

March 3, 2015

To: Mayor Bemrich and City Council
From: David Fierke, City Manager
Subject: Acquisition of Right-of-way
East Region Storm Sewer Project
Phase 1C



ACTION: For Vote Monday, March 9, 2015

Brief History

The plans and specifications for Phase 1C of the East Region Storm Sewer Project have been completed by Snyder and Associates.

Analysis of Issue

ROW will be needed in order to complete the project.

Budget Impact

The following has been negotiated with the property owner:

Johnson Automotive, LC, 2723 5 th Avenue South	\$27,051.90
18,369 s.f. Permanent Easement (@ 0.75/sf)	
88,501 s.f. Temporary Easement (@ 0.15/sf)	

Strategic Plan Impact

Policy D.4.2: Advanced planning for all infrastructure facilities shall be supported and routinely updated. Facilities benefited by advanced planning shall include, at minimum, schools, health care, residential areas, roads, water, sewer, storm water management, parks, recreation, and greenways.

Existing Plan Impact

Consistent with Capital Improvement Plan and Envision 2030 Plan.

Subcommittee or Commission Review / Recommendation

None

Staff Conclusions / Recommendations

Staff recommends the approval of the acquisition of the above-listed interests in real estate needed for this project.

Alternatives

The only alternative would be to not acquire the right-of-way and delay the project, but it is not recommended.

Implementation and Accountability

If approved, documents will be signed with the affected property owner.

Signed



Vickie L. Reeck,
Community Development Manager

Approved



David R. Fierke, City Manager

RESOLUTION NO. _____

RESOLUTION APPROVING THE ACQUISITION OF INTERESTS IN REAL PROPERTY FOR PHASE 1C OF THE EAST REGION STORM SEWER PROJECT

WHEREAS, plans and specifications for Phase 1C of the East Region Storm Sewer Project have been prepared by Snyder and Associates; and,

WHEREAS, the acquisition of interests in real property are needed in order to complete the project; and,

WHEREAS, the following has been negotiated with the property owner:

Johnson Automotive, LC, 2723 5 th Avenue South	\$27,051.90
18,369 s.f. Permanent Easement (@ 0.75/sf)	
88,501 s.f. Temporary Easement (@ 0.15/sf)	

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Fort Dodge, Iowa, hereby approve the acquisition of the above-referenced interests in real estate needed for this project.

Passed this _____ day of _____, 2015.

Ayes: _____
Nays: _____
Other: _____

CITY OF FORT DODGE, IOWA

By: _____
Matt Bemrich, Mayor

ATTEST:

Jeff Nemmers, City Clerk

PREPARED BY: TERRY COADY, SNYDER & ASSOCIATES, INC., 2727 SW SNYDER BLVD, ANKENY, IA 50023 (515)964-2020

RETURN TO: TERRY COADY, SNYDER & ASSOCIATES, INC., 2727 SW SNYDER BLVD, ANKENY, IA 50023 (515)964-2020

EASEMENT PLAT

PERMANENT STORM SEWER EASEMENT DESCRIPTION:

A PART OF LOT 3, "WOOD PLAZA" AUDITOR'S PLAT FOR TAXATION PURPOSES OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 89 NORTH, RANGE 28 WEST OF THE 5TH P.M., AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF FORT DODGE, WEBSTER COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 3; THENCE SOUTH 00° 15' 32" EAST ALONG THE EAST LINE OF SAID LOT 3, A DISTANCE OF 181.45 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3; THENCE SOUTH 89° 40' 29" WEST ALONG THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 32.00 FEET; THENCE NORTH 08° 12' 12" EAST, 183.48 FEET TO THE NORTH LINE OF SAID LOT 3; THENCE NORTH 89° 40' 29" EAST ALONG SAID NORTH LINE, 5.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.08 ACRES (3,357 S.F.).

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

BASIS OF BEARING

THE EAST LINE OF LOT 3 & LOT 4, "WOOD PLAZA" COUNTY AUDITOR'S PLAT FOR TAXATION PURPOSES OF THE NE1/4 OF THE NW1/4 OF SECTION 28-89-28 IS ASSUMED TO BEAR S 0° 15' 32 E.

