



# **City of Grand Island**

**Tuesday, April 28, 2015**

**Council Session**

## **Item E-2**

**Public Hearing on Acquisition of Public Utility Easement for Hall  
County Sanitary Sewer District 2 (SID 2) [Pragya, Inc./Bosselman,  
Inc./Bosselman Oil, Inc.]**

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

# Council Agenda Memo

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

**Meeting:** April 28, 2015

**Subject:** Public Hearing on Acquisition of Public Utility Easement for Hall County Sanitary Sewer District 2 (SID 2) [Pragya, Inc. / Bosselman, Inc. / Bosselman Oil, Inc.]

**Item #'s:** E-2 & G-11

**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.

Nebraska State Statutes stipulate that the acquisition of property requires a public hearing and approval by the City Council. Public utility easements are needed in the SID 2 project to accommodate public utilities. The easements will allow for construction, operation, maintenance, extension, repair, replacement and removal of public utilities within the easements.

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

## Discussion

Permanent easements are needed in this project area. 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 payment, totaling \$44,250.00, for the property.

Owner	Legal	Total
PRAGYA, INC.	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, SAID POINT BEING THE POINT OF BEGINNING; THENCE ON AN ASSUMED BEARING OF N84°42'01"E, ALONG A NORTHERLY LINE OF SAID LOT ONE (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, AS SHOWN ON THE TRACT DRAWING DATED 07/08/14, MARKED EXHIBIT 10 ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.	\$10,850.00

Owner	Legal	Total
<p>BOSELMAN, INC.</p>	<p>THE EAST 25 FEET OF LOT ONE (1), BOSSELVILLE 2<sup>ND</sup> SUBDIVISION, HALL COUNTY, NEBRASKA. SAID UTILITY EASEMENT CONTAINS A CALCULATED AREA OF 2,362 SQUARE FEET OR 0.05 ACRES MORE OR LESS AS SHOWN ON THE TRACT DRAWING DATED 07/08/14, MARKED EXHIBIT 2 ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.</p> <p>THE EAST 25 FEET OF LOT TWO (2), BOSSELVILLE 2<sup>ND</sup> SUBDIVISION, HALL COUNTY, NEBRASKA. SAID UTILITY EASEMENT CONTAINS A CALCULATED AREA OF 1,519 SQUIRE FEET OR 0.03 ACRES MORE OR LESS AS SHOWN ON THE TRACT DRAWING DATED 07/08/14, MARKED EXHIBIT 1 ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.</p> <p>LOCATED IN PART OF THE NORTHEAST QUARTER (NE ¼) 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 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 OT 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, AS SHOWN ON THE TRACT DRAWING DATED 07/08/14, MARKED EXHIBIT 3 ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.</p>	<p>\$5,440.00</p>

Owner	Legal	Total
<p>BOSELMAN OIL, INC.</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 6<sup>TH</sup> 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 6<sup>TH</sup> 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>	<p>\$27,960.00</p>
	<p><b>TOTAL</b></p>	<p><b>\$44,250.00</b></p>

