



CITY OF WASHINGTON, ILLINOIS

Public Works Committee Agenda Communication

Meeting Date: November 4, 2019

Prepared By: Jon Oliphant, AICP, Planning & Development Director

Agenda Item: Storm Sewer Easement Vacation and Dedication – Eagle Point Condominiums

Explanation: Phase 2 of the Eagle Point Condominiums has been under construction for a few months following approvals earlier this year of the vacation of the Hawk Street right-of-way (ROW) and the sale of a detention basin to the developer. Attached is a proposed plat that would vacate an existing storm sewer and surface drainage easement that is located north of the vacated Hawk ROW and was established in 1994 as part of Washington Estates, Twelfth Extension. This includes a utility easement for each of those private utilities that have jurisdiction in that area. Approval of the vacation of the utility easement would be between the property owner and each of the utilities. Also attached is a plat that would dedicate a new storm sewer easement in its place.

Related to the sale of the detention basin parcel, it was subsequently redesigned to decrease the footprint while ensuring there is adequate capacity as a regional basin. Staff approved of the design. The final buildout of Phase 2 of the development will have 14 condo units consisting of seven duplexes.

As a result of the possible vacation of the storm sewer and surface drainage easement, a new 10' wide easement would be established extending from Eagle Avenue, through the vacated Hawk ROW, and into the newly reconfigured basin. Staff has reviewed both the vacation of the existing easement and the dedication of the new easement and recommends approval of both plats. Approval of the plats would be considered through resolutions at an upcoming City Council meeting. Both the easement vacation plat and the new easement plat as well as a location map are attached.

Fiscal Impact: There should not be any fiscal impact to the City.

Action Requested: Staff requests a recommendation to proceed with a resolution to consider the vacation of the storm sewer and surface drainage easement as well as the dedication of the new storm sewer easement.

LEGEND

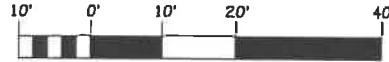
- () PLAT OR DEED DIMENSION
- - - - - EASEMENT LINE
- EXISTING PROPERTY LINE
- [▴ ▴ ▴ ▴] UTILITY, STORM SEWER, AND SURFACE DRAINAGE EASEMENT
P.B. "LL", PG. 150
- [//] 10' UTILITY EASEMENT
P.B. "LL", PG. 150

GENERAL NOTES

BEARINGS ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, WEST ZONE 1202.

EASEMENTS THAT ARE TO BE VACATED ARE IN THE HATCHED AREAS, ALL OTHER EASEMENTS ARE TO REMAIN.

EASEMENTS TO BE VACATED ARE PART OF PIN 02-02-15-405-033.



SCALE: 1" = 20'

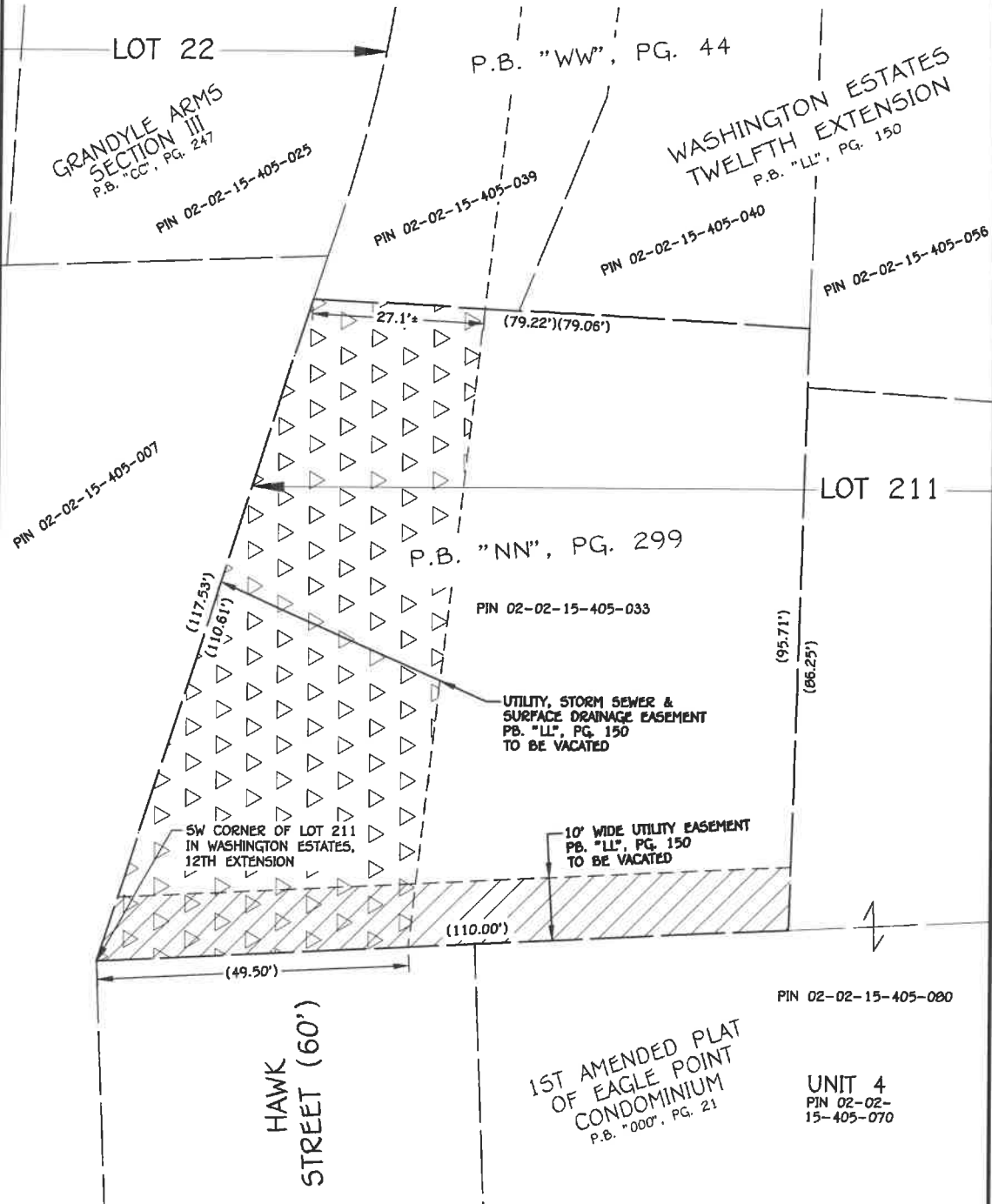


EXHIBIT "A"

EASEMENT VACATION PLAT



AUSTIN ENGINEERING CO., INC.
Consulting Engineers / Surveyors
311 SW Water St., Suite 215
Peoria, Illinois 61602
License No. 184-001143

