

COUNCIL ACTION FORM

SUBJECT: VACATION AND CONVEYANCE OF BLACKWOOD CIRCLE RIGHT-OF-WAY TO 1101 BLACKWOOD CIRCLE

BACKGROUND:

City of Ames staff has been approached by the owner of 1101 Blackwood Circle about vacating and conveying existing City-owned land that lies between two parcels owned by the same owner.

This area was platted in 1938 and an area was dedicated to the City with the intention of providing a pedestrian connection to a future bridge over Squaw Creek. After doing research, this area has not been used as intended and existing bridges over Squaw Creek were placed each north and south of the original intended location as shown on Attachment A. Attachment B provides a map of existing conditions, including the locations for two existing bridges over Squaw Creek which currently connect to pedestrian networks and Brookside Park.

Staff, in coordination with staff from various city departments about this area, identified a need to expand the existing storm sewer easement located on Parcel D as owned by 1101 Blackwood Circle. The existing storm sewer easement is 10 feet wide and some of the existing pipe and structures are located on the easement boundary. Additionally, the existing easement is too narrow to get maintenance equipment onto as the City needs to maintain its infrastructure. **In exchange for the potentially vacated right-of-way, the property owner has agreed to convey to the City an additional 10 feet of storm sewer easement near the existing storm sewer easement.**

Staff also contacted private utility companies and this area is clear and no intention of future use was communicated from any private utility companies.

Attachment C shows the proposed right-of-way to be vacated. Attachment D shows the proposed storm sewer easement.

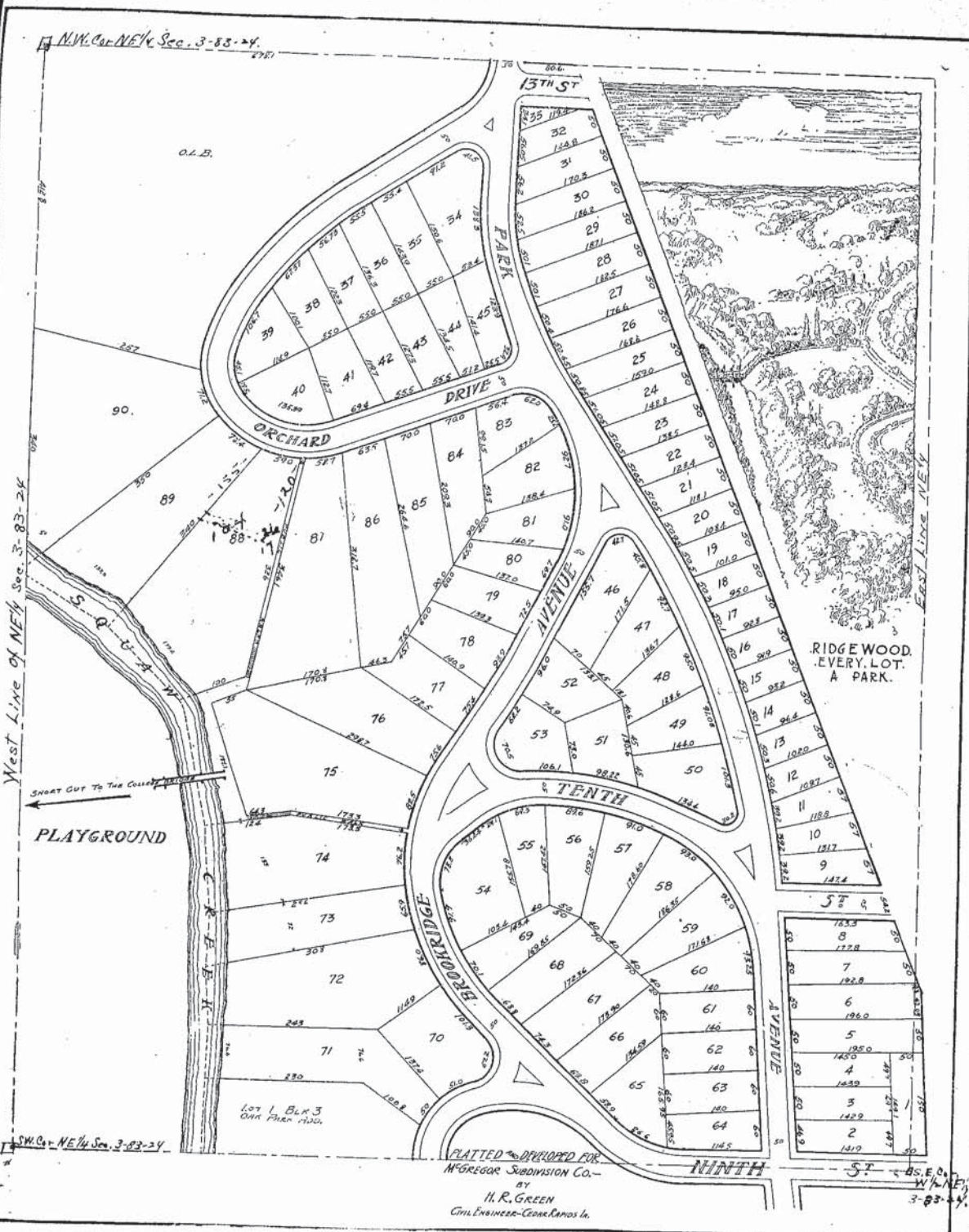
ALTERNATIVES:

1. Set the date of public hearing as November 28, 2017, to approve the vacation and conveyance of the Blackwood Circle right-of-way adjacent to 1101 Blackwood Circle.
2. Reconsider conveyance of the existing right-of-way.

MANAGER'S RECOMMENDED ACTION:

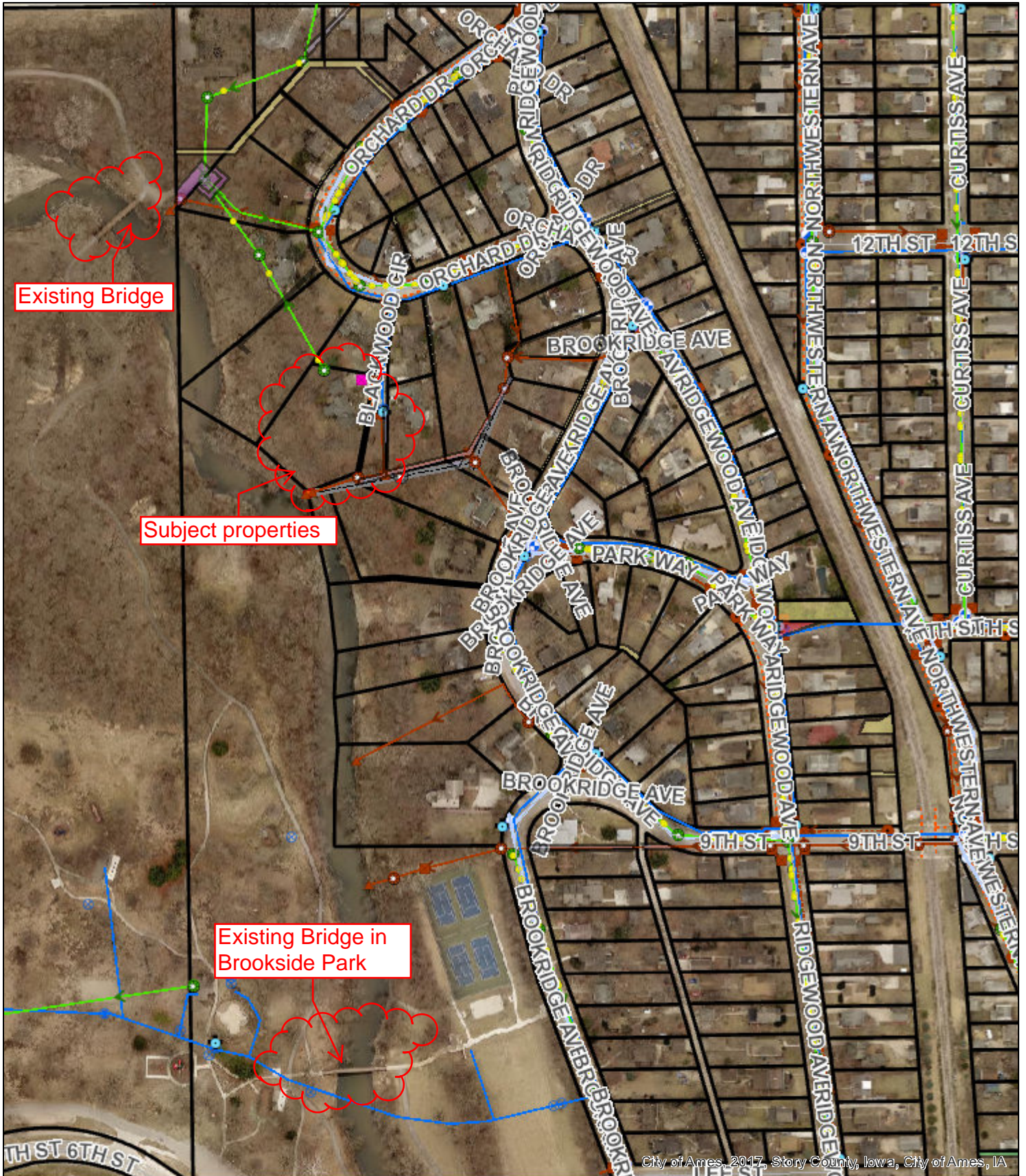
Conveyance of the existing right-of-way will allow property owner to make improvements to the existing structure. Conveyance of additional storm sewer easement to the City by the property owner will enable staff to better maintain the existing infrastructure. If this is approved, a permanent storm sewer easement will be prepared by staff and recorded once the property owner signs the document.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby setting the date of public hearing as November 28, 2017, to approve the vacation and conveyance of the Blackwood Circle right-of-way adjacent to 1101 Blackwood Circle.



