

MEMORANDUM

TO: Finance, Expenditures, and Legal Subcommittee
FROM: Eric Williams, Natural Resources Planner
DATE: March 4, 2021
SUBJECT: Lied Bridge Hwy 31 Connecting Link Relocation Project
Property Transfer Agreement with NEBCO Inc.

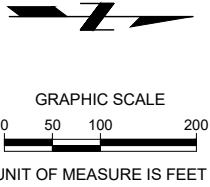
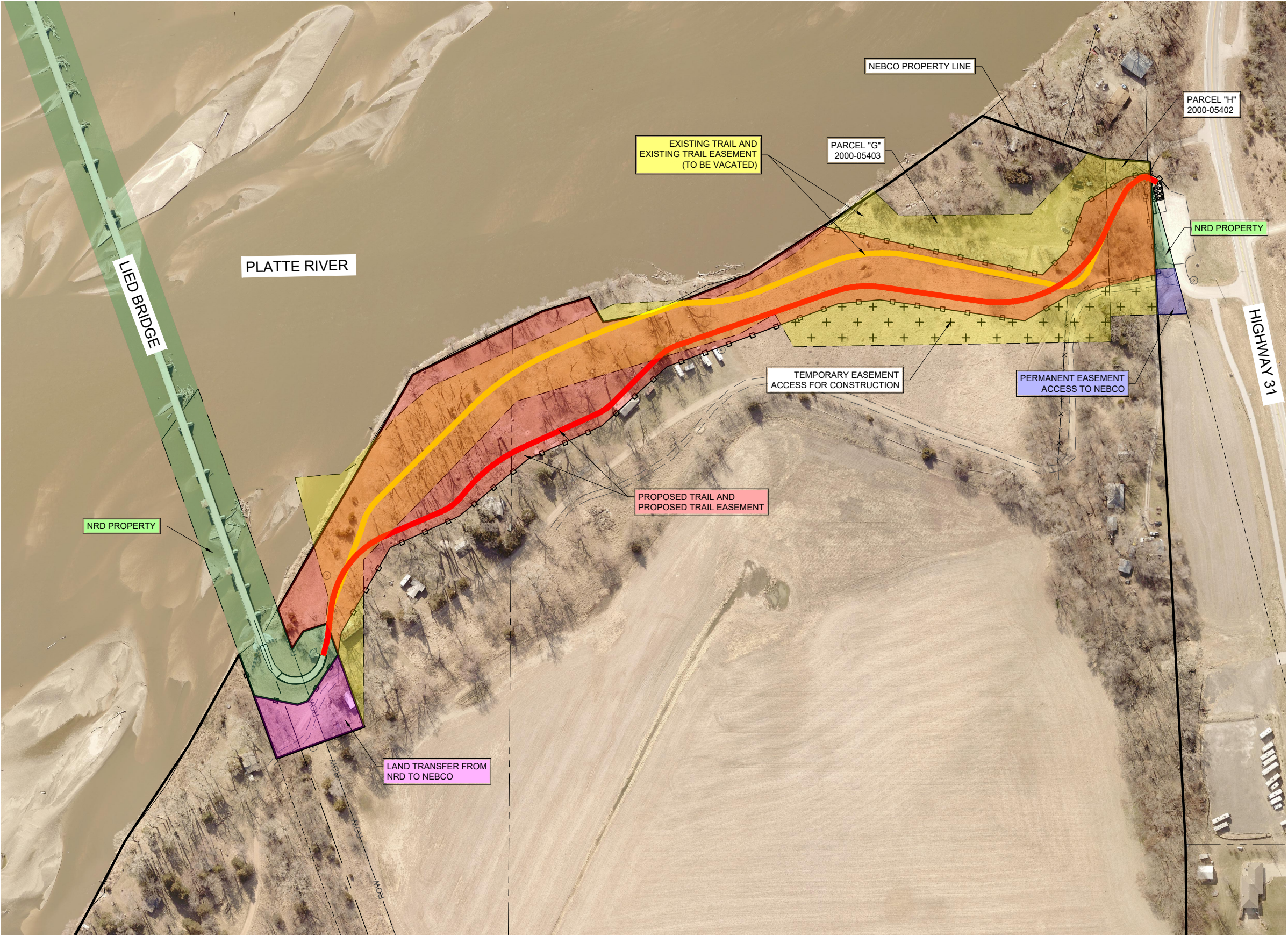
The District constructed the Lied Bridge project and connecting trails on both ends of the structure to function as a recreation connection across the Platte River. The trail on the east and north side of the river is known as the Hwy 31 Connecting Link. This trail stretches approximately half a mile from the end of the bridge to the trailhead parking lot along the south side of Hwy 31 in Sarpy County. The Nebraska Game and Parks Commission (NGPC) maintains the trail connection. The property in this location is owned by NEBCO Inc., with an easement from NEBCO granted to the District for construction, operation, and maintenance of the trail.