DATE OF SURVEY

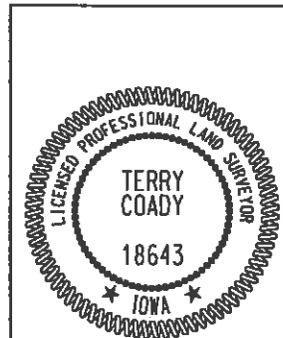
APRIL 2014

OWNER

JOHNSON AUTOMOTIVE, LC

LEGEND

Survey	Found	Set
Section Corner	▲	△
1/2" Rebar, Yellow Cap # 18643 (Unless Otherwise Noted)	●	○
ROW Marker	■	□
ROW Rail	≡	≡
Control Point	⊙	⊙
Bench Mark	⊕	⊕
Platted Distance	P	P
Measured Bearing & Distance	M	M
Recorded As	R	R
Deed Distance	D	D
Calculated Distance	C	C
Minimum Protection Elevation	MPE	MPE
Centerline	---	---
Section Line	---	---
1/4 Section Line	---	---
1/4 1/4 Section Line	---	---
Easement Line	---	---



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.

Terry Coady 10-16-2014
Terry Coady, PLS Date

License Number 18643

My License Renewal Date is December 31, 2015

Pages or sheets covered by this seal:

Sheets 1 and 2 of 2

FORT DODGE EAST REGION STORM SEWER PHASE 1C

PARCEL 132 - JOHNSON AUTOMOTIVE, LC

SHEET 1 OF 2

PN: 1120558

PM: TLC

DATE: 9/24/14

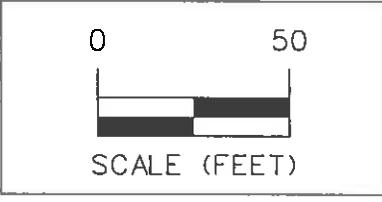
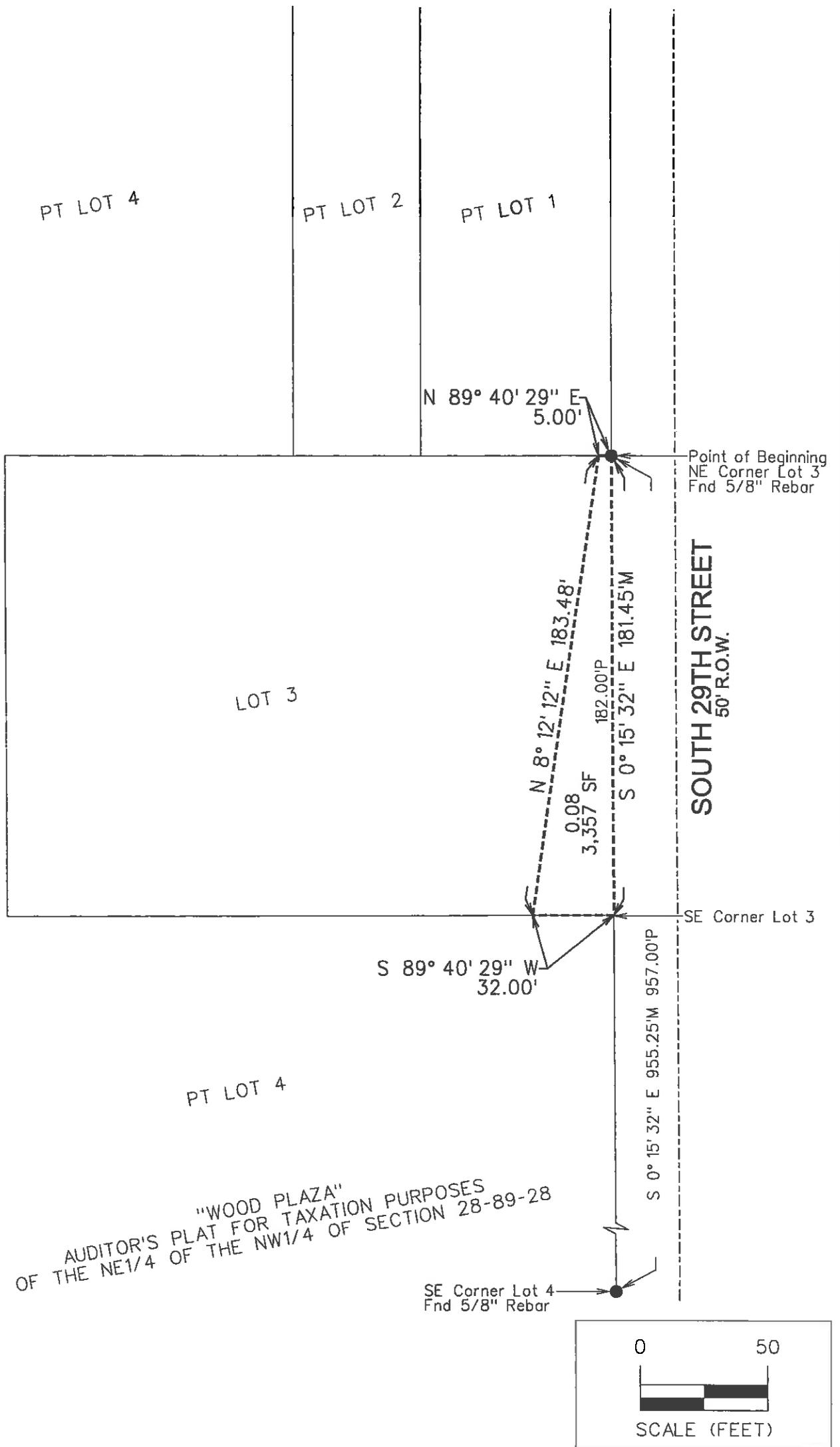
TECH: KRG



