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Tx:4047560

2015-04561

RECORDER MARK BRANDENBURG
POTTAWATTAMIE COUNTY, IA

FILE TIME: 04/21/2015 2:50:02 PM

REC: 25.00AUD: T TAX:

RMA: 1.00ECM: 1.00

R FEE \$25.00 RMA \$1.00

A FEE \$ ECOM \$1.00

T TAX \$

*Return Document To: City of Carter Lake, 950 Locust Street, Carter Lake, IA 51510

Preparer Information: RICHARD F. OWEN LLC

Address Tax Statement: 2350 GUILFORD LN

SHAWNEE MISSION, KS 66208
CITY OF CARTER LAKE, IOWA

PARCEL SPLIT

PROPERTY LINE ADJUSTMENT

PROPERTY OWNER #1 RICHARD F. OWEN LLC

Address 2350 GUILFORD LN

Telephone 816-994-8657

PROPERTY OWNER #2 SHAWNEE MISSION, KS 66208

Address

Telephone

Current legal description(s) or attachment(s):

Parcel # 754421352002

Parcel # 754421352003

754421352004

I certify that the information presented with this application is true and correct to the best of my knowledge.

Name RICHARD F. OWEN

(please print)

Name

(please print)

Signature Richard F. Owen

Signature

Address 2350 GUILFORD LN SHAWNEE MISSION, KS 66208

Address

Telephone 816-994-8657

Telephone 816-994-8657

FILING FEE

Parcel Split - \$200.00

Property Line Adjustment \$100.00

Nonrefundable - Make checks payable to Carter Lake City Clerk

DECISION

This application has been reviewed and it has been determined that said request is for a: Parcel Split Property Line Adjustment

This application is

APPROVED

DENIED

consistent with the appropriate Chapter of 3010 Subdivision Ordinance of the Municipal Code of the City of Carter Lake, Iowa.

Doreen Mowery
City Clerk

Director Community Development Department

3-27-15
Date

Notary Signature

Seal

Fee #

Date

Book

Page

BARBARA S BENNETT
Commission Number 775709
My Commission Expires
November 14, 2015

