

ENTERED AS INSTRUMENT NO. 201506285

STATE OF NEBRASKA )  
COUNTY OF HALL ) SS

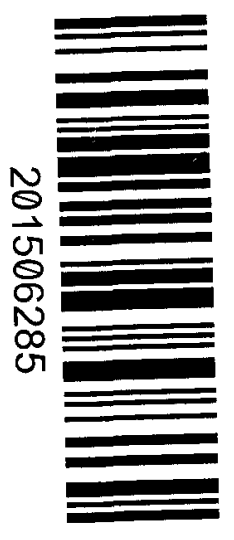
2015 SEP 15 AM 9 24

*Janet P. Adams*  
ASSN/REGISTER OF DEEDS

CASH 82.00  
CHECK \_\_\_\_\_

REFUNDS:  
CASH \_\_\_\_\_  
CHECK \_\_\_\_\_

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 9-15-15  
\$ EXEMPT 3384 BY JG



• THIS SPACE RESERVED FOR REGISTER OF DEEDS •

**PUBLIC UTILITY EASEMENT**

82.00

NIEDFELT PROPERTY MANAGEMENT PREFERRED, LLC, a Nebraska Limited Liability Company, herein called the Grantor, in consideration of ONE DOLLAR (\$1.00) and other consideration, receipt of which is hereby acknowledged, hereby grant and convey unto the

**CITY OF GRAND ISLAND, NEBRASKA,**

a municipal corporation in Hall County, State of Nebraska, herein called the Grantee, a permanent and perpetual easement to construct, operate, maintain, extend, repair, replace, and remove public utilities, including but not limited to surface markers, and other appurtenances, upon, over, along, across, in, underneath and through a tract of land, more particularly described as follows:

**NIEDFELT PROPERTY MANAGEMENT PREFERRED, LLC - TRACT B**

A TRACT OF LAND IN PART OF THE NORTHWEST QUARTER (NW ¼) OF SECTION TWELVE (12), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6<sup>TH</sup> P.M., CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE ON AN ASSUMED BEARING OF N89°07'58"W, ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 90.03 FEET TO THE POINT OF INTERSECTION OF SAID SOUTH LINE AND THE WEST LINE OF CITY OF GRAND ISLAND DRAINAGE RIGHT-OF-WAY (R.O.W.); THENCE N00°15'38"E, ALONG SAID WEST LINE, A DISTANCE OF 1554.28 FEET TO THE POINT OF BEGINNING; THENCE N89°07'20"W FOR A DISTANCE OF 157.95 FEET; THENCE N00°52'40"E A DISTANCE OF 10.00 FEET; THENCE S89°07'20"E A DISTANCE OF 157.84 FEET TO A POINT ON SAID WEST LINE OF THE DRAINAGE RIGHT-OF-WAY; THENCE S00°15'38"W, ALONG SAID WEST LINE, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 1579 SQUARE FEET OR 0.04 ACRES

MORE OR LESS.

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NIEDFELT PROPERTY MANAGEMENT PREFERRED, LLC – TRACT C

A TRACT OF LAND IN PART OF THE NORTHWEST QUARTER (NW ¼) OF SECTION TWELVE (12), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6<sup>TH</sup> P.M., CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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NIEDFELT PROPERTY MANAGEMENT PREFERRED, LLC – TRACT G

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Together with the following rights, namely, unrestricted ingress and egress under, over, and across such land for the purpose of exercising the rights herein granted, to excavate and refill ditches and trenches, and the right to clear and keep clear of structures that might interfere with the location, trees, roots, brush, hedges, undergrowth, and other obstructions from the surface of such tracts interfering with the location, construction, inspection, repair, replacement, removal, and maintenance of such public utilities. Any such utility and appurtenances placed upon, over, and under such tracts of land shall remain the property of the Grantee and may be removed or replaced at any time.

The Grantors, for themselves, their heirs, executors, administrators, successors, and assigns, hereby covenant that no buildings, fences, or structures shall be erected or permitted within the easement area and that the easement herein granted shall run with the title to such tract of land and be binding upon the Grantors, their successors and assigns.



## RESOLUTION 2015-192

WHEREAS, public utility easements are required for further development of the Sterling Estates Subdivision area; particularly described as follows:

CITY OF GRAND ISLAND- TRACT A

A TRACT OF LAND IN PART OF THE NORTHWEST QUARTER (NW ¼) OF SECTION TWELVE (12), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6<sup>TH</sup> P.M., CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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Approved as to Form	□	
July 27, 2015	□	City Attorney

CITY OF GRAND ISLAND – TRACT D

A TRACT OF LAND IN PART OF THE NORTHWEST QUARTER (NW ¼) OF SECTION TWELVE (12), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6<sup>TH</sup> P.M., CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CITY OF GRAND ISLAND – TRACT E

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NIEDFELT PROPERTY MANAGEMENT PREFERRED, LLC – TRACT G

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WHEREAS, an Agreement for the public utility easements 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 easements on the above described tracts of land.

