

94-12

11075

Introduce: 1-18-94

ORDINANCE NO. 16546

1 AN ORDINANCE creating Improvement District No. 175, defining the limits  
2 thereof, designating the improvements to be made therein, designating the property to be  
3 benefited, providing for the payment of the cost thereof, providing for the acquisition of title,  
4 by purchase or by condemnation proceedings, to the lands and lots necessary for the completion  
5 of the improvements therein, and repealing all ordinances and parts of ordinances in conflict  
6 herewith.

7 BE IT ORDAINED by the City Council of the City of Lincoln, Nebraska:

8 Section 1. That Improvement District No. 175 of the City of Lincoln Nebraska,  
9 be and the same is hereby created; that the following improvements shall be made in said  
10 District, to wit: that North Coddington Avenue lying between the intersection of North  
11 Coddington Avenue and Surfside Drive, and the intersection of Northwest 20th Street and West  
12 "S" Street, shall be opened (and widened) to a width of 66.0 feet, by acquiring for street  
13 purposes all that portion of Lots 65, 99 and 100, all Irregular Tracts located in the south half  
14 of Section 21, Township 10 North, Range 6 East of the 6th Principal Meridian in the City of  
15 Lincoln, Lancaster County, Nebraska, more particularly described as follows:

16 Beginning at the northwest corner of lot 4, Block 8, Capitol Beach Manor 2nd  
17 Addition; thence westerly along the extension of the north line of said Lot 4, a  
18 distance of 73.0 feet to the intersection with a circular curve; thence southeasterly  
19 along the arc of said circular curve, bearing to the left, whose initial tangent  
20 deflects 90 degrees 00 minutes left, whose central angle is 28 degrees 45 minutes  
21 33 seconds, whose radius is 368.62 feet, and whose tangent length is 94.51 feet,

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1 a distance of 185.03 feet; thence continuing southeasterly along a line which  
2 deflects 7 degrees 18 minutes 53 seconds right from a line tangent to the  
3 previously described circular curve, a distance of 16.98 feet; thence northeasterly  
4 along a line which deflects 99 degrees 54 minutes 54 seconds left, a distance of  
5 2.54 feet to the intersection with a circular curve; thence southeasterly along the  
6 arc of said circular curve, bearing to the left, whose initial tangent deflects 90  
7 degrees 00 minutes right, whose central angle is 0 degrees 04 minutes 50  
8 seconds, whose radius is 368.62 feet, and whose tangent length is 0.25 feet, a  
9 distance of 0.52 feet, to the point of tangency with a straight line; thence  
10 continuing southeasterly along the said straight line, a distance of 408.25 feet to  
11 the point of tangency with a circular curve; thence southerly along the arc of said  
12 circular curve, bearing to the right, whose central angle is 47 degrees 05 minutes  
13 58 seconds, whose radius is 342.0 feet, and whose tangent length is 149.06 feet,  
14 a distance of 281.14 feet to the point of tangency with a straight line; thence  
15 south along the said straight line; a distance of 47.93 feet to the north line of  
16 West "S" Street; thence east along the said north line, a distance of 66.0 feet,  
17 thence north along a line which deflects 90 degrees 00 minutes left, a distance of  
18 47.93 feet, to the point of tangency with a circular curve; thence northwesterly  
19 along the arc of said circular curve, bearing to the left, whose central angle is 47  
20 degrees 05 minutes 58 seconds, whose radius is 408.0 feet, and whose tangent  
21 length is 177.82 feet, a distance of 335.39 feet to the point of tangency with a  
22 straight line; thence continuing northwesterly along the said straight line, a

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1 distance of 408.25 feet to the point of tangency with a circular curve; thence  
2 continuing northwesterly along the arc of said circular curve, bearing to the right,  
3 whose central angle is 9 degrees 59 minutes 44 seconds, whose radius is 302.62  
4 feet, and whose tangent length is 26.46 feet, a distance of 52.79 feet; thence  
5 northeasterly along a line which deflects 90 degrees 00 minutes right from a line  
6 tangent with the previously described circular curve, a distance of 7.0 feet to the  
7 southwest corner of said Lot 4; thence northerly along the arc of the westerly line  
8 of said Lot 4, whose initial tangent deflects 90 degrees 00 minutes left, whose  
9 central angle is 21 degrees 28 minutes 45 seconds, whose radius is 295.62 feet  
10 and whose tangent length is 56.07 feet, a distance of 110.82 feet too the point of  
11 beginning.