SNYDER & ASSOCIATES, INC.
Engineers and Planners

2727 S.W. SNYDER BLVD.
ANKENY, IA 50023 (515) 964-2020

EASEMENT PLAT



FORT DODGE EAST REGION STORM SEWER PHASE 1C		SHEET 2 OF 2
PARCEL 132 - JOHNSON AUTOMOTIVE, LC		PN: 1120558
SNYDER & ASSOCIATES, INC. Engineers and Planners		PM: TLC
		DATE: 9/24/14
		TECH: KRG
2727 S.W. SNYDER BLVD. ANKENY, IA 50023 (515) 964-2020		

PREPARED BY: TERRY COADY, SNYDER & ASSOCIATES, INC., 2727 SW SNYDER BLVD, ANKENY, IA 50023 (515)964-2020

RETURN TO: TERRY COADY, SNYDER & ASSOCIATES, INC., 2727 SW SNYDER BLVD, ANKENY, IA 50023 (515)964-2020

EASEMENT PLAT

PERMANENT STORM SEWER EASEMENT DESCRIPTION:

A PART OF LOT 4, "WOOD PLAZA" AUDITOR'S PLAT FOR TAXATION PURPOSES OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 89 NORTH, RANGE 28 WEST OF THE 5TH P.M., AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF FORT DODGE, WEBSTER COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 3 OF SAID "WOOD PLAZA"; THENCE SOUTH 00° 15' 32" EAST ALONG THE EAST LINE OF SAID LOT 4, A DISTANCE OF 395.80 FEET; THENCE SOUTH 89° 58' 07" WEST, 40.00 FEET; THENCE NORTH 00° 15' 32" WEST, 191.57 FEET; THENCE NORTH 01° 59' 12" EAST, 204.19 FEET TO THE SOUTH LINE OF SAID LOT 3; THENCE NORTH 89° 40' 29" EAST ALONG SAID SOUTH LINE, 32.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.34 ACRES (15,012 S.F.).

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

BASIS OF BEARING

THE EAST LINE OF LOT 3 & LOT 4, "WOOD PLAZA" COUNTY AUDITOR'S PLAT FOR TAXATION PURPOSES OF THE NE1/4 OF THE NW1/4 OF SECTION 28-89-28 IS ASSUMED TO BEAR S 0° 15' 32" E.

DATE OF SURVEY

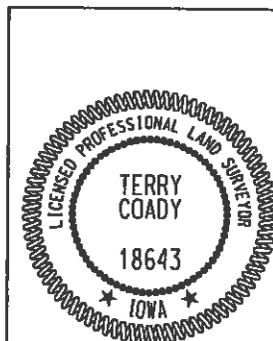
APRIL 2014

OWNER

JOHNSON AUTOMOTIVE, LC

LEGEND

<u>Survey</u>	<u>Found</u>	<u>Set</u>
Section Corner	▲	△
1/2" Rebar, Yellow Cap # 18643 (Unless Otherwise Noted)	●	○
ROW Marker	■	□
ROW Rail	▬	▬
Control Point	⊕ CP	⊕
Bench Mark	⊙	⊙
Platted Distance	P	P
Measured Bearing & Distance	M	M
Recorded As	R	R
Deed Distance	D	D
Calculated Distance	C	C
Minimum Protection Elevation	MPE	MPE
Centerline	---	---
Section Line	---	---
1/4 Section Line	---	---
1/4 1/4 Section Line	---	---
Easement Line	---	---



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.

