

16

**PLATTING WORKSHEET
DALLAS COUNTY, IOWA**



Doc ID: 007361580016 Type: PLAT
Recorded: 11/28/2017 at 01:16:32 PM
Fee Amt: \$82.00 Page 1 of 16
Dallas County Iowa
Chad C. Airhart RECORDER
File#

BK **2017** PG **23193**

THIS SPACE FOR RECORDER'S USE ONLY

SLIDE # E397-E399

SUBDIVISION NAME: I-80 West Industrial Park Plat 1

LEGAL DESCRIPTION: A part of the NW 1/4 of the NW 1/4 of Section 17 in Township 78 North, Range 26 West

Return and bill

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 all parties 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.
- 6. RESTRICTIVE COVENANTS - if applicable
- 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 *Bradley M. Deets*

TYPED OR PRINTED CLARIFICATION OF ABOVE Bradley M. Deets

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

Date: October 24, 2017

The Dallas County Auditor's Office has reviewed the final plat of I-80 West Industrial Park Plat 1 and pursuant to Iowa Code §354.6(2) and §354.11(6), we approve of the subdivision name or title and have no objections to this subdivision plat being recorded.


Dallas County Auditor



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 17-522

APPROVING THE FINAL PLAT FOR I-80 WEST INDUSTRIAL PARK 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, 117 Land Company, LLC, has requested final approval of I-80 West Industrial Park Plat 1 (the "Plat"); **AND**

WHEREAS, the City of Waukee Planning and Zoning Commission recommended approval of the Plat on September 26, 2017, subject to remaining staff comments and review of the legal documents; **AND**,

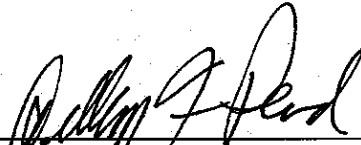
WHEREAS, the Final Plat for I-80 West Industrial Park Plat 1 and the documents relating thereto will comply with Section §303 - *Land Subdivision Ordinance* of the Waukee Municipal Code.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Waukee, Iowa on this 6th day of November, 2017, that the Final Plat for I-80 West Industrial Park 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. Warranty Deed;
2. Sanitary Sewer Easement;
3. Public Water Main Easment;
4. Public Utility Easement;

5. Storm Sewer Easement;
6. Public Overland Flowage Easement; and
7. Temporary Sediment Basin Easement.



 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			

CONSENT TO PLAT

KNOWN BY ALL MEN PRESENT:

The undersigned, 117 Land Company, L.L.C., an Iowa limited liability company, acting with full authority to act for and on behalf of the company, with full knowledge, does hereby consent to the platting of the property to be platted as **I-80 West Industrial Park Plat 1**, an Official Plat, included in and forming a part of the City of Waukee, Dallas County, Iowa and specifically described as follows:

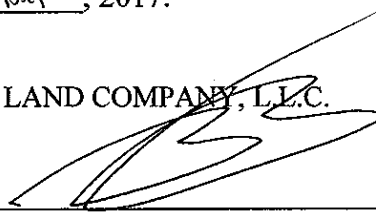
See Exhibit "A",

to be known as I-80 West Industrial Park Plat 1.

The undersigned, being the owner of the above property to be platted declares that this Consent is prepared with the free consent and in accordance with the desires of the undersigned owners.


Dated on this 14th day of November, 2017.

117 LAND COMPANY, L.L.C.

By 
Toby T. Torstenson, Manager

STATE OF IOWA)
)
COUNTY OF Dallas)

This instrument was acknowledged before me on this 14th day of November, 2017, by Toby T. Torstenson, Manager of 117 Land Company, L.L.C.


