



SCOTT COUNTY ENGINEER'S OFFICE

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JON R. BURGSTRUM, P.E.
County Engineer

ANGELA K. KERSTEN, P.E.
Assistant County Engineer

BECKY LUENSMANN
Administrative Assistant

MEMO

TO: Dee F. Bruemmer
County Administrator

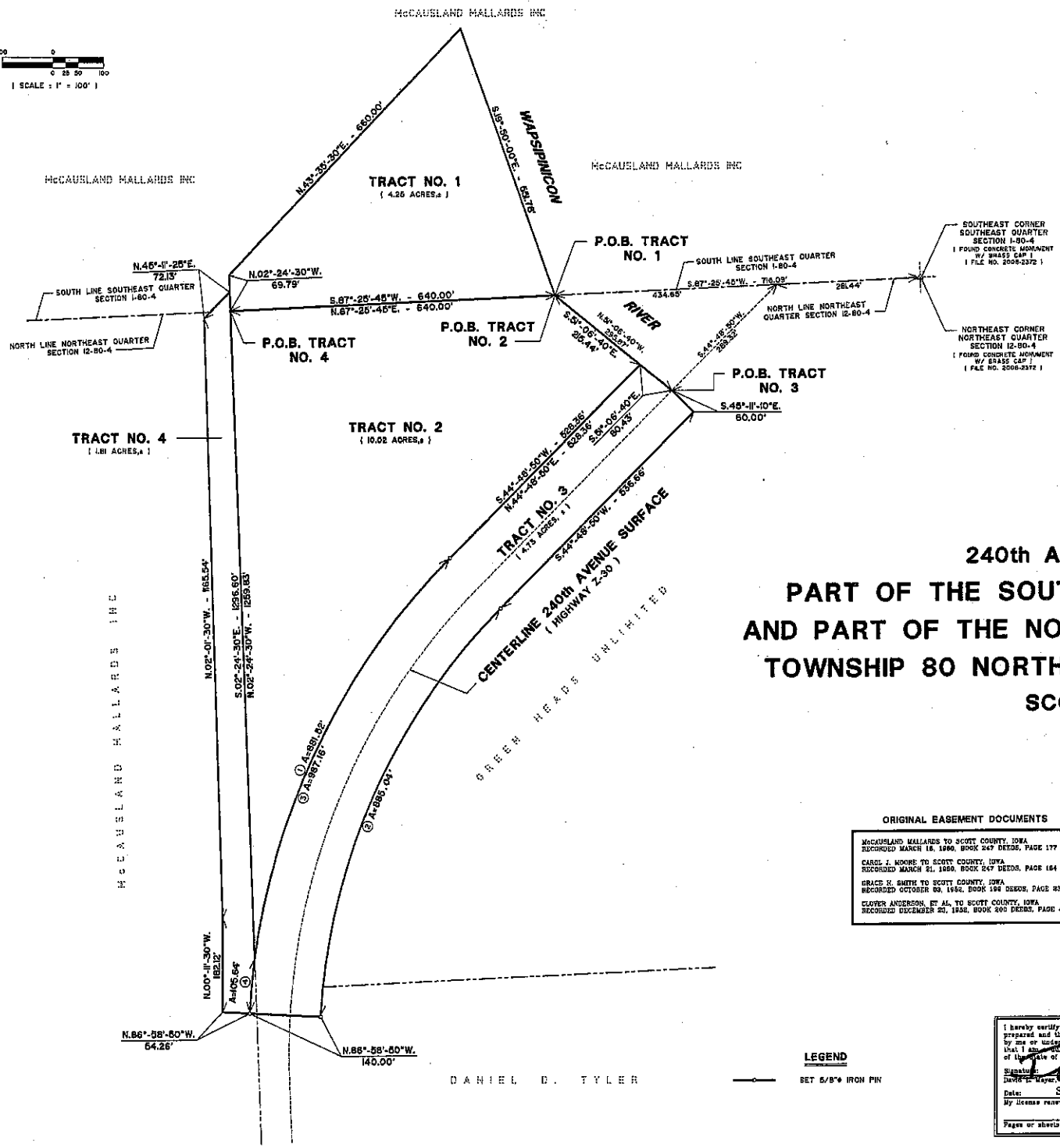
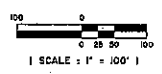
FROM: Jon Burgstrum
County Engineer

SUBJ: Approval of resolution vacating unused road right of way

DATE: October 20, 2015

A resolution vacating a portion of unused right of way adjacent to the Wapsipinicon Bridge north of McCausland. We have received a request from landowners adjacent to the right of way asking us to vacate old right of way that was taken by easement for the road leading to the old bridge across the Wapsipinicon. The old bridge was replaced with a new bridge east of the old location in 1961. The roadway was relocated for the new bridge and we still have right of way to the old bridge location. The two landowners are Green Heads Unlimited and McCausland Mallards. There are four tracts involved. Tracts 1 and 4 revert to the McCausland Mallards. Tract 2 reverts to The Green Heads and Tract 3 will be retained as right of way by the County.

DAVID L. MEYER 4111 EAST 60TH STREET DAVENPORT, IOWA 52807 (563) 359-1348



CURVE NUMBER	RADIUS	DELTA	ARC	CHORD	CHORD BEARING	TANGENT
1	1353.30'	37°-09'-16"	801.52'	866.01'	N26°-08'-10"E	457.03'
2	1213.30'	41°-47'-40"	885.04'	886.64'	N23°-55'-00"E	463.24'
3	1353.30'	41°-47'-40"	897.16'	955.42'	N23°-55'-00"E	56.70'
4	1353.30'	04°-28'-20"	105.24'	105.62'	N05°-15'-25"E	52.85'

BEARINGS BASED ON THE IOWA STATE PLANE
COORDINATE SOUTH ZONE, NAD 83 (2011)
EPOCH 2010.00

PREPARED FOR
SCOTT COUNTY SECONDARY ROADS DEPARTMENT
500 WEST 4th STREET
DAVENPORT, IOWA 52801
ATTN: ANGIE KERSTEN

240th AVENUE EASEMENT WORK
PART OF THE SOUTHEAST QUARTER OF SECTION 1
AND PART OF THE NORTHEAST QUARTER OF SECTION 12
TOWNSHIP 80 NORTH, RANGE 4 EAST OF THE 5th P.M.
SCOTT COUNTY, IOWA

ORIGINAL EASEMENT DOCUMENTS

MCCAUSLAND MALLARDS TO SCOTT COUNTY, IOWA
RECORDED MARCH 16, 1980, BOOK 247 DEEDS, PAGE 177

CAROL J. MOORE TO SCOTT COUNTY, IOWA
RECORDED MARCH 21, 1980, BOOK 247 DEEDS, PAGE 164

GRACE H. SMITH TO SCOTT COUNTY, IOWA
RECORDED OCTOBER 28, 1958, BOOK 184 DEEDS, PAGE 304

CLOVER ANDERSON, ET AL. TO SCOTT COUNTY, IOWA
RECORDED DECEMBER 23, 1958, BOOK 200 DEEDS, PAGE 458

GENERAL NOTES

TRACT NO. 1 CONTAINS ALL OF THE EASEMENT FROM McCAUSLAND MALLARDS AND A PORTION OF THE EASEMENTS FROM GRACE H. SMITH AND CLOVER ANDERSON, ET AL.

TRACT NO. 2 CONTAINS A PORTION OF THE EASEMENTS FROM CAROL J. MOORE AND CLOVER ANDERSON, ET AL.

TRACT NO. 3 CONTAINS A PORTION OF THE EASEMENTS FROM CAROL J. MOORE, CLOVER ANDERSON, ET AL. AND GRACE H. SMITH.

TRACT NO. 4 CONTAINS A PORTION OF THE EASEMENT FROM GRACE H. SMITH.

LEGEND
— SET 5/8" IRON PIN

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.

Daniel D. Tyler

Date: **SEPTEMBER 30, 2016**
By license renewal date is December 31, 2016
THIS SHEET ONLY
Pages or sheets covered by this seal:



PREPARED BY
VERBEKE - MEYER
CONSULTING ENGINEERS, P.C.
4111 EAST 60th STREET
DAVENPORT, IOWA 52807
PHONE NUMBER: (563) 359 - 1348

240TH AVENUE EASEMENT PROJECT

LEGAL DESCRIPTION – TRACT NO. 1
EASEMENT TO BE VACATED TO M^CCAUSLAND MALLARDS INC.
SCOTT COUNTY, IOWA

Part of the Southeast Quarter of Section 1, Township 80 North, Range 4 East of the 5th P.M., Scott County, Iowa, being more particularly described as follows:

Commencing, as a point of reference, at the southeast corner of the Southeast Quarter of said Section 1; thence South 87°-25'-45" West 716.09 feet along the south line of the Southeast Quarter of said Section 1 to the POINT OF BEGINNING of the tract of land hereinafter described:

thence continuing South 87°-25'-45" West 640.00 feet along the south line of the Southeast Quarter of said Section 1;

thence North 02°-24'-30" West 69.79 feet:

thence North 43°-35'-30" East 660.00 feet;

thence South 19°-50'-00" East 551.78 feet to the point of beginning.

Containing 4.25 acres, more or less.

Bearings stated herein are based on the Iowa State Plane Coordinate South Zone, NAD 83 (2011) EPOCH 2010.00.

240TH AVENUE EASEMENT PROJECT

LEGAL DESCRIPTION – TRACT NO. 2
EASEMENT TO BE VACATED TO GREEN HEADS UNLIMITED
SCOTT COUNTY, IOWA

Part of the Northeast Quarter of Section 12, Township 80 North, Range 4 East of the 5th P.M., Scott County, Iowa, being more particularly described as follows:

Commencing, as a point of reference, at the northeast corner of the Northeast Quarter of said Section 12; thence South 87°-25'-45" West 716.09 feet along the north line of the Northeast Quarter of said Section 12 to the POINT OF BEGINNING of the tract of land hereinafter described:

thence South 51°-06'-40" East 215.44 feet;

thence South 44°-48'-50" West 528.36 feet;

thence southwesterly 881.52 feet along a curve concave southeasterly having a radius of 1353.30 feet and a chord bearing and dimension of South 26°-09'-10" West 866.01 feet;

thence North 02°-24'-30" West 1259.83 feet to a point on the north line of the Northeast Quarter of said Section 12;

thence North 87°-25'-45" East 640.00 feet along the north line of the Northeast Quarter of said Section 12 to the point of beginning.

Containing 10.02 acres, more or less.

Bearings stated herein are based on the Iowa State Plane Coordinate South Zone, NAD 83 (2011) EPOCH 2010.00.

240TH AVENUE EASEMENT PROJECT

LEGAL DESCRIPTION – TRACT NO. 3
EASEMENT TO BE RETAINED BY SCOTT COUNTY FOR ROADWAY PURPOSES
SCOTT COUNTY, IOWA

Part of the Northeast Quarter of Section 12, Township 80 North, Range 4 East of the 5th P.M., Scott County, Iowa, being more particularly described as follows:

Commencing, as a point of reference, at the northeast corner of the Northeast Quarter of said Section 12; thence South 87°-25'-45" West 281.44 feet along the north line of the Northeast Quarter of said Section 12 to a point on the centerline of the existing paved surface of 240th Avenue; thence South 44°-48'-50" West 289.32 feet along the centerline of the existing paved surface of 240th Avenue to the POINT OF BEGINNING of the tract of land hereinafter described:

thence South 45°-11'-10" East 60.00 feet;

thence South 44°-48'-50" West 536.66 feet;

thence southwesterly 885.04 feet along a curve concave southeasterly having a radius of 1213.30 feet and a chord bearing and dimension of South 23°-55'-00" West 865.54 feet;

thence North 86°-58'-50" West 140.00 feet;

thence northeasterly 987.16 feet along a curve concave southeasterly having a radius of 1353.30 feet and a chord bearing and dimension of North 23°-55'-00" East 965.42 feet;

thence North 44°-48'-50" East 528.36 feet;

thence South 51°-06'-40" East 80.43 feet to the point of beginning.

Containing 4.73 acres, more or less.

Bearings stated herein are based on the Iowa State Plane Coordinate South Zone, NAD 83 (2011) EPOCH 2010.00.

September 29, 2015
VMCE #15191-4

240TH AVENUE EASEMENT PROJECT

LEGAL DESCRIPTION – TRACT NO. 4
EASEMENT TO BE VACATED TO M^CCAUSLAND MALLARDS INC.
SCOTT COUNTY, IOWA

Part of the Southeast Quarter of Section 1 and part of the Northeast Quarter of Section 12, all in Township 80 North, Range 4 East of the 5th P.M., Scott County, Iowa, being more particularly described as follows:

Commencing, as a point of reference, at the northeast corner of the Northeast Quarter of said Section 12; thence South 87°-25'-45" West 1356.09 feet along the north line of the Northeast Quarter of said Section 12 to the POINT OF BEGINNING of the tract of land hereinafter described:

thence South 02°-24'-30" West 1259.83 feet;

thence southwesterly 105.64 feet along a curve concave easterly having a radius of 1353.30 feet and a chord bearing and dimension of South 05°-15'-25" West 105.62 feet;

thence North 86°-58'-50" West 54.26 feet;

thence North 00°-11'-30" West 182.12 feet;

thence North 02°-01'-30" West 1165.54 feet;

thence North 45°-11'-25" East 72.13 feet;

thence South 02°-24'-30" West 36.77 feet to the point of beginning.

Containing 1.81 acres, more or less.

Bearings stated herein are based on the Iowa State Plane Coordinate South Zone, NAD 83 (2011) EPOCH 2010.00.

VERBEKE-MEYER CONSULTING ENGINEERS, P.C.

THE COUNTY AUDITOR'S SIGNATURE CERTIFIES
THAT THIS RESOLUTION HAS BEEN FORMALLY
APPROVED BY THE BOARD OF SUPERVISORS ON

DATE

SCOTT COUNTY AUDITOR

R E S O L U T I O N

SCOTT COUNTY BOARD OF SUPERVISORS

October 22, 2015

APPROVAL OF VACATING UNUSED ROAD RIGHT OF WAY IN SCOTT COUNTY

BE IT RESOLVED BY the Scott County Board of Supervisors as follows:

Section 1. That the Board of Supervisors approve the vacation of right of way adjacent to the Wapsipinicon Bridge, just North of McCausland, IA as shown in the attached property plat and legal descriptions. Tract 1 and Tract 4 revert to the McCausland Mallards. Tract 2 reverts to the Green Heads and Tract 3 will be retained as right of way by Scott County.

Section 2. That this resolution shall take effect immediately.