

Agenda Item: 9.

## MEMORANDUM

TO: Financial, Expenditure and Legal Subcommittee

SUBJECT: Krejci Land Donation (245<sup>th</sup> and Q Street)

DATE: December 3, 2014

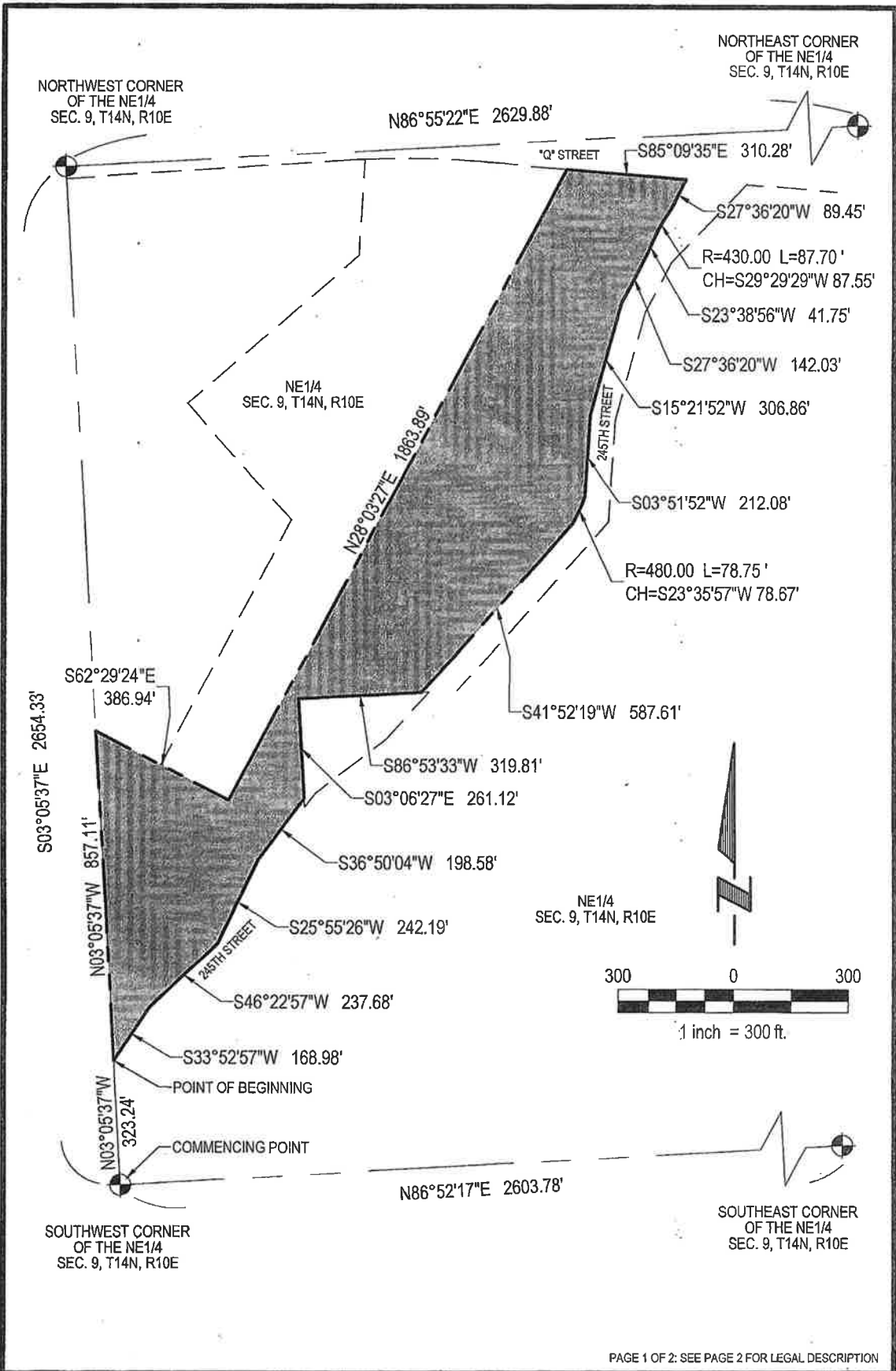
FROM: John Winkler, General Manager

Since 2009 the District has been in search of property to acquire South of Q Street and west of 245<sup>th</sup> Street along the Elkhorn River to construct another River Access site to serve the recreational needs of the public and the emergency access needs of local first responders.

For a number of years the District attempted to negotiate with the owner of property on 245<sup>th</sup> and Q to purchase property along the Elkhorn River to construct such a facility (see attached aerial view). However, those negotiations ultimately failed.

