

3:30

04685 ✓

THE STATE OF NEBRASKA }
MADISON COUNTY }ss.

No	04685	#Pages	4
Doc Tax \$			
Fee \$	28.00	P&M \$	4.00
Fees Pd \$			
Gen Fee \$	24.00		
Clk#			
Refund			
Due	28.00		

This instrument filed for record
 the 21 day of October 2016
 at 3:30 P .M. and recorded in
 Book 2016 Page 04685
Nancy J. Gross
 Register of Deeds

City of Norfolk, 309 N 5th St, Norfolk, NE 68701

RESOLUTION NO: 2016 - 52

BE IT RESOLVED, by the Mayor and Council of the City of Norfolk, Nebraska, as follows:

Section 1. The Mayor and Council hereby find and determine that, by prior action, the Mayor and Council have referred to the Norfolk Planning Commission consideration of a Blight and Substandard Determination Study for the area referred to as "West Highway 275 Redevelopment Area" dated September 28, 2016, prepared by the Northeast Nebraska Economic Development District (the "Area"), which makes certain determinations concerning the following described area proposed to be declared blighted and substandard:

The West Highway 275 Redevelopment Area contains an estimated 650.20 acres located west of Norfolk and shall be described as follows: Beginning at the NE corner of Lot 1, Lura's Subdivision, Section 19 Township 24N Range 1W; Thence westerly 183 feet, along the northerly boundary line of said lot, to the NW corner of said lot; thence continuing westerly and parallel with the SE ¼ Section Line of Section 19 Township 24N Range 1W approximately 1065.86 feet to the west line of said quarter section line; Thence south to the SW corner SE ¼ SE ¼ Section 19 Township 24N Range 1W also known as the NW corner NE ¼ NE ¼ Section 30 Township 24N Range 1W; Thence continuing south to the SW corner of N ½ SE ¼ NE ¼ of Section 30 Township 24N Range 1W; thence easterly approximately 1265.91 feet to a point 33 west of the SE corner of N ½ SE ¼ NE ¼ Section 30 Township 24N Range 1W, also known as the western boundary line of S 37th Street; Thence south along the said boundary line to a point 33 feet west of SE corner Section 30 Township 24N Range 1W, Thence to a point 33 feet west and 33 feet south NE corner NE ¼ Section 31 Township 24N Range 1W; Thence east 33 to a point 33 feet south of the NE corner of said section also known as NW corner of NW ¼ Section 32 Township 24N Range 1W, and the southern boundary line of west Omaha Avenue; Thence easterly along the said street boundary line to a point 33 feet south of the Center Quarter Corner of Section 32 Township 24N Range 1W; Thence northerly 33 feet to the Center Quarter Corner of Section 29 Township 24N Range 1W, also known as the centerline of Omaha Avenue; Thence northerly 875 feet; thence easterly 907 feet; thence northerly 215 feet; thence easterly 1,123 feet;