12 That the City of Lincoln shall acquire title to said property by purchase if possible, and  
13 if such purchase cannot be made by agreement with the owner or owners, said property shall  
14 be condemned as provided by law; that said improvement district shall include the following  
15 described property benefited by said improvement, to wit: All that portion of Lots 3 and 4,  
16 Block 8, Capital Beach Manor 2nd Addition, and Lots 65, 85, 99 and 100, all Irregular Tracts  
17 located in the south half of Section 21, Township 10 North, Range 6 East of the 6th Principal  
18 Meridian, lying within 183.0 feet easterly of and westerly of the following described centerline:  
19 Commencing at the intersection with the centerline of North Coddington Avenue and the  
20 centerline of Surfside Drive; thence south along the centerline of North Coddington Avenue a  
21 distance of 30.0 feet to the point of beginning, also the point of tangency with a circular curve;  
22 thence southeasterly along the arc of said circular curve, bearing to the left, whose central angle



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1. is 31 degrees 28 minutes 29 seconds, whose radius is 335.62 feet, and whose tangent length in  
2 94.57 feet, a distance of 184.37 feet to the point of tangency with a straight line; thence  
3 continuing southeasterly along the said straight line, a distance of 408.25 feet to the point of  
4 tangency with a circular curve; thence southerly along the arc of said circular curve, bearing to  
5 the right, whose central angle is 47 degrees 05 minutes 58 seconds, whose radius is 375.0 feet,  
6 and whose tangent length is 163.44 feet, a distance of 308.26 feet, to the point of tangency with  
7 a straight line; thence south along the said straight line, a distance of 47.93 feet to the point of  
8 termination; said point being the intersection with the north line of West "S" Street and the  
9 centerline of Northwest 20th Street.

10 All located in the City of Lincoln, Lancaster County, Nebraska.

11 That the cost of making such improvements, including the cost of necessary lands, lots,  
12 or grounds, and the damages thereto, the cost of condemnation proceedings, if necessary, and  
13 all other expenses incidental to the making of said improvements shall be assessed against the  
14 property benefited in said district in proportion to the benefits, not exceeding the cost thereof.

15 Section 2. That all ordinances and parts of ordinances in conflict herewith be and they  
16 are hereby repealed.

17 Section 3. This ordinance shall take effect and be in force from and after its passage and  
18 publication according to law, but construction shall not be commenced until ordered by  
19 resolution by the City Council.

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Staff Review Completed:  
~~Introduced by~~

Maryk Johnson  
Administrative Assistant

Approved as to Form:

William F. Austin  
City Attorney

Description Approved:

Roger A. [Signature]  
City Engineer

KKH00024.KKH

Introduced by  
~~Staff-Review Completed:-~~

Cynthia [Signature]  
Administrative Assistant

AYES: Donaldson, Haar, Johnson,  
Seng, Shoecraft, Wilson;  
NAYS: None;  
ABSENT: Young.

**APPROVED**

FEB 7 1994

[Signature]  
MAYER

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**PASSED**

JAN 31 1994

BY CITY COUNCIL

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C E R T I F I C A T E

I, Paul A. Malzer, City Clerk of the City of Lincoln, Nebraska, do certify that the above and foregoing is a true and correct copy of ORDINANCE NO. 16546 (IMPROVEMENT DISTRICT NO. 175)

as passed and approved by the City Council of the City of Lincoln, Nebraska, at its meeting held JANUARY 31, 1994 as the original appears of record in my office, and is now in my charge remaining as City Clerk aforesaid.

IN WITNESS WHEREOF, I have hereunto set my hand officially and affixed the seal of the City of Lincoln, Nebraska, this 10th day of FEBRUARY, 1994.

*Paul A. Malzer*  
\_\_\_\_\_  
City Clerk

CABEMAZ

*[Handwritten initials]*

67485  
*[Handwritten mark]*

LARGE CITY, NEB

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*Return to City Clerk*

INST. NO. 94- 11076