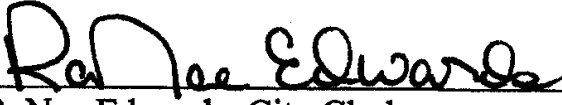
BE IT FURTHER RESOLVED, that the Mayor is hereby authorized and directed to execute such agreement on behalf of the City of Grand Island.

201506285

Adopted by the City Council of the City of Grand Island, Nebraska, July 28, 2015

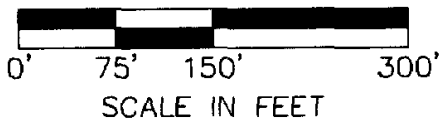
  
\_\_\_\_\_  
Jeremy L. Jensen, Mayor

Attest:

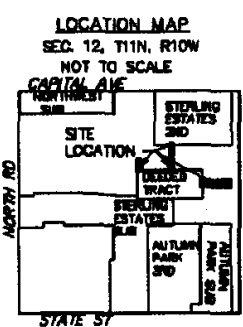
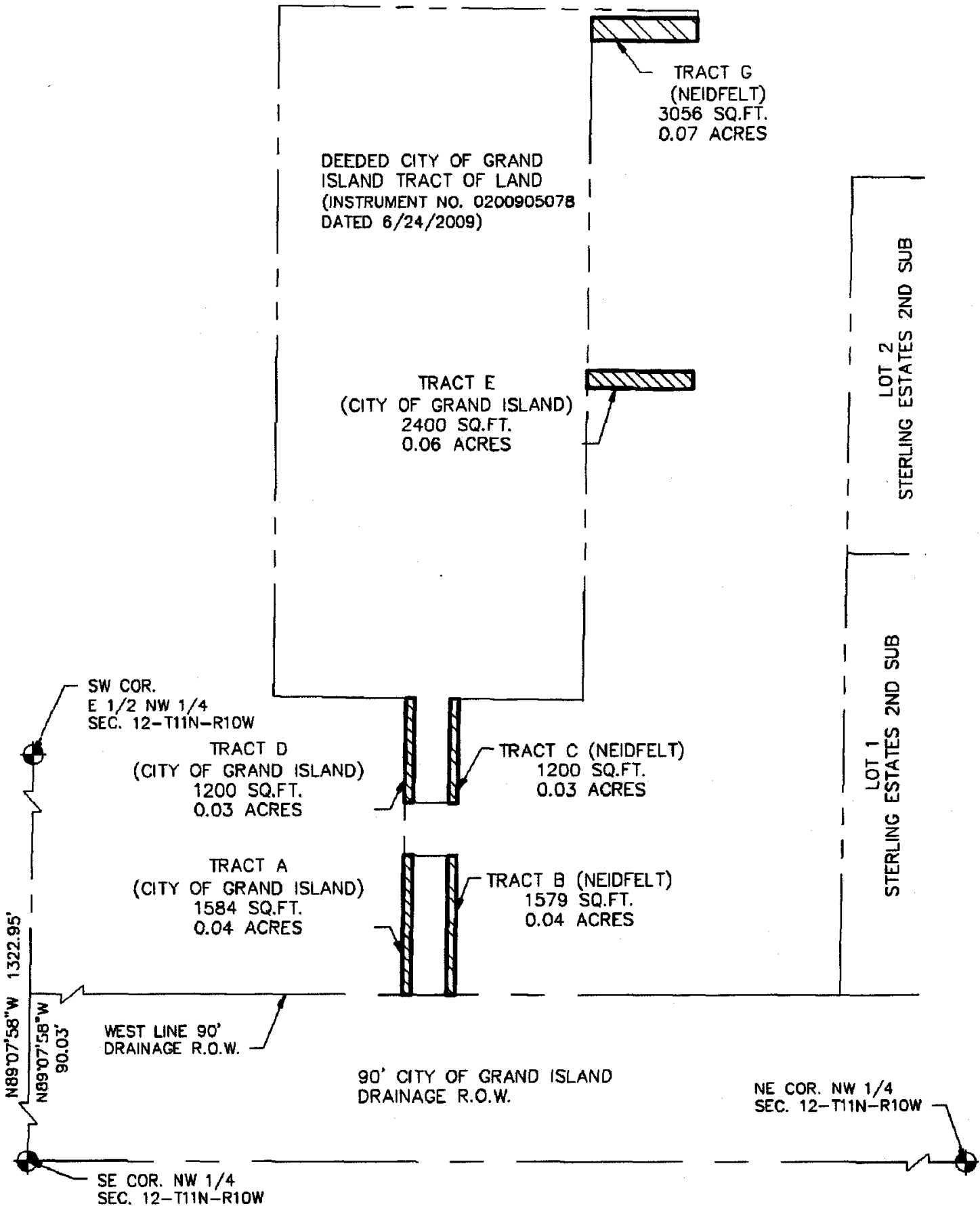
  
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RaNae Edwards, City Clerk



201506285



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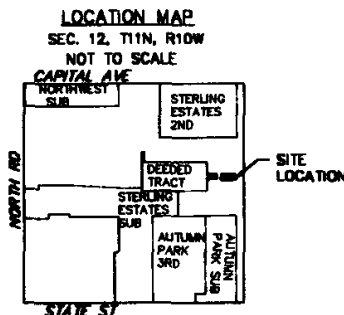
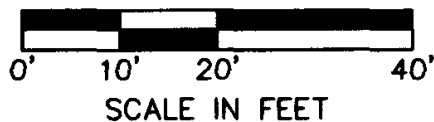


**LEGEND**

	SECTION CORNER
	SECTION LINE
	DEEDED LINE
	RIGHT OF WAY LINE
	CITY OF GRAND ISLAND TRACTS
	NEIDFELT TRACTS
	MEASURED DISTANCE
	DEEDED DISTANCE

PROJECT NO: 2014-1966	<b>STERLING ESTATES FOURTH SUBDIVISION</b>		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: 03/03/15				

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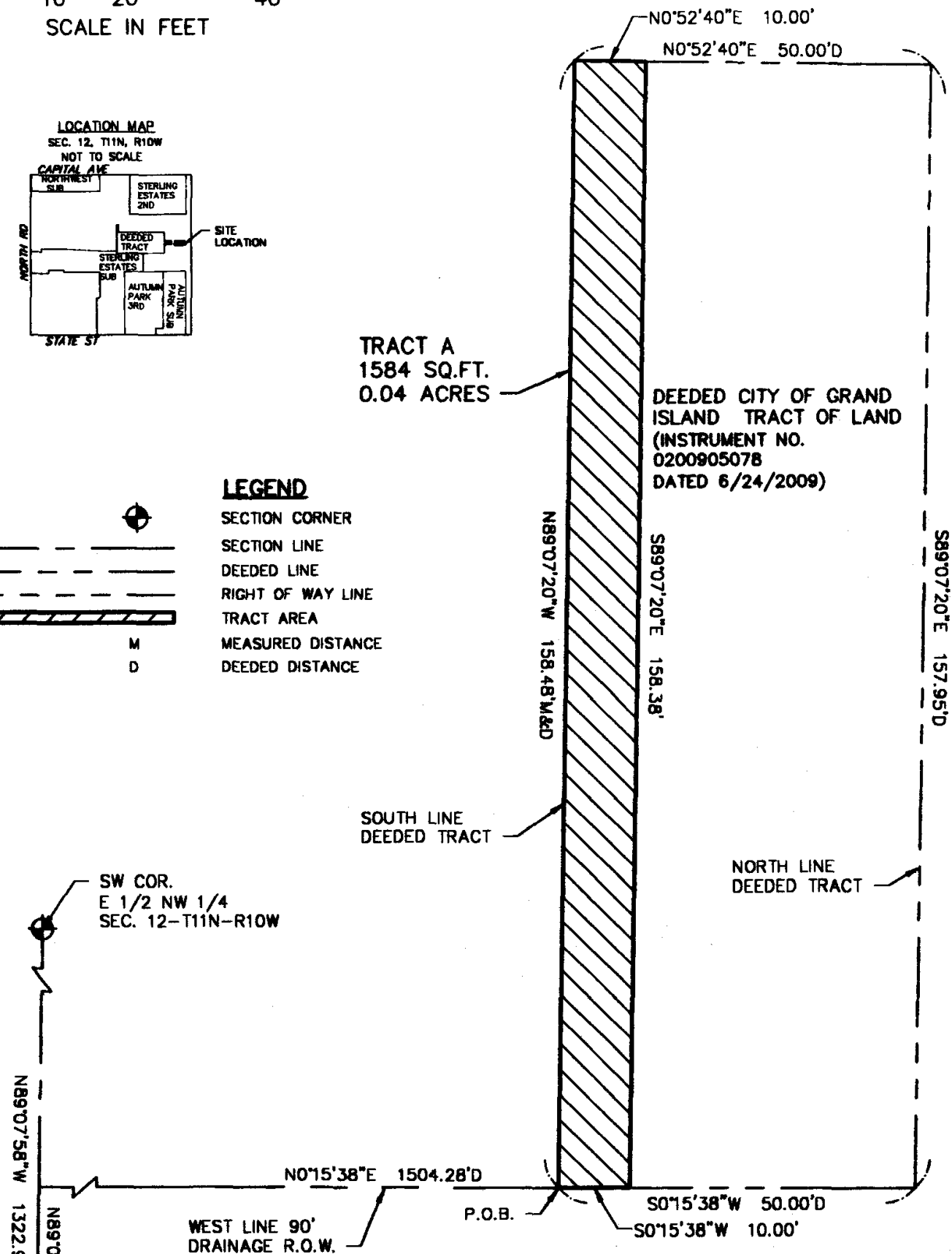
TRACT A  
1584 SQ.FT.  
0.04 ACRES

DEEDED CITY OF GRAND  
ISLAND TRACT OF LAND  
(INSTRUMENT NO.  
0200905078  
DATED 6/24/2009)

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- SECTION CORNER
- SECTION LINE
- DEEDED LINE
- RIGHT OF WAY LINE
- TRACT AREA
- MEASURED DISTANCE
- DEEDED DISTANCE

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**LEGAL DESCRIPTION**

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PROJECT NO: 2013-1214  
DRAWN BY: LJW  
DATE: 07/08/13

**STERLING ESTATES  
FOURTH SUBDIVISION**



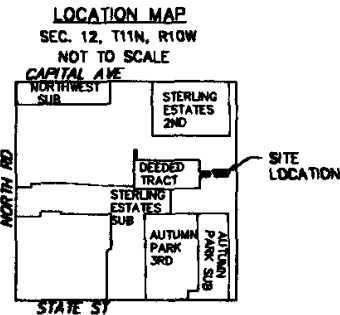
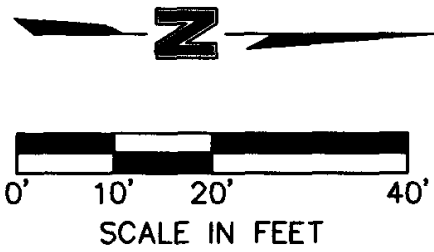
201 East 2nd Street  
P.O. Box 1072  
Grand Island, NE 68802-1072  
TEL. 308.384.8788  
FAX 308.384.8782

EXHIBIT

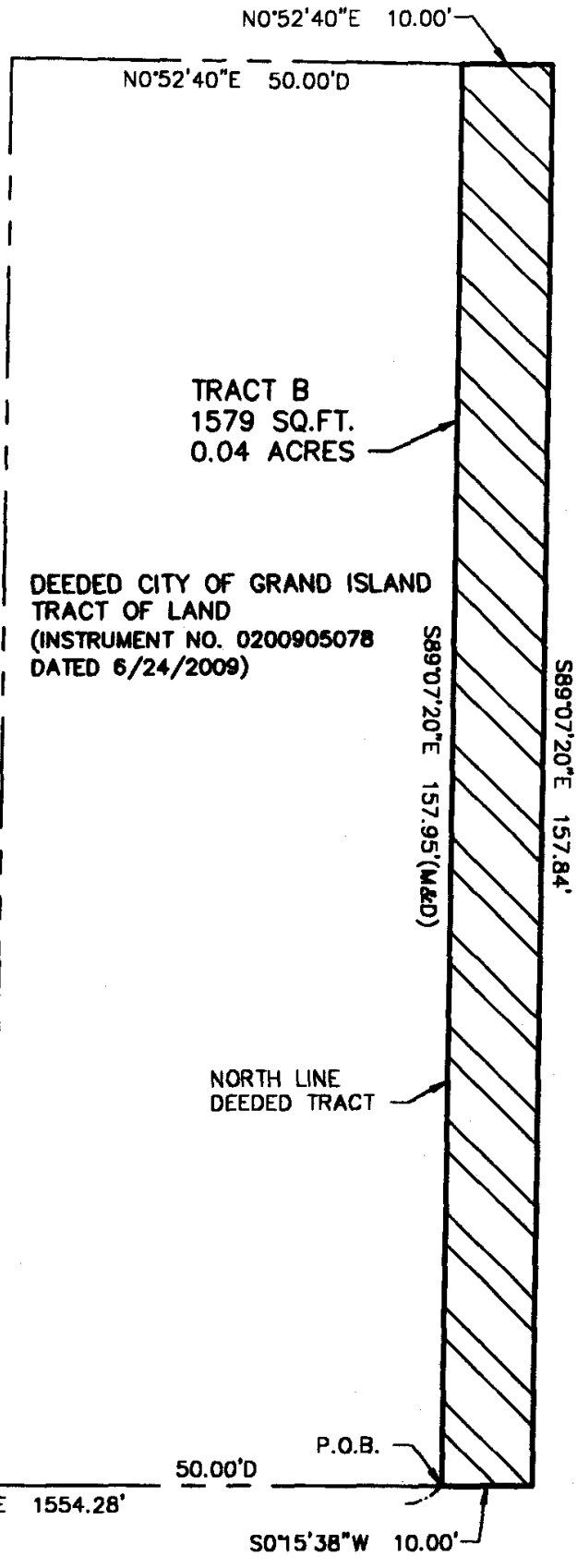
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201506285



- LEGEND**
- SECTION CORNER
  - SECTION LINE
  - DEEDED LINE
  - RIGHT OF WAY LINE
  - TRACT AREA
  - MEASURED DISTANCE
  - DEEDED DISTANCE



