
MEMORANDUM

TO: RANDY HILL, PUBLIC WORKS DIRECTOR

FROM: JON LUTZ, CITY ENGINEER

SUBJECT: CEDAR STREET RECONSTRUCTION PROJECT EASEMENTS

DATE: OCTOBER 15, 2013

INTRODUCTION:

The City of Muscatine has proceeded toward the installation of a roundabout at the intersection of Cedar and Logan as part of the Cedar Street Reconstruction Project. Additional right of way, permanent easements and temporary easements are necessary from 2 property owners along Logan.

BACKGROUND:

Easement plats and agreements were prepared and negotiated by city staff with property owners according to Iowa code. Both owners have gifted the easements and property to the city.

RECOMMENDATION/RATIONALE:

The city engineer recommends city council accept and approve the easement agreements and record documents as necessary.

ADDITIONAL INFORMATION:

1. Easement agreements
2. Easement plats

MEMORANDUM

To: Mayor and City Council Members

Cc: Gregg Mandsager, City Administrator
Randy Hill, Director of Public Works
Steven Boka, Director of Planning, Zoning & Building Safety
Jon Lutz, Muscatine City Engineer

From: Jim Rudisill, Planning/CD Coordinator

Date: July 1, 2011

Re: **Cedar Street Reconstruction Easements – Phase 1**

INTRODUCTION: The Cedar Street Reconstruction Project – Phase 1 is planned to be completed this year. In order to complete the work, 11 property easements must be acquired by the city. Negotiations to complete the easements have been conducted with the property owners and are submitted for approval to the city council.

BACKGROUND: The City of Muscatine has traditionally used a 20% value and a 40% value of the appraised valuation to determine the respective costs of temporary and permanent easements. The appraised cost is determined by first establishing the square footage cost of the property, based on the appraised value; and then multiplying that square footage cost by the square footage of the easement. Adjustments to these base values then needed to be made for riparian and landscape vegetation that was present on these properties. Those figures were determined by the Muscatine Community Development Department and approved by Public Works Director Randy Hill.

RECOMMENDATION/RATIONALE: Approval of the easements is recommended

BACKUP INFORMATION:

1. Log of Approved Compensation Estimates
- 2.
- 3.
- 4.
- 5.

RESOLUTION NO. _____

**RESOLUTION TO ACCEPT EASEMENTS FOR CEDAR STREET
RECONSTRUCTION PROJECT**

WHEREAS, the City is undertaking a project to upgrade and improve the Cedar Street corridor from Houser to Parham; and

WHEREAS, it is necessary for the City to obtain permanent and temporary easements from certain property owners along Logan Street to complete the Cedar Street Reconstruction project; and

WHEREAS, each property owner has agreed to separate conditions for each of their easements;

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MUSCATINE, IOWA that the attached list of easements from the property owners be accepted by the City under the conditions and for the considerations described in each easement.

PASSED, APPROVED AND ADOPTED this 17th day of October 2013.

**BY THE CITY COUNCIL OF THE
CITY OF MUSCATINE, IOWA**

Attest:

DeWayne M. Hopkins, Mayor

Gregg Mandsager, City Clerk

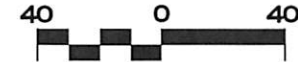
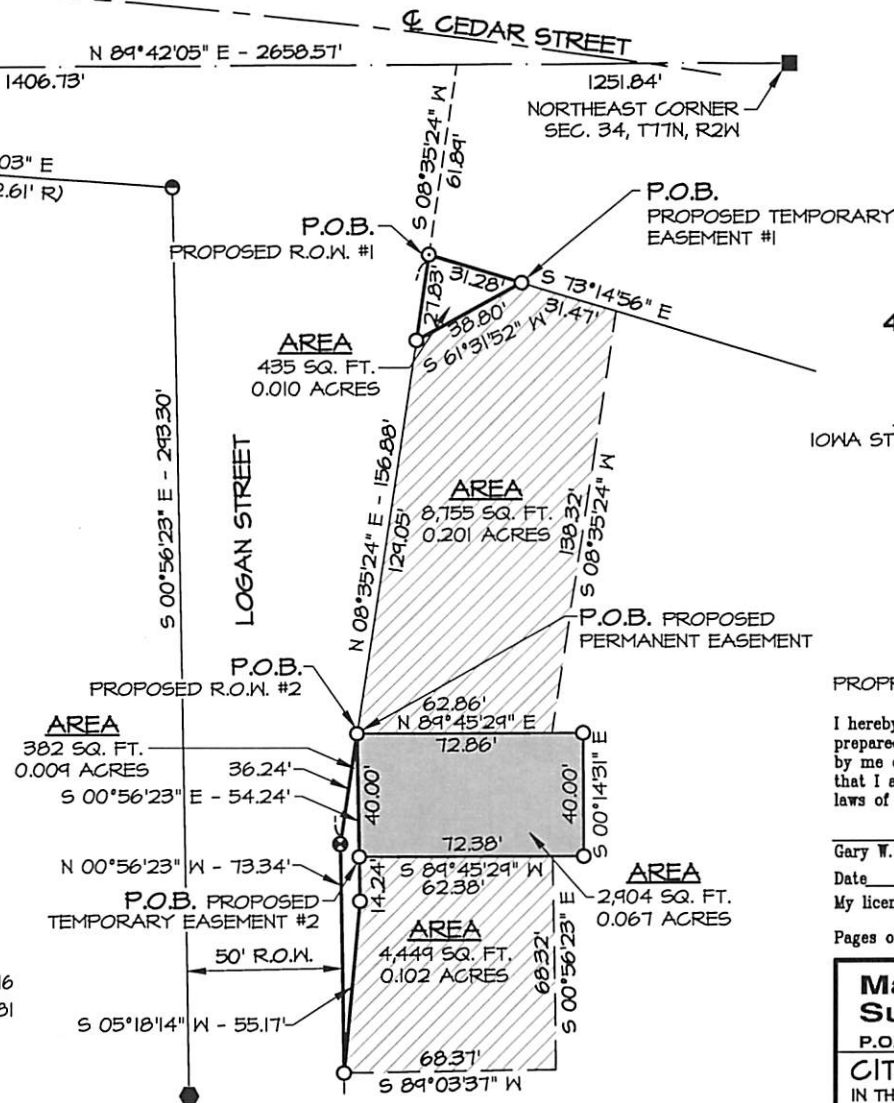
7777N