Notary Public in and for the State of Iowa

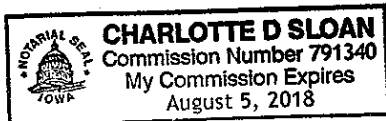


EXHIBIT "A"

LOT THREE (3) OF THE AUDITOR'S PLAT OF THAT PART OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 17 IN TOWNSHIP 78 NORTH, OF RANGE 26 WEST OF THE 5TH P.M., DALLAS COUNTY, IOWA, EXCEPT COMMENCING AT THE NW CORNER OF SEC. 17-T78N-R26W OF THE 5TH P.M., DALLAS COUNTY, IOWA, THENCE S 00°00' 658.43 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING, THENCE CONTINUING S 00°00' 87.17 FEET, THENCE S 89°12'E 382.70 FEET, THENCE S 06°12'E 130.00 FEET, THENCE S 84°35'E 225.61 FEET, THENCE N 02°55'W 30.62 FEET, THENCE N 73°50'E 338.22 FEET, THENCE N 02°55'W 128.79 FEET, THENCE N 73°50'E 400.92 FEET TO THE CENTERLINE OF A COUNTY ROAD, THENCE N 00°50'E 75.00 FEET ALONG SAID CENTERLINE, THENCE S 73°50'W 423.54 FEET, THENCE N 02°55'W 568.48 FEET TO THE SOUTH RIGHT OF WAY LINE OF INTERSTATE NO. 80, THENCE N 85°04'W 315.13 FEET ALONG SAID RIGHT OF WAY LINE, THENCE S 02°55'E 676.50 FEET, THENCE N 89°50'W 609.02 FEET TO THE POINT OF BEGINNING; AND

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LENDER'S CONSENT TO PLAT

KNOWN BY ALL MEN PRESENT:

The undersigned, Iowa Trust & Savings Bank, acting with full authority to act for and on behalf of the bank, does hereby consent to the platting of the property to be platted as **I-80 West Industrial Park Plat 1**, an Official Plat, now included in and forming a part of the City of Waukee, Dallas County, Iowa and specifically described as follows:

See Exhibit "A".

This consent is as mortgagee to the property described above with a mortgage being filed against said property on March 21, 2017, in Book 2017, Page 4890, and is given with the free consent and in accordance with the desires of the undersigned as mortgagee to said property described above which is to be included in said plat.

Dated this 17th day of November, 2017.

IOWA TRUST & SAVINGS BANK

By Chad Dolan

Its Vice President

STATE OF IOWA)
) SS:
COUNTY OF Polk)

This instrument was acknowledged before me on this 17th day of November, 2017, by Chad Dolan, the Vice President of Iowa Trust & Savings Bank.

Debra A. Faber
Notary Public in and for the State of Iowa

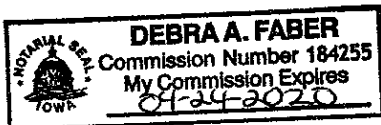


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DALLAS COUNTY TREASURER'S CERTIFICATE

STATE OF IOWA)
) SS
COUNTY OF DALLAS)

The undersigned, on behalf of the Dallas County Treasurer's Office, hereby certifies that I have examined the records of this office in accordance with the provisions of Section 354.11 of The Code of Iowa, and have determined that 117 Land Company, L.L.C. is the present fee titleholder to the following described real estate:

See Exhibit "A",

to be known as I-80 West Industrial Park Plat 1.

I further certify that taxes for the above-described real estate for fiscal year 2016/2017 have been paid. I further certify that said property is free from all special assessments, special rates, and charges, nor are there any taxes due for Monies and Credits, Bushels of Grain, Industrial Machinery, Data Processing Equipment, Utilities or Buildings on leased land against 117 Land Company, L.L.C. which is the record titleholder of the above-described real estate.

Dated this 25th day of OCTOBER, 2017.

DALLAS COUNTY TREASURER

By: *[Signature]*

25th day of OCTOBER, 2017. SUBSCRIBED AND SWORN to before me, a Notary Public in and for the State of Iowa, on this

Chris Chapman
Notary Public in and for the State of Iowa

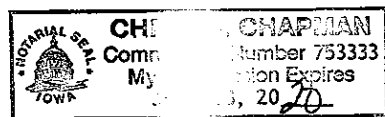


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WILSON, GUERRERO & EGGE, P.C.

ATTORNEYS AT LAW

LISA R. WILSON
LINDSEY A. GUERRERO
JEFFREY A. EGGE

475 S.E. ALICE'S ROAD • SUITE A
WAUKEE, IOWA 50263

TELEPHONE • (515) 369-2502
FACSIMILE • (515) 369-2503

October 24, 2017

Mayor William F. Peard
City of Waukee, Iowa
City Hall
230 W. Hickman Road
Waukee, Iowa 50263

Re: Plat Title Opinion/I-80 West Industrial Park Plat 1

Dear Sir:

Pursuant to the requirements of Iowa Code Section 354.11(1)(c) (2017), I hereby certify that I have examined the Abstract of Title, Pencil Notes No. 186766, prepared by Iowa Title Company and certified that it reflects all matters up to October 11, 2017 at 6:00 a.m. and relating to the following property:

See Exhibit "A",

to be known as I-80 West Industrial Park Plat 1.

As of that date and time, we find from our examination that good and marketable title to the property described above is held by:

117 Land Company, L.L.C.

subject to the following:

1. **MORTGAGE:** The Abstract shows a Mortgage dated March 17, 2017, and filed March 21, 2017, in Book 2007, Page 4890 from the titleholder to Iowa Trust & Savings Bank.
2. **REAL ESTATE TAXES:** The Abstract shows fiscal year 2016/2017 real estate taxes as follows: first installment-paid and second installment-due.

3. **EASEMENTS:** The Abstract shows an Easement for highway purposes filed June 19, 1951 in Book 392, Page 505.

The Abstract shows an Easement for road and public highway purposes filed September 4, 1963 in Book 456, Page 95.

4. **AUDITORS PLAT:** The Abstract shows an Auditors Plat filed November 19, 1973 in Book 4, Page 211.

5. **PLAT OF SURVEY:** The Abstract shows a Plat of Survey filed April 15, 2004 in Book 2004, Page 5051.

6. **ZONING:** The property under examination is subject to the zoning ordinances of the City of Waukee.

7. **SEARCHES:** The abstract reflects searches as to the above titleholder.

You are hereby advised that this opinion is prepared pursuant to Iowa Code Sections 614.26 and 614.28 of the 2017 Code of Iowa, Chapter 11 of the Iowa Title Examination Standards, the abstracting standards of the Iowa Land Title Association and the 40 Year Marketable Title Act.

Respectfully submitted,

WILSON, GUERRERO & EGGE, P.C.

By: _____


Lisa R. Wilson

Title Guaranty No. 10118

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INDEX LEGEND
PL 17-78-26 (NW/4)
RECORDED IN BOOK 2017 PAGE 4988
RECORDED IN BOOK 2017 PAGE 4988
177 LAND COMPANY, LLC
CIVIL DESIGN ADVANTAGE
177 LAND COMPANY, LLC
GRIMES, IOWA 50111
CIVIL DESIGN ADVANTAGE
177 LAND COMPANY, LLC
GRIMES, IOWA 50111
RECORDING
BOOK 2017 PAGE 4988

I-80 WEST INDUSTRIAL PARK PLAT 1

FINAL PLAT

Doc ID: 007361890016 Type: PLAT
Recorded: 11/28/2017 at 01:16:32 PM
Fee Amt: \$82.00 Page 1 of 16
Dallas County Iowa
Filed: 11/16/17
Filed At: Atchafalaya Recorder

BK 2017 Pg 23193

APPROVED BY *Waukeie, Iowa City Council*
DATE 11/16/17
SIGNED *William W. Whitford*

ENGINEER/SURVEYOR:

CIVIL DESIGN ADVANTAGE
177 LAND COMPANY, LLC
GRIMES, IOWA 50111
CIVIL DESIGN ADVANTAGE
177 LAND COMPANY, LLC
GRIMES, IOWA 50111

OWNER / DEVELOPER:

177 LAND COMPANY, LLC
2509 S. 5TH AVENUE, SUITE 101
GRIMES, IA 50225

ZONING:

M-1 - LIGHT INDUSTRIAL DISTRICT COMMERCIAL
C-1 - INDUSTRIAL AND FEEDBACK SERVICE COMMERCIAL DISTRICT

DATE OF SURVEY:

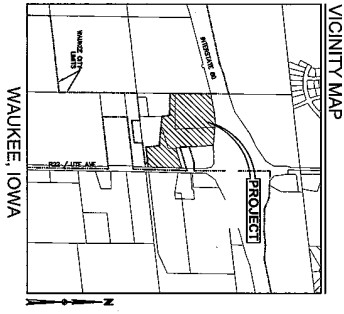
FEBRUARY 27, 2017

BULK REGULATIONS:

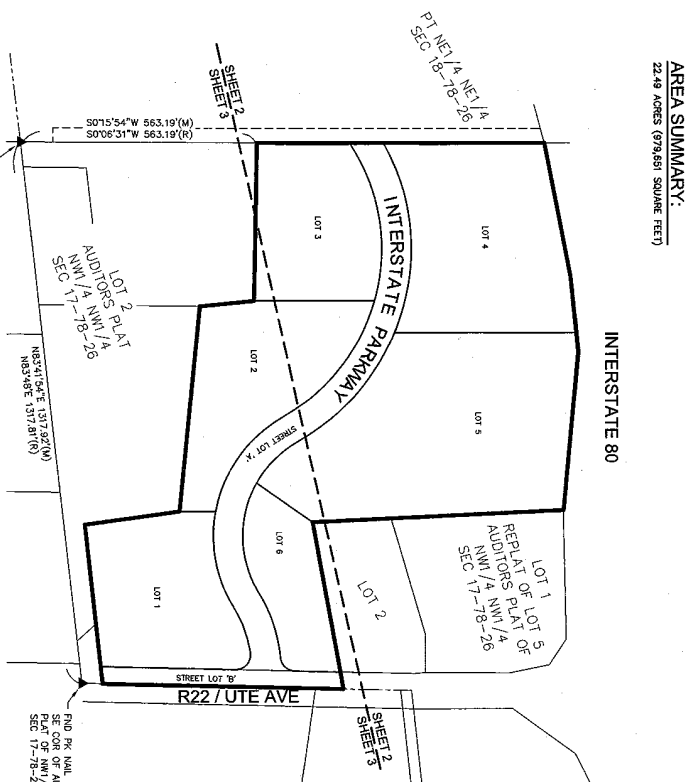
- M-1 - 30 FT FRONT YARD SETBACK
- M-1 - 25 FT SIDE/YARD SETBACK WHEN ADJACENT TO "R" OR "C-1" DISTRICT, OTHERWISE 5 STORIES
- C-1 - 15 FT FRONT YARD SETBACK
- C-1 - 30 FT REAR YARD SETBACK
- C-1 - 25 FT SIDE/YARD SETBACK WHEN ADJACENT TO "R" DISTRICT, OTHERWISE 5 STORIES

NOTE

- ANY SET MONUMENTATION SHOWN ON THIS PLAT SHALL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT IS RECORDED. NO MONUMENTATION SHALL BE INSTALLED UNLESS THE SURVEYOR'S FOUND IN
- BOOK 4 PAGE 892
- BOOK 4 PAGE 289
- BOOK 4 PAGE 511
- BOOK 4 PAGE 513
- BOOK 4 PAGE 515
- BOOK 4 PAGE 517
- BOOK 748 PAGE 5051
- BOOK 2004 PAGE 5059
- STREET LOT "A" SHALL BE DEDICATED TO THE CITY OF WAUKEE, IOWA. ALL SETBACKS SHALL BE INSTALLED AS EACH INDIVIDUAL LOT DEVELOPS.



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AREA SUMMARY:
22.49 ACRES (979,851 SQUARE FEET)



