

August 4, 2014

To: Mayor Bemrich and City Council
From: David Fierke, City Manager
Subject: Fee Acquisition, Permanent & Temporary Easements - Cross Town Connector Project



ACTION: For Vote Monday, August 11, 2014

Brief History

The plans and specifications for the Crosstown Connector Project have been completed by Snyder & Associates, Inc.

Analysis of Issue

Fee acquisition, permanent and temporary easements are needed in order to complete the project.

Budget Impact

An agreement has been reached with the property owners for the following interests in real estate:

Webster County, Iowa

Fee Acquisition: 175 s.f.; No cost
Temporary Easements: 2,623 sf and 12,154 sf.; No cost
Permanent Easement: 124 s.f.; No cost

MIDAS Council of Government

Temporary Easement: 685 s.f.; No cost

Howard & Kathy Dencklau

Temporary Easement: 400 s.f.; \$140.00

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 Downtown Improvement Plan.

Subcommittee or Commission Review / Recommendation

None

Staff Conclusions / Recommendations

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

Alternatives

The only alternative would be to not acquire the fee title and easements and delay the project, but it is not recommended.

Implementation and Accountability

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

Signed



Vickie L. Reeck,
Community Development Mgr.

Approved

David R. Fierke, City Manager

RESOLUTION NO. _____

**RESOLUTION APPROVING THE ACQUISITION OF FEE TITLE AND
PERMANENT AND TEMPORARY EASEMENTS NEEDED FOR THE
CROSTOWN CONNECTOR PROJECT**

WHEREAS, the plans and specifications for the Crosstown Connector Project have been prepared by Snyder & Associates, Inc.; and,

WHEREAS, fee title and permanent and temporary easements are needed from the affected property owners in order to complete the project; and,

WHEREAS, the interests in property indicated on the attached plats have been negotiated with the following property owners:

Webster County, Iowa

Fee Acquisition: 175 s.f.; No cost

Temporary Easements: 2,623 sf and 12,154 sf.; No cost

Permanent Easement: 124 s.f.; No cost

MIDAS Council of Government

Temporary Easement: 685 s.f.; No cost

Howard & Kathy Dencklau

Temporary Easement: 400 s.f.; \$140.00

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Fort Dodge, Iowa, hereby approve the acquisition of the above-referenced fee title and permanent and temporary easements needed for this project.

Passed this _____ day of _____, 2014.

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

ACQUISITION PLAT

FEE TAKING DESCRIPTION:

A PART OF LOT 3 AND LOT 4 IN BLOCK 23, ORIGINAL TOWN OF FORT DODGE, IOWA AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEASTERLY CORNER OF SAID LOT 3, BLOCK 23; THENCE SOUTH 79°54'55" WEST ALONG THE NORTHERLY LINE OF SAID LOT 3 A DISTANCE OF, 41.15' TO THE POINT OF BEGINNING; THENCE WESTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 480.00 FEET, WHOSE ARC LENGTH IS 40.32 FEET AND WHOSE CHORD BEARS SOUTH 69°56'26" WEST, 40.31 FEET; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 86.00 FEET, WHOSE ARC LENGTH IS 6.41 FEET AND WHOSE CHORD BEARS SOUTH 65°02'31" WEST, 6.41 FEET; THENCE NORTH 10°14'07" WEST, 8.63 FEET TO THE NORTHERLY LINE OF SAID LOT 4; THENCE NORTH 79°54'55" EAST ALONG THE NORTHERLY LINE OF SAID LOT 4 AND LOT 3 A DISTANCE OF, 45.92 FEET TO THE POINT OF BEGINNING AND CONTAINING 175 S.F.

