



City of Grand Island

Tuesday, April 28, 2015

Council Session

Item G-11

#2015-112 - Approving Acquisition of Public Utility Easement for Hall County Sanitary Sewer District 2 (SID 2) [Pragya, Inc./Bosselman, Inc./Bosselman Oil, Inc.]

This item relates to the aforementioned Public Hearing item E-2.

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

Owner	Legal	Total
BOSELMAN OIL, INC.	<p>LOCATED IN PART OF THE EAST HALF (E ½) OF SECTION TWENTY-FOUR (24), TOWNSHIP TEN (10) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., WHICH INCLUDES PART OF NEMBO 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) RECORDED IN INSTRUMENT NO. 90-104283, HALL COUNTY REGISTER OF DEEDS, GRAND ISLAND, NEBRASKA, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE S01°09'32"E, ALONG SAID WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 281, A DISTANCE OF 491.11 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 THE NORTH RIGHT-OF-WAY LINE OF PLATTE STREET, A DISTANCE OF 35.00 FEET; THENCE N01°09'32"W, PARALLEL TO THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 281, A DISTANCE OF 30.21 FEET; THENCE S88°50'28"W A DISTANCE OF 113.54 FEET; THENCE N01°09'32"W A DISTANCE OF 10.00 FEET; THENCE N88°50'28"E A DISTANCE OF 113.54 FEET; THENCE N01°09'32"W, PARALLEL TO THE WEST RIGHT-OF-WAY LINE, A DISTANCE OF 34.63 FEET; THENCE N88°50'28"E A DISTANCE OF 10.00 FEET; THENCE N01°09'32"W, PARALLEL TO SAID RIGHT-OF-WAY LINE, A DISTANCE OF 408.54 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT THREE(3) IN INSTRUMENT NO. 90-104283; THENCE N71°34'44"E ALONG SAID NORTH LINE, A DISTANCE OF 26.18 FEET TO THE POINT OF BEGINNING. SAID UTILITY EASEMENT CONTAINS A CALCULATED AREA OF 14,065 SQUARE FEET OR 0.32 ACRES MORE OR LESS, AS SHOWN ON THE TRACT DRAWING DATED 07/08/14, MARKED EXHIBIT 5 ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.</p> <p>LOCATED IN PART OF THE EAST HALF (E ½) 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 NEMBO SUBDIVISION AND THE POINT OF BEGINNING; THENCE ON AN ASSUMED BEARING OF S01°09'32"E, ALONG SAID WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 281, A DISTANCE OF 171.14 FEET; THENCE S20°05'30"W, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 316.82 FEET; THENCE S40°01'38"W, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 174.38 FEET; THENCE S50°17'03"W, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 199.93 FEET TO THE SOUTHWEST CORNER 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, A DISTANCE OF 31.95 FEET; THENCE N50°17'14"E, PARALLEL TO THE NORTHEASTERLY RIGHT-OF-WAY OF U.S. HIGHWAY 281 INTERCHANGE TO INTERSTATE 80, A DISTANCE OF 177.79 FEET; THENCE N40°01'38"E, PARALLEL TO SAID RIGHT-OF-WAY LINE, A DISTANCE OF 167.74 FEET; THENCE N20°05'30"E, PARALLEL TO SAID RIGHT-OF-WAY LINE, A DISTANCE OF 280.15 FEET; THENCE N01°09'32"W, PARALLEL TO SAID RIGHT-OF-WAY LINE, A DISTANCE OF 192.13 FEET TO A POINT ON THE SOUTH LINE OF NEBMO SUBDIVISION AND THE SOUTH RIGHT-OF-WAY LINE OF PLATTE STREET; THENCE N88°46'46"E, ALONG THE SOUTH LINE OF NEBMO SUBDIVISION, A DISTANCE OF 35.00 FEET; TO THE POINT OF BEGINNING. SAID UTILITY EASEMENT CONTAINS A CALCULATED AREA OF 22,818 SQUARE FEET OR 0.52 ACRES MORE OR LESS, AS SHOWN ON THE TRACT DRAWING DATED 07/08/14, MARKED EXHIBIT 6 ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.</p>	\$27,960.00
TOTAL		\$44,250.00

WHEREAS, an agreement for the public utility easement has 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 agreement for the public utility easement on the above described tract of land, in the total amount of \$44,250.00.

