

241-242

\$ 89.00
Sax
Chaf

This document was prepared by, and when recorded return to, Jennifer L. Drake, Hubbell Realty Company, 6900 Westown Parkway, West Des Moines, Iowa 50266-2520, (515) 280-2057

SPACE ABOVE THIS LINE FOR RECORDER

OWNER'S CERTIFICATE

KNOW ALL PERSONS BY THESE PRESENTS: That **H-CM, L.L.C.**, an Iowa limited liability company, a property owner, caused the real estate described as follows:

Outlot A of The Legacy Commercial Plat 1, an Official Plat, now included in and forming a part of the City of Norwalk, Warren County, Iowa, said parcel of land contains 25.11 acres more or less, and is subject to easements, restrictions and covenants of record,

to be subdivided into lots, to be known as **"The Legacy Commercial Plat 4"**. The undersigned owner further acknowledges and certifies that the subdivision of said **The Legacy Commercial Plat 4** is with their consent and in accordance with their desires.

Further, H-CM, L.L.C. does hereby dedicate to the electric company or companies, the natural gas company or companies, the telephone company or companies, the cable television company or companies and/or the data transmission company or companies, and any such entities serving the City of Norwalk, Warren County, Iowa, as applicable, all of the perpetual public utility easements for underground electrical, natural gas, telephone, cable television utility services, and such data transmission utility services, all together with necessary appurtenances thereto, all over, under, through and across those public utility easements or telephone easement locations that are shown on the recorded final plat of **The Legacy Commercial Plat 4**, an Official Plat, to be included in and forming a part of the City of Norwalk, Warren County, Iowa.

Dated this 7th day of October, 2010.

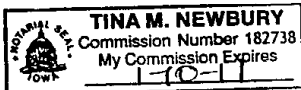
H-CM, L.L.C.
By: Hubbell Realty Company, Managing Member

By: [Signature]
Steven L. Niebuhr, Senior Vice President

By: [Signature]
Jennifer L. Drake, Assistant Secretary

STATE OF IOWA)
) ss
COUNTY OF DALLAS)

This instrument was acknowledged before me this 7th day of October, 2010, by Steven L. Niebuhr as Senior Vice President and Jennifer L. Drake as Assistant Secretary, respectively, of Hubbell Realty Company, an Iowa corporation, the Managing Member of **H-CM, L.L.C.**, an Iowa limited liability company.



[Signature]
Notary Public in and for said State

NYEMASTER GOODE

NYEMASTER, GOODE, WEST, HANSELL & O'BRIEN, P.C.
ATTORNEYS & COUNSELORS AT LAW

James B. West
Edgar F. Hansell
R. Craig Shives
Keith E. Luchtel
Robert A. VanOrsdel
Richard J. Sapp
G. R. Neumann
Gregory P. Page
Randall G. Horstmann
Jay Eaton
Bradford L. Austin
Sara J. Sersland
Hayward L. Draper
Michael W. Thrall
Mark C. Dickinson
Gregory B. Wilcox

John F. Lorentzen
Rod Kubat
Steven J. Roy
Frank B. Harty
James C. Wine
Bruce W. Baker
Steven H. Lytle
Terry C. Hancock
Anthony A. Longnecker
Kevin H. Collins
Joseph A. Quinn
Wade H. Schut
Mark D. Ajjets
G. Thomas Sullivan
Thomas H. Walton
Willard L. Boyd III

Jeffrey W. Courter
Hallie E. Still-Caris
David W. Benson
Brian J. Humke
Paula S. Dierenfeld
Coreen K. Sweeney
Antonio Colacino
Jill M. Stevenson
Angel A. West
Angela L. Watson Cook
Mary E. Funk
Randall D. Armentrout
Thomas M. Cunningham
Denise M. Mendt
Robert D. Andeweg
Debra L. Hulett

Mark A. Schultheis
John T. Clendenin
Neal K. Westin
Stephanie L. Maret
Cory R. Harris
Stephanie G. Techau
Patrick B. White
Brad C. Epperly
Scott A. Sundstrom
Angela C. Brick
Benjamin P. Roach
Victoria A. Feilmeyer
Jason L. Giles
K. Dwayne Vande Krol
Kathleen K. Law
Mitchell R. Kunert

