

COUNCIL ACTION FORM

SUBJECT: SET DATE OF PUBLIC HEARING TO VACATE EASEMENTS AT 1915 PHILADELPHIA STREET

BACKGROUND:

The property located at 1915 Philadelphia Street is owned by Childserve. The owner proposes to expand the existing Childserve building with the purpose of increasing the available services provided to the community. A public utility easement (PUE) and water main easement exist in the area where the building expansion is proposed. The building expansion cannot occur unless the PUE and water main easement are vacated as shown on Attachment 1 & 1A.

The easements were first established as part of the approval of the Final Plat for Walter Family Campus Subdivision (Attachment 2). The purpose of the easement was to provide access for public utilities to serve the lot on which the current Childserve building is located (Lot 5), the lot to the west (Lot 6), and to provide a location for future water main extension to the parcel to the north. **The Water Main Easement has not been utilized since it was first established by the Final Plat.** On March 16, 2007, Lots 5 & 6 were combined to form Parcel B. The water main easement was not vacated at that time because a large building addition was not contemplated (see Attachment 3).

There is an electric service currently located in the PUE. This electric service will be relocated as part of the building expansion project, and a new easement will be created over the relocated service.

The property located north of the existing Childserve property is not within the Ames corporate limits. If that property was annexed and developed in the future, water main could be extended from other easements located at the east edge of the existing Childserve property and the west end of Philadelphia Street.

ALTERNATIVES:

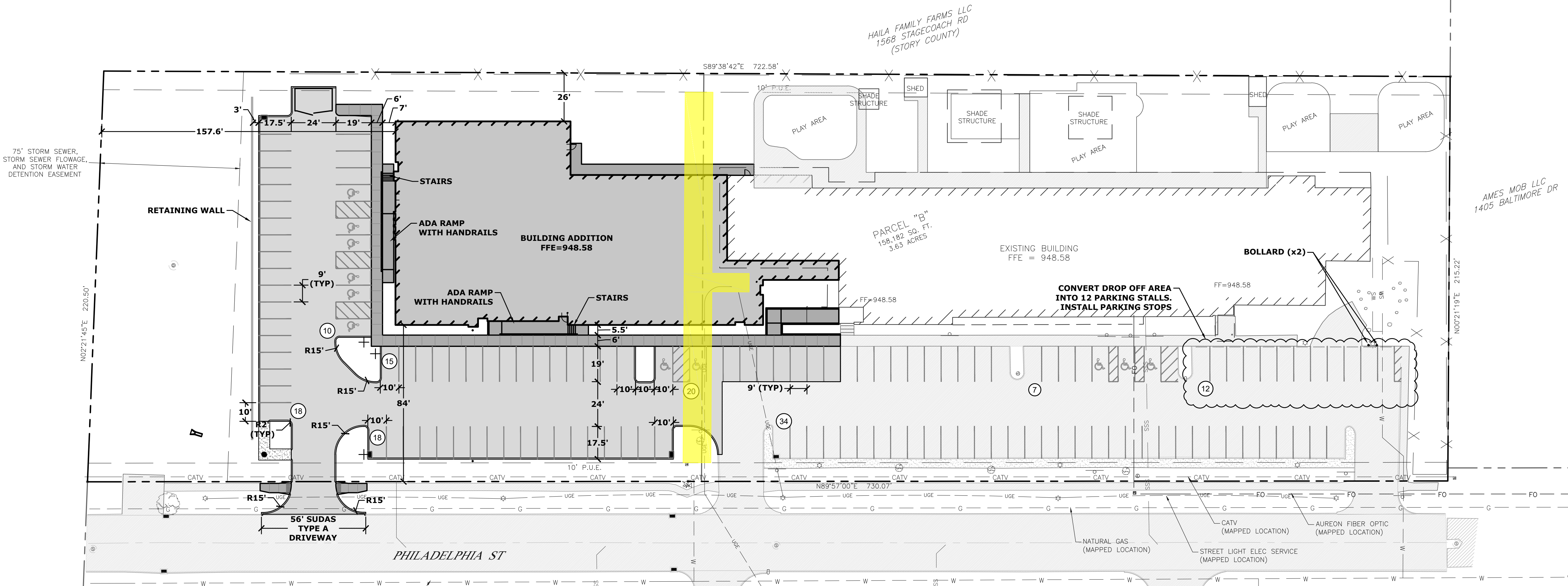
1. Set March 22, 2022, as the public hearing date to consider vacation of the existing fifteen feet (15') public utility easement (PUE) & Water main easement at 1915 Philadelphia Street, located in parcel B, Lots 5 & 6, Walter Family Campus subdivision, Ames, Iowa.
2. Do not set a date of public hearing to consider vacation of these easements at 1915 Philadelphia Street.
3. Refer this item back to City staff for additional information.

