

WARREN COUNTY, IOWA  
FILED FOR RECORD

00 APR 18 PM 2:13  
2000  
3351  
JUDITH R. LATHROP, CLERK

**DEDICATION AND CONSENT TO PLAT OF PROPRIETOR**

*Roberta Lucas* DEPUTY  
*Sasilla* 36.00 Chg

**KNOW ALL MEN BY THESE PRESENTS:**

That Colonial Meadows, L.C., a limited liability company, does hereby acknowledge and declare that the platting of the following described real estate, situated in Warren County, Iowa, to-wit:

**Outlot Z in Colonial Meadows Plat 3, an Official Plat, now included in and forming a part of the City of Norwalk, Iowa.**

into lots, as shown by the accompanying plat, to be known as Colonial Meadows Plat 4, Warren County, Iowa, is with its free consent and in accordance with its desires and wishes. The undersigned dedicates to the public all streets and public easements as shown on said plat.

**IN WITNESS WHEREOF**, the undersigned has caused this instrument to be executed this 12<sup>th</sup> day of April, 2000.

COLONIAL MEADOWS, L.C.

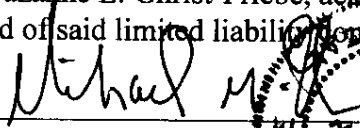
By: *John H. Ghrist II*  
John H. Ghrist II, Manager

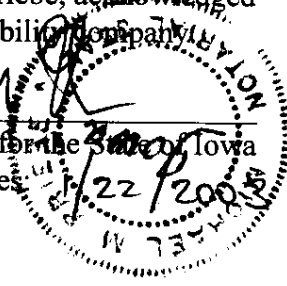
By: *Suzanne L. Ghrist-Priebe*  
Suzanne L. Ghrist-Priebe, Manager

ACKNOWLEDGMENT

STATE OF IOWA    )  
                          )    ss.  
COUNTY OF Warren)

On this 12<sup>th</sup> day of April, 2000, before me personally appeared John H. Ghrist II and Suzanne L. Ghrist-Priebe, to me personally known, who, being by me duly sworn did say that they are managers of COLONIAL MEADOWS, L.C., a limited liability of the State of Iowa, and that said instrument was signed and sealed in behalf of said limited liability company by authority of its members, and said John H. Ghrist II and Suzanne L. Ghrist-Priebe, acknowledged the execution of said instrument to be the free act and deed of said limited liability company.

  
\_\_\_\_\_  
Notary Public, in and for the State of Iowa  
My commission expires 1/22/2003



**RESOLUTION NO. 0316-00-07**

A RESOLUTION APPROVING THE FINAL PLAT FOR COLONIAL MEADOWS PLAT 4.

WHEREAS, the Planning & Zoning Commission reviewed this request at their regular meeting and recommends approval of the site plan for Colonial Meadows Plat 4, PZ Case No. 00-06, now therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORWALK, IOWA, that:

The final plat be approved subject to the following conditions:

1. Submission of final documentation to the satisfaction of city staff and attorney.
2. Minor modifications to the construction plans shall meet the satisfaction of city staff and City Engineer.
3. A site plan be submitted for the development of lot 30.

PASSED AND APPROVED this 16<sup>th</sup> day of March, 2000.

  
JERRY STARK WEATHER, MAYOR

ATTEST:

  
JOYCE CORTUM, CITY CLERK

<u>ROLL CALL VOTE:</u>	<u>Aye</u>	<u>Nay</u>
Coffelt	✓	—
Greteman	✓	—
Hixenbaugh	✓	—
Whitmore	absent	—
Wahl	✓	—

# DAVIS, BROWN, KOEHN, SHORS & ROBERTS, P.C.

Attorneys and Counselors at Law

The Financial Center • 666 Walnut Street, Suite 2500 • Des Moines, Iowa 50309-3993  
Telephone: (515) 288-2500 • Fax: (515) 243-0654 • Web: www.lawiowa.com

---

David D. Nelson  
Direct Dial (515) 246-7861  
E mail: ddn@lawiowa.com

April 7, 2000

City of Norwalk  
705 North Ave.  
Norwalk, IA 50211

Ladies and Gentlemen:

As your attorney, we have examined an Abstract of Title commencing with the date of government entry and ending with Abstract No.33310 prepared by Iowa Title Company. Those who prepared the last continuation of this Abstract of Title have certified that it reflects all matters up to March 24, 2000, at 7:00 a.m. and relating to the following property:

Outlot Z in COLONIAL MEADOWS PLAT 3, an Official Plat, now included in and forming a part of the City of Norwalk, Warren County, Iowa

To become known as:

COLONIAL MEADOWS PLAT 4, City of Norwalk, Warren County, Iowa.