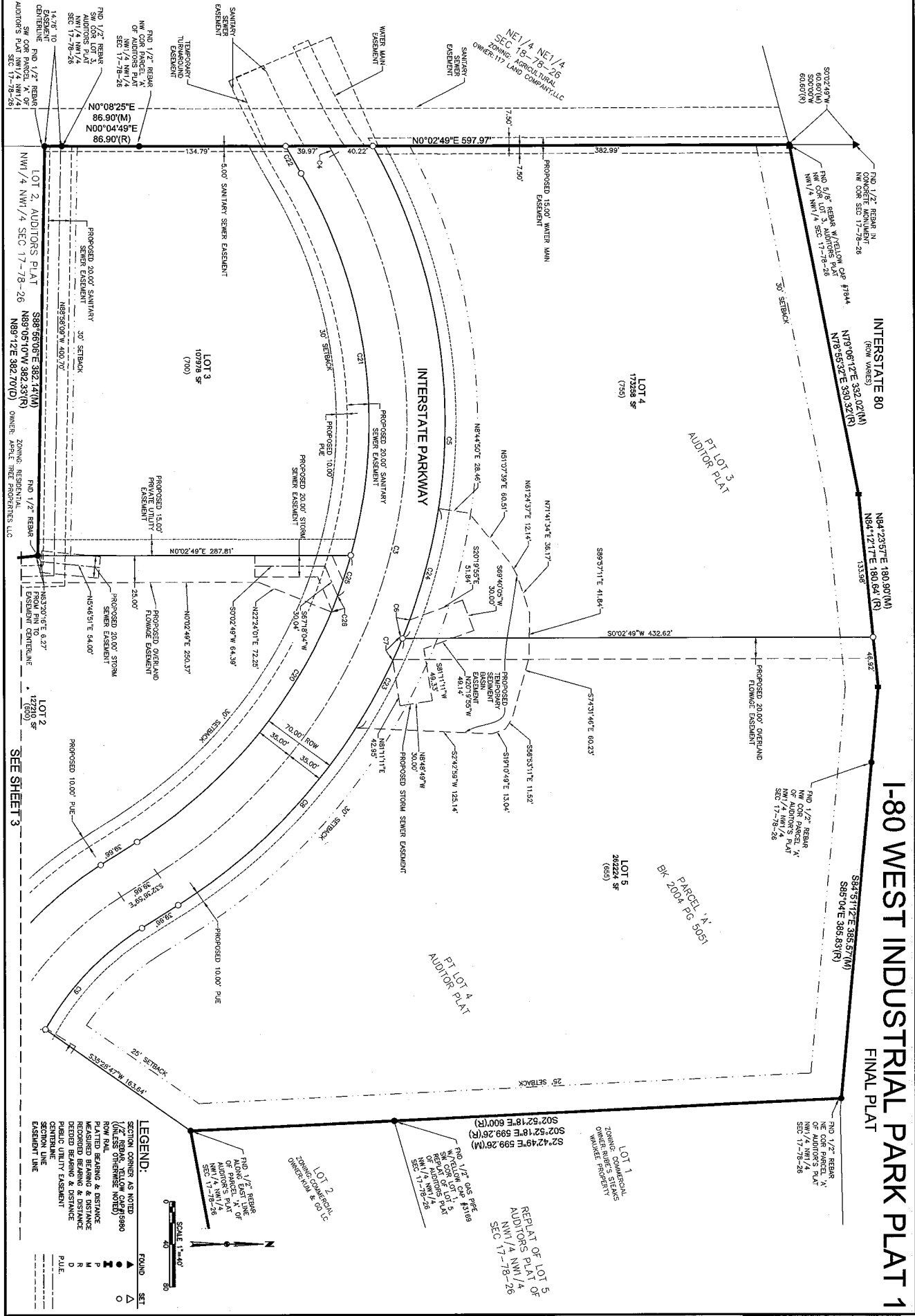
CURVE DATA:

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C0	30°13'00"	333.00'	178.82'	N74°43'E	178.39'
C1	88°39'52"	300.00'	483.37'	S75°19'E	418.87'
C2	87°17'09"	500.00'	761.71'	S70°15'4"E	690.16'
C3	0°31'28"	1000.00'	9.15'	N62°01'35"E	9.15'
C4	60°59'59"	535.00'	475.59'	N89°44'03"E	460.00'
C5	15°49'48"	535.00'	18.64'	N68°47'51"W	18.64'
C6	2°29'03"	535.00'	22.57'	N68°39'25"E	22.57'
C7	35°10'57"	535.00'	328.62'	S50°12'28"E	323.38'
C8	28°21'00"	285.00'	131.12'	S46°47'28"E	123.79'
C9	80°09'32"	285.00'	278.19'	N69°57'47"E	265.69'
C10	28°01'41"	388.00'	167.17'	N71°53'59"E	165.74'
C11	63°34'54"	35.00'	51.06'	N43°07'22"E	46.85'
C12	29°25'01"	35.00'	17.97'	N44°54'01"W	17.77'
C13	38°55'20"	35.00'	23.78'	N79°04'12"W	23.32'
C14	89°51'47"	35.00'	61.00'	N48°35'59"W	63.57'
C15	22°35'00"	298.00'	117.46'	S70°03'38"W	116.70'
C16	41°53'42"	335.00'	242.05'	S79°41'59"W	236.80'
C17	47°08'10"	335.00'	275.46'	N65°10'04"W	287.71'
C18	41°49'25"	465.00'	338.43'	N63°11'42"W	331.84'
C19	45°27'45"	465.00'	368.89'	S82°49'44"W	339.39'
C20	13°34'41"	1035.00'	28.11'	S80°24'27"W	28.11'
C21	10°04'24"	535.00'	94.06'	N62°46'56"W	93.94'
C22	13°27'14"	535.00'	126.62'	N74°31'34"W	123.34'
C23	43°30'45"	465.00'	366.64'	S71°39'22"E	363.65'
C24	13°27'00"	465.00'	15.87'	S89°34'39"E	15.87'
C25	19°02'15"	35.00'	9.18'	N67°11'11"W	9.18'

