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12/02/14

OCT 1 2014 PM 12:01

September 30, 2014

Woodbury County Board of Supervisors
Attention: Larry Clausen, Chairman
620 Douglas Street
Sioux City, IA 51101

RE: ZENITH DRIVE IMPROVEMENT PROJECT

West of Hamilton: The I-29 Section 1 Zenith Drive project will consist of full reconstruction and utility relocations beginning at the west end of Zenith Drive and continuing east to Hamilton Boulevard. The full reconstruction will include new sanitary sewer, storm sewer, water main, street pavement, curb, and gutter within the City right-of-way. The project is expected to bid in November or December 2014 and be completed by late fall 2015. A temporary access road will be provided for access to the west end of Zenith Drive and trenchless construction methods for the sanitary sewer will be used to keep various commercial access drives open during construction.

East of Hamilton: The I-29 Section 1 Zenith Drive project will consist of full reconstruction of Zenith Drive west of Hamilton, but also includes new water main north of Tri-View along the east side of Hamilton and sliplining of a smaller water main within the existing water main south of Tri View along the east side of Hamilton. The work will occur in the area of the existing water main. The project is expected to bid in November or December 2014 and be completed by late fall 2015. The construction will not detour traffic on Tri View Avenue.

In connection with the Zenith Drive Improvements Project, it is necessary for the City to acquire a Temporary Construction Easement and a Permanent Utility Easement on the property located at 1211 Tri View Avenue AND 1221 Tri View Avenue. Copies of the easement plats showing the areas of the easements are enclosed. The Temporary Construction Easements are needed for installation of a proposed City utility and associated construction activities. The Permanent Utility Easement is needed to cover existing and proposed City utilities (water main).

The City is offering \$2,244.52 as payment for the property rights we are acquiring. I have enclosed a copy of our Compensation Estimate showing the basis for arriving at this amount. The Board of Supervisors has the option of waiving this compensation. If it is the Board's desire to waive the compensation the necessary Waiver form is enclosed.

COMMUNITY DEVELOPMENT DEPARTMENT

OFFICE OF THE DIRECTOR

405 6th Street
P.O. Box 447
Sioux City, IA 51102

PH 712-279-6274
FAX 712-224-5218
WEB www.sioux-city.org

INSPECTION SERVICES/
PERMIT CENTER

PH 712-224-5216
FAX 712-279-6188

HOUSING ASSISTANCE CENTER

PH 712-279-6348
FAX 712-224-5200

NEIGHBORHOOD SERVICES

PH 712-279-6328
FAX 712-279-6196

PLANNING & ZONING

PH 712-279-6340
FAX 712-224-5218

REAL ESTATE

PH 712-279-6328
FAX 712-224-5218

I have also enclosed the easement documents for your review. These documents need executed where indicated. Please note that your signature needs to be notarized.

Should you have any questions regarding these documents, please don't hesitate to contact me. I can be reached by email at creynolds@sioux-city.org or by phone at (712) 279-6971. Questions regarding the project and related construction should be directed to Glenn Ellis, City Engineer at (712) 279-6330 or by email at gellis@sioux-city.org.

Your cooperation and prompt attention to this request is greatly appreciated.

Sincerely,

A handwritten signature in cursive script that reads "Cheryl Reynolds".

Cheryl Reynolds
Real Estate Office

(Form 044 - Letter Temp & Perm)

COMPENSATION ESTIMATE

Parcel No. 894729334003 AND 2894729334002
 Project Zenith Drive Improvements

Record Owner(s): Woodbury County
 620 Douglas Street
 Sioux City, IA 51101

Address of Subject Property: 1211 Tri View Avenue AND 1221 Tri View Avenue

Basis for land value estimated: Recent Sales indicate a land value of \$1.15 per square foot.
 Permanent Utility Easements are compensated at 90% of the square foot value (\$1.035).
 Temporary Construction Easements are compensated at 10% of the square foot value (\$0.115).

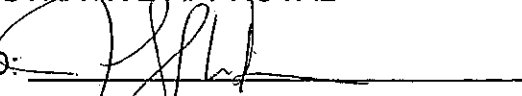
Land to be acquired:									
Fee Title	N/A	sq. ft.	@	\$	N/A	=	\$	0.00	
Permanent Easement	1,808.9	sq. ft.	@	\$	1.035	=	\$	1,872.21	
Temporary Easement	3,237.5	sq. ft.	@	\$	0.115	=	\$	372.31	
Improvement acquired	N/A						\$	0.00	
Improvement acquired	N/A						\$	0.00	
Improvement acquired	N/A						\$	0.00	
Damages to remaining property							\$	0.00	
TOTAL ESTIMATE								\$	2,244.52

CERTIFICATION:

I hereby certify that I am familiar with the property which is the subject of this estimate, that the estimate is based on data contained in the files of the agency, that I have no direct or indirect present or contemplated future personal interest in this property or in any benefit from the acquisition of this property.