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

Colonial Meadows, L.C.

subject to the following liens, limitations and exceptions:

1. Real Estate Taxes. The Abstracter states that the real estate taxes are paid in full including the 1998/99 taxes.

This opinion is given for platting purposes pursuant to Iowa Code Section 354.11(3).

Respectfully submitted,

DAVIS, BROWN, KOEHN, SHORS & ROBERTS, P.C.

A handwritten signature in black ink, appearing to read 'D. Nelson', written in a cursive style.

David D. Nelson

**CERTIFICATE OF THE TREASURER OF WARREN COUNTY, IOWA**

STATE OF IOWA            )  
                                          ) ss:  
COUNTY OF WARREN    )

I, Julie Miers , Treasurer of Warren County, having examined the records of my office, in accordance with the provisions of Section 354.5 of the Code of Iowa pertaining to real properties as specifically described as follows:

**Outlot Z in Colonial Meadows Plat 3, an Official Plat, now included in and forming a part of the City of Norwalk, Warren County, Iowa.**

to be designated as:

**COLONIAL MEADOWS PLAT 4, City of Norwalk, Warren County, Iowa**

do hereby certify that the same is free from all certified taxes, special assessments and special rates and charges.

I further certify there are no taxes due for Moneys and Credits, Bushels of Grain, Industrial Machinery, Data Processing Equipment, Utilities or Buildings on leased Land against:

**Colonial Meadows, L.C.**

who is the record titleholder of said real estate.

Dated at Indianola, Iowa, this 18<sup>th</sup> day of April, 2000.

JULIE MIERS  
WARREN COUNTY TREASURER

By: Paul Freeman, Deputy  
Treasurer

Subscribed and sworn to before me this 18 day of April, 2000.



Rhonda Green  
Notary Public in and for the State  
of Iowa

NW COR. NE 1/4 NW 1/4  
 SEC. 12-77-25  
 SET CUT "X"

N 00°06'37" E 55.04'

BEARDSLEY STREET

N 00°07'20" W 55.05'

S 87°46'46" E 1301.85'

S 87°46'45" E 942.02'

L54

20' P.U.E.

HAWTHORNE AVENUE

L19

L20

L21

L22

L23

L24

L25

L26

L27

L28

L29

CRESCENT LANE

L30

L31

LEGEND

- BUILDING SETBACK
- PROPERTY LINE / LOT LINE
- SECTION LINE
- EASEMENT
- △ SECTION CORNER
- IRON PIN SET
- IRON PIN FOUND
- P.O.B. POINT OF BEGINNING
- P.U.E. PUBLIC UTILITY EASEMENT
- (2959) STREET ADDRESS



GRAPHIC SCALE



( IN FEET )  
 1 inch = 300 ft.

LEGAL DESCRIPTION:

Outlet Z of Colonial Meadows Plat 3 to the City of Norwalk, Warren, County, Iowa. Containing 250.9386 acres.

WARREN COUNTY AUDITOR  
 FILED

00 APR 19 PM 2:13

2000 3351  
 JOURNAL CENTER

DEPUTY

APPROVED BY WARREN COUNTY AUDITOR

DATE THIS 18 DAY OF April 2000

Grace Under Anderson AUDITOR  
 Rhonda Green DEPUTY

N87°30'07"W 1291.36'

ZONING:

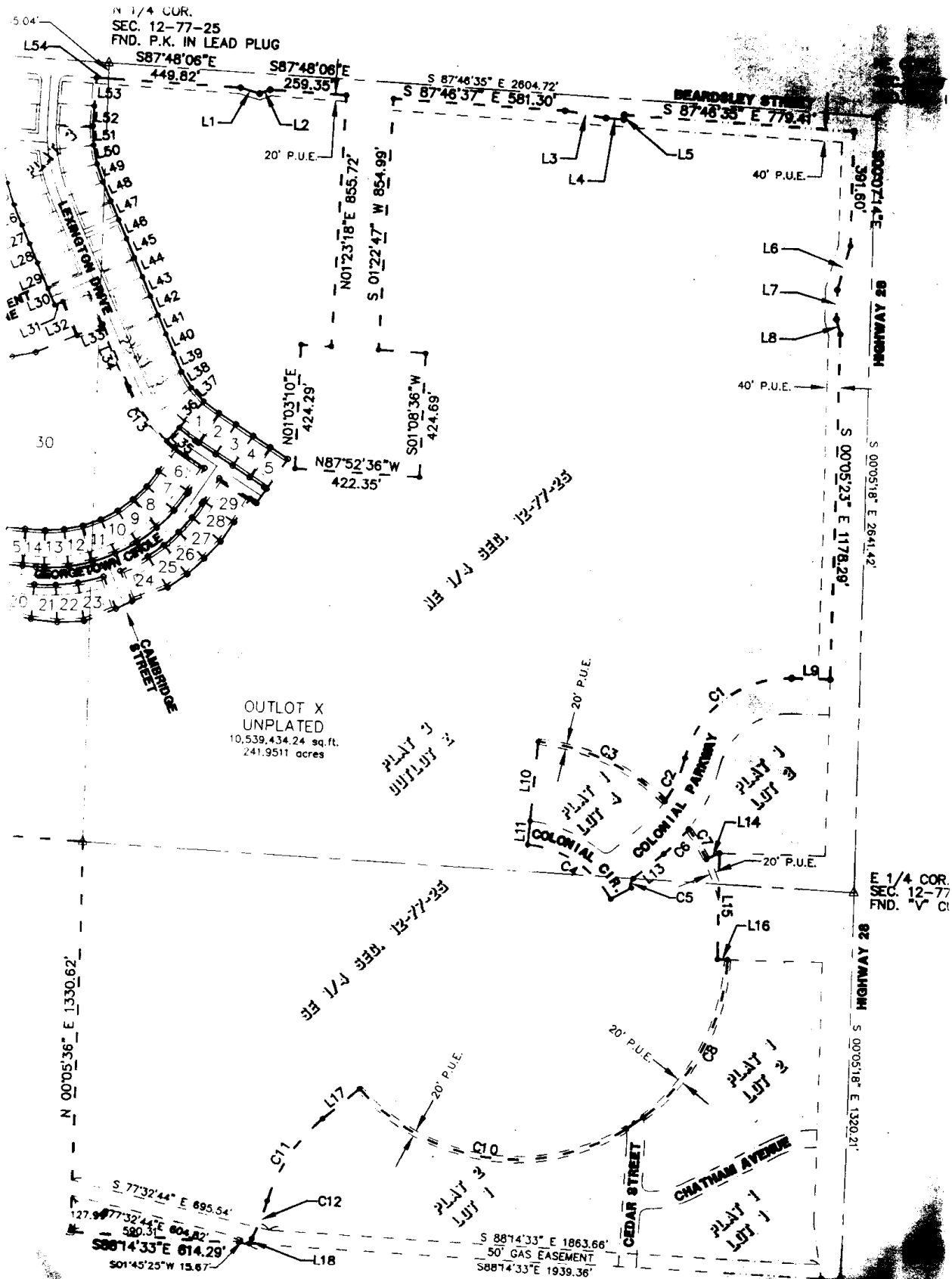
CITY OF NORWALK R-1(60) BULK REGULATIONS SHALL APPLY FOR LOTS 1 - 29.