CITY MANAGER'S RECOMMENDED ACTION:

These easements do not facilitate water or other utility service to properties, with the exception of the electric service to the Childserve building. That service will be relocated into a new easement at the time the expansion project takes place. Vacating the easements will allow Childserve to complete a building expansion, which will enable Childserve to provide additional services to the Ames community.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as described above.

ATTACHMENT 1



DRAWING FILENAME
K:\AMEL\7100-7199\7163\001\Drawings\CAD\Civil\3D\7163.001 Site Plan.dwg
LAYER NAME
C2.1
PLOT STYLE TABLE
FoxGrayScale.ctb
LAYER MGR NAME
FoxGrayScale.ctb

AMES MEDICAL LLC
1816 PHILADELPHIA ST

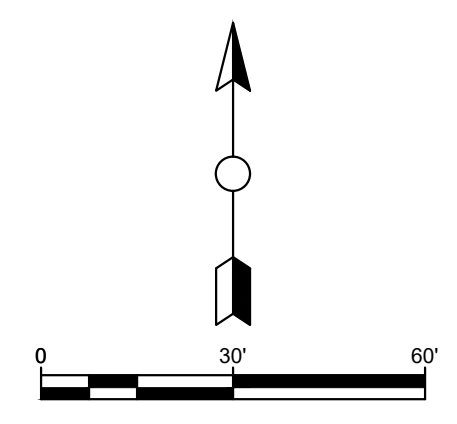
AMES MEDICAL LLC
1816 PHILADELPHIA ST

CTRL PT #1
magnail
N 3475925.87
E 4897360.19
Z 943.35

PHILADELPHIA STREET LLC
1904 PHILADELPHIA ST

CTRL PT #2
magnail
N 3475925.87
E 4897360.19
Z 943.35

FREEL FAMILY LIMITED PARTNERSHIP
CTRL PT #103
2010 PHILADELPHIA ST
N 3475919.39
E 4897796.29
Z 947.74



DATE	BY	DESIGNED	DRAWN	CHECKED	DATE
02/22	JGW	SRS	SRS	SRS	02/22
02/22					02/22
02/22					02/22
02/23/09					02/23/09

FOX STRAND ASSOCIATES
414 South 17th Street, Suite 107
Ames, Iowa 50010
Phone: (515) 233-0000
FAX: (515) 233-0103