Date of Estimate 9/27/2014

ADMINISTRATIVE APPROVAL

SIGNED: 

DATED: 9/29/2014

Signed 
 Cheryl Reynolds
 Real Estate Office

* Compensation for R/W fence to be by fixed schedule or in accord with Section 6B.44 Code of Iowa.

Return to and Prepared By: Cheryl Reynolds, City of Sioux City Real Estate Office, 405 6th St., Sioux City, Iowa (712) 279-6971

PERMANENT UTILITY EASEMENT

KNOW ALL MEN BY THESE PRESENTS THAT Woodbury County in consideration of special benefits and the sum of \$1,872.21 receipt of which is herewith acknowledged, does hereby grant and convey to the City of Sioux City, Iowa an easement over and across the following real estate situated in Woodbury County, Iowa:

THE LAND REFERRED TO IS SITUATED IN THE STATE OF IOWA, COUNTY OF WOODBURY AND IS DESCRIBED AS FOLLOWS: A PERMANENT UTILITY EASEMENT LYING IN PARTS OF VACATED ISABELLA STREET, A PART OF ABANDONED TRI VIEW AVENUE AND PART OF TAX LOT 5 OF AUDITOR'S PLAT OF TAX LOTS IN GOVERNMENT LOTS 1, 2, 3 AND 4 OF SECTION 29, TOWNSHIP 89 NORTH, RANGE 47 WEST OF THE 5TH P.M. SIOUX CITY, WOODBURY COUNTY, IOWA. DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF WEST HIGHLAND AVENUE AND THE EAST LINE OF ISABELLA STREET; THENCE S 01°15'42"W ALONG SAID EAST LINE FOR 537.34 FEET; THENCE N 78°18'26"W FOR 20.33 FEET TO THE PLACE OF BEGINNING OF SAID PERMANENT UTILITY EASEMENT; THENCE S 01°15'59"W FOR 54.81 FEET; THENCE S 77°51'53"E FOR 62.78 FEET; THENCE SOUTHEASTERLY ALONG A 612.96 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY FOR AN ARC DISTANCE OF 49.14 FEET, SAID CURVE HAVING A CHORD BEARING OF S 76°34'01"E AND A CHORD DISTANCE OF 49.12 FEET; THENCE S 01°15'36"W FOR 10.33 FEET TO THE NORTHERLY LINE OF THE HAMILTON TO PEARL STREET CONNECTOR, ESTABLISHED BY THE STATE OF IOWA; THENCE NORTHWESTERLY ALONG A SAID NORTHERLY LINE OF THE HAMILTON TO PEARL STREET CONNECTOR AND A 602.96 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY FOR A CURVE DISTANCE 51.00 FEET, SAID CURVE HAVING A CHORD BEARING OF N 76°26'53"W AND HAVING A CHORD DISTANCE OF 50.98 FEET; THENCE N 77°55'19"W ALONG SAID NORTHERLY LINE OF THE HAMILTON TO PEARL STREET CONNECTOR FOR 71.12 FEET; THENCE N 01°15'59"E FOR 64.98 FEET; THENCE S 78°18'26"E FOR 10.17 FEET TO THE PLACE OF BEGINNING OF SAID PERMANENT UTILITY EASEMENT. (PERMANENT UTILITY EASEMENT HAVING AN AREA OF 1808.9 SQUARE FEET.)

The purpose of this easement agreement is to construct, operate and maintain a water main. The Grantors herein retain the right to such use of the whole of said tract as is consistent with the exercise of said easement on the part of the said City in constructing, operating and maintaining said utility project.

In case the City shall cease to require said utility easement over said tract, then said easement shall cease and all rights herein granted shall revert to the Grantors herein or their assigns.

IN WITNESS WHEREOF, the parties hereto have set their hands this 2nd day of December, A.D., 2014.

WOODBURY COUNTY, IOWA

George W. Boykin
George W. Boykin, Chairman of the
Board of Supervisors of
Woodbury County, Iowa

STATE OF IOWA)
) ss
WOODBURY COUNTY)

On this 2nd day of December, 2014, before me, a Notary Public, in and for the State of Iowa, personally appeared George W. Boykin, Chairman of the Board of Supervisors of Woodbury County, Iowa, to me personally known to be the identical person(s) named in and who executed the foregoing instrument and acknowledged that he/she/they executed the same as his/her/their voluntary act and deed.

WITNESS my official signature and seal of office at Sioux City, Iowa, the day and year last written above.

Karen James
Notary Public in and for said County and State

(Form 071 - Perm. Ease)



PERMANENT UTILITY EASEMENT

(SHEET 1 OF 2)

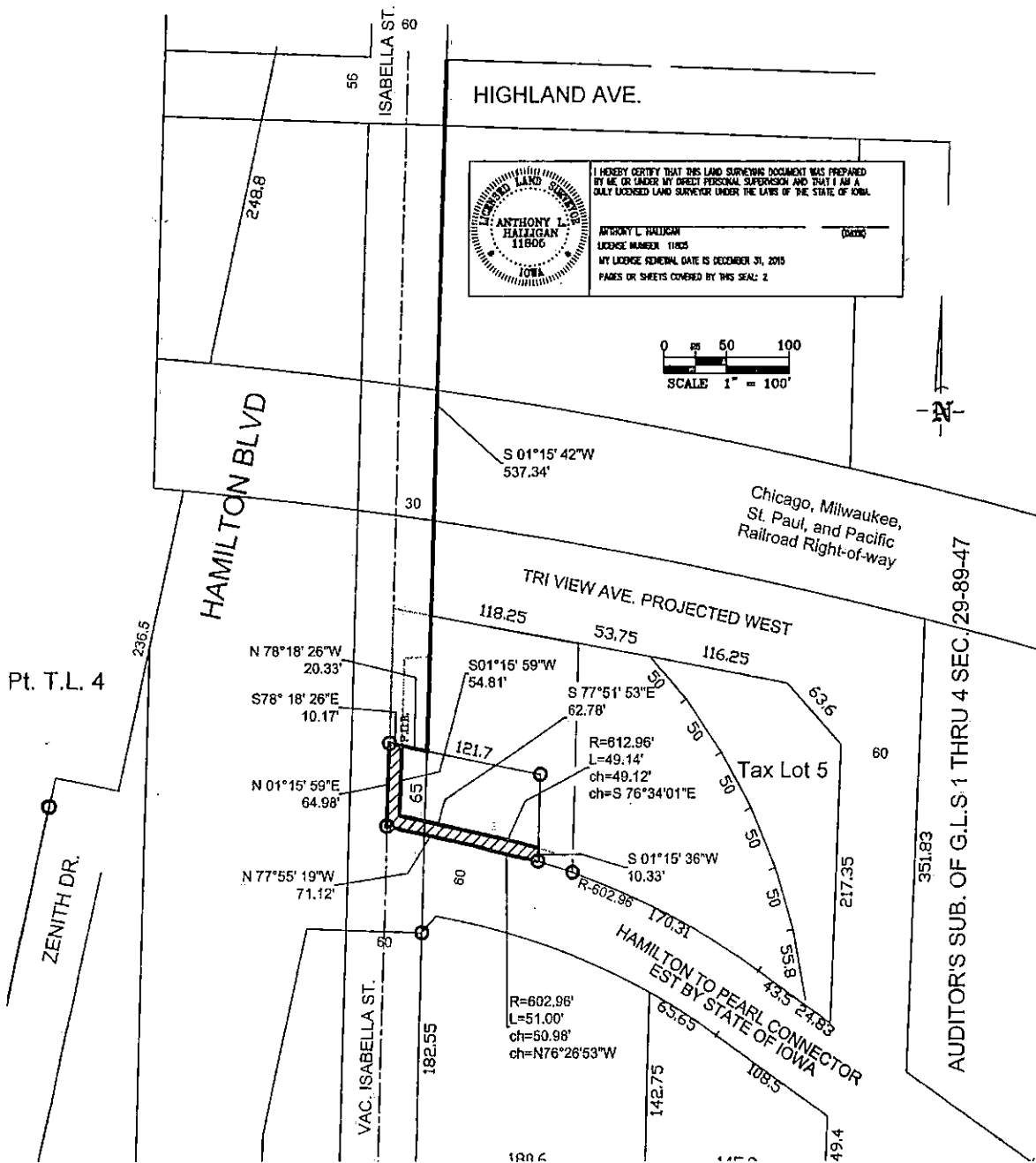
PROJECT: Zenith Drive Improvements Easements PROJECT ENGINEER: H.R.Green (Eric Hanson P.E.)

PREPARED BY: City of Sioux City (Engineering Dept.) P.O.Box 447, Sioux City, Iowa

EASEMENT AREA: 1808.9 sq. ft. PARCEL #: 894729334002 DATE CREATED: 09/22/2014

PARCEL ADDRESS: 1221 Tri View Ave DEED HOLDER: Woodbury County

OWNER ADDRESS: 620 Douglas St, Sioux City, IA 51101-0000 (DED: 258-462 Dated 03/03/1992)



PERMANENT UTILITY EASEMENT

(SHEET 2 OF 2)

PROJECT: Zenith Drive Improvements Easements PROJECT ENGINEER: H.R.Green (Eric Hanson P.E.)

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Legal Description

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COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF WEST HIGHLAND AVENUE AND THE EAST LINE OF ISABELLA STREET; THENCE S 01°15'42"W ALONG SAID EAST LINE FOR 537.34 FEET; THENCE N 78°18'26"W FOR 20.33 FEET TO THE PLACE OF BEGINNING OF SAID PERMANENT UTILITY EASEMENT; THENCE S 01°15'59"W FOR 54.81 FEET; THENCE S 77°51'53"E FOR 62.78 FEET; THENCE SOUTHEASTERLY ALONG A 612.96 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY FOR AN ARC DISTANCE OF 49.14 FEET, SAID CURVE HAVING A CHORD BEARING OF S 76°34'01"E AND A CHORD DISTANCE OF 49.12 FEET; THENCE S 01°15'36"W FOR 10.33 FEET TO THE NORTHERLY LINE OF THE HAMILTON TO PEARL STREET CONNECTOR, ESTABLISHED BY THE STATE OF IOWA; THENCE NORTHWESTERLY ALONG A SAID NORTHERLY LINE OF THE HAMILTON TO PEARL STREET CONNECTOR AND A 602.96 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY FOR A CURVE DISTANCE 51.00 FEET, SAID CURVE HAVING A CHORD BEARING OF N 76°26'53"W AND HAVING A CHORD DISTANCE OF 50.98 FEET; THENCE N 77°55'19"W ALONG SAID NORTHERLY LINE OF THE HAMILTON TO PEARL STREET CONNECTOR FOR 71.12 FEET; THENCE N 01°15'59"E FOR 64.98 FEET; THENCE S 78°18'26"E FOR 10.17 FEET TO THE PLACE OF BEGINNING OF SAID PERMANENT UTILITY EASEMENT;

PERMANENT UTILITY EASEMENT HAVING AN AREA OF 1808.9 SQUARE FEET.

TEMPORARY CONSTRUCTION EASEMENT

KNOW ALL MEN BY THESE PRESENTS THAT Woodbury County, of 620 Douglas Street, Sioux City, IA 51101 in consideration of \$372.31 agreed with the City of Sioux City, Iowa, do hereby grant unto the said City of Sioux City, Iowa, the right to perform the following work: storage of equipment, materials, workers and machinery and other work associated with the installation of a proposed city utility and associated construction activities in connection with the Zenith Drive Improvements Project on the following described premises situated in the County of Woodbury, State of Iowa, to-wit:

TEMPORARY CONSTRUCTION EASEMENT TO BE ACQUIRED AT 1211 TRI VIEW AVENUE: A 10 foot wide Temporary Construction Easement abutting on South line of that parcel being described on Roll 704 Images 7181-7183 as filed in the Recorders/Auditors office in the Woodbury County Court House, Sioux City, Iowa and said Easement extending to the East and West boundaries of said parcel, more particular described as: A 10 foot wide Temporary Construction Easement abutting on and lying North of the following described baseline, all that part of Tax Lot five (5) of Auditor's Plat of Tax lots in Government lots One (1), Two (2), Three (3) and Four (4) of Section Twenty-nine (29), Township Eighty-nine (89) North, Range Forty-seven (47) West of the Fifth (5th) Principal Meridian in Sioux City, Woodbury County, Iowa, said baseline described as follows: Commencing at a point on the North line of West Highland Avenue and the East line of Isabella Street in Sioux City Davis Addition; thence South along said East line for 360.9 feet to the Southerly right of way line of the Chicago, Milwaukee, St Paul and Pacific Railroad; thence Easterly along said Southerly line and along a 1 degree 31 minute curve concave Southerly for 333.8 feet to the centerline of a sewer easement; thence South along said centerline and the West line of South Myrtle Street for 326.46 feet; thence with an angle to the right of 123 degrees 42 minutes 48 seconds for 24.83 feet to the centerline of a spur track and the place of beginning of said baseline, being the South line of said 10 foot wide Temporary Construction Easement; thence continuing along the previous course for 43.7 feet; thence along a curve, concave Southerly, having a radius of 602.96 feet, for 170.31 feet to the end of said baseline, being the South line of said 10 foot wide Temporary Construction Easement. (Temporary Construction Easement containing an area of 2140.1 square feet.)