## **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**

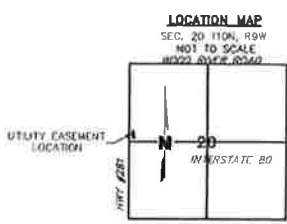
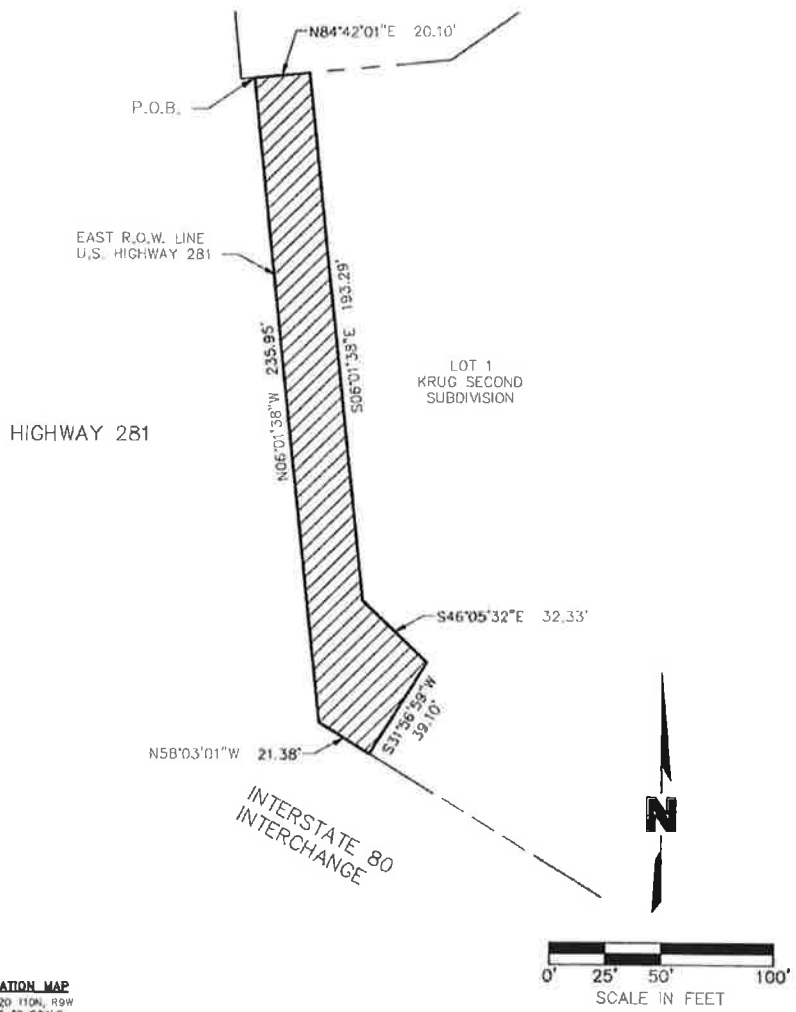
City Administration recommends that the Council conduct a Public Hearing and approve acquisition of the Permanent Easements in the amount of \$44,250.00.

## **Sample Motion**

Move to approve the acquisition of the easement.

# UTILITY EASEMENT

## HALL COUNTY, NEBRASKA



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

USER: lwheeler  
 0710941\_FP -lwy Metals  
 PROJECT: 121867\_pbase  
 DATE: Aug 11, 2014 11:08am  
 FILE: F:\projects\12-1867\_Sewer Easement\PRAC\VAL.dwg  
 ARCS: 121867\_xcose\_SID Sewer