BE IT FURTHER RESOLVED, that the Mayor is hereby authorized and directed to execute such agreement 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 28, 2015.

Jeremy L. Jensen, Mayor

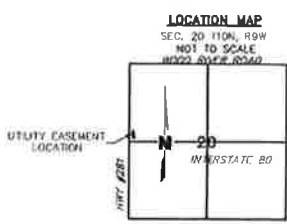
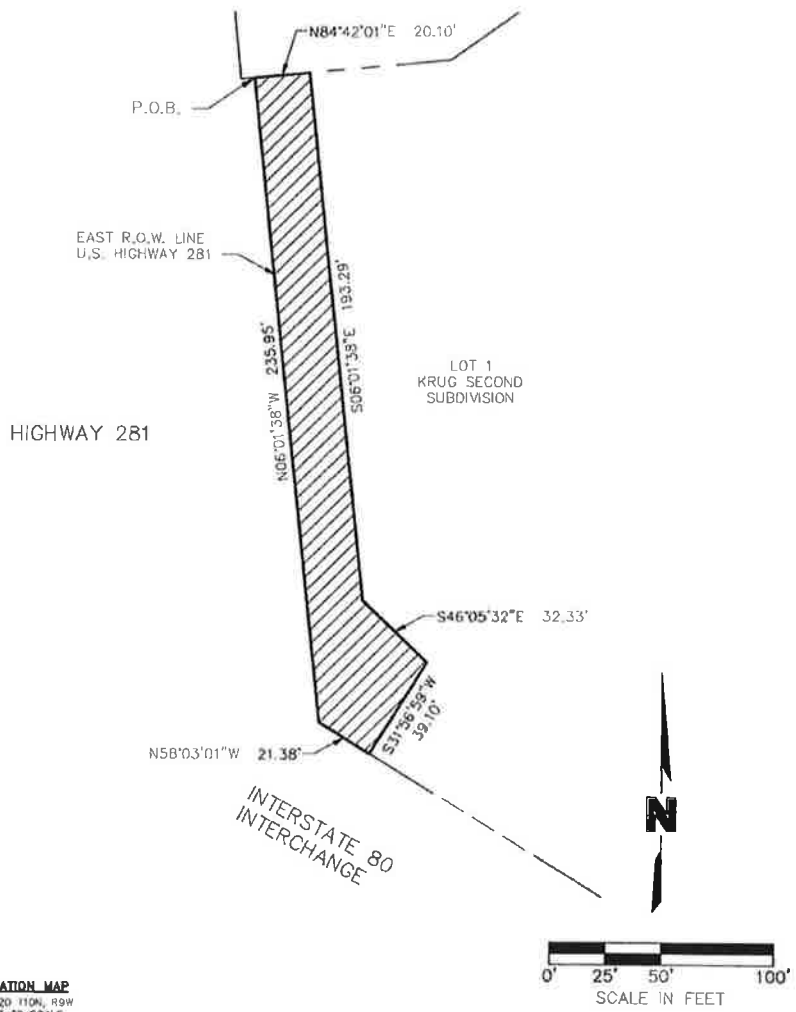
Attest:

RaNae Edwards, City Clerk

- 3 -

UTILITY EASEMENT

HALL COUNTY, NEBRASKA



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

USER: lwheeler
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UTILITY EASEMENT DESCRIPTION

