

December 1, 2014

To: Mayor Bemrich and City Council  
From: David Fierke, City Manager  
Subject: Acquisition of Right-of-way  
East Region Storm Sewer Project  
Phase 2



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**ACTION: For Vote Monday, December 8, 2014**

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**Brief History**

The plans and specifications for Phase 2 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 have been negotiated with the property owners:

Kemna Properties, LLC	7 South 25 <sup>th</sup> Street 200 s.f. Permanent Water Main Easement	no cost
Kemna Properties- Fort Dodge, LLC	2518 & 2524 1 <sup>st</sup> Ave S 3,270 s.f. Fee Simple Acquisition 1,040 s.f. Permanent Ingress/Egress Easement 4,232 s.f. Temporary Construction Easements	no cost
Doug and Jamie Killian	11 North 25 <sup>th</sup> Street 1,786 s.f. Permanent Utility Easement 801 s.f. Temporary Construction Easement	\$1,378.33
A-1 Home Health Care	118 South 25 <sup>th</sup> Street 500 s.f. Permanent Ingress/Egress Easement 823 s.f. Temporary Construction Easement	\$ 521.68
Alfonso Galvan	140 South 25 <sup>th</sup> Street 500 s.f. Permanent Ingress/Egress Easement 6,625 s.f. Temporary Construction Easement	\$1,450.00
Matt and Peg Cooper	319 South 25 <sup>th</sup> Street 2,292 s.f. Temporary Construction Easement	\$ 366.72

Robert C. Graham	110 South 25 <sup>th</sup> Street 835 s.f. Fee Simple Acquisition 500 s.f. Permanent Ingress/Egress Easement 6,725 s.f. Temporary Construction Easement	\$2,776.95
Great Western Bank	201 South 25 <sup>th</sup> Street 3,756 s.f. Temporary Construction Easement	\$ 600.96
Doug Marlow, et al	301 South 25 <sup>th</sup> Street 4,984 s.f. Temporary Construction Easement	\$ 797.44

**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 above-listed interests in real estate needed for this project.

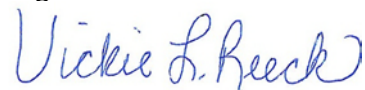
**Alternatives**

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 owners.

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 2 OF THE EAST REGION STORM SEWER PROJECT**

WHEREAS, plans and specifications for Phase 2 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 have been negotiated with the property owners:

Kemna Properties, LLC	7 South 25 <sup>th</sup> Street 200 s.f. Permanent Water Main Easement	no cost
Kemna Properties- Fort Dodge, LLC	2518 & 2524 1 <sup>st</sup> Ave S 3,270 s.f. Fee Simple Acquisition 1,040 s.f. Permanent Ingress/Egress Easement 4,232 s.f. Temporary Construction Easements	no cost
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Great Western Bank	201 South 25 <sup>th</sup> Street 3,756 s.f. Temporary Construction Easement	\$ 600.96

Doug Marlow, et al

301 South 25<sup>th</sup> Street  
4,984 s.f. Temporary Construction Easement

\$ 797.44

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 \_\_\_\_\_, 2014.

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_

Other: \_\_\_\_\_

CITY OF FORT DODGE, IOWA

By: \_\_\_\_\_

Matt Bemrich, Mayor

ATTEST:

\_\_\_\_\_

Jeff Nemmers, City Clerk

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

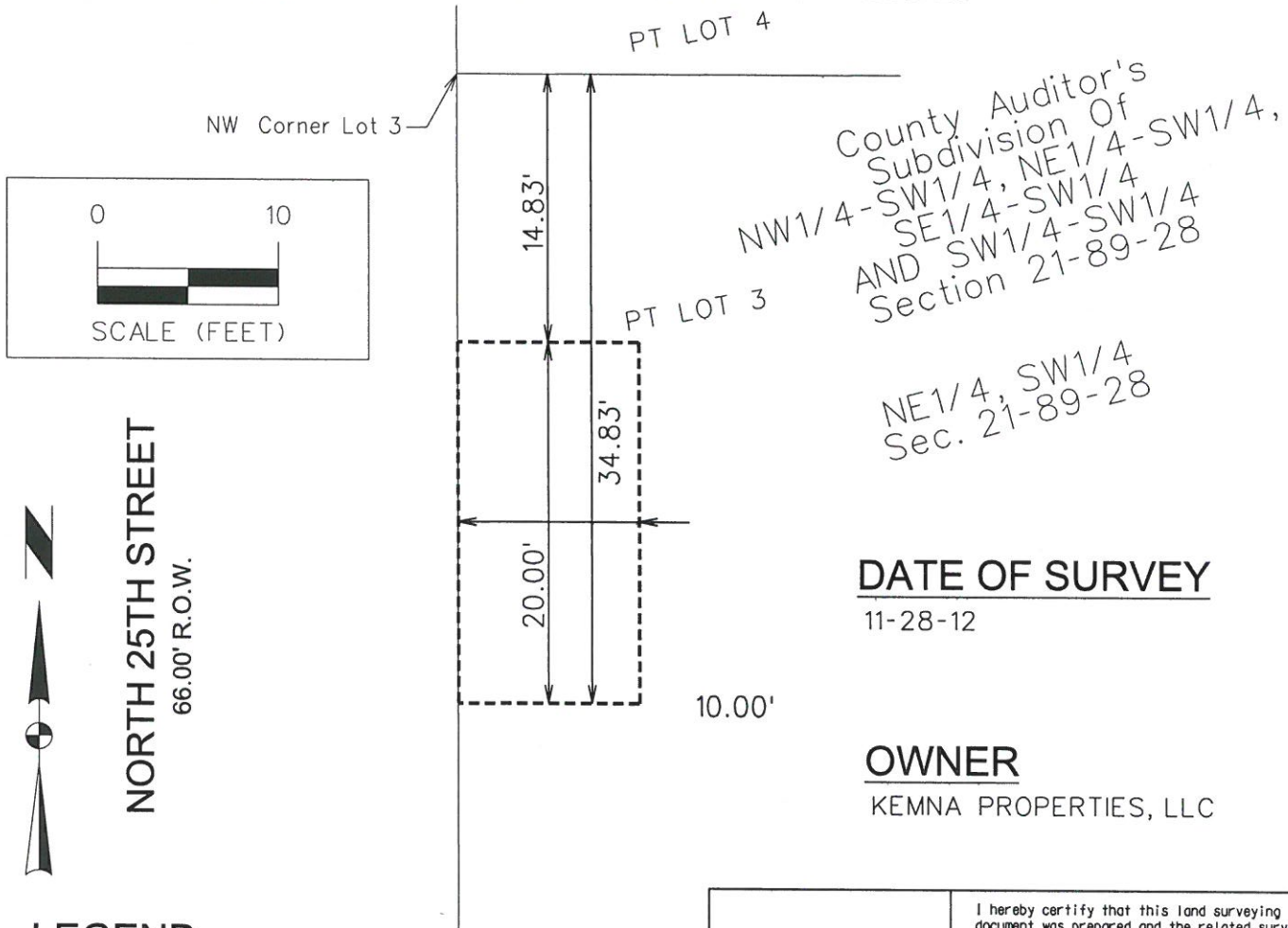
RETURN TO: SNYDER & ASSOCIATES, INC., 2727 SW SNYDER BLVD, ANKENY, IA 50023 (515)964-2020

# EASEMENT PLAT

## PERMANENT WATER MAIN EASEMENT DESCRIPTION:

THE SOUTH 20.00 FEET OF THE NORTH 34.83 FEET OF THE WEST 10.00 FEET OF LOT 3 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE COUNTY AUDITOR'S SUBDIVISION OF NW1/4-SW1/4, NE1/4-SW1/4, SE1/4-SW1/4 AND SW1/4-SW1/4 OF SECTION 21, 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 CONTAINING 200 S.F.

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.



### DATE OF SURVEY

11-28-12

### OWNER

KEMNA PROPERTIES, LLC

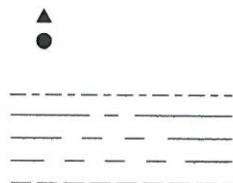
## LEGEND

### Survey

Section Corner  
1/2" Rebar, Yellow Cap # 18643  
(Unless Otherwise Noted)

Centerline  
Section Line  
1/4 Section Line  
1/4 1/4 Section Line  
Easement Line

### Found



LICENSED PROFESSIONAL LAND SURVEYOR

**TERRY COADY**

18643

IOWA

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*      10-20-2014  
Terry Coady, PLS      Date

License Number 18643  
My License Renewal Date is December 31, 2015  
Pages or sheets covered by this seal:

**FORT DODGE EAST REGION PUBLIC IMPROVEMENTS PHASE 2**

**PARCEL 9 - KEMNA PROPERTIES, LLC**

SHEET 1 OF 1

PN: 1120558

PM: TLC

DATE: 10/14/14

TECH: KRG



**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

## ACQUISITION PLAT

### ACQUISITION DESCRIPTION:

A PART OF LOT 2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE COUNTY AUDITOR'S SUBDIVISION OF NW1/4-SW1/4, NE1/4-SW1/4, SE1/4-SW1/4 AND SW1/4-SW1/4 OF SECTION 21, 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 THE SOUTHWEST CORNER OF SAID LOT 2 AND BEING THE NORTHEAST CORNER OF THE INTERSECTION OF 1ST AVENUE SOUTH AND NORTH 25TH STREET; THENCE NORTH 89° 55' 45" EAST ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID 1ST AVENUE SOUTH, 149.69 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00° 05' 02" WEST, 24.00 FEET; THENCE NORTH 89° 55' 45" EAST, 79.95 FEET; THENCE SOUTH 78° 46' 18" EAST, 91.87 FEET; THENCE SOUTH 00° 09' 38" EAST, 6.00 FEET TO SAID NORTH RIGHT-OF-WAY LINE; THENCE SOUTH 89° 55' 45" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, 170.05 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.07 ACRES (3,270 S.F.).

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

### BASIS OF BEARING

THE SOUTH LINE OF LOT 2, COUNTY AUDITOR'S SUBDIVISION OF THE NE1/4 OF THE SW1/4 OF SECTION 21-89-20 IS ASSUMED TO BEAR N 89° 55' 45 E

### DATE OF SURVEY

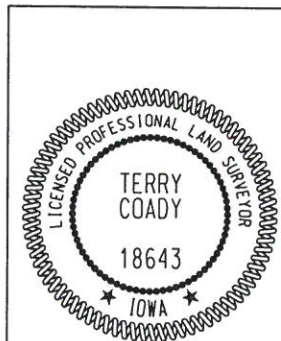
11-28-12

### OWNER

KEMNA PROPERTIES, LLC

### 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 Recorded As	M	
Deed Distance	R	
Calculated Distance	D	
Minimum Protection Elevation	C	
Centerline	MPE	
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* 10-20-2014  
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 PUBLIC IMPROVEMENTS PHASE 2**