Kristina M. Stanger
Brian D. Torresi
Michael J. Dayton
Anna W. Mundy
Matthew R. Eslick
Andrew M. Graap
Christian P. Walk
Vidhya K. Reddy
David T. Bower
Jay P. Syverson
Ryan G. Koopmans

REGISTERED PATENT
ATTORNEYS
Glenn Johnson
Robert W. Hoke
Wendy K. Marsh
Ryan N. Carter
Sarah J. Gayer

OF COUNSEL
Samuel G. O'Brien
L. R. Voigts
Gerald J. Newbrough
Drew R. Tillotson
Frank B. Comfort
Russell E. Schrage
Roger L. Ferris
Luther L. Hill, Jr.
Keri K. Farrell-Kolb

October 6, 2010

City of Norwalk, Iowa
705 North Avenue
Norwalk, Iowa 50211

And

H-CM, L.L.C.
c/o Hubbell Realty Company
6900 Westown Parkway
West Des Moines, Iowa 52566

RE: Outlot A of The LEGACY COMMERCIAL PLAT 1, an Official Plat, now included in and forming a part of the City of Norwalk, Warren County, Iowa.

We hereby certify that we have examined the abstract of title to the above-described real property last continued as **Abstract No. 70541** by Iowa Title Company, down to September 13, 2010, at 7:00 A.M. We further certify that merchantable title to said property is shown by said abstract to be in

H-CM, L.L.C., an Iowa limited liability company

subject to the Special Exceptions and Standard Exceptions noted on the attached schedules.

Antonio Colacino

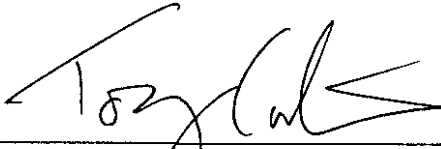
Direct Number: (515) 283-8171 • Facsimile: (515) 283-8018 • E-Mail: acolacino@nyemaster.com
700 Walnut, Suite 1600 • Des Moines, IA 50309-3899 • (515) 283-3100

With offices in Des Moines, Ames and Cedar Rapids

www.nyemaster.com

City of Norwalk, Iowa
H-CM, L.L.C.
October 6, 2010
Page 2

Nyemaster, Goode, West, Hansell & O'Brien, P.C.

By: 
Antonio Colacino
Iowa Guaranty No. 2534

AC/lm

SPECIAL EXCEPTIONS

1. Real estate taxes for fiscal year 2009/2010 and all prior years show paid in full. The real estate is taxed in District 14600 as Parcel 64171011000.

2. Searches for personal liens for the past ten (10) years to date are shown against H-CM, L.L.C. and show clear.

3. At Entry No. 95 of Abstract No. 70541 appears an Open End Mortgage securing the sum of \$1,769,000.00 from H-CM, LLC to Liberty Bank FSB, dated January 31, 2006, filed February 1, 2006 and recorded in Book 2006 at Page 1127 of the Warren County Records.

At Entry No. 97 of Abstract No. 70541 appears a Modification of this Mortgage, dated August 13, 2010, filed August 25, 2010 and recorded in Book 2010 at Page 6717 of the Warren County Records.

This Mortgagee should file its consent to the new plat.

4. At Entry No. 91 of Abstract No. 70541 appears the map of the plat of Legacy Commercial Plat 1, filed September 23, 2005 and recorded in Book 2005 at Page 10749 in the Office of the Warren County Recorder. You are required to take notice of the boundaries, dimensions and locations of the lots shown therein, and the easements and setbacks shown on the plat. Note also that Lot "A" has been deeded to the City of Norwalk, Iowa.

5. At Entry No. 93 of Abstract No. 70541 appears a Sanitary Sewer Easement to the City of Norwalk, Iowa, dated September 22, 2005, filed September 23, 2005 and recorded in Book 2005 at Page 10751 of the Warren County Records. This easement document creates rights over various lots in the plat for sanitary sewer purposes. You are referred to the document for further specifics.

6. At Entry No. 94 of Abstract No. 70541 appear Surface Water Flowage Easements to the City of Norwalk, Iowa, dated September 22, 2005, filed September 23, 2005 and recorded in Book 2005 at Page 10752 of the Warren County Records. You are referred to the document for further specifics.

