

Troy Smeltzer et al
Petition to Vacate Lee Street (Lambert Drive to Crane Street)

Figure 1

Looking west along the unimproved Lee Street from Crane Street



July 13, 2021, J. Robbins

Figure 2

Looking east along the unimproved Lee Street from Lambert Drive



July 13, 2021, J. Robbins

Figure 3
Looking at 4980 Lee Street



July 13, 2021, J. Robbins

Figure 4
Looking at 4990 Lee Street



July 13, 2021, J. Robbins

Figure 5
Looking at 15317 Lambert Drive



July 13, 2021, J. Robbins

Figure 6
Looking at the deck, patio, and corner of the house encroaching into the right-of-way of Lee Street



July 13, 2021, J. Robbins

Figure 7

Looking at the vinyl fence encroaching into the right-of-way of Lee Street



July 13, 2021, J. Robbins



PETITION TO VACATE PLATTED PUBLIC STREET AND/OR ALLEY

TO THE PLANNING & ZONING COMMISSION AND BOARD OF SUPERVISORS OF CERRO GORDO COUNTY, IOWA:

The undersigned ask that a street and/or alley 20.84 feet wide, commencing at Lambert Drive North of 15317 Lambert Drive

and running thence _____

and terminating at Crane Street North of 15317 Lambert Drive

be vacated.

The following information is attached to this petition:

- A plat showing the location of the street and/or alley to be vacated.
- Filing fee in the amount of \$100. (Check made payable to Cerro Gordo County)

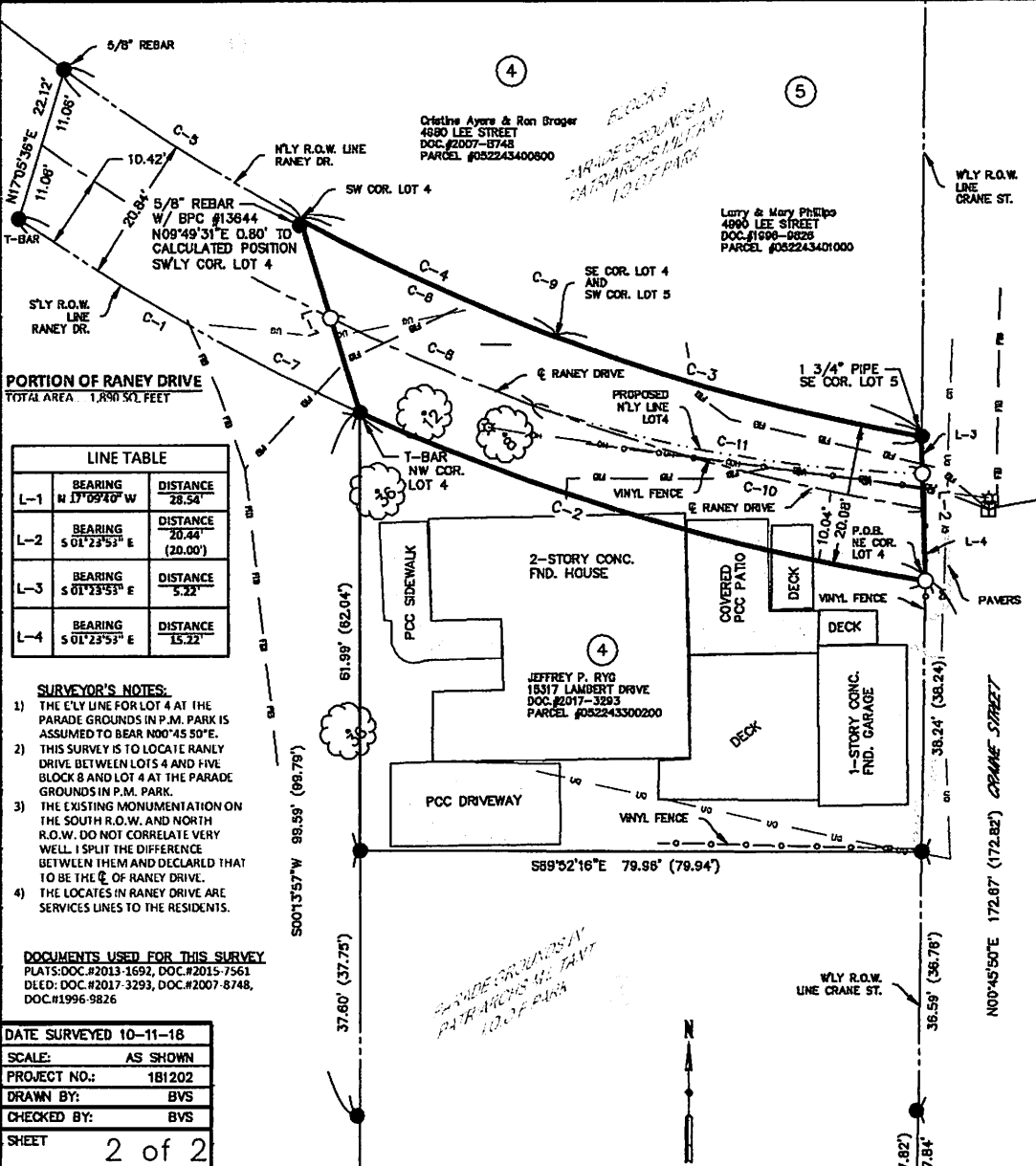
By filing this petition, the undersigned land owner(s) certify and/or agree to the following:

- There are no building encroachments on the street and/or alley to be vacated.
- There are building encroachments on the street and/or alley to be vacated, and a detailed survey showing the encroachments is attached.
- Public utility easements exist and if the street and/or alley is vacated, we will provide the utility company with a private easement.

RETRACEMENT PLAT OF SURVEY

CURVE TABLE					
	Δ	RADIUS	ARC LENGTH	CH. LENGTH	CH. BEARING
C-1	9°53'04" (10°18'58")	310.00' (310.00')	55.89' (55.82')	55.81' (55.74')	N 60°29'44" W (N 61°00'45" W)
C-2	15°08'42" (15°25'22")	310.00' (310.00')	83.21' (83.44')	83.95' (83.19')	N 73°26'21" W (N 73°32'55" W)
C-3	10°40'21" (10°39'28")	290.00' (290.00')	53.98' (53.94')	53.84' (53.87')	S 74°45'44" E (S 75°42'02" E)
C-4	7°51'41" (7°53'35")	290.00' (290.00')	39.98' (39.95')	39.95' (39.92')	S 65°28'36" E (S 66°25'31" E)
C-5	7°51'41" (07°53'35")	290.00' (290.00')	39.97' (39.95')	39.97' (39.92')	S 57°35'47" E (S 58°31'56" W)

CURVE TABLE					
	Δ	RADIUS	ARC LENGTH	CH. LENGTH	CH. BEARING
C-6	26°27'17" (26°27'17")	290.00' (290.00')	133.90' (133.90')	132.71' (132.72')	S 68°52'18" E (S 67°20'56" E)
C-7	25°53'15" (25°44'70")	310.00' (310.00')	140.10' (139.26')	138.91' (138.07')	N 68°18'33" W (N 68°42'13" W)
C-8	5°58'19"	300.51' (300.00')	31.32'	31.31'	S 66°41'36" E
C-9	18°34'17"	290.00' (290.00')	93.96' (94.00')	93.59'	S 70°48'46" E
C-10	10°58'59"	300.51' (300.00')	57.61'	57.52'	S 75°10'13" E
C-11	17°11'56"	188.35'	56.54'	56.33'	S 80°03'37" E



LINE TABLE		
L	BEARING	DISTANCE
L-1	N 17°09'40" W	28.54'
L-2	S 01°23'53" E	20.44' (20.00')
L-3	S 01°23'53" E	5.22'
L-4	S 01°23'53" E	15.22'

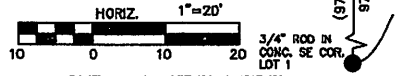
- SURVEYOR'S NOTES:**
- 1) THE E'LY LINE FOR LOT 4 AT THE PARADE GROUNDS IN P.M. PARK IS ASSUMED TO BEAR N00°45'50"E.
 - 2) THIS SURVEY IS TO LOCATE RANEY DRIVE BETWEEN LOTS 4 AND FIVE BLOCK 8 AND LOT 4 AT THE PARADE GROUNDS IN P.M. PARK.
 - 3) THE EXISTING MONUMENTATION ON THE SOUTH R.O.W. AND NORTH R.O.W. DO NOT CORRELATE VERY WELL. I SPLIT THE DIFFERENCE BETWEEN THEM AND DECLARED THAT TO BE THE C. OF RANEY DRIVE.
 - 4) THE LOCATES IN RANEY DRIVE ARE SERVICES LINES TO THE RESIDENTS.