SITE LAYOUT & DIMENSIONING PLAN
CHILD SERVE
1915 PHILADELPHIA ST
AMES, IOWA

PROJECT NO.
7163.001
SHEET
C2.1

EASEMENT VACATION EXHIBIT

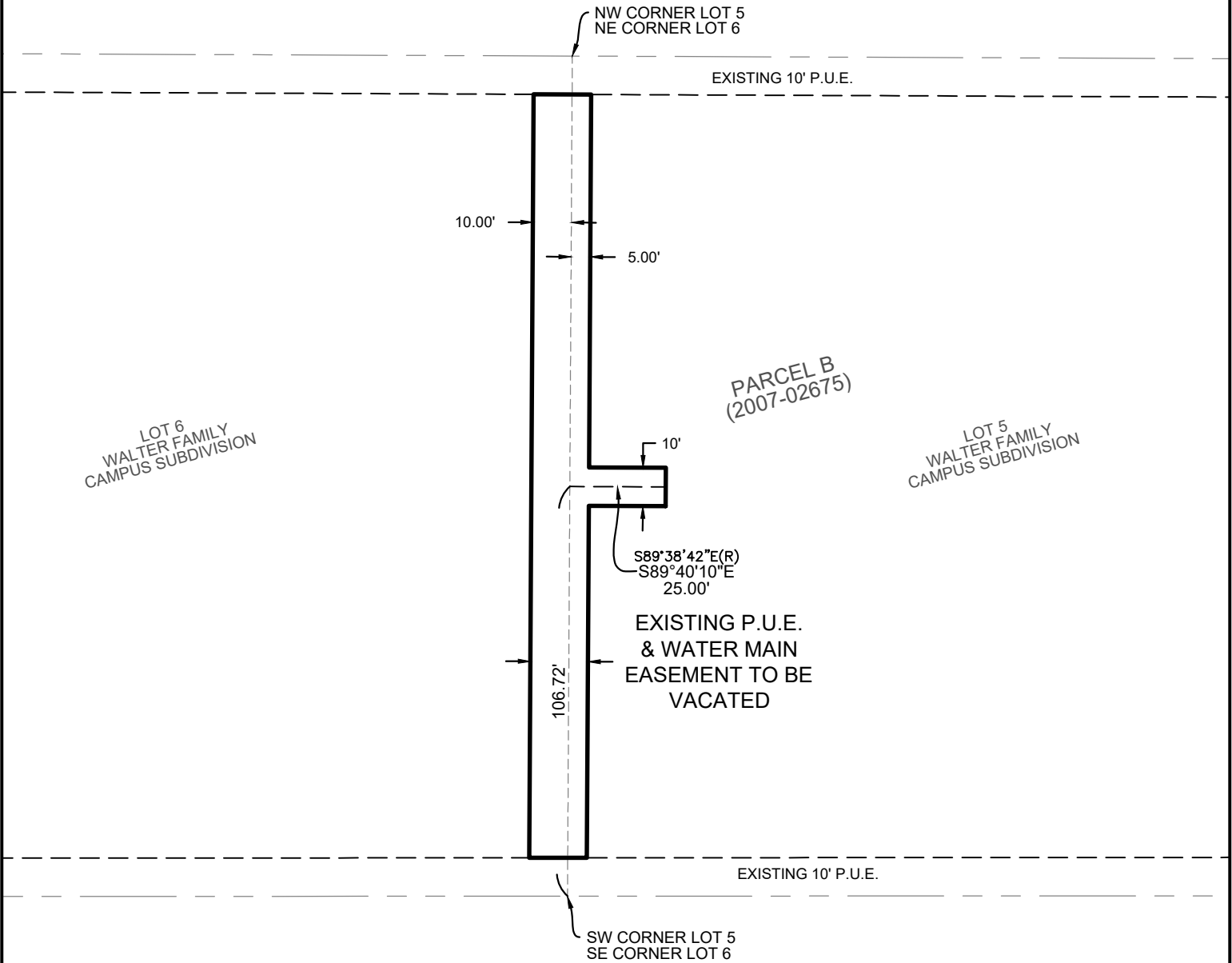
LOCATION: IN PARCEL B, LOTS 5 & 6, WALTER FAMILY CAMPUS
SUBD. CITY OF AMES, STORY COUNTY, IOWA

PROPRIETOR: CHILDSERVE HABILITATION CENTER, INC.