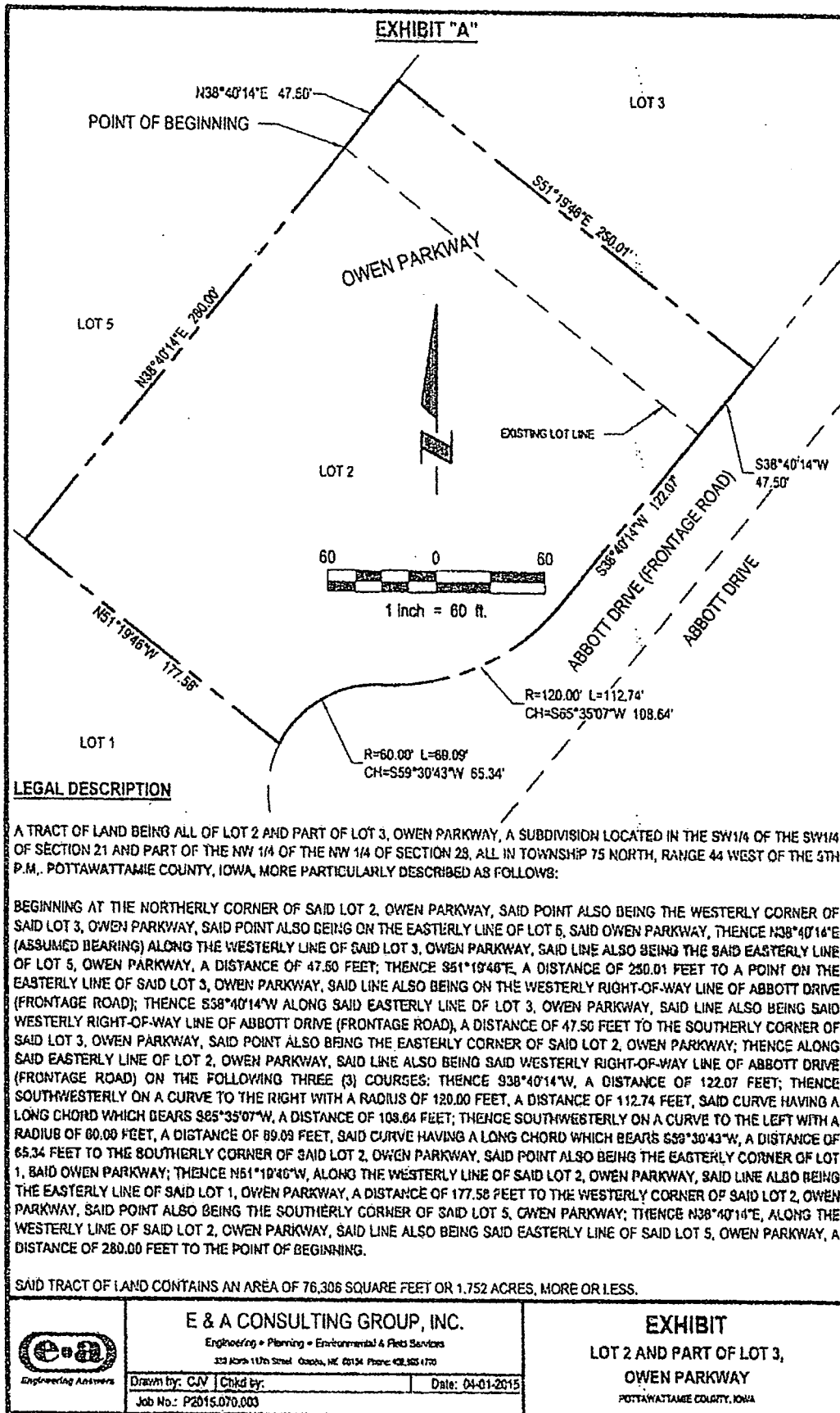
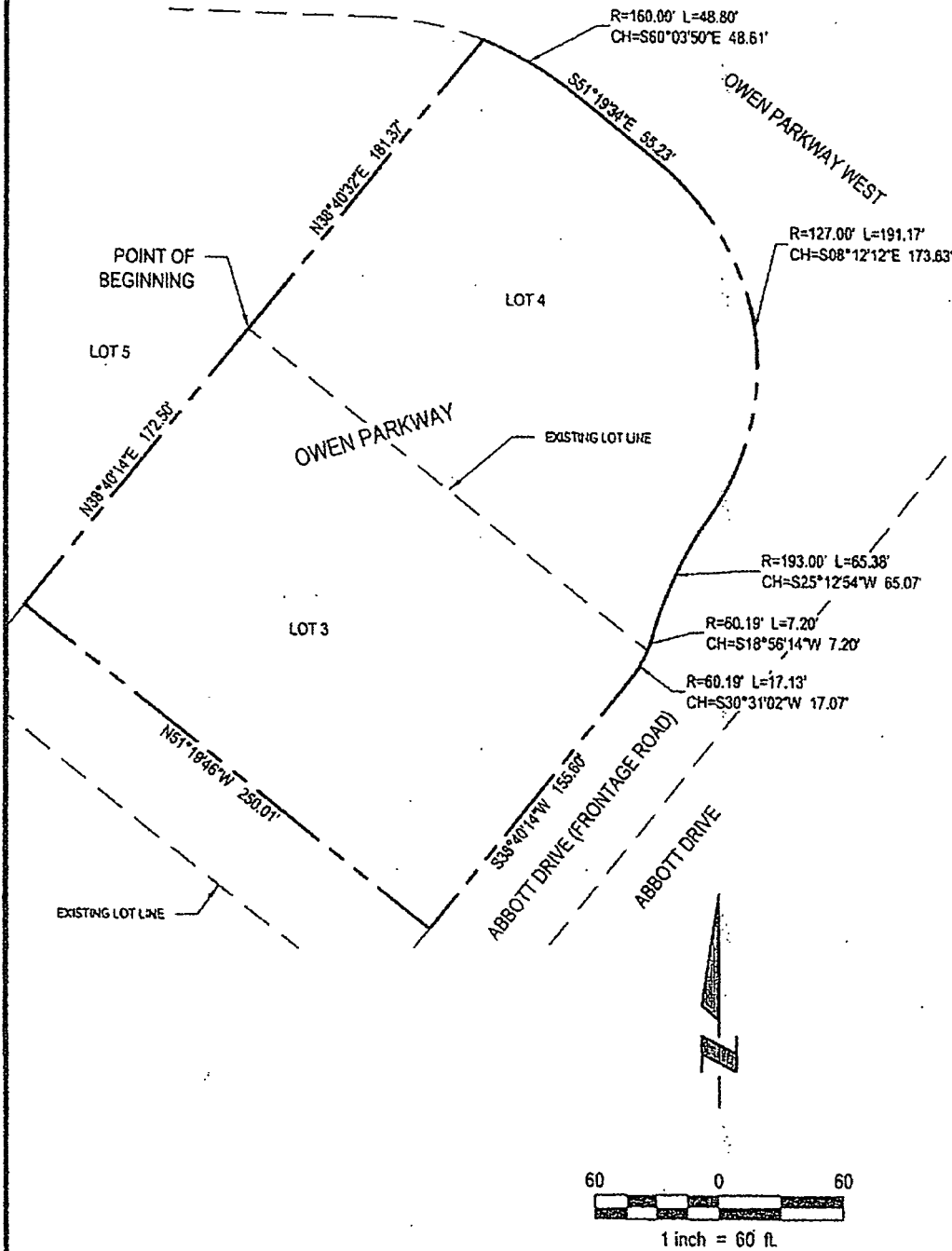