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

LEGEND

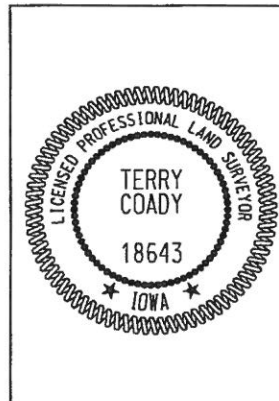
<u>Survey</u>	<u>Found</u>	<u>Set</u>
Section Corner	▲	△
1/2" Rebar, Yellow Cap # 18643 (Unless Otherwise Noted)	●	○
ROW Marker	■	□
ROW Rail	■	□
Control Point	○ CP	
Bench Mark	●	
Platted Distance	P	
Measured Bearing & Distance	M	
Recorded As	R	
Deed Distance	D	
Calculated Distance	C	
Point of Beginning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

DATE OF SURVEY

06-10-14

OWNER

WEBSTER COUNTY



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 6-16-2014
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

CROSS-TOWN CONNECTOR - PHASE 2

PARCEL 7A - WEBSTER COUNTY

SHEET	1 OF 2
PN:	1110990
PM:	TLC
DATE:	06/03/14
TECH:	JDP

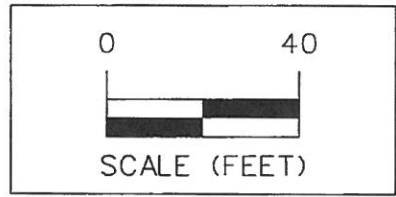
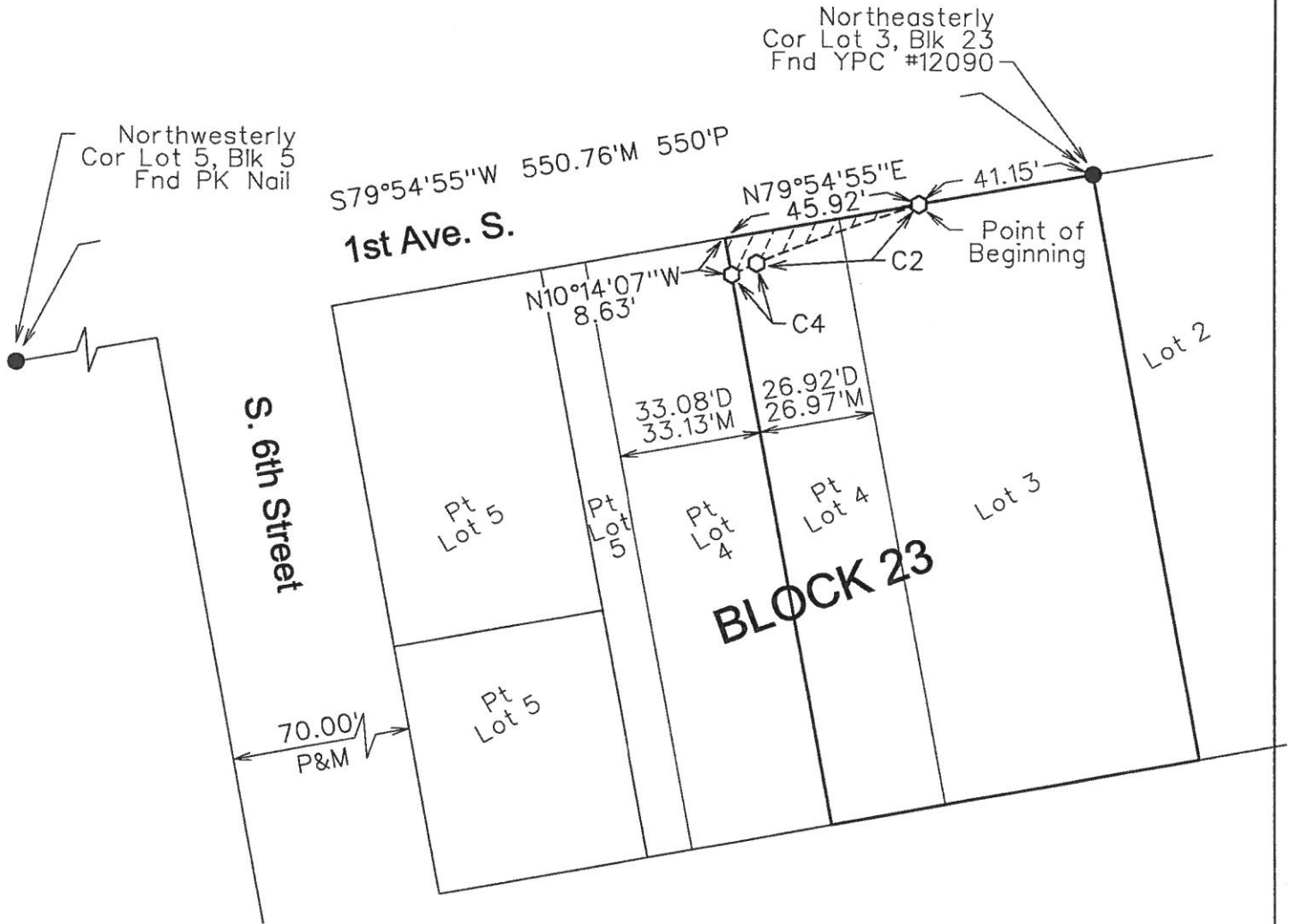