**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:

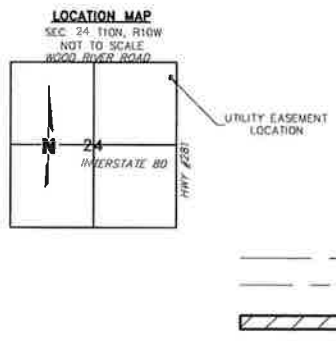
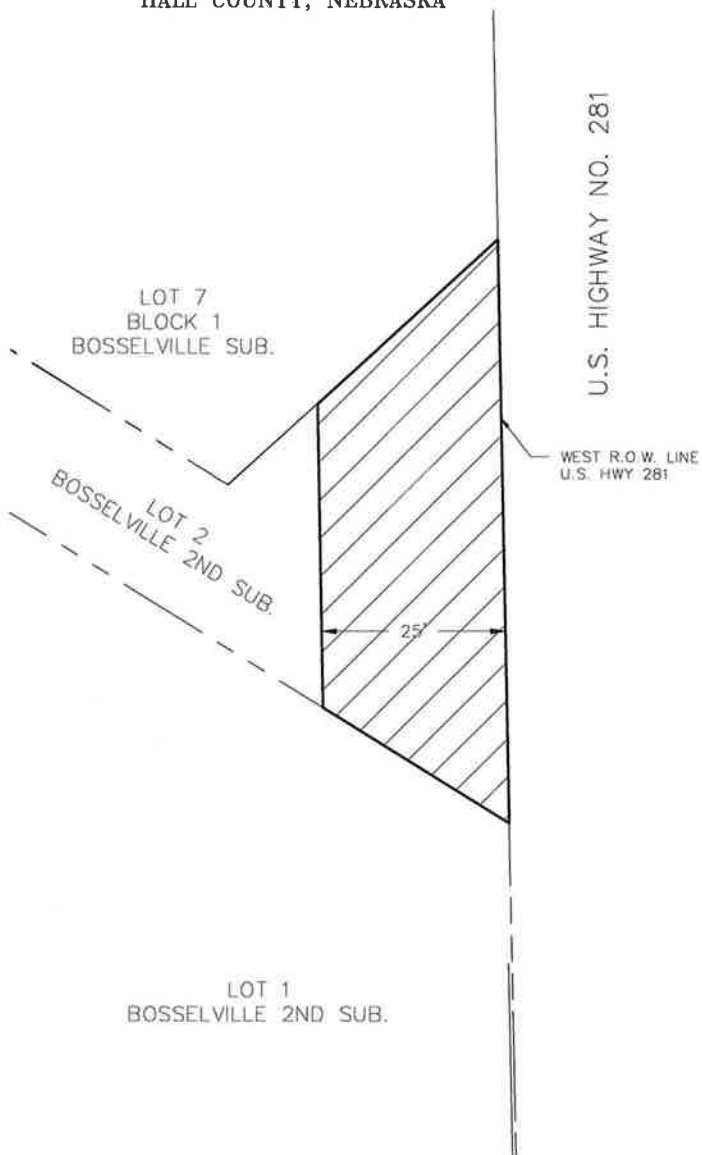
COMMENCING AT THE NORTHWEST CORNER OF LOT 1, KRUG SECOND SUBDIVISION, SAID POINT BEING THE POINT OF BEGINNING; THENCE ON AN ASSUMED BEARING OF N84°42'01"E, ALONG A NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 20.10 FEET; THENCE S06°01'38"E, PARALLEL TO THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY 281, A 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	<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 10</b>
DATE: 07/08/2014			

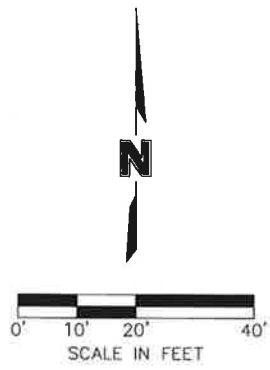
# UTILITY EASEMENT

HALL COUNTY, NEBRASKA

DWG. F:\projects\012-1864\SVYO\Easements\012-1867\_Sewer\_Easement\_Bossville 2ND Sub.dwg USER: lwheeler  
DATE: Aug 08, 2014 10:56am XREFS: 121867\_pbase 0121867\_xbase\_SID Sewer 0110941\_FP Hwy Metals



