

#22  
ITEM # 14  
DATE: 08-28-18 old CAF

COUNCIL ACTION FORM

SUBJECT: VACATION OF EASEMENTS AT 1801 20<sup>th</sup> STREET (NORTHCREST COMMUNITY)

BACKGROUND:

A site plan for Northcrest Community expansion and improvements at 1801 20<sup>th</sup> Street and 2008 24<sup>th</sup> Street was submitted and is currently under review by City of Ames staff. As part of the site plan review process, a plat of survey for these properties has also been submitted for review. During the plat review, a number of various easements were found to no longer be needed and should be vacated. The following is a list of the easements that are being proposed for vacation:

- A. Sanitary sewer easement recorded August 10, 1962. This sanitary sewer was reconstructed in 1966 and the updated easement was part of a recorded final plat in 1988.
- B. Water main easement recorded February 7, 1966. Portions of this water main were relocated and the updated easement was part of a recorded final plat in 1988.
- C. Storm sewer easement recorded November 15, 1966. Portions of this storm sewer were relocated as shown on a site plan for additional townhouses and the updated easement was recorded on an amended easement plat in 2006.
- D. Storm sewer easement recorded September 12, 1957. Portions of this storm sewer were reconstructed in 1964 and the updated easement was part of a recorded final plat in 1988.
- E. Storm sewer easement recorded April 8, 1963. An updated easement over this storm sewer was part of a recorded final plat in 1988.
- F. Storm sewer easement recorded May 18, 1965. An updated easement over this storm sewer was part of a recorded final plat in 1988.
- G. Electric easement recorded August 26, 1988. These electric lines were relocated as shown on a site plan for new parking garages and the updated easement was recorded on an amended easement plat in 2008.
- H. Blanket sanitary sewer easement over the entire property recorded January 7, 1964. Since the public sanitary sewer across this property already has an existing easement, this blanket easement is no longer needed.

The attached map shows the locations of each easement listed above as well as the easements that will remain (to demonstrate that existing utilities will remain to be covered by an easement). **A number of these easements were previously listed on the 1988 final plat resolution (# 88-263) to be abandoned and released, but were not brought to City Council for vacation through a public hearing. Others were never utilized or were updated with subsequent platting.** Each of these easements were granted to the City of Ames only, thus other utility companies are not located in these easements and will not be affected by their vacation.

The new Northcrest plat of survey will retain the easements needed for existing utilities. After the current Northcrest site plan utility relocations are completed, new updated easements will be recorded, and additional easement vacations may be proposed.

**ALTERNATIVES:**

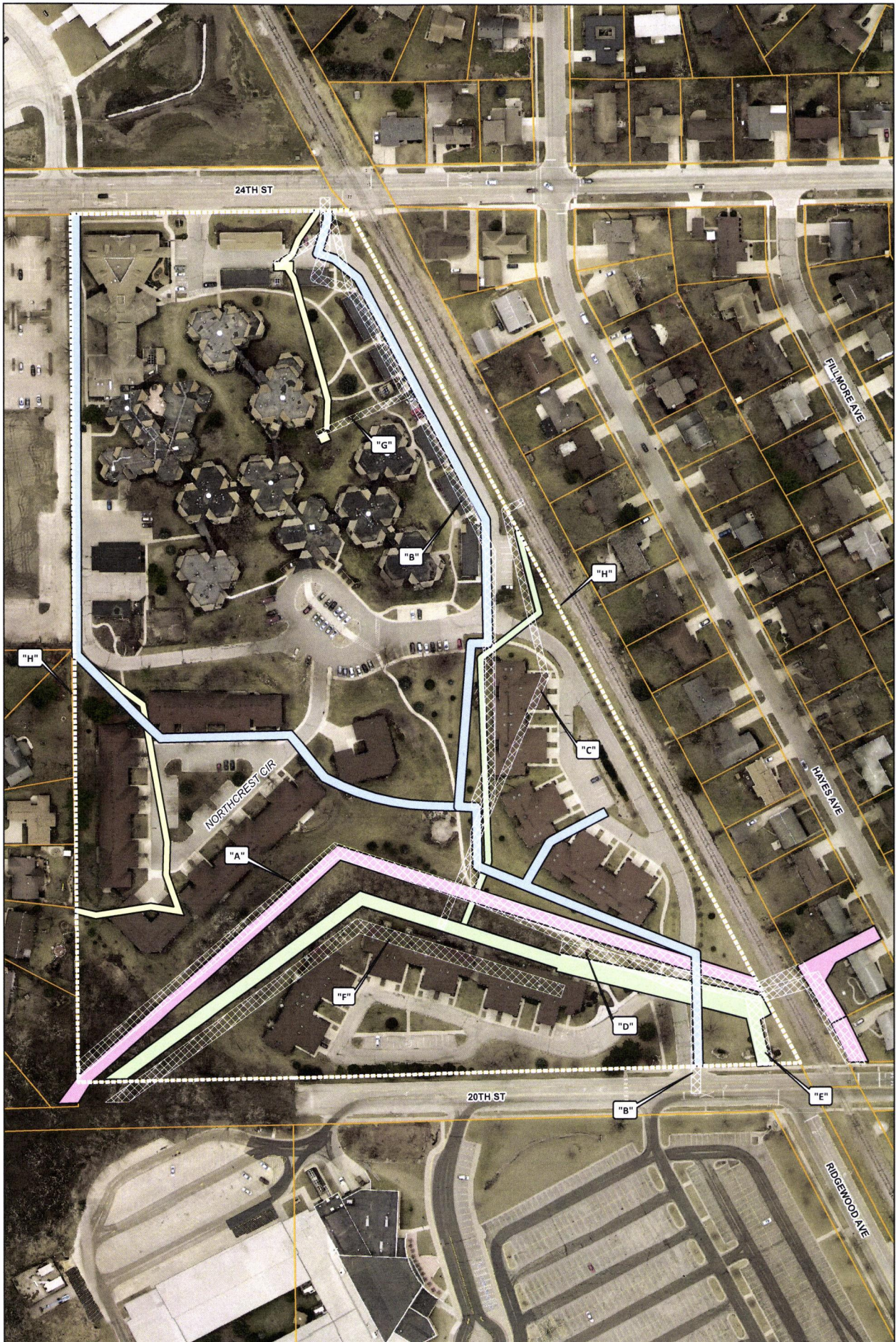
1. Set the date of public hearing as September 11, 2018 to approve the vacation of the aforementioned easements at 1801 20<sup>th</sup> Street.
2. Reconsider the vacation of the aforementioned easements at 1801 20<sup>th</sup> Street.

**MANAGER'S RECOMMENDED ACTION:**







Vacating these easements will unencumber the site and facilitate the planned development. Certain existing easements will be retained and new easements will be provided to appropriately cover any relocations of on-site public utilities.

It is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as noted above.





1801 20th Street (Northcrest)

Proposed Easement Vacations:    
 Easements to Remain:    



1 inch = 125 feet  
 Date: 8/23/2018