EXHIBIT "A"



SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTION

<p>E & A CONSULTING GROUP, INC. Engineering • Planning • Environmental & Field Services 300 NORTH 117TH STREET, OMAHA, NE 68154 Phone: 402.885.4725</p>	EXHIBIT LOT 4 AND PART OF LOT 3, OWEN PARKWAY POTTAWATTAMIE COUNTY, IOWA	
	Drawn by: CJV Job No.: P2015.070.003	Checked by: Date: 04-01-2015 SHEET 1
	Cody Vander Velen 4/2/2015 9:43 AM K:\Projects\2015\070\03\Survey\Exhibits\EXHIBIT LOTS 2-4, OWEN PARKWAY-000.dwg	

EXHIBIT "A"

LEGAL DESCRIPTION

A TRACT OF LAND BEING ALL OF LOT 4 AND PART OF LOT 3, OWEN PARKWAY, A SUBDIVISION LOCATED IN THE SW1/4 OF THE SW1/4 OF SECTION 21 AND PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 28, ALL IN TOWNSHIP 75 NORTH, RANGE 44 WEST OF THE 5TH P.M., POTTAWATTAMIE COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERLY CORNER OF SAID LOT 3, OWEN PARKWAY, SAID POINT ALSO BEING THE WESTERLY CORNER OF SAID LOT 4, OWEN PARKWAY, SAID POINT ALSO BEING ON THE EASTERLY LINE OF LOT 5, SAID OWEN PARKWAY, THENCE N88°40'32"E (ASSUMED BEARING) ALONG THE WESTERLY LINE OF SAID LOT 4, OWEN PARKWAY, SAID LINE ALSO BEING THE SAID EASTERLY LINE OF LOT 5, OWEN PARKWAY, A DISTANCE OF 181.37 FEET TO THE NORTHERLY CORNER OF SAID LOT 4, OWEN PARKWAY, SAID POINT ALSO BEING THE NORTHERLY CORNER OF SAID LOT 5, OWEN PARKWAY, SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF OWEN PARKWAY WEST; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 4, OWEN PARKWAY, SAID LINE ALSO BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF OWEN PARKWAY WEST ON THE FOLLOWING TWO (2) COURSES: THENCE SOUTHEASTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 160.00 FEET, A DISTANCE OF 48.80 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S60°03'50"E, A DISTANCE OF 48.61 FEET; THENCE S81°19'34"E, A DISTANCE OF 55.23 FEET; THENCE ALONG THE EASTERLY LINE OF SAID LOT 4, OWEN PARKWAY, SAID LINE ALSO BEING THE WESTERLY RIGHT-OF-WAY LINE OF ABBOTT DRIVE (FRONTAGE ROAD) ON THE FOLLOWING THREE (3) COURSES: THENCE SOUTHEASTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 127.00 FEET, A DISTANCE OF 181.17 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S08°12'12"E, A DISTANCE OF 173.83 FEET; THENCE SOUTHWESTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 183.00 FEET, A DISTANCE OF 65.38 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S25°12'54"W, A DISTANCE OF 85.07 FEET; THENCE SOUTHWESTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 60.19 FEET, A DISTANCE OF 7.20 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S18°56'14"W, A DISTANCE OF 7.20 FEET TO THE SOUTHERLY CORNER OF SAID LOT 4, OWEN PARKWAY, SAID POINT ALSO BEING THE EASTERLY CORNER OF SAID LOT 3, OWEN PARKWAY; THENCE ALONG THE EASTERLY LINE OF SAID LOT 3, OWEN PARKWAY, SAID LINE ALSO BEING SAID WESTERLY RIGHT-OF-WAY LINE OF ABBOTT DRIVE (FRONTAGE ROAD) ON THE FOLLOWING TWO (2) COURSES: THENCE SOUTHWESTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 60.19 FEET, A DISTANCE OF 17.13 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S30°31'02"W, A DISTANCE OF 17.07 FEET; THENCE S38°40'14"W, A DISTANCE OF 155.60 FEET; THENCE N51°19'48"W, A DISTANCE OF 250.01 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 3, OWEN PARKWAY, SAID POINT ALSO BEING ON SAID EASTERLY LINE OF SAID LOT 3, OWEN PARKWAY; THENCE N38°40'14"E ALONG SAID WESTERLY LINE OF SAID LOT 3, OWEN PARKWAY, SAID LINE ALSO BEING SAID EASTERLY LINE OF SAID LOT 5, OWEN PARKWAY, A DISTANCE OF 172.50 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA OF 83,451 SQUARE FEET OR 1.916 ACRES, MORE OR LESS.

