

**PLATTING WORKSHEET
DALLAS COUNTY, IOWA**

Doc ID: 007094960009 Type: PLAT
Recorded: 04/26/2017 at 02:15:35 PM
Fee Amt: \$47.00 Page 1 of 9
Dallas County Iowa
Chad C. Airhart RECORDER
File#

BK **2017** PG **7505**

THIS SPACE FOR RECORDER'S USE ONLY

SLIDE # E 326

SUBDIVISION NAME: McGregor Plat 1

BREIF LEGAL: Part of Outlot 2 of Williams Pointe Plat 14

CONTACT NAME Brad Deets - City of Waukee

ADDRESS 230 W. Hickman Road

CITY/STATE/ZIP Waukee, Iowa 50263

PHONE NUMBER 515-978-7899

Documents Required - Iowa Code Section 354

- 1. **County Auditor** - statement approving the name of a subdivision - HF 2177 (effective date 7/1/2006)
- 2. **FINAL PLAT** - Four (4) drawings (FULL SIZE) (Five (5) if rural) plus one (1) original no greater than 11" X 17" or no less than 8 1/2" X 11" in size Must have one original drawing with original signature
- 3. **ACCEPTANCE** by City, County or both depending on location. The stamp and signature of the Planning & Zoning Administrator must be affixed to surveyor's drawings for rural subdivisions. **If within two miles of a city, check if city consent is required.**
- 4. **SURVEYOR'S CERTIFICATION** - An original signature by a registered land surveyor, surveyor's registration number and legible seal affixed to final drawings.
- 5. **DEDICATION OF OWNER** - Statement signed by both husband and wife consenting to the property being subdivided. In addition, if any property within these boundaries has been sold, the consent of the titleholders or contract purchasers will be needed.
- N/A 6. **RESTRICTIVE COVENANTS** - if applicable
- N/A 7. **ACCEPTANCE OF MORTGAGE HOLDER(S)** - if applicable
- 8. **TREASURER'S CERTIFICATE** - To include subdivision name, legal description & current ownership. Document certifies the property is free of encumbrances & taxes are paid unless so stated. This document is prepared by the party initiating the subdivision and is submitted to the County Treasurer along with a copy of the attorney's opinion for review & signature.
- 9. **ATTORNEY'S OPINION** - Document stating that the property is free of liens and encumbrances or listing applicable liens and encumbrances. Also denoting who is the owner of the platted land.

CONTACT PERSON SIGNATURE Bradly M. Deets

TYPED OR PRINTED CLARIFICATION OF ABOVE Bradly M. Deets

**APPROVAL OF SUBDIVISION PLAT NAME
BY DALLAS COUNTY**

Date January 18, 2017

The Dallas County Auditor's Office has reviewed the final plat of McGregor Plat 1.

Pursuant to Iowa Code §354.6(2) and §354.11(1)(e), we approve of the Subdivision name or title and have no objections to this subdivision plat being recorded.

Signed Julia Helm / PD
County Auditor of Dallas County, Iowa

(SEAL)
DOCS/1800557.1



Preparer Information: Bradly M. Deets, City of Waukee, 230 W. Hickman Rd., Waukee, IA 50263; 978-7899
Bill/Return Document to: Rebecca D. Schuett, City of Waukee, 230 W. Hickman Rd., Waukee, IA 50263; 978-7904

THE CITY OF WAUKEE, IOWA

RESOLUTION 17-157

APPROVING THE FINAL PLAT FOR MCGREGOR PLAT 1

IN THE NAME AND BY THE AUTHORITY OF THE CITY OF WAUKEE, IOWA

WHEREAS, the City of Waukee, Dallas County, State of Iowa, is a duly organized Municipal Organization; **AND**,

WHEREAS, PARK PLACE INVESTMENTS NO. II, LLC, has requested final plat approval of MCGREGOR PLAT 1 (the "Plat"); **AND**

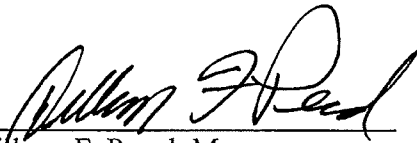
WHEREAS, the City of Waukee Planning and Zoning Commission recommended approval of the Plat on March 14, 2017, subject to remaining staff comments and review of the legal documents; **AND**,

WHEREAS, the Final Plat for McGregor Plat 1 and the documents relating thereto will comply with Section §303 - *Land Subdivision Ordinance* of the Waukee Municipal Code.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Waukee, Iowa on this 20th day of March, 2017, that the Final Plat for McGregor Plat 1 be and the same is hereby accepted and approved by the City Council of the City of Waukee.