## **PARCEL 9 - KEMNA PROPERTIES, LLC**



**SNYDER & ASSOCIATES, INC.**  
Engineers and Planners

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

SHEET 1 OF 2

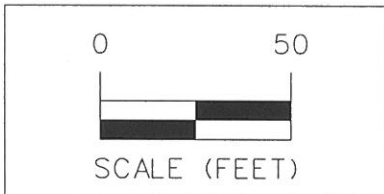
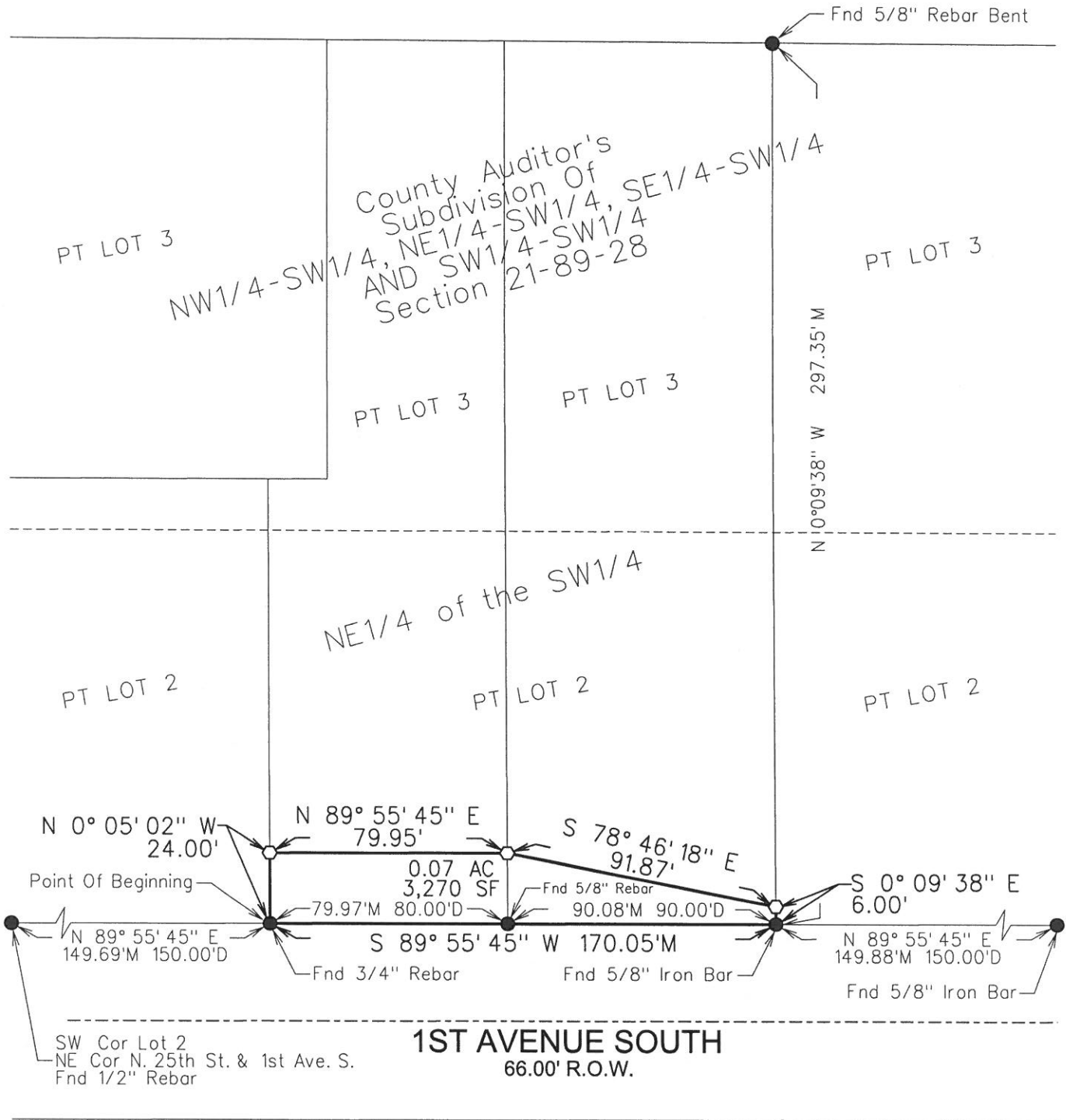
PN: 1120558

PM: TLC

DATE: 9/09/14

TECH: KRG

# ACQUISITION PLAT



<b>FORT DODGE EAST REGION PUBLIC IMPROVEMENTS PHASE 2</b>		SHEET 2 OF 2
<b>PARCEL 9 - KEMNA PROPERTIES, LLC</b>		PN: 1120558
<b>SNYDER &amp; ASSOCIATES, INC.</b> Engineers and Planners		PM: TLC
		DATE: 9/03/14
		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

### INGRESS/EGRESS EASEMENT DESCRIPTION:

A PART OF LOT 2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE COUNTY AUDITOR'S SUBDIVISION OF NW1/4-SW1/4, NE1/4-SW1/4, SE1/4-SW1/4 AND SW1/4-SW1/4 OF SECTION 21, 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 SOUTHWEST CORNER OF SAID LOT 2 AND BEING THE NORTHEAST CORNER OF THE INTERSECTION OF 1ST AVENUE SOUTH AND NORTH 25TH STREET; THENCE NORTH 89° 55' 45" EAST ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID 1ST AVENUE SOUTH, 319.74 FEET; THENCE NORTH 00° 09' 38" WEST, 6.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 78° 46' 18" WEST, 20.40 FEET; THENCE NORTH 00° 09' 38" WEST, 50.00 FEET; THENCE NORTH 89° 55' 45" EAST, 20.00 FEET; THENCE SOUTH 00° 09' 38" EAST, 54.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.02 ACRES (1,040 S.F.).

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

### BASIS OF BEARING

THE SOUTH LINE OF LOT 2, COUNTY AUDITOR'S SUBDIVISION OF THE NE1/4 OF THE SW1/4 OF SECTION 21-89-20 IS ASSUMED TO BEAR N 89° 55' 45 E

### DATE OF SURVEY

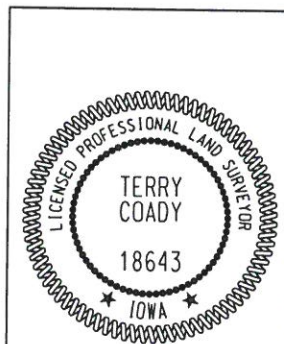
11-28-12

### OWNER

KEMNA PROPERTIES, LLC

### 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	---	



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* 10-20-2014  
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 PUBLIC IMPROVEMENTS PHASE 2

### PARCEL 9 - KEMNA PROPERTIES, LLC

SHEET 1 OF 2

PN: 1120558

PM: TLC

DATE: 9/22/14

TECH: KRG

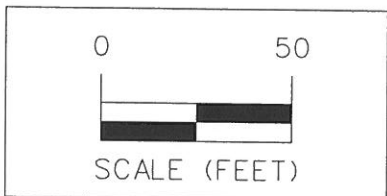
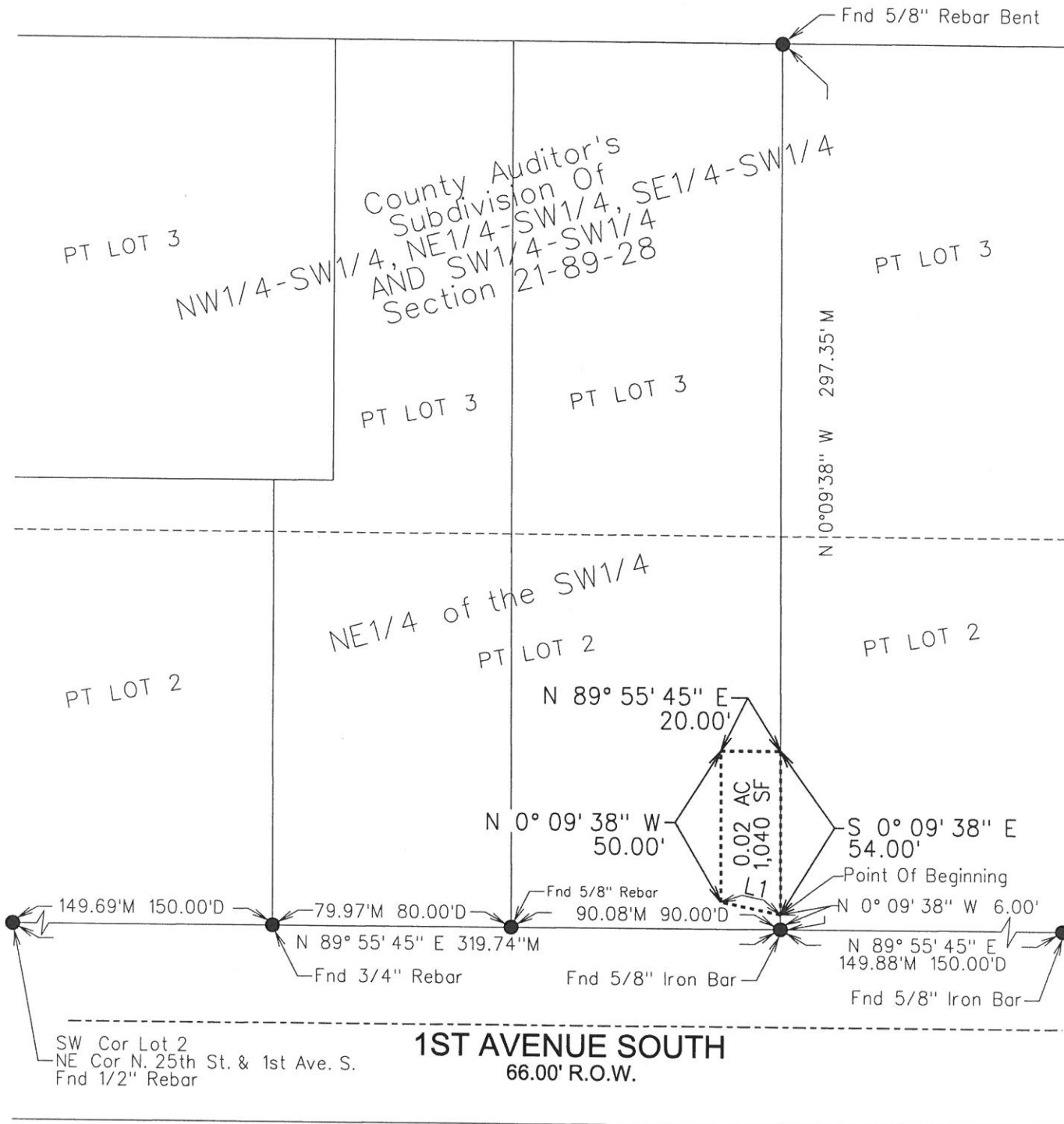


**SNYDER & ASSOCIATES, INC.**  
Engineers and Planners

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



# EASEMENT PLAT



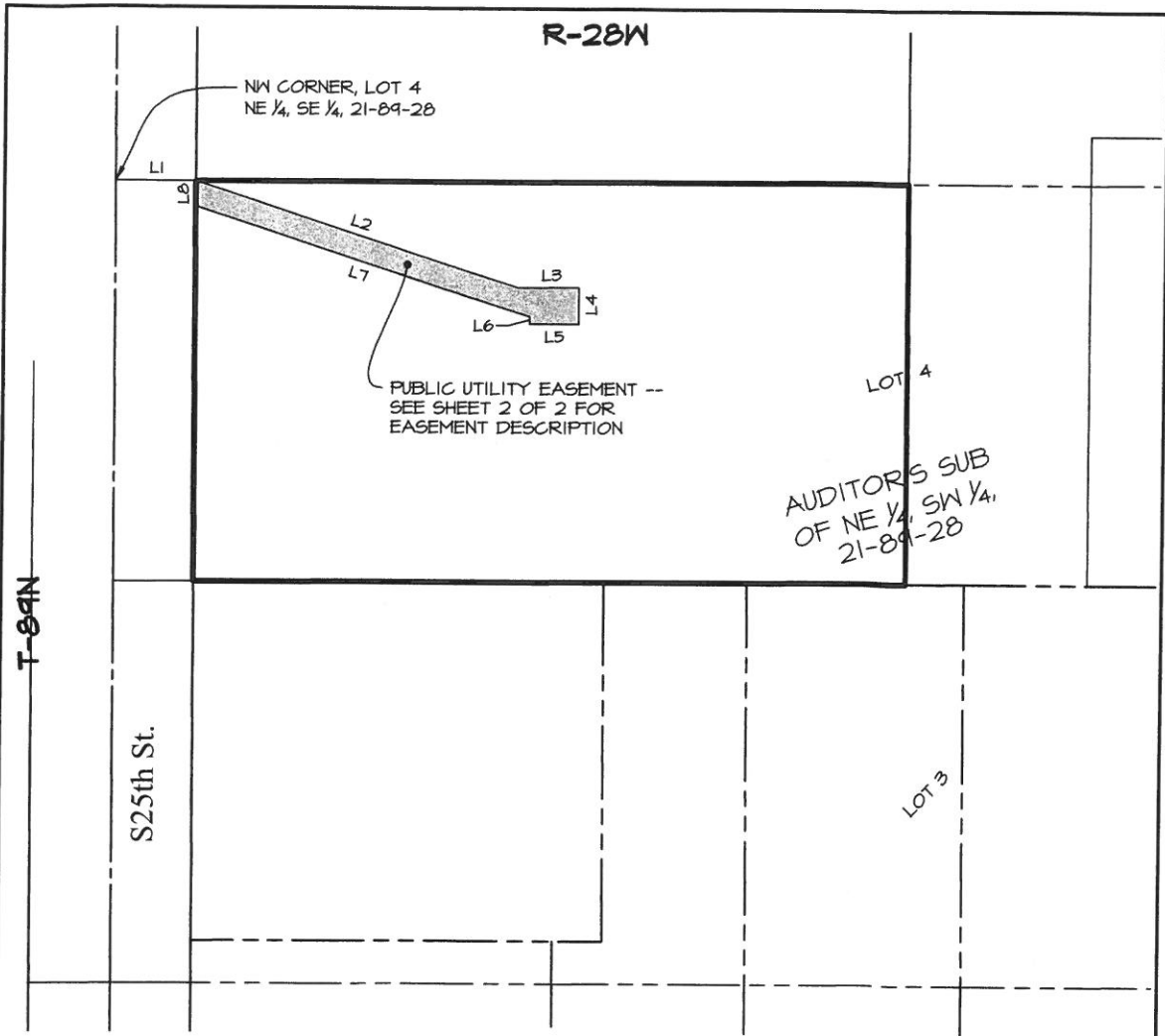
## FORT DODGE EAST REGION PUBLIC IMPROVEMENTS PHASE 2 PARCEL 9 - KEMNA PROPERTIES, LLC



**SNYDER & ASSOCIATES, INC.**  
Engineers and Planners

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

SHEET 2 OF 2
PN: 1120558
PM: TLC
DATE: 9/22/14
TECH: KRG



R-28W

NW CORNER, LOT 4  
NE 1/4, SE 1/4, 21-89-28

PUBLIC UTILITY EASEMENT --  
SEE SHEET 2 OF 2 FOR  
EASEMENT DESCRIPTION

LOT 4  
AUDITOR'S SUB  
OF NE 1/4, SW 1/4,  
21-89-28

T-89N

S25th St.

