

COUNCIL ACTION FORM

SUBJECT: VACATION OF UTILITY EASEMENT ACROSS PORTION OF 220 SOUTH DUFF AVENUE

BACKGROUND:

In 1964, City Council vacated and issued a Quit Claim Deed (recorded in 1971) for a portion of land (vacated alley) while retaining this area as a utility easement (Attachment A). Attachment B is a map showing the location of the existing easement (the property is currently Jiffy Lube).

Ames Electric previously had overhead electric lines in this area until they were relocated in 2011, thereby clearing this area of utilities.

Staff recently received a request to vacate this existing utility easement (Attachment C) now that it is clear from Ames Electric facilities. Attachment D includes the legal description of the area to be vacated.

ALTERNATIVES:

1. Set the date of public hearing as March 9, 2021 to approve the vacation of the aforementioned easement.
2. Reconsider the vacation of the aforementioned easement.

MANAGER'S RECOMMENDED ACTION:

The public utility easement can be vacated because Electric relocated their overhead power lines to clear the site in 2011. **Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as noted above.**

Fee \$4.50

BOOK 146 376 15.

5725
STORY COUNTY, IOWA
FILED FOR RECORD
A.M. OCT 11 1971 P.M.
ELA M. WANDASHER, Recorder

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

That the City of Ames, Iowa, a Municipal Corporation, in consideration of the sum of One Dollar and other valuable considerations in hand paid by the following listed Grantees of Ames, Story County, Iowa does hereby SELL AND CONVEY AND FOREVER QUIT CLAIM unto the said Grantees and to their heirs and assigns the following described parcels of real estate situated in Ames, Story County, Iowa. Said parcels of real estate and description therefore are set opposite to the several Grantees who are to receive the same and their respective parcels.

To: D. B. Schockley

That portion of the vacated alley lying between Lots 7 and 8, and the West 3 feet of that portion of the vacated alley abutting on the East side of the North 42 feet of Lot 10, all in Block 4, Kingsbury Addition to Ames, Iowa.

G. D. Hartman and G. E. Hartman

The East 8 feet of that portion of the vacated alley abutting on the West side of the North 42 feet of Lot 9, Block 4, Kingsbury Addition to Ames, Iowa.

Max Ditch

This deed is exempt from Transfer tax under Chapter 428 A.1, Code of Iowa 1966

That portion of the vacated alley lying between the South 24 feet of Lots 9 and 10, and that portion of the vacated alley lying between Lots 11 and 12, all in Block 4, Kingsbury Addition to Ames, Iowa.

Grantor herein specifically reserves an easement and right-of-way over, across or under the above described property for the construction, reconstruction, alteration, operation, maintenance and repair of any electrical pole lines, cables, telephone lines, cables, sanitary sewers, storm sewers or water lines.

Signed the 6th day of May, A.D., 1953.



THE CITY OF AMES, IOWA

By W. L. Allan
W. L. ALLAN, MAYOR

J. W. Prather
J. W. PRATHER, CITY CLERK

STATE OF IOWA)
STORY COUNTY) SS

On this 6th day of May, A.D., 1953 before me A. G. Maguire a Notary Public in and for the County of Story, State of Iowa, personally appeared W. L. Allan, Mayor and J. W. Prather, City Clerk of the City of Ames, Iowa, a Municipal Corporation, who executed the above and foregoing instrument, who being to me personally known as the identical persons who signed the foregoing instrument, and by me duly sworn each for himself does say that they are respectively the Mayor and City Clerk of the City of Ames, Iowa; that the seal affixed to said instrument is the seal of the Municipal Corporation and that said instrument was by them signed and sealed on behalf of said City of Ames by authority of the City Council and each of them acknowledge the execution of said instrument to be the voluntary act and deed of said Municipal Corporation by it and each of them voluntarily executed.

Vertical text on the left margin: "NOTARY PUBLIC" and "STORY COUNTY, IOWA"



In witness whereof I have hereunto signed my name and affixed my notarial seal the day and year last above written.