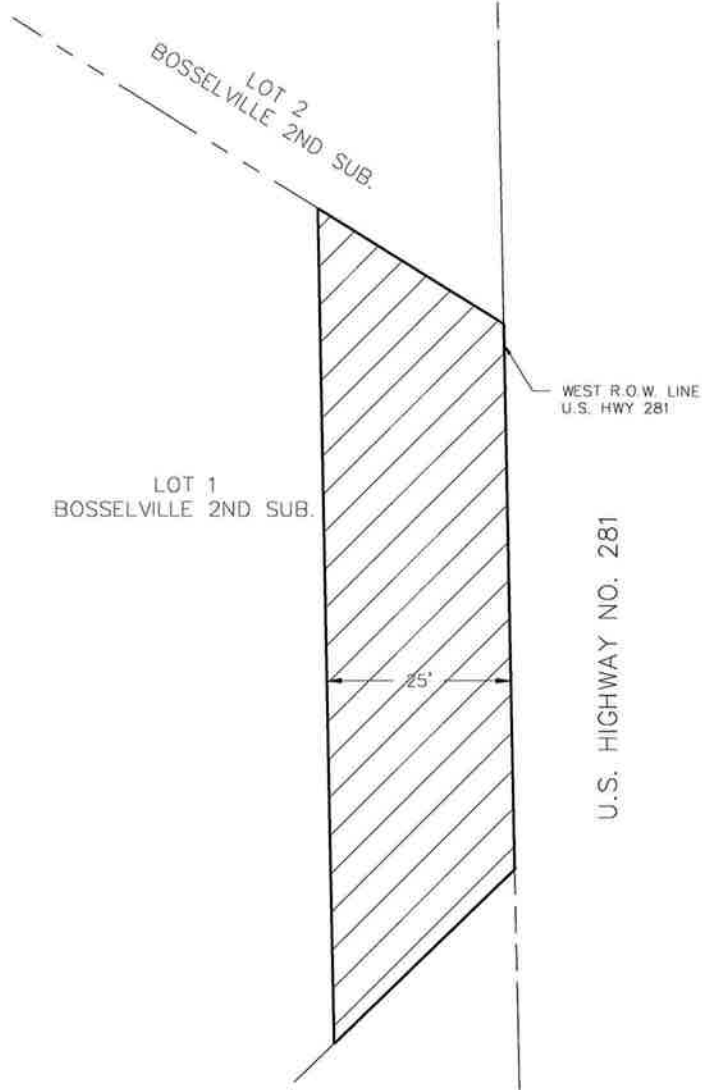
A UTILITY EASEMENT LOCATED IN PART OF THE LOT 1, KRUG SECOND SUBDIVISION, HALL COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 1, KRUG SECOND SUBDIVISION, SAID POINT BEING THE POINT OF BEGINNING; THENCE ON AN ASSUMED BEARING OF N84°42'01"E, ALONG A 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 S46°05'32"E, PARALLEL WITH SAID EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 281, A DISTANCE OF 32.33 FEET; THENCE S31°56'59"W A DISTANCE OF 39.10 FEET TO A POINT ON SAID EAST RIGHT-OF-WAY LINE; THENCE N58°03'01"W, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 21.38 FEET; THENCE N06°01'38"W, CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 235.95 FEET TO THE POINT OF BEGINNING. SAID UTILITY EASEMENT CONTAINS A CALCULATED AREA OF 5,422 SQUARE FEET OR 0.12 ACRES MORE OR LESS.

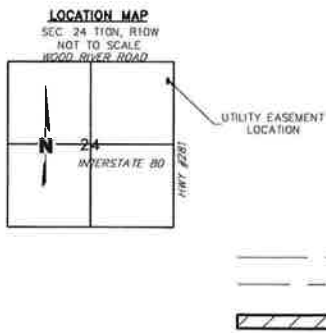
PROJECT NO: 2012-1867	U.S. HIGHWAY 281 UTILITY EASEMENTS		201 East 2nd Street P.O. Box 1072 Grand Island, NE 68802-1072 TEL 308.384.8750 FAX 308.384.8752
DRAWN BY: LJW			EXHIBIT 10
DATE: 07/08/2014			

