

COUNCIL ACTION FORM

SUBJECT: VACATION OF PUBLIC UTILITY, SURFACE WATER FLOWAGE, AND STORM SEWER EASEMENTS AT 397 WILDER AVENUE

BACKGROUND:

The Parks and Recreation Department is planning to construct a future City park at 397 Wilder Avenue (see Attachment A). Currently, public utility, surface water flowage, and storm sewer easements exist over the entire lot, which is owned and maintained by the Sunset Ridge property owner's association. Prior to development of the park, this lot is to be split by into two separate parcels by plat of survey (see Attachment B). Parcel A will be given to the City for the future park and Parcel B will remain under the ownership of the Sunset Ridge property owner's association.

As part of this plat, surface water flowage and storm sewer easements will be established over all of Parcel B. The revised easements on Parcel A (park parcel) will include a 10' wide public utility easement that will be established along the east edge and also surface flowage and storm sewer easements will be created over the northeast corner. **Because these easements will be established with the new plat, the current public utility, surface water flowage, and storm sewer easements over the existing lot can be vacated.**

Local utility companies were contacted regarding the proposed vacation of the existing public utility easement over the entire lot and the establishment of the new 10' public utility easement along the east edge of Parcel A. No objections or negative impacts from this change were indicated by any of the utilities.

ALTERNATIVES:

1. Set the date of public hearing as July 23, 2019 to approve the vacation of the aforementioned easements at 397 Wilder Avenue.
2. Reconsider the vacation of the aforementioned easements at 397 Wilder Avenue.

MANAGER'S RECOMMENDED ACTION:

With approval of the plat of survey for 397 Wilder Ave, the new easements will be established in their proper locations and the existing easements will become obsolete. **Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as noted above.**

ATTACHMENT A



ArcGIS Web Map



© City of Ames, Iowa makes no warranties, expressed or implied, including without limitation, any warranties of merchantability or fitness for a particular purpose. In no event shall the City of Ames be liable for lost profits or any consequential or incidental damages caused by the use of this map.