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



**UTILITY EASEMENT DESCRIPTION**

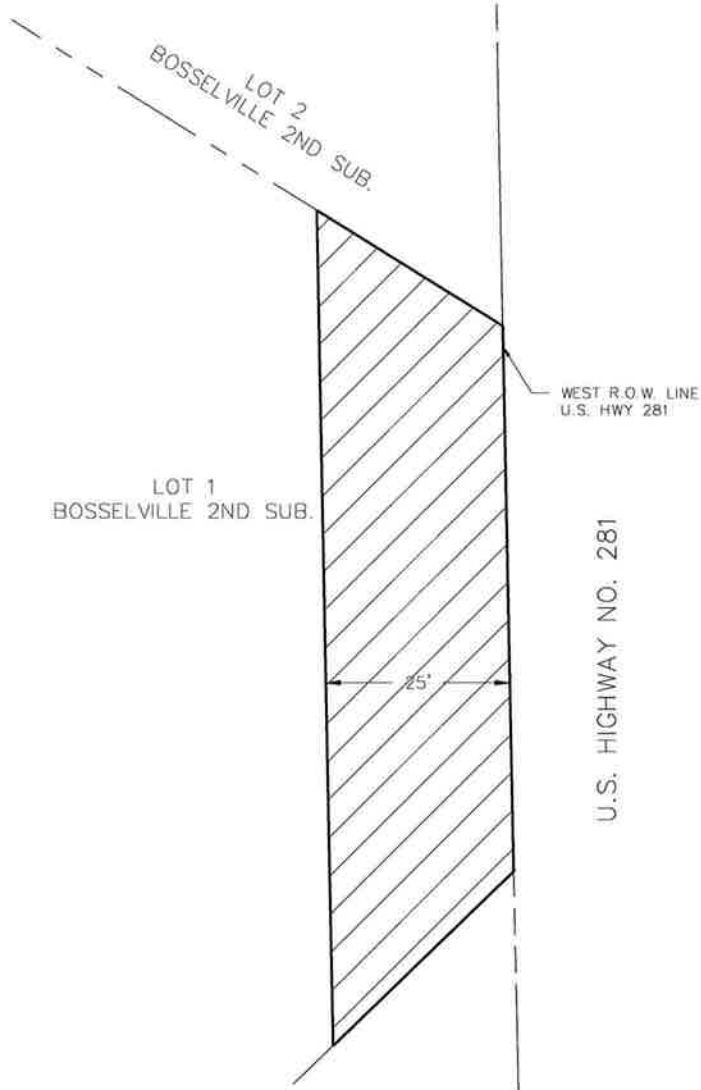
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PROJECT NO: 2012-1864	U.S. HIGHWAY 281 UTILITY EASEMENTS		201 East 2nd Street P.O. Box 1072 Grand Island, NE 68802-1072 TEL 308.384.8750 FAX 308.384.8752	EXHIBIT
DRAWN BY: LJW			1	
DATE: 07/08/2014				



# UTILITY EASEMENT

HALL COUNTY, NEBRASKA



DWG: F:\projects\012-1867\SYVO\Easements\012-1867\_Sewer\_Easement\_Bosselville\_Sub.dwg USER: bfriedrichsen  
 DATE: Sep 24, 2014 10:02am XREFS: 121867\_pbase 0121867\_xbocse\_SID Sewer 0110941\_FP Hwy Motels