7. At Entry No. 98 of Abstract No. 70541 appears an Easement for Storm Sewer to the City of Norwalk, Iowa, dated July 20, 2007, filed September 19, 2007 and recorded in Book 2007 at Page 9175 of the Warren County Records. You should refer to the document for further specifics. This Easement, though shown in the abstract, may not cover the subject property.

8. The property under examination is subject to the provisions of the zoning ordinances of the City of Norwalk, Iowa. Proper classification thereunder may be ascertained by consulting at the Norwalk City Hall.

We note that at Entry No. 51 of Abstract No. 70541 appears Ordinance No. 98-09 filed January 26, 1999 and recorded in Book 1999 at Page 873 in the Office of the Warren County Recorder, which adopts a master plan for the development of the Colonial Meadows PUD.

At Entry No. 69 of Abstract No. 70541 appears Ordinance No. 99-04, filed April 13, 2000 and recorded in Book 2000 at Page 3170 of the Warren County Records, which amends the master plan and rules, regulations and guidelines for Colonial Meadows PUD.

At Entry No. 70 of Abstract No. 70541 appears Ordinance No. 00-09, which amends the prior Ordinances, and was filed June 7, 2000 and recorded in Book 2000 at Page 5164 in the Office of the Warren County Recorder.

You should examine these documents of record and make further inquiry at the Office of Community Development for the City of Norwalk, Iowa to determine the current controlling zoning ordinances.

9. At Entry No. 85 of Abstract No. 70541 appears a Declaration of Cross Easement imposed by the present titleholder, dated and filed August 21, 2003, and recorded in Book 2003 at Page 12390 in the Office of the Warren County Recorder. This Declaration of Cross Easement contemplates that Outlot "Z", Colonial Meadows Plat 5, will be developed into smaller lots. Unless it can be established that the subsequent filing of the Legacy Commercial Plat 1 has incorporated such cross easements into the plat, you should make further inquiry into the document of record to determine the rights and obligations of the lots in the subject property pursuant to this Declaration.

10. At Entry No. 78 of Abstract 70541 appears a Declaration of Golf Course Easements and Restrictions and Development Easements and Restrictions imposed by the present titleholder dated and filed June 27, 2001 and recorded in Book 2001 at Page 6170 of the Warren County Records. You are referred to the Declaration of record for further specifics.

11. At Entry No. 80 of Abstract No. 70541 appears the Declaration of Covenants, Conditions, Easements and Restrictions applicable to the Legacy, Norwalk, Warren County, Iowa, imposed by the present record titleholder, dated September 17, 2001, filed September 18, 2001 and recorded in Book 2001 at Page 9480 of the Warren County Records.

At Entry No. 82 of Abstract No. 70541 appears the Second Modification of Covenants, Conditions, Easements and Restrictions applicable to the Legacy, Norwalk, Warren County, Iowa, and Substitution of the Legacy Declaration for the amended and substituted Declaration of Covenants for Colonial Meadows Plat 3 and Substitution of Legacy Declaration for the Declaration of Covenants for Colonial Meadows Plat 4, filed July 31, 2002 and recorded in Book 2002 at Page 8785 of the Warren County Records.

This Second Modification references a First Modification of Declaration of Covenants, Conditions, Easements and Restrictions applicable to the Legacy, Norwalk, Iowa, dated November 13, 2001, and filed for record in the Office of the Recorder of Warren County, Iowa on November 29, 2001 in Book 2001 at Page 12532. This First Modification is not shown in the abstract, but you are required to take notice of its terms and provisions.

At Entry No. 84 of Abstract No. 70541 appears the Third Modification of Declaration of Covenants, Conditions, Easements and Restrictions applicable to the Legacy, Norwalk, Warren County,

dated April 25, 2003, filed April 28, 2003 and recorded in Book 2003 at Page 5801 of the Warren County Records.

At Entry No. 99 of Abstract No. 70541 appears the Sixth Modification of Declaration, dated August 26, 2008, filed August 27, 2008 and recorded in Book 2008 at Page 7438 of the Warren County Records.

You are referