

COUNCIL ACTION FORM

SUBJECT: VACATION OF UTILITY EASEMENTS – GREEN HILLS COMMUNITY

BACKGROUND:

The Green Hills Community of Ames is in the process of expanding their on-site facilities. As a part of this expansion, several existing utility easements will be affected due to the addition of new buildings.

This proposed expansion creates the need for vacating some of the existing storm water and water main utility easements. New, correct easements will be recorded with the new plat of survey. With City Council approval, the vacation of easements will be tied to the approval of a new plat of survey showing the appropriate new easements. Attachment A shows the proposed vacation locations.

Staff has reviewed the easement vacation locations, and all the easements are Public Works easements. No other utility facilities will be affected by the vacation of these easements.

ALTERNATIVES:

1. Approve the vacation of the easements shown in Attachment A on the Green Hills Community of Ames Property conditional upon a new plat of survey being approved for the same area, and set the date of public hearing for April 26, 2011.
2. Do not approve the request to vacate the easements shown in Attachment A on the Green Hills Community of Ames Property.

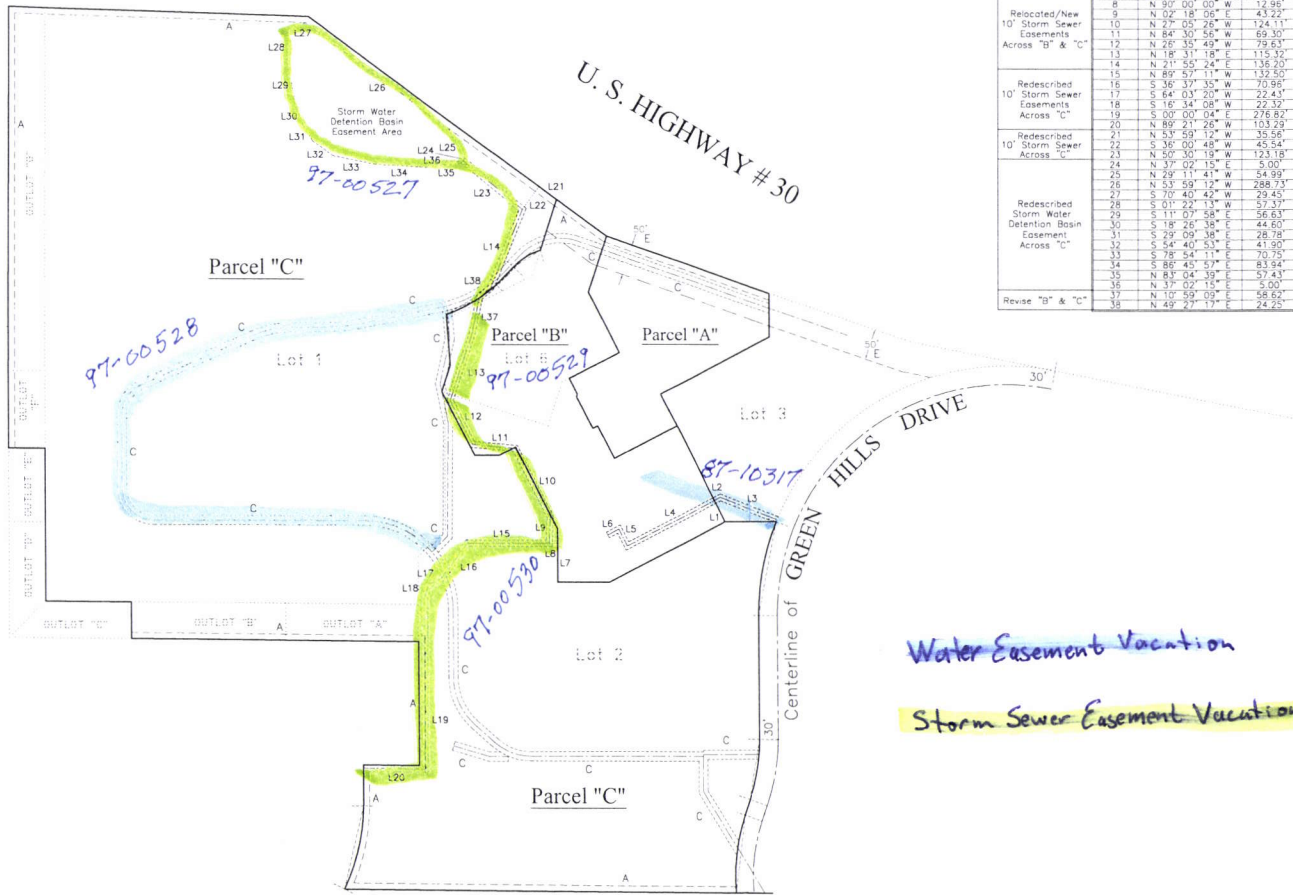
MANAGER’S RECOMMENDED ACTION:

Vacation of these existing utility easements is needed in order to facilitate the planned expansion of Green Hills.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving the vacation of easements shown on Attachment A conditional upon a new plat of survey being approved for the same area, and setting the date of public hearing for April 26, 2011.

