



MEMORANDUM

TO: Mayor Laurel L. Prussing and Members of the City Council
FROM: William R. Gray, Public Works Director
Bradley M. Bennett, Assistant City Engineer
DATE: January 9, 2014
RE: Guardian West Right-of-Way Vacation and Dedication

Action Requested

Approval of the ordinance authorizing the vacation of right-of-way (ROW) along Guardian Drive north of Butzow Drive.

Background and Facts

Representatives from the Guardian West plant have requested that 0.051 acres located at the northwest end of the Guardian Drive cul-de-sac be vacated by the City to facilitate the installation of new dust collection equipment for their manufacturing operations. Guardian West will dedicate to the City 0.062 acres of ROW at the northeast end of the cul-de-sac in conjunction with the ROW vacation. Existing utilities within the vacated ROW will be accommodated by a utility easement provided by Guardian West. The vacated and dedicated ROW areas are shown in Attachment A. No other property owners are impacted by this proposed action. The proposed dedicated ROW, pending city council action on the vacation request, will be accepted by the Public Works Director. (This authority is vested per City Code.)

Financial Impact

There are no costs or revenues associated with vacating the ROW along the northwest end of Guardian Drive. City ROW vacation policy states that benefitting non-residential properties pay the appraised value of vacated ROW. Since this vacation request is coupled with a ROW dedication, there is no recommendation for Guardian West to pay the appraised value of the proposed vacated ROW.

Recommendations

It is recommended that the ordinance authorizing the vacation of ROW along Guardian Drive be approved.

Attachments: Attachment A – ROW Vacation and Dedication Plat
An Ordinance Vacating a Portion of the Guardian West Drive Cul-de-Sac

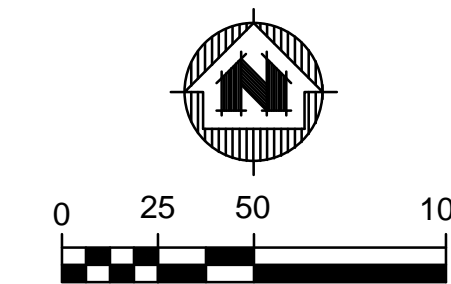
The accompanying ordinance, An Ordinance Vacating a Portion of the Guardian West Drive Cul-de-Sac, will be presented at the January 13, 2014 Committee of the Whole meeting.

RIGHT-OF-WAY VACATION AND DEDICATION PLAT

GUARDIAN WEST FIRST SUBDIVISION
CITY OF URBANA, ILLINOIS

P.O.C. OF RIGHT-OF-WAY TO BE DEDICATED AND TO BE VACATED
NE CORNER OF LOT 103 AND
NW CORNER OF LOT 104

PRESENTED FOR RECORDING BY: CITY OF URBANA
RETURN TO: MSA PROFESSIONAL SERVICES, INC.



CITY OF URBANA

GUARDIAN WEST FIRST SUBDIVISION

R = 55.00' (55.00')
AL = 123.35' (123.35')
CB = N 27°05'41" E (S 27°05'41" W)
CL = 99.08' (99.08')

R = 60.00' (60.00')
AL = 40.32' (40.32')
CB = N 17°54'19" W (S 17°54'19" E)
CL = 39.56' (39.56')

P.O.B. RIGHT-OF-WAY TO BE VACATED
R = 55.00' (55.00')
AL = 12.59'
CB = S 82°05'58" E
CL = 12.57'

P.O.B. OF RIGHT-OF-WAY TO BE DEDICATED
15' EASEMENT

R = 55.00' (55.00')
AL = 160.44'
CB = S 18°13'25" E
CL = 109.31'

R = 55.00' (55.00')
AL = 110.77'
CB = N 17°50'45" W
CL = 92.97'

R = 60.00' (60.00')
AL = 40.32' (40.32')
CB = N 20°35'41" E (N 20°35'41" E)
CL = 39.56' (39.56')

R = 34.00'
AL = 37.98'
CB = S 33°20'24" W
CL = 36.04'

R = 55.00'
AL = 75.08'
CB = S 39°06'26" W
CL = 69.39'

S 01°20'14" W
70.31'

(S 01°20'41" W 239.55')

(S 01°20'41" W 473.20')

(N 01°20'41" E 456.79')

543.51'

EXISTING PAVEMENT

456.79'

(N 01°20'41" E 456.79')

GUARDIAN DRIVE

FUTURE

LOT 104

LOT 103

ACCEPTED FOR THE CITY OF URBANA BY: _____
WILLIAM R. GRAY, P.E.
PUBLIC WORKS DIRECTOR/CITY ENGINEER

DATE: _____

OWNER: _____ DATE: _____

LEGEND

- AREA TO BE VACATED
- AREA TO BE DEDICATED
- EXISTING EASEMENT
- EASEMENT TO BE DEDICATED
- EXISTING RIGHT-OF-WAY LINE
- LOT LINE
- () RECORD DIMENSION
- PRC POINT OF REVERSE CURVATURE
- PC POINT OF CURVATURE

