
City of Broken Bow

Monday, July 23, 2012

City Council Regular Session

Authorization of sale of land at South 5th Ballfield

Resolution to authorize the sale of land at the South 5th ballfield. Following an administrative subdivision, the land was divided into two lots. The land containing the ballfield is not part of the land being considered for sale.

Staff Contact: City Administrator / City Attorney

Councilman _____ introduced the following resolution and moved its adoption:

RESOLUTION 2012-8

BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF
BROKEN BOW, NEBRASKA, that:

1. The City Council hereby directs the sale by the City of Broken Bow, Nebraska of real estate described as follows, to-wit:

A tract of land located in block 6 and block 7, (Block 6 and Block 7 are sometime referred to as lot 6 and lot 7) F. Reyner's Addition, Broken Bow, Nebraska, described as follows:

Commencing at the SW corner of block 7, F. Reyner's Addition, Broken Bow, Nebraska; Thence S89°42'46"E on the South line of said block 7, 285.00 feet to the point of beginning of tract II; Thence N00°13'02"E, 326.47 feet to the SE corner of a tract of land surveyed by Harold J. Norris LS # 11, Dated May 10, 1976; Thence continuing N00°13'02"E on the East line of said tract, 326.35 feet to a point on the North line of block 6 of said F. Reyner's Addition; Thence S89°24'23"E on the North line of block 6 of said F. Reyner's Addition, 114.00 feet to the West right-of-way line of a platted alley for a replat of South Park Subdivision filed December 31st, 2002; Thence S00°27'53"W on the West Alley right-of-way line, 652.21 feet to a point on the South line of said block 7; Thence N89°42'46"W, on the South line of said block 7, 111.19 feet to the point of beginning containing 1.69 acres more or less.

in the following manner and on the following terms: The sale shall be by sealed bids for cash to be opened at the Council Chambers in the City of Broken Bow, Nebraska, commencing at 9:00 A.M. on August 24, 2012. Bids to be submitted by 12:00 P.M. August 17, 2012. A minimum price of \$5,000 is established. The sale shall be for cash. The marketability of the title to the property is not guaranteed. The City will not furnish to the purchaser an abstract of title or title insurance. City will retain all current easements and future utility easements.

2. The Clerk shall cause notice of the sale and terms of the sale to be given by publication once each week for three consecutive weeks in the Custer County Chief, a legal newspaper of general circulation in the City of Broken Bow, Nebraska.

3. If within thirty days after the third publication of the notice a remonstrance against such sale is signed by registered voters of the City equal in number to thirty percent of the registered voters of the City voting at the last regular municipal election held therein and is filed with the governing body of such City, such property shall not then, nor within one year thereafter, be sold. If the date for filing the remonstrance falls upon a Saturday, Sunday, or legal

holiday, the signatures shall be collected within the thirty-day period, but the filing shall be considered timely if filed or postmarked on or before the next business day.

4. The City reserves the right to reject all bids for said tract.

Passed and approved this ____ day of August, 2012.

Mayor

Attest:

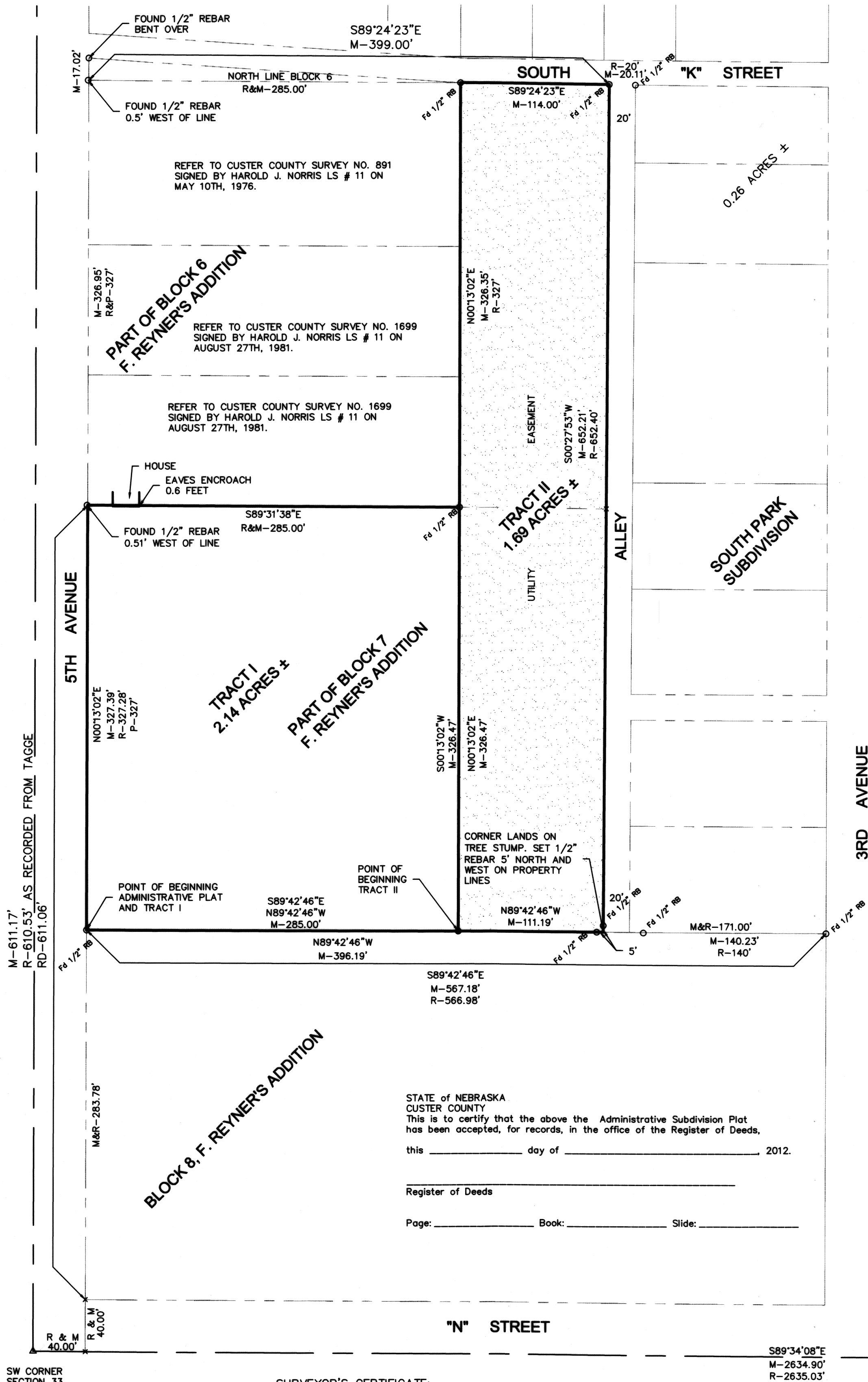
City Clerk

Councilman _____ seconded the motion for the adoption of the above resolution. The Mayor stated the motion and the City Clerk called the roll. On roll call, the following voted in favor of the passage of said motion:

_____. The following voted against the same:
. The Mayor thereupon declared said motion carried and said resolution adopted.

**ADMINISTRATIVE LOT SPLIT PERMIT
OF A TRACT OF LAND LOCATED IN PART OF BLOCK 6 AND 7,
F. REYNER'S SUBDIVISION, BROKEN BOW, CUSTER COUNTY, NEBRASKA**