REQUESTED BY: JOHN WASHINGTON

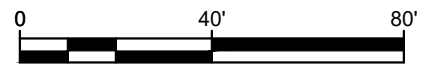
SURVEYOR: R. BRADLEY STUMBO, PLS #17161
FOX STRAND, INC.
AMES, IA 50010
515-233-0000

ATTACHMENT 1A



Existing Easement to be Vacated:

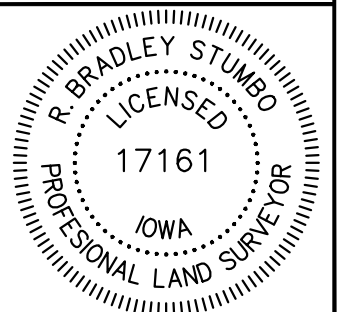
The East 10 feet of Lot 6, except the South 10 feet and except the North 10 feet thereof, the West 5 feet of Lot 5, except the South 10 feet and except the North 10 feet thereof, and a strip 10 feet in width lying in said Lot 5 and being situated 5 feet on each side of the following centerline: Beginning at a point on the west line of said Lot 5 which is 106.72 feet North of the Southwest Corner thereof; thence S89°40'10"E, 25.00 feet, and there terminating, all being part of Walter Family Campus Subdivision, City of Ames, Story County, Iowa.



FOX Strand
414 South 17th Street, Suite 107
Ames, Iowa 50010
Phone: (515) 233-0000
FAX: (515) 233-0103

I hereby certify that this land surveying document was prepared 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.