**LOCATION MAP**



**LEGEND**

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



**UTILITY EASEMENT DESCRIPTION**

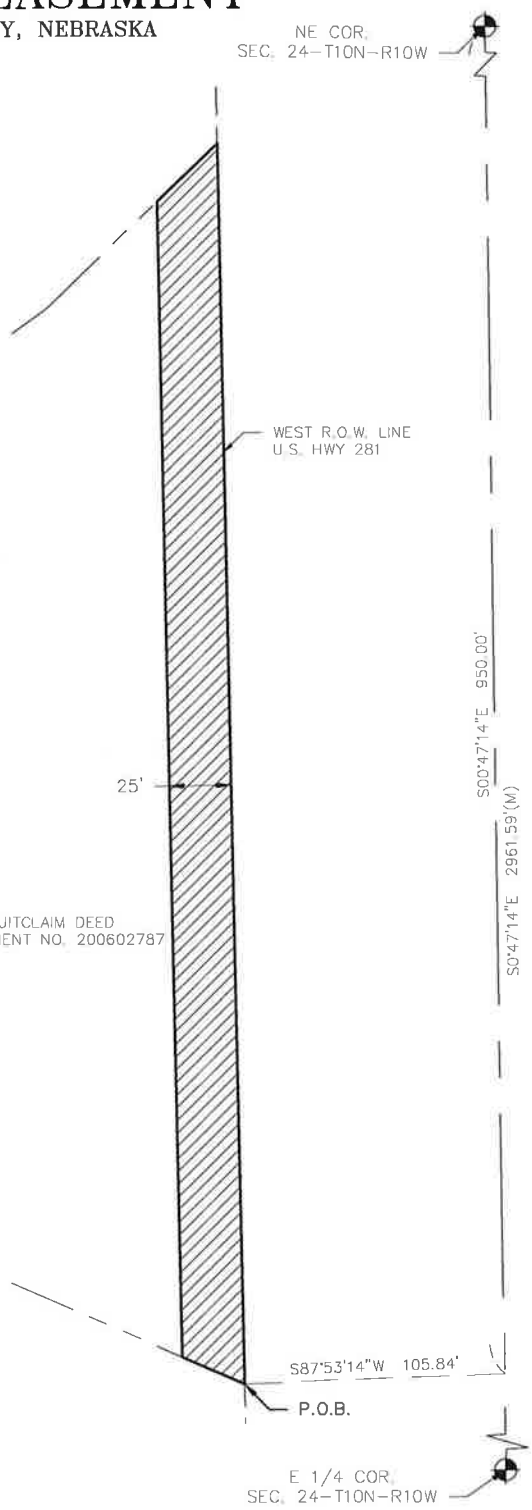
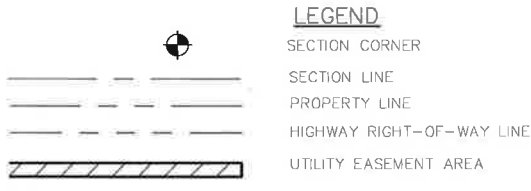
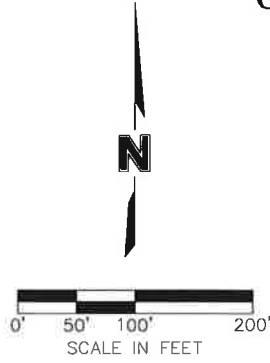
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PROJECT NO: 2012-1864	<b>U.S. HIGHWAY 281 UTILITY EASEMENTS</b>	<b>MOLSSON</b> ASSOCIATES	201 East 2nd Street P. O. Box 1072 Grand Island, NE 68802-1072 TEL: 308.384.8750 FAX: 308.384.8752	EXHIBIT
DRAWN BY: LJW				<b>2</b>
DATE: 07/08/2014				

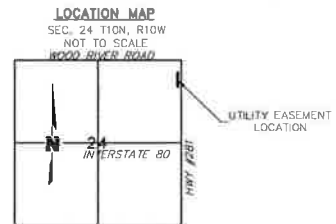
# UTILITY EASEMENT

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  
 DATE: Apr 01, 2015 4:16pm XREFS: 121867\_pbase 0121867\_xbase\_SID Sewer 0110941\_IP Hwy Motels 121867\_xbase\_SID

### UTILITY EASEMENT DESCRIPTION

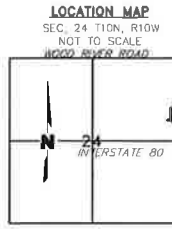
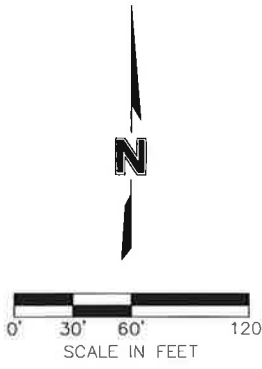
A UTILITY EASEMENT LOCATED IN PART OF THE NORTHEAST QUARTER (NE1/4) OF SECTION TWENTY-FOUR (24), TOWNSHIP TEN (10) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE ON AN 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	<b>U.S. HIGHWAY 281 UTILITY EASEMENTS</b>		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