AND

TEMPORARY CONSTRUCTION EASEMENT TO BE ACQUIRED AT 1221 TRI VIEW AVENUE: A TEMPORARY CONSTRUCTION EASEMENT LYING IN THE LAND REFERRED TO IS SITUATED IN THE STATE OF IOWA, COUNTY OF WOODBURY AND IS DESCRIBED AS FOLLOWS: ALL IN PARTS OF VACATED ISABELLA STREET, A PART OF ABANDONED TRI VIEW AVENUE AND PART OF TAX LOT 5 OF AUDITOR'S PLAT OF TAX LOTS IN GOVERNMENT LOTS 1, 2, 3 AND 4 OF SECTION 29, TOWNSHIP 89 NORTH, RANGE 47 WEST OF THE 5TH P.M. SIOUX CITY, WOODBURY COUNTY, IOWA. DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF WEST HIGHLAND AVENUE AND THE EAST LINE OF ISABELLA STREET: THENCE S 01°15'42"W ALONG SAID EAST LINE FOR 537.34 FEET TO THE PLACE OF BEGINNING OF SAID TEMPORARY CONSTRUCTION EASEMENT; THENCE CONTINUING S 01°15'42"W ALONG SAID EAST LINE FOR 54.97' FEET; THENCE N 77°51'53"W FOR 20.36' FEET; THENCE N 01°15'59"E FOR 54.81' FEET; THENCE S 78°18'26"E FOR 20.33' FEET TO THE PLACE OF

TEMPORARY CONSTRUCTION EASEMENT

(sheet 1 of 2)

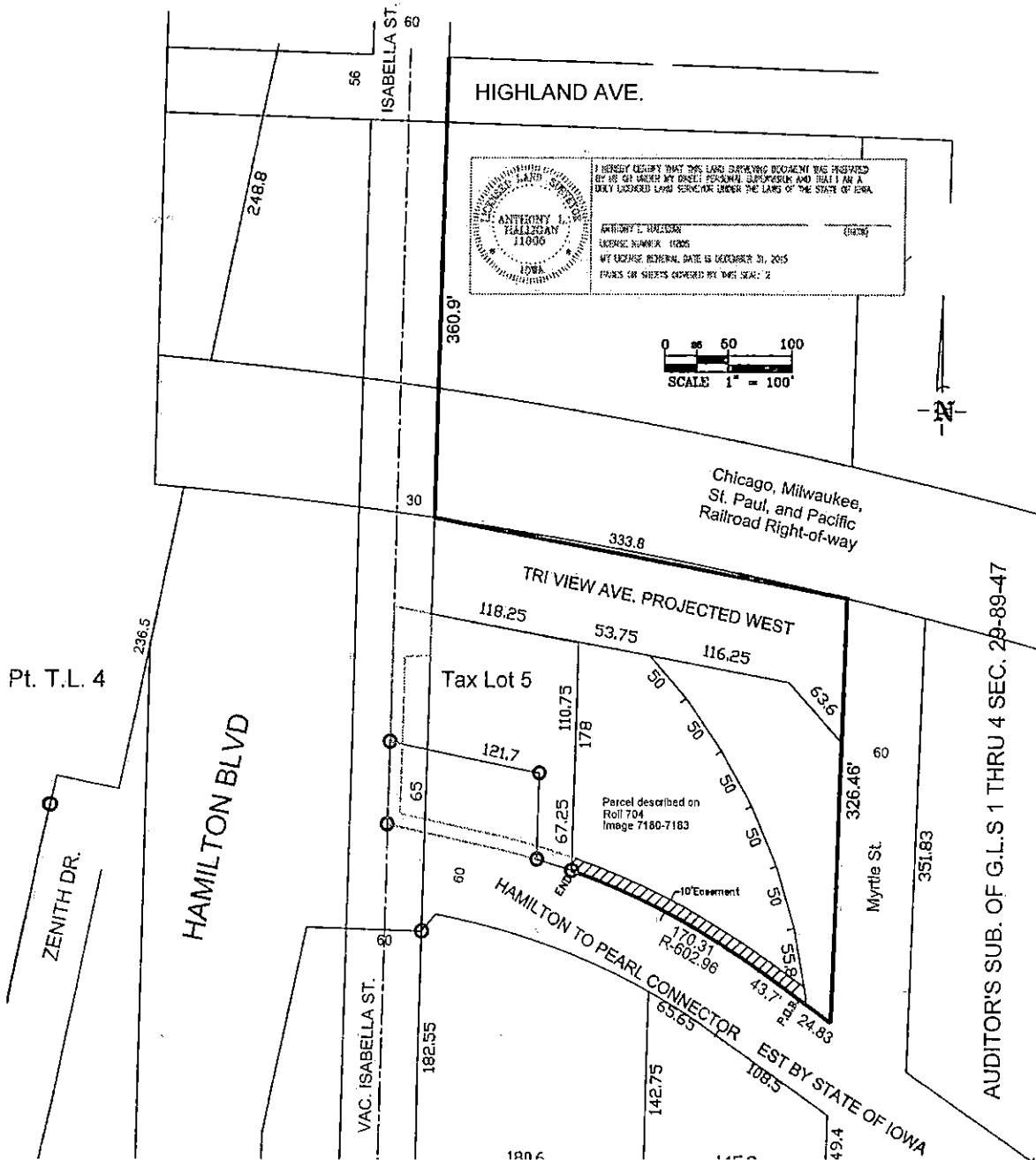
PROJECT: Zenith Drive Improvements Easements PROJECT ENGINEER: H.R.Green (Eric Hanson P.E.)

