

**ORDINANCE NO. 4783**

**AN ORDINANCE CREATING SANITARY SEWER EXTENSION DISTRICT NO. 2024-3; DEFINING THE BOUNDARIES AND LIMITS THEREOF; PROVIDING FOR THE CONSTRUCTION OF SEWER MAINS AND OTHER NECESSARY AND INCIDENTAL WORK; PROVIDING FOR ASSESSMENT OF THE COSTS OF SUCH IMPROVEMENTS AGAINST THE PROPERTY ESPECIALLY BENEFITED THEREBY AND THE LEVY OF GENERAL TAXES; PROVIDING FOR THE PUBLICATION OF THIS ORDINANCE; AND RELATED MATTERS**

**BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF HASTINGS, NEBRASKA:**

**Section 1.** The Mayor and Council hereby deem it necessary and advisable to extend municipal Sewer service to territory beyond the existing Sewer system and, for such purpose, Sanitary Sewer Extension District No. 2024-3 (the “**District**”) of the City of Hastings, Nebraska (the “**City**”) is hereby created pursuant to Sections 19-2402 to 19-2407, inclusive, Reissue Revised Statutes of Nebraska, as amended.

**Section 2.** The limits, boundaries and improvements in the District are defined and established as follows:

**SANITARY SEWER EXTENSION DISTRICT NO. 2024-3**

The property to be included in the district and subject to special assessment consists of the area described as follows:

A TRACT OF LAND BEING ALL OF LOTS 1-12 AND OUTLOT B, BLOCK 2 AND LOTS 1-6, BLOCK 1, ALL IN ELM MEADOWS FIRST SUBDIVISION, AND AN UNPLATTED TRACT ALL LOCATED IN PART OF THE NORTHEAST QUARTER OF THE NORTH HALF (NE1/4 N1/2) OF FRACTIONAL SECTION SIX (6), TOWNSHIP SEVEN (7) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M., IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 1 BLOCK 2, ELM MEADOWS FIRST SUBDIVISION, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE S00°35'18"W, ON THE EAST LINE OF LOT 1, BLOCK 2, ELM MEADOWS FIRST SUBDIVISION, A DISTANCE OF 149.92 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 2, ELM MEADOWS FIRST SUBDIVISION; THENCE N89°46'36"W, ON THE SOUTH LINE OF LOTS 1 & 2, BLOCK 2, ELM MEADOWS FIRST SUBDIVISION, A DISTANCE OF 167.00 FEET TO THE SOUTHWEST CORNER OF LOT 2, BLOCK 2, ELM MEADOWS FIRST SUBDIVISION; THENCE S00°37'56"W, ON THE EAST LINE OF LOTS 4, 5 & 6, BLOCK 2, ELM MEADOWS FIRST SUBDIVISION, A DISTANCE OF 175.00 FEET TO THE SOUTHEAST CORNER OF LOT 6, BLOCK 2, ELM MEADOWS FIRST SUBDIVISION; THENCE N89°43'37"W, ON THE SOUTH LINE OF LOT 6, BLOCK 2, ELM MEADOWS FIRST SUBDIVISION, A DISTANCE OF 133.48 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK 3, ELM MEADOWS FIRST SUBDIVISION; THENCE S00°31'06"W, ON THE EAST LINE OF LOT 7, BLOCK 2, ELM MEADOWS FIRST SUBDIVISION, A DISTANCE OF 245.80 FEET TO THE SOUTHEAST CORNER OF SAID LOT 7, BLOCK 2, ELM MEADOWS FIRST SUBDIVISION; THENCE S00°25'01"W, ON THE EAST LINE OF LOT 9, BLOCK 2, ELM MEADOWS FIRST SUBDIVISION, A DISTANCE OF 104.32 FEET TO THE SOUTHWEST CORNER OF LOT 2, BLOCK 3, ELM MEADOWS FIRST SUBDIVISION; THENCE S00°35'19"W, CONTINUING ON SAID