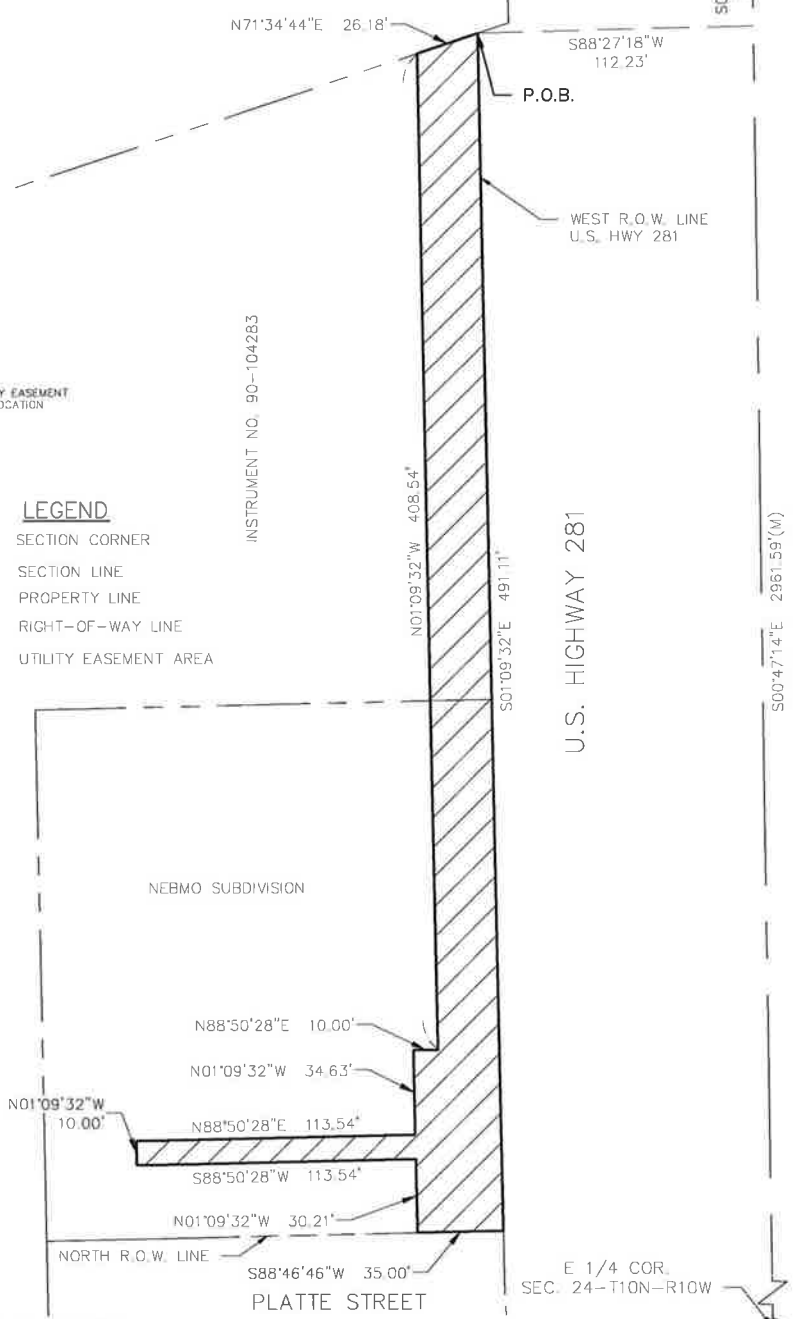
## HALL COUNTY, NEBRASKA

NE COR.  
SEC. 24-T10N-R10W



- 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**

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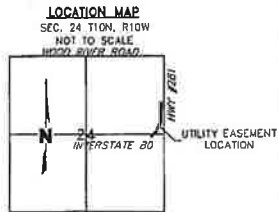
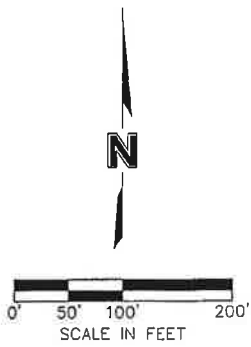
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PROJECT NO: 2012-1867	<b>U.S. HIGHWAY 281 UTILITY EASEMENTS</b>	<b>MOLSSON ASSOCIATES</b>	201 East 2nd Street P.O. Box 1072 Grand Island, NE 68802-1072 TEL 308.384.8750 FAX 308.384.8752
DRAWN BY: LJW			EXHIBIT <b>5</b>
DATE: 07/08/2014			

