City of Hiawatha
Engineering Department
101 Emmons St., Hiawatha Iowa, 52233-1697
PHONE (319) 393-1515 ext. 511 FAX (319) 393-1516

To: Mayor and City Council **Date:** December 11, 2019

From: John Bender PE, City Engineer

Re: Emmons Street/North Center point Road/Robins Road Intersection

Description: Acquisition Plats of Auditors Plat #322 and Auditors Plat #345

Report:

Engineering has reviewed the above listed Acquisition Plats as related to the Emmons Street/North Center Point Road/Robins Road Intersection project. These two plats and legal descriptions are required by the Linn County Auditor to reestablish the new Robins Road right-of-way. During the project, additional land parcels were purchased in order to construct the new roadway alignment. This area was later used for the new Robins Road. The area outside of the right-of way was resurveyed and recorded as new parcels that can be sold to private owners.

The property identified by these two plats will now be identified as public street right-of way owned by the City. The County will develop new parcel numbers to separate the legal description of the new Robins Road from the old legal of Robins Road. This will be the final step to establish the City property ownership.

The normal process would be for Council to approve these parcels and legal descriptions as public right-of-way and have the documents recorded. Engineering recommends approval of these plats and legal descriptions and then proceed to recording with Linn County.

If you need any further information, please let me know.

Exhibit "B"

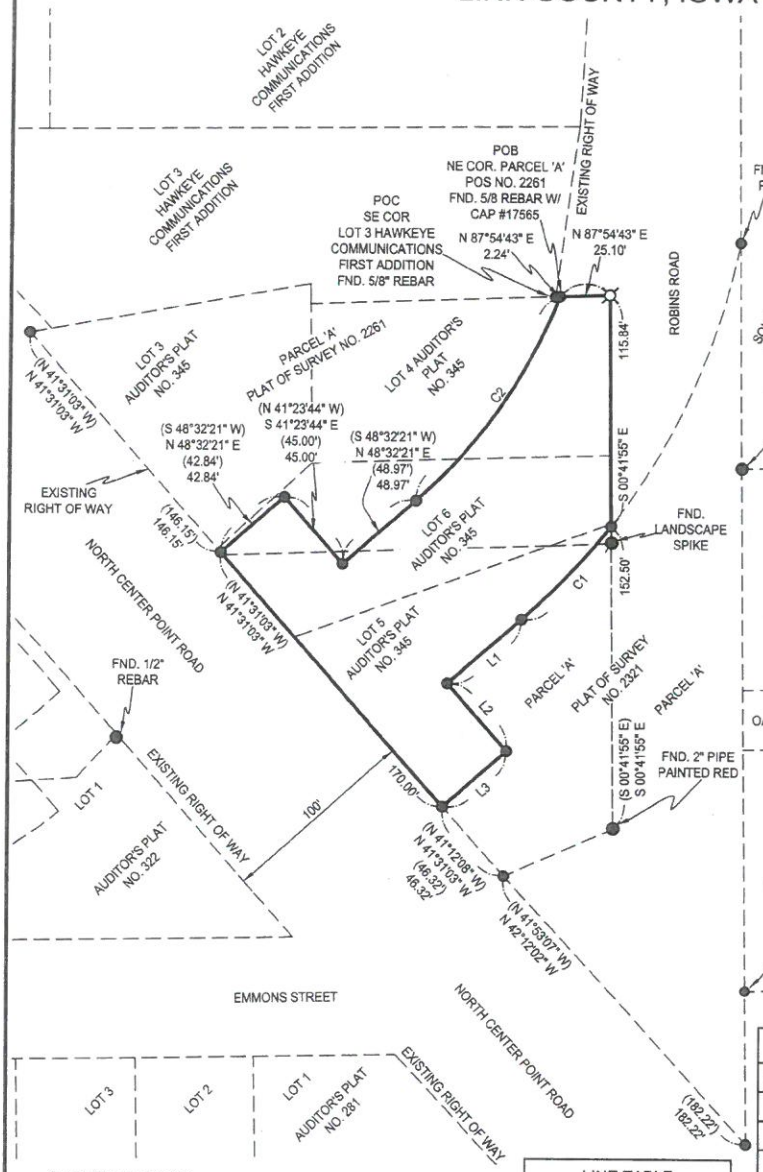
INDEX LEGEND:
LOCATION: PART OF LOTS 4, 5, & 6 AP NO. 345
HIAWATHA, LINN COUNTY, IOWA
REQUESTOR: CITY OF HIAWATHA
PROPRIETOR: CITY OF HIAWATHA
SURVEYOR: WADE D. WAMRE, PLS
COMPANY: SHIVE HATTERY, INC
316 2ND ST. SE, SUITE 500
CEDAR RAPIDS, IOWA 52401
RETURN TO: wwamre@shive-hattery.com
319-364-0227

