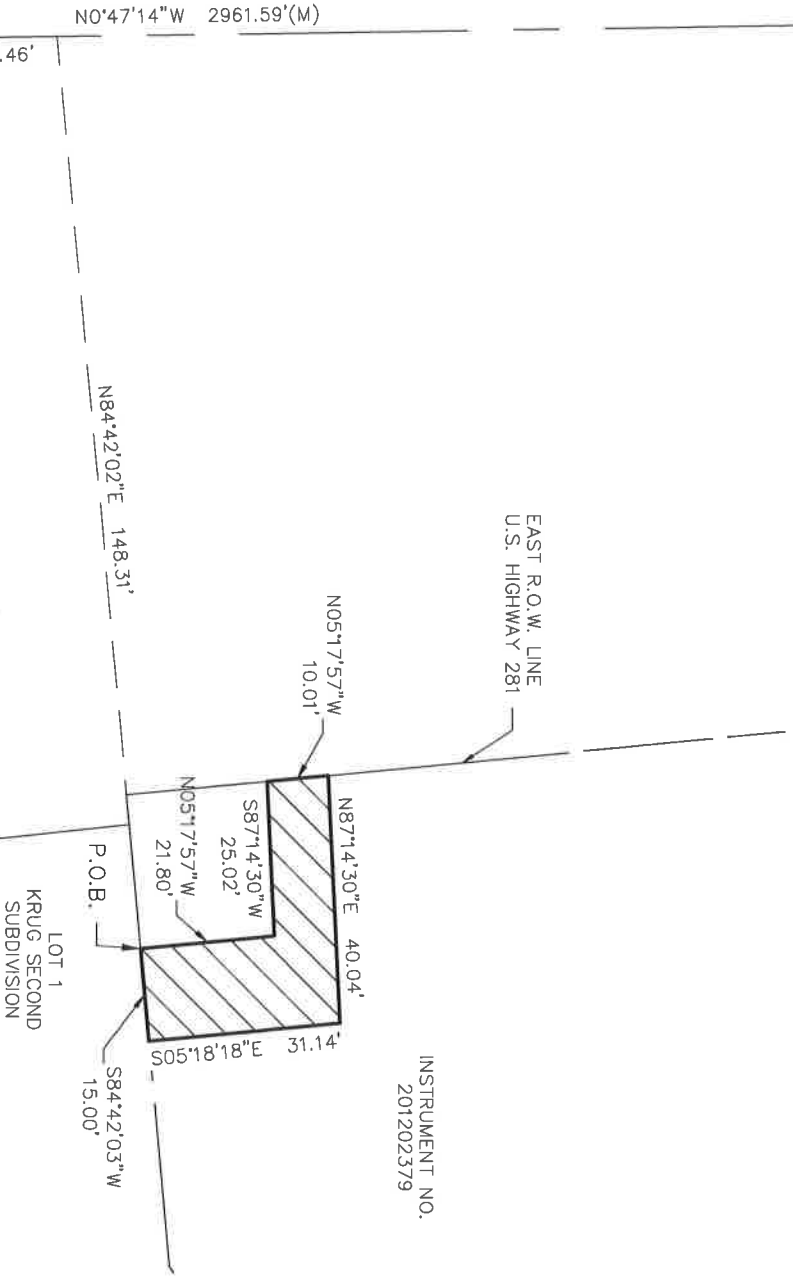
\_\_\_\_\_  
RaNae Edwards, City Clerk



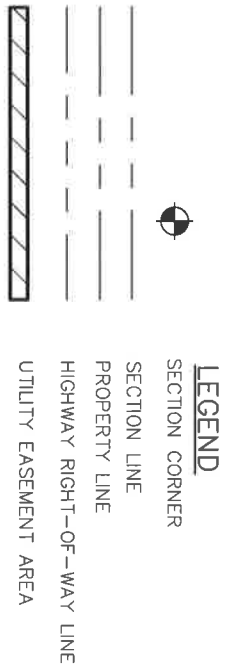
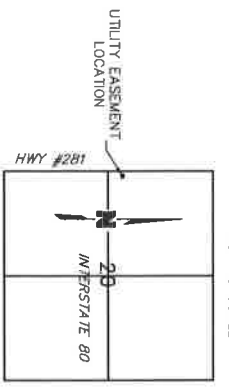
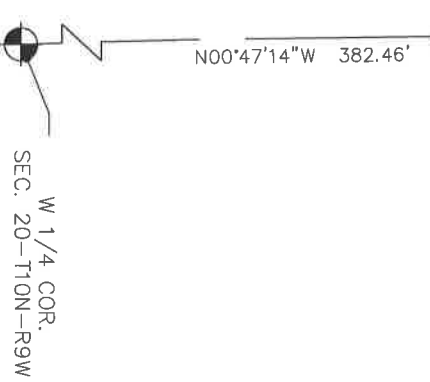
# TEMPORARY UTILITY EASEMENT