PREPARED BY: City of Sioux City (Engineering Dept.) P.O.Box 447, Sioux City, Iowa

TEMPORARY EASEMENT AREA: 2140.1sq. ft. PARCEL #: 894729334003 DATE CREATED: 09/22/2014

PARCEL ADDRESS: 1211 Tri View Ave DEED HOLDER: Woodbury County

OWNER ADDRESS: 620 Douglas St, Sioux City, IA 51101-0000 (WD: 704-7181 Dated 06/30/2009)



TEMPORARY CONSTRUCTION EASEMENT

(sheet 2 of 2)

PROJECT: Zenith Drive Improvements Easements **PROJECT ENGINEER:** H.R.Green (Eric Hanson P.E.)

PREPARED BY: City of Sioux City (Engineering Dept.) P.O.Box 447, Sioux City, Iowa

TEMPORARY EASEMENT AREA: 2140.1sq. ft. **PARCEL #:** 894729334003 **DATE CREATED:** 09/22/2014

PARCEL ADDRESS: 1211 Tri View Ave **DEED HOLDER:** Woodbury County

OWNER ADDRESS: 620 Douglas St, Sioux City, IA 51101-0000 (WD: 704-7181 Dated 06/30/2009)

Legal Description

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Temporary Construction Easement containing an area of 2140.1 square feet.

TEMPORARY CONSTRUCTION EASEMENT

(SHEET 1 OF 2)