EAST LINE OF LOT 9, BLOCK 2, ELM MEADOWS FIRST SUBDIVISION, A DISTANCE OF 150.54 FEET TO THE SOUTHEAST CORNER OF LOT 9, BLOCK 2, ELM MEADOWS FIRST SUBDIVISION; THENCE N89°55'19"W, ON THE SOUTH LINE OF SAID LOT 9 AND OUTLOT B, BLOCK 2, ELM MEADOWS FIRST SUBDIVISION, A DISTANCE OF 336.00 FEET TO THE SOUTHWEST CORNER OF OUTLOT B, BLOCK 2, ELM MEADOWS FIRST SUBDIVISION; THENCE N13°02'13"W, ON THE WEST LINE OF SAID OUTLOT B, BLOCK 2, ELM MEADOWS FIRST SUBDIVISION, A DISTANCE OF 392.52 FEET TO THE NORTHWEST CORNER OF OUTLOT B, BLOCK 2, ELM MEADOWS FIRST SUBDIVISION ALSO BEING A POINT ON THE SOUTH RIGHT OF WAY LINE OF 22ND STREET; THENCE N13°02'13"W A DISTANCE OF 60.75 FEET TO THE SOUTHWEST CORNER OF OUTLOT A, BLOCK 1, ELM MEADOWS FIRST SUBDIVISION ALSO BEING A POINT ON THE NORTH RIGHT OF WAY LINE OF SAID 22ND STREET; THENCE N04°01'11"W, ON A WESTERLY LINE OF SAID OUTLOT A, BLOCK 1, ELM MEADOWS FIRST SUBDIVISION, A DISTANCE OF 160.00 FEET TO A SOUTHERLY CORNER OF SAID OUTLOT A, BLOCK 1, ELM MEADOWS FIRST SUBDIVISION; THENCE N85°58'49"E, ON THE NORTH LINE OF LOT 5 & 6, BLOCK 1, ELM MEADOWS FIRST SUBDIVISION, A DISTANCE OF 210.00 FEET TO THE NORTHEAST CORNER OF LOT 5, BLOCK 1, ELM MEADOWS FIRST SUBDIVISION; THENCE N09°34'32"E, ON THE WEST LINE OF LOTS 1-3, BLOCK 1, ELM MEADOWS FIRST SUBDIVISION, A DISTANCE OF 235.00 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK 1, ELM MEADOWS FIRST SUBDIVISION; THENCE N75°56'28"E A DISTANCE OF 151.13 FEET TO THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF HUDSON WAY AND THE NORTH RIGHT OF WAY LINE OF 23RD STREET; THENCE S89°54'46"E, ON THE NORTH RIGHT OF WAY LINE OF 23RD STREET, A DISTANCE OF 363.38 FEET TO THE INTERSECTION OF SAID NORTH RIGHT OF WAY LINE OF 23RD STREET AND THE WEST RIGHT OF WAY LINE OF ELM AVENUE ALSO BEING THE SOUTHEAST CORNER OF OUTLOT A, ELM 26 FIRST SUBDIVISION; THENCE S00°35'19"W ON THE WEST RIGHT OF WAY LINE OF NORTH ELM AVENUE, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 392,718.89 SQUARE FEET OR 9.02 ACRES MORE OR LESS.

The improvements to be constructed are:

Install new PVC sanitary sewer services along 23<sup>rd</sup> Street, Hudson Way and 22<sup>nd</sup> Street where existing 8" sanitary sewer main exists. Extend a new 8" PVC sanitary sewer main from the existing 8" sanitary sewer main at Lot 9 of Elm Meadows First Subdivision to the west edge of said subdivision along 22<sup>nd</sup> Street.

The District and the improvements to be constructed therein are all within the corporate limits of the City or within the extraterritorial zoning jurisdiction of the City.

**Section 3.** The City's Consultant will prepare detailed plans and specifications for the improvements to be constructed in the District and an estimate of costs for the same, all of which will be filed with the Clerk.

**Section 4.** The improvements to be constructed in the District shall be made at public cost, but special assessments on the properties especially benefited thereby shall be levied to reimburse the City to the extent provided by law.

**Section 5.** For the purpose of paying the costs of the improvements to be made in the District, the Mayor and Council may issue warrants or bond anticipation notes of the City in the form and manner provided by law. To effect the final payment and retirement of such warrants and bond anticipation notes, or to pay for any of the improvements authorized herein, the Mayor and Council may issue bonds in the manner and form provided by law and shall assess the costs of such improvements to the property in the District in proportion to the benefits derived from such improvements.

**Section 6.** If any section or other part of this Ordinance is for any reason held invalid, the invalidity thereof shall not affect the validity of any other provision of this Ordinance.

**Section 7.** All ordinances, resolutions or orders, or parts thereof in conflict with the provisions of this Ordinance are to be extent of such conflict hereby repealed.

**Section 8.** This Ordinance shall be published in the manner and form provided by law and shall take effect and be in full force from and after its due passage, approval and publication as provided by law.

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CITY OF HASTINGS, NEBRASKA

ATTEST:

By: Kimberly S. Jacobitz  
Clerk

By: \_\_\_\_\_  
Mayor

[SEAL]





NO.	DATE	REVISIONS DESCRIPTION

2024

# Olsson

PROJECT: **SANITARY SEWER EXTENSION DISTRICT 2024-3**  
 SHEET: **2 OF 4**

HASTINGS, NEBRASKA  
 SANITARY SEWER EXTENSION DISTRICT 2024-3  
 ELM MEADOWS FIRST SUBDIVISION

## SANITARY SEWER EXTENSION DISTRICT 2024-3

# ELM MEADOWS FIRST SUBDIVISION

**LOCATION MAP**  
(NOT TO SCALE)  
FRAC. SECTION 6-7N-9W, R9W  
**SITE LOCATION**

**LEGAL DESCRIPTION, SANITARY DISTRICT**  
 A TRACT OF LAND HEREINAFTER DESCRIBED AS LOTS 1-4, BLOCK 1, ALL IN ELM MEADOWS FIRST SUBDIVISION, AND AN UNPLATTED TRACT ALL LOCATED IN PART OF THE NORTH EAST QUARTER OF THE NORTH HALF IN (N/4 N/2) OF FRACTIONAL SECTION 36, 1/4 TOWNSHIP 6 NORTH, RANGE 19 WEST OF THE 6TH PM, IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 1, BLOCK 2, ELM MEADOWS FIRST SUBDIVISION, SAID POINT ALSO BEING THE POINT OF BEGINNING, THENCE S80°35'19"W ON THE EAST LINE OF LOT 1, BLOCK 2, ELM MEADOWS FIRST SUBDIVISION, A DISTANCE OF 169.27 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 2, ELM MEADOWS FIRST SUBDIVISION, THENCE N89°06'27"W ON THE SOUTH LINE OF LOTS 1 & 2, BLOCK 2, ELM MEADOWS FIRST SUBDIVISION, A DISTANCE OF 121.41 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 2, ELM MEADOWS FIRST SUBDIVISION, THENCE S89°37'29"W ON THE EAST LINE OF LOTS 4 & 5, BLOCK 2, ELM MEADOWS FIRST SUBDIVISION, A DISTANCE OF 175.00 FEET TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 2, ELM MEADOWS FIRST SUBDIVISION, THENCE N89°42'37"W ON THE SOUTH LINE OF LOT 6, BLOCK 2, ELM MEADOWS FIRST SUBDIVISION, A DISTANCE OF 123.40 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 3, ELM MEADOWS FIRST SUBDIVISION, THENCE S80°20'30"W ON THE EAST LINE OF LOTS 8, BLOCK 2, ELM MEADOWS FIRST SUBDIVISION, A DISTANCE OF 150.32 FEET TO THE SOUTHWEST CORNER OF LOT 2, BLOCK 3, ELM MEADOWS FIRST SUBDIVISION, A DISTANCE OF 160.84 FEET TO THE SOUTHWEST CORNER OF SAID LOT 7, BLOCK 2, ELM MEADOWS FIRST SUBDIVISION, THENCE S80°20'30"W ON THE EAST LINE OF LOTS 8, BLOCK 2, ELM MEADOWS FIRST SUBDIVISION, A DISTANCE OF 338.60 FEET TO THE SOUTHWEST CORNER OF OUTLOT 8, BLOCK 2, ELM MEADOWS FIRST SUBDIVISION, THENCE N13°02'13"W, ON THE WEST LINE OF SAID OUTLOT 8, BLOCK 2, ELM MEADOWS FIRST SUBDIVISION, A DISTANCE OF 352.52 FEET TO THE NORTHEAST CORNER OF OUTLOT 8, BLOCK 2, ELM MEADOWS FIRST SUBDIVISION ALSO BEING A POINT ON THE SOUTH RIGHT MEADOWS FIRST SUBDIVISION, ALSO BEING A POINT ON THE NORTH RIGHT OF WAY LINE OF SAID 23RD STREET, THENCE N84°01'11"W, ON A WESTERLY LINE OF SAID OUTLOT 8, BLOCK 2, ELM MEADOWS FIRST SUBDIVISION, A DISTANCE OF 160.30 FEET TO A SOUTHERLY CORNER OF SAID MEADOWS FIRST SUBDIVISION, ALSO BEING A POINT ON THE NORTH RIGHT OF WAY LINE OF SAID 23RD STREET, THENCE S80°11'11"W, ON A SOUTHWESTERLY LINE OF SAID 23RD STREET, A DISTANCE OF 235.00 FEET TO THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF SAID 23RD STREET AND THE WEST LINE OF LOTS 1-3, BLOCK 1, ELM MEADOWS FIRST SUBDIVISION, A DISTANCE OF 235.00 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK 1, ELM MEADOWS FIRST SUBDIVISION, THENCE N25°02'07"E A DISTANCE OF 151.13 FEET TO THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF SAID 23RD STREET AND THE WEST LINE OF LOTS 1-3, BLOCK 1, ELM MEADOWS FIRST SUBDIVISION, A DISTANCE OF 160.84 FEET TO THE SOUTHWEST CORNER OF OUTLOT 1, ELM 26 FIRST SUBDIVISION, THENCE S80°36'19"W ON THE WEST RIGHT OF WAY LINE OF NORTH ELM AVENUE, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINS 392,718.89 SQUARE FEET OR 9.02 ACRES, MORE OR LESS.