SNYDER & ASSOCIATES, INC.
Engineers and Planners

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

CURVE TABLE

CURVE NO.	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/DISTANCE
C2	4°48'47"LT	480.00'	40.32'	20.17'	S69°56'26"W 40.31'
C4	4°16'12"LT	86.00'	6.41'	3.21'	S65°02'31"W 6.41'



CROSS-TOWN CONNECTOR - PHASE 2 PARCEL 7A - WEBSTER COUNTY

SHEET	2 OF 2
PN:	1110990
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DATE:	06/05/14
TECH:	JDP



SNYDER & ASSOCIATES, INC.
Engineers and Planners

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

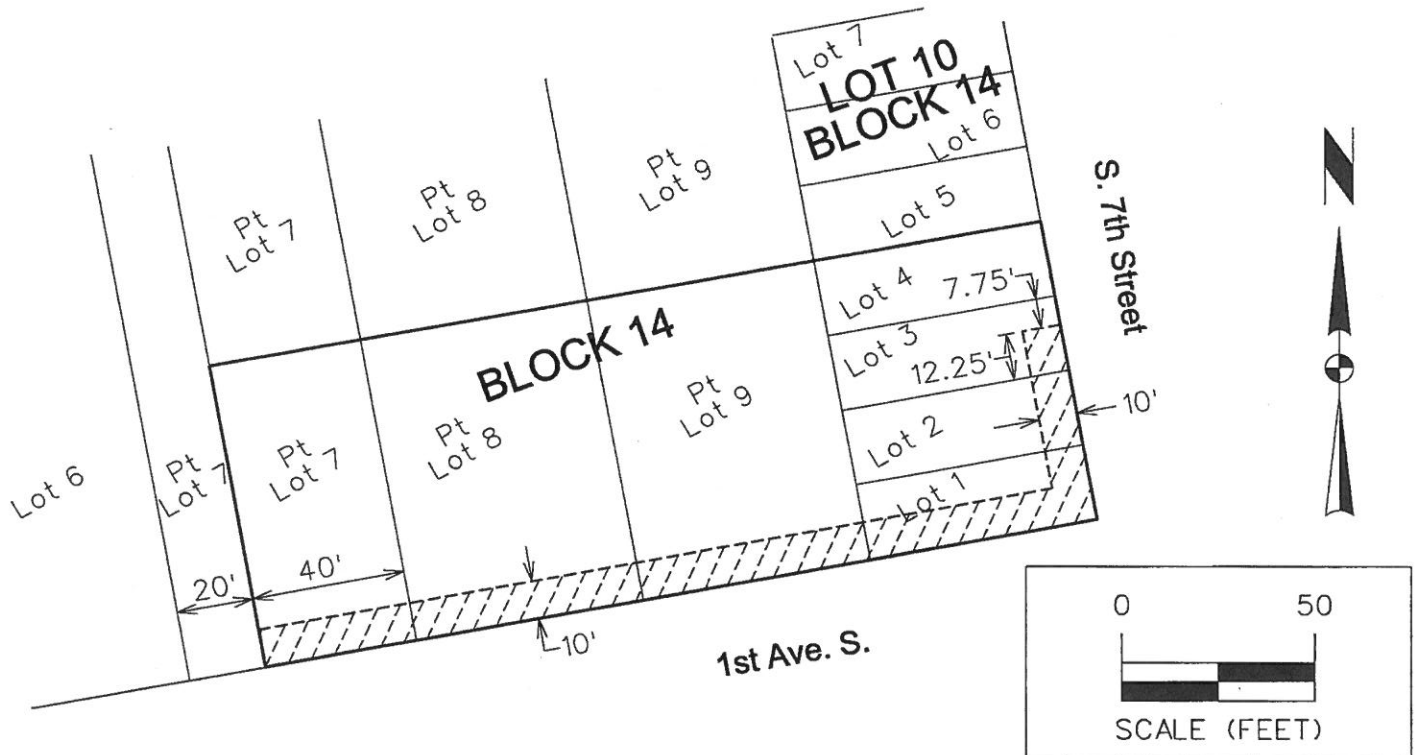
RETURN TO: TERRY COADY, SNYDER & ASSOCIATES, INC., 2727 SW SNYDER BLVD, ANKENY, IA 50023 (515)964-2020