PLATTED & APPROVED FOR
 MCGREGOR SUBDIVISION CO.
 BY
 H. R. GREEN
 Civil Engineer—Cedar Rapids Ia.

Abstracters Note:- The dimensions and figures placed in ink on the above Plat locating corners, was taken from the Plat as recorded in Iowa Plat Book Record 45 on Page 2 being Plat of Ridgewood. Dated at Nevada Iowa this 4th day of October 1929.
 C. A. Bateman Abstract Company
 By H. J. Sayers Abstracter.



ArcGIS Web Map



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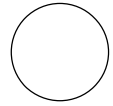
Date: 11/9/2017

1 inch = 333 feet

VACATION PLAT
CITY OF AMES, IOWA ENGINEERING DIVISION

DATE: _____

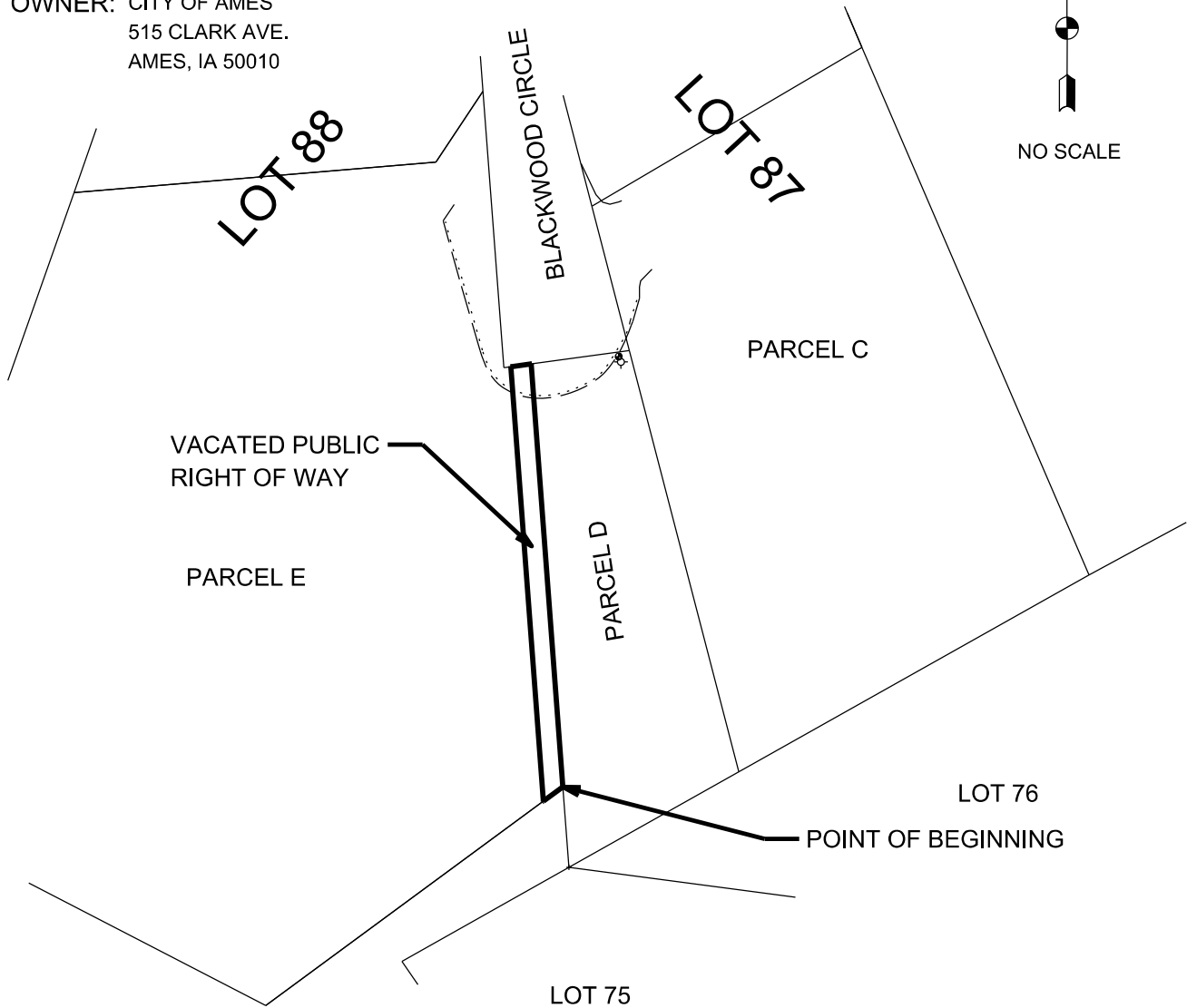
OWNER: CITY OF AMES
515 CLARK AVE.
AMES, IA 50010



N



NO SCALE



LEGAL DESCRIPTION:

PART OF THE PUBLIC WALK BETWEEN THE ORIGINAL LOT 88 AND LOT 87
OF RIDGEWOOD ADDITION TO THE CITY OF AMES, IOWA

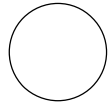
COMMENCING AT THE SOUTHWEST CORNER OF PARCEL D PART OF LOT 87 IN RIDGEWOOD ADDITION TO AMES,
STORY COUNTY, IOWA; THENCE N 28°01'04" E ON THE WEST LINE OF SAID PARCEL D, A DISTANCE OF 23.17 FEET
TO THE POINT OF BEGINNING; THENCE N 28°01'04" E ON SAID WEST LINE, A DISTANCE OF 121.82 FEET; THENCE
N 65°27'21" W TO A POINT ON THE EAST LINE OF PARCEL E A PART OF LOT 88 OF SAID ADDITION, A DISTANCE OF
5.87 FEET; THENCE S 28°01'05" W ON SAID EAST LINE TO A POINT ON THE SOUTH LINE OF SAID PARCEL E, A
DISTANCE OF 125.14 FEET; THENCE N 85°58'08" E ON SAID SOUTH LINE, A DISTANCE OF 6.91 FEET TO THE POINT
OF BEGINNING.

THE DESCRIBED AREA CONTAINS 723.5 S.F. (0.01 ACRES), MORE OR LESS.

