

February 2, 2015

To: Mayor Bemrich and City Council
From: David Fierke, City Manager
Subject: Right-of-way
Crosstown Connector Project



ACTION: For Vote Monday, February 9, 2015

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 owner for the following interest in real estate:

Fareway Stores, Inc.

Temporary Construction Easements: 4,482 s.f., \$1,568.70

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 interest in real estate needed for this project.

Alternatives

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

Implementation and Accountability

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

Signed



Vickie L. Reeck,
Community Development Mgr.

Approved



David R. Fierke, City Manager

RESOLUTION NO. _____

**RESOLUTION APPROVING THE ACQUISITION OF
RIGHT-OF-WAY 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 interest in property indicated on the attached plat has been negotiated with the following property owner:

Fareway Stores, Inc.
Temporary Construction Easements: 4,482 s.f., \$1,568.70

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Fort Dodge, Iowa, hereby approve the acquisition of the above-referenced right-of-way 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

TEMPORARY CONSTRUCTION EASEMENT DESCRIPTION: (AREA 1)

A PART OF LOT 1 FAREWAY'S REPLAT OF BLOCK 18 AND PART OF BLOCK 11, 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 SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 00° 13' 16" EAST ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 75.01 FEET; THENCE NORTHERLY CONTINUING ALONG SAID WEST LINE AND ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 213.60 FEET, WHOSE ARC LENGTH IS 68.16 FEET AND WHOSE CHORD BEARS NORTH 12° 21' 40" EAST, 67.87 FEET; THENCE NORTHEASTERLY CONTINUING ALONG SAID WEST LINE AND ALONG A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 30.00 FEET, WHOSE ARC LENGTH IS 18.31 FEET AND WHOSE CHORD BEARS NORTH 40° 14' 08" EAST, 18.03 FEET; THENCE NORTHEASTERLY CONTINUING ALONG SAID WEST LINE AND ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 110.00 FEET, WHOSE ARC LENGTH IS 17.88 FEET AND WHOSE CHORD BEARS NORTH 53° 04' 11" EAST, 17.86 FEET; THENCE SOUTH 00° 06' 44" EAST, 11.63 FEET; THENCE SOUTH 08° 02' 54" WEST, 155.56 FEET TO THE SOUTH LINE OF SAID LOT 1; THENCE SOUTH 89° 32' 38" WEST ALONG SAID SOUTH LINE, 18.99 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.09 ACRES (4,056 S.F.).

TEMPORARY CONSTRUCTION EASEMENT DESCRIPTION: (AREA 2)

A PART OF LOT 1 FAREWAY'S REPLAT OF BLOCK 18 AND PART OF BLOCK 11, 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 1; THENCE SOUTH 89° 39' 33" WEST ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 252.03 FEET; THENCE SOUTH 82° 50' 03" WEST CONTINUING ALONG SAID NORTH LINE, 65.85 FEET; THENCE SOUTH 74° 36' 45" WEST CONTINUING ALONG SAID NORTH LINE, 31.05 FEET; THENCE SOUTH 69° 33' 39" WEST CONTINUING ALONG SAID NORTH LINE, 20.91 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 25° 21' 10" EAST, 5.00 FEET; THENCE NORTHEASTERLY CONTINUING ALONG SAID NORTHWESTERLY LINE OF SAID LOT 1; THENCE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 30.00 FEET, WHOSE ARC LENGTH IS 2.43 FEET AND WHOSE CHORD BEARS NORTH 38° 21' 39" EAST, 2.43 FEET; THENCE NORTHEASTERLY CONTINUING ALONG SAID NORTHWESTERLY LINE AND ALONG A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 130.00 FEET, WHOSE ARC LENGTH IS 13.01 FEET AND WHOSE CHORD BEARS NORTH 43° 32' 53" EAST, 13.00 FEET; THENCE NORTH 63° 43' 23" EAST ALONG SAID NORTHWESTERLY LINE, 33.84 FEET; THENCE NORTH 69° 33' 39" EAST ALONG SAID NORTHWESTERLY LINE, 14.20 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.01 ACRES (326 S.F.).

TEMPORARY CONSTRUCTION EASEMENT DESCRIPTION: (AREA 3)

THE NORTH 5.00 FEET OF THE WEST 20.00 FEET OF THE EAST 129.00 FEET OF LOT 1 FAREWAY'S REPLAT OF BLOCK 18 AND PART OF BLOCK 11, AN OFFICIAL PLAT NOW INCLUDED IN AND FORMING A PART OF THE CITY OF FORT DODGE, WEBSTER COUNTY, IOWA AND CONTAINING 100 S.F.