Date: 6/28/2019

1 inch = 94 feet

ATTACHMENT B PLAT OF SURVEY

INDEX LEGEND

LOCATION: OUTLOT 'H' SUNSET RIDGE SUBDIVISION
THIRD ADDITION, CITY OF AMES, STORY COUNTY IOWA

REQUESTOR: CITY OF AMES

PROPRIETOR: SUNSET RIDGE PROPERTY OWNERS
ASSOCIATION

SURVEYOR: MYRON G. DARINGER

SURVEYOR COMPANY: CITY OF AMES

RETURN TO: CITY OF AMES, PUBLIC WORKS ENGINEER
515 CLARK AVE., AMES, IA 50010



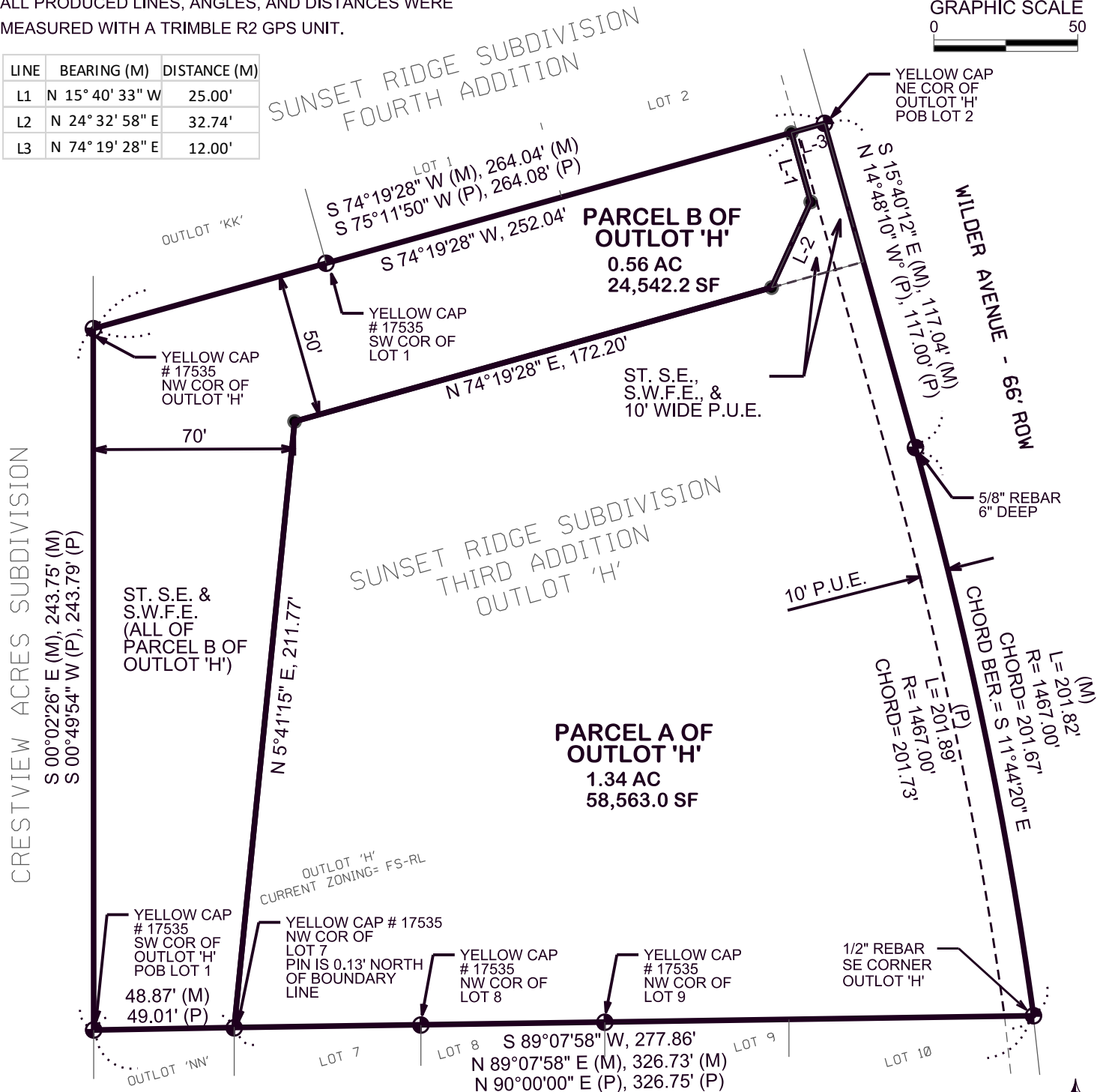
515-239-5276

SURVEYOR'S REPORT

ALL PRODUCED LINES, ANGLES, AND DISTANCES WERE
MEASURED WITH A TRIMBLE R2 GPS UNIT.



LINE	BEARING (M)	DISTANCE (M)
L1	N 15° 40' 33" W	25.00'
L2	N 24° 32' 58" E	32.74'
L3	N 74° 19' 28" E	12.00'



NOTE: ALL BEARINGS ARE ASSUMED.

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

MYRON G DARINGER
PRINTED OR TYPED NAME

DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2019 _____

PAGES OR SHEETS COVERED BY THIS SEAL: SHEET 1 AND 2

The Ames City Council approved this plat of survey on _____, 20____, with Resolution Number _____.

I certify that it conforms to all conditions of approval.

