

ITEM #: 20
DATE: 07-11-23
DEPT: PW

COUNCIL ACTION FORM

SUBJECT: PUBLIC HEARING FOR VACATION OF AN EXISTING FIFTEEN FEET (15') PUBLIC UTILITY EASEMENT (PUE) LOCATED AT LOTS TWO (2) AND THREE (3), NORTH DAYTON INDUSTRIAL SUBDIVISION FIRST ADDITION, AMES, IOWA

BACKGROUND:

Lots 2 and 3 of North Dayton Industrial Subdivision (First Addition) are proposed to further subdivide into Lots 1, 2, and 3 of North Dayton Industrial Subdivision Second Addition. **A recorded Public Utility Easement (PUE) exists between the current Lots 2 and 3 of the First Addition (see Attachment 1), which is now requested to be vacated with the new proposed plat (Second Addition).** This easement is described as the North 7.5 feet of Lot Two (2) and the South 7.5 feet of Lot Three (3) of the North Dayton Industrial Subdivision First Addition, granted on January 16, 2023.

This easement is located through the middle of the proposed Lot 2 of the Second Addition (see Attachment 2), which would hamper the development of that lot, thus the owner has requested the easement be vacated. This easement is not being used by any utilities and all current and proposed lots are served by other easements. Therefore, staff agrees that this easement can be vacated.

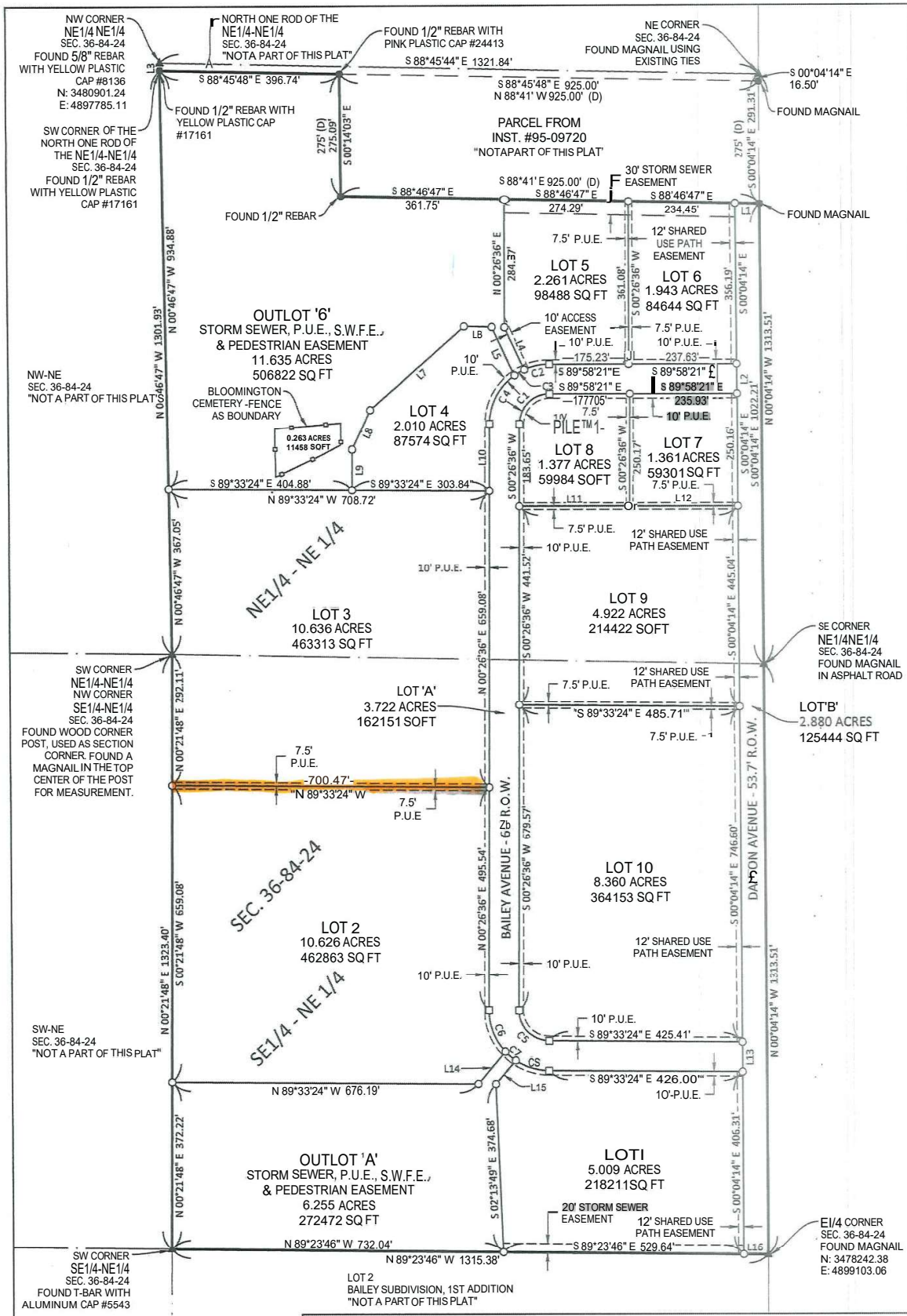
This easement is no longer necessary and on June 27, 2023, City Council approved setting July 11, 2023, as the date for vacation of this easement.

