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# MEMORANDUM

## COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

TO: Thomas Thomas, City Manager

SUBJECT: Sale of City Owned Property / Vacation and Dedication of Right-of-Way and Water Main Easement – 18<sup>th</sup> Avenue and 1<sup>st</sup> Street

Date: January 17, 2012

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City staff has been discussing property in the vicinity of 18<sup>th</sup> Avenue and 1<sup>st</sup> Street with the owners of Del's Metals (1605 1<sup>st</sup> Street), their Attorney, Robert Alvine, and operators of Precision Holdings (1650 1<sup>st</sup> Street, doing business as Precision Manufacturing) for some time to resolve the fact that 1<sup>st</sup> Street north of 18<sup>th</sup> Avenue is not physically located in the 1<sup>st</sup> Street right-of-way. In order to remedy this situation, the following should take place:

- Vacate an unimproved segment of 1<sup>st</sup> Street public right-of-way from 18<sup>th</sup> Avenue north to the southern line of the unimproved and reserved 16<sup>th</sup> Avenue right-of-way (see attached map and surveys);
- Dedicate a 50 foot wide right-of-way that corresponds to the centerline of 1<sup>st</sup> Street pavement;
- The City will split parcel RI-55-A-1 (identified as "City" on map) and transfer Tract 1 to Del's Metals and Tract 2 to Precision Holdings; and
- Establish a water main easement for an existing main that has never been in an easement.

Maps are attached that identify the existing conditions and those after Council approval of the steps detailed above. Crapnell Land Surveying Company prepared surveys related to each element.

This project has taken an extended period of time as it was determined last year that, while the County plat sheets identified parcel RI-55-A-1 as City, title was not vested in the City of Rock Island. This was remedied last summer when the City accepted a Trustee's Deed from the US Bank, the Trustee.

At this point, all analyses have been completed, and utility companies and neighboring property owners have been contacted. All parties are in agreement that the sale, vacation and dedications are appropriate, will eliminate a City street (1<sup>st</sup> Street) from being located on private property (owned by Del's) and establish a water main easement for a City facility that has been in place for many years.

The sequence for accomplishing this is to sell the City parcel to Precision Holdings and Del's Metals, vacate the unimproved 1<sup>st</sup> Street right-of-way, dedicate the new 1<sup>st</sup> Street right-of-way and the water main easement. These should all be done through ordinances prepared by the City Attorney.

**Recommendation:**

That the City Attorney be directed to draft ordinances to:

- Transfer ownership of Tract 1 of Parcel RI-55-A-1 to Del's Metals;
- Transfer ownership of Tract 2 of Parcel RI-55-A-1 to Precision Holdings;
- Vacate the 1<sup>st</sup> Street unimproved right-of-way as specified by the Vacation Plat;
- Dedicate the new 1<sup>st</sup> Street right-of-way as specified by the Dedication Plat; and
- Dedicate the water main easement as specified by the Plat of Water Line Easement.

Submitted by: Alan M. Carmen, Planning and Redevelopment Administrator  
Gregory S. Champagne, Community and Economic Development Director

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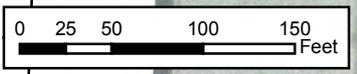
**Approved: Thomas Thomas, City Manager**



Prepared By:  
 City of Rock Island,  
 Community & Economic  
 Development Dept.  
 May 2011  
 (Aerial Flown 2005)

**Legend**

- Roads
- Railroads
- City Owned Parcel
- Parcels



MILL STREET

Precision Holdings  
 1650 1st Street

Precision Holdings

City of Rock Island

Del's Metals  
 1600 Mill Street

Del's Metals

1ST STREET

IOWA INTERSTATE RAILROAD

18TH AVENUE

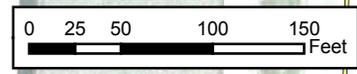
Note: The information presented is not survey accurate.



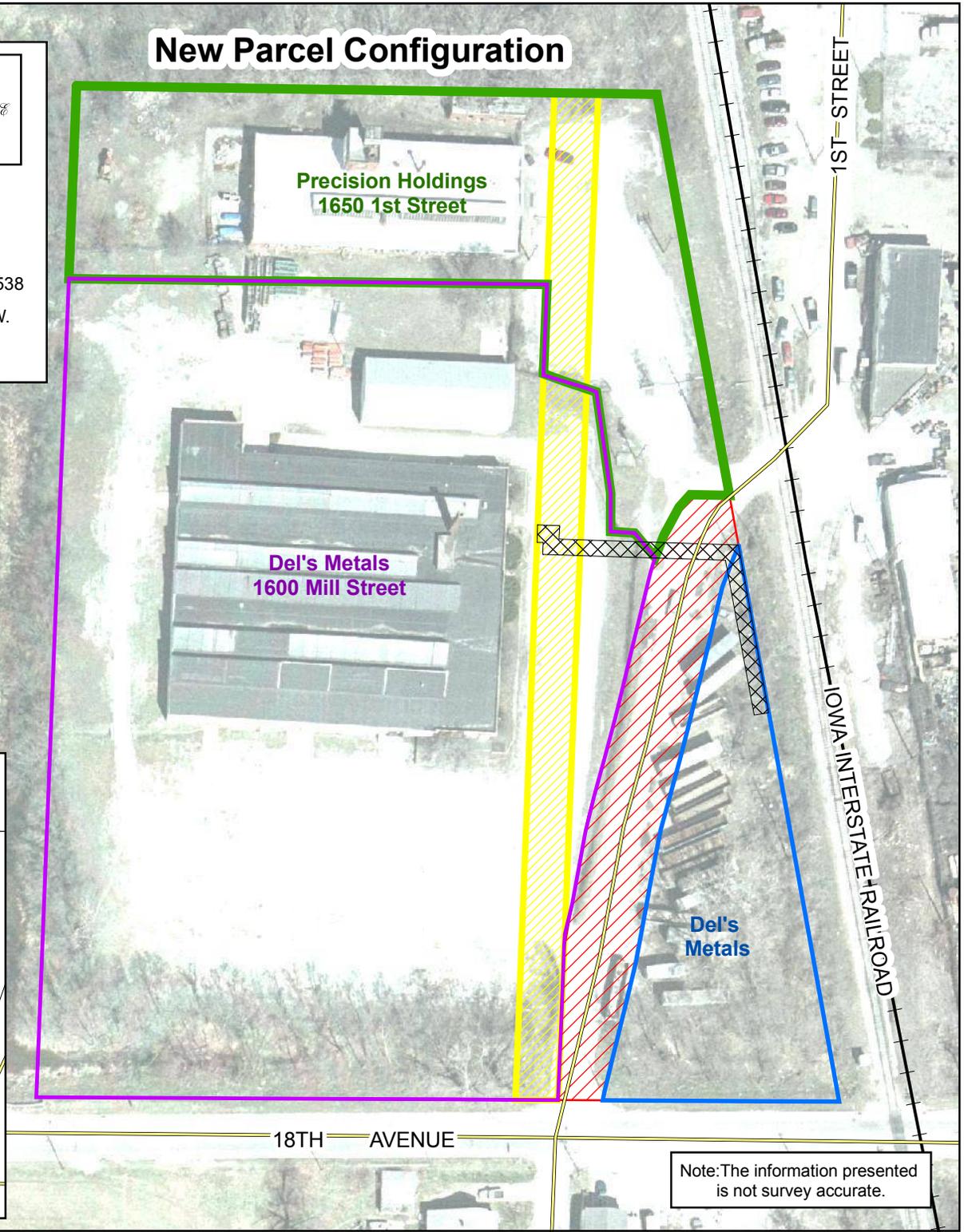
Prepared By:  
 City of Rock Island,  
 Community & Economic  
 Development Dept.  
 May 2011  
 (Aerial Flown 2005)