CITY OF NORWALK R-3 BULK REGULATIONS SHALL APPLY FOR

RIGHT OF WAY DEDICATED TO CITY OF NORWALK:

LOT A GEORGETOWN CIRCLE / CAMBRIDGE STREET

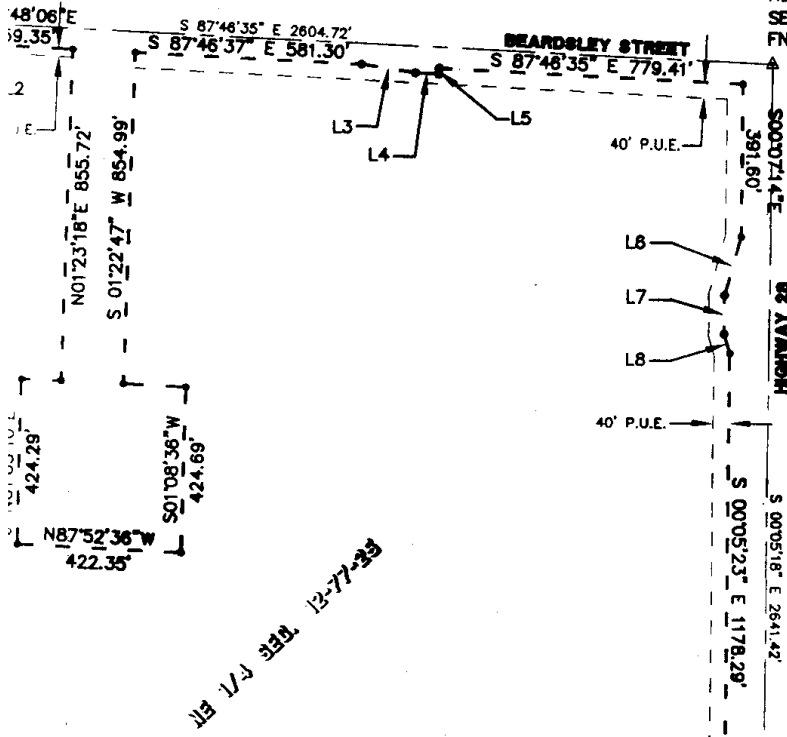




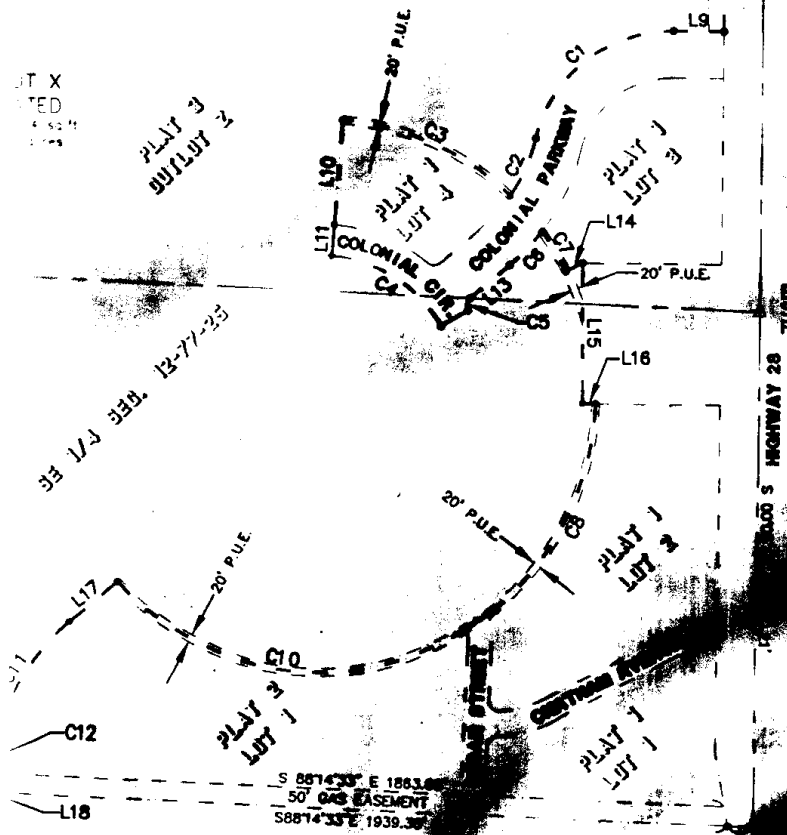
I HEREBY CERTIFY THAT THE SURVEYING INSTRUMENT WAS PREPARED BY ME  
 AND THAT I AM A DULY LICENSED SURVEYOR UNDER THE LAWS OF THE STATE OF  
 ILLINOIS.  
 SARY B. [Signature] 3-28-2000 DATE  
 OF SURVEY ORIGINAL DATE OF INSTRUMENT PL. 2000  
 THESE 60 SHEETS COVERED BY THIS MAP:  
 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54