R2W

**ACQUISITION PLAT
RIGHT OF WAY, PERMANENT EASEMENT
& TEMPORARY EASEMENT
CEDAR STREET RECONSTRUCTION
FAMILY YMCA OF MUSCATINE, IOWA
1823 LOGAN STREET
PARCEL ID #0834227001**

LEGEND

- PROPERTY LINE
- PROPOSED RIGHT OF WAY LINE
- ▨ PROPOSED PERMANENT UTILITY EASEMENT
- ▨ PROPOSED TEMPORARY EASEMENT
- SET 1/2" X 36" REBAR W/YELLOW CAP #10316
- FOUND 1/2" X 36" REBAR W/YELLOW CAP #10316
- FOUND 1/2" X 36" REBAR W/ORANGE CAP #15981
- ⊕ FOUND CUT "X" IN CONCRETE
- FOUND CONCRETE MONUMENT
- FOUND CITY MONUMENT
- (R) R DENOTES RECORD DATA IF OTHER THAN ACTUAL FIELD MEASUREMENT



BASIS OF BEARINGS
IOWA STATE PLANE COORDINATE SYSTEM
SOUTH ZONE

PROPRIETOR: FAMILY YMCA OF MUSCATINE, 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 Land Surveyor under the laws of the State of Iowa.

Gary W. Whitacre

Date _____ Reg. No. 10318

My license renewal date is December 31, 2013

Pages or sheets covered by this seal: 1 and 2.



**Martin & Whitacre
Surveyors & Engineers, Inc.**

P.O. BOX 413 (563)263-7691 MUSCATINE, IOWA

CITY OF MUSCATINE ACQUISITION PLAT
IN THE NE 1/4 OF SECTION 34, T11N, R2W, MUSCATINE CO., IOWA

FILE	BOOK	SCALE	DRN	CHK'D	DATE	JOB NO.
34-T11N-2W	CITY 44	1"=40'	JWC	GWH	10/1/13	T104.13
REV.	0				T104 YMCADWG	SHEET 1 OF 2

R.O.W. #1 DESCRIPTION -

A PART OF LOT F OF A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 77 NORTH, RANGE 2 WEST OF THE 6TH P.M., MUSCATINE COUNTY, IOWA.

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 34; THENCE NORTH 69°42'05" EAST 1408.73 FEET ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 34; THENCE SOUTH 08°35'24" WEST 61.89 FEET TO THE SOUTHERLY RIGHT OF WAY OF CEDAR STREET AND TO THE POINT OF BEGINNING; THENCE SOUTH 73°14'56" EAST 31.28 FEET ALONG THE SOUTHERLY RIGHT OF WAY OF CEDAR STREET; THENCE SOUTH 61°31'52" WEST 38.80 FEET TO THE EASTERLY RIGHT OF WAY OF LOGAN STREET; THENCE NORTH 08°35'24" EAST 27.83 FEET ALONG THE EASTERLY RIGHT OF WAY OF CEDAR STREET TO THE POINT OF BEGINNING, CONTAINING 0.010 ACRES.

R.O.W. #2 DESCRIPTION -

A PART OF LOT F OF A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 77 NORTH, RANGE 2 WEST OF THE 6TH P.M., MUSCATINE COUNTY, IOWA.

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 34; THENCE NORTH 69°42'05" EAST 1408.73 FEET ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 34; THENCE SOUTH 08°35'24" WEST 61.89 FEET TO THE EASTERLY RIGHT OF WAY OF LOGAN STREET; THENCE CONTINUING SOUTH 08°35'24" WEST 168.88 FEET ALONG THE EASTERLY RIGHT OF WAY OF LOGAN STREET TO THE POINT OF BEGINNING; THENCE SOUTH 00°56'23" EAST 64.24 FEET; THENCE SOUTH 05°18'14" WEST 65.17 FEET TO THE EASTERLY RIGHT OF WAY OF LOGAN STREET; THENCE NORTH 00°56'23" WEST 73.34 FEET ALONG THE EASTERLY RIGHT OF WAY OF LOGAN STREET; THENCE NORTH 08°35'24" EAST 38.24 FEET ALONG THE EASTERLY RIGHT OF WAY OF LOGAN STREET TO THE POINT OF BEGINNING, CONTAINING 0.009 ACRES.

PERMANENT EASEMENT DESCRIPTION -

AN EASEMENT OVER A PART OF LOT F OF A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 77 NORTH, RANGE 2 WEST OF THE 6TH P.M., MUSCATINE COUNTY, IOWA. COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 34; THENCE NORTH 69°42'05" EAST 1408.73 FEET ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 34; THENCE SOUTH 08°35'24" WEST 61.89 FEET TO THE EASTERLY RIGHT OF WAY OF LOGAN STREET; THENCE CONTINUING SOUTH 08°35'24" WEST 168.88 FEET ALONG THE EASTERLY RIGHT OF WAY OF LOGAN STREET TO THE POINT OF BEGINNING; THENCE NORTH 69°46'29" EAST 72.88 FEET; THENCE SOUTH 00°14'31" EAST 40.00 FEET; THENCE SOUTH 89°45'29" WEST 72.38 FEET; THENCE NORTH 00°56'23" WEST 40.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.087 ACRES.

TEMPORARY EASEMENT #1 DESCRIPTION -

AN EASEMENT OVER A PART OF LOT F OF A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 77 NORTH, RANGE 2 WEST OF THE 6TH P.M., MUSCATINE COUNTY, IOWA.

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 34; THENCE NORTH 69°42'05" EAST 1408.73 FEET ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 34; THENCE SOUTH 08°35'24" WEST 61.89 FEET TO THE SOUTHERLY RIGHT OF WAY OF CEDAR STREET; THENCE SOUTH 73°14'56" EAST 31.28 FEET ALONG THE SOUTHERLY RIGHT OF WAY OF CEDAR STREET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 73°14'56" EAST 31.47 FEET ALONG THE SOUTHERLY RIGHT OF WAY OF CEDAR STREET; THENCE SOUTH 08°35'24" EAST 27.83 FEET ALONG THE EASTERLY RIGHT OF WAY OF LOGAN STREET; THENCE NORTH 08°35'24" EAST 128.05 FEET ALONG THE EASTERLY RIGHT OF WAY OF LOGAN STREET; THENCE NORTH 61°31'52" EAST 38.80 FEET TO THE POINT OF BEGINNING, CONTAINING 0.201 ACRES.

TEMPORARY EASEMENT #2 DESCRIPTION -

AN EASEMENT OVER A PART OF LOT F OF A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 77 NORTH, RANGE 2 WEST OF THE 6TH P.M., MUSCATINE COUNTY, IOWA. COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 34; THENCE NORTH 69°42'05" EAST 1408.73 FEET ALONG THE NORTH LINE OF THE NORTHEAST QUARTER; THENCE SOUTH 08°35'24" WEST 61.89 FEET TO THE EASTERLY RIGHT OF WAY OF LOGAN STREET; THENCE CONTINUING SOUTH 08°35'24" WEST 168.88 FEET ALONG THE EASTERLY RIGHT OF WAY OF LOGAN STREET; THENCE SOUTH 00°56'23" EAST 40.00 FEET TO SOUTH 08°35'24" WEST 168.88 FEET ALONG THE EASTERLY RIGHT OF WAY OF LOGAN STREET; THENCE SOUTH 00°56'23" EAST 62.38 FEET; THE POINT OF BEGINNING; THENCE NORTH 69°45'29" EAST 62.38 FEET; THENCE SOUTH 00°56'23" EAST 68.32 FEET; THENCE SOUTH 89°03'37" WEST 68.37 FEET TO THE EASTERLY RIGHT OF WAY OF LOGAN STREET; THENCE NORTH 05°18'14" EAST 55.17 FEET; THENCE NORTH 00°56'23" WEST 145.24 FEET TO THE POINT OF BEGINNING, CONTAINING 0.102 ACRES.