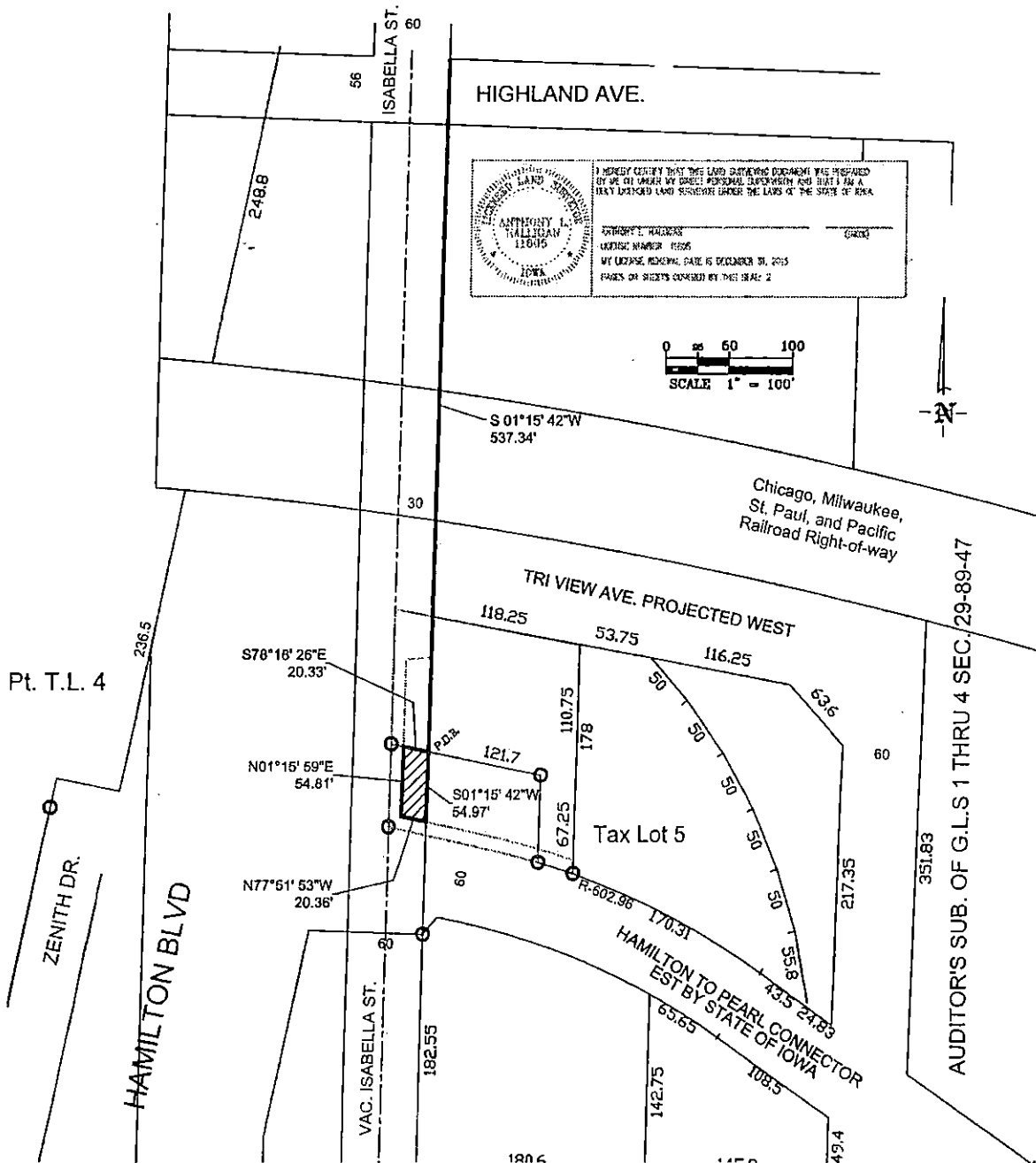
PROJECT: Zenith Drive Improvements Easements PROJECT ENGINEER: H.R.Green (Eric Hanson P.E.)

PREPARED BY: City of Sioux City (Engineering Dept.) P.O.Box 447, Sioux City, Iowa

EASEMENT AREA: 1097.4 sq. ft. PARCEL #: 894729334002 DATE CREATED: 09/22/2014

PARCEL ADDRESS: 1221 Tri View Ave DEED HOLDER: Woodbury County

OWNER ADDRESS: 620 Douglas St, Sioux City, IA 51101-0000 (DED: 258-462 Dated 03/03/1992)



TEMPORARY CONSTRUCTION EASEMENT

(SHEET 2 OF 2)

PROJECT: Zenith Drive Improvements Easements PROJECT ENGINEER: H.R.Green (Eric Hanson P.E.)

PREPARED BY: City of Sioux City (Engineering Dept.) P.O.Box 447, Sioux City, Iowa