EASEMENT PLAT

TEMPORARY CONSTRUCTION EASEMENT DESCRIPTION:

THE SOUTHERLY 10.00 FEET OF THE EAST 40 FEET OF LOT 7 AND THE SOUTHERLY 10.00 FEET OF LOT 8 AND LOT 9, ALL IN BLOCK 14, OF THE ORIGINAL TOWN OF FORT DODGE, IOWA; AND THE SOUTH 10.00 FEET OF LOT 1 AND THE EAST 10.00 FEET OF LOT 1 AND LOT 2 AND THE SOUTH 12.25 FEET OF THE EAST 10.00 FEET OF LOT 3 ALL IN LOT 10 OF BLOCK 14 OF THE ORIGINAL TOWN OF FORT DODGE AND CONTAINING 0.06 ACRES (2,623 S.F.)

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.



LEGEND

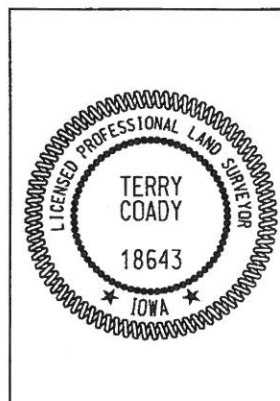
Survey	Found	Set
Section Corner	▲	△
1/2" Rebar, Yellow Cap # 18643 (Unless Otherwise Noted)	●	○
ROW Marker	■	□
ROW Rail	—	—
Control Point	⊙ CP	⊙
Bench Mark	⊕	
Platted Distance	P	
Measured Bearing & Distance	M	
Recorded As	R	
Deed Distance	D	
Calculated Distance	C	
Minimum Protection Elevation	MPE	
Centerline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

DATE OF SURVEY

06-10-14

OWNER

WEBSTER COUNTY



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.

Terry Coady 6-16-2014
 Terry Coady, PLS Date

License Number 18643
 My License Renewal Date is December 31, 2015

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CROSS-TOWN CONNECTOR - PHASE 2 PARCEL 7B - WEBSTER COUNTY

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SNYDER & ASSOCIATES, INC.
 Engineers and Planners

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

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

EASEMENT PLAT

TEMPORARY CONSTRUCTION EASEMENT DESCRIPTION:

LOT 3 AND THE EAST 26 FEET AND 11 INCHES OF LOT 4, IN BLOCK 23, ORIGINAL TOWN OF FORT DODGE, IOWA EXCEPT THE FOLLOWING DESCRIBED PARCEL;