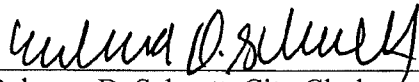
BE IT FURTHER RESOLVED that the City of Waukee does hereby accept the following easements and documents to be filed with the Plat:

1. Public Water Main Easement;
2. Public Sanitary Sewer Easement;
3. Ingress/Egress Easement;
4. Private Detention Easement; and
5. Storm Water Management Facility Maintenance Covenant and Permanent Easement Agreement.



William F. Peard, Mayor

Attest:



Rebecca D. Schuett, City Clerk

ROLL CALL VOTE	AYE	NAY	ABSENT	ABSTAIN
Anna Bergman	X			
R. Charles Bottenberg	X			
Brian Harrison	X			
Shelly Hughes	X			
Larry R. Lyon	X			

DALLAS COUNTY, IOWA
PROPRIETOR'S STATEMENT REGARDING PLAT

The undersigned, Authorized Member of Park Place Investments No. II, L.L.C., an Iowa limited liability company, does hereby state that the plat, McGregor Plat 1 – Waukee, a true and accurate copy of which is attached hereto, was prepared with their free consent and in accordance with their desire.

Dated this 12 day of JANUARY, 2017.

Park Place Investments No. II, L.L.C.,
an Iowa limited liability company

By:
Its:

John W. Grubb
Authorized Member

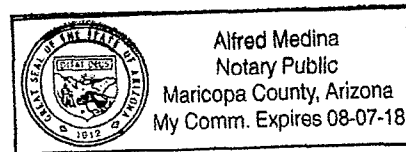
ARIZONA
STATE OF ~~IOWA~~)
COUNTY OF MARICOPA) ss.

On this 12TH day of JANUARY, 2017, before me, a Notary Public, in and for the State and County aforesaid, personally appeared John W. Grubb, Authorized Member of Park Place Investments No. II, L.L.C., an Iowa limited liability company, who is personally known to me and acknowledged that their signature on this statement is their voluntary act and deed.

Subscribed and sworn to before me on the day, month and year first above set forth.

Alfred Medina
Notary Public

DOCS/1798590.1



DALLAS COUNTY, IOWA
COUNTY TREASURER'S CERTIFICATION

STATE OF IOWA)
) ss
COUNTY OF DALLAS)

I, Mitch Hambleton, Treasurer / ~~Deputy Treasurer~~ of Dallas County, Iowa, do hereby certify that, with respect to the following described property, the land is free from certified taxes and certified special assessments, or, that the land is free from certified taxes and that the certified special assessments are secured by bond:

Property Owner: Park Place Investment No. II, LLC

Legal Description: A PART OF OUTLOT "Z", WILLIAMS POINTE PLAT 14, AN OFFICIAL PLAT NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WAUKEE, DALLAS COUNTY, IOWA DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID OUTLOT "Z", THENCE NORTH 00°13'38" EAST ALONG THE WEST LINE OF SAID OUTLOT "Z", 360.02 FEET; THENCE SOUTH 89°35'52" EAST, 563.44 FEET; THENCE NORTH 00°10'33" EAST, 283.90 FEET; THENCE SOUTH 89°49'27" EAST, 50.00 FEET TO THE EAST LINE OF SAID OUTLOT "Z"; THENCE SOUTH 00°10'33" WEST ALONG SAID EAST LINE, 641.66 FEET TO THE SOUTHEAST CORNER OF SAID LINE OF SAID OUTLOT "Z"; THENCE NORTH 89°49'36" WEST ALONG THE SOUTH LINE OF SAID OUTLOT "Z" 613.76 FEET TO THE POINT OF THE BEGINNING AND CONTAINING 5.38 ACRES (234,353 S.F.).