Terry Coady 10-16-2014
Terry Coady, PLS Date

License Number 18643

My License Renewal Date is December 31, 2015

Pages or sheets covered by this seal:

Sheets 1 and 2 of 2

FORT DODGE EAST REGION STORM SEWER PHASE 1C

PARCEL 131 - JOHNSON AUTOMOTIVE, LC



SNYDER & ASSOCIATES, INC.
Engineers and Planners

2727 S.W. SNYDER BLVD.
ANKENY, IA 50023 (515) 964-2020

SHEET 1 OF 2

PN: 1120558

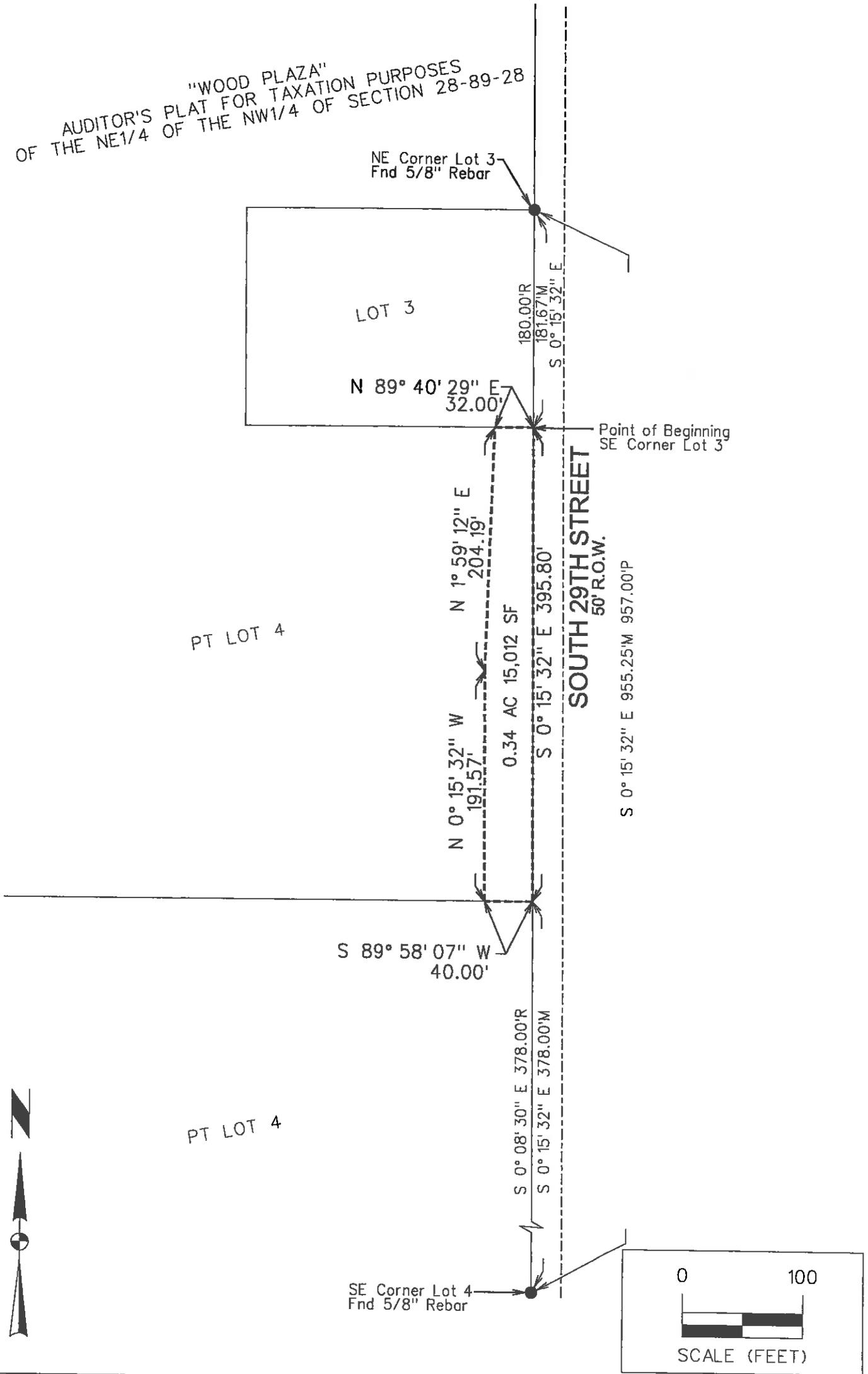
PM: TLC

DATE: 9/24/14

TECH: KRG

EASEMENT PLAT

"WOOD PLAZA"
AUDITOR'S PLAT FOR TAXATION PURPOSES
OF THE NE1/4 OF THE NW1/4 OF SECTION 28-89-28



**FORT DODGE EAST REGION STORM SEWER PHASE 1C
PARCEL 131 - JOHNSON AUTOMOTIVE, LC**

SHEET 2 OF 2

PN: 1120558

PM: TLC

DATE: 9/24/14

TECH: KRG



SNYDER & ASSOCIATES, INC.
Engineers and Planners

2727 S.W. SNYDER BLVD.
ANKENY, IA 50023 (515) 964-2020

FORT DODGE EAST REGION STORM SEWER PHASE 1C
PARCEL 131 – JOHNSON AUTOMOTIVE, L.C.
TEMPORARY CONSTRUCTION EASEMENT DESCRIPTION:

A PART OF LOT 4, “WOOD PLAZA” AUDITOR’S PLAT FOR TAXATION PURPOSE OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 28, TOWNSHIP 89 NORTH, RANGE 28 WEST OF THE 5TH P.M., AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF FORT DODGE, WEBSTER COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 3 OF SAID “WOOD PLAZA”; THENCE SOUTH 89° 40’ 29” WEST ALONG THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 32.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01° 59’ 12” WEST, 204.19 FEET; THENCE SOUTH 00° 15’ 32” EAST, 191.57 FEET; THENCE SOUTH 89° 58’ 07” WEST, 594.77 FEET; THENCE NORTH 00° 15’ 32” WEST, 112.25 FEET; THENCE NORTH 89° 53’ 17” EAST, 397.73 FEET; THENCE NORTH 54° 24’ 51” EAST, 174.15 FEET; THENCE NORTH 60° 29’ 47” EAST, 14.61 FEET; THENCE NORTH 70° 53’ 23” EAST, 14.61 FEET; THENCE NORTH 82° 34’ 31” EAST, 5.86 FEET; THENCE SOUTH 89° 15’ 29” EAST, 12.58 FEET; THENCE NORTH 00° 15’ 32” WEST, 168.92 FEET TO THE SOUTH LINE OF SAID LOT 3; THENCE NORTH 89° 40’ 29” EAST ALONG SAID SOUTH LINE, 18.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.90 ACRES (82,785 S.F.)