LOT 3

**LINE TABLE**

LINE #	LENGTH	BEARING
L1	33.00'	N89°55'45"E
L2	141.24'	S72°09'25"E
L3	24.67'	N89°55'45"E
L4	15.00'	S00°03'32"E
L5	20.00'	S89°55'45"W
L6	2.98'	N00°03'32"W
L7	146.13'	N72°09'25"W
L8	10.51'	N00°08'25"W

**LEGEND**

- PARCEL BOUNDARY LINE
- SECTION LINE & 1/4 SECTION LINE
- 1/4, 1/4 SECTION LINE
- PUBLIC UTILITY EASEMENT

**OWNER**  
DOUGLAS D. & JAMIE C. KILIAN

**EASEMENT AREA**  
0.041± ACRES

NORTH



**PROPERTY & EASEMENT DESCRIPTIONS**

SEE SHEET 2 OF 2

MIDAMERICAN ENERGY COMPANY

WEBSTER COUNTY  
SECTION 21, T-89N, R-28W

DRAWN BY: MMD DATE: 08-26-13  
CHECKED: MMD SCALE: 1" = 60'

APPROVED:  
**EXHIBIT "A"**  
SHEET 1 OF 2

WEB-006.000

### PROPERTY DESCRIPTION

THE W 1/2 OF LOT 4 IN COUNTY AUDITOR'S SUBDIVISION OF THE NE 1/4 OF THE SW 1/4 OF SECTION 21, TOWNSHIP 09 NORTH, RANGE 20, WEST OF THE 5TH P.M., WEBSTER COUNTY, IOWA.

### PUBLIC UTILITY EASEMENT DESCRIPTION

COMMENCING AS A POINT OF REFERENCE AT THE NW CORNER OF LOT 4 IN COUNTY AUDITOR'S SUBDIVISION OF THE NE 1/4 OF THE SW 1/4 OF SECTION 21, TOWNSHIP 09 NORTH, RANGE 20, WEST OF THE 5TH P.M., CITY OF FORT DODGE, WEBSTER COUNTY, IOWA, THENCE N89°55'45"E, 33.00 FEET ALONG THE NORTH LINE OF SAID LOT 4 TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF S. 25TH STREET AND BEING THE POINT OF BEGINNING OF SAID EASEMENT; THENCE S72°09'25"E, 141.24 FEET TO A POINT; THENCE N09°55'45"E, 24.67 FEET TO A POINT; THENCE S00°03'32"E, 15.00 FEET TO A POINT; THENCE S89°55'45"W, 20.00 FEET TO A POINT; THENCE N00°03'32"W, 2.48 FEET TO A POINT; THENCE N72°09'25"W, 146.13 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF S. 25TH STREET; THENCE N00°08'25"E, 10.51 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING. SAID EASEMENT CONTAINS 0.041 ACRES, MORE OR LESS.

**OWNER**  
DOUGLAS D. & JAMIE C. KILIAN

MIDAMERICAN ENERGY COMPANY	
WEBSTER COUNTY SECTION 21, T-89N, R-28W	
DRAWN BY: MMD	DATE: 08-26-13
CHECKED: MMD	SCALE:
APPROVED:	
EXHIBIT "A"	WEB-006.000
SHEET 2 OF 2	

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

### INGRESS/EGRESS EASEMENT DESCRIPTION:

A PART OF LOT 16 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE COUNTY AUDITOR'S SUBDIVISION OF NW1/4-SW1/4, NE1/4-SW1/4, SE1/4-SW1/4 AND SW1/4-SW1/4 OF SECTION 21, 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 NORTHEAST CORNER OF LOT 12 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID COUNTY AUDITOR'S SUBDIVISION OF NW1/4-SW1/4, NE1/4-SW1/4, SE1/4-SW1/4 AND SW1/4-SW1/4 AND BEING THE WEST RIGHT-OF-WAY LINE OF SOUTH 25TH STREET; THENCE SOUTH 00° 05' 21" EAST ALONG SAID WEST RIGHT-OF-WAY LINE, 150.18 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00° 05' 21" EAST ALONG SAID WEST RIGHT-OF-WAY LINE, 20.00 FEET; THENCE SOUTH 89° 52' 38" WEST, 25.00 FEET; THENCE NORTH 00° 05' 21" WEST, 20.00 FEET; THENCE NORTH 89° 52' 38" EAST, 25.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.01 ACRES (500 S.F.).

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

### BASIS OF BEARING

THE EAST LINE OF LOT 16, COUNTY AUDITOR'S SUBDIVISION OF THE SW1/4 OF THE SW1/4 OF SECTION 21-89-20 IS ASSUMED TO BEAR S 00° 05' 21" E

### DATE OF SURVEY

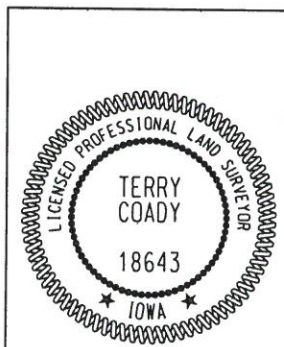
11-28-12

### OWNER

A-1 HOME HEALTH CARE SERVICE COMPANY

### LEGEND

Survey	Found	Set
Section Corner	▲	△
1/2" Rebar, Yellow Cap # 18643 (Unless Otherwise Noted)	●	○
ROW Marker	■	□
ROW Rail	I	H
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	-----	



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* 10-20-2014  
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 PUBLIC IMPROVEMENTS PHASE 2

## PARCEL 12 - A-1 HOME HEALTH CARE SERVICE COMPANY



**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: 10/14/14

TECH: KRG

# EASEMENT PLAT

**1ST AVENUE SOUTH**  
66.00' R.O.W.

NW Corner Lot 1  
Fnd P-K Nail

N 89° 53' 41" E  
66.00' M&R

PT LOT 12

NE Corner Lot 12  
SW Corner  
Intersection of  
1ST Avenue S  
& S 25th Street

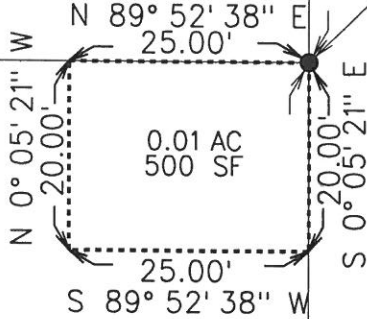
County Auditor's  
Subdivision Of  
NW1/4-SW1/4, NE1/4-SW1/4, SE1/4-SW1/4  
AND SW1/4-SW1/4  
Section 21-89-28  
NW1/4 of the SW1/4

S 0° 05' 21" E 150.18'M  
S 0° 05' 21" E 150.00'R

NE Corner Lot 16

PT LOT 16

Point Of Beginning  
Fnd Mag Nail



PLAT OF SURVEY  
BK 2011, PG 5419

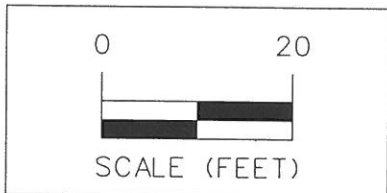
**S 25TH STREET**  
66.00' R.O.W.

PT LOT 16

SW1/4 of the SW1/4

S 0° 06' 53" E 74.85'R  
S 0° 05' 21" E 74.85'M

Fnd 5/8" Rebar  
OPC #19828



**FORT DODGE EAST REGION PUBLIC IMPROVEMENTS PHASE 2**  
**PARCEL 12 - A-1 HOME HEALTH CARE SERVICE COMPANY**

SHEET	2 OF 2
PN:	1120558
PM:	TLC
DATE:	10/14/14
TECH:	KRG



**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

### INGRESS/EGRESS EASEMENT DESCRIPTION:

A PART OF LOT 16 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE COUNTY AUDITOR'S SUBDIVISION OF NW1/4-SW1/4, NE1/4-SW1/4, SE1/4-SW1/4 AND SW1/4-SW1/4 OF SECTION 21, 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 SAID LOT 16 AND BEING THE WEST RIGHT-OF-WAY LINE OF SOUTH 25TH STREET; THENCE SOUTH 89° 52' 38" WEST ALONG THE SOUTH LINE OF SAID LOT 16, A DISTANCE OF 25.00 FEET; THENCE NORTH 00° 05' 21" WEST, 20.00 FEET; THENCE NORTH 89° 52' 38" EAST, 25.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF SAID SOUTH 25TH STREET; THENCE SOUTH 00° 05' 21" EAST ALONG SAID WEST RIGHT-OF-WAY LINE, 20.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.01 ACRES (500 S.F.).

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

### BASIS OF BEARING

THE EAST LINE OF LOT 16, COUNTY AUDITOR'S SUBDIVISION OF THE SW1/4 OF THE SW1/4 OF SECTION 21-89-20 IS ASSUMED TO BEAR S 00° 05' 21" E

### DATE OF SURVEY

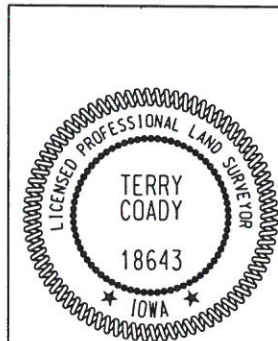
11-28-12

### OWNER

ALFONSO J. GALVAN

### LEGEND

Survey	Found	Set
Section Corner	▲	△
1/2" Rebar, Yellow Cap # 18643 (Unless Otherwise Noted)	●	○
ROW Marker	■	□
ROW Rail	H	EH
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	-----	



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* 10-20-2014  
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 PUBLIC IMPROVEMENTS PHASE 2