COMMENCING AT THE NORTHEASTERLY CORNER OF SAID LOT 3, BLOCK 23; THENCE SOUTH 79°54'55" WEST ALONG THE NORTHERLY LINE OF SAID LOT 3 A DISTANCE OF, 41.15' TO THE POINT OF BEGINNING; THENCE WESTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 480.00 FEET, WHOSE ARC LENGTH IS 40.32 FEET AND WHOSE CHORD BEARS SOUTH 69°56'26" WEST, 40.31 FEET; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 86.00 FEET, WHOSE ARC LENGTH IS 6.41 FEET AND WHOSE CHORD BEARS SOUTH 65°02'31" WEST, 6.41 FEET; THENCE NORTH 10°14'07" WEST, 8.63 FEET TO THE NORTHERLY LINE OF SAID LOT 4; THENCE NORTH 79°54'55" EAST ALONG THE NORTHERLY LINE OF SAID LOT 4 AND LOT 3 A DISTANCE OF, 45.92 FEET TO THE POINT OF BEGINNING, REMAINING PORTION CONTAINS 0.28 AC.(12,154 S.F.)

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

LEGEND

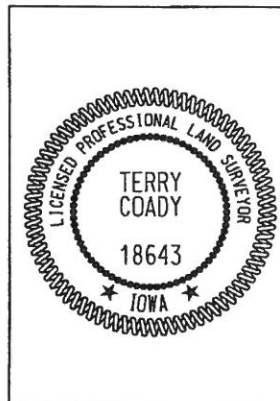
<u>Survey</u>	<u>Found</u>	<u>Set</u>
Section Corner	▲	△
1/2" Rebar, Yellow Cap # 18643 (Unless Otherwise Noted)	●	○
ROW Marker	■	□
ROW Rail	—	—
Control Point	⊙ CP	
Bench Mark	⊕	
Platted Distance	P	
Measured Bearing & Distance	M	
Recorded As	R	
Deed Distance	D	
Calculated Distance	C	
Point of Beginning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

DATE OF SURVEY

06-10-14

OWNER

WEBSTER
COUNTY



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 6-16-2014
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