## HALL COUNTY, NEBRASKA

NW COR.  
SEC. 20-T10N-R9W



INSTRUMENT NO.  
201202379



### TEMPORARY UTILITY EASEMENT DESCRIPTION

A TEMPORARY UTILITY EASEMENT LOCATED IN PART OF THE NORTHWEST QUARTER OF SECTION TWENTY (20), TOWNSHIP TEN (10) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE ON AN ASSUMED BEARING OF N00°47'14\"/>

PROJECT NO: 2012-1867  
 DRAWN BY: LJW  
 DATE: 07/08/2014

**U.S. HIGHWAY 281  
UTILITY EASEMENTS**



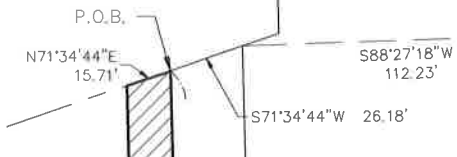
**EXHIBIT  
11A**

# TEMPORARY UTILITY EASEMENT

## HALL COUNTY, NEBRASKA

NE COR.  
SEC. 24-T10N-R10W

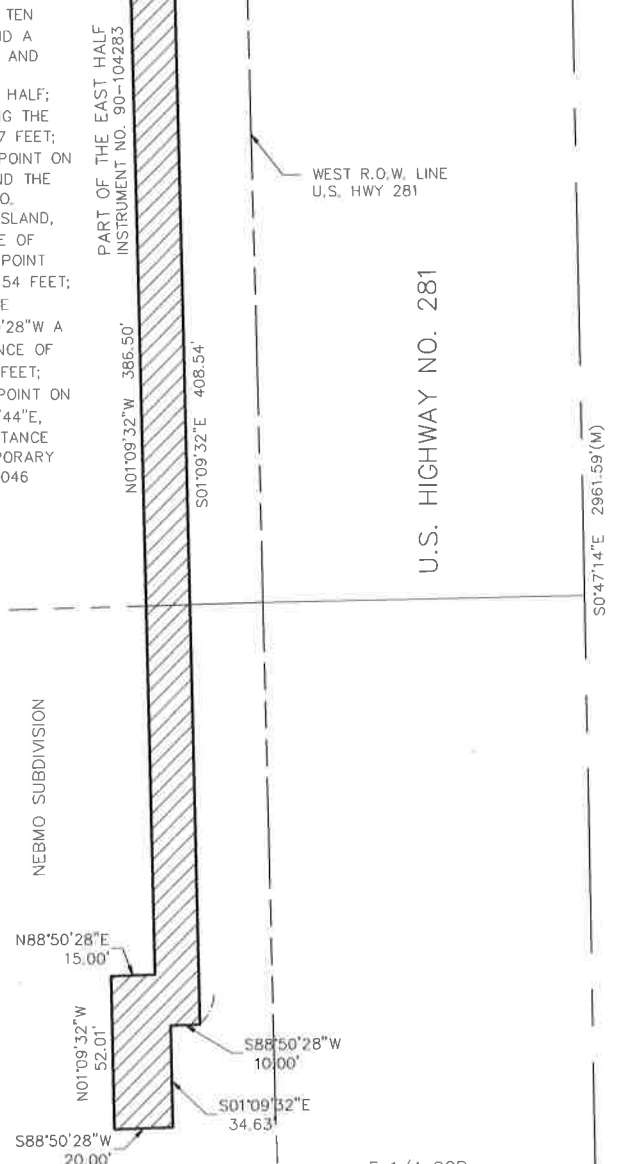
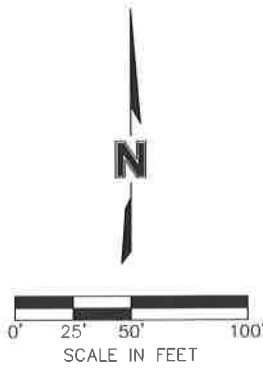
S047'14"E  
1765.77'