T. 33 N.  
 R. 98 W.  
 SEC. 12-77-25  
 FND. P.K.





NE COR.  
SEC. 12-77-25  
FND. P.K. IN LEAD PLUG



NE 1/4 COR.  
SEC. 12-77-25  
FND. 'V' CUT IN CONCRETE



NE COR. N 1/2 SE 1/  
SEC. 12-77-25  
FND. P.K. IN LEAD PLUG

APCLURE ENGINEERING COMPANY  
CORPORATED  
200 14th Ave. NW  
P.O. Box 1000  
Normal, Iowa 52051  
Tel: (319) 374-7110  
Fax: (319) 374-4228

COLONIAL MEADOWS L.C.  
COLONIAL PROPERTIES MANAGEMENT  
NORMAL, IOWA 52051  
515-282-1850

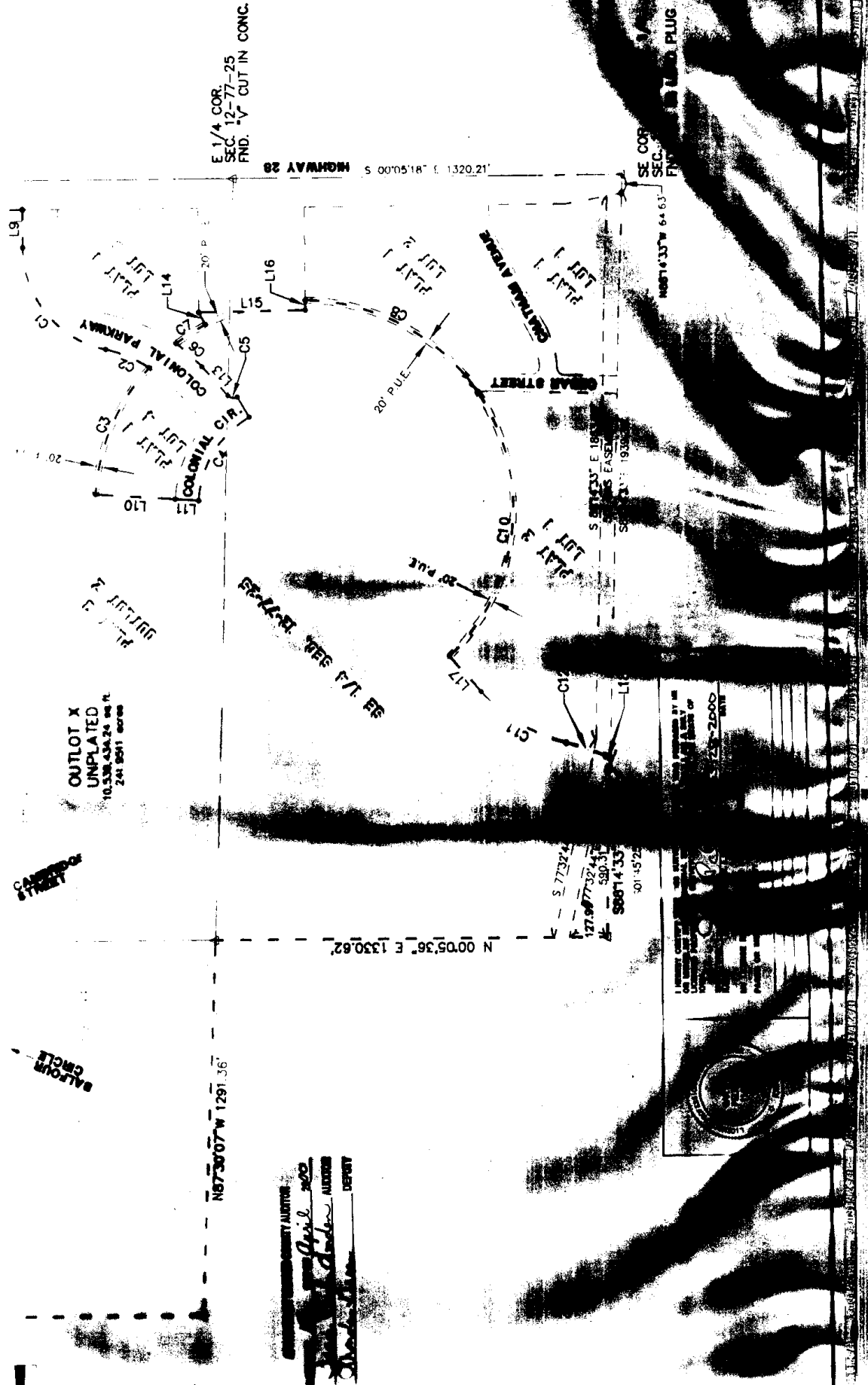
PROJECT: COLONIAL MEADOWS PLAT 4  
NORMAL, IOWA

