



December 21, 2018

Honorable Mayor and City Council
City of Ankeny
410 West 1st Street
Ankeny, Iowa 50023

RE: EASEMENT VACATION REQUEST
CHAPMAN BROTHERS FARM PLAT 1, LOT 1
ANKENY, IOWA
S&A Project No. 118.1003.01

Dear Honorable Mayor and Members of the City Council:

On behalf of Ryan Companies US, Inc., as Applicant, please find accompanying the Easement Vacation Plat for the Public Utility Easement Plat on Lot 1, Chapman Brothers Farm Plat 1 at 5500 SE Delaware Avenue in Ankeny, Iowa.

The Toro Distribution Center owner's have purchased Lot 1 of Friendly Acres and is planning a building expansion to the west of their current location. This westerly building expansion will cross the existing Lot 1 westerly property line that contains a 10-foot Public Utility Easement which was established with the original subdivision plat. It is the intent of the property owner to vacate the 10' PUE that is adjacent the westerly property line to allow for the building expansion to occur. The attached Vacation Plat illustrates the portion of the PUE around the perimeter of Lot 1 that is planned to be vacated.

Submittal Materials are as follows:

1. Letter of Request for the Easement Vacation,
2. Two (2) Vacation Plats with legal descriptions,
3. Vacations and Conveyance Application form,
4. Letters of Authorization from the Utility Companies (forthcoming), and
5. Check for \$330.00 Easement Vacation Fee.

Please place the Vacation Plat on the next available date for City Council for Public Hearing. Please let me know if you have any question or require further information. Thank you.

Sincerely,

SNYDER AND ASSOCIATES, INC

A handwritten signature in blue ink that reads 'Brent K. Culp'.

Brent K. Culp

Cc: James Beal, Ryan Companies US, Inc.
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