During the catastrophic flooding in March 2019, the trail was completely submerged, and a significant amount of sediment was deposited on top of the trail surface after the water receded. Upon site inspection with NGPC and NEBCO, it was determined that the best way to restore the connection from the parking lot to the bridge would be to reconstruct the trail, with slight realignment to reduce the risk of damage near the bank of the Platte River. Through design meetings with NGPC and NEBCO, a collection of property rights updates were determined to be necessary. The property rights to be transferred are summarized below:

The existing two (2) permanent easements from NEBCO to the District will be released. A new permanent easement covering the area of the reconstructed trail will be granted by NEBCO to the District. The District will grant an easement near the parking lot to NEBCO for access from Hwy 31 down to their adjoining property. A portion of the parcel owned by the District near the east end of the bridge is no longer deemed to be needed so that portion will be transferred to NEBCO.

A site map showing all the property rights in the area, and individual legal descriptions for the easements and new parcel are all attached.

- **Management recommends that the Subcommittee recommend to the Board of Directors that the General Manager be authorized to execute the proposed Real Property Transfer Agreement with NEBCO Inc. for the Hwy 31 Connecting Link Relocation project, subject to changes deemed necessary by the General Manager and approval as to form by District Legal Counsel.**



2020
MOPAC TRAIL
LIED BRIDGE HWY 31 CONNECTING LINK

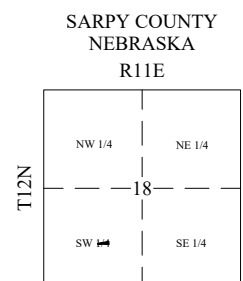
SITE MAP

PRELIMINARY
NOT FOR
CONSTRUCTION
0%
DATE:
2/19/2021
PRELIMINARY

PROJECT NO. 200263
DATE 2/19/2021
DRAWN BY IBK
FILE NAME S-200263_SiteMap.dwg
FIELD BOOK SARPY CO. #8
FIELD CREW DF
SURVEY FILE NO. SV-200263
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REVISIONS

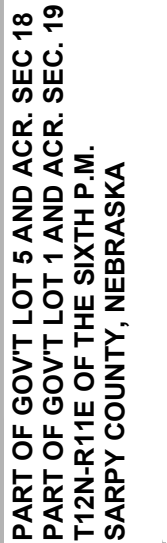


A PORTION OF A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 12 NORTH, RANGE 11 EAST OF THE SIXTH P.M., SARPY COUNTY NEBRASKA, PREVIOUSLY DESCRIBED IN INSTRUMENT NO. 99-033080 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: REFERRING TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 18; THENCE N86°58'47"E (ASSUMED BEARING) ON THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 30.48 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN INSTRUMENT NO. 99-033080; THENCE CONTINUING N86°58'47"E ON SAID SOUTH LINE, A DISTANCE OF 177.53 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N86°58'47"E ON SAID SOUTH LINE, A DISTANCE OF 88.31 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE N01°43'32"W ON THE EAST LINE OF SAID TRACT, A DISTANCE OF 57.18 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE S74°54'03"W ON THE SOUTHERLY RIGHT OF WAY LINE OF NEBRASKA HIGHWAY 31, A DISTANCE OF 91.62 FEET; THENCE S03°00'48"E, A DISTANCE OF 38.02 FEET TO THE POINT OF BEGINNING, CONTAINING 0.09 ACRES, MORE OR LESS.