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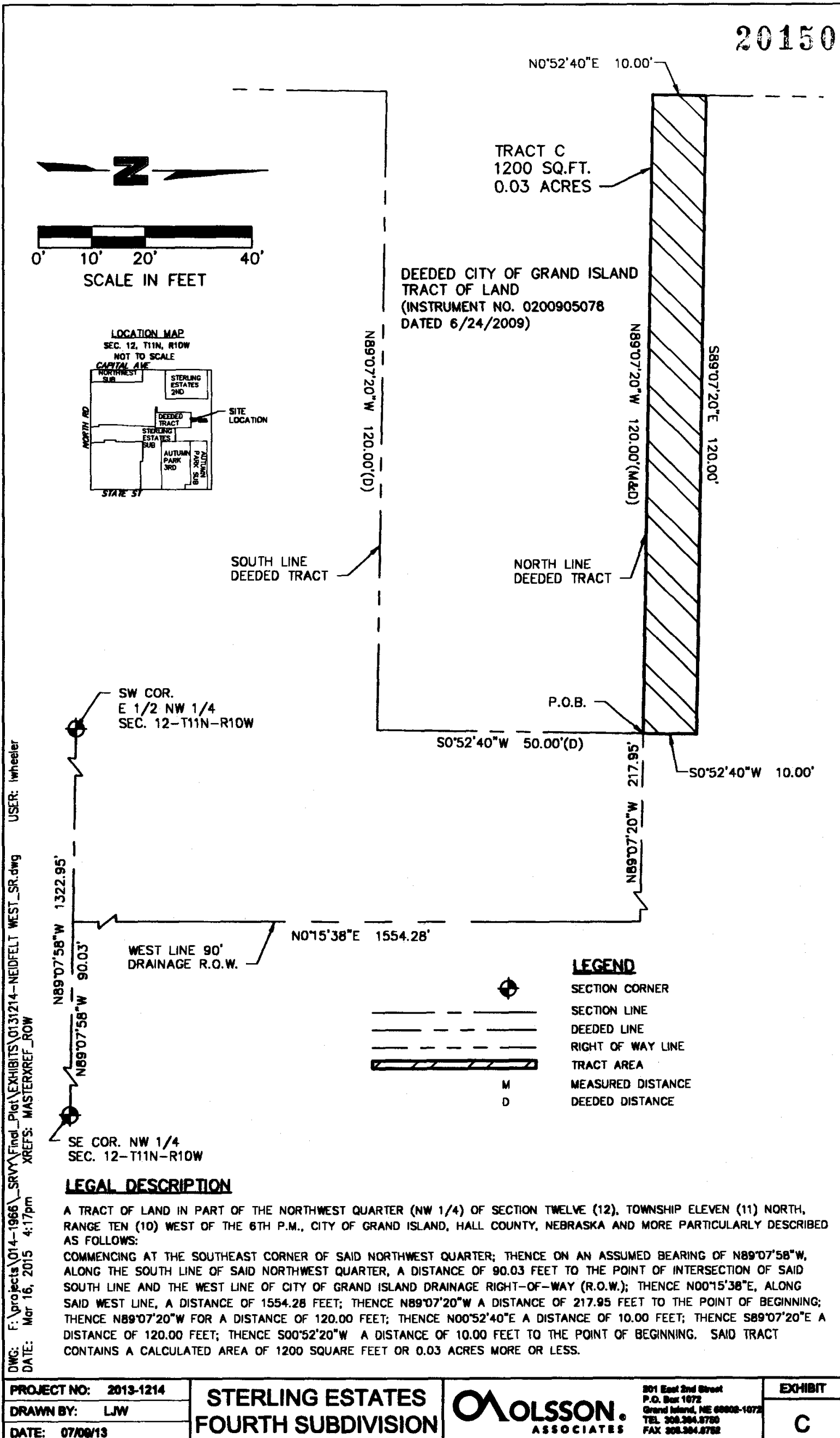
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PROJECT NO: 2013-1214  
DRAWN BY: LJW  
DATE: 07/08/13

**STERLING ESTATES  
FOURTH SUBDIVISION**

**MOLSSON ASSOCIATES**  
201 East 2nd Street  
P.O. Box 1072  
Grand Island, NE 68802-1072  
TEL. 308.394.8780  
FAX 308.394.8782

