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**AGENDA ITEM SUMMARY**

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**Subject: Discuss title issues with property located on Cedar Street**

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**Background Summary:**

DeLaine Freeseaman owns property south of Riden Addition and north of the Charley Western recreation trail. As a result of a recent property boundary survey, it was determined the north line of DeLaine's property does not directly abut the south line of the Riden Addition and Cedar Street. As a result of prior surveying errors, a "sliver" of land between DeLaine's parcel and the Riden Addition properties now exists. This sliver is labeled as Parcel "O" on the attachments.

In order to obtain marketable title to Parcel "O" and help eliminate future boundary disputes for the two abutting lots in Riden Addition, DeLaine is seeking to acquire quick claim deeds from the owners of 3 and 4 Riden Circle and the City of Charles City at the abutting Cedar Street right-of-way. This will match the use of the property as the property owners use the north line of Parcel "O" as the adjoining property line. DeLaine has indicated he will reimburse the City for legal fees and costs in connection of preparing and recording a quick claim deed.

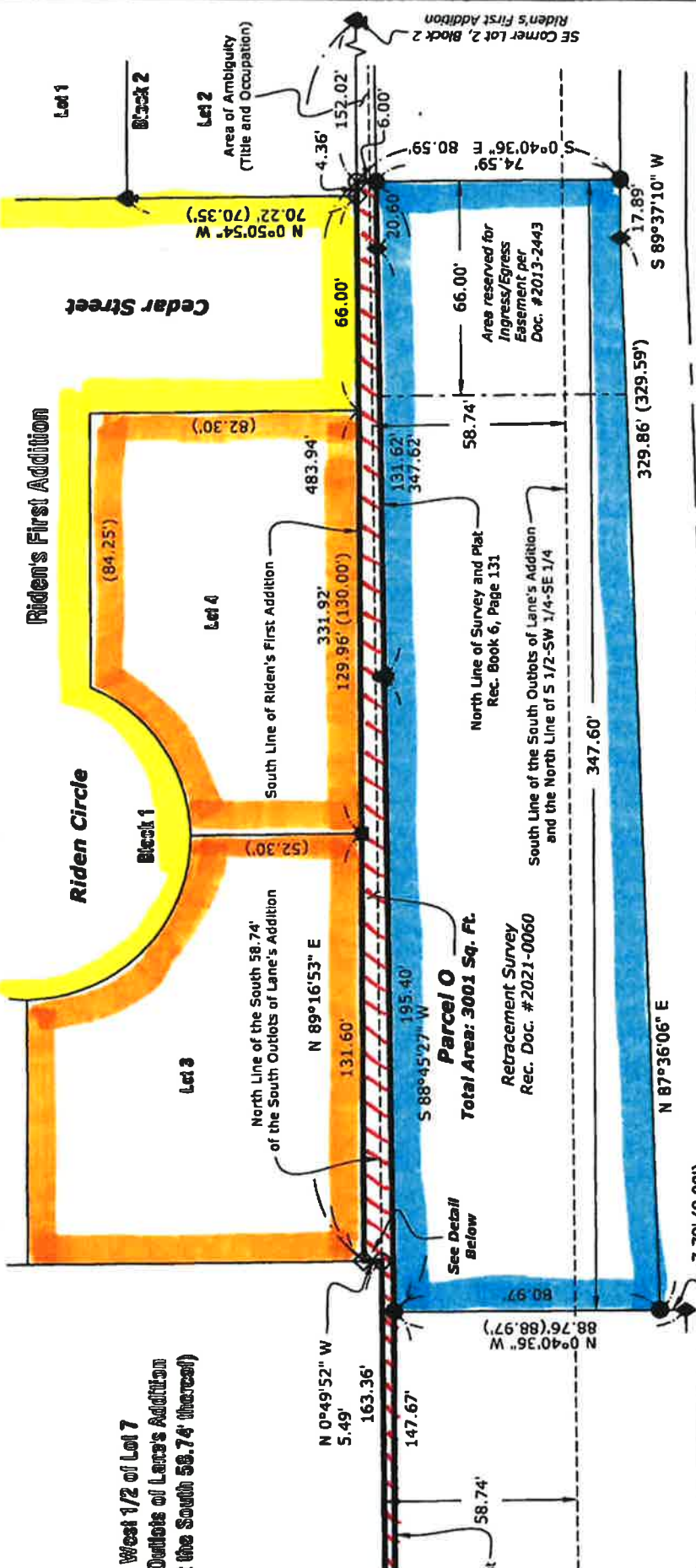
Prior to approval of a quick claim deed, the City will hold a public hearing on the matter. We plan to have a resolution on the May 3<sup>rd</sup> City Council meeting setting a public hearing on May 17<sup>th</sup>.

Riden's Addition / Cedar Street Title Issue



Plat of Survey

**Parcel O in the SW 1/4 - SE 1/4 of Section 12 - T95N - R16W,  
City of Charles City, Floyd County, Iowa.**



West 1/2 of Lot 7  
Outlots of Lane's Addition  
(the South 58.74' thereof)

**Charley Western Bike Trail  
(Formerly Iowa Terminal Railroad)**