ACQUISITION PLAT
PART OF LOTS 4, 5, & 6 AUDITOR'S PLAT NO. 345
LINN COUNTY, IOWA

SURVEY WORK PERFORMED: 05/10/2016

AREA: 0.46 ACRES

0 30 60 120
SCALE IN FEET



LAND DESCRIPTION:

Part of Lots 4, 5, and 6, Auditor's Parcel No. 345, Linn County, Iowa, described as follows;

Commencing at the Southeast Corner of Lot 3, Hawkeye Communications First Addition to the City of Hiawatha, Linn County, Iowa; Thence N 87°54'43" E along the North line of Parcel 'A' of Plat of Survey No. 2261, Linn County, Iowa to the Point of Beginning a distance of 2.24 feet; Thence N 87°54'43" E along Westerly Right of Way of Robins Road and the North line of Lot 4 of Auditor's Plat No. 345 a distance of 25.10 feet; Thence S 00°41'55" E along the West Right of Way of said Robins Road and along the East line of Lot's 4 and 6 of Auditor's Plat No. 345 to the Northeast Corner of Parcel 'A' of Plat of Survey No. 2662, Linn County, Iowa a distance of 115.84 feet; Thence Southwesterly along the Northwesterly line of Parcel 'A' and Parcel 'B' of said Plat of Survey No. 2262 a distance of 65.23 feet along the arc of a 340.00 foot radius curve concaved Northwesterly (Chord bears S 43°02'36" W a distance of 65.13 feet); Thence S 48°32'21" W along a Northwesterly line of Parcel 'A' of said Plat of Survey No. 2262 a distance of 49.14 feet; Thence S 41°13'23" E along a Westerly line of said Parcel 'A' of Plat of Survey No. 2262 a distance of 45.00 feet; Thence S 48°32'20" W along a Westerly line to the East Right of Way of North Center Point Road a distance of 42.26 feet; Thence N 41°31'03" W along said East Right of Way to the Southwest Corner of Parcel 'A' of said Plat of Survey No. 2261 a distance of 170.00 feet; Thence N 48°32'21" E along a Southerly line of said Parcel 'A' of Plat of Survey No. 2261 a distance of 42.84 feet; Thence S 41°23'44" E along a Southerly line of said Parcel 'A' of Plat of Survey No. 2261 a distance of 45.00 feet; Thence N 48°32'21" E along a Southerly line of said Parcel 'A' of Plat of Survey No. 2261 a distance of 48.97 feet; Thence Northeasterly along a Southeasterly line of said Parcel 'A' of Plat of Survey No. 2261 to the Point of Beginning a distance of 125.92 feet along the arc of a 260.00 foot radius curve concaved Northwesterly (Chord bears N 34°39'54" E a distance of 124.69 feet).

Said Parcel contains 0.46 acres, subject to easements and restrictions of record.

REQUESTED BY:
CITY OF HIAWATHA
101 EMMONS STREET
HIAWATHA, IOWA 52233

OWNER:
CITY OF HIAWATHA
101 EMMONS STREET
HIAWATHA, IOWA 52233

SURVEYOR / CONTACT:
WADE D. WAMRE, PLS
SHIVE-HATTERY, INC
316 SECOND ST. SE, SUITE 500
CEDAR RAPIDS, IOWA 52401
319-364-0227
wwamre@shive-hattery.com

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD BRG	CHORD	DELTA
C1	65.23'	340.00'	S 43°02'36" W	65.13	010°59'30"
(C1)		340.00'			
C2	125.92'	260.00'	N 34°39'54" E	124.69	027°44'54"
(C2)	125.92'	260.00'	S 34°39'54" W	124.69	027°44'54"