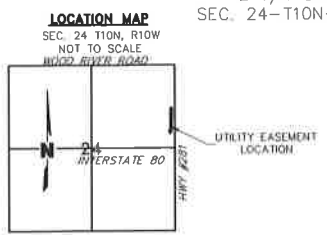
### TEMPORARY UTILITY EASEMENT DESCRIPTION

A TEMPORARY UTILITY EASEMENT LOCATED IN PART OF THE EAST HALF (E1/2) OF SECTION TWENTY-FOUR (24), TOWNSHIP TEN (10) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M. AND A PART OF NEBMO SUBDIVISION, HALL COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE NORTHEAST CORNER OF SAID EAST HALF;  
 THENCE ON AN ASSUMED BEARING OF S00'47'14"E, ALONG THE EAST LINE OF SAID EAST HALF, A DISTANCE OF 1765.77 FEET;  
 THENCE S88'27'18"W A DISTANCE OF 112.23 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 281 AND THE NORTHEAST CORNER OF TRACT THREE OF INSTRUMENT NO. 90-104283, HALL COUNTY REGISTER OF DEEDS, GRAND ISLAND, NEBRASKA; THENCE S71'34'44"W, ALONG THE NORTH LINE OF SAID TRACT THREE, A DISTANCE OF 26.18 FEET TO THE POINT OF BEGINNING; THENCE S01'09'32"E A DISTANCE OF 408.54 FEET; THENCE S88'50'28"W A DISTANCE OF 10.00 FEET; THENCE S01'09'32"E A DISTANCE OF 34.63 FEET; THENCE S88'50'28"W A DISTANCE OF 20.00 FEET; THENCE N01'09'32"W A DISTANCE OF 52.01 FEET; THENCE N88'50'28"E A DISTANCE OF 15.00 FEET; THENCE N01'09'32"W A DISTANCE OF 386.50 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT THREE; THENCE N71'34'44"E, ALONG SAID NORTH LINE OF TRACT TRACT THREE, A DISTANCE OF 15.71 FEET TO THE POINT OF BEGINNING. SAID TEMPORARY UTILITY EASEMENT CONTAINS A CALCULATED AREA OF 7,046 SQUARE FEET OR 0.16 ACRES MORE OR LESS.

USER: lwheeler  
 DWG: F:\projects\012-1867\SVVO\Easements\TEMP EASEMENTS\012-1867\_Sewer Easement\_Bosselman\_NEBMO.DWG  
 DATE: Aug 11, 2014 10:29am  
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- LEGEND**
- SECTION CORNER
  - SECTION LINE
  - PROPERTY LINE
  - HIGHWAY RIGHT-OF-WAY LINE
  - UTILITY EASEMENT AREA



PROJECT NO: 2012-1867  
 DRAWN BY: LJW  
 DATE: 07/08/2014

**U.S. HIGHWAY 281  
 UTILITY EASEMENTS**

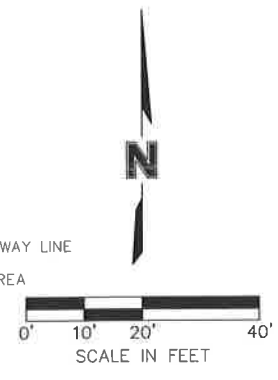
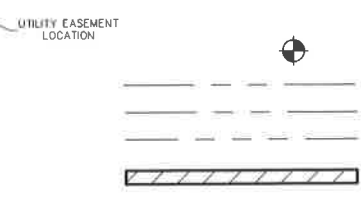
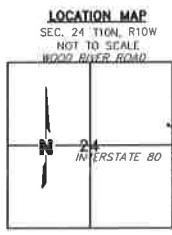
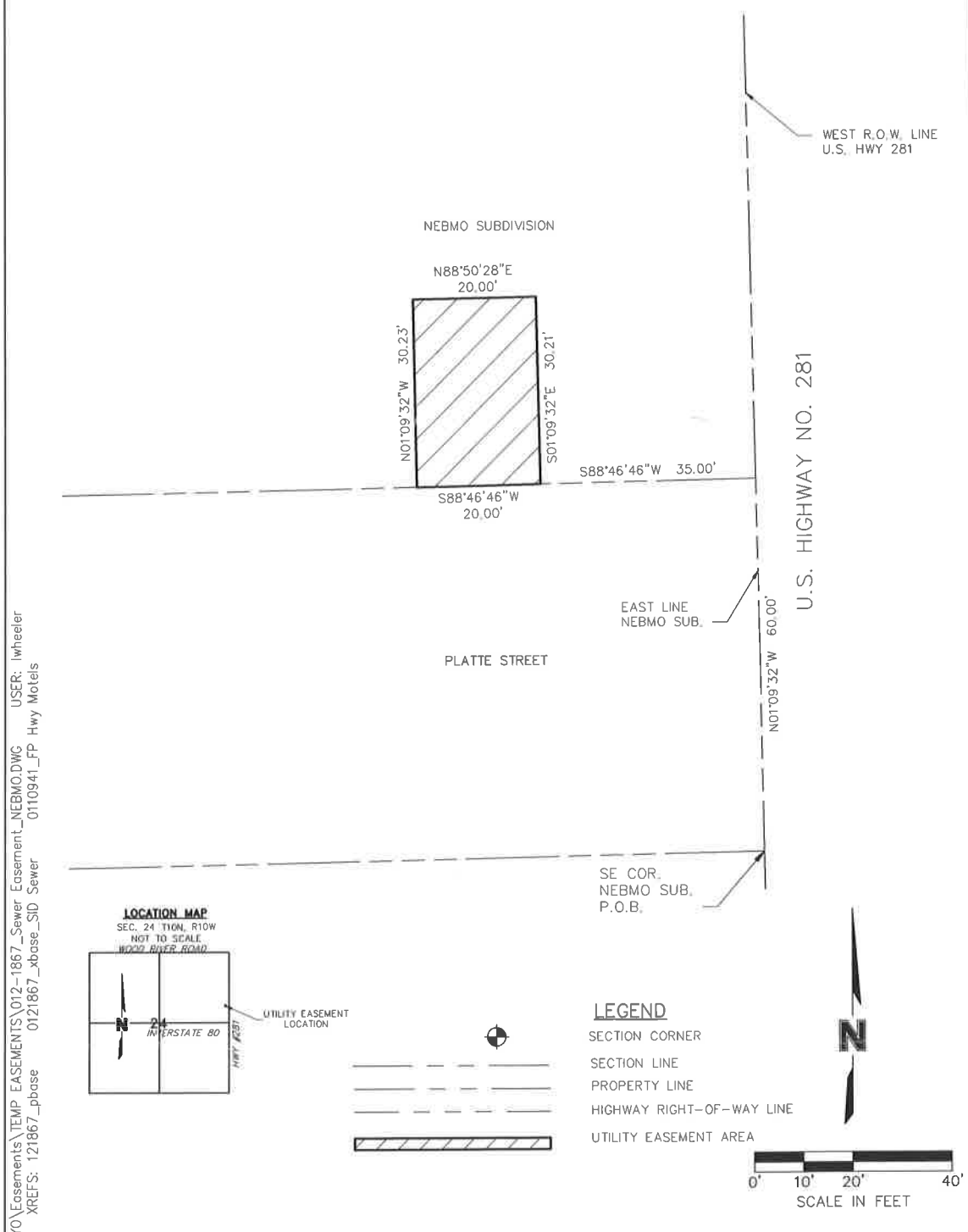
**MOLSSON ASSOCIATES**

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

**EXHIBIT  
 5A**

# TEMPORARY UTILITY EASEMENT

## HALL COUNTY, NEBRASKA



DWG: F:\projects\012-1867\svyo\Easements\TEMP\_EASEMENTS\012-1867\_Sewer Easement\_NEBMO.DWG USER: lwheeler  
 DATE: Aug 11, 2014 10:33am XREFS: 121867\_pbase 0121867\_xbase\_SID Sewer 0110941\_FP Hwy Motels

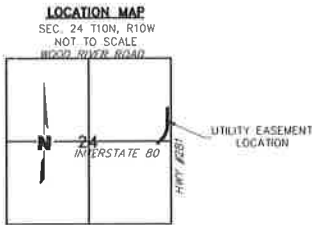
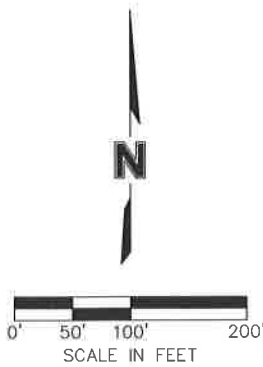
**TEMPORARY UTILITY EASEMENT DESCRIPTION**

A TEMPORARY UTILITY EASEMENT LOCATED IN PART OF NEBMO SUBDIVISION, HALL COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE SOUTHEAST CORNER OF NEBMO SUBDIVISION; THENCE ON AN ASSUMED BEARING OF N01°09'32"W, ALONG THE EAST LINE OF SAID NEBMO SUBDIVISION, A DISTANCE OF 60.00 FEET THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF PLATTE STREET AND THE WEST RIGHT OF WAY LINE OF U.S. HIGHWAY 281; THENCE S88°46'46"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING; THENCE S88°46'46"W, CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 20.00 FEET; THENCE N01°09'32"W A DISTANCE OF 30.23 FEET; THENCE N88°50'28"E A DISTANCE OF 20.00 FEET; THENCE S01°09'32"E A DISTANCE OF 30.21 FEET TO THE POINT OF BEGINNING. SAID TEMPORARY UTILITY EASEMENT CONTAINS A CALCULATED AREA OF 604 SQUARE FEET OR 0.01 ACRES MORE OR LESS.

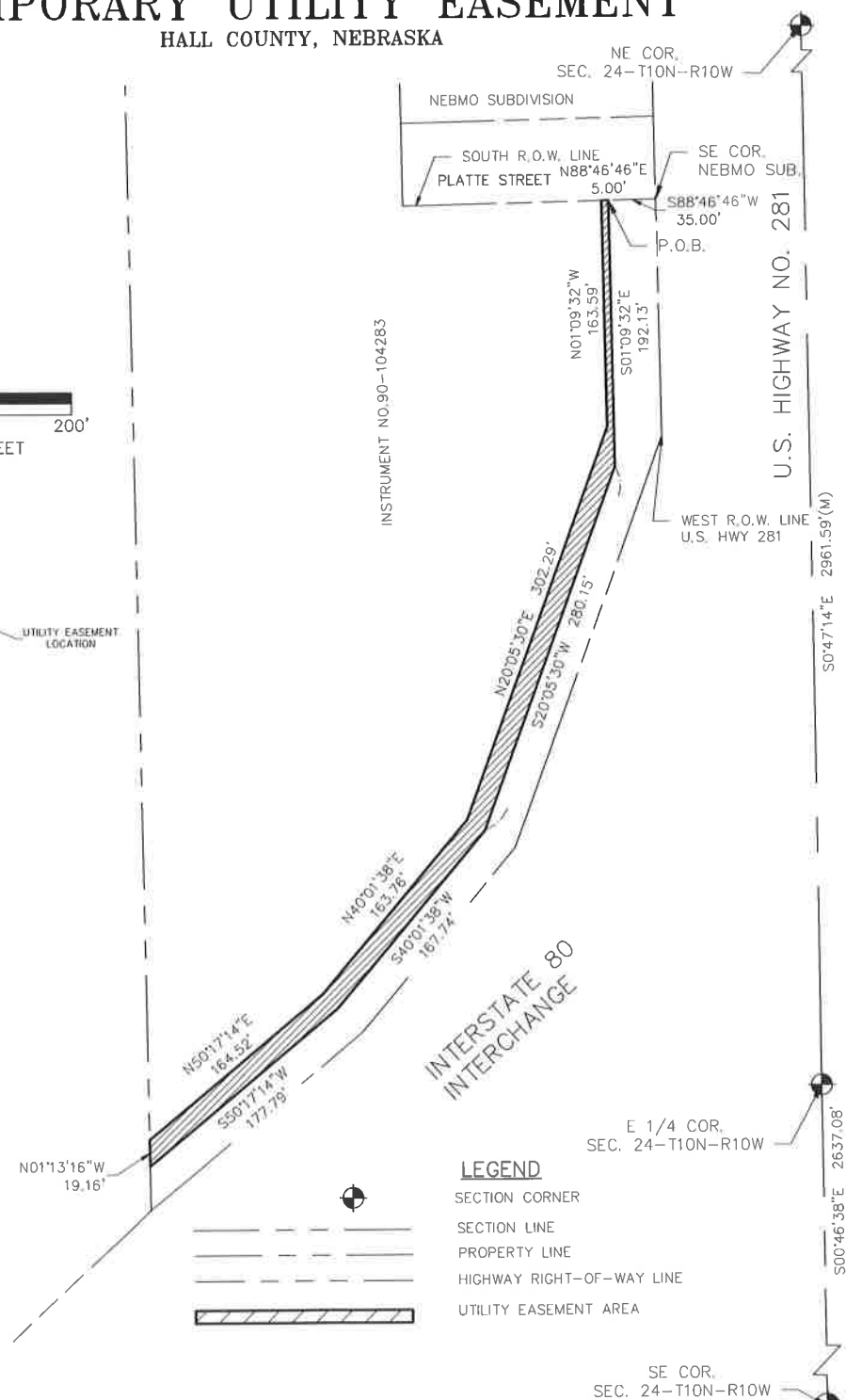
PROJECT NO: 2012-1867	<b>U.S. HIGHWAY 281 UTILITY EASEMENTS</b>		201 East 2nd Street P.O. Box 1072 Grand Island, NE 68802-1072 TEL 308.384.8750 FAX 308.384.8752
DRAWN BY: LJW			<b>EXHIBIT</b>
DATE: 07/08/2014			<b>5B</b>