NOTE: ALL BEARINGS ARE ASSUMED.

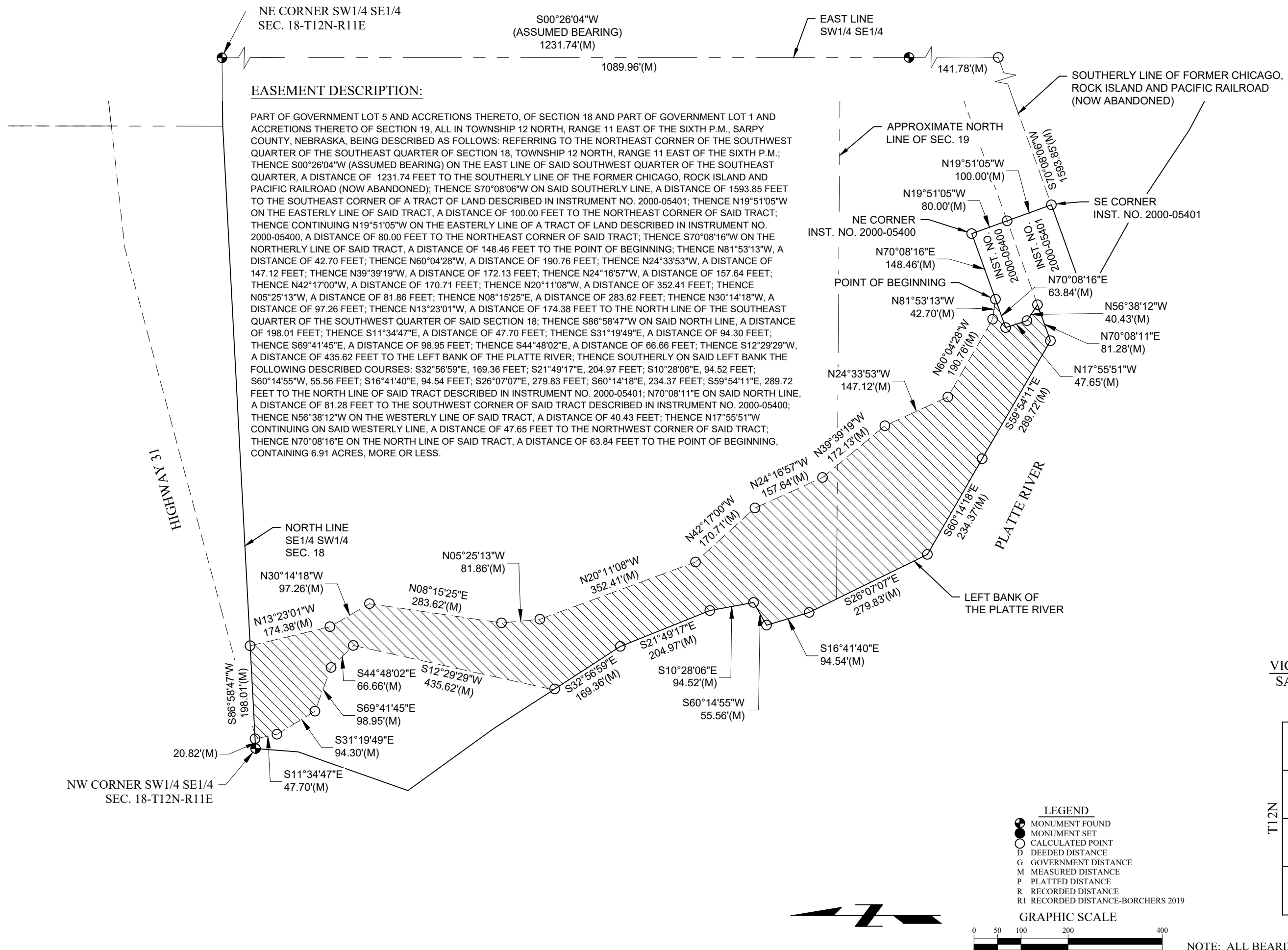
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PERMANENT EASEMENT