A. G. Maguire
Notary Public in and for Story County, Iowa

Inst. # 5727
Fee \$ 2.50

J.S.

QUIT CLAIM DEED

BOOK 146 PAGE 378

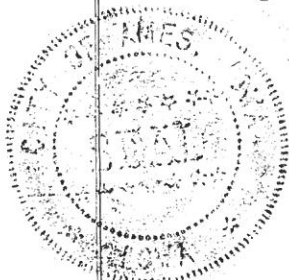
The City of Ames, Iowa, a municipal corporation, in consideration of the sum of One (\$1.00) Dollar and other good and valuable consideration in hand paid by I. E. Melhus, does hereby sell and convey and forever quit claim unto the said I. E. Melhus, and to his heirs and assigns the following described parcel of real estate situated in Ames, Story County, Iowa, to-wit:

5727
INST. NO. 5727
STORY COUNTY, IOWA
FILED FOR RECORD
A.M. OCT 11 1971 P.M.
ELLA M. HOCHBACHER, Recorder
Deputy

That portion of the North and South alley between the South 46 feet of Lots 5 and 6, Block 4, Kingsbury's Addition to the City of Ames, Iowa, subject to the restriction that no permanent structures shall ever be erected under the electrical high lines maintained on said premises.

Grantor herein specifically reserves an easement and right of way, over, across and under the above described property for the construction, reconstruction, alteration, operation, maintenance and repair of any electrical poles, lines, cables, telephone lines, sanitary sewers, storm sewers or water lines.

Signed this 21st day of April, A. D., 1964.