DATE OF SURVEY

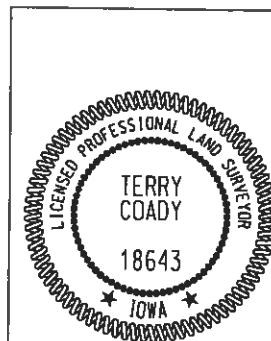
06-10-14

OWNER

FAREWAY STORES, INC AND
FAREWAY STORES, INC CORPATE

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 11-24-2014
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

CROSS-TOWN CONNECTOR - PHASE 1

PARCEL 33 - FAREWAY STORES, INC

SHEET 1 OF 2

PN: 1110404

PM: TLC

DATE: 11/20/14

TECH: KRG



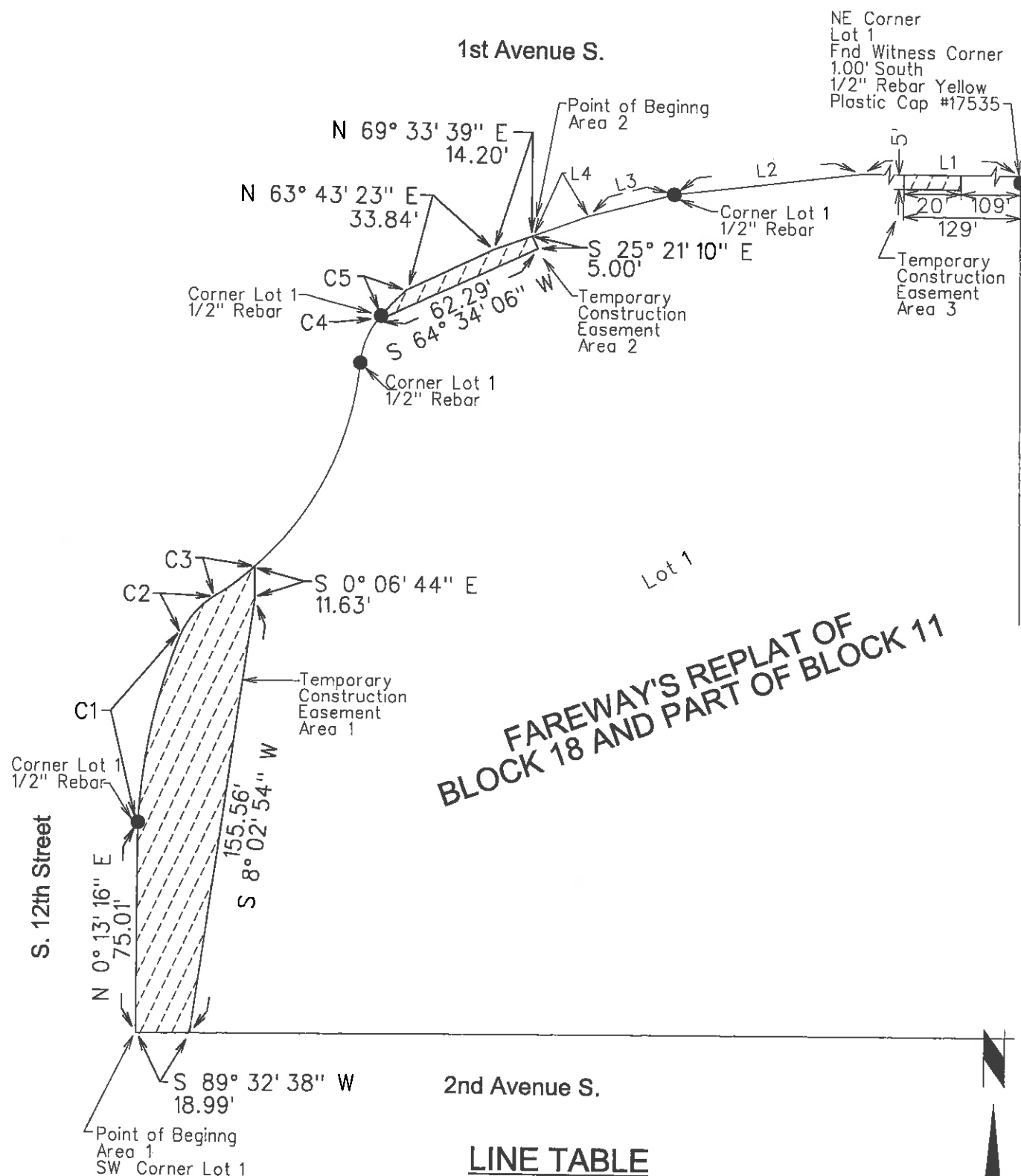
SNYDER & ASSOCIATES, INC.
Engineers and Planners

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

EASEMENT PLAT

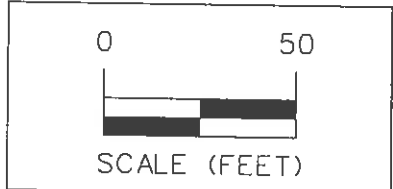
CURVE TABLE

CURVE NO.	DELTA	RADIUS	ARC LENGTH	CHORD BEARING/DISTANCE
C1	18° 16' 58"	213.60'	68.16'	N 12° 21' 40" E 67.87'
C2	34° 58' 31"	30.00'	18.31'	N 40° 14' 08" E 18.03'
C3	9° 18' 53"	110.00'	17.88'	N 53° 04' 11" E 17.86'
C4	4° 38' 37"	30.00'	2.43'	N 38° 21' 39" E 2.43'
C5	5° 43' 55"	130.00'	13.01'	N 43° 32' 53" E 13.00'



LINE TABLE

L1	S 89° 39' 33" W	252.03
L2	S 82° 50' 3" W	65.85
L3	S 74° 36' 45" W	31.05
L4	S 69° 33' 39" W	20.91



CROSS-TOWN CONNECTOR - PHASE 1

PARCEL 33 - FAREWAY STORES, INC



SNYDER & ASSOCIATES, INC.
Engineers and Planners

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

SHEET	2 OF 2
PN:	1110404
PM:	TLC
DATE:	11/20/14
TECH:	KRG