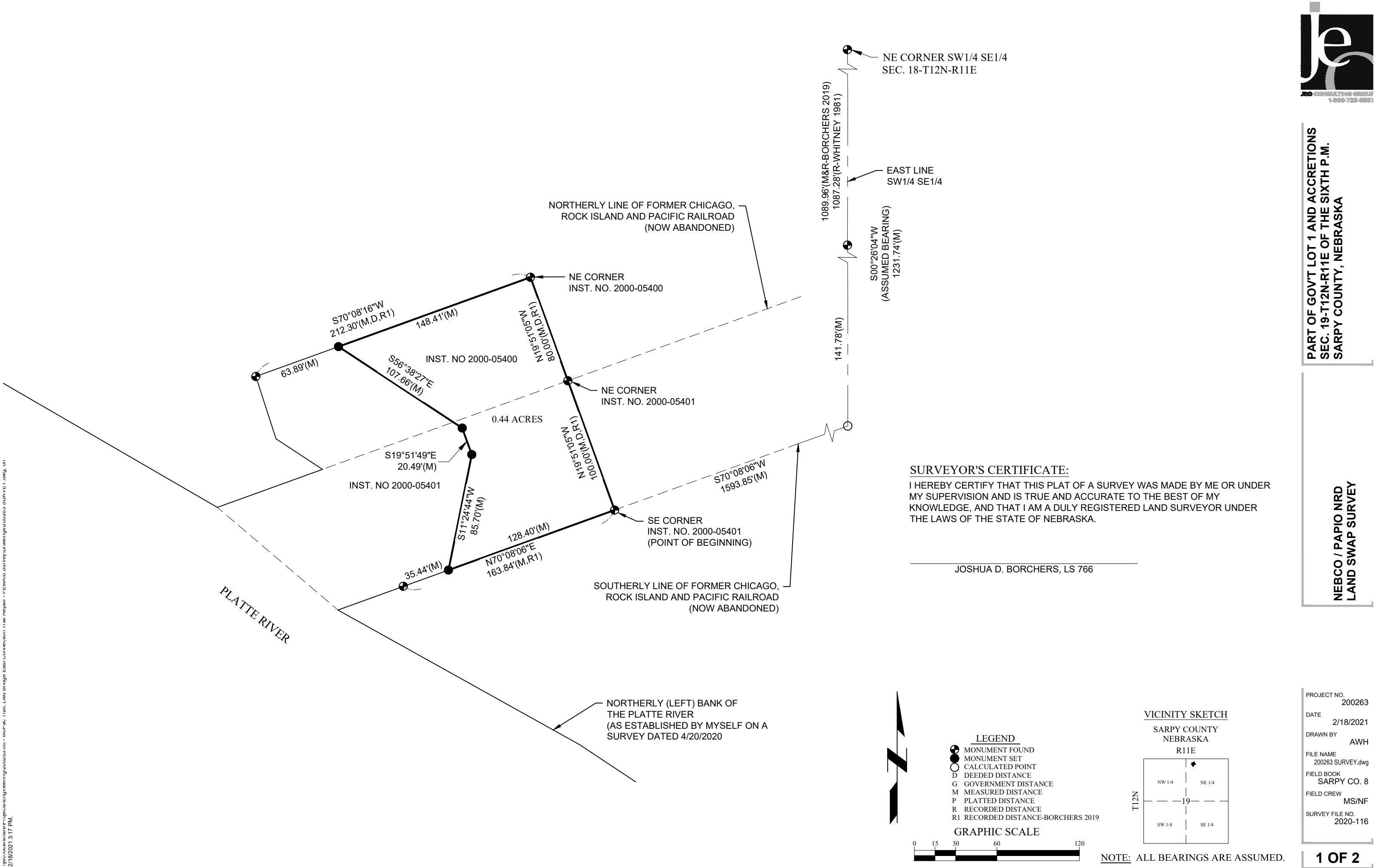
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DATE 2/17/2021
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FILE NAME 00263 SURVEY EASE.dwg
FIELD BOOK SARPY CO. 8
FIELD CREW MS/NF
SURVEY FILE NO.

1 OF 1



NOTE: ALL BEARINGS ARE ASSUMED.

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PART OF GOV'T LOT 1 AND ACCRETIONS
SEC. 19-T12N-R11E OF THE SIXTH P.M.
SARPY COUNTY, NEBRASKA

NEBCO / PAPIO NRD
LAND SWAP SURVEY

PROJECT NO.
200263
DATE
2/18/2021
DRAWN BY
AWH
FILE NAME
200263 SURVEY.dwg
FIELD BOOK
SARPY CO. 8
FIELD CREW
MS/NF
SURVEY FILE NO.
2020-116

LEGAL DESCRIPTION:

PART OF GOVERNMENT LOT 1 AND ACCRETIONS THERETO OF SECTION 19, TOWNSHIP 12 NORTH, RANGE 11 EAST OF THE SIXTH P.M., SARPY COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS: REFERRING TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 12 NORTH, RANGE 11 EAST OF THE SIXTH P.M.; THENCE S00°26'04"W (ASSUMED BEARING) ON THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 1231.74 FEET TO THE SOUTHERLY LINE OF THE FORMER CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD (NOW ABANDONED); THENCE S70°08'06"W ON SAID SOUTHERLY LINE, A DISTANCE OF 1593.85 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN INSTRUMENT NO. 2000-05401 AND THE POINT OF BEGINNING; THENCE N19°51'05"W ON THE EASTERLY LINE OF SAID TRACT, A DISTANCE OF 100.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE CONTINUING N19°51'05"W ON THE EASTERLY LINE OF A TRACT OF LAND DESCRIBED IN INSTRUMENT NO. 2000-05400, A DISTANCE OF 80.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE S70°08'16"W ON THE NORTHERLY LINE OF SAID TRACT, A DISTANCE OF 148.41 FEET; THENCE S56°38'27"E, A DISTANCE OF 107.66 FEET; THENCE S19°51'49"E, A DISTANCE OF 20.49 FEET; THENCE S11°24'44"W, A DISTANCE OF 85.70 FEET TO THE SOUTHERLY LINE OF SAID TRACT DESCRIBED IN INSTRUMENT NO. 2000-05401; THENCE N70°08'06"E ON SAID SOUTHERLY LINE, A DISTANCE OF 128.40 FEET TO THE POINT OF BEGINNING, CONTAINING 0.44 ACRES, MORE OR LESS.

CORNER TIES:

NE CORNER SW1/4 SE1/4 SECTION 18-T12N-R11E
FOUND A SANDSTONE, 1' DEEP
S 0.25' TO A 1" OPEN TOP PIPE
W 0.96' TO A NAIL "X" FOUND IN THE TOP OF A FENCE POST
S 33.09' TO A 5/8" REBAR FOUND IN A NORTH-SOUTH FENCE LINE
N 32.80' TO A 5/8" REBAR FOUND IN A NORTH-SOUTH FENCE LINE
NNW 55.6' TO THE SE CORNER OF A MACHINE SHED

SURVEYOR'S REPORT:

THIS SURVEY WAS PERFORMED AT THE REQUEST OF NEBCO INC. THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH THE PERIMETER AND CREATE A METES AND BOUNDS DESCRIPTION OF A PARCEL OF LAND LOCATED IN GOVERNMENT LOT 1 OF SECTION 19, TOWNSHIP 12 NORTH, RANGE 11 EAST OF THE SIXTH P.M., SARPY COUNTY, NEBRASKA.

EXISTING MONUMENTS OF RECORD WERE FOUND AT LOCATIONS SHOWN ON THIS PLAT. ALL MONUMENTS FOUND ARE ARE A 5/8" REBAR WITH A PLASTIC CAP STAMPED "BORCHERS L.S. 766", UNLESS NOTED IN THE CORNER TIES. ALL MONUMENTS SET ARE A 5/8" BY 24" REBAR WITH A PLASTIC CAP STAMPED "BORCHERS L.S. 766".

ALL LINES WERE PRODUCED AND ANGLES AND DISTANCES MEASURED WITH A TRIMBLE R8 GNSS RECEIVER UTILIZING THE SEILER REAL TIME NETWORK.