EXHIBIT  
**B**



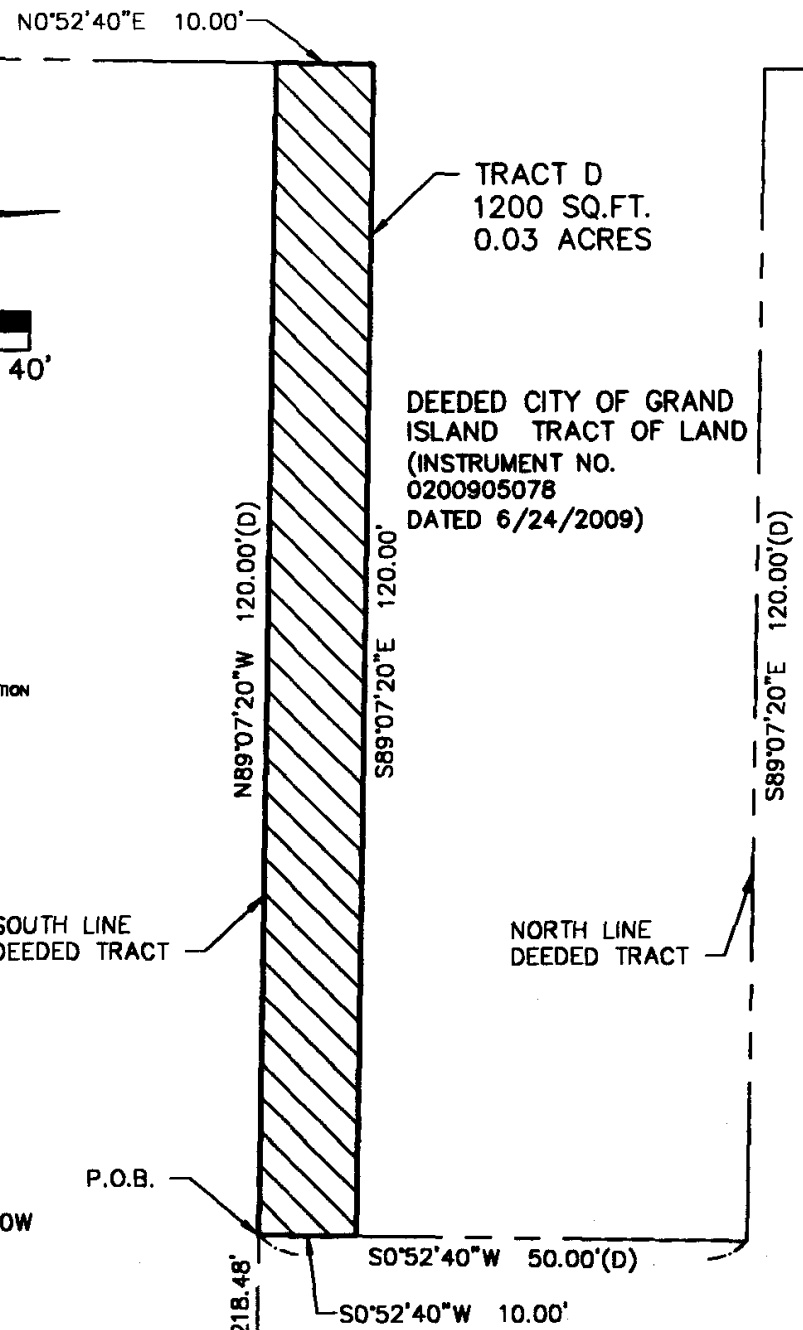
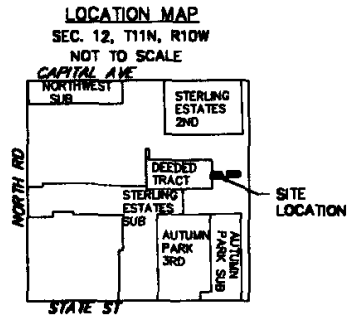
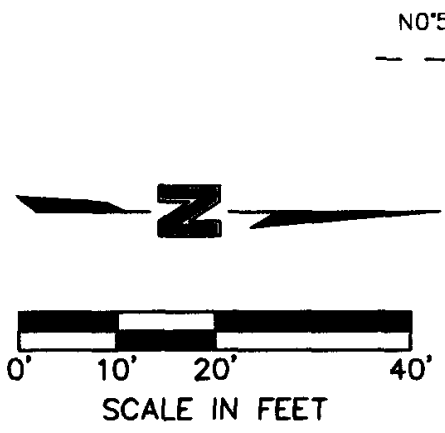
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**LEGAL DESCRIPTION**

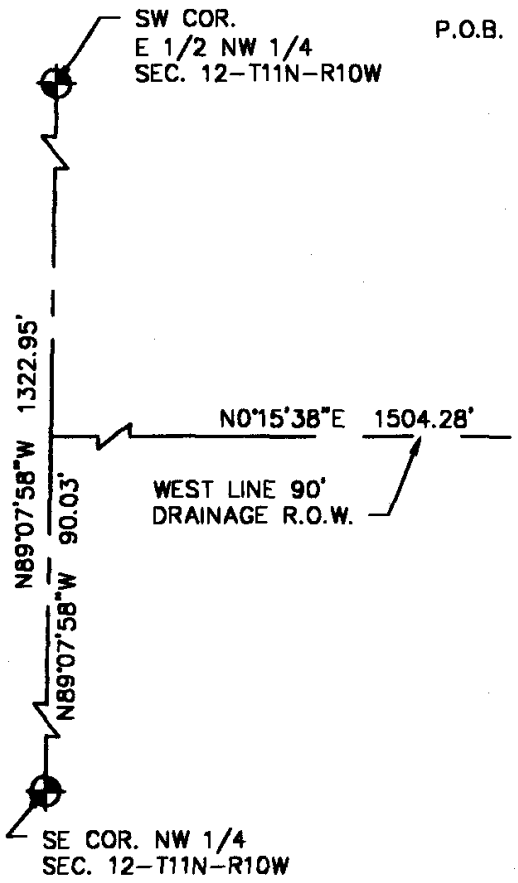
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DRAWN BY: LJW				C
DATE: 07/08/13				

201506285



USER: lwheeler  
 PROJECT: 014-1966  
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**LEGEND**