Dated this 23rd day of January, 2017.

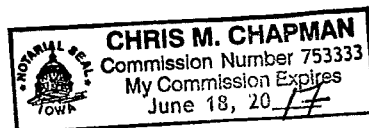
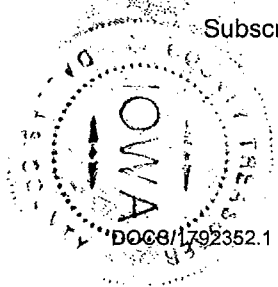
[Signature]
Treasurer /
~~Deputy Treasurer~~, Dallas County,
Iowa

STATE OF IOWA)
) ss.
COUNTY OF Dallas)

On this 23rd day of January, 2017, before me, a Notary Public, in and for the State and County aforesaid, personally appeared Mitch Hambleton, Treasurer / ~~Deputy Treasurer~~ of Dallas County, Iowa, who is personally known to me and acknowledged that their signature on this statement is their voluntary act and deed.

Subscribed and sworn to before me on the day, month and year first above set forth.

Chris Chapman
Notary Public





CHARLES L. SMITH
JACK E. RUESCH
WALTER P. THOMAS
SHANNON SIMPSON
NICOLE HUGHES
RYAN J. MULDOON, ASSOCIATE
MAYNARD S. TELPNER, RETIRED
RICHARD W. PETERSON (1925-2010)

25 MAIN PLACE, SUITE 200
P.O. Box 248
COUNCIL BLUFFS, IOWA
51502-0248

TELEPHONE:
712-325-9000
FACSIMILE:
712-328-1946
www.telpnerlaw.com
email@telpnerlaw.com
Licensed in Iowa and Nebraska

January 16, 2017

To Whom It May Concern:

Re: McGregor Plat I

I have examined the abstract of title to the following described property located in Dallas County, Iowa:

A PART OF OUTLOT "Z" IN WILLIAMS POINTE PLAT 14, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WAUKEE, DALLAS COUNTY, IOWA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID OUTLOT "Z", THENCE NORTH 00° 13' 38" EAST ALONG THE WEST LINE OF SAID OUTLOT "Z", 360.02 FEET; THENCE SOUTH 89° 35' 52" EAST, 563.44 FEET; THENCE NORTH 00° 10' 33" EAST, 283.90 FEET; THENCE SOUTH 89° 49' 27" EAST 50 FEET TO THE EAST LINE OF SAID OUTLOT "Z"; THENCE SOUTH 00° 10' 33" WEST ALONG SAID EAST LINE, 641.66 FEET TO THE SOUTHEAST CORNER OF SAID LINE OF SAID OUTLOT "Z"; THENCE NORTH 89° 49' 36" WEST ALONG THE SOUTH LINE OF SAID OUTLOT "Z" 613.76 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.38 ACRES (234,353 S.F.)

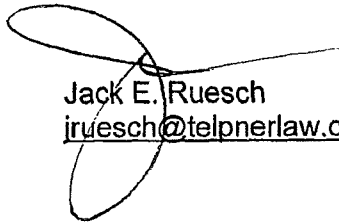
The abstract is in two parts. The first part consists of 57 entries, begins with the copy of patent dated November 1, 1852, and is last continued to September 28, 2007 at 12:11 p.m. under the Certificate of Iowa Title Company. The second part consists of 11 entries, begins with September 28, 2007 at 12:11 p.m., and is last continued to January 3, 2017 at 6:00 a.m. under the Certificate of Iowa Title Company. The abstract certifies the abstract has been prepared in accordance with the Iowa Marketable Title Act.

From my examination, I find title to the property to be in PARK PLACE INVESTMENTS NO. II, LLC.

There are no encumbrances against this property within the meaning of Section 354.11 of the Code of Iowa.

This opinion has been prepared in conjunction with the platting of McGregor Plat I. The opinion has been prepared pursuant to Section 354.11 of the Code of Iowa and only contains the matters required by that statute. This opinion may not be relied upon for any other purpose.

Sincerely,

A handwritten signature in black ink, appearing to read "Jack E. Ruesch", is written over the typed name and email address.

Jack E. Ruesch
jruesch@telpnerlaw.com

JER/rsk