THE CITY OF AMES, IOWA

This deed is exempt from Transfer Tax under Chapter 428 A.1, Code of Iowa 1966

By Pearle P. DeHart
Pearle P. DeHart, Mayor

By M. W. Jordan
M. W. Jordan, City Clerk

STATE OF IOWA)
STORY COUNTY) SS

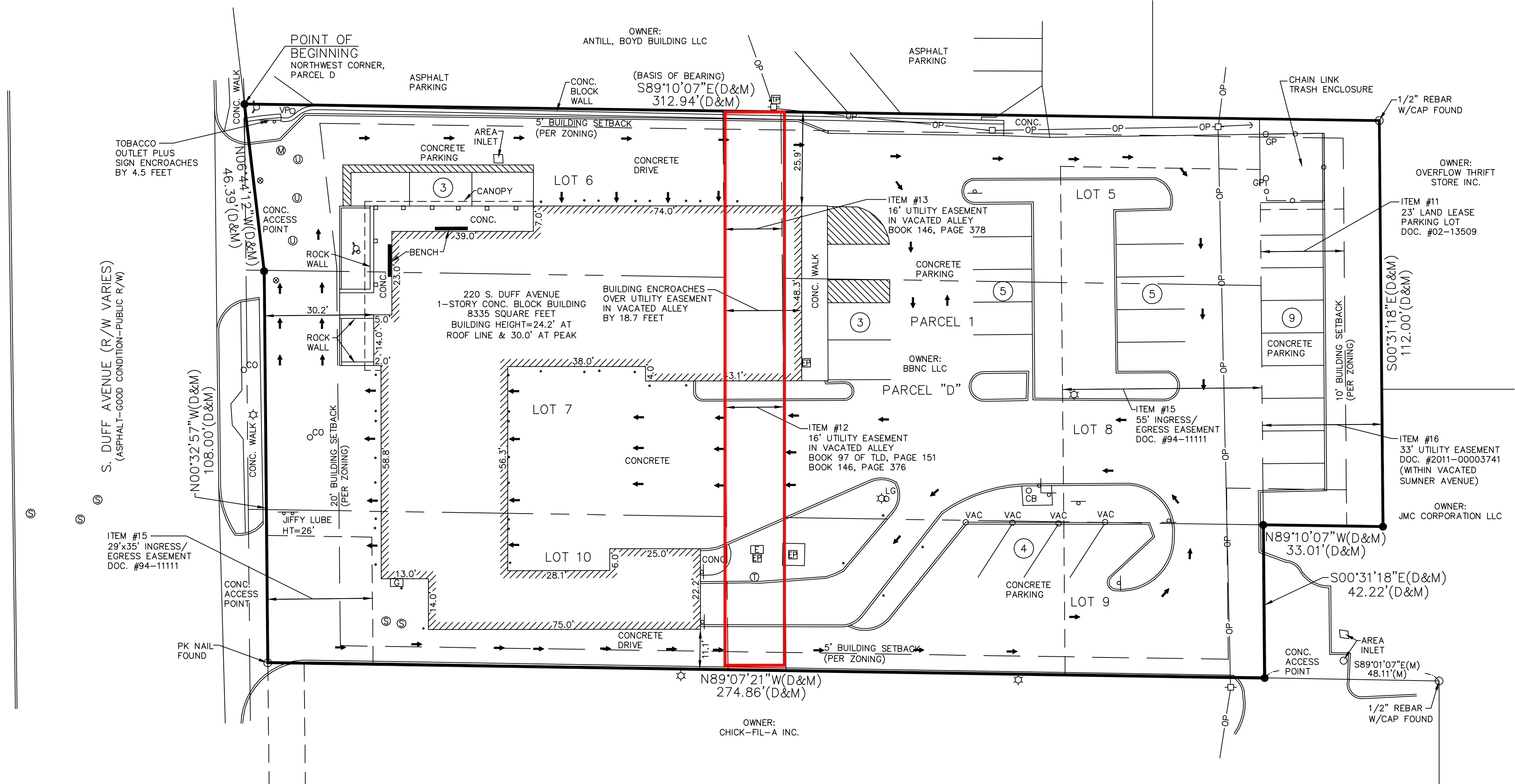
On this 21st day of April, 1964, before me, the undersigned, a Notary Public in and for Story County, State of Iowa, personally appeared Pearle P. DeHart, Mayor and M. W. Jordan, City Clerk, of the City of Ames, Iowa, a municipal corporation, who executed the above and foregoing instrument, who being to me personally known as the identical persons who signed the foregoing instrument, and by me duly sworn each for himself does say that he is respectively the Mayor and City Clerk of the City of Ames, Iowa; that the seal affixed to said instrument is the seal of the municipal corporation and that said instrument was by them signed and sealed on behalf of the City of Ames by authority of the City Council, and each of them acknowledged the execution of said instrument to be the voluntary act and deed of said municipal corporation by it and by each of them voluntarily executed.

In Witness Whereof, I have hereunto signed my name and affixed my notarial seal the day and year last above written.



Ord # 2027

[Signature]
Notary Public, Story County, Iowa.