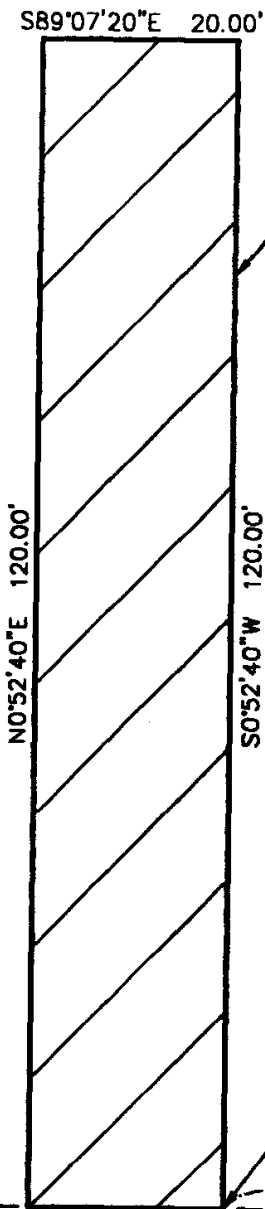
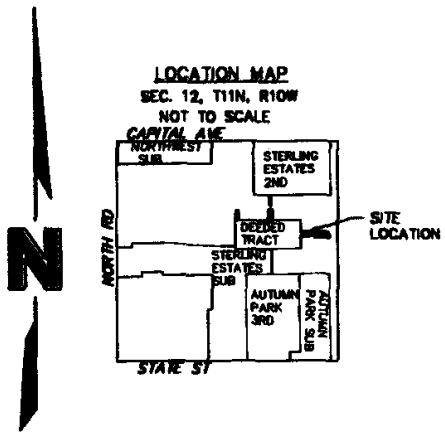
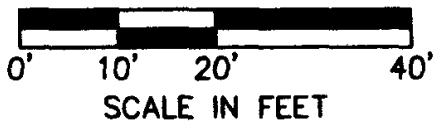
	SECTION CORNER
	SECTION LINE
	DEEDED LINE
	RIGHT OF WAY LINE
	TRACT AREA
M	MEASURED DISTANCE
D	DEEDED DISTANCE

**LEGAL DESCRIPTION**

A TRACT OF LAND IN PART OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION TWELVE (12), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE ON AN ASSUMED BEARING OF N89°07'58"W, ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 90.03 FEET TO THE POINT OF INTERSECTION OF SAID SOUTH LINE AND THE WEST LINE OF CITY OF GRAND ISLAND DRAINAGE RIGHT-OF-WAY (R.O.W.); THENCE N0°15'38"E, ALONG SAID WEST LINE, A DISTANCE OF 1504.28 FEET; THENCE N89°07'20"W A DISTANCE OF 218.48 FEET TO THE POINT OF BEGINNING; THENCE N89°07'20"W FOR A DISTANCE OF 120.00 FEET; THENCE N0°52'40"E A DISTANCE OF 10.00 FEET; THENCE S89°07'20"E A DISTANCE OF 120.00 FEET; THENCE S0°52'20"W A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 1200 SQUARE FEET OR 0.03 ACRES MORE OR LESS.

PROJECT NO: 2013-1214	STERLING ESTATES FOURTH SUBDIVISION		201 East 2nd Street P.O. Box 1072 Grand Island, NE 68802-1072 TEL. 308.394.8780 FAX 308.394.8782	EXHIBIT
DRAWN BY: LJW			D	
DATE: 07/09/13				



NE COR.  
NW 1/4  
SEC. 12-T11N-R10W

WEST LINE  
90' DRAINAGE  
R.O.W.

S0°15'36"W 945.10'  
S0°15'36"W 2649.38'

DEEDED CITY OF GRAND ISLAND  
TRACT OF LAND  
(INSTRUMENT NO. 0200905078  
DATED 6/24/2009)

**LEGEND**

- SECTION CORNER
- SECTION LINE
- DEEDED LINE
- RIGHT OF WAY LINE
- TRACT AREA
- MEASURED DISTANCE
- DEEDED DISTANCE

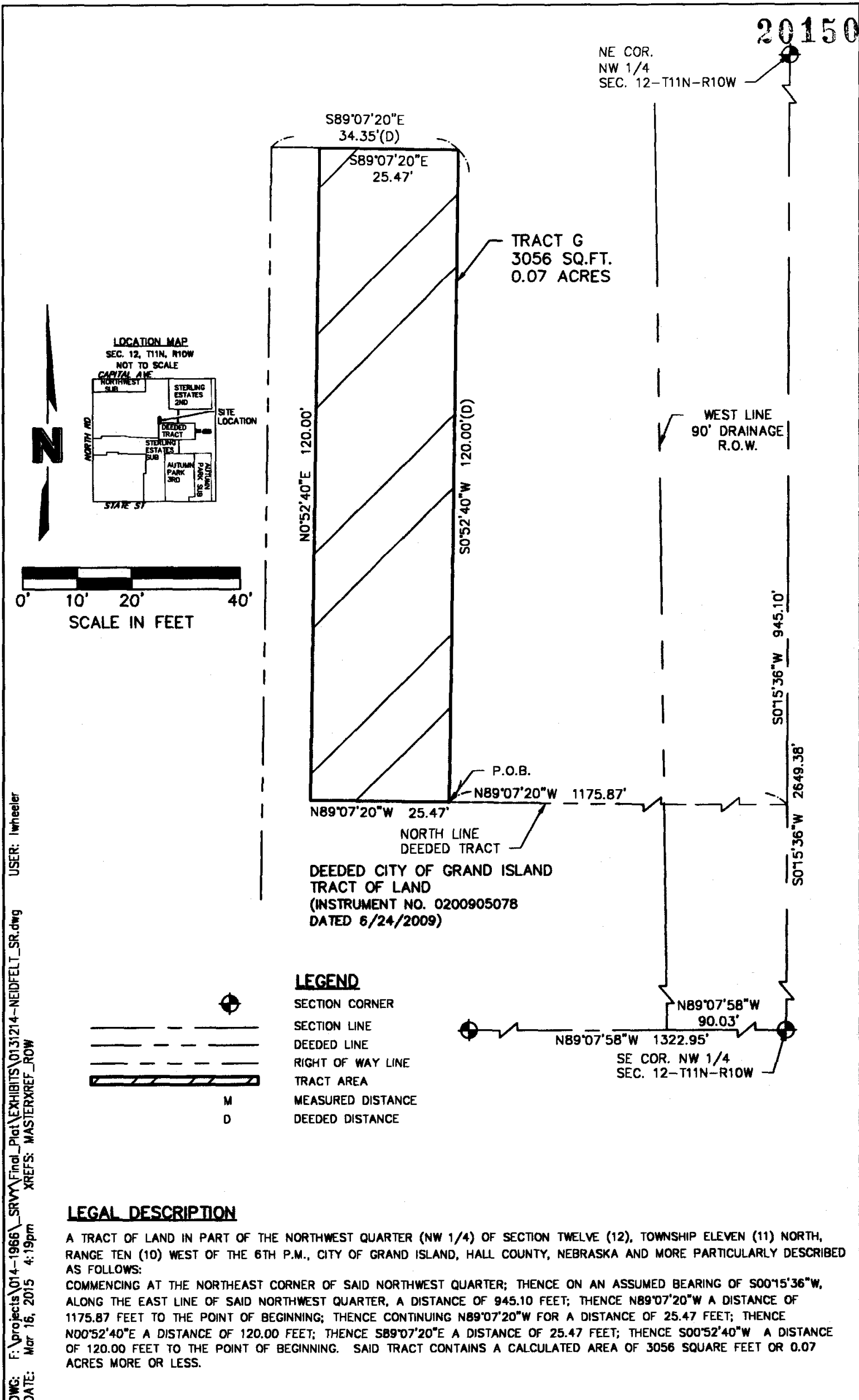
**LEGAL DESCRIPTION**

A TRACT OF LAND IN PART OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION TWELVE (12), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE ON AN ASSUMED BEARING OF S00°15'36"W, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 945.10 FEET; THENCE N89°07'20"W A DISTANCE OF 781.34 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N89°07'20"W FOR A DISTANCE OF 20.00 FEET; THENCE N00°52'40"E A DISTANCE OF 120.00 FEET; THENCE S89°07'20"E A DISTANCE OF 20.00 FEET; THENCE S00°52'40"W A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 2400 SQUARE FEET OR 0.06 ACRES MORE OR LESS.

DWG: F:\projects\014-1966\SRVY\Final\_Plot\EXHIBITS\0131214-CITY SOUTH\_SR.dwg USER: lwheeler  
 DATE: Mar 16, 2015 4:11pm XREFS: MASTERREF\_ROW

PROJECT NO: 2014-1966	STERLING ESTATES FOURTH SUBDIVISION	901 East 2nd Street P.O. Box 1072 Grand Island, NE 68802-1072 TEL. 308.384.8760 FAX 308.384.8762	EXHIBIT
DRAWN BY: LJW			E
DATE: 03/02/2015			

201506285



USER: lwheller  
 DWG: F:\projects\014-1966\SRV\Final\_Plot\EXHIBITS\0131214-NEIDFELT\_SR.dwg  
 DATE: Mar 16, 2015 4:19pm  
 XREFS: MASTERXREF\_ROW

**LEGAL DESCRIPTION**

A TRACT OF LAND IN PART OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION TWELVE (12), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE ON AN ASSUMED BEARING OF S00°15'36"W, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 945.10 FEET; THENCE N89°07'20"W A DISTANCE OF 1175.87 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N89°07'20"W FOR A DISTANCE OF 25.47 FEET; THENCE N00°52'40"E A DISTANCE OF 120.00 FEET; THENCE S89°07'20"E A DISTANCE OF 25.47 FEET; THENCE S00°52'40"W A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 3056 SQUARE FEET OR 0.07 ACRES MORE OR LESS.

PROJECT NO: 2014-1966	STERLING ESTATES FOURTH SUBDIVISION		201 East 2nd Street P.O. Box 1672 Grand Island, NE 68802-1672 TEL 308.384.8780 FAX 308.384.8782	EXHIBIT
DRAWN BY: LJW			G	
DATE: 03/02/15				