# TEMPORARY UTILITY EASEMENT

HALL COUNTY, NEBRASKA



USER: lwheeler  
 PROJECT: 012-1867  
 DATE: Aug 11, 2014 10:40am  
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 XREFS: 121867\_pbase  
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- LEGEND**
- SECTION CORNER
  - SECTION LINE
  - PROPERTY LINE
  - HIGHWAY RIGHT-OF-WAY LINE
  - UTILITY EASEMENT AREA

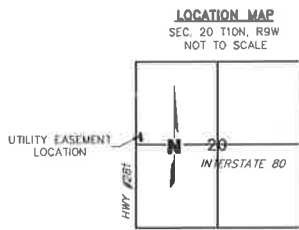
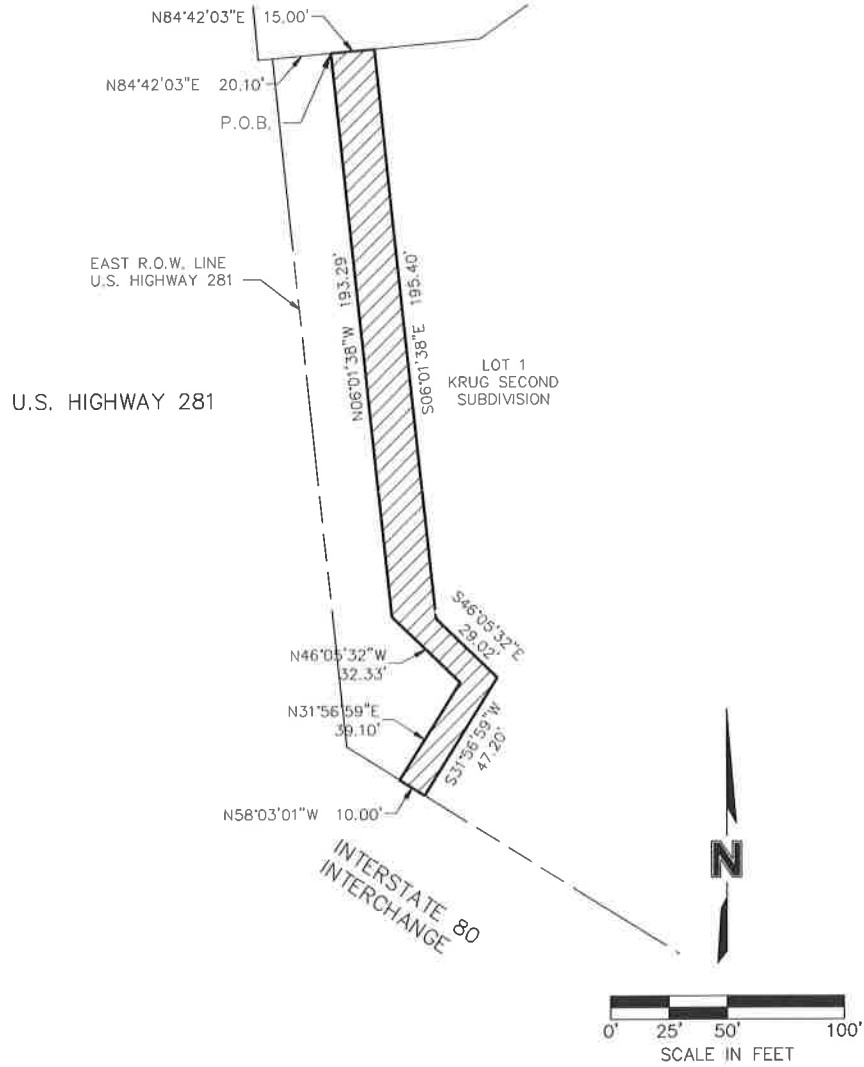
**TEMPORARY UTILITY EASEMENT DESCRIPTION**