**Legend**

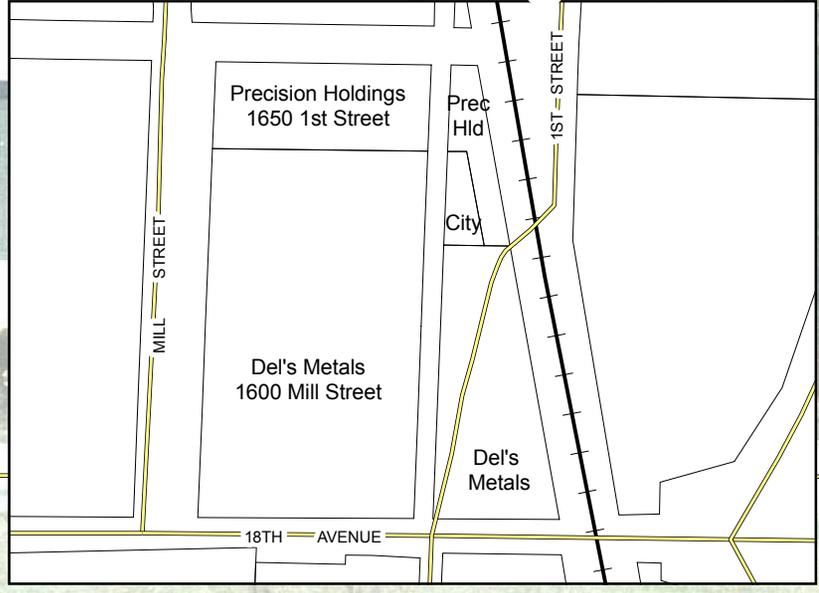
- Roads
- Railroads
- 10 Ft. Watermain Easement
- New Dels Metals - Parcel #094537
- New Del's Metals- Parcel #0955-A
- New Precision Holdings - Parcel #094538
- New Dedicated 50 Ft. 1st Street R.O.W.
- Vacated 1st Street R.O.W.