In 2014 the District, through various strategic partnerships, worked with representatives of Mr. Frank Krejci, the new owner of this property, to determine the District's interest in accepting a donation of a 18.01 acre portion of his entire ownership along the Elkhorn River that is not useable for development purposes and only marginally useful for agricultural purposes (legal description of the parcel is attached) in order to construct a river access site.

**Management recommends that the Subcommittee recommend to the Board of Directors that the Board approve the donation of 18.01 acres of land from Mr. Frank Krejci to the Papio Missouri River NRD per the attached legal description and the terms and conditions of the Warranty Deed per changes deemed necessary by the General Manager and District Legal Counsel.**



PAGE 1 OF 2: SEE PAGE 2 FOR LEGAL DESCRIPTION



**E & A CONSULTING GROUP, INC.**

Engineering • Planning • Environmental & Field Services  
330 North 117th Street Omaha, NE 68164 Phone: 402.895.4700

Drawn by: FCE Chkd by: \_\_\_\_\_ Date: 09/12/2014  
Job No.: P2011.443.003

**BOUNDARY EXHIBIT**

PART OF THE NE1/4 OF THE NE1/4, AND ALSO PART OF THE NW1/4 OF THE NE1/4 AND ALSO PART OF THE SW1/4 OF THE NW1/4, SECTION 9, T14N, R10E

DOUGLAS COUNTY, NEBRASKA

**LEGAL DESCRIPTION**

A TRACT OF LAND BEING PART OF THE NE1/4 OF THE NE1/4, AND ALSO PART OF THE NW1/4 OF THE NE1/4, AND ALSO PART OF THE SW1/4 OF THE NE1/4 ALL LOCATED IN SECTION 9, TOWNSHIP 14 NORTH, RANGE 10 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NE1/4 OF SECTION 9; THENCE N03°05'37"W (ASSUMED BEARING) ALONG THE WEST LINE OF SAID NE1/4 OF SECTION 9, A DISTANCE OF 323.24 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N03°05'37"W ALONG SAID WEST LINE OF THE NE1/4 OF SECTION 9, A DISTANCE OF 857.11 FEET; THENCE S62°29'24"E, A DISTANCE OF 386.94 FEET; THENCE N28°03'27"E, A DISTANCE OF 1863.89 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF "Q" STREET; THENCE S85°09'35"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF "Q" STREET, A DISTANCE OF 310.28 FEET TO THE INTERSECTION OF SAID SOUTHERLY RIGHT-OF-WAY LINE OF "Q" STREET AND THE WESTERLY RIGHT-OF-WAY LINE OF 245TH STREET; THENCE SOUTHWESTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF 245TH STREET ON THE FOLLOWING 8 DESCRIBED COURSES: S27°36'20"W, A DISTANCE OF 89.45 FEET; THENCE SOUTHWESTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 430.00 FEET, A DISTANCE OF 87.70 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S29°29'29"W, A DISTANCE OF 87.55 FEET; THENCE S23°38'56"W, A DISTANCE OF 41.75 FEET; THENCE S27°36'20"W, A DISTANCE OF 142.03 FEET; THENCE S15°21'52"W, A DISTANCE OF 306.86 FEET; THENCE S03°51'52"W, A DISTANCE OF 212.08 FEET; THENCE SOUTHWESTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 480.00 FEET, A DISTANCE OF 78.75 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S23°35'57"W, A DISTANCE OF 78.67 FEET; THENCE S41°52'19"W, A DISTANCE OF 587.61 FEET; THENCE S86°53'33"W, A DISTANCE OF 319.81 FEET; THENCE S03°06'27"E, A DISTANCE OF 261.12 FEET TO A POINT ON SAID WESTERLY RIGHT-OF-WAY LINE OF 245TH STREET; THENCE SOUTHWESTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF 245TH STREET ON THE FOLLOWING 4 DESCRIBED COURSES: S36°50'04"W, A DISTANCE OF 198.58 FEET; THENCE S25°55'26"W, A DISTANCE OF 242.19 FEET; THENCE S46°22'57"W, A DISTANCE OF 237.68 FEET; THENCE S33°52'57"W, A DISTANCE OF 168.98 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA OF 784,107 SQUARE FEET OR 18.001 ACRES, MORE OR LESS.

PAGE 2 OF 2: SEE PAGE 1 FOR DRAWING

	<b>E &amp; A CONSULTING GROUP, INC.</b> Engineering • Planning • Environmental & Field Services 330 North 117th Street, Omaha, NE 68154 Phone: 402.895.4700		<b>BOUNDARY EXHIBIT</b> PART OF THE NE1/4 OF THE NE1/4, AND ALSO PART OF THE NW1/4 OF THE NE1/4 AND ALSO PART OF THE SW1/4 OF THE NW1/4, SECTION 9, T14N, R10E DOUGLAS COUNTY, NEBRASKA
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