RIGHT-OF-WAY TO BE VACATED:
PART OF LOT 103 AND LOT 104 OF GUARDIAN WEST FIRST SUBDIVISION RECORDED AT THE CHAMPAIGN COUNTY RECORDER'S OFFICE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 103 PROCEED SOUTH 01°20'41" WEST 239.55 FEET ALONG THE EAST LINE OF SAID LOT 103 TO THE EXISTING NORTHERLY RIGHT-OF-WAY LINE OF GUARDIAN DRIVE, THE TRUE POINT OF BEGINNING; THENCE 12.59 FEET ALONG THE ARC OF A CURVE TO THE RIGHT AND CONCAVE TO THE SOUTH WITH A RADIUS OF 55.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 82°05'58" EAST 12.57 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE; THENCE 75.08 FEET ALONG THE ARC OF A CURVE TO THE LEFT AND CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 55.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 39°06'26" WEST 69.39 FEET; THENCE SOUTH 01°20'14" WEST 70.31 FEET TO THE WEST RIGHT-OF-WAY LINE OF SAID GUARDIAN DRIVE; THENCE 40.32 FEET ALONG THE ARC OF A CURVE TO THE LEFT AND CONCAVE TO THE WEST WITH A RADIUS OF 60.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 17°54'19" WEST 39.56 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT OF REVERSE CURVATURE; THENCE 123.35 FEET ALONG AN ARC OF A CURVE TO THE RIGHT AND CONCAVE TO THE EAST WITH A RADIUS OF 55.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 27°05'41" EAST 99.08 FEET ALONG SAID WEST AND NORTH RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING, ENCOMPASSING 0.051 ACRES, MORE OR LESS, SITUATED IN CHAMPAIGN COUNTY, ILLINOIS.

RIGHT-OF-WAY TO BE DEDICATED:

PART OF LOT OF 104 OF GUARDIAN WEST FIRST SUBDIVISION RECORDED AT THE CHAMPAIGN COUNTY RECORDER'S OFFICE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 104 PROCEED SOUTH 01°20'41" WEST 239.55 FEET ALONG THE WEST LINE OF SAID LOT 104 TO THE EXISTING NORTHERLY RIGHT-OF-WAY LINE OF GUARDIAN DRIVE; THENCE 12.59 FEET ALONG THE ARC OF A CURVE TO THE RIGHT AND CONCAVE TO THE SOUTH WITH A RADIUS OF 55.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 82°05'58" EAST 12.57 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, THE TRUE POINT OF BEGINNING; THENCE 160.44 FEET ALONG A CURVE TO THE RIGHT AND CONCAVE TO THE SOUTH AND WEST WITH A RADIUS OF 55.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 18°13'25" EAST 109.31 FEET TO A POINT OF REVERSE CURVATURE; THENCE 37.98 FEET ALONG A CURVE TO THE LEFT AND CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 34.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 33°20'24" WEST 36.04 FEET TO THE EAST RIGHT-OF-WAY LINE OF GUARDIAN DRIVE; THENCE 40.32 FEET ALONG THE ARC OF A CURVE TO THE RIGHT AND CONCAVE TO THE EAST WITH A RADIUS OF 60.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 20°35'41" EAST 39.56 FEET ALONG SAID EAST RIGHT-OF-WAY LINE OF GUARDIAN DRIVE TO A POINT OF REVERSE CURVATURE; THENCE 110.77 FEET ALONG THE ARC OF A CURVE TO THE LEFT AND CONCAVE TO THE WEST WITH A RADIUS OF 55.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 17°50'45" WEST 92.97 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF GUARDIAN DRIVE TO THE POINT OF BEGINNING, ENCOMPASSING 0.062 ACRES, MORE OR LESS, SITUATED IN CHAMPAIGN COUNTY, ILLINOIS.

SIGNED: _____
William E. Sheridan I.P.L.S. No. 2031
License Expires 11/30/14

DATED: _____

File Name: P:\12567006\12567006\CADD\12567006-guardian drive.dwg

PROJECT NO.:	SCALE:	NO.	DATE	REVISION	BY
12567006	AS SHOWN				
PROJECT DATE:	DRAWN BY:				
12/03/2013	MAL				
	CHECKED BY:				
	WES				
PLOT DATE:					

MSA
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DEVELOPMENT • ENVIRONMENTAL
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RIGHT-OF-WAY VACATION AND DEDICATION PLAT

FLEX-N-GATE DUST COLLECTION SYSTEM
FLEX-N-GATE
CITY OF URBANA, ILLINOIS

FILE NO.
12567006
SHEET
1