SCALE: 1 INCH = 60 FEET
 ○ FOUND PIN
 ● SET 1/2" REBAR W/CAP
 ▲ FOUND CORNER
 × CALCULATED POINT

**TRACT I DESCRIPTION:**

A TRACT OF LAND LOCATED IN BLOCK 7, (BLOCK 7 IS SOMETIME REFERRED TO AS LOT 7) F. REYNER'S ADDITION, BROKEN BOW, NEBRASKA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SW CORNER OF BLOCK 7, F. REYNER'S ADDITION, BROKEN BOW, NEBRASKA; THENCE N00°13'02"E ON THE WEST LINE OF SAID BLOCK 7, 327.39 FEET TO THE NW CORNER OF SAID BLOCK 7, SAID POINT ALSO BEING THE SW CORNER OF A TRACT OF LAND SURVEYED BY HAROLD J. NORRIS LS # 11, DATED MAY 10, 1976; THENCE S89°31'38"E ON THE NORTH LINE OF SAID BLOCK 7, 285.00 FEET, TO THE SE CORNER OF SAID SURVEYED TRACT; THENCE S00°13'02"W, 326.47 FEET TO A POINT ON THE SOUTH LINE OF BLOCK 7 OF SAID F. REYNER'S ADDITION; THENCE N89°42'46"W ON THE SOUTH LINE OF SAID BLOCK 7, 285.00 FEET TO THE POINT OF BEGINNING CONTAINING 2.14 ACRES MORE OR LESS.

TRACT II DESCRIPTION:

A TRACT OF LAND LOCATED IN BLOCK 6 AND BLOCK 7, (BLOCK 6 AND BLOCK 7 ARE SOMETIME REFERRED TO AS LOT 6 AND LOT 7) F. REYNER'S ADDITION, BROKEN BOW, NEBRASKA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SW CORNER OF BLOCK 7, F. REYNER'S ADDITION, BROKEN BOW, NEBRASKA; THENCE S89°42'46"E ON THE SOUTH LINE OF SAID BLOCK 7, 285.00 FEET TO THE POINT OF BEGINNING OF TRACT II; THENCE N00°13'02"E, 326.47 FEET TO THE SE CORNER OF A TRACT OF LAND SURVEYED BY HAROLD J. NORRIS LS # 11, DATED MAY 10, 1976; THENCE CONTINUING N00°13'02"E ON THE EAST LINE OF SAID TRACT, 326.35 FEET TO A POINT ON THE NORTH LINE OF BLOCK 6 OF SAID F. REYNER'S ADDITION; THENCE S89°24'23"E ON THE NORTH LINE OF BLOCK 6 OF SAID F. REYNER'S ADDITION, 114.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF A PLATTED ALLEY FOR A REPLAT OF SOUTH PARK SUBDIVISION FILED DECEMBER 31ST, 2002; THENCE S00°27'53"W ON THE WEST ALLEY RIGHT-OF-WAY LINE, 652.21 FEET TO A POINT ON THE SOUTH LINE OF SAID BLOCK 7; THENCE N89°42'46"W, ON THE SOUTH LINE OF SAID BLOCK 7, 111.19 FEET TO THE POINT OF BEGINNING CONTAINING 1.69 ACRES MORE OR LESS.

UTILITY EASEMENT TRACT II DESCRIPTION:

AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES IN A TRACT OF LAND LOCATED IN BLOCK 6 AND BLOCK 7, (BLOCK 6 AND BLOCK 7 ARE SOMETIME REFERRED TO AS LOT 6 AND LOT 7) F. REYNER'S ADDITION, BROKEN BOW, NEBRASKA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SW CORNER OF BLOCK 7, F. REYNER'S ADDITION, BROKEN BOW, NEBRASKA; THENCE S89°42'46"E ON THE SOUTH LINE OF SAID BLOCK 7, 285.00 FEET TO THE POINT OF BEGINNING OF TRACT II; THENCE N00°13'02"E, 326.47 FEET TO THE SE CORNER OF A TRACT OF LAND SURVEYED BY HAROLD J. NORRIS LS # 11, DATED MAY 10, 1976; THENCE CONTINUING N00°13'02"E ON THE EAST LINE OF SAID TRACT, 326.35 FEET TO A POINT ON THE NORTH LINE OF BLOCK 6 OF SAID F. REYNER'S ADDITION; THENCE S89°24'23"E ON THE NORTH LINE OF BLOCK 6 OF SAID F. REYNER'S ADDITION, 114.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF A PLATTED ALLEY FOR A REPLAT OF SOUTH PARK SUBDIVISION FILED DECEMBER 31ST, 2002; THENCE S00°27'53"W ON THE WEST ALLEY RIGHT-OF-WAY LINE, 652.21 FEET TO A POINT ON THE SOUTH LINE OF SAID BLOCK 7; THENCE N89°42'46"W, ON THE SOUTH LINE OF SAID BLOCK 7, 111.19 FEET TO THE POINT OF BEGINNING CONTAINING 1.69 ACRES MORE OR LESS.