Thence southerly 975 feet; thence easterly 595.165 feet to the west boundary line of South 25th Street; Thence continuing easterly 33 feet to the centerline of South 25th Street also the West Quarter Section Line of Section 28 Township 24N Range 1W; Thence continuing easterly 50 feet to the eastern boundary line of South 25th Street thence northerly 510 feet to the NW corner Lot 1, McIntosh Southwest 1st Addition; Thence easterly along the north boundary line 575 feet to the NE corner; Thence southerly along the east boundary line 385 feet to the NW corner of Lot 1, Block 2, Medelman's Southwest 1st Addition; Thence easterly along the north boundary line 350 feet to the NE corner; Thence southerly along the east line 200 feet to the SE corner of said lot and block; Thence southerly 40 feet to the centerline of West Omaha Avenue also the South Quarter Section Line of Section 28 Township 24N Range 1W; Thence continuing southerly 33 feet to the south boundary line of West Omaha Avenue located in NW ¼ Section 33 Township 24N Range 1W; Thence easterly along the south boundary line of West Omaha Avenue to a point 33 feet south of the north Quarter Corner Section 33 Township 24N Range 1W; Thence continuing easterly along the south boundary line of West Omaha Avenue to a point 73 feet south of the SE corner of Part of Lot 1, Bill Dietz Tract, Part of SE Quarter Section 28 Township 24N Range 1W; Thence northerly 40 feet to the SE corner of Part of Lot 1, Bill Dietz Tract; Thence northeasterly 55.25 feet along the east boundary line of said tract to the NE corner of said tract; Thence northwesterly 189.77 feet to the NW corner of said tract; along a curve and the north boundary line of said tract also the southern boundary line of U.S Highway 275; Thence continuing northwesterly along a curve 151.57 feet to the NE corner of Lot 2, Bill Dietz Tract, Part of SE Quarter Section 28 Township 24 Range 1W also along the southern boundary line of U.S Highway 275; Thence northwesterly 140.21 feet to the NW corner of Lot 2, Bill Dietz Tract, Part of SE Quarter Section 28 Township 24N Range 1W along the north boundary line of said tract also the southern boundary line of U.S Highway 275; Thence northwesterly 539.7 feet to the NW corner of Ochsner Tract, Section 28 Township 24N Range 1W also the north boundary line of said tract and the southern boundary line of U.S Highway 275; Thence southerly 81.54 feet along the west boundary line of Ochsner Tract, Section 28 Township 24N Range 1W to the NE corner of Lot 2-R Desai's Second Addition; Thence northwesterly 40.85 feet to the NNW corner of Lot 3-R Desai's Second Addition; Thence southerly 54.3 feet; Thence westerly 10 feet; Thence southerly 18 feet; Thence easterly 10 feet; Thence southerly 36.15 feet; Thence westerly 225.15 feet to the NW corner of Lot 3-R Desai's Second Addition; Thence southerly along the west boundary line of said lot 135.57 feet to the NE corner of Part of Lot 1 Krenzien Subdivision (Tract A); Thence westerly 478.01 feet to the NW corner being the north boundary line of said lot; Thence northwesterly 91.80 feet along the eastern boundary line of South 20th Street, also the western boundary of part of Lot 1 and all of Lot 2 (Tract B Lot Boundary Change) Krenzien Subdivision; Thence northeasterly along a curve to the right 196.5 feet; Thence northeasterly 366.6 feet to the NW corner of said lot and the south boundary line of Krenzien Drive; Thence northwesterly 60 feet to the NE corner of Lot 2, Block 1, Replat 2 of Lot 1-R Block 1 of Replat of Shopko Acres; Thence northwesterly along a curve to the right 135.04 feet along the south boundary line of Krenzien Drive; Thence northwesterly 7.56 along the south boundary line of Krenzien Drive; Thence northwesterly along a curve to the left 82.55 feet along the south boundary line of Krenzien Drive to the NE corner of Lot 2-R, Block 1, Replat of Shopko Acres; Thence southwesterly 184.78 feet to the SE corner, along the east boundary line, of Lot 2-R Block 1, Replat of Shopko Acres; Thence northwesterly 118 feet to the SW corner of said parcel; Thence northeasterly 187 feet to the NW corner of said lot; Thence northwesterly 40 feet to the NNW corner of Lot 4, Block 1, Shopko Acres Replat along the south boundary line of