PERMANENT STORM SEWER EASEMENT PLAT
CITY OF AMES, IOWA ENGINEERING DIVISION

DATE: _____

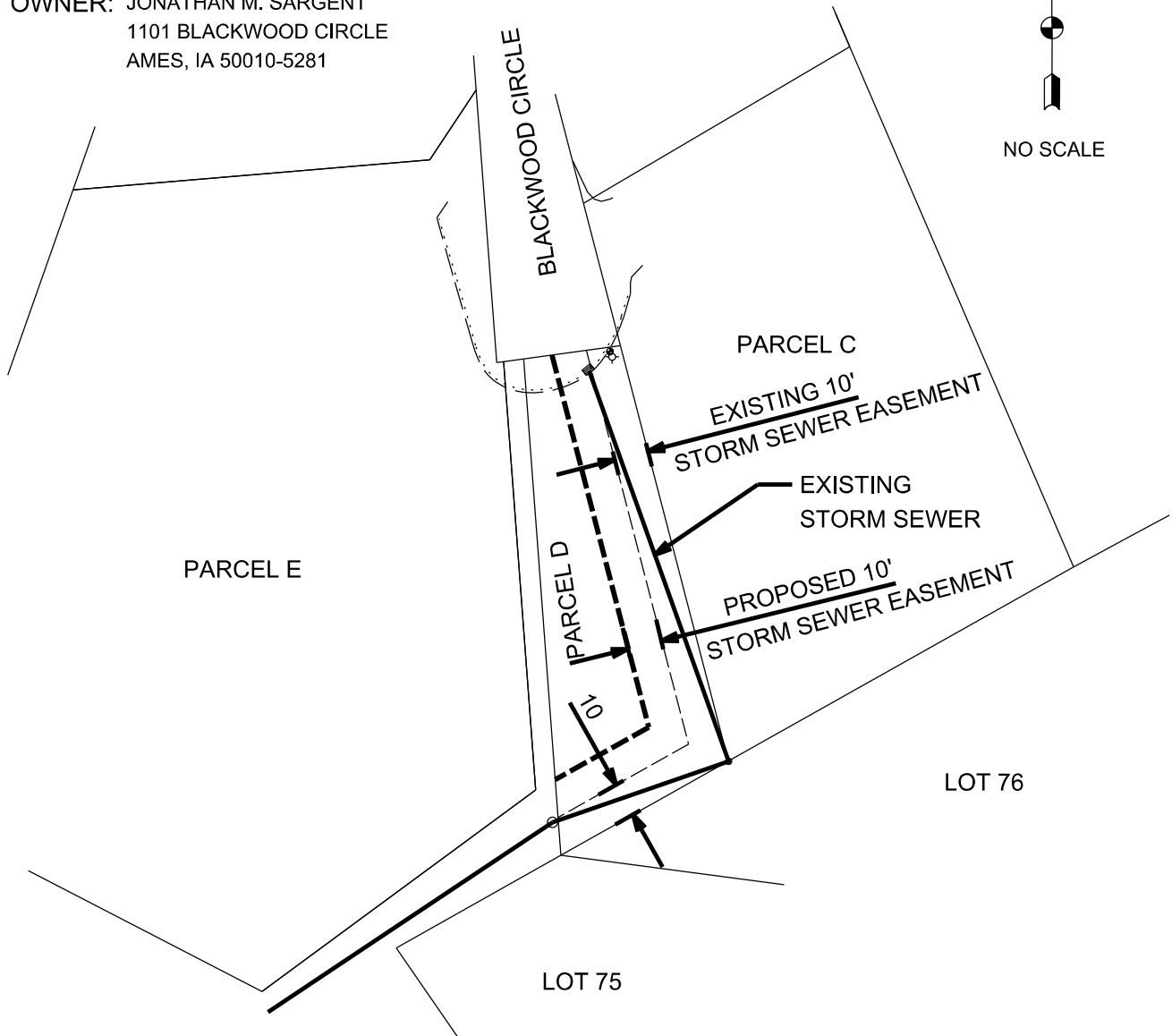
OWNER: JONATHAN M. SARGENT
1101 BLACKWOOD CIRCLE
AMES, IA 50010-5281



N



NO SCALE



PERMANENT STORM SEWER EASEMENT
FROM: JONATHAN M. SARGENT

THE WEST 10' OF THE EAST 20' AND THE
NORTH 10' OF THE SOUTH 20' EXCEPT THE EAST 20' OF
PARCEL D A PART OF LOT 87, RIDGEWOOD ADDITION TO THE CITY OF AMES,
STORY COUNTY, IOWA, IN THE 5TH P.M.