LINE TABLE

LINE	DIRECTION	LENGTH
L1	S 48°32'21" W	49.14'
(L1)	N 48°51'16" E	49.14'
L2	S 41°13'23" E	45.00'
(L2)	N 40°54'28" W	45.00'
L3	S 48°32'20" W	42.26'
(L3)	N 48°51'15" E	42.26'

SURVEY LEGEND

●	FOUND 5/8" REBAR W/CAP NO. 17565 UNLESS OTHERWISE NOTED
⌧	SET CUT 'X'
⌧	FOUND CUT 'X'
( )	RECORDED AS
POB	POINT OF BEGINNING
———	PLAT OR SURVEY BOUNDARY
- - - -	EXISTING LOT LINE

PROFESSIONAL LAND SURVEYOR WADE D. WAMRE, PLS 17565 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.

(signature) (date)

WADE D. WAMRE, PLS
License number: 17565
My license renewal date is December 31, _____
Pages or sheets covered by this seal: _____

1 OF 1 | ISSUED FOR | PROJECT NO. 2182010

ACQUISITION PLAT
PART OF LOTS 4, 5, & 6 AUDITORS PARCEL NO. 345
LINN COUNTY, IOWA

DATE	10/21/2018	SCALE	1"=60'
DRAWN cen	APPROVED	FIELD BOOK	1227
REFERENCE DRAWING		REVISION	DESCRIPTIONS

SHIVEHATTERY
ARCHITECTURE + ENGINEERING
Iowa | Illinois | Indiana | Missouri http://www.shive-hattery.com

Exhibit "A"

INDEX LEGEND:
LOCATION: PART OF LOT 1
AUDITOR'S PLAT NO. 322
LINN COUNTY, IOWA
REQUESTOR: CITY OF HIAWATHA
PROPRIETOR: CITY OF HIAWATHA
SURVEYOR: WADE D. WAMRE, PLS
COMPANY: SHIVE HATTERY, INC
316 2ND ST. SE, SUITE 500
CEDAR RAPIDS, IOWA 52401
RETURN TO: wwamre@shive-hattery.com
319-364-0227