THIS PLAN IS A REVISION OF THE ORIGINAL PLAN AND IS SUBJECT TO THE SAME CONDITIONS AND RESTRICTIONS AS THE ORIGINAL PLAN. THE ORIGINAL PLAN IS FILED IN THE PUBLIC RECORDS OF THE STATE OF IOWA, COUNTY OF LEE, IOWA, UNDER RECORD NUMBER 12-77-25.

DATE	BY
DEC. 98	JSS
870	
FP-3	

REVISIONS  
DATE  
BY

NOTICE TO THE PUBLIC: This is a preliminary map showing the proposed layout of the subdivision. It is subject to change without notice. The actual layout of the subdivision will be shown on the final plat.



E 1/4 COR.  
SEC. 12-77-25  
FND. "V" CUT IN CONC.

12702.00 S 81.50100 S HIGHWAY 28

SE COR.  
SEC. 12-77-25  
FND. "V" CUT IN CONC.

OUTLOT X  
UNPLATED  
10.338.43A.24 445 PL.  
244 8041 00000

CONCRETE  
STREET

BARON  
CIRCLE

N 87°30'07" W 1291.36'

N 00°05'36" E 1330.62'

S 77°32'41"  
127.9773244'  
# 59031  
# 8887433  
301-4522

PLAT 1000  
APRIL 2002  
AUGUST 2002  
DEPUTY

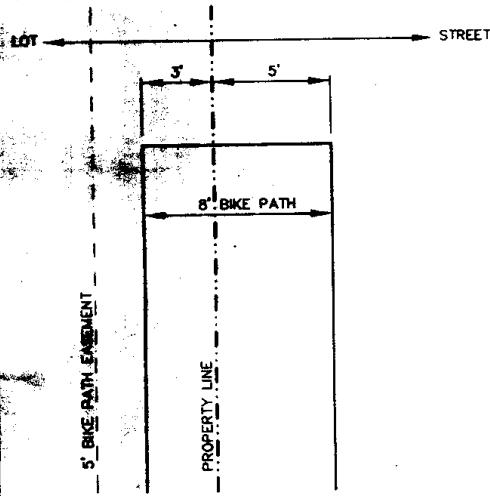
PLAT 1000  
APRIL 2002  
AUGUST 2002  
DEPUTY



