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HALL & HALL ENGINEERS, INC.

Leaders in Land Development Since 1953

January 29, 2018

Mr. Pat Parsley
City of Hiawatha
Community Development Director
101 Emmons Street
Hiawatha IA 52233

RE: Storm Sewer and Drainage Easement Vacation
1020 Sherman Road

Dear Pat,

On behalf of the owner of the above mentioned lot, Morgan and Morlo Building Partnership, L.L.C., we would like to request the vacation of an existing Storm Sewer and Drainage Easement as shown on the attached Easement Vacation Exhibit. We are in the process of completing design on this parcel for a Multi-Specialty Clinic Building. As part of the design, the storm sewer and drainage easement will be relocated and a new easement will be dedicated. Attached is the proposed Storm Sewer and Drainage Easement for your review and comment.

You may contact me at (319) 362-9548 with any further questions regarding this vacation request. Thank you for your help.

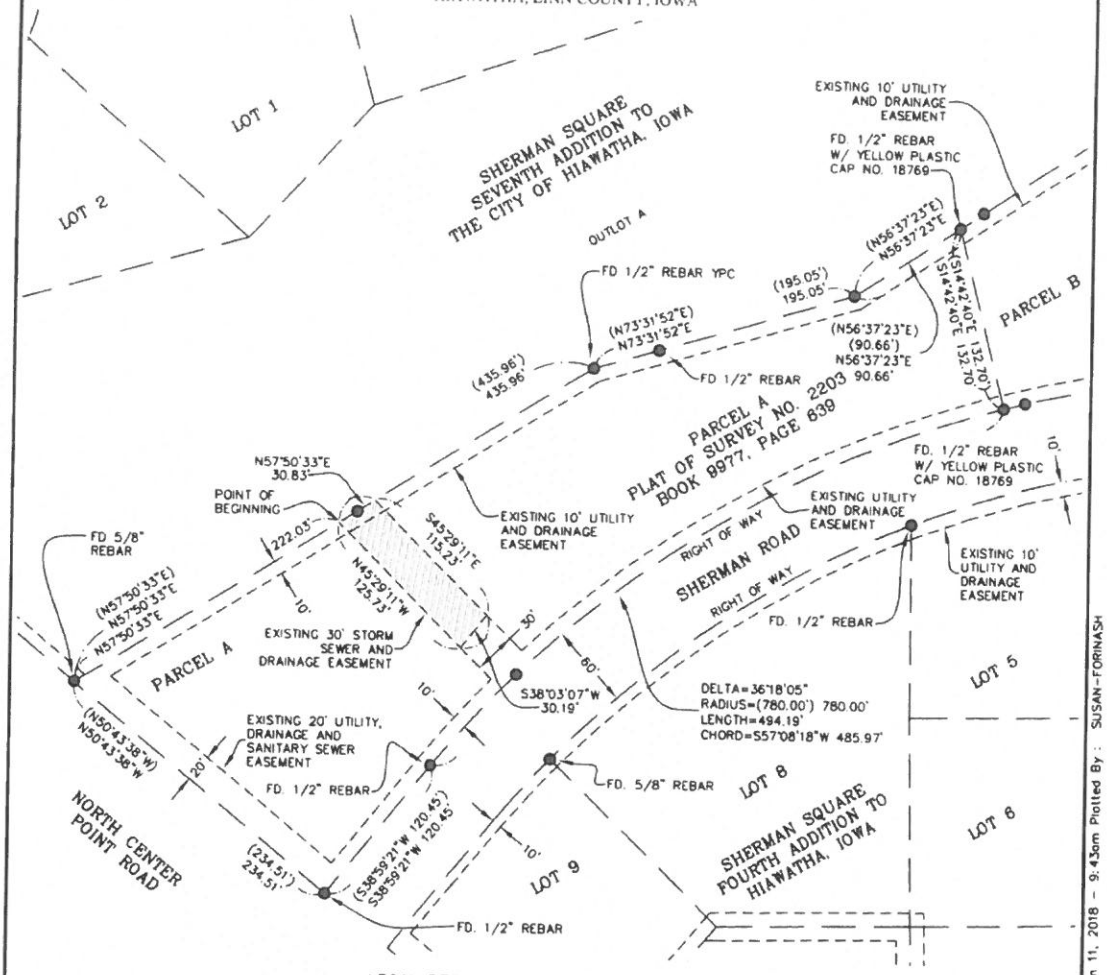
Respectfully Submitted,

Susan Forinash
Survey Team Leader

EXHIBIT A

STORM SEWER AND DRAINAGE EASEMENT VACATION

PART OF PARCEL A, PLAT OF SURVEY NO. 2203
HIAWATHA, LINN COUNTY, IOWA



LEGAL DESCRIPTION–STORM SEWER AND DRAINAGE EASEMENT VACATION:

PART OF PARCEL A, PLAT OF SURVEY NO. 2203 AS RECORDED IN BOOK 9977, PAGE 639 IN THE OFFICE OF THE LINN COUNTY, IOWA RECORDER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWESTERLY CORNER OF SAID PARCEL A; THENCE N57°50'33"E 222.03 FEET ALONG THE NORTHWESTERLY LINE OF SAID PARCEL A TO THE NORTHWEST CORNER OF AN EXISTING 30 FOOT WIDE STORM SEWER AND DRAINAGE EASEMENT AND THE POINT OF BEGINNING; THENCE CONTINUING N57°50'33"E 30.83 FEET ALONG SAID NORTHWESTERLY LINE TO THE NORTHEASTERLY CORNER OF SAID EXISTING 30 FOOT WIDE STORM SEWER AND DRAINAGE EASEMENT; THENCE S45°29'11"E 115.23 FEET ALONG THE NORTHEASTERLY LINE OF SAID EXISTING 30 FOOT WIDE STORM SEWER AND DRAINAGE EASEMENT; THENCE S38°03'07"W 30.19 FEET TO THE SOUTHWESTERLY LINE OF SAID EXISTING 30 FOOT WIDE STORM SEWER AND DRAINAGE EASEMENT; THENCE N45°29'11"W 125.73 FEET ALONG SAID SOUTHWESTERLY LINE TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 3,614 SQ.FT., 0.08 ACRES, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

0 50 100 150 200
GRAPHIC SCALE IN FEET
SCALE: 1"=100'

SURVEY WORK COMPLETED: 10/24/17

Requestor: PRIMUS DENTAL

Proprietor: MORGAN AND MORIO BUILDING PARTNERSHIP, L.L.C.

Engineer: Brent Jackman, P.E.

Company: HALL & HALL ENGINEERS, INC.
1860 BOYSON ROAD
HIAWATHA, IOWA 52233
1-319-362-9548

SURVEY LEGEND

- ● FOUND 1/2" REBAR W/YPC #11310
- ( ) RECORDED AS
- - - - - EASEMENT LINE
- — — — EXISTING LOT LINE

Project Number:	Sheet:	Scale:	Field Book No:	Date:	Sheet Title:
10586	1 of 1	1"=100'	241	1/8/18	EXHIBIT A STORM SEWER AND DRAINAGE EASEMENT VACATION PART OF PARCEL A, PLAT OF SURVEY NO. 2203 HIAWATHA, LINN COUNTY, IOWA

HALL & HALL ENGINEERS, INC.
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Designed by: | Drawn by: | Checked by:

CAD File: I:\projects\10500\10586-Primus Dental-Hiawatha\DWG\Plats\10586-EASE VAC-C3017.dwg Date Plotted : Jan 11, 2018 - 9:43am Plotted By : SUSAN-FORINASH

DRAFT

Prepared and return to: City of Hiawatha, Kelly Kornegor, City Clerk 101 Emmons Street, Hiawatha, Iowa 52233, (319) 393-1515

RESOLUTION NO. 18-
City Council

RESOLUTION VACATING STORM SEWER AND DRAINAGE EASEMENT LOCATED ON A PORTION OF PARCEL A, PLAT OF SURVEY NO. 2203, PROPERTY KNOWN AS 1020 SHERMAN ROAD

WHEREAS, the City of Hiawatha received a request from Hall & Hall Engineers on behalf of Morgan and Morio Building Partnership, L.L.C., owner of a portion of Parcel A, Plat of Survey No. 2203, Hiawatha, Linn County, Iowa, known as 1020 Sherman Road, to vacate an existing storm sewer and drainage easement located on said Property to allow construction of a new commercial building and relocation of easement, and

WHEREAS, the City Engineer has reviewed the vacation request and recommends approval, and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HIAWATHA, IOWA, to approve vacation of the existing storm sewer and drainage easement located on a portion of Parcel A, Plat of Survey No. 2203, Hiawatha, Linn County, Iowa, known as 1020 Sherman Road, and further authorize the City Clerk to record resolution in the Office of the Linn County Recorder.

AYES:
NAYS:
ABSENT:

PASSED AND APPROVED this 7th day of March, 2018.

_____
Bill Bennett, Mayor

ATTEST:

_____
Kelly Kornegor, City Clerk

I, Kelly Kornegor, City Clerk of the City of Hiawatha, Iowa, do hereby certify that the within and foregoing offer was duly approved and accepted by the City Council of the City of Hiawatha, by Resolution No. 18- and said resolution passed and approved on the 7th day of March, 2018.

_____

Kelly Kornegor, City Clerk