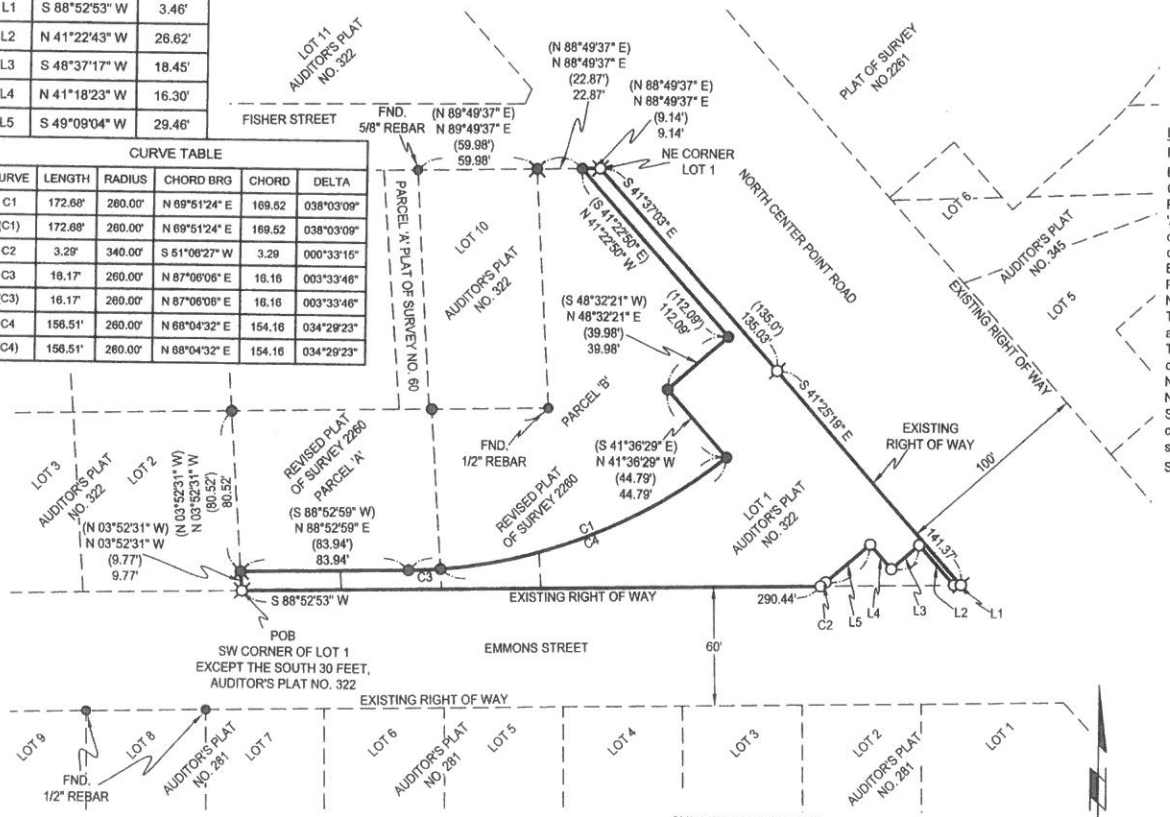
ACQUISTION PLAT
PART OF LOT 1, AUDITOR'S PLAT NO. 322
LINN COUNTY, IOWA

LINE TABLE

LINE	DIRECTION	LENGTH
L1	S 88°52'53" W	3.46'
L2	N 41°22'43" W	26.62'
L3	S 48°37'17" W	18.45'
L4	N 41°18'23" W	16.30'
L5	S 49°09'04" W	29.46'

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD BRG	CHORD	DELTA
C1	172.68'	260.00'	N 69°51'24" E	169.52	038°03'09"
(C1)	172.68'	260.00'	N 69°51'24" E	169.52	038°03'09"
C2	3.29'	340.00'	S 51°06'27" W	3.29	000°33'15"
C3	16.17'	260.00'	N 87°06'06" E	16.16	003°33'46"
(C3)	16.17'	260.00'	N 87°06'06" E	16.16	003°33'46"
C4	156.51'	260.00'	N 68°04'32" E	154.16	034°29'23"
(C4)	156.51'	260.00'	N 68°04'32" E	154.16	034°29'23"



LAND DESCRIPTION:

Part of Lot 1, Auditor's Plat No. 322, Linn County, Iowa, described as follows;

Beginning at the Southwest Corner of Lot 1 Except the South Thirty feet, Auditor's Plat No. 322, Linn County, Iowa; Thence N 03°52'32" W along the West line to the Southwest Corner of Parcel 'A' of Revised Plat of Survey No. 2260 a distance of 9.77 feet; Thence N 88°52'59" E along the South line of said Parcel 'A' a distance of 83.94 feet; Thence Northeasterly along the South line of said Parcel 'A' and also Parcel 'B' of said Plat of Survey No. 2260 a distance of 172.68 feet along the arc of a 260.00 foot radius curve concaved Northerly (Chord bears N 69°51'24" E a distance of 169.52 feet); Thence N 41°36'29" W along a Easterly line of said Parcel 'B' a distance of 44.79 feet; Thence N 48°32'21" E along a Southerly line of said Parcel 'B' a distance of 39.98 feet; Thence N 41°22'50" W along a Easterly line of said Parcel 'B' to the North line of said Parcel 'B' and also the South Right of Way of Fisher Street a distance of 112.09 feet; Thence N 88°49'37" E along said South Right of Way to the West Right of Way of North Center Point Road a distance of 9.14 feet; Thence S 41°37'03" E along said West Right of Way a distance of 135.03 feet; Thence S 41°25'19" E along said West Right of Way to the North Right of Way of Emmons Street a distance of 141.37 feet; Thence S 88°52'53" W along said North Right of Way a distance of 3.46 feet; Thence N 41°22'43" W a distance of 26.62 feet; Thence S 48°37'17" W a distance of 18.45 feet; Thence N 41°18'23" W a distance of 16.30 feet; Thence S 49°09'04" W a distance of 29.46 feet; Thence Southwesterly to said North Right of Way a distance of 3.29 feet along the arc of a 340.00 foot radius curve concaved Northwesterly (Chord bears S 51°06'27" W a distance of 3.29 feet); Thence S 88°52'53" W along said North Right of Way to the Point of Beginning a distance of 290.44 feet.

Said parcel contains 0.32 acres, subject to easements and restrictions of record.