Planning and Housing Director

DATE	05/18/19
SCALE	1" = 50'
DRAWN	MD
FIELD BOOK	1
SHEET 1 OF 2	



PLAT OF SURVEY

INDEX LEGEND

LOCATION: OUTLOT 'H' SUNSET RIDGE SUBDIVISION
THIRD ADDITION, CITY OF AMES, STORY COUNTY IOWA

REQUESTOR: CITY OF AMES

PROPRIETOR: SUNSET RIDGE PROPERTY OWNERS
ASSOCIATION

SURVEYOR: MYRON G. DARINGER

SURVEYOR COMPANY: CITY OF AMES

RETURN TO: CITY OF AMES, PUBLIC WORKS ENGINEER
515 CLARK AVE., AMES, IA 50010

BOUNDARY DESCRIPTION PARCEL A

PARCEL A OF OUTLOT 'H', SUNSET RIDGE SUBDIVISION, THIRD ADDITION, TO THE CITY OF AMES, STORY COUNTY, IOWA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF OUTLOT 'H', SUNSET RIDGE SUBDIVISION, THIRD ADDITION, TO THE CITY OF AMES, STORY COUNTY, IOWA: THENCE S 15°40'12" E ON THE EAST LINE OF SAID OUTLOT 'H' BEING THE WEST RIGHT-OF-WAY OF WILDER AVENUE, A DISTANCE 117.04 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST WITH A LENGTH OF 201.82 FEET, A RADUIS OF 1467.00 FEET, A CHORD DISTANCE OF 201.67 FEET, AND A CHORD BEARING OF S 11°44'20" E, ENDING AT THE SOUTHEAST CORNER OF SAID OUTLOT 'H'; THENCE S 89°07'58" W, ON THE SOUTH LINE OF SAID OUTLOT 'H', A DISTANCE OF 277.86 FEET; THENCE N 05°41'15" E, A DISTANCE OF 211.77 FEET; THENCE N 74°19'28" E, A DISTANCE OF 172.20 FEET; THENCE N 24°32'58" E, A DISTANCE OF 32.74 FEET; THENCE N 15°40'33" W TO A POINT ON THE NORTH LINE OF SAID OUTLOT 'H', A DISTANCE OF 25.00 FEET; THENCE N 74°19'28" E ON SAID NORTH LINE, A DISTANCE OF 12.00 FEET TO THE POINT OF BEGINNING.

THE DESCRIBED BOUNDARY CONTAINS 1.34 ACRES (58,563.0 S.F.), MORE OR LESS.

OWNER: SUNSET RIDGE PROPERTY OWNERS

BOUNDARY DESCRIPTION PARCEL B

PARCEL B OF OUTLOT 'H', SUNSET RIDGE SUBDIVISION, THIRD ADDITION, TO THE CITY OF AMES, STORY COUNTY, IOWA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF OUTLOT 'H', SUNSET RIDGE SUBDIVISION, THIRD ADDITION, TO THE CITY OF AMES, STORY COUNTY, IOWA: THENCE N 89°07'58" E ON THE SOUTH LINE OF SAID OUTLOT 'H', A DISTANCE 48.87 FEET; THENCE N 05°41'15" E, A DISTANCE OF 211.77 FEET; THENCE N 74°19'28" E, A DISTANCE OF 172.20 FEET; THENCE N 24°32'58" E, A DISTANCE OF 32.74 FEET; THENCE N 15°40'33" W TO A POINT ON THE NORTH LINE OF SAID OUTLOT 'H', A DISTANCE OF 25.00 FEET; THENCE S 74°19'28" W ON SAID NORTH LINE TO THE NORTHWEST CORNER OF SAID OUTLOT 'H', A DISTANCE OF 252.04 FEET; THENCE S 00°02'26" E ON THE WEST LINE OF SAID OUTLOT 'H', A DISTANCE OF 243.75 FEET TO THE POINT OF BEGINNING.

THE DESCRIBED BOUNDARY CONTAINS 0.56 ACRES (24,542.2 S.F.), MORE OR LESS.

OWNER: SUNSET RIDGE PROPERTY OWNERS

LEGEND

● MONUMENT FOUND
● MONUMENT SET
5/8" REBAR W/ ORANGE CAP
19758

(M) MEASURED
(P) PLATTED
(R) RECORDED
POB POINT OF BEGINNING

S.W.F.E. = SURFACE WATER FLOWAGE EASEMENT
ST. S.E. = STORM SEWER EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT

NOTE: THE CITY OF AMES, IOWA HAS THE PERPETUAL RIGHT TO CONSTRUCT, RECONSTRUCT, MAINTAIN, REPAIR AND USE UTILITY SERVICES AND APPARATUS UPON, UNDERGROUND, OVER AND ACROSS THE EASEMENT LANDS SHOWN ON THIS PLAT.

DATE
05/18/19
SCALE
1" = 50'
DRAWN
MD
FIELD BOOK
1
SHEET 2 OF 2