PLAT 1000  
APRIL 2002  
AUGUST 2002  
DEPUTY

OUTLOT X  
UNPLATTED  
10,116,552.99 sq.ft.  
232.2432 acres

OUTLOT X  
UNPLATTED  
10,116,552.99 sq.ft.  
232.2432 acres



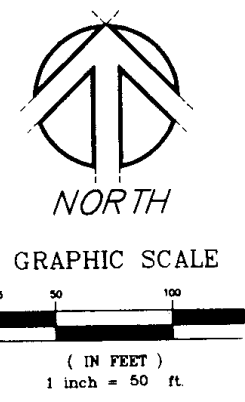
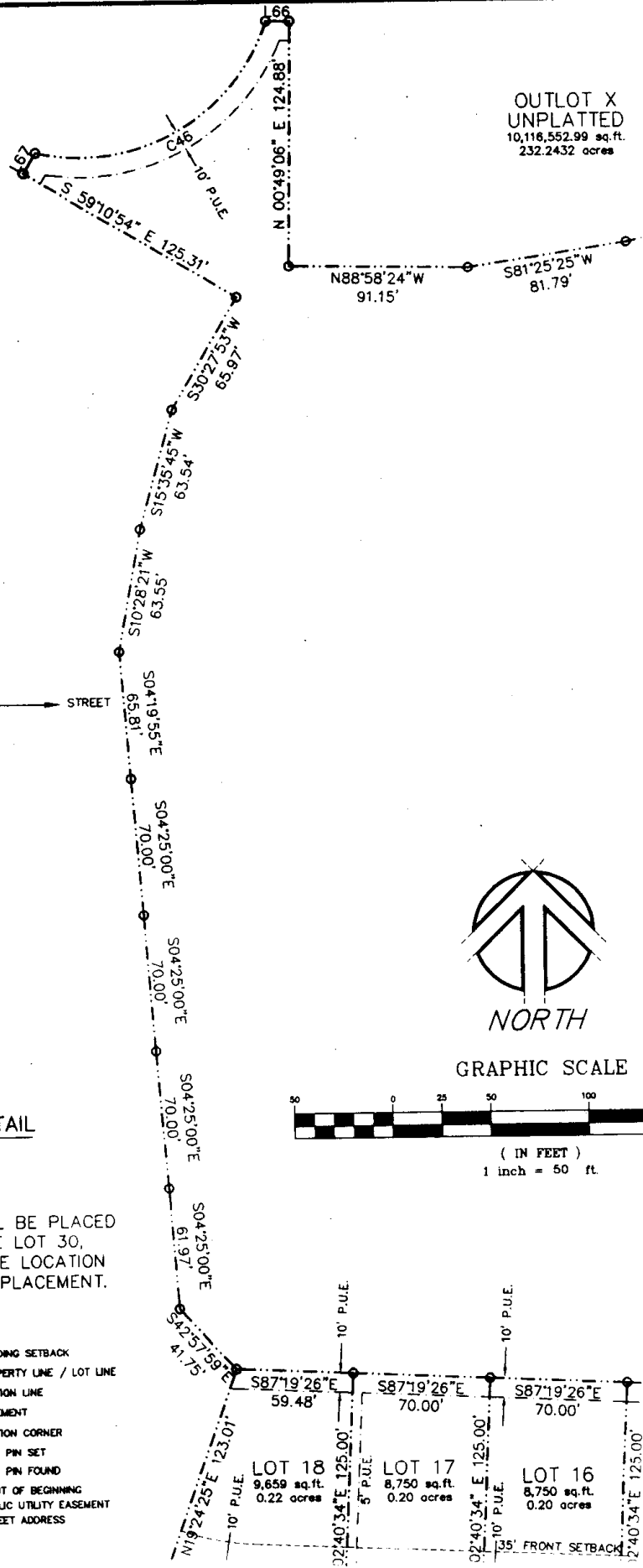
BIKE PATH LOCATION DETAIL

NO SCALE

NOTE: BIKE PATH SHALL BE PLACED  
ALONG LEXINGTON DRIVE LOT 30,  
LOT 6, AND LOT 29. SEE LOCATION  
DETAIL FOR BIKE PATH PLACEMENT.

LEGEND

- BUILDING SETBACK
- PROPERTY LINE / LOT LINE
- SECTION LINE
- EASEMENT
- △ SECTION CORNER
- IRON PIN SET
- IRON PIN FOUND
- P.O.B. POINT OF BEGINNING
- P.U.E. PUBLIC UTILITY EASEMENT
- 2950 STREET ADDRESS