CROSS-TOWN CONNECTOR - PHASE 2

PARCEL 7A - WEBSTER COUNTY



SNYDER & ASSOCIATES, INC.
Engineers and Planners

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

SHEET 1 OF 2

PN: 1110990

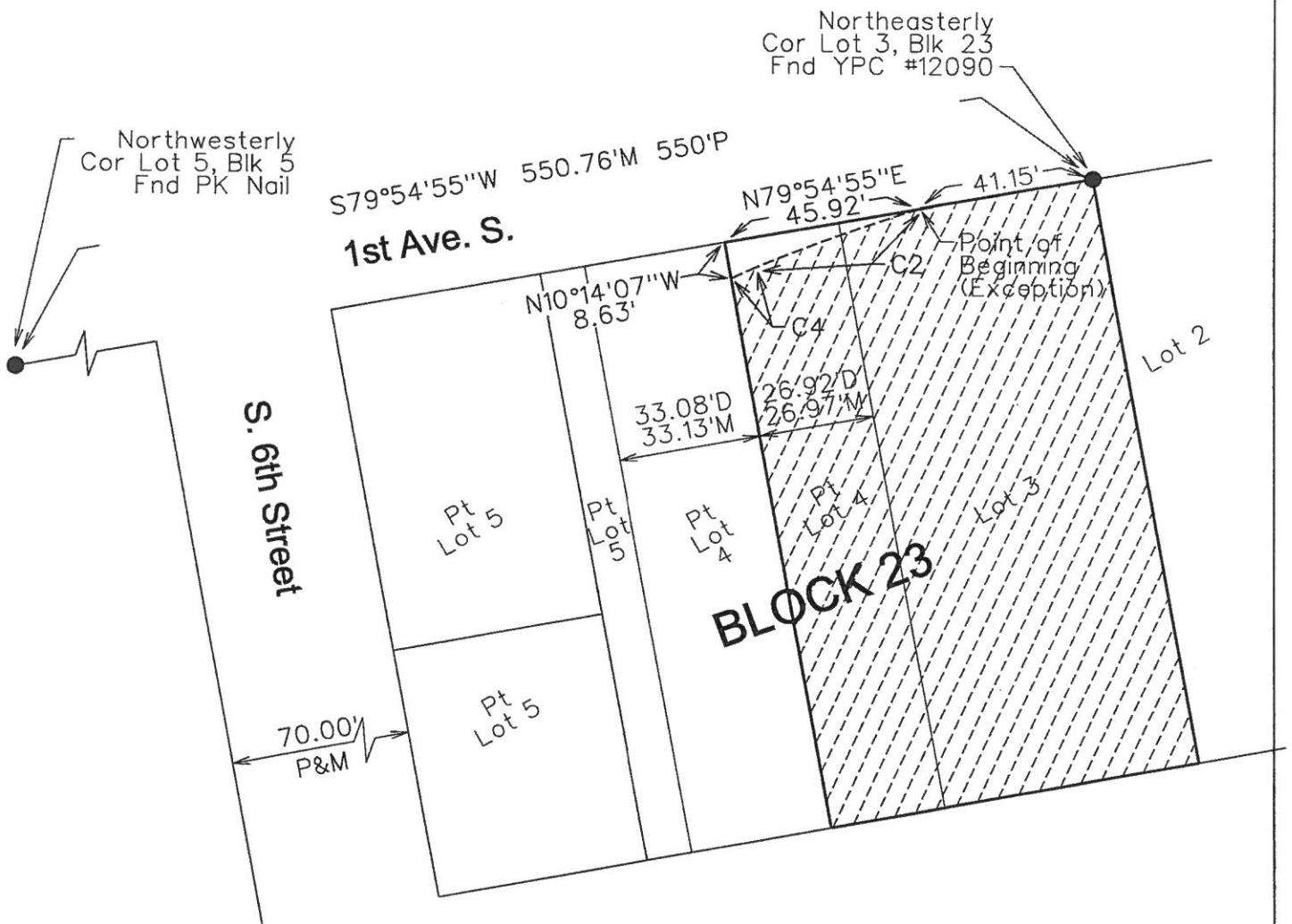
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CROSS-TOWN CONNECTOR - PHASE 2 PARCEL 7A - WEBSTER COUNTY

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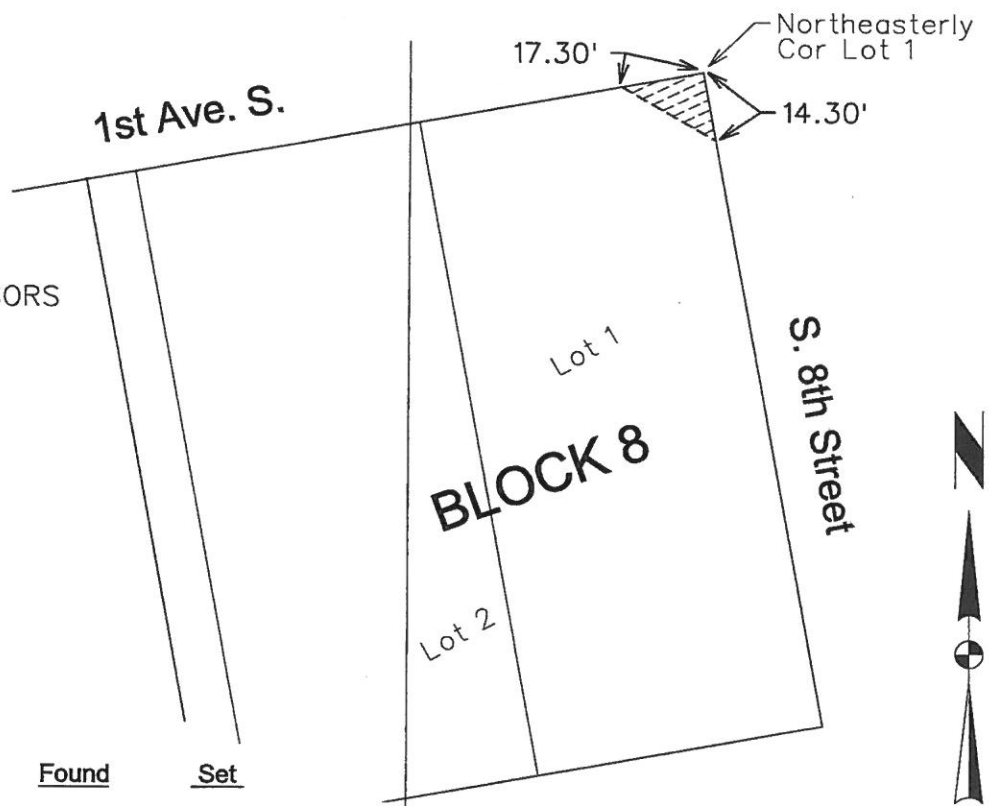
SIDEWALK EASEMENT PLAT