UTILITY EASEMENT

HALL COUNTY, NEBRASKA

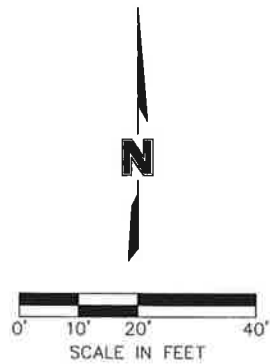


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 DATE: Sep 24, 2014 10:02am XREFS: 121867_pbase 0121867_xbocse_SID Sewer 0110941_FP Hwy Motels



LEGEND

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



UTILITY EASEMENT DESCRIPTION

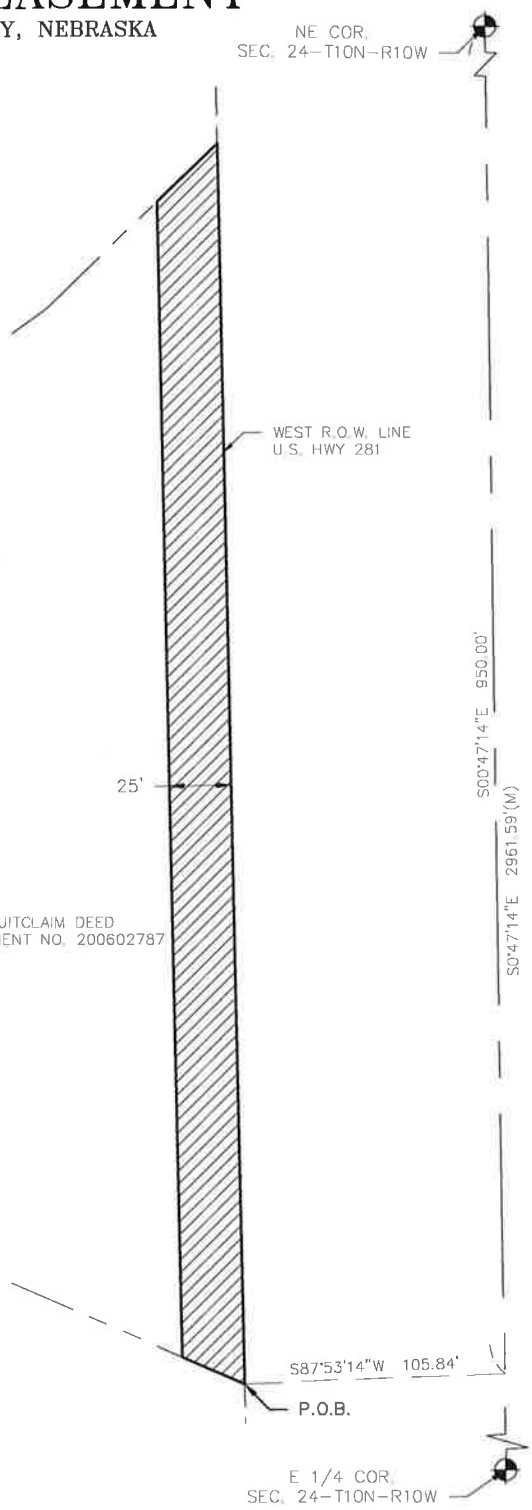
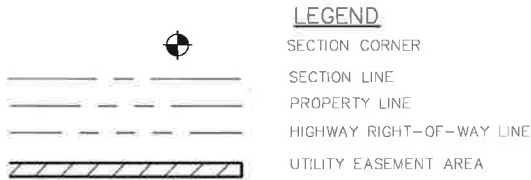
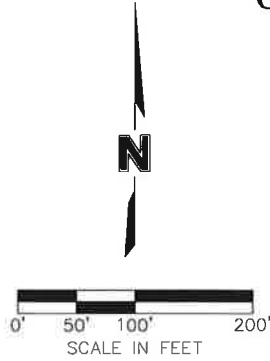
EAST 25 FEET OF LOT 1, BOSSELVILLE 2ND SUBDIVISION, HALL COUNTY, NEBRASKA. SAID UTILITY EASEMENT CONTAINS A CALCULATED AREA OF 2,362 SQUARE FEET OR 0.05 ACRES, MORE OR LESS.