LEGEND:

SECTION CORNER AS NOTED	FOUND	SET
1/2" REBAR (YELLOW CAP) 19880	▲	△
(UNLESS OTHERWISE NOTED)	●	○
PLATTED BEARING & DISTANCE	P	M
MEASURED BEARING & DISTANCE	M	R
DEBORD BEARING & DISTANCE	D	B
RECORDED BEARING & DISTANCE	R	D
CENTRAL UTILITY ESSENTIAL	---	---
CENTRAL UTILITY ESSENTIAL	---	---
SECTION LINE	---	---
ESSENTIAL LINE	---	---

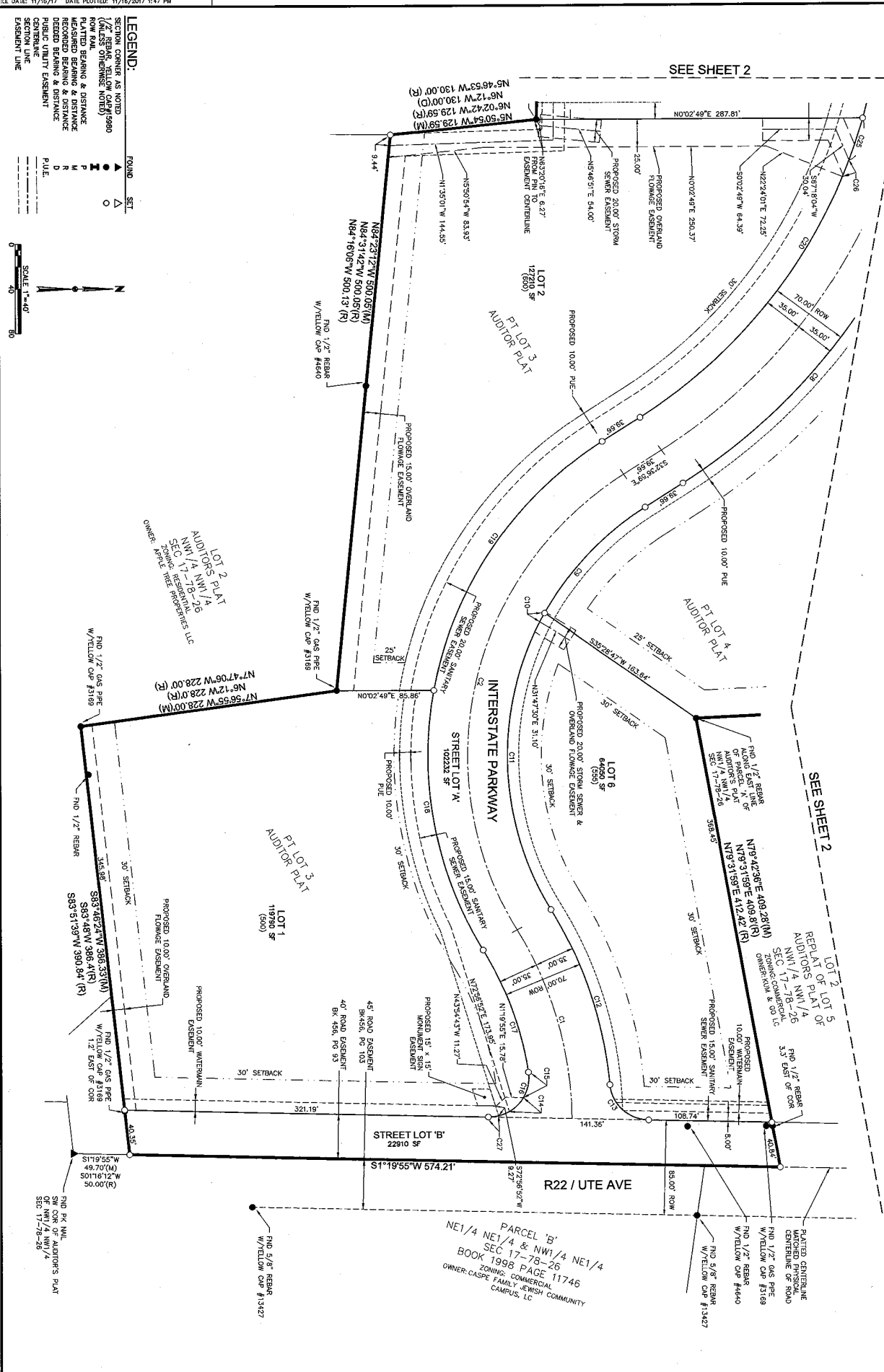
1. I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY CLOSEST PERSONAL SUPERVISION AND UNDER THE LAWS OF THE STATE OF IOWA.
MICHAEL A. WHITFORD, P.E.
NO. 15890
DATE 11-16-2017