ALTERNATIVES:

1. Approve vacation of the existing fifteen feet (15') Public Utility Easement located at between Lots Two (2) and Three (3), North Dayton Industrial Subdivision, First Addition, Ames, Iowa.
2. Retain the existing easement.

CITY MANAGER'S RECOMMENDED ACTION:

The existing easement is not being utilized and its vacation will facilitate the development of the newly subdivided lots. **Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as noted above.**



FINAL PLAT - NORTH DAYTON INDUSTRIAL SUBDIVISION, FIRST ADDITION
 PART OF THE E1/2 OF THE NE1/4, SEC.36.T84N, R24W, CITY OF AMES, STORY COUNTY, IOWA



1519 BALTIMORE DRIVE
 AMES, IOWA 50010
 (515)233-6100

SHEET
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 OF
 2



RECEIVED

MAY 2 8 2023
CITY OF AMES IA
DEPT. OF PLANNING AND HOUSING

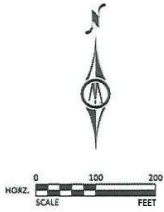
ATTACHMENT 2

INDEX LEGEND	
LOCATION	LOTS 2 AND 3, NORTH DAYTON INDUSTRIAL SUBDIVISION, FIRST ADDITION, CITY OF AMES, STORY COUNTY, IOWA
REQUESTOR:	OPUS CORPORATION
PROPRIETOR:	DAYTON AVENUE DEVELOPMENT, LLC.
SURVEYOR:	LUKE D. AHRENS, P.L.S. #24413
SURVEYOR COMPANY:	BOLTON & MENK, INC.
RETURN TO:	LUKE D. AHRENS, BOLTON & MENK, INC. 1519 BALTIMORE DR., AMES, IA 50010 (515)-233-6100

FOR RECORDER USE ONLY

NORTH DAYTON INDUSTRIAL SUBDIVISION, SECOND ADDITION

LOTS 2 AND 3, NORTH DAYTON INDUSTRIAL SUBDIVISION, FIRST ADDITION, CITY OF AMES, STORY COUNTY, IOWA
APRIL 2023



OWNER/DEVELOPER:
OPUS CORPORATION
10350 BREN RD. W
HOPKINS, MN 55343

DAYTON AVENUE DEVELOPMENT, LLC.
105 S. 16TH STREET
AMES, IA 50010

NOTES:

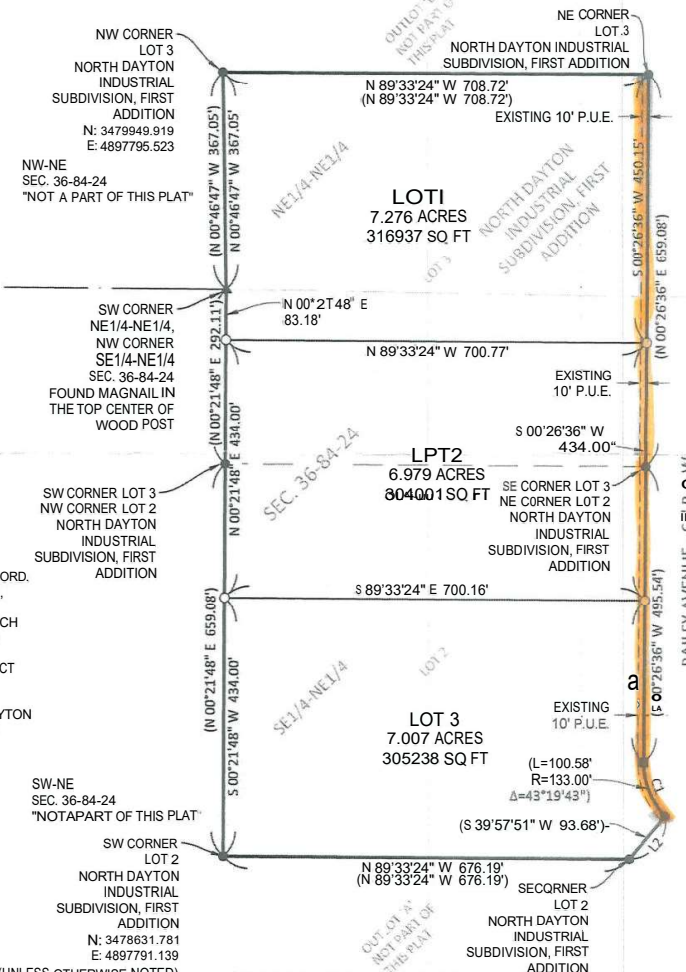
1. THIS SURVEY MEETS OR EXCEEDS IOWA CODE 355.
2. THIS SURVEY IS SUBJECT TO EASEMENTS APPARENT OR OF RECORD.
3. BEARINGS SHOWN ARE IOWA REGIONAL COORDINATE SYSTEM, ZONE 8, US SURVEY FOOT.
4. SOIL BORINGS ARE REQUIRED IN AREAS WITHIN THIS PLAT WHICH HAVE BEEN IDENTIFIED BY THE CITY OF AMES AS HAVING SOILS THAT MAKE CONSTRUCTION OF BUILDINGS DIFFICULT.
5. THE FEMA FLOOD HAZARD ZONE DOES NOT AFFECT THE SUBJECT PROPERTY.
6. DATE OF SURVEY: APRIL 17, 2023
7. RECORD BEARINGS AND DISTANCES ARE FROM THE NORTH DAYTON INDUSTRIAL SUBDIVISION, FIRST ADDITION RECORDED IN INST. #2023-00968.

LEGAL DESCRIPTION:

LOTS 2 AND 3, NORTH DAYTON INDUSTRIAL SUBDIVISION, FIRST ADDITION, CITY OF AMES, STORY COUNTY, IOWA.

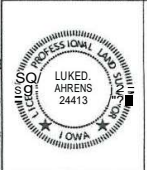
LEGEND:

- FOUND 1/2" REBAR WITH PINK PUKSTIC CAP #24413 (UNLESS OTHERWISE NOTED)
- SET 1/2" x 24" REBAR WITH PINK PLASTIC CAP #24413 (UNLESS OTHERWISE NOTED)
- FOUND 5/8" x 24" REBAR WITH PINK PLASTIC CAP #24413 (UNLESS OTHERWISE NOTED)
- ▲ FOUND SECTION CORNER (AS NOTED)
- (R) RECORDED DIMENSION
- - - - - EASEMENT LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- (D) DEED DIMENSION



LINE#	LENGTH	BEARING
L1	270.47'	S0°26'36"W
L2	93.68'	S39°57'51"W

CURVE#	LENGTH	RADIUS	DELTA	CH LENGTH	CH BEARING
C1	100.58'	133.00'	43°19'43"	98.20'	S21°13'02"E



I hereby certify that this land surveying document was prepared by me and the related field work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

LUKE D. AHRENS P.L.S.
REG. NO. 24413 DATE OF REG. *A*3/
MY LICENSE RENEWAL DATE IS 12/31/2023
PAGES OR SHEETS COVERED BY THIS SEAL:
THIS SHEET

FINAL PLAT - NORTH DAYTON INDUSTRIAL SUBDIVISION, SECOND ADDITION

LOTS 2 AND 3, NORTH DAYTON INDUSTRIAL SUBDIVISION, FIRST ADDITION, CITY OF AMES, STORY COUNTY, IOWA

1519 BALTIMORE DRIVE
AMES, IOWA 50010

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