PROPRIETOR, FAMILY MCA OF MUSCATINE, 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 land surveyor under the laws of the State of Iowa.

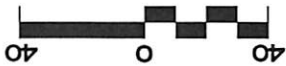
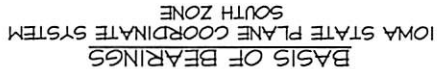


Gary W. Whittacre
Reg. No. 10318
My license renewal date is December 31, 2013
Pages or sheets covered by this seal: 1 and 2.

REV. 0		T104 MCDAMS		SHEET 2 OF 2	
FILE	BOOK	SCALE	DATE	CHK'D	DATE
34-TN-2M	CITY 44	1"=40'	10/13	10/13	10/13
CITY OF MUSCATINE ACQUISITION PLAT IN THE NE 1/4 OF SECTION 34, T7N, R2W, MUSCATINE CO., IOWA					
P.O. BOX 413 (683)263-7891 MUSCATINE, IOWA					
Martin & Whittacre Surveyors & Engineers, Inc.					

ACQUISITION PLAT
RIGHT OF WAY, PERMANENT EASEMENT
& TEMPORARY EASEMENT
CEDAR STREET
RECONSTRUCTION
CAREGIVER MANAGEMENT SYSTEMS, INC.
2002 CEDAR STREET
PARCEL ID #0834201003

PROPERTY LINE
PROPOSED RIGHT OF WAY LINE
PROPOSED PERMANENT EASEMENT
PROPOSED TEMPORARY EASEMENT
SET 1/2" X 36" REBAR W/YELLOW CAP #10316
FOUND 1/2" X 36" REBAR W/YELLOW CAP #10316
FOUND 1/2" X 36" REBAR W/ORANGE CAP #15491
FOUND C/2" X" IN CONCRETE
FOUND 1/2" REBAR
FOUND CONCRETE MONUMENT
FOUND CITY MONUMENT
R DENOTES RECORD DATA IF OTHER
THAN ACTUAL FIELD MEASUREMENT



Date _____ Reg. No. 10316
My license renewal date is December 31, 2013
Pages or sheets covered by this seal: 1 and 2



IN THE NE 1/4 OF SECTION 34, T7N, R2M, MUSCATINE CO., IOWA									
FILE	BOOK	SCALE	DRN	CHK.D	DATE	JOB NO.	34-TN-2N	CITY 44	1"=40'
T704.13									
T704 CARESIVERDMS									
SHEET 1 OF 2									
REV. 0									

R.O.W. DESCRIPTION -

A PART OF LOT E OF A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 77 NORTH, RANGE 2 WEST OF THE 5TH P.M., MUSCATINE COUNTY, IOWA.
COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 34; THENCE NORTH 89°42'05" EAST 1314.50 FEET ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 34; THENCE SOUTH 00°56'23" EAST 39.13 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00°56'23" EAST 293.30 FEET ALONG THE WESTERLY RIGHT OF WAY OF LOGAN STREET; THENCE NORTH 08°48'48" WEST 117.27 FEET; THENCE NORTH 00°56'23" WEST 187.54 FEET; THENCE NORTH 19°05'13" WEST 11.02 FEET TO THE SOUTHERLY RIGHT OF WAY OF CEDAR STREET; THENCE SOUTH 85°54'03" EAST 15.49 FEET ALONG THE SOUTHERLY RIGHT OF WAY OF CEDAR STREET TO THE POINT OF BEGINNING, CONTAINING 0.085 ACRES.

PERMANENT EASEMENT DESCRIPTION -

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TEMPORARY EASEMENT #1 DESCRIPTION -

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TEMPORARY EASEMENT #2 DESCRIPTION -

AN EASEMENT OVER A PART OF LOT E OF A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 77 NORTH, RANGE 2 WEST OF THE 5TH P.M., MUSCATINE COUNTY, IOWA.
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PROPRIETOR: CAREGIVER MANAGEMENT SYSTEMS, INC.

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 Land Surveyor under the laws of the State of Iowa.

Gary W. Whitacre

Date _____ Reg. No. 10316

My license renewal date is December 31, 2013

Pages or sheets covered by this seal: 1 and 2



**Martin & Whitacre
Surveyors & Engineers, Inc.**

P.O. BOX 413 (563)283-7881 MUSCATINE, IOWA

CITY OF MUSCATINE ACQUISITION PLAT
IN THE NE 1/4 OF SECTION 34, T77N, R24W, MUSCATINE CO., IOWA

FILE	BOOK	SCALE	DRN	CHK'D	DATE	JOB NO.
34-T77N-24	CITY 44	1"=40'	JWC	GWH	4/30/13	T704.13
REV.	0	T704 CAREGIVER.DWG				SHEET 2 OF 2