PREPARED BY: CLAPSADDLE-GARDNER ASSOCIATES, INC., 612 FIFTH STREET, AMES, IOWA 50010-6005 PHONE: 515-232-1784

Plot Number: 22-517 Green Hills Drive Area, Plat of Survey, Book 252, Page 84. Easements: 87-10317, 97-00527, 97-00528



Easement Line Data			
Line #	Bearing	Length	
1	N 27° 07' 22" W	38.57'	
2	N 82° 50' 28" E	11.22'	
3	S 89° 01' 30" E	100.89'	
4	S 52° 50' 28" W	161.84'	
5	N 72° 05' 28" W	30.77'	
6	S 82° 54' 34" W	20.90'	
7	N 00° 00' 00" W	62.77'	
8	N 90° 00' 00" W	12.96'	
9	N 02° 18' 06" E	43.22'	
10	N 72° 05' 28" W	124.11'	
11	N 84° 30' 58" W	69.30'	
12	N 78° 35' 49" W	79.83'	
13	N 18° 31' 18" E	115.32'	
14	N 21° 55' 24" E	136.20'	
15	N 89° 57' 11" W	132.50'	
16	S 36° 37' 35" W	70.96'	
17	S 64° 03' 20" W	22.43'	
18	S 16° 34' 08" W	22.32'	
19	S 00° 00' 04" E	276.82'	
20	N 89° 21' 26" W	103.29'	
21	N 53° 58' 12" W	36.66'	
22	S 36° 00' 48" W	45.54'	
23	N 50° 30' 18" W	123.18'	
24	N 37° 02' 15" E	5.00'	
25	N 29° 11' 41" W	54.99'	
26	N 53° 58' 12" W	288.73'	
27	S 70° 40' 42" W	29.45'	
28	S 01° 29' 18" W	57.43'	
29	S 11° 07' 18" E	36.63'	
30	S 18° 26' 38" E	44.60'	
31	S 29° 09' 18" E	28.78'	
32	S 64° 40' 53" E	41.90'	
33	S 78° 54' 11" E	70.75'	
34	S 85° 45' 11" E	83.84'	
35	N 83° 04' 39" E	57.43'	
36	N 37° 02' 15" E	5.00'	
37	N 10° 50' 00" E	58.62'	
38	N 49° 27' 17" E	24.25'	

Easement List

- A = 10' Public Utility Easement
Instrument # 80-02511
Recorded: October 15, 1980
Book 168, Page 173
- B = Public Utility Easement
(Blanket All of Parcels A, B & C)
Instrument # 87-10317
Recorded: June 5, 1987
Book 252, Page 84
- C = 15' Water Main Easements
Instrument # 87-10317
Recorded: June 5, 1987
Book 252, Page 84
- D = Navigational Easement (Avigation)
Lot 1, Gateway-Green Hills, 2nd Addn.
Instrument # 95-07781
Recorded: September 6, 1995
- E = Cross Easement for Ingress & Egress

ACREAGE: 28.4802 Acres
(1,240,596 Square Feet)

Parcel "A": 1.4400 Acres
(62,725 Square Feet)

Parcel "B": 2.8774 Acres
(125,338 Square Feet)

Parcel "C": 24.1628 Acres
(1,052,533 Square Feet)

ZONING: F-PRD

- LEGEND:**
- Utility Easements
 - = Set 1/2" x 30" Iron pin w/cap #8136
 - = Found Iron pin or Monument as noted or Set 5/8" x 30" Iron pin w/cap #8136
 - (m) = Measured or Computed distances
 - Platted Lines of Record



NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE



DESIGNED: _____	DATE: 4-2-11
DRAWN: _____	DATE: _____
CHECKED: _____	DATE: _____
APPROVED: _____	DATE: _____

GREEN HILLS COMMUNITY
of AMES, IOWA

EASEMENTS of RECORD

PROJECT NO: 75451-2
SHEET NO: 2 of 5