SHEET 1 OF 2

### PARCEL 13 - ALFONSO J. GALVAN

PN: 1120558

PM: TLC

DATE: 9/22/14

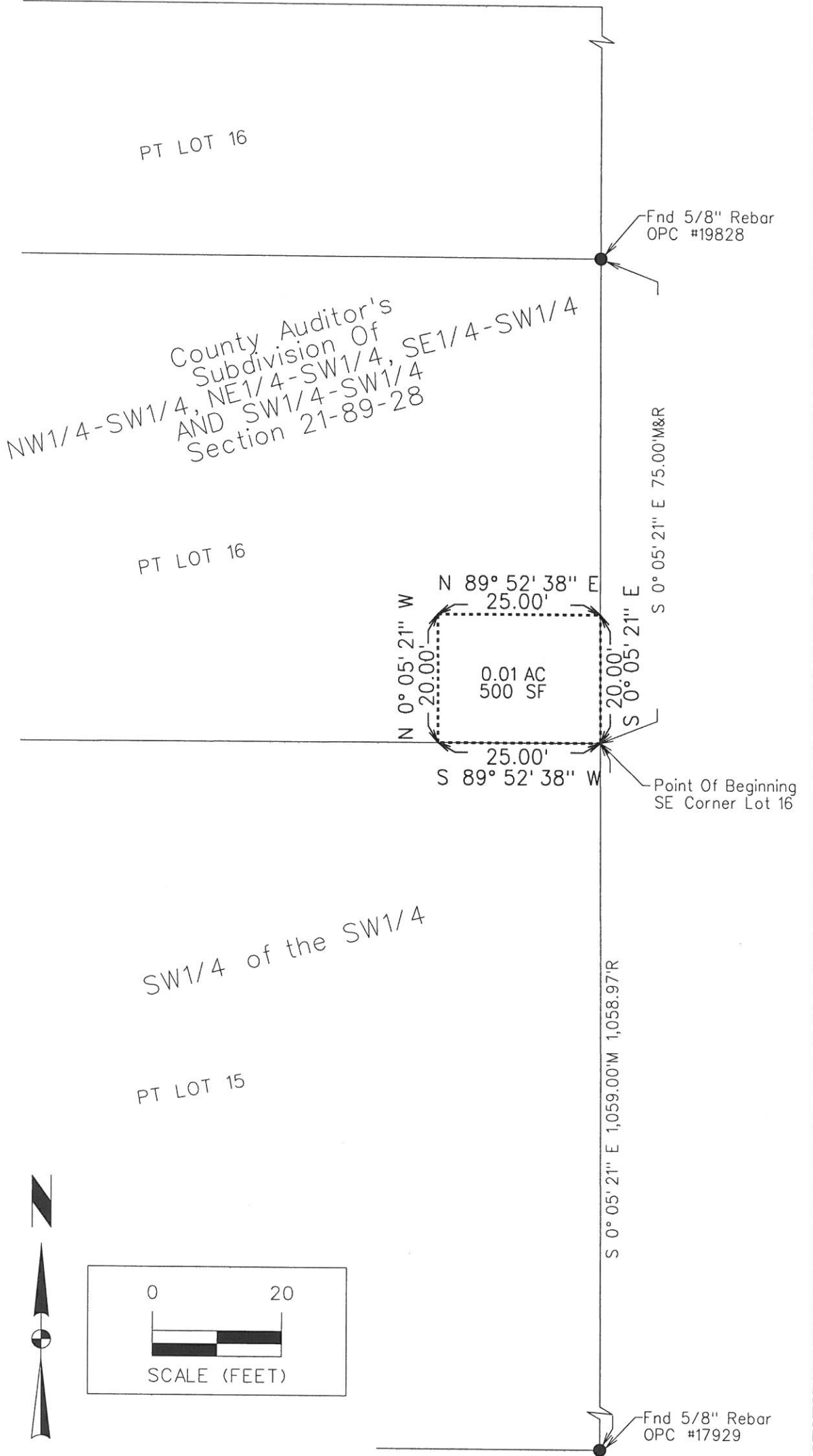
TECH: KRG



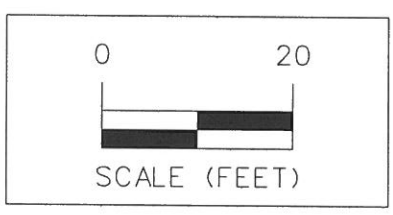
**SNYDER & ASSOCIATES, INC.**  
Engineers and Planners

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

# EASEMENT PLAT



**S 25TH STREET**  
66.00' R.O.W.



**FORT DODGE EAST REGION PUBLIC IMPROVEMENTS PHASE 2**  
**PARCEL 13 - ALFONSO J. GALVAN**



**SNYDER & ASSOCIATES, INC.**  
Engineers and Planners

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

SHEET	2 OF 2
PN:	1120558
PM:	TLC
DATE:	9/22/14
TECH:	KRG

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

### ACQUISITION DESCRIPTION:

A PART OF LOT 12 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE COUNTY AUDITOR'S SUBDIVISION OF NW1/4-SW1/4, NE1/4-SW1/4, SE1/4-SW1/4 AND SW1/4-SW1/4 OF SECTION 21, 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 12 AND BEING THE SOUTHWEST CORNER OF THE INTERSECTION OF 1ST AVENUE SOUTH AND SOUTH 25TH STREET; THENCE SOUTH 00° 05' 21" EAST ALONG THE WEST RIGHT-OF-WAY LINE OF SAID SOUTH 25TH STREET, 70.72 FEET; THENCE NORTH 03° 47' 04" WEST, 24.89 FEET; THENCE NORTH 30° 16' 33" WEST, 31.10 FEET; THENCE NORTH 52° 31' 19" WEST, 31.10 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID 1ST AVENUE SOUTH; THENCE NORTH 89° 51' 38" EAST ALONG SAID NORTH RIGHT-OF-WAY LINE, 41.89 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.02 ACRES (835 S.F.).

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

### BASIS OF BEARING

THE EAST LINE OF LOT 12, COUNTY AUDITOR'S SUBDIVISION OF THE NW1/4 OF THE SW1/4 OF SECTION 21-89-20 IS ASSUMED TO BEAR S 0° 05' 21" E

### DATE OF SURVEY

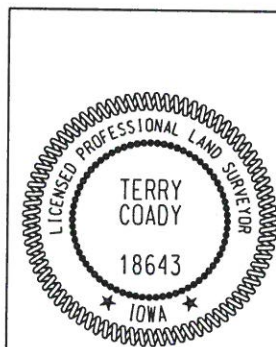
11-28-12

### OWNER

ROBERT C GRAHAM

### LEGEND

Survey	Found	Set
Section Corner	▲	△
1/2" Rebar, Yellow Cap # 18643 (Unless Otherwise Noted)	●	○
ROW Marker	■	□
ROW Rail	I	≡
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	----	



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* 10-20-2014  
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 PUBLIC IMPROVEMENTS PHASE 2