SIDEWALK EASEMENT DESCRIPTION:

A PART OF LOT 1, IN BLOCK 8, EAST FORT DODGE, WEBSTER COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF SAID LOT 1 IN BLOCK 8; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF LOT 1, A DISTANCE OF 14.30 FEET; THENCE NORTHWESTERLY TO THE TO THE NORTHERLY LINE OF SAID LOT 1 IN BLOCK 8, A DISTANCE OF 17.30 FEET WESTERLY OF SAID NORTHEASTERLY CORNER OF LOT 1 MEASURED ALONG SAID NORTHERLY LINE; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 1 TO THE POINT OF BEGINNING, AND CONTAINING 124 S.F.

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

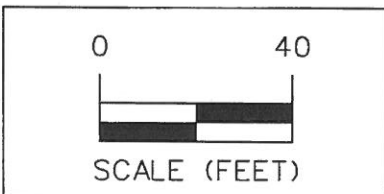


OWNER

WEBSTER COUNTY
c/o BOARD OF SUPERVISORS

DATE OF SURVEY

06-10-14



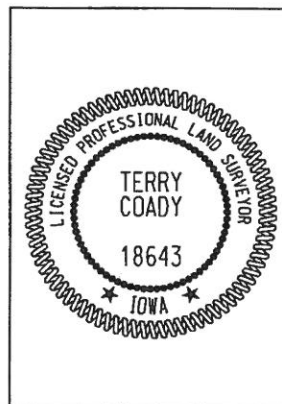
LEGEND

Survey

- Section Corner
- 1/2" Rebar, Yellow Cap # 18643
(Unless Otherwise Noted)
- ROW Marker
- ROW Rail
- Control Point
- Bench Mark
- Platted Distance
- Measured Bearing & Distance
- Recorded As
- Deed Distance
- Calculated Distance
- Yellow Plastic Cap
- Centerline
- Section Line
- 1/4 Section Line
- 1/4 1/4 Section Line
- Easement Line

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

License Number 18643
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CROSS-TOWN CONNECTOR - PHASE 2

PARCEL 8 - WEBSTER COUNTY



SNYDER & ASSOCIATES, INC.
Engineers and Planners

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ANKENY, IA 50023 (515) 964-2020