A TEMPORARY UTILITY EASEMENT LOCATED IN PART OF THE EAST HALF (E1/2) OF SECTION TWENTY-FOUR (24), TOWNSHIP TEN (10) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF NEBMO SUBDIVISION; THENCE ON AN ASSUMED BEARING OF S00°46'46\"/>

PROJECT NO: 2012-1867	<b>U.S. HIGHWAY 281 UTILITY EASEMENTS</b>		201 East 2nd Street P.O. Box 1072 Grand Island, NE 68802-1072 TEL 308.384.8750 FAX 308.384.8752	EXHIBIT
DRAWN BY: LJW			6A	
DATE: 07/08/2014				

# TEMPORARY UTILITY EASEMENT

## HALL COUNTY, NEBRASKA



**LEGEND**

	PROPERTY LINE
	HIGHWAY RIGHT-OF-WAY LINE
	UTILITY EASEMENT AREA

**TEMPORARY UTILITY EASEMENT DESCRIPTION**

A TEMPORARY UTILITY EASEMENT LOCATED IN PART OF THE LOT 1, KRUG SECOND SUBDIVISION, HALL COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE NORTHWEST CORNER OF LOT 1, KRUG SECOND SUBDIVISION; THENCE ON AN ASSUMED BEARING OF N84°42'03"E, ALONG A NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 15.00 FEET; THENCE N84°42'03"E, ALONG THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 20.10 FEET; THENCE S06°01'38"E, PARALLEL TO THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY 281, A DISTANCE OF 193.29 FEET; THENCE N06°01'38"W, PARALLEL WITH SAID EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 281, A DISTANCE OF 193.29 FEET TO THE POINT OF BEGINNING. SAID TEMPORARY UTILITY EASEMENT CONTAINS A CALCULATED AREA OF 3,653 SQUARE FEET OR 0.08 ACRES MORE OR LESS.