## New Parcel Configuration



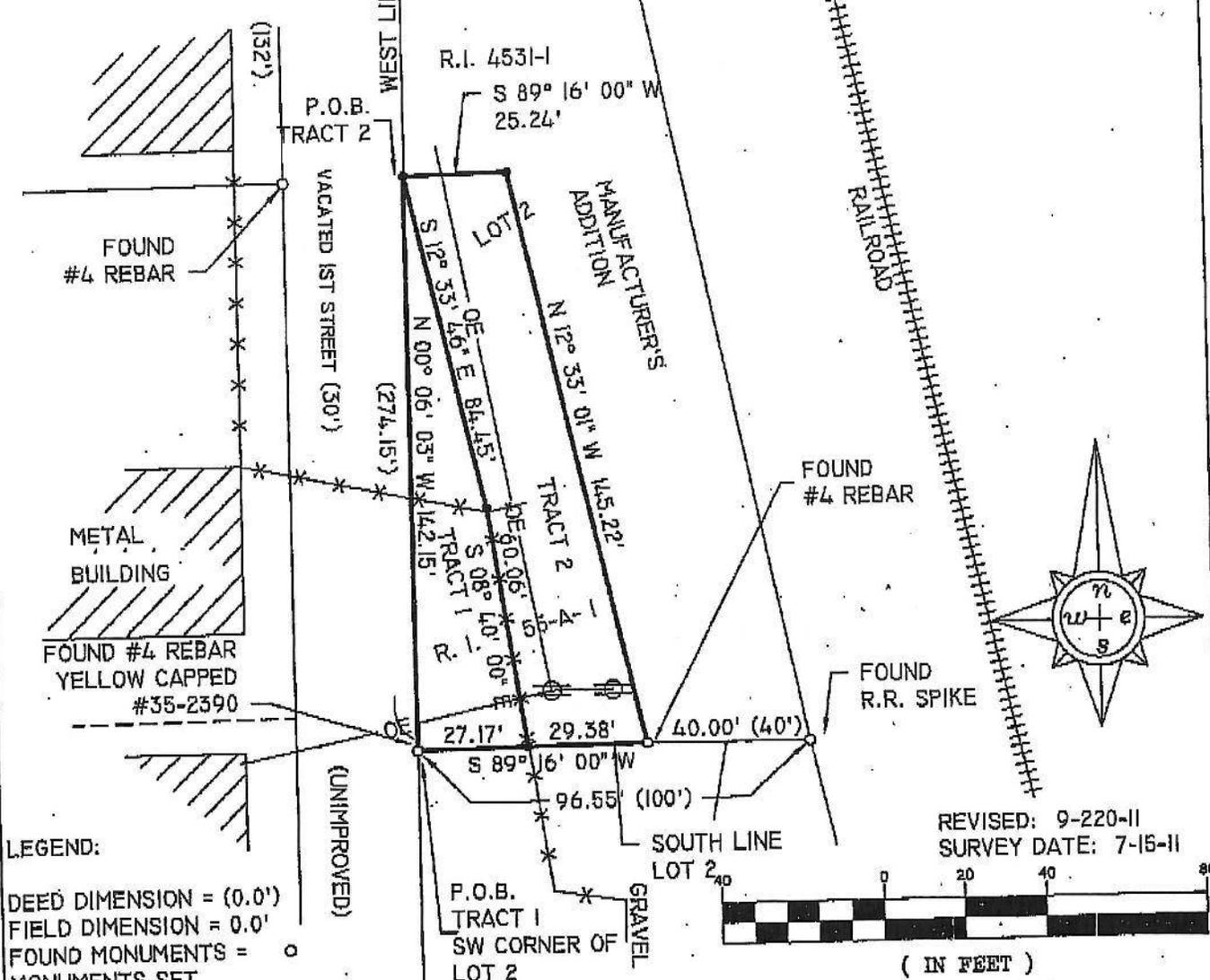
## Current Parcel Configuration



Note: The information presented is not survey accurate.

REVIEWED BY: DATE  
CITY OFFICIAL

PREPARED FOR:  
DEL'S METAL CO.  
c/o CHRISTINA  
CALDWELL



LEGEND:

- DEED DIMENSION = (0.0')
- FIELD DIMENSION = 0.0'
- FOUND MONUMENTS = ○
- MONUMENTS SET (#4 REBAR CAPPED #35-2390) = ●
- OVERHEAD ELECTREIC = —OE—

TO THE BEST OF SURVEYOR'S KNOWLEDGE, ALL EASEMENTS AFFECTING THIS PROPERTY ARE SHOWN.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

MICHAEL D. CRAPNELL  
ILLINOIS PROFESSIONAL LAND SURVEYOR  
LICENSE EXPIRATION DATE NOVEMBER 30, 2012

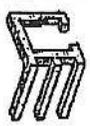
REVISED  
DATE 9-20-11  
NO. 35-2390



PROFESSIONAL LAND SURVEYING FIRM #184-002765

Crapnell Land Surveying Company

814 EAST RIVER DRIVE, DAVENPORT, IA 52803, PHONE: (563) 336-3256





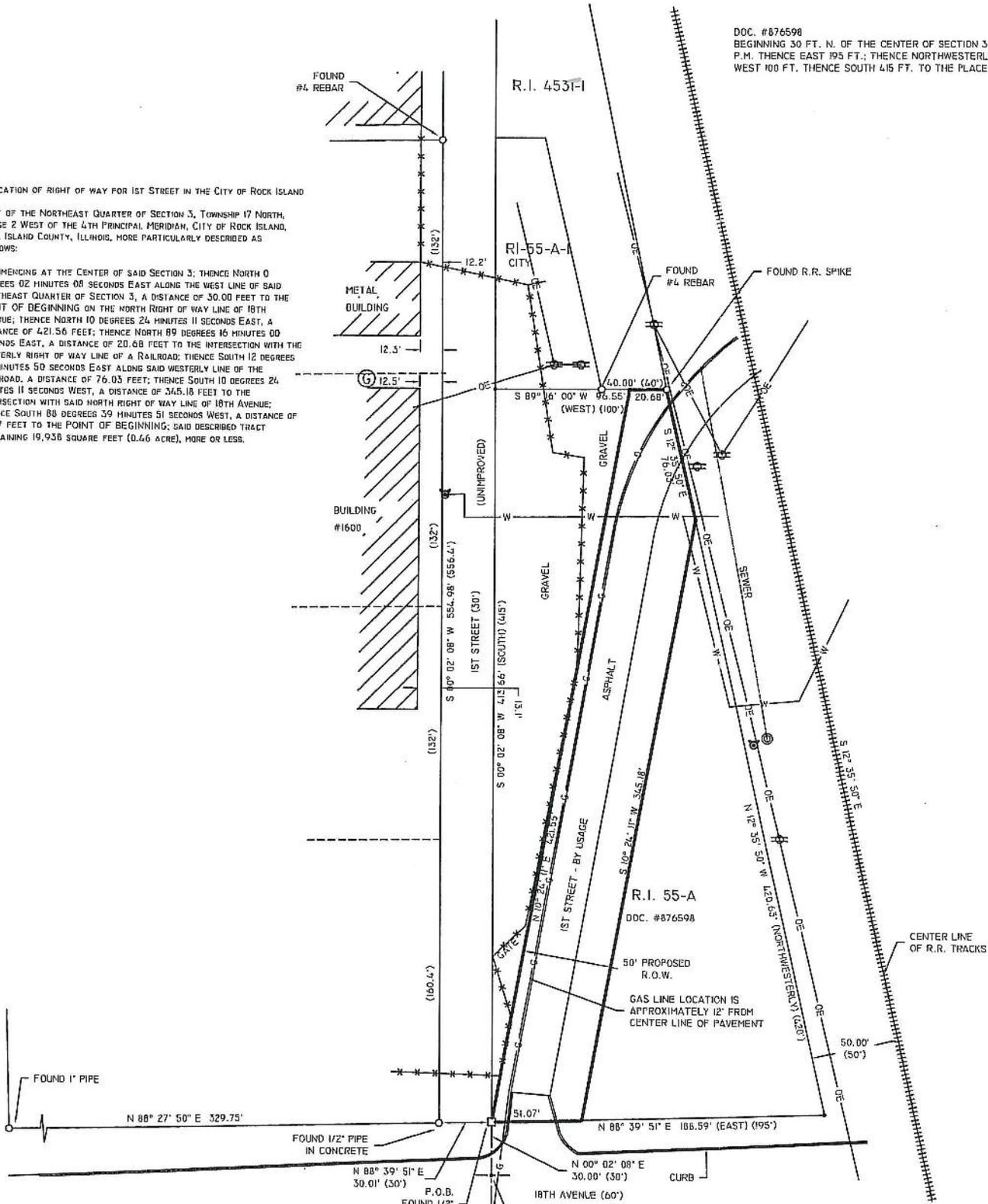
# DEDICATION PLAT

DOC. #876598  
 BEGINNING 30 FT. N. OF THE CENTER OF SECTION 3-17-2W OF THE 4TH  
 P.M. THENCE EAST 195 FT.; THENCE NORTHWESTERLY 420 FT.; THENCE  
 WEST 100 FT. THENCE SOUTH 415 FT. TO THE PLACE OF BEGINNING.

## DEDICATION OF RIGHT OF WAY FOR 1ST STREET IN THE CITY OF ROCK ISLAND

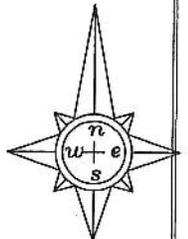
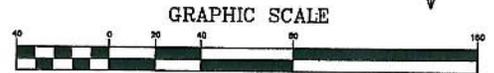
PART OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 17 NORTH,  
 RANGE 2 WEST OF THE 4TH PRINCIPAL MERIDIAN, CITY OF ROCK ISLAND,  
 ROCK ISLAND COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS  
 FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 3; THENCE NORTH 0  
 DEGREES 02 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF SAID  
 NORTHEAST QUARTER OF SECTION 3, A DISTANCE OF 30.00 FEET TO THE  
 POINT OF BEGINNING ON THE NORTH RIGHT OF WAY LINE OF 18TH  
 AVENUE; THENCE NORTH 10 DEGREES 24 MINUTES 11 SECONDS EAST, A  
 DISTANCE OF 421.56 FEET; THENCE NORTH 89 DEGREES 16 MINUTES 00  
 SECONDS EAST, A DISTANCE OF 20.68 FEET TO THE INTERSECTION WITH THE  
 WESTERLY RIGHT OF WAY LINE OF A RAILROAD; THENCE SOUTH 12 DEGREES  
 35 MINUTES 50 SECONDS EAST ALONG SAID WESTERLY LINE OF THE  
 RAILROAD, A DISTANCE OF 76.03 FEET; THENCE SOUTH 10 DEGREES 24  
 MINUTES 11 SECONDS WEST, A DISTANCE OF 365.18 FEET TO THE  
 INTERSECTION WITH SAID NORTH RIGHT OF WAY LINE OF 18TH AVENUE;  
 THENCE SOUTH 88 DEGREES 39 MINUTES 51 SECONDS WEST, A DISTANCE OF  
 51.07 FEET TO THE POINT OF BEGINNING; SAID DESCRIBED TRACT  
 CONTAINING 19,938 SQUARE FEET (0.46 ACRE), MORE OR LESS.



- LEGEND:**
- DEED DIMENSION = (0.0')
  - FIELD DIMENSION = 0.0'
  - MONUMENTS FOUND = o
  - MONUMENTS SET #4 REBAR = \*
  - CAPPED CRAPNELL NO. 35-2390 = o
  - FENCE LINE = - - - - -
  - OVERHEAD ELECTRIC = - - - - -
  - WATER LINE = — W —
  - MANHOLE = ⊙
  - FIRE HYDRANT = ⊕
  - GAS VALVE = ⊕
  - WATER VALVE = ⊕

REVISED: 1-11-11  
 SURVEY DATE: 9-24-10



THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS  
 MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

PREPARED FOR:  
 CITY OF ROCK ISLAND, ILLINOIS



CRAPNELL LAND SURVEYING COMPANY  
 814 EAST RIVER DRIVE  
 DAVENPORT, IOWA 52803  
 (563) 336-3256



MICHAEL D. CRAPNELL  
 ILLINOIS PROFESSIONAL LAND SURVEYOR  
 LICENSE EXPIRATION DATE NOVEMBER 30, 2012

DATE: 2-1-12  
 NO. 35-2390

DATE: 9-27-10	LOCATION: ROCK ISLAND, ILLINOIS
SCALE: 1" = 40'	DRAWN: KLC
	CHEK'D: MDC
	DWG NO: 2872

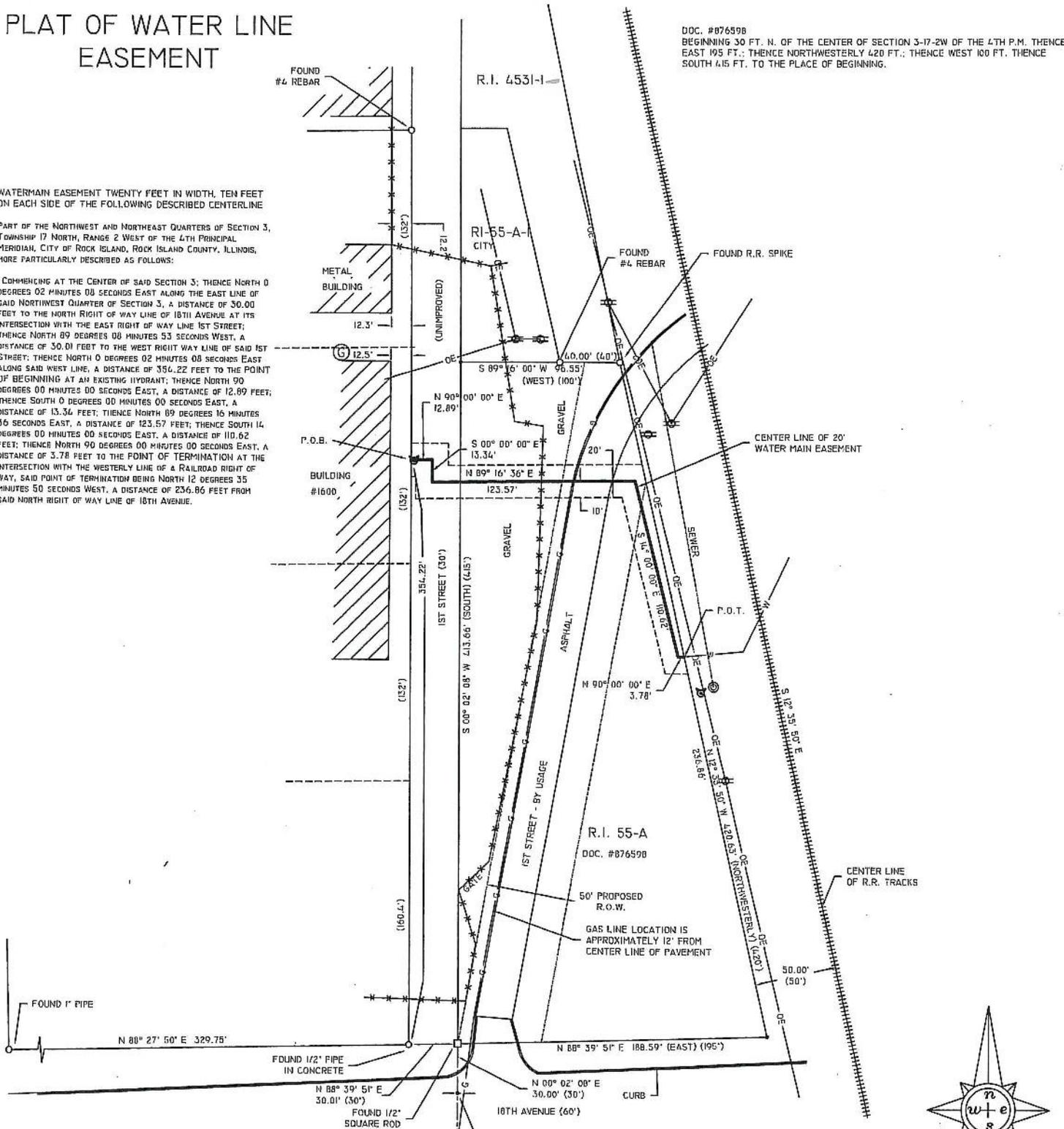
# PLAT OF WATER LINE EASEMENT

DOC. #876598  
 BEGINNING 30 FT. N. OF THE CENTER OF SECTION 3-17-2W OF THE 4TH P.M. THENCE EAST 195 FT.; THENCE NORTHWESTERLY 420 FT.; THENCE WEST 100 FT. THENCE SOUTH 415 FT. TO THE PLACE OF BEGINNING.

WATERMAIN EASEMENT TWENTY FEET IN WIDTH, TEN FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE

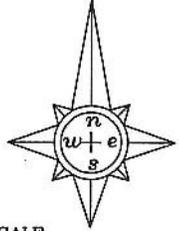
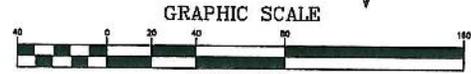
PART OF THE NORTHWEST AND NORTHEAST QUARTERS OF SECTION 3, TOWNSHIP 17 NORTH, RANGE 2 WEST OF THE 4TH PRINCIPAL MERIDIAN, CITY OF ROCK ISLAND, ROCK ISLAND COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 3; THENCE NORTH 0 DEGREES 02 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 3, A DISTANCE OF 30.00 FEET TO THE NORTH RIGHT OF WAY LINE OF 18TH AVENUE AT ITS INTERSECTION WITH THE EAST RIGHT OF WAY LINE 1ST STREET; THENCE NORTH 89 DEGREES 00 MINUTES 53 SECONDS WEST, A DISTANCE OF 30.01 FEET TO THE WEST RIGHT WAY LINE OF SAID 1ST STREET; THENCE NORTH 0 DEGREES 02 MINUTES 08 SECONDS EAST ALONG SAID WEST LINE, A DISTANCE OF 354.22 FEET TO THE POINT OF BEGINNING AT AN EXISTING HYDRANT; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 12.89 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 13.34 FEET; THENCE NORTH 89 DEGREES 16 MINUTES 36 SECONDS EAST, A DISTANCE OF 123.57 FEET; THENCE SOUTH 14 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 110.62 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 3.78 FEET TO THE POINT OF TERMINATION AT THE INTERSECTION WITH THE WESTERLY LINE OF A RAILROAD RIGHT OF WAY, SAID POINT OF TERMINATION BEING NORTH 12 DEGREES 35 MINUTES 50 SECONDS WEST, A DISTANCE OF 234.86 FEET FROM SAID NORTH RIGHT OF WAY LINE OF 18TH AVENUE.



- LEGEND:**
- DEED DIMENSION = (0.0')
  - FIELD DIMENSION = 0.0'
  - MONUMENTS FOUND = ○
  - MONUMENTS SET #4 REBAR = ⊗
  - CAPPED "CRAPNELL NO. 35-2390" = ●
  - FENCE LINE = -X-X-X-
  - OVERHEAD ELECTRIC = -OE-
  - WATER LINE = —W—
  - MANHOLE = ⊙
  - FIRE HYDRANT = ⊕
  - GAS VALVE = ⊕
  - WATER VALVE = ⊕

REVISED: 1-11-11  
 SURVEY DATE: 9-24-10



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 CITY OF ROCK ISLAND, ILLINOIS

CRAPNELL LAND SURVEYING COMPANY  
 814 EAST RIVER DRIVE  
 DAVENPORT, IOWA 52803  
 (563) 336-3256

PROFESSIONAL LAND SURVEYING FIRM #186-002742

DATE	9-27-10	LOCATION	ROCK ISLAND, ILLINOIS
SCALE	1" = 40'	DRAWN	KLC
		CHECKED	MDC
		DWG. NO.	2872