ACKNOWLEDGEMENT

CUSTER COUNTY
 STATE of NEBRASKA
 The foregoing LOT SPLIT Plat is presented to the Broken Bow Planning Commission for an adjustment of platted lot lines in accordance with the wish and desire of the owners of record.

CECIL BURT, CITY OF BROKEN BOW MAYOR

STATE of NEBRASKA
 CUSTER COUNTY
 On this _____ day of _____, 2012, before me the undersigned, a Notary Public, duly commissioned and qualified for and residing in said County, personally came CECIL BURT, CITY OF BROKEN BOW MAYOR, owner Representative of record, to me know to be the identical persons whose names are affixed to the foregoing instrument and they acknowledged the same to be their voluntary act and deed.

Notary Public

APPROVAL

CUSTER COUNTY
 STATE of NEBRASKA
 The foregoing LOT SPLIT Plat was approved by the Water and Sewer Superintendent for the City of Broken Bow, Custer County, Nebraska on

this _____ day of _____, 2012.

Darren Marten

APPROVAL

CUSTER COUNTY
 STATE of NEBRASKA
 The foregoing LOT SPLIT Plat was approved by the Electric Superintendent for the City of Broken Bow, Custer County, Nebraska on

this _____ day of _____, 2012.

Doug Staab

APPROVAL

CUSTER COUNTY
 STATE of NEBRASKA
 The foregoing LOT SPLIT Plat was approved by the Broken Bow City Engineer on

this _____ day of _____, 2012.

JE0 - Steven Parr

APPROVAL

CUSTER COUNTY
 STATE of NEBRASKA
 The foregoing LOT SPLIT Plat was approved by the Broken Bow Planning Commission on

this _____ day of _____, 2012.

Chairperson

ACCEPTANCE

CUSTER COUNTY

STATE of NEBRASKA

The foregoing Administrative Subdivision Plat was accepted by the City Council of Broken Bow, Custer County, Nebraska, on

this _____ day of _____, 2012.

Mayor

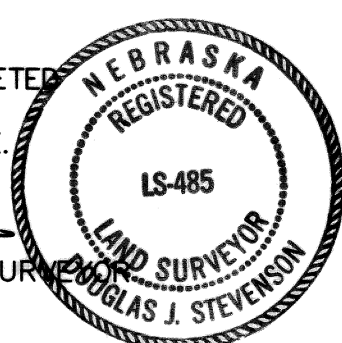
SW CORNER
 SECTION 33,
 T17N, R20W

SW CORNER SECTION 33, T17N, R20W
 FOUND PK NAIL & WASHER IN "X" CHISEL
 37.04' NWLY TO NAIL IN PWP
 29.60' SWLY TO NAIL IN PWP
 11.40' NNELY TO CENTER OF MANHOLE
 5.37' NLY TO EAST/WEST & JOINT
 ON NORTH/SOUTH & JOINT

SURVEYOR'S CERTIFICATE:

I DO HEREBY CERTIFY THAT, UNDER MY PERSONAL SUPERVISION, THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY COMPLETED ON THE 7TH DAY OF MARCH, 2012, AND IS CORRECT TO THE BEST OF MY KNOWLEDGE.

DOUGLAS J. STEVENSON, REGISTERED LAND SURVEYOR
 NEBRASKA REGISTRATION NUMBER 485



S1/4 CORNER SECTION 33, R17N, R20W
 FOUND PK NAIL IN ASPHALT AS RECORDED
 30.08' NLY TO NAIL & WASHER IN POWER POLE
 74.32' SWLY TO "X" IN TREE STUMP
 54.42' SE'LY TO NAIL & CAP IN TREE STUMP
 2.5' S'LY TO & EAST/WEST ASPHALT ROAD
 2.0' WLY TO & FENCE NORTH

MOLSSON ASSOCIATES

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