PROJECT NO: 2012-1864	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
DRAWN BY: LJW			EXHIBIT 2
DATE: 07/08/2014			

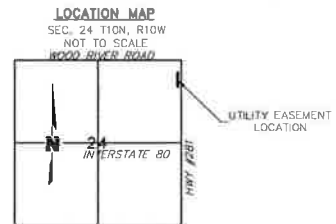
UTILITY EASEMENT

HALL COUNTY, NEBRASKA

NE COR.
SEC. 24-T10N-R10W



QUITCLAIM DEED
INSTRUMENT NO. 200602787



D:\projects\012-1867\SV\0\Easements\012-1867_Sewer Easement_Bosselman INC.DWG USER: jramirez
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UTILITY EASEMENT DESCRIPTION

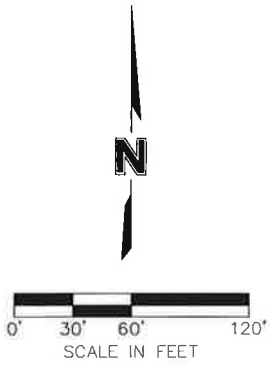
A UTILITY EASEMENT LOCATED IN PART OF THE NORTHEAST QUARTER (NE1/4) OF SECTION TWENTY-FOUR (24), TOWNSHIP TEN (10) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE ON AN ASSUMED BEARING OF S00°47'14"E, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 950.00 FEET; THENCE S87°53'14"W, PARALLEL TO THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 105.84 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 281 AND THE SOUTHEAST CORNER OF A TRACT OF LAND RECORDED IN INSTRUMENT NO. 200602787, HALL COUNTY REGISTER OF DEEDS, GRAND ISLAND, NEBRASKA, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE SOUTH LINE OF SAID TRACT OF LAND TO THE INTERSECTION OF SAID SOUTH LINE AND A LINE PARALLEL TO AND 25.00 FEET WEST OF THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 281; THENCE ALONG SAID LINE PARALLEL TO AND 25.00 FEET WEST OF THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 281, TO A POINT ON THE NORTH LINE OF SAID TRACT OF LAND; THENCE ALONG SAID NORTH LINE OF A TRACT OF LAND TO THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 281; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING. SAID UTILITY EASEMENT CONTAINS AN APPROXIMATE AREA OF 12,292 SQUARE FEET OR 0.28 ACRES MORE OR LESS.

PROJECT NO: 2012-1867	U.S. HIGHWAY 281 UTILITY EASEMENTS		201 East 2nd Street P.O. Box 1072 Grand Island, NE 68802-1072 TEL 308.394.8750 FAX 308.394.8752	EXHIBIT
DRAWN BY: LJW			3	
DATE: 07/08/2014				