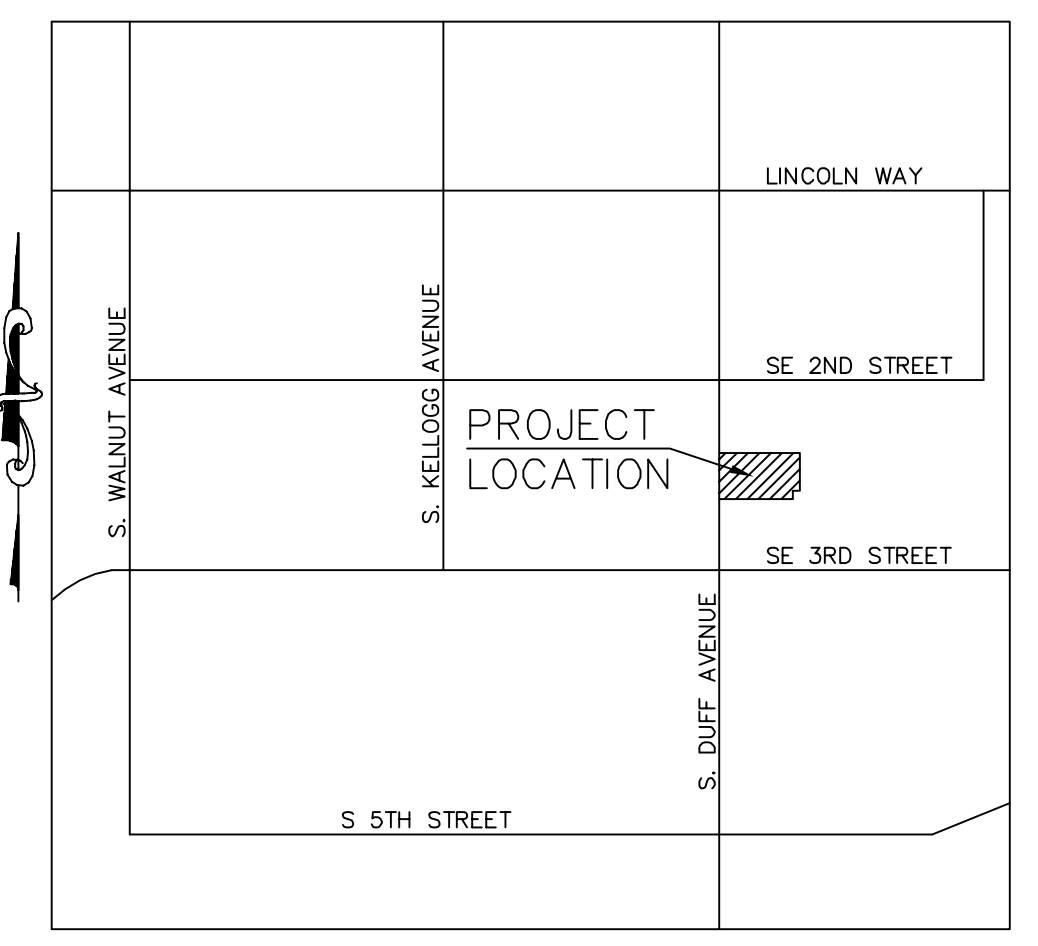


PROPERTY ADDRESS:
220 S. DUFF AVENUE, AMES, IOWA

LAND AREA:
46,163 SQUARE FEET OR 1.06 ACRES, MORE OR LESS.

REFERENCE PLAT:
KINGBURY'S ADDITION TO AMES, IOWA, AS SHOWN IN THE PLAT OF SURVEY RECORDED ON SEPTEMBER 30, 2011, AS INSTRUMENT NO. 2011-00009450 ON SLIDE 415, PAGE 1.

ENCROACHMENT:
1. EAST SIDE OF BUILDING ENCROACHES OVER UTILITY EASEMENT IN VACATED ALLEY IN BOOK 146, PAGE 378, BOOK 97 OF TLD, PAGE 151 BOOK 146, PAGE 376 BY 18.7 FEET.
2. TOBACCO OUTLET PLUS BUSINESS SIGN ENCROACHES OVER NORTHWEST CORNER OF THE SUBJECT PROPERTY BY 4.5 FEET.



VICINITY MAP:
NOT TO SCALE

UTILITY NOTE:
"THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS, THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES."



SURVEY REFERENCE:
TITLE COMMITMENT NUMBER: 57487
EFFECTIVE DATE: AUGUST 18, 2020 AT 7:00 A.M.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