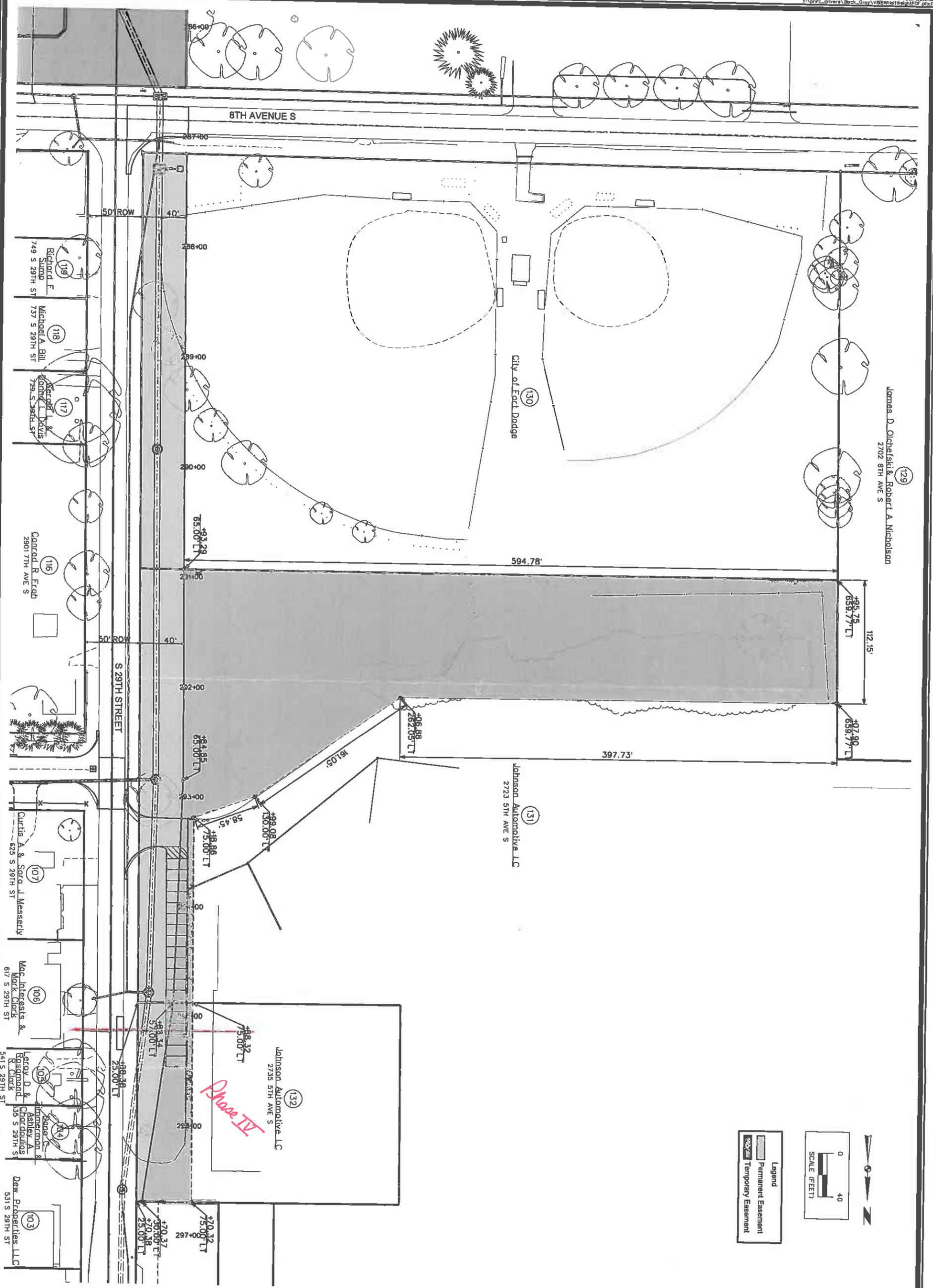
PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

FORT DODGE EAST REGION STORM SEWER PHASE 1C
PARCEL 132 – JOHNSON AUTOMOTIVE, L.C.
TEMPORARY CONSTRUCTION EASEMENT DESCRIPTION:

A PART OF LOT 3, "WOOD PLAZA" AUDITOR'S PLAT FOR TAXATION PURPOSES OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 89 NORTH, RANGE 28 WEST OF THE 5TH P.M., AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF FORT DODGE, WEBSTER COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 3; THENCE SOUTH 89° 40' 29" WEST ALONG THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 32.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89° 40' 29" WEST ALONG SAID SOUTH LINE, 18.00 FEET; THENCE NORTH 00° 15' 32" WEST, 181.45 FEET TO THE NORTH LINE OF SAID LOT 3; THENCE NORTH 89° 40' 29" EAST ALONG SAID NORTH LINE, 45.00 FEET; THENCE SOUTH 08° 12' 12" WEST, 183.48 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.13 ACRES (5,716 S.F.).

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.



James D. Olchefska & Robert A. Nicholson
 2702 8TH AVE S
 (129)

Johnson Automotive, LLC
 2723 5TH AVE S
 (131)

Johnson Automotive, LLC
 2725 5TH AVE S
 (132)

Legend

- Permanent Easement
- Temporary Easement

SCALE (FEET)

0 40

Sheet H.06

Project No: 1120558

EAST REGION PUBLIC IMPROVEMENTS PHASE 1C

ACQUISITION AND EASEMENTS

FORT DODGE, IOWA

SNYDER & ASSOCIATES, INC.

2727 S.W. SNYDER BLVD.
 ANKENY, IOWA 50023
 515-964-2020 | www.snyder-associates.com

MARK	REVISION	DATE	BY
1	FINAL PLANS	01/08/15	TLR

Engineer: DJJ Checked By: WAG Scale: 1" = 40'

Technician: TLR Date: 06/09/14 Field Bk: Pg:

Project No: 1120558 Sheet H.06