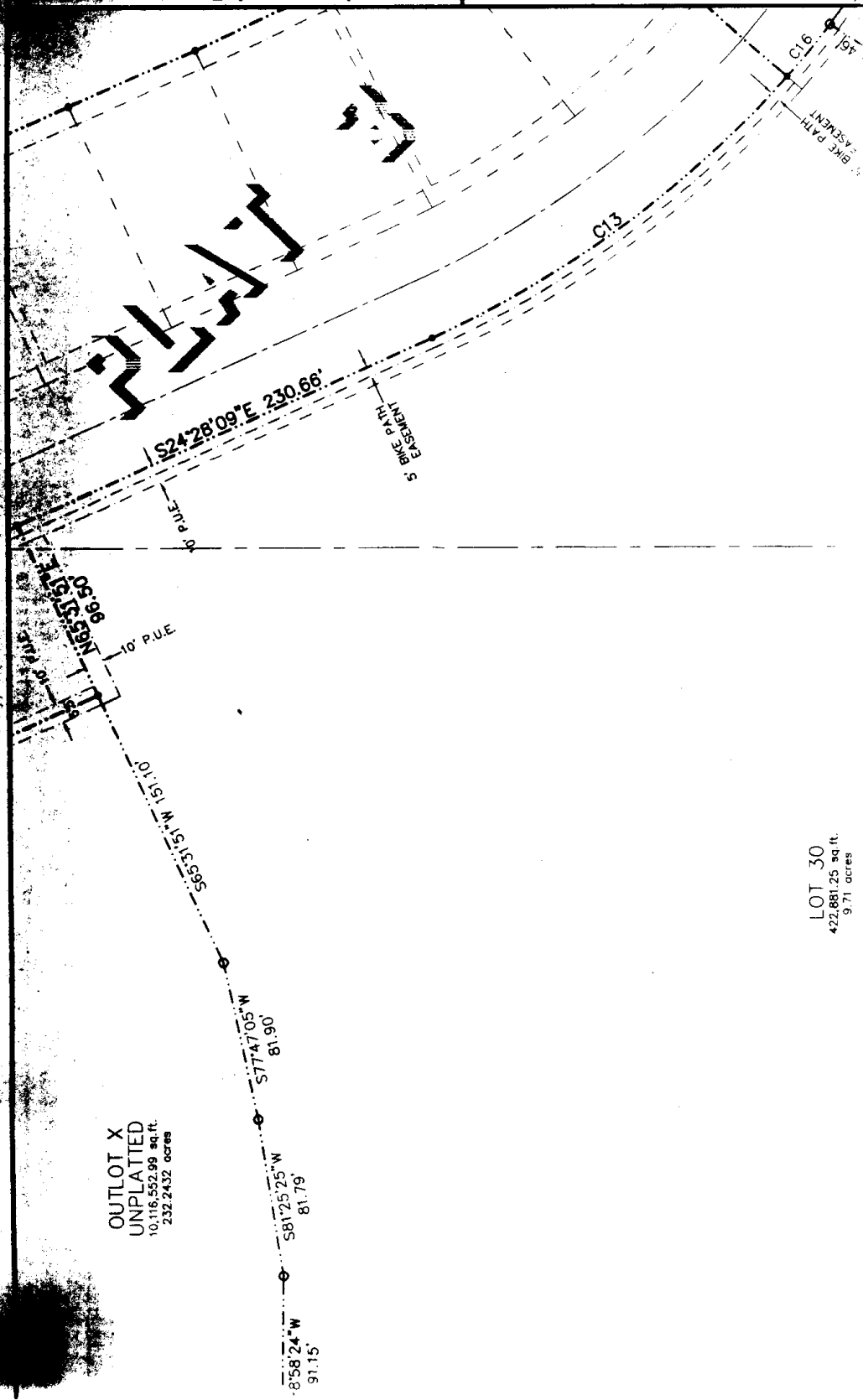




McClure Engineering Company  
CONSULTING ENGINEERS  
705 1st Ave. North  
Normal, Iowa 50211  
Phone (515) 578-4230  
Fax (515) 578-4230

COLONIAL MEADOWS PLAT 4  
NORMAL, IOWA

COLONIAL MEADOWS, L.C.  
COLONIAL PROPERTIES MANAGEMENT  
P.O. BOX 219  
NORMAL, IOWA 50211  
515-283-1850



OUTLOT X  
UNPLATTED  
10,116,552.99 sq. ft.  
232.2432 acres

LOT 30  
422,881.25 sq. ft.  
9.71 acres