# UTILITY EASEMENT

## HALL COUNTY, NEBRASKA

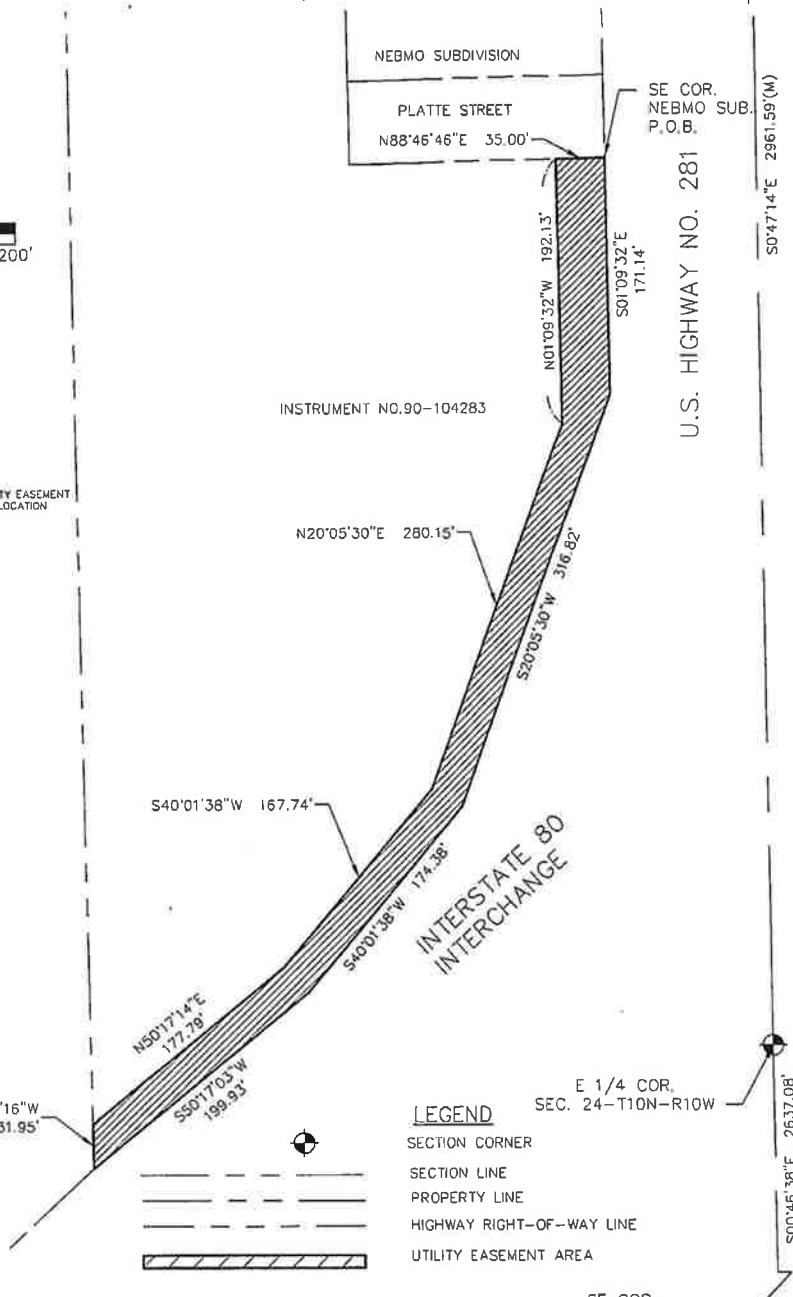
NE COR.  
SEC. 24-T10N-R10W



USER: Iwheeler  
 0110941\_FP Hwy Motels  
 PROJECT: 2012-1864  
 DWG: F:\projects\012-1867\_SW\012-1867\_Sewer Easement\_Bossmann.DWG  
 DATE: Aug 11, 2014 10:42am  
 XREFS: 121867\_phose 0121867\_sid Sewer

### 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., HALL COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF NEBMO SUBDIVISION AND THE POINT OF BEGINNING; THENCE ON AN ASSUMED BEARING OF S01°09'32"E, ALONG SAID WEST RIGHT-OF-WAY LINE OF 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 OF INSTRUMENT 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.



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

PROJECT NO: 2012-1864	<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>6</b>
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