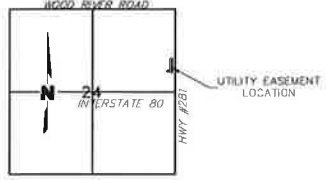
UTILITY EASEMENT

HALL COUNTY, NEBRASKA

NE COR.
SEC. 24-T10N-R10W

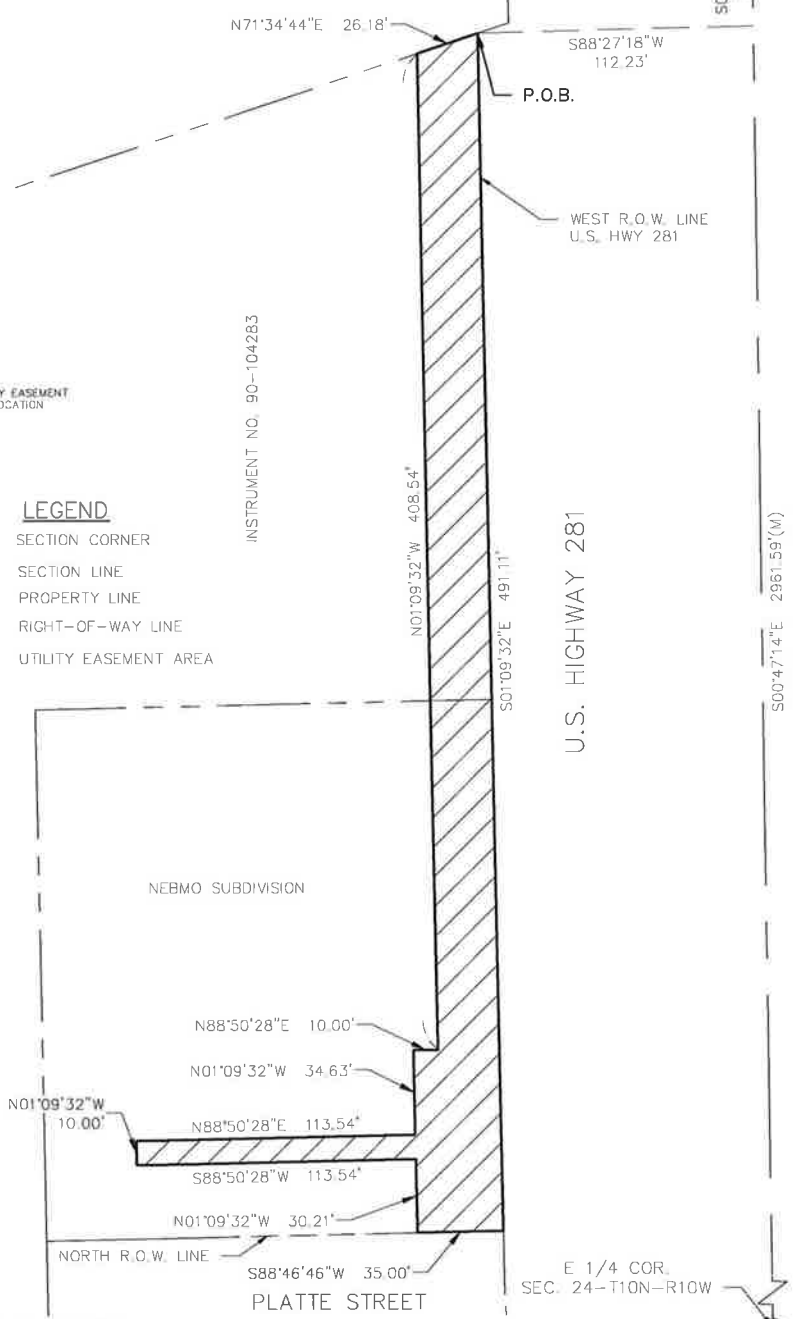


LOCATION MAP
SEC. 24 T10N, R10W
NOT TO SCALE
JUGO RIVER ROAD



- LEGEND**
- SECTION CORNER
 - SECTION LINE
 - PROPERTY LINE
 - RIGHT-OF-WAY LINE
 - UTILITY EASEMENT AREA

DWG: F:\projects\012-1867\SWYO\Easements\012-1867_Sewer Easement_Bossmenon_NEBMO (tract 5).dwg USER: Jramirez
 DATE: Apr 01, 2015 4:25pm XREFS: 121867_pbase 0121867_xbase_SID Sewer 0110941_FP Hwy Motels



UTILITY EASEMENT DESCRIPTION

A 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., WHICH ALSO INCLUDES PART OF NEBMO SUBDIVISION, HALL COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

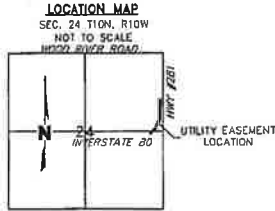
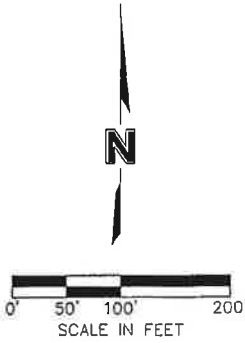
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DRAWN BY: LJW			EXHIBIT 5
DATE: 07/08/2014			