SURVEY LEGEND

○	SET 5/8" REBAR W/CAP NO. 17565
●	FOUND 5/8" REBAR W/CAP NO. 17565 UNLESS OTHERWISE NOTED
⌧	SET CUT 'X'
⌧	FOUND CUT 'X'
( )	RECORDED AS
POB	POINT OF BEGINNING
	PLAT OR SURVEY BOUNDARY
	EXISTING LOT LINE

AREA:
0.32 ACRES

SURVEY WORK PERFORMED:
05/10/2016

REQUESTED BY:
CITY OF HIAWATHA
101 EMMONS STREET
HIAWATHA, IOWA 52233

OWNER:
CITY OF HIAWATHA
101 EMMONS STREET
HIAWATHA, IOWA 52233

SURVEYOR / CONTACT:
WADE D. WAMRE, PLS
SHIVE-HATTERY, INC
316 SECOND ST. SE, SUITE 500
CEDAR RAPIDS, IOWA 52401
319-364-0227
wwamre@shive-hattery.com

0 30 60 120
SCALE IN FEET

PROFESSIONAL LAND SURVEYOR
WADE D. WAMRE, PLS
17565
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.

(signature) (date)

WADE D. WAMRE, PLS
License number: 17565
My license renewal date is December 31, _____
Pages or sheets covered by this seal: _____

SHIVEHATTERY
ARCHITECTURE + ENGINEERING
Iowa | Illinois | Indiana | Missouri
http://www.shive-hattery.com