<p>I-80 WEST INDUSTRIAL PARK PLAT 1 FINAL PLAT</p>	<p>CIVIL DESIGN ADVANTAGE</p>	<p>3405 S.E. CROSSROADS DRIVE, SUITE G GRIMES, IOWA 50111 PHONE: (515) 369-4400 FAX: (515) 369-4410</p>	<p>REVISIONS:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	DESCRIPTION									
NO.	DATE	DESCRIPTION													
<p>BOOK: 2017 PAGE: 23193</p>	<p>ENGINEER: _____</p>	<p>TECH: _____</p>	<p>FIRST SUBMITTAL: _____</p>												

I-80 WEST INDUSTRIAL PARK PLAT 1

FINAL PLAT



LEGEND:

- SECTION CORNER AS NOTED
- 1/2" REBAR, YELLOW CAP #1980
- FOUND
- SET
- 1/2" REBAR, YELLOW CAP #1980
- ROOF RAIN CHIMNEYS (NOTED)
- FLATTED BEARING & DISTANCE
- MEASURED BEARING & DISTANCE
- RECORDED BEARING & DISTANCE
- RECORDED BEARING & DISTANCE
- PROPOSED 10.00' PILE
- PROPOSED 10.00' PILE
- SECTION LINE
- EASEMENT LINE

SCALE: 1"=40'

LOT 2 PLAT 1
 AUDITORIUM #14
 AUDITORIUM #15
 ANN / 1-7-80
 SEC 17-78-26
 ZONING: COMMERCIAL
 OWNER: CASPE FAMILIAR COMMUNITY CAMPUS, LC

LOT 2 PLAT 1
 AUDITORIUM #14
 AUDITORIUM #15
 ANN / 1-7-80
 SEC 17-78-26
 ZONING: COMMERCIAL
 OWNER: CASPE FAMILIAR COMMUNITY CAMPUS, LC

PARCEL 'B'
 NE 1/4 NE 1/4 & NW 1/4 NE 1/4
 SEC 17-78-26
 BOOK 1998 PAGE 11746
 ZONING: COMMERCIAL
 OWNER: CASPE FAMILIAR COMMUNITY CAMPUS, LC

I-80 WEST INDUSTRIAL PARK PLAT 1
FINAL PLAT

WALUKEE, IOWA

CD
 CIVIL DESIGN ADVANTAGE

3405 S.E. CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PHONE: (515) 369-4400 FAX: (515) 369-4410

ENGINEER: _____ TECH: _____

REVISIONS	DATE

FIRST SUBMITTAL 08/09/17