DOCUMENTS USED FOR THIS SURVEY
 PLATS: DOC.#2013-1692, DOC.#2015-7561
 DEED: DOC.#2017-3293, DOC.#2007-8748, DOC.#1996-9826

DATE SURVEYED	10-11-18
SCALE:	AS SHOWN
PROJECT NO.:	181202
DRAWN BY:	BVS
CHECKED BY:	BVS
SHEET	2 of 2

LEGEND

- △ SET SECTION CORNER AS NOTED (P.O.C.) POINT OF COMMENCEMENT
- SET 1/2" REBAR 24" LONG YPC 23709 (P.O.B.) POINT OF BEGINNING
- FOUND 5/8" REBAR YPC #8856 MONUMENT UNLESS NOTED
- ▲ FOUND SECTION CORNER AS NOTED (65) LOT NUMBER
- × CUT "X"
- (0.00)' RECORD MEASUREMENT



STARK
SURVEYING
INC.

INDEX LEGEND
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PROPRIETOR CERRO GORDO COUNTY
SURVEY REQUESTED BY JEFFREY P. RYG
SURVEYOR COMPANY STARK SURVEYING INC. 1622 S. TAFT AVE. MASON CITY, IOWA, 50401 PHONE: 641-423-7947
RETURN TO: BENJAMIN STARK 1622 S. TAFT AVE. MASON CITY, IOWA, 50401

PLAT OF SURVEY

DESCRIPTION

A PART OF RANEY DRIVE THAT IS CONTIGUOUS WITH LOT FOUR (4) AND LOT FIVE (5) BLOCK EIGHT (8) IN PATRIARCHS MILITANT I.O.O.F. PARK CERRO GORDO COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING (P.O.B.) AT THE SOUTHEAST CORNER (SE COR.) OF SAID LOT FOUR (4) BLOCK EIGHT (8);

THENCE S18°53'15"W 10.27 FEET ALONG THE SCOTHWESTERLY EXTENSION OF THE EASTERLY LINE OF SAID LOT FOUR (4) AND THE WESTERLY LINE OF SAID LOT FIVE (5) TO THE CENTERLINE OF RANEY DRIVE;

THENCE ALONG SAID CENTERLINE ON A CURVE CONCAVE NORTHEASTERLY WITH A CHORD BEARING AND DISTANCE OF N66°41'36"W 31.31 FEET, RADIUS 300.51 FEET (300.00 FEET), AND ARC LENGTH OF 31.32 FEET TO THE INTERSECTION OF A LINE DRAWN BETWEEN THE NORTHWEST CORNER OF LOT FOUR (4) IN THE SUBDIVISION OF A PORTION OF THE PARADE GROUNDS IN PATRIARCHS MILITANT I.O.O.F. PARK AS LAID OUT AND PLATTED ON LOT ONE (1) IN SECTION TWENTY-TWO (22) IN TOWNSHIP NINETY-SIX (96) NORTH, RANGE TWENTY-TWO (22) WEST OF THE 5TH P.M., CERRO GORDO COUNTY, IOWA AND THE SOUTHWEST CORNER OF LOT FOUR (4) BLOCK EIGHT (8) IN PATRIARCHS MILITANT I.O.O.F. PARK CERRO GORDO COUNTY, IOWA AND THE CENTERLINE OF RANEY DRIVE;

THENCE ALONG SAID LINE N17°09'40"W 14.52 FEET TO THE SOUTHWEST CORNER (SW COR.) LOT FOUR (4) IN SAID BLOCK EIGHT (8);

THENCE ALONG THE NORTHERLY RIGHT OF WAY (R.O.W.) LINE OF RANEY DRIVE AND A CURVE CONCAVE NORTHEASTERLY WITH A CHORD BEARING AND DISTANCE OF S65°28'36"E (S66°25'31"E) 39.95 FEET (39.92 FEET), RADIUS 290.00 FEET (290.00 FEET), AND ARC LENGTH OF 39.98 FEET (39.95 FEET) TO THE POINT OF BEGINNING (P.O.B.)