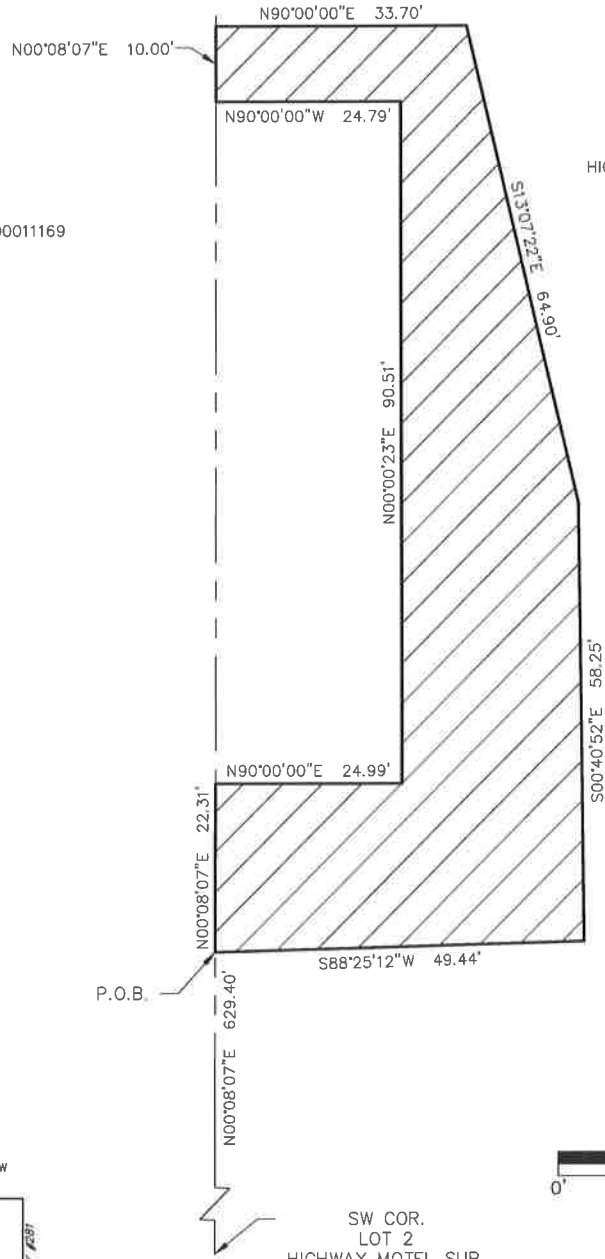
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 DATE: Aug 11, 2014 11:11am  
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PROJECT NO: 2012-1867	<b>U.S. HIGHWAY 281 UTILITY EASEMENTS</b>		201 East 2nd Street P.O. Box 1072 Grand Island, NE 68802-1072 TEL 308.384.8750 FAX 308.364.8752	EXHIBIT
DRAWN BY: LJW				10A
DATE: 07/08/2014				

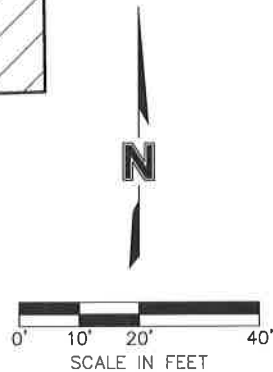
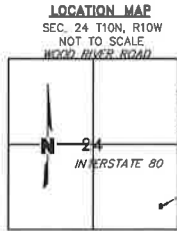
# TEMPORARY UTILITY EASEMENT

## HALL COUNTY, NEBRASKA

INSTRUMENT NO. 0200011169



LOT 2  
HIGHWAY MOTEL SUBDIVISION



SW COR.  
LOT 2  
HIGHWAY MOTEL SUB.

**LEGEND**

- PROPERTY LINE
- UTILITY EASEMENT AREA

**TEMPORARY UTILITY EASEMENT DESCRIPTION**

A TEMPORARY UTILITY EASEMENT LOCATED IN PART OF LOT 2, HIGHWAY MOTEL SUBDIVISION, HALL COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE SOUTHWEST CORNER OF LOT 2, HIGHWAY MOTEL SUBDIVISION, SAID POINT BEING THE POINT OF BEGINNING; THENCE ON AN ASSUMED BEARING OF N00°08'07\"/>

USER: |wheeler  
 PROJECT: 2012-1867  
 DATE: 07/08/2014  
 DWG: F:\projects\012-1867\012-1867\_Sewer Easement\_highway motel.dwg  
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PROJECT NO: 2012-1867	<b>U.S. HIGHWAY 281 UTILITY EASEMENTS</b>		201 East 2nd Street P.O. Box 1072 Grand Island, NE 68802-1072 TEL: 308.384.8750 FAX: 308.384.8752
DRAWN BY: LJW			EXHIBIT <b>9A</b>
DATE: 07/08/2014			