- 11. TERMS AND CONDITIONS OF LAND LEASE PARKING LOT DATED OCTOBER 1, 2001, FILED SEPTEMBER 6, 2002, AS DOCUMENT NO. 02-13509, BY AND BETWEEN THE CITY OF AMES, IOWA, AS LESSOR, AND RETAIL MANAGEMENT GROUP, INC., AS LESSEE. (PLOTTED AND SHOWN)
- 12. EASEMENTS RESERVED BY THE CITY OF AMES, IOWA, IN QUIT CLAIM DEED DATED MAY 6, 1953, FILED MAY 9, 1953, IN BOOK 97 OF TLD, PAGE 151, AND FILED OCTOBER 11, 1971, IN BOOK 146, PAGE 376. (PLOTTED AND SHOWN)
- 13. RESTRICTION AND EASEMENT RESERVED BY THE CITY OF AMES, IOWA, IN QUIT CLAIM DEED DATED APRIL 21, 1964, FILED OCTOBER 11, 1971, IN BOOK 146, PAGE 378. (PLOTTED AND SHOWN)
- 14. THIS EXCEPTION HAS BEEN DELETED.
- 15. TERMS AND CONDITIONS OF EASEMENTS CONTAINED IN EASEMENT AGREEMENT #3 DATED SEPTEMBER 23, 1994, FILED OCTOBER 12, 1994, AS DOCUMENT NO. 94-11111. AMENDED BY TERMINATION OF EASEMENT AGREEMENT DATED FEBRUARY 8, 2008, FILED FEBRUARY 8, 2008, AS DOCUMENT NO. 2008-0000181. (PLOTTED AND SHOWN)
- 16. TERMS AND CONDITIONS OF EASEMENTS CONTAINED IN UTILITY RIGHT OF WAY PERMIT AND EASEMENT DATED APRIL 6, 2011, FILED APRIL 21, 2011, AS DOCUMENT NO. 2011-00003741. (PLOTTED AND SHOWN)
- 17. TERMS AND CONDITIONS OF EASEMENT AGREEMENT DATED MARCH 21, 2012, FILED MARCH 23, 2012, AS DOCUMENT NO. 2012-00002965. (PLOTTED AND SHOWN)

DESCRIPTION:

PARCEL 1:
PARCEL "F" IN BLOCK 4, KINGBURY'S ADDITION TO AMES, IOWA, AS SHOWN IN THE PLAT OF SURVEY RECORDED ON SEPTEMBER 30, 2011, AS INSTRUMENT NO. 2011-00009450 ON SLIDE 415, PAGE 1, BEING PARCEL "D" IN BLOCK 4, KINGBURY'S ADDITION TO AMES, IOWA, AS SHOWN IN PLAT OF SURVEY RECORDED ON MAY 4, 2001, AS INSTRUMENT NO. 01-05349 ON SLIDE 95, PAGE 4, AND A PART OF SUMNER AVENUE RIGHT OF WAY VACATED, ALL IN THE CITY OF AMES, STORY COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL "D"; THENCE SOUTH 89 DEGREES 10 MINUTES 07 SECONDS EAST ALONG THE NORTH LINE OF SAID PARCEL "D" AND THE EASTERLY EXTENSION THEREOF, 312.94 FEET TO THE CENTERLINE OF SUMNER AVENUE; THENCE SOUTH 00 DEGREES 31 MINUTES 18 SECONDS EAST ALONG SAID CENTERLINE, 112.00 FEET; THENCE NORTH 89 DEGREES 10 MINUTES 07 SECONDS WEST, 33.01 FEET TO THE EAST LINE OF SAID PARCEL "D"; THENCE SOUTH 00 DEGREES 31 MINUTES 18 SECONDS EAST ALONG SAID EAST LINE, 42.22 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL "D"; THENCE NORTH 89 DEGREES 07 MINUTES 21 SECONDS WEST, 274.86 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "D"; THENCE NORTH 00 DEGREES 32 MINUTES 57 SECONDS WEST ALONG THE WESTERLY LINE OF SAID PARCEL "D", 108.00 FEET; THENCE NORTH 6 DEGREES 44 MINUTES 12 SECONDS WEST ALONG SAID WESTERLY LINE 46.39 FEET TO THE POINT OF BEGINNING. STORY COUNTY, IOWA

PARCEL 2:
EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY EASEMENT AGREEMENT DATED MARCH 21, 2012, FILED MARCH 23, 2012, AS DOCUMENT NO. 2012-00002965, FOR SANITARY SEWER PURPOSES.