Krenzien Drive; Thence southwesterly 138.44 feet; Thence northwesterly 315.00 feet to the NW corner of Lot 3, Block 1, Shoko Acres Replat; Thence northwesterly 60 feet to a point 138.38 feet southwest of the NE corner of Lot 1, Krenzien Development Addition and the western boundary line of West Michigan Avenue; Thence southwesterly 91.62 feet to the SE corner of said lot also known as the NE corner Lot 2, Krenzien Development 2nd Addition; Thence continuing southwesterly 23.96 feet; Thence southwesterly along a curve to the right 98.45 feet; Thence continuing southwesterly 173.39 feet to the SW corner of said lot; Thence northerly 310.20 feet to the NW corner of said lot; Thence northwesterly 13.42 feet to the NE corner of Lot 1, Krenzien Development 2nd Addition; Thence westerly 110.11 feet to the NW corner of the said lot also the NE corner of Lot 1, Rickert's 3rd Addition; Thence northwesterly 285.11 feet to the easterly line of Lot 3 of Rickert's 3rd Addition; Thence southeasterly along said easterly line 166.99 feet to the SE corner of said lot; Thence northwesterly 244.99 feet to the SW corner of said lot also known as the NW corner of Lot 1 Rickert's 3rd Addition; Thence continuing northwesterly 80 feet to the western boundary line of West Pasewalk Avenue; Thence southwesterly approximately 455.33 feet to the SW corner Lot 1, Wal-Mart's Second Addition; Thence northwesterly 934.08 feet, also along the north boundary line of South 25th Street, to the point of a curve 383.73 feet to the right; Thence northerly 20 feet to the SW corner Lot 4, Wal-Mart's First Addition; Thence continuing northerly 298.56 feet to the NW corner of said lot, also the eastern boundary line of South 25th Street; Thence continuing northerly 50 feet to the SW corner of Lot 1, Supercenter Exchange Subdivision; Thence continuing northerly 122.58 feet to the point of a curve 253.02 feet to the right, also the eastern boundary line of South 25th Street, and the SW corner of Lot 2, Supercenter Exchange Subdivision; Thence northeasterly 3.39 feet; Thence continuing northeasterly 224.21 feet to the NW corner of said lot, also the southern boundary US HWY 275; Thence northwesterly 76 feet to the NE corner of part of the E ½ NE ¼ Section 29 Township 24N Range 1W lying south of US HWY 275 and west of South 25th Street; Thence continuing northwesterly 562.246 feet along the south boundary line of US HWY 275 to the NW corner of said parcel; Thence continuing northwesterly 130.74 feet along the north boundary line of part of NE ¼ NE ¼ Section 29 Township 24N Range 1W lying south of US HWY 275; Thence continuing northwesterly 296.29 feet along said parcel; Thence continuing northwesterly along a curve to the left 420.19 feet to the NW corner of said parcel; Thence continuing northwesterly 1,430.08 feet from the NE corner to the NW corner of part of the W ½ NE ¼ Section 29 Township 24N Range 1W lying south of US HWY 275 said point on the west line of the W ½ NE ¼ Section Township 24N Range 1W; Thence south 1020.33 feet to SW corner NW ¼ NE ¼ Section 29 Township 24N Range 1W; Thence west to a point 33 feet east of the SW corner of NW ¼ NW ¼ Section 29 Township 24N Range 1W, also known as the eastern boundary line of South 37th Street; Thence northerly along the eastern boundary line of south 37th Street to a point 33 feet east of the NW corner of Section 29 Township 24N Range 1W also known as the SW corner of Section 20 Township 24N Range 1W and the centerline of US HWY 275; Thence easterly 17 feet along the quarter section line; Thence northerly approximately 70.41 feet to a point 50 feet east of the centerline North 37th Street and the SW corner of the State of Nebraska Road Right of Way parcel; Thence northerly along the eastern boundary line of North 37th Street to the SW corner of Lot 1, Block 2, Carhart 5th Addition; Thence northerly approximately 27.70 feet along the western lot line of said lot; thence westerly 100 feet to the point of beginning.

That the Planning Commission has recommended that such determination be made; that notice of hearing has been given as required by law concerning whether the Area should be determined as blighted and substandard; that such hearing has been held and at such hearing all persons desiring to be heard have been heard.

Section 2. Based upon the Study, the recommendation of the Planning Commission and the analysis and review of the conditions of property located within the Area, the Mayor and Council hereby find, determine and declare that the Area is an area which meets the criteria for designation as blighted and substandard in need of redevelopment under the terms of Section 18-2103(10) and (11) and Section 18-2109, R.R.S. Neb. 2012 as amended, in that such real estate is affected by conditions as set forth in the Study.

Section 3. That hereinafter the Blight and Substandard Area shall be referred to as the "West Highway 275 Redevelopment Area."

Section 4. Upon the referring by the City of Norfolk Community Development Agency of any redevelopment plan or redevelopment plan modification with respect to the Area, the City Clerk is hereby authorized to set a hearing and publish and mail notice of such hearing as required by law.

PASSED AND APPROVED this 17 day of October, 2016.

Dave Tuohimaa
Mayor

[Signature]
City Clerk

Approved as to form: [Signature]
City Attorney