FOR EAGLE POINT CONDOMINIUM

SURVEYED

DRAWN

JBM

APPROVED

JBM

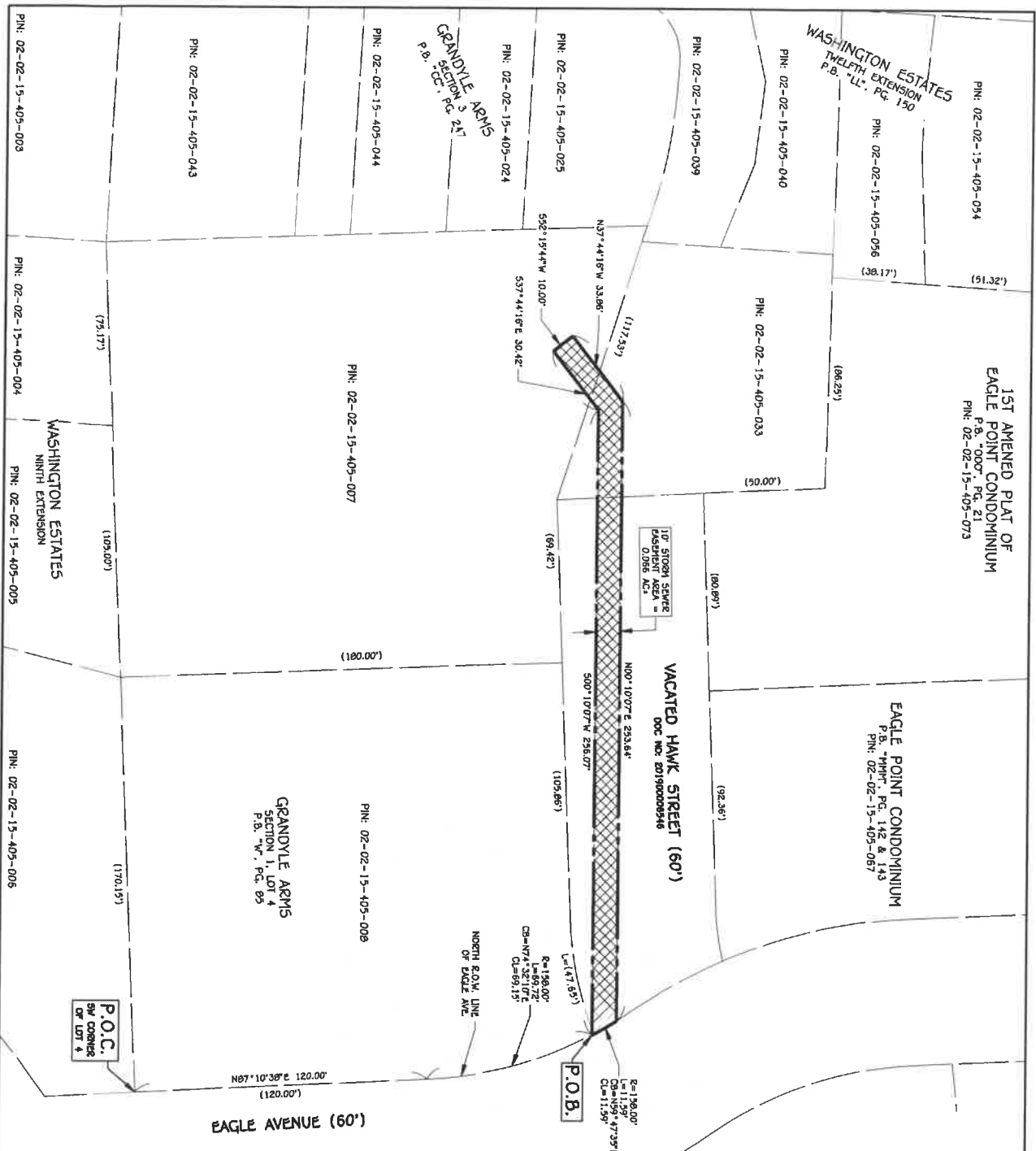
DATE 09/03/2019

SCALE 1" = 20'

BOOK

PROJECT NUMBER 72-19-011

SHEET NO. 1 OF 1



LEGEND

- EXISTING PROPERTY LINE
- PLAT OR DEED DIMENSION
- 10' STORM SEWER EASEMENT

GENERAL NOTES

BEARINGS ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, WEST ZONE 1202.

AREA OF STORM SEWER EASEMENT = 0.006 ACRES.

STORM SEWER EASEMENT IS PART OF PIN 02-02-15-405-033 & PIN 02-02-15-405-007 AND VACATED HAWK STREET

LEGAL DESCRIPTION OF A TEN (10') FOOT WIDE STORM SEWER EASEMENT

A STORM SEWER EASEMENT OVER, UNDER, ACROSS AND THROUGH A PART OF LOT 4 AND A PART OF VACATED HAWK STREET IN GRANDVILLE ARMS, SECTION ONE, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK 112, PAGE 69 IN THE TAZEWELL COUNTY RECORDS' OFFICE, A PART OF WHICH IS RECORDED IN PLAT BOOK "LL" AT PAGE 130 IN THE TAZEWELL COUNTY RECORDS' OFFICE, AND A PART OF THE SOUTHWEST QUARTER OF SECTION FIFTEEN (15), TOWNSHIP TWENTY-SIX (26) NORTH, RANGE THREE (3) WEST OF THE THIRD PRINCIPAL MERIDIAN, TAZEWELL COUNTY, ILLINOIS, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 4 GRANDVILLE ARMS, SECTION ONE, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK 112, PAGE 69 IN THE TAZEWELL COUNTY RECORDS' OFFICE, THENCE NORTH 89° 15' 30" EAST, 112.00 FEET TO THE NORTH RIGHT OF WAY LINE OF EAGLE AVENUE, 120.00 FEET; THENCE IN A NORTHEASTERLY DIRECTION, ALONG SAID NORTH RIGHT OF WAY LINE OF EAGLE AVENUE, ON A CURVE TO THE LEFT HAVING A RADIUS OF 136.00 FEET FOR AN ARC DISTANCE OF 69.72 FEET, SAID CURVE BEING SUBTENDED BY A CHORD HAVING A BEARING OF NORTH 74° 32' 10" EAST AND A LENGTH OF 69.15 FEET TO THE POINT OF BEGINNING, FROM THE POINT OF BEGINNING, THENCE IN A NORTHEASTERLY DIRECTION, ALONG SAID NORTH RIGHT OF WAY LINE OF EAGLE AVENUE, ON A CURVE TO THE LEFT HAVING A RADIUS OF 136.00 FEET FOR AN ARC DISTANCE OF 11.59 FEET, SAID CURVE BEING SUBTENDED BY A CHORD HAVING A BEARING OF NORTH 99° 47' 35" EAST AND A LENGTH OF 11.59 FEET; THENCE NORTH 00° 10' 07" EAST, 253.64 FEET; THENCE NORTH 37° 44' 18" WEST, 33.86 FEET; THENCE SOUTH 28° 15' 44" WEST, 10.00 FEET; THENCE SOUTH 37° 44' 18" EAST, 30.42 FEET; THENCE SOUTH 00° 10' 07" WEST, 256.07 FEET TO THE POINT OF BEGINNING, SAID EASEMENT CONTAINING 0.006 ACRES, MORE OR LESS.

LOCATION MAP