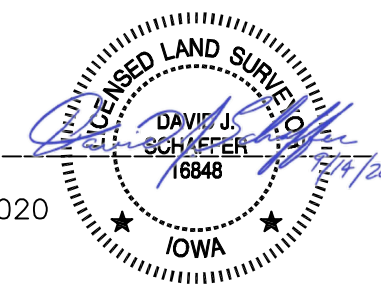
SURVEYOR'S CERTIFICATE:

TO: COMMERCIAL PARTNERS, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, ALLIED LUBE IOWA, LLC. AND THE MATHEWS COMPANY, INC.:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS' LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 10(A), 13, 14, 16, 17 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 24, 2020.

DATE OF PLAT OR MAP: SEPTEMBER 1, 2020

DAVID J. SCHAFFER
IOWA LS-16848
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020
IOWA CERTIFICATE OF AUTHORITY NO. 478180
EFFECTIVE DATE: FEBRUARY 5, 2012



This Survey has been prepared solely for the benefit of the parties set forth in this Surveyor's Certification and may not be quoted or relied upon by, nor may copies be delivered to, any other party or used for any other purpose including, without limitation, the preparation of zoning reports or any other third party reports, without The Mathews Company, Inc. and Design Surveys, LLC's prior written consent. The Mathews Company, Inc. and Design Surveys, LLC expressly disclaims any duty or obligation towards any party that is not identified in this Surveyor's Certification.

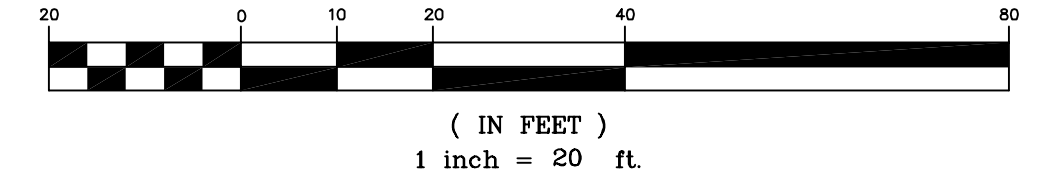
Please be advised that The Mathews Company, Inc. and Design Surveys, LLC will not include the providers of any third party reports in the Surveyor's Certification.

THE PROPERTY DESCRIBED AND SHOWN HEREON IS THE SAME PROPERTY DESCRIBED IN OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT NUMBER 57487 DATED AUGUST 18, 2020.

LEGEND:

- 1/2"x24" REBAR W/CAP SET (UNLESS NOTED OTHERWISE)
- MONUMENT FOUND
- GATE POST
- ELECTRIC METER
- WATER LINE VALVE
- POWER POLE
- LIGHT POLE
- SANITARY SEWER MANHOLE
- ELECTRIC PEDESTAL
- TELEPHONE PEDESTAL
- PARKING STALL COUNT
- STREET/TRAFFIC SIGN
- BOLLARD
- FIRE HYDRANT
- TELEPHONE MANHOLE
- OVERHEAD POWER LINE
- GUY ANCHOR
- CHAIN LINK FENCE
- GAS METER
- SANITARY SEWER CLEANOUT
- UTILITY MANHOLE
- VACUUM
- CONTROL BOX
- LIFT GATE
- MONITORING WELL
- VENT PIPE
- BUSINESS SIGN
- DESCRIBED
- MEASURED

GRAPHIC SCALE



NOTES:

- 1. PER THE CITY OF AMES, IOWA ZONING REGULATIONS AND PER ZONING CONFIRMATION LETTER DATED AUGUST 17, 2020 BY ELOISE SAHLSTROM, PLANNER WITH THE CITY OF AMES, THIS PROPERTY IS ZONED "HOC" - HIGHWAY ORIENTED COMMERCIAL DISTRICT.
- 2. "HOC" ZONING REQUIREMENTS:
SETBACKS: FRONT: 20 FEET; SIDE: 5 FEET; REAR: 10 FEET
MAXIMUM BUILDING HEIGHT: 7 STORIES OR 85 FEET
MAXIMUM BUILDING COVERAGE: 50%
MINIMUM LOT WIDTH: 50 FEET
MINIMUM FLOOR AREA RATIO: 0.50
MINIMUM LOT AREA: NONE
PARKING REQUIREMENTS: THREE SPACES PLUS TWO SPACES PER SERVICE BAY (PER VEHICLE SERVICE FACILITY); TWO SPACES PLUS FIVE STACKING SPACES WITH WASHING BAY (PER CAR WASH FACILITY)
- 3. THERE EXISTS A TOTAL OF 29 STRIPED PARKING STALLS ON THE SUBJECT PROPERTY (29 REGULAR + 0 HANDICAPPED).
- 4. THE SUBJECT PROPERTY IS LOCATED IN AN AREA LABELED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE OF 0.2% ANNUAL CHANCE FLOOD PLAIN) AS DETERMINED BY FEMA FLOOD INSURANCE RATE MAP NUMBER 19169C0163F EFFECTIVE DATE OCTOBER 16, 2014.
- 5. ACCESS TO THE SUBJECT PROPERTY TO AND FROM S. DUFF AVENUE, A PUBLICLY DEDICATED ROAD.
- 6. THE BASIS OF BEARING USED FOR THIS SURVEY WAS S89°10'07"E ON THE NORTH LINE OF THE SUBJECT PROPERTY.
- 7. UNDER THE CURRENT ZONING THE SUBJECT PROPERTY ALLOWS FOR A AUTO MAINTENANCE FACILITY.
- 8. DRAINAGE APPEARS TO DRAIN INTO PUBLIC RIGHT-OF-WAYS BASED ON OBSERVATIONS, UNABLE TO DETERMINE DRAINAGE DIRECTION.
- 9. ALL UTILITIES APPEAR TO ENTER THE PROPERTY VIA A PUBLIC RIGHT-OF-WAY OR VIA A UTILITY EASEMENT.
- 10. THERE IS NO OBSERVABLE EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- 11. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- 12. THERE ARE NO CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION.
- 13. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OF BUILDING ADDITIONS WITHIN RECENT MONTHS.
- 14. NO EVIDENCE OF POTENTIAL WETLANDS WERE OBSERVED ON THE SUBJECT PROPERTY AT THE TIME THE SURVEY WAS CONDUCTED, NOR HAVE WE RECEIVED ANY DOCUMENTATION OF ANY WETLANDS BEING LOCATED ON THE SUBJECT PROPERTY.
- 15. THIS SURVEY MAP CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY.
- 16. THERE ARE NO DISCREPANCIES BETWEEN THE BOUNDARY LINES OF THE PROPERTY AS SHOWN ON THIS SURVEY MAP AND AS DESCRIBED IN THE LEGAL DESCRIPTION PRESENTED IN THE TITLE COMMITMENT.
- 17. THE BOUNDARY LINE DIMENSIONS AS SHOWN ON THIS SURVEY MAP FORM A MATHEMATICALLY CLOSED FIGURE WITHIN +/-0.1 FOOT.
- 18. THE BOUNDARY LINES OF THE PROPERTY ARE CONTIGUOUS WITH THE BOUNDARY LINES OF ALL ADJOINING STREETS, HIGHWAYS, RIGHTS OF WAY AND EASEMENTS, PUBLIC OR PRIVATE, WITHOUT GORES, GAPS OR OVERLAPS, AS DESCRIBED IN THEIR MOST RECENT RESPECTIVE LEGAL DESCRIPTIONS OF RECORD.
- 19. EXCEPT AS OTHERWISE NOTED BELOW, IF THE PROPERTY CONSISTS OF TWO OR MORE PARCELS, THERE ARE NO GAPS OR GORES BETWEEN SAID PARCELS.

DESIGN SURVEYS, LLC
1237 SPRUCE STREET
EUDORA, KANSAS 66025
(785) 727-5531

"ALTA/NSPS LAND TITLE SURVEY"
PREPARED FOR:



17220 Newhope Street, Suites 108-110, Fountain Valley, CA 92708
Tel: (714) 979-7181 Fax: (714) 641-2840
www.themathewscompany.com

MARK	DATE	COMMENTS/REVISED TITLE	BY	APV'D
1.	09/15/20	COMMENTS/REVISED TITLE	JMT	

Allied Lube Iowa, LLC

220 S. Duff Avenue
Ames, Iowa
(Jiffy Lube)

SCALE: 1"=20'	CHKD/APV'D:
DATE: 09/01/20	APPROVED:
DWN. BY: JMT	
CHKD BY:	

February 15, 2021

VIA EMAIL

Public Works Department, City of Ames
Attention: Tracy Peterson, PE
City Hall, 515 Clark Ave
Ames, IA 50010

RE: Request to Vacate Utility Easement Reserved in Quit Claim Deeds recorded in Book 97, Page 151, and in Book 146, Page 376

To Whom It May Concern:

BBNC, L.L.C. is the fee owner of that certain property commonly known as 220 South Duff Avenue, Ames, IA 50010 (the "Property"). The Property is currently encumbered by a utility easement benefitting the City of Ames. The City reserved the easement when it vacated a public alley in the Quit Claim Deeds recorded in Town Lot Deed Record Book 97, Page 151 and Book 146, Page 376. The two Quit Claims Deeds reserve the same utility easement. The utility easement encumbers the area in the abandoned public alley that now runs through the middle of the Property. BBNC, L.L.C. hereby requests the City of Ames to vacate the utility easements.

Sincerely,

BBNC, L.L.C.

Ben J. Kelly, Manager, BBNC, LLC

EASEMENT AND RIGHT OF WAY VACATION DESCRIPTIONS:

AN EASEMENT AND RIGHT OF WAY IN QUIT CLAIM DEED RECORDED IN BOOK 146, PAGE 378 OF THE STORY COUNTY, IOWA RECORDS TO BE VACATED AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF THE NORTH AND SOUTH ALLEY BETWEEN THE SOUTH 46 FEET OF LOTS 5 AND 6, BLOCK 4, KINGSBURY'S ADDITION TO THE CITY OF AMES, IOWA, SUBJECT TO THE RESTRICTION THAT NO PERMANENT STRUCTURES SHALL EVER BE ERECTED UNDER THE ELECTRICAL HIGH LINES MAINTAINED ON SAID PREMISES.

AND

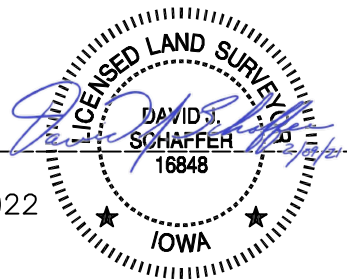
AN EASEMENT AND RIGHT OF WAY IN QUIT CLAIM DEED RECORDED IN BOOK 146, PAGE 376 AND BOOK 97 OF TLD, PAGE 151 OF THE STORY COUNTY, IOWA RECORDS TO BE VACATED AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF THE VACATED ALLEY LYING BETWEEN LOTS 7 AND 8, AND THE WEST 8 FEET OF THAT PORTION OF THE VACATED ALLEY ABUTTING ON THE EAST SIDE OF THE NORTH 42 FEET OF LOT 10, ALL IN BLOCK 4, KINGSBURY ADDITION TO AMES, IOWA.

AND

THE EAST 8 FEET OF THAT PORTION OF THE VACATED ALLEY ABUTTING ON THE WEST SIDE OF THE NORTH 42 FEET OF LOT 9, BLOCK 4, KINGSBURY ADDITION TO AMES, IOWA.

DAVID J. SCHAFFER _____
IOWA LS-16848
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022
IOWA CERTIFICATE OF AUTHORITY NO. 478180
EFFECTIVE DATE: FEBRUARY 5, 2012



DESIGN SURVEYS, LLC
1237 SPRUCE STREET
EUDORA, KANSAS 66025
PH. (785) 727-5531

EXHIBIT "A"
PROJECT #: 20-4224
EASEMENT VACATION
ALLIED LUBE IOWA, LLC
220 S. DUFF AVENUE
AMES, IOWA