ACQUISTION PLAT
PART OF LOT 1, AUDITOR'S PLAT NO. 322
LINN COUNTY, IOWA

DATE	7/29/2019	SCALE	1"=60'
DRAWN	cen	FIELD BOOK	1227
APPROVED		REVISION	
REFERENCE DRAWING			

PROJECT NO.
2182010

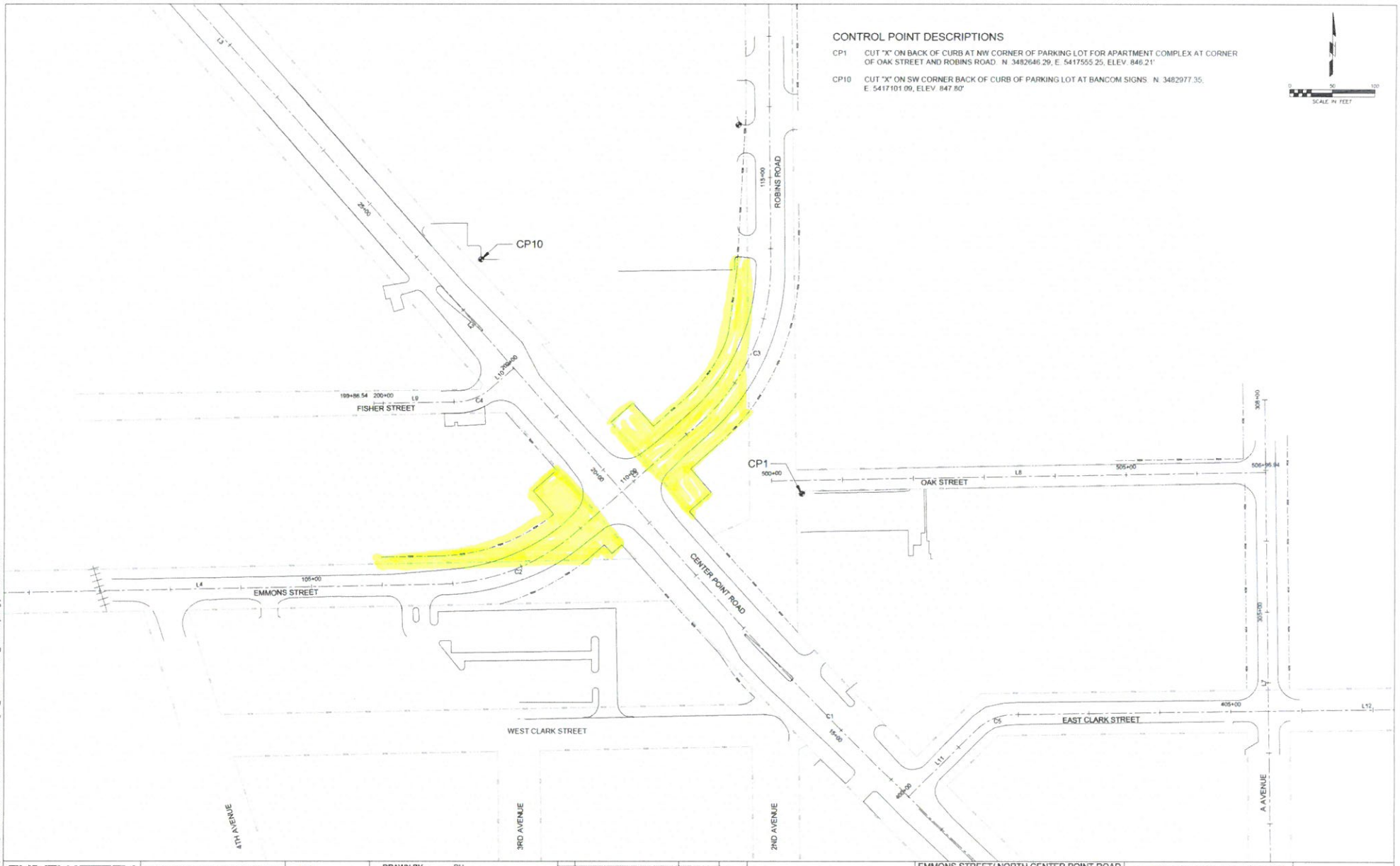
ISSUED FOR

1 OF 1

CONTROL POINT DESCRIPTIONS

CP1 CUT "X" ON BACK OF CURB AT NW CORNER OF PARKING LOT FOR APARTMENT COMPLEX AT CORNER OF OAK STREET AND ROBINS ROAD. N. 3482646.29, E. 5417555.25, ELEV. 846.21'

CP10 CUT "X" ON SW CORNER BACK OF CURB OF PARKING LOT AT BANCOM SIGNS. N. 3482977.35, E. 5417101.09, ELEV. 847.80'



SHIVEHATTERY ARCHITECTURE + ENGINEERING
CEDAR RAPIDS, IA IOWA CITY, IA DES MOINES, IA MOLINE, IL BLOOMINGTON, IL CHICAGO, IL

Hiawatha!.

DRAWN BY: BH
APPROVED BY: JHC
DATE 05.09.16

NO.	REVISION DESCRIPTION	APPROVED	DATE

PROJECT NUMBER 215133-0

EMMONS STREET/ NORTH CENTER POINT ROAD / ROBINS ROAD
INTERSECTION IMPROVEMENTS, PHASE 2 - ROADWAY PACKAGE

ALIGNMENT DATA AND CONTROL

SHEET NUMBER G2.01

bhubba | P:\Projects\CR\215133\Deliverables\Drawings\1_Civil\G-SERIES_Roadway.dwg | 5/2/2016 2:52 PM

RESOLUTION NO. 19-
City Council

RESOLUTION APPROVING ACQUISITION PLANS TO ESTABLISH THE ROBINS ROAD RIGHT-OF-WAY TO BE USED TO ACCOMMODATE THE STREET AND PUBLIC UTILITIES COMPLETED WITH THE CAPITAL IMPROVEMENT PROJECT – EMMONS STREET/NORTH CENTER POINT ROAD/ROBINS ROAD INTERSECTION IMPROVEMENT PHASE II ROADWAY PROJECT
Part of Lot 1, Auditor's Plat No. 322 and Part of Lots 4, 5, & 6, Auditor's Plat No. 345

WHEREAS, the land from the Emmons Street/North Center Point Road/Robins Road Intersection Improvement Phase II Roadway Project that was not parceled into adjacent land and now becomes city right of way land and,

WHEREAS, the City Engineer has determined the need to record with the Linn County Recorder for the additional right-of-way to be used to accommodate the street and public utilities for the proposed facilities shown in the attached Exhibit "A" and Exhibit "B" and legally described below as:

- Part of Lot 1, Auditor's Plat No. 322, Linn County, Iowa
- Part of Lots 4, 5, & 6 Auditor's Plat No. 345, Linn County, Iowa

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HIAWATHA, IOWA authorizes the City Clerk to record the Acquisition Plats in the Office of the Linn County Recorder and thereafter file with the City Engineer.

AYES:
NAYS:
ABSENT:

PASSED AND APPROVED this 18th day of December, 2019.

_____
Bill Bennett, Mayor

ATTEST:

_____
Kari Graber, City Clerk