## PARCEL 1 - ROBERT C GRAHAM



**SNYDER & ASSOCIATES, INC.**  
Engineers and Planners

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

SHEET 1 OF 2

PN: 1120558

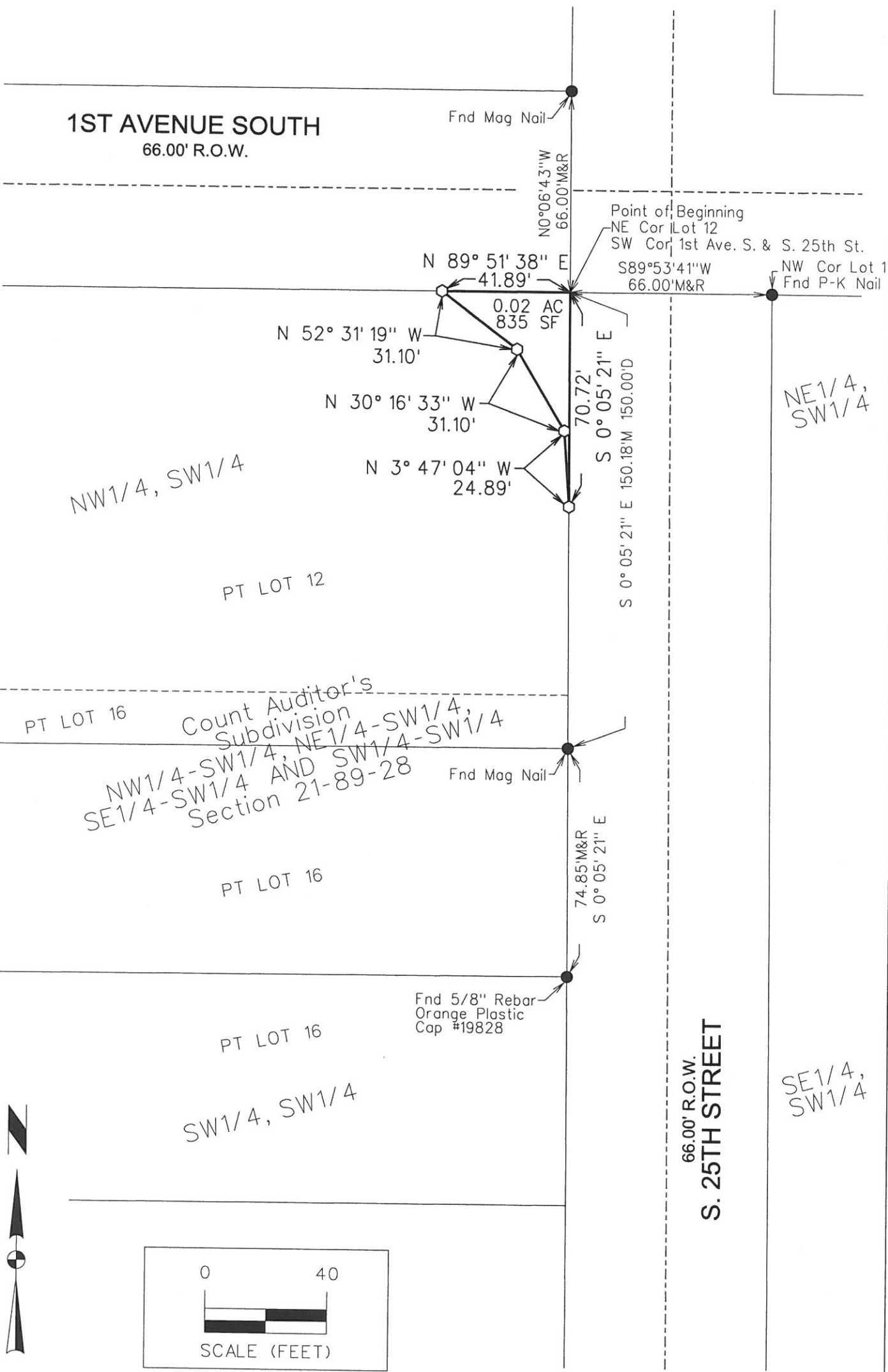
PM: TLC

DATE: 9/03/14

TECH: KRG



# ACQUISITION PLAT



**FORT DODGE EAST REGION PUBLIC IMPROVEMENTS PHASE 2**  
**PARCEL 1 - ROBERT C GRAHAM**

SHEET	2 OF 2
PN:	1120558
PM:	TLC
DATE:	9/03/14
TECH:	KRG



**SNYDER & ASSOCIATES, INC.**  
Engineers and Planners

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

Y:\print\_drivers\Black\_Gray\Dir\BWHalf\Weight.plt.ctg  
Y:\sgm\date.tbl  
Snyder

J:\2012\_Projects\112.0558\Cadd\Plots\PARCEL 1 PHASE 2.ACQ  
10/20/2014  
KRG

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

### INGRESS/EGRESS EASEMENT DESCRIPTION:

A PART OF LOT 16 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND A PART OF LOT 12 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE COUNTY AUDITOR'S SUBDIVISION OF NW1/4-SW1/4, NE1/4-SW1/4, SE1/4-SW1/4 AND SW1/4-SW1/4 OF SECTION 21, 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 NORTHEAST CORNER OF SAID LOT 12 AND BEING THE SOUTHWEST CORNER OF THE INTERSECTION OF 1ST AVENUE SOUTH AND SOUTH 25TH STREET; THENCE SOUTH 00° 05' 21" EAST ALONG THE WEST RIGHT-OF-WAY LINE OF SAID SOUTH 25TH STREET, 150.18 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89° 52' 38" WEST, 25.00 FEET; THENCE NORTH 00° 05' 21" WEST, 20.00 FEET; THENCE NORTH 89° 52' 38" EAST, 25.00 FEET TO SAID WEST RIGHT-OF-WAY LINE; THENCE SOUTH 00° 05' 21" EAST ALONG SAID WEST RIGHT-OF-WAY LINE, 20.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.01 ACRES (500 S.F.).

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

### BASIS OF BEARING

THE EAST LINE OF LOT 16, COUNTY AUDITOR'S SUBDIVISION OF THE SW1/4 OF THE SW1/4 OF SECTION 21-89-20 IS ASSUMED TO BEAR S 00° 05' 21" E

### DATE OF SURVEY

11-28-12

### OWNER

ROBERT C. GRAHAM

### LEGEND

#### Survey

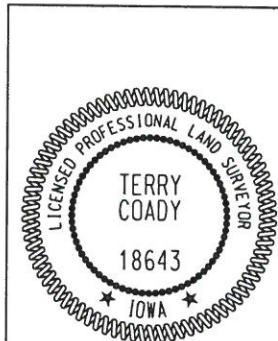
Section Corner  
1/2" Rebar, Yellow Cap # 18643  
(Unless Otherwise Noted)  
ROW Marker  
ROW Rail  
Control Point  
Bench Mark  
Platted Distance  
Measured Bearing & Distance  
Recorded As  
Deed Distance  
Calculated Distance  
Minimum Protection Elevation  
Centerline  
Section Line  
1/4 Section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

#### Found

▲  
●  
■  
H  
○ CP  
P  
M  
R  
D  
C  
MPE

#### Set

△  
○  
□  
⊞



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* 10-20-2014  
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 PUBLIC IMPROVEMENTS PHASE 2

### PARCEL 1 - ROBERT C. GRAHAM

SHEET 1 OF 2

PN: 1120558

PM: TLC

DATE: 10/14/14

TECH: KRG



**SNYDER & ASSOCIATES, INC.**  
Engineers and Planners

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

# EASEMENT PLAT

**1ST AVENUE SOUTH**  
66.00' R.O.W.

NW Corner Lot 1  
Fnd P-K Nail

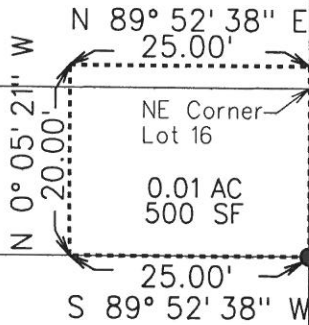
N 89° 53' 41" E  
66.00' M&R

PT LOT 12

NE Corner Lot 12  
Southwest Corner  
1st Avenue S &  
S 25th Street

County Auditor's  
Subdivision Of  
NW1/4-SW1/4, NE1/4-SW1/4, SE1/4-SW1/4  
AND SW1/4-SW1/4  
Section 21-89-28  
NW1/4 of the SW1/4

PT LOT 16



NE Corner  
Lot 16  
0.01 AC  
500 SF

Point Of Beginning  
Fnd Mag Nail

PLAT OF SURVEY  
BK 2011, PG 5419

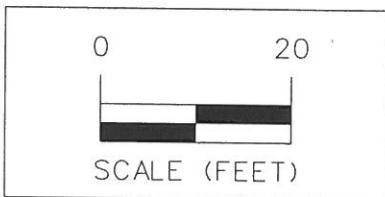
PT LOT 16

SW1/4 of the SW1/4

S 0° 05' 21" E 150.18'M  
S 0° 05' 21" E 150.00'R  
S 0° 06' 53" E 74.85'R  
S 0° 05' 21" E 74.85'M

Fnd 5/8" Rebar  
OPC #19828

**S 25TH STREET**  
66.00' R.O.W.



**FORT DODGE EAST REGION PUBLIC IMPROVEMENTS PHASE 2**  
**PARCEL 1 - ROBERT C. GRAHAM**

SHEET	2 OF 2
PN:	1120558
PM:	TLC
DATE:	10/14/14
TECH:	KRG



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