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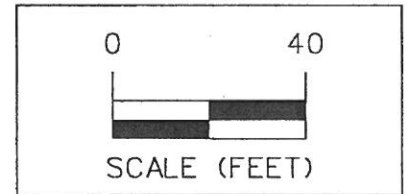
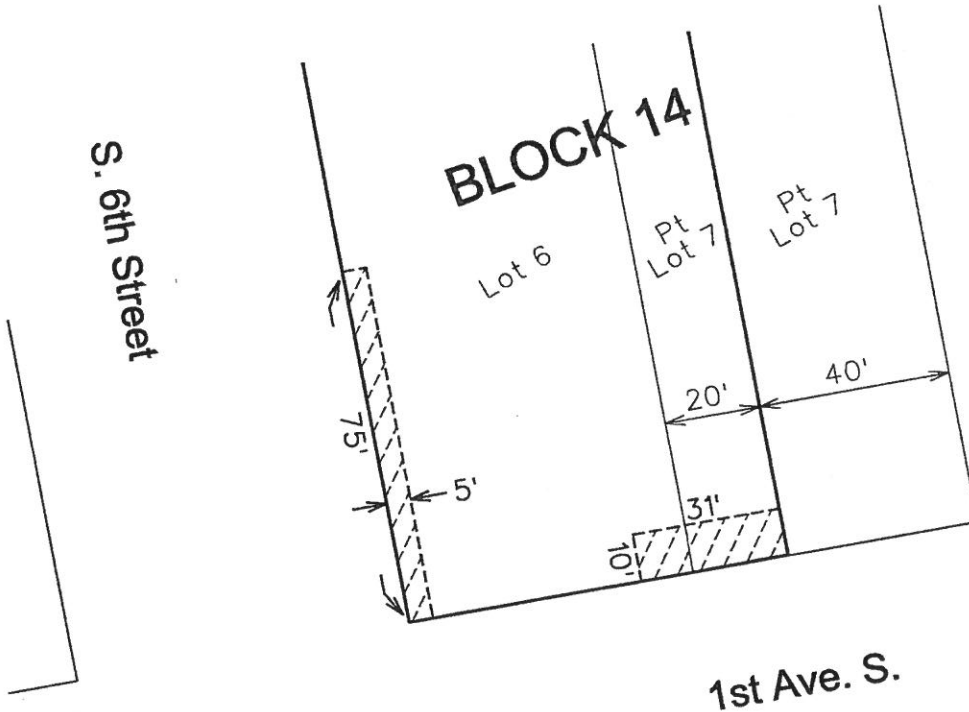
EASEMENT PLAT

TEMPORARY CONSTRUCTION EASEMENT DESCRIPTION:

THE EASTERLY 31.00 FEET OF THE SOUTHERLY 10.00 FEET AND THE WESTERLY 5.00 FEET OF THE SOUTHERLY 75.00 FEET OF THE FOLLOWING DESCRIBED PARCEL:

THE WEST 20 FEET OF LOT 7 AND ALL OF LOT 6, IN BLOCK 14, IN THE ORIGINAL TOWN OF FORT DODGE, IOWA AND CONTAINS 685 S.F.

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.



OWNER

MID IOWA DEVELOPMENT ASSOCIATION

DATE OF SURVEY

06-10-14

LEGEND

Survey

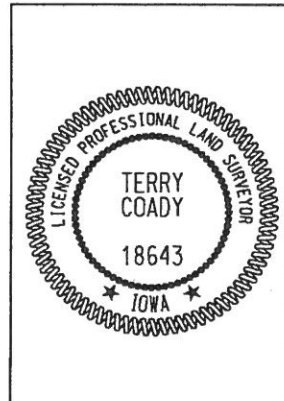
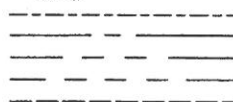
- Section Corner
- 1/2" Rebar, Yellow Cap # 18643
(Unless Otherwise Noted)
- ROW Marker
- ROW Rail
- Control Point
- Bench Mark
- Platted Distance
- Measured Bearing & Distance
- Recorded As
- Deed Distance
- Calculated Distance
- Minimum Protection Elevation
- Centerline
- Section Line
- 1/4 Section Line
- 1/4 1/4 Section Line
- Easement Line

Found

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- R
- D
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Set

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Terry Coady 6-16-2014
Terry Coady PLS Date

License Number 18643

My License Renewal Date is December 31, 2015

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Sheet 1 of 1

CROSS-TOWN CONNECTOR - PHASE 2

PARCEL 16 - MID IOWA DEVELOPMENT ASSOCIATION



SNYDER & ASSOCIATES, INC.
Engineers and Planners

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

SHEET 1 OF 1

PN: 1110990

PM: TLC

DATE: 06/03/14

TECH: JDP