R. BRADLEY STUMBO, PLS _____ DATE _____
License number 17161
My license renewal date is December 31, 2023.



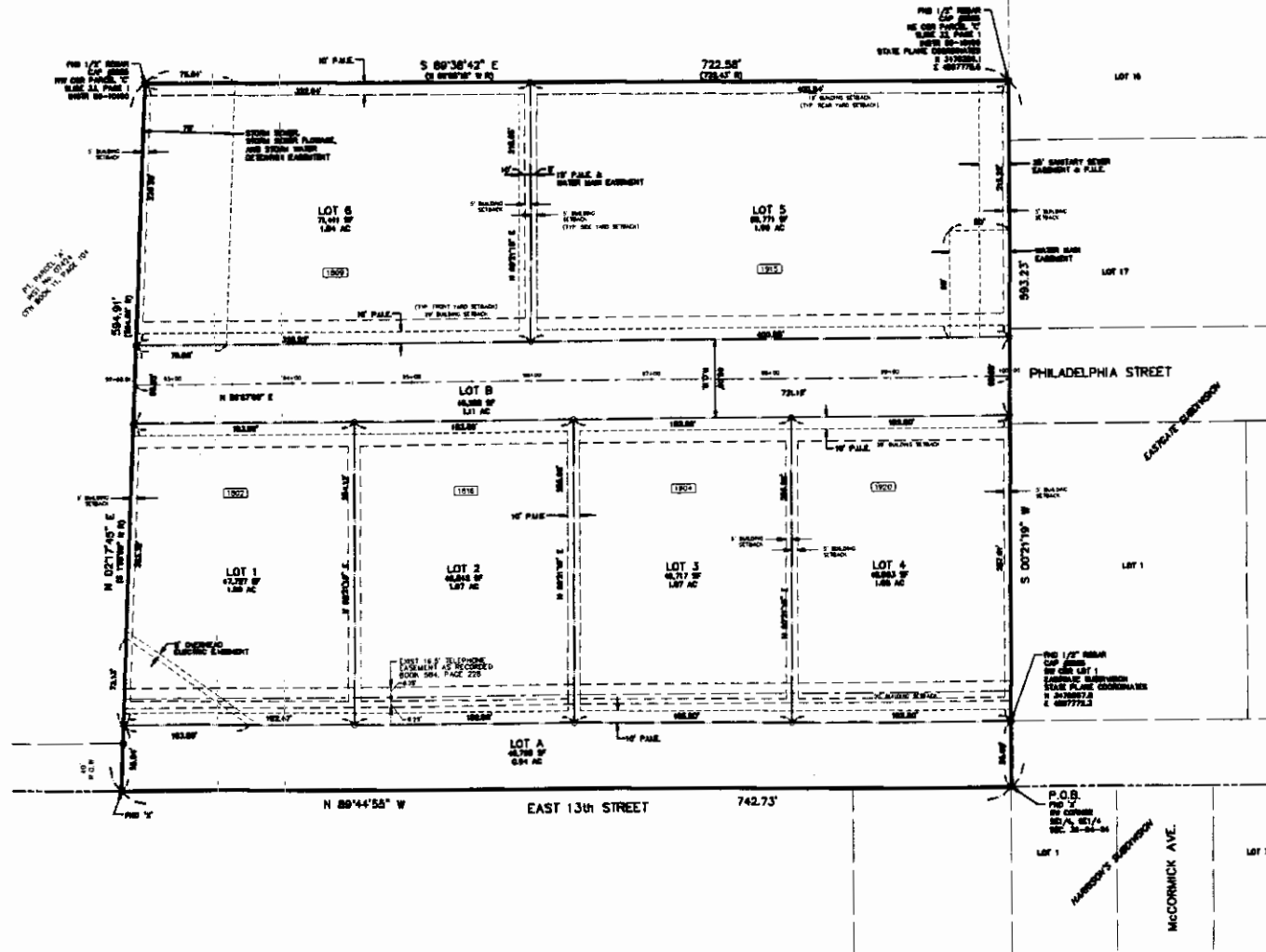
WALTER FAMILY CAMPUS SUBDIVISION

INST. NO. 1114
 STORY COUNTY, IOWA
 FILED FOR RECORD

AM JAN 20 2000 PM

SUSAN L. VANDEKAMP, Recorder
 RECORDING FEE \$ No Fee
 AUDITOR'S FEE \$

ATTACHMENT 2



LEGAL DESCRIPTION
 A PORTION OF LAND, COMMORING OF PHASE 1, AS SHOWN ON MAP 23, PAGE 1 OF THE STORY COUNTY RECORDS, AND PHASE 2, AS SHOWN ON MAP 23, PAGE 2 OF THE STORY COUNTY RECORDS, LOCATED IN THE SW 1/4 OF THE SW 1/4, SECTION 26, TOWNSHIP 20N, RANGE 10W, AND MORE PARTICULARLY AS SHOWN ON SAID MAPS.

CLOSURE DATA
 Block: 278200
 Lot: 1000.750
 Area: 435.116 SF @ 0.99 AC

COMPARISON FOR CONFORMANCE
 CONFORMANCE WITH CITY OF AMES REGULATIONS

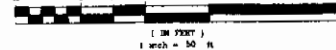
UTILITIES
 CITY OF AMES

NOTES

1. LOTS 1 & 8 ARE TO BE DEED TO THE CITY OF AMES FOR REDEVELOPMENT WITH THE CITY OF AMES APPROVED AND ACCEPTED BY RESOLUTION APPROVED BY THE CITY OF AMES.
2. NO ACCESS WILL BE ALLOWED INTO EAST 13th STREET FROM THE PROPOSED LOTS.
3. NO PARKING SHALL BE ALLOWED ON PHILADELPHIA STREET.
4. THE SHOWN AREAS SHOWN IN THIS PLAN WHICH HAVE BEEN DELETED BY THE CITY OF AMES AS HAVING BEEN DELETED BY RESOLUTION APPROVED BY THE CITY OF AMES.