SEE SHEET 1 OF 2 FOR DRAWING



E & A CONSULTING GROUP, INC.

Engineering • Planning • Environmental & Field Services
332 North 11th Street, Omaha, NE 68104 Phone: 402.392.0700

Drawn by: CJV Checked by: Date: 04-01-2016
Job No: P2015.070.G03 SHEET 2

EXHIBIT

LOT 4 AND PART OF LOT 3,

OWEN PARKWAY

POTTAWATTAMIE COUNTY, IOWA

City of Carter Lake
City Hall – 950 Locust St.
Proceedings: Monday, March 16, 2015
Regular City Council Meeting – 7:00 PM

or \$4,800, depending on what is replaced. The Mayor stated he will follow through with the complaint and get back to the Moores.

B. Proposed development on Abbott Drive
Mike Works thanked everyone in Carter Lake that has worked with him on the proposed development for two hotels. The plan is to build two hotels, one will be a Holiday Inn and the other has yet to be named. The only issue that they are currently dealing with is the quality of the land. Surcharging is not adequate for property that has been filled. Therefore, they will have to install piers at an additional cost of approximately \$170,000 per property. They had asked for one additional year of TIF rebate on each property and have agreed to one additional year of rebate on the first hotel.

1. The Attorney reported that the property line adjustment can be approved subject to a final legal description for the adjustment. Moved by council member Cumberledge seconded by council member Hawkins to approve the lot-line adjustment, subject to a legal description. Ayes: Unanimous.
2. There are two separate development agreements. One for each hotel. The first hotel is a 4 story building with 85 rooms that will be taxed at approximately \$4.25 million. Both hotels and development agreements are basically the same. The City will not be fronting any money on the projects. The first agreement will be increased to 13 years, subject to the group closing on the property. Moved by council member Cumberledge seconded by council member Hawkins to approve entering into the development agreement with OMA Lodging, LLC with a 13 year TIF rebate provision. Ayes: Unanimous.
3. The Attorney stated the second agreement should also be subject closing on the project. Moved by council member Cumberledge seconded by council member Huey to approve the development agreement with OMA Lodging 2, LLC with a 12 year TIF rebate provision. Ayes: Unanimous.

C. Bond Issues

1. City of Carter Lake, State of Iowa - \$775,000 General Obligation Capital Loan Notes, Series 2015A
 - a. Moved by Cumberledge seconded by council member Melonis to approve a resolution appointing the Registrar and Paying Agent. Ayes: Unanimous.
 - b. Moved by council member Hawkins seconded by council member Melonis to approve a resolution authorizing the issuance of the notes. Ayes: Unanimous.
2. City of Carter Lake, State of Iowa - \$3,260,000 General Obligation Local Option Sales and Services Tax Refunding Capital Loan Notes, Series 2015B
 - a. Moved by council member Hawkins seconded by council member Huey to approve a resolution appointing Registrar and Paying Agent. Ayes: Unanimous.
 - b. Moved by council member Melonis seconded by council member Huey to approve a resolution authorizing the issuance of the notes. Ayes: Unanimous.