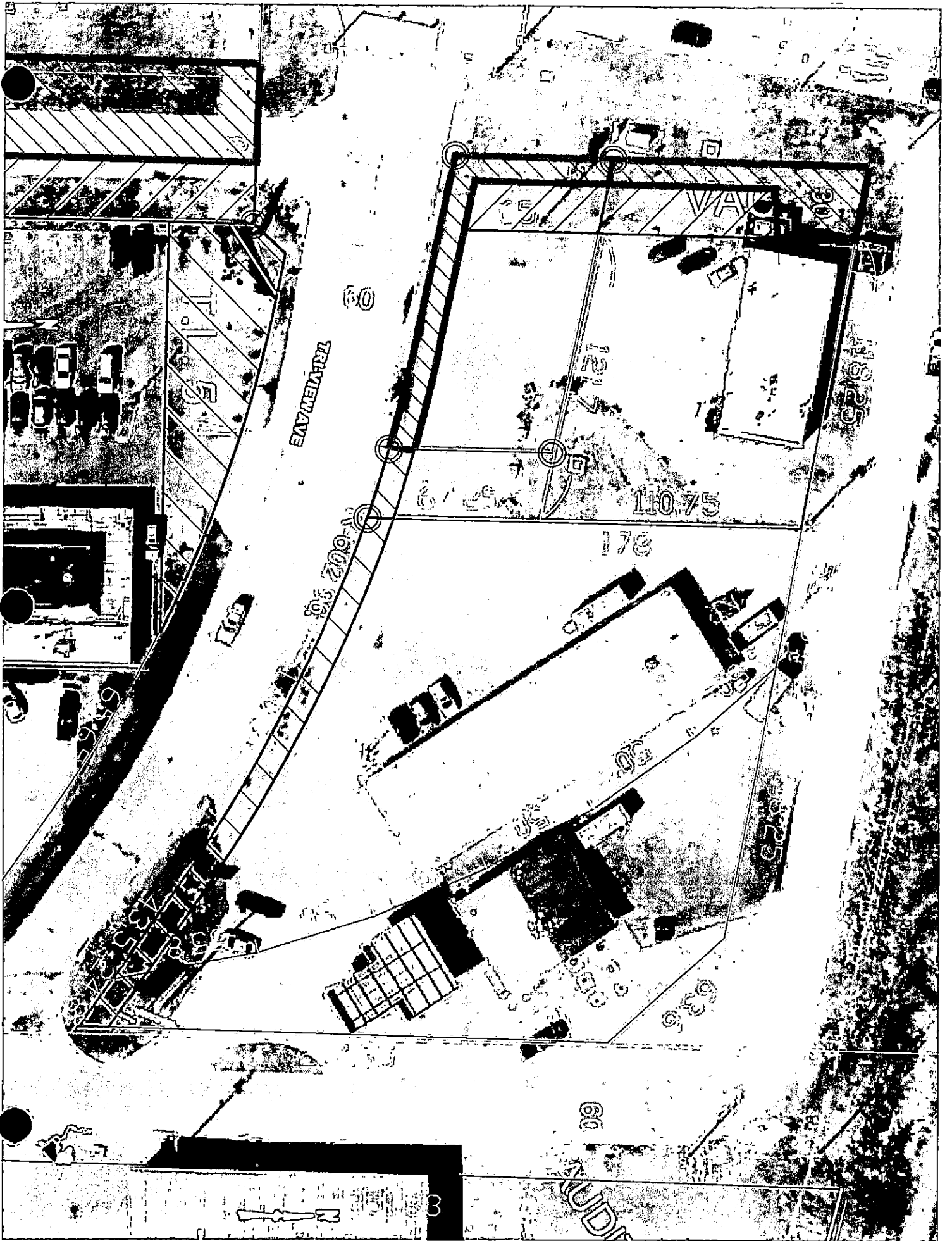
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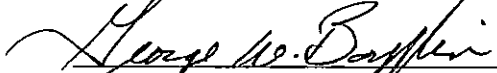


Woodbury County, Owner(s) of real estate located at 1211 Tri View Avenue and 1221 Tri View Avenue, Sioux City, Iowa needed for the Zenith Drive Improvements Project, and acknowledging the fact that (I) (we) are entitled to just compensation based upon an approved appraisal of the subject real estate, nevertheless, desire to donate the right of way.

This donation to the City of Sioux City, Iowa, is made without any coercive action of any nature.

IN WITNESS WHEREOF, the parties hereto have set their hands this 2nd day of December, A.D., 2014.

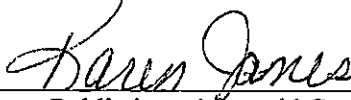
WOODBURY COUNTY, IOWA


George W. Boykin, Chairman of the
Board of Supervisors of
Woodbury County, Iowa

STATE OF IOWA)
) ss
WOODBURY COUNTY)

On this 2nd day of December, 2014, before me, a Notary Public, in and for the State of Iowa, personally appeared George W. Boykin, Chairman of the Board of Supervisors of Woodbury County, Iowa, to me personally known to be the identical person(s) named in and who executed the foregoing instrument and acknowledged that he/she/they executed the same as his/her/their voluntary act and deed.

WITNESS my official signature and seal of office at Sioux City, Iowa, the day and year last written above.


Notary Public in and for said County and State

(Form 106.DOC)