SAID PART OF RANEY DRIVE CONTAINS 366 SQUARE FEET ALL IN PUBLIC ROAD RIGHT OF WAY (R.O.W.), AND IS SUBJECT TO ANY EASEMENTS WRITTEN OR OTHERWISE.

SURVEYOR'S NOTES:

- 1) THE E'LY LINE FOR LOT 4 AT THE PARADE GROUNDS IN P.M. PARK IS ASSUMED TO BEAR N00°45'50"E.
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- 4) THE LOCATES IN RANEY DRIVE ARE SERVICES LINE TO THE RESIDENTS.

DOCUMENTS USED FOR THIS SURVEY
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 DOC.#2015-7581
 DEED: DOC.#2017-3293,
 DOC.#2007-8748, DOC.#1998-9826

DATE SURVEYED	10-11-18
SCALE:	AS SHOWN
PROJECT NO.:	181202
DRAWN BY:	BVS
CHECKED BY:	BVS
SHEET	1 of 2



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.

DRAFT

Benjamin Stark Date

License number 23709 Sheets covered by this seal: 2

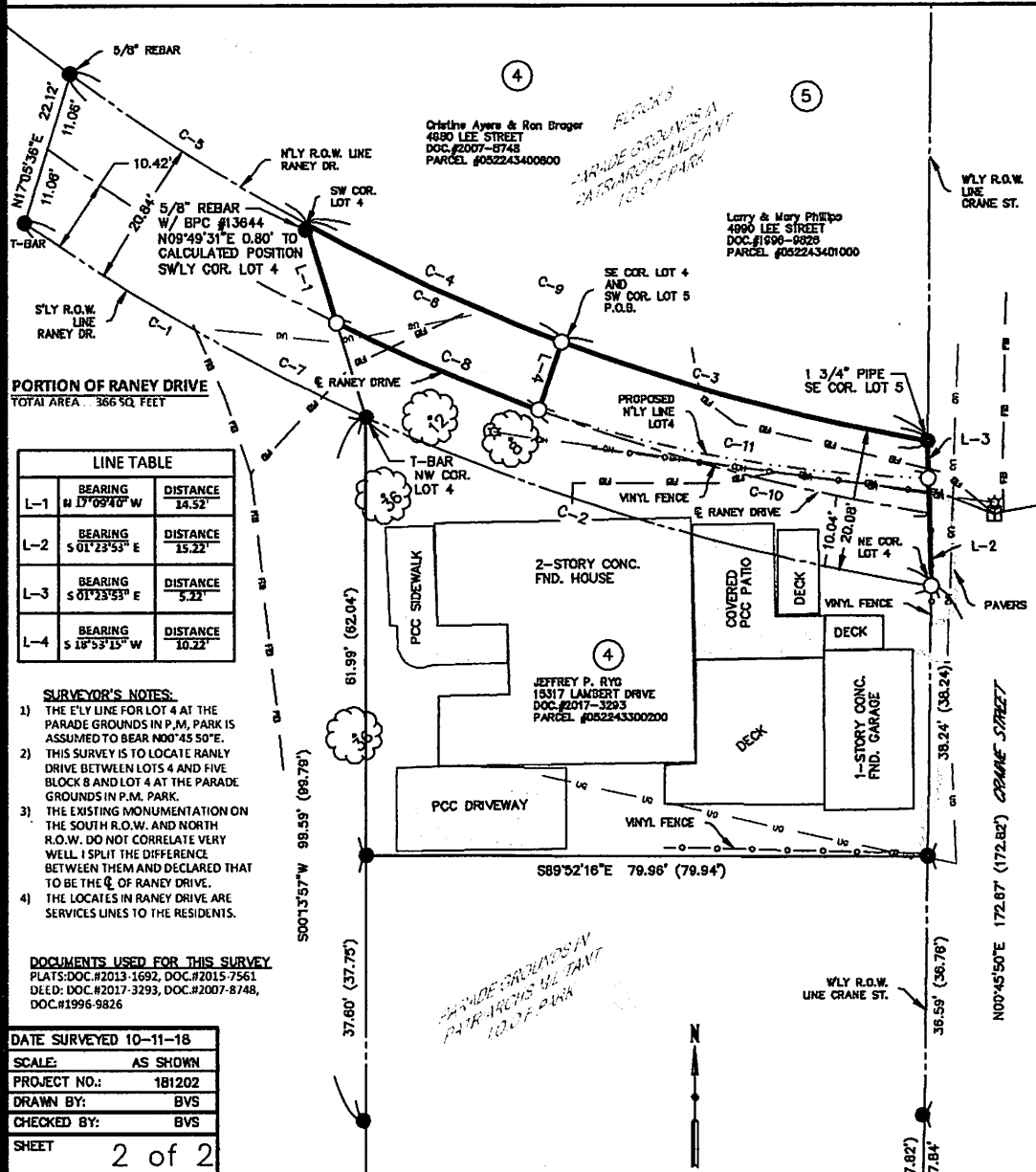
My license renewal date is December 31, 2019

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SURVEYING
INC.**

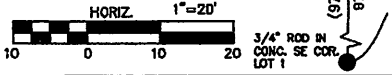
RETRACEMENT PLAT OF SURVEY

CURVE TABLE				
CURVE	Δ	RADIUS	ARC LENGTH	CH. LENGTH
C-1	Δ = 9°53'04" (10°18'58")	RADIUS 310.00' (310.00')	ARC LENGTH 55.89' (55.82')	CH. LENGTH 55.81' (55.74')
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C-3	Δ = 10°40'21" (10°39'28")	RADIUS 290.00' (290.00')	ARC LENGTH 53.98' (53.94')	CH. LENGTH 53.94' (53.87')
C-4	Δ = 7°51'41" (7°53'35")	RADIUS 290.00' (290.00')	ARC LENGTH 39.97' (39.95')	CH. LENGTH 39.95' (39.92')
C-5	Δ = 7°51'41" (07°53'35")	RADIUS 290.00' (290.00')	ARC LENGTH 39.97' (39.95')	CH. LENGTH 39.95' (39.92')

CURVE TABLE				
CURVE	Δ	RADIUS	ARC LENGTH	CH. LENGTH
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C-7	Δ = 25°53'15" (25°44'70")	RADIUS 310.00' (310.00')	ARC LENGTH 148.10' (139.26')	CH. LENGTH 138.91' (138.07')
C-8	Δ = 5°58'19"	RADIUS 300.51' (300.00')	ARC LENGTH 31.32'	CH. LENGTH 31.31'
C-9	Δ = 18°34'17"	RADIUS 290.00' (290.00')	ARC LENGTH 93.96' (94.00')	CH. LENGTH 93.59'
C-10	Δ = 10°58'59"	RADIUS 300.51' (300.00')	ARC LENGTH 57.61'	CH. LENGTH 57.52'
C-11	Δ = 17°11'56"	RADIUS 188.35'	ARC LENGTH 56.54'	CH. LENGTH 56.33'



- LEGEND**
- △ SET SECTION CORNER AS NOTED (P.O.C.) POINT OF COMMENCEMENT
 - SET 1/2" REBAR 24" LONG YPC 23709 (P.O.B.) POINT OF BEGINNING
 - FOUND 5/8" REBAR YPC #8658 MONUMENT UNLESS NOTED
 - ▲ FOUND SECTION CORNER AS NOTED (65) LOT NUMBER
 - X CUT 'X'
 - (0.00) RECORD MEASUREMENT

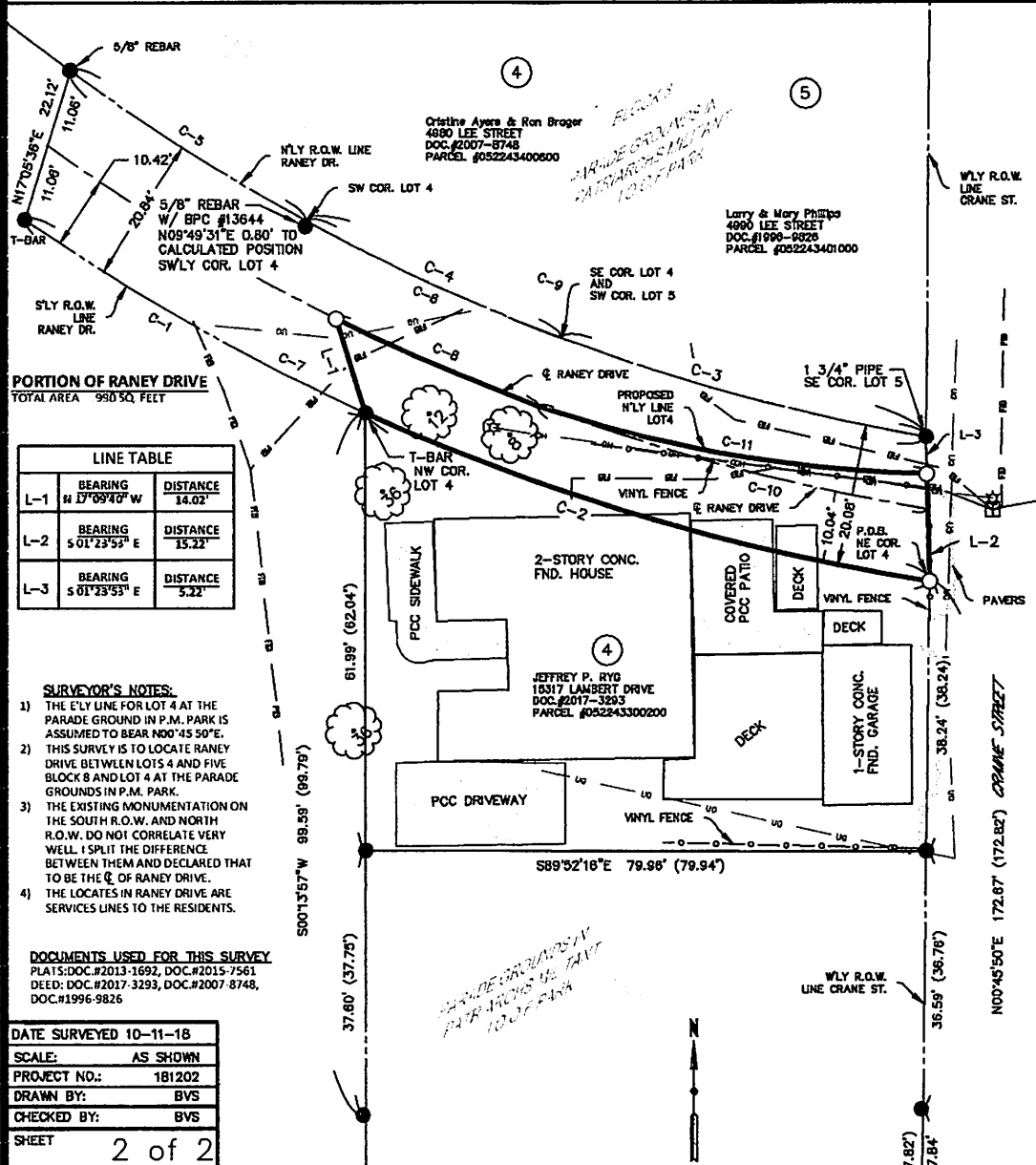


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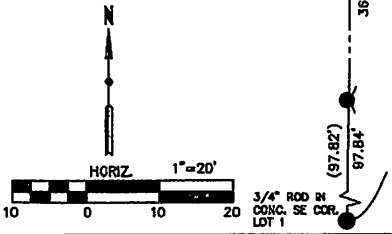
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C-3	10°40'21" (16°49'28")	290.00 (290.00')	53.98 (53.94')	CH. BEARING S 71°45'44" E (S 75°42'02" E)
C-4	7°51'41" (7°53'35")	290.00 (290.00')	39.58 (39.95')	CH. BEARING S 65°28'36" E (S 66°25'31" E)
C-5	7°51'41" (07°53'35")	290.00 (290.00')	39.97 (39.95')	CH. BEARING S 57°35'47" E (S 58°31'56" W)

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C-11	17°11'56"	188.35'	56.54'	CH. BEARING S 80°03'37" E



LEGEND	
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▲	FOUND SECTION CORNER AS NOTED (65) LOT NUMBER
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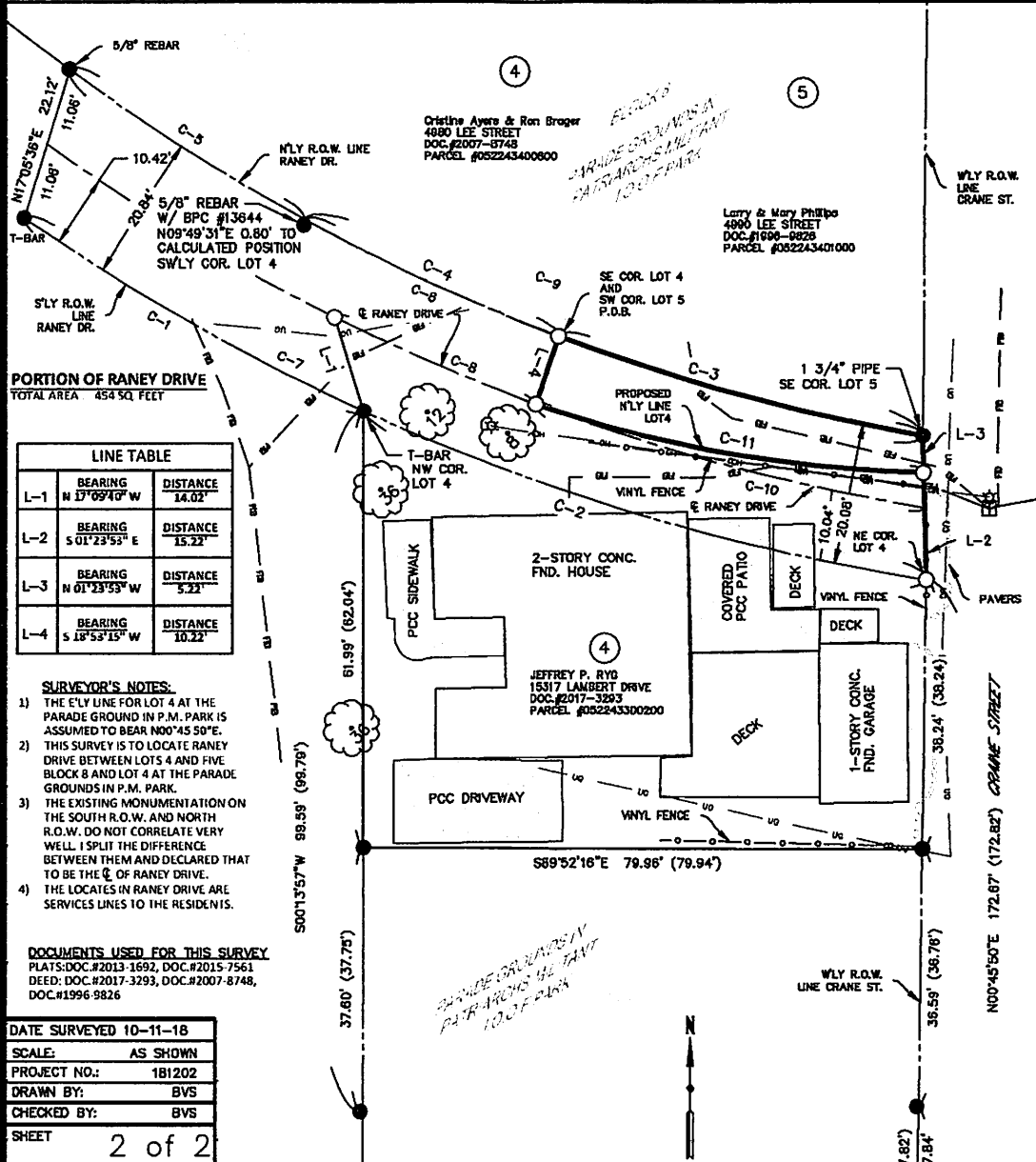


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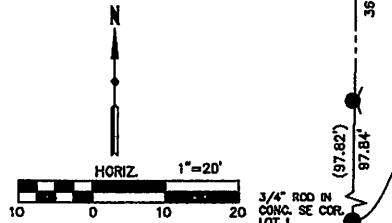
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PROJECT NO.:	181202
DRAWN BY:	BVS
CHECKED BY:	BVS
SHEET	1 of 2



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.

DRAFT

Benjamin Stark

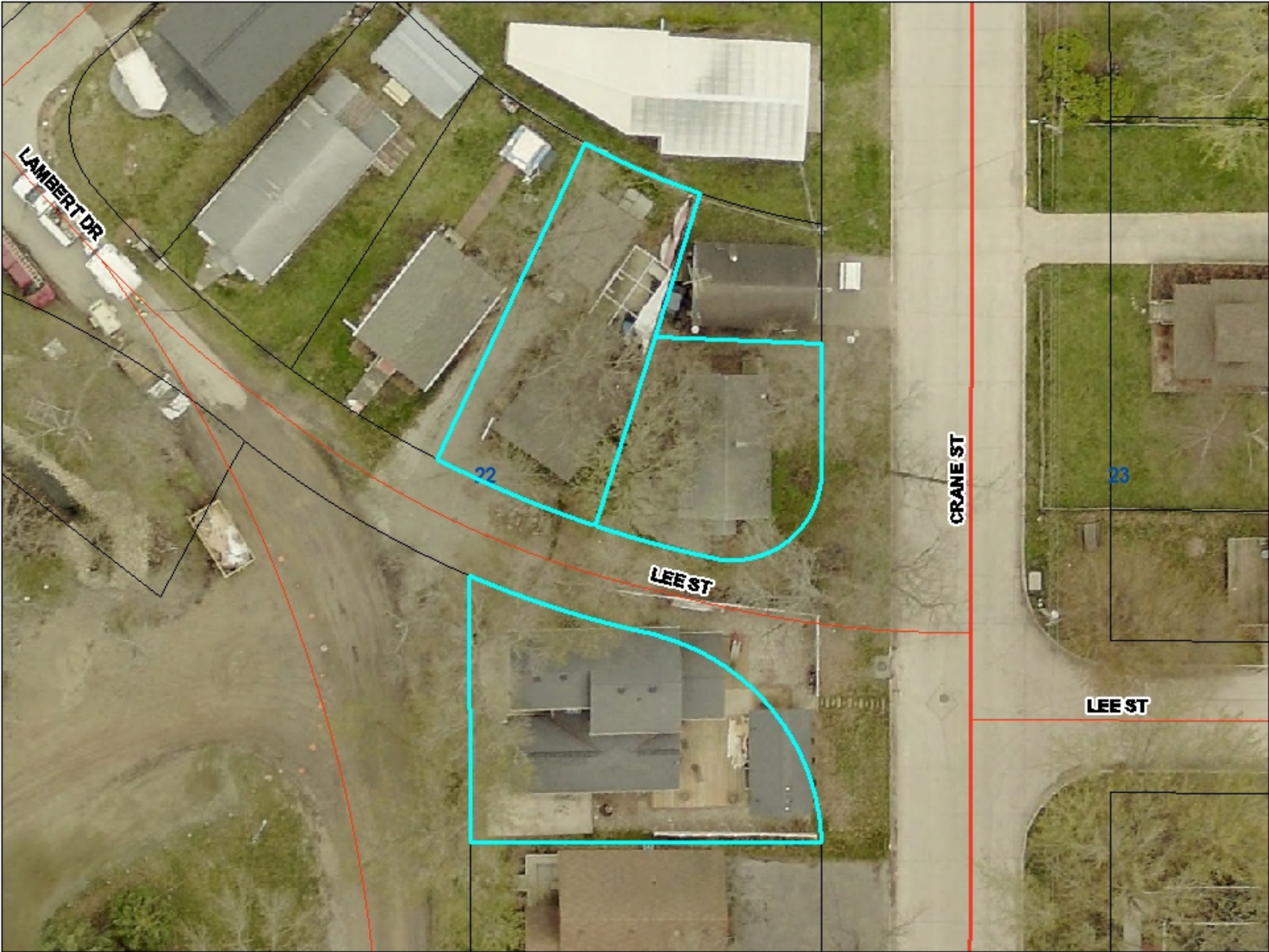
Date

License number 23709

Sheets covered by this seal: 2

My license renewal date is December 31, 2019

**STARK
SURVEYING
INC.**



LAMBERT DR

22

LEE ST

CRANE ST

23

LEE ST