UTILITY EASEMENT

HALL COUNTY, NEBRASKA

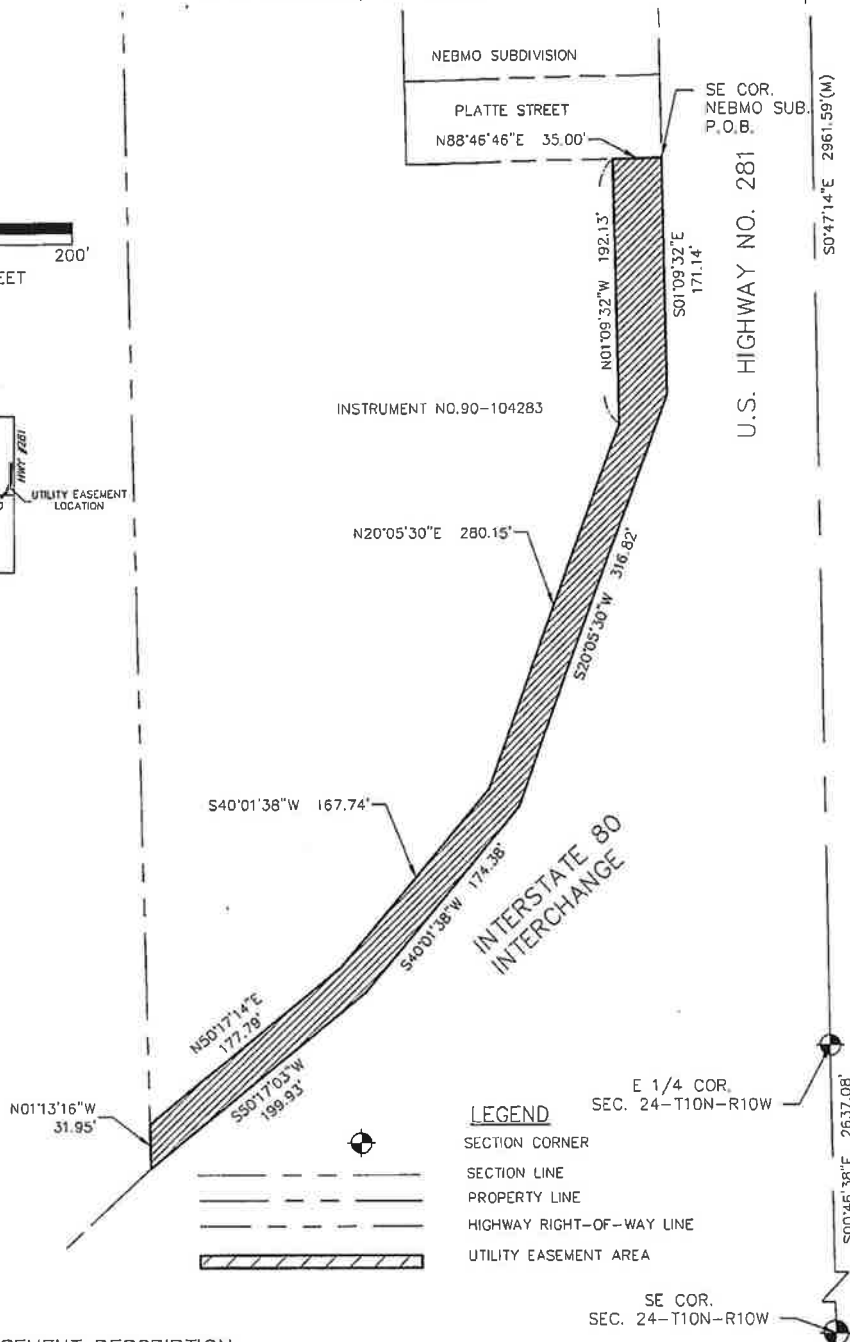
NE COR.
SEC. 24-T10N-R10W



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UTILITY EASEMENT DESCRIPTION

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LEGEND

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

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DRAWN BY: LJW				6
DATE: 07/08/2014				