GRAPHIC SCALE



<p>FOUND SECTION CORNER AS NOTED</p> <p>SET SECTION CORNER 1/4" FROM THE 1/4" CORNER MARKERS INTO STAKE</p> <p>FOUND MONUMENT AS NOTED</p> <p>SET MONUMENT 1/4" FROM THE 1/4" CORNER MARKERS INTO STAKE</p>	<p>FOUND POINT-OF-IRREGULARITY AS NOTED</p> <p>FOUND PUBLIC UTILITY EASEMENT</p> <p>P.O.B. POINT OF BEGINNING</p> <p>(M) MEASURED DISTANCE OR BEARING</p> <p>(D) RECORDING DISTANCE OR BEARING</p> <p>(C) COMPUTED DISTANCE</p> <p>(S) SCHEDULE</p>	<p>DASHED LINE AS SHOWN</p> <p>SOLID LINE SECTION LINE</p>	<p>1. I HEREBY CERTIFY THAT THE LAND SURVEY 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 LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.</p> <p>DATE: 12/15/00 NAME: JOHN P. NILLES, L.L. NO. 1208 BY LICENSING BOARD, DATE: 10 OCTOBER 2000, TIME: 04:00 PM</p>	<p>PROJECT: WALTER FAMILY CAMPUS SUBDIVISION</p> <p>FINAL PLAN</p> <p>NILLES SURVEYING, INC. P.O. BOX 790 ARDEN, IOWA 50021-0790 (515) 625-0212 FAX: (515) 625-3322</p>	<p>PROJECT NO: 99200</p> <p>DATE: 01/20/00</p> <p>DRAWN BY: JPN</p> <p>CHECKED BY: JPN</p> <p>SCALE: AS SHOWN</p> <p>SHEET NO: 1/1</p>
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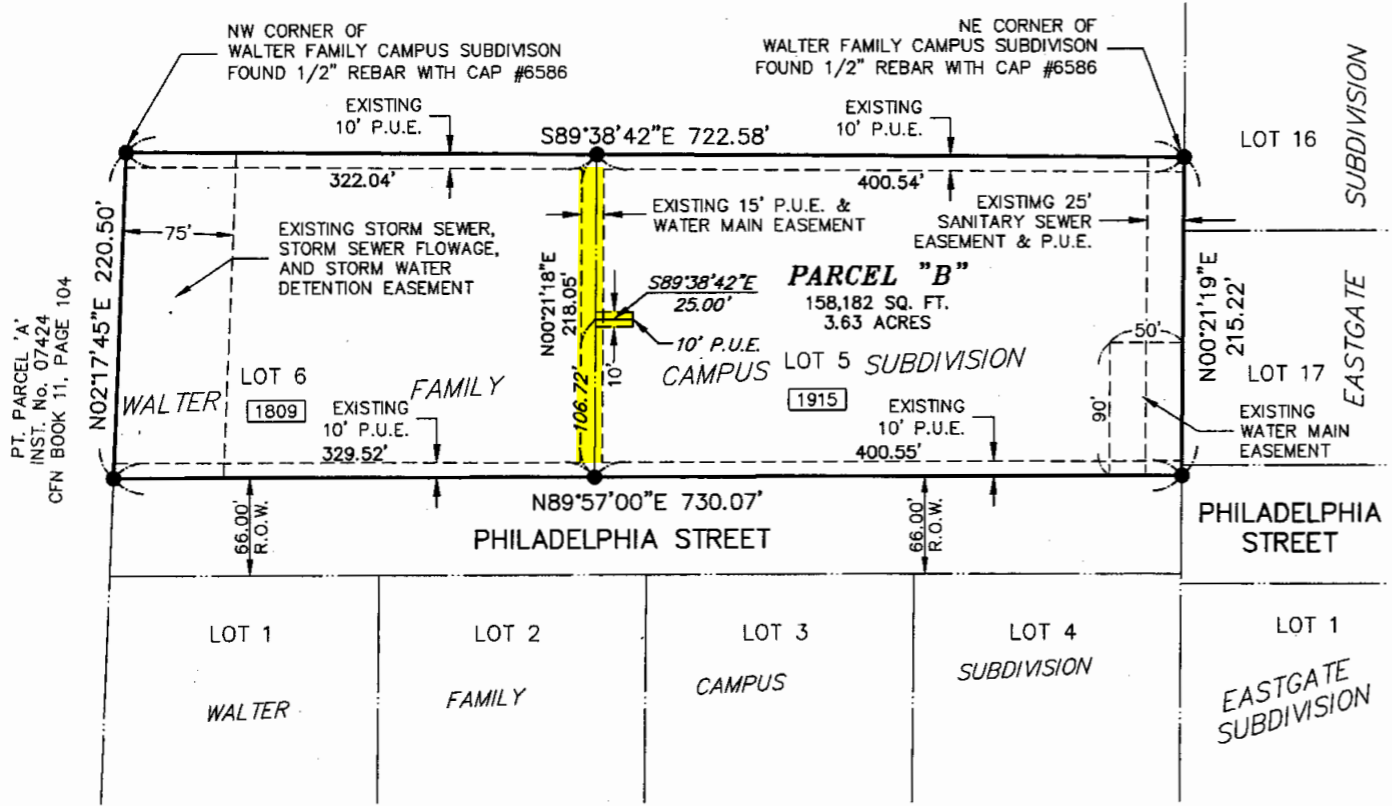
53 PAGE 3 SLIDE

Instrument: 2007-00002675
 Date: Mar 20, 2007 09:18:07A
 Rec Fee: 5.00 E-Com Fee: 1.00
 Aud Fee: .00 Trans Tax: .00
 Rec Management Fee: 1.00
 Non-Standard Pave Fee: .00
 Filed for record in Story County, Iowa
 Susan L. Vande Kamp, County Recorder

PLAT OF SURVEY

ATTACHMENT 3

Prepared By: John P. Nilles, L.S., Nilles Associates, Inc. 2525 N. Ankeny Blvd., # 121, Ankeny, Iowa 50023 (515) 965-0123



LEGAL DESCRIPTION - PARCEL "B":

LOTS 5 AND 6 OF WALTER FAMILY CAMPUS SUBDIVISION, AN OFFICIAL PLAT IN THE CITY OF AMES, STORY COUNTY, IOWA, CONTAINING 3.63 ACRES, MORE OR LESS.
 SAID PARCEL BEING SUBJECT TO ANY AND ALL EASEMENTS, CONVENANTS, AND RESTRICTIONS OF RECORD.

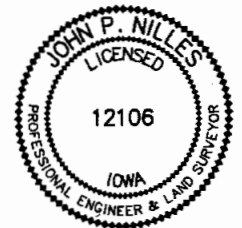
PREPARED FOR
 WELLS + ASSOCIATES

PROPRIETOR
 CONVALESCENT HOME FOR
 CHILDREN FOUNDATION, INC.

LEGEND

- ▲ EXISTING/PROPOSED FOUND SECTION CORNER AS NOTED
- △ SET SECTION CORNER
- I FOUND RIGHT-OF-WAY MONUMENT AS NOTED
- FOUND 5/8" REBAR W/ YELLOW CAP #12106, UNLESS OTHERWISE NOTED
- SET MONUMENT USING 5/8" IR W/YELLOW CAP #12106
- P.O.B. POINT OF BEGINNING
- IR IRON ROD
- (R) RECORDED
- 1234 ADDRESS
- SUBJECT BOUNDARY LINE
- - - SECTION LINE
- _____ PROPERTY LINE

I HEREBY CERTIFY THAT THIS 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 LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.



SIGNATURE: *John P. Nilles* DATE: Mar. 16, 2007
 NAME: JOHN P. NILLES, L.S. NO. 12106
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2008 DATE OF SURVEY: FEBRUARY 23, 2007

PROJECT NO.: 07021	
CK. BY: JPN	SHEET: 1/1
DR. BY: TJH	
DATE: 23FEB07	

2525 N ANKENY BLVD
 ANKENY, IOWA 50023-4703
 (515) 965-0123
 (515) 965-3322 (fax)

PROJECT: **PARCEL "B"**
 WALTER FAMILY CAMPUS SUBDIVISION, AMES, IOWA

PT. PARCEL 'A'
 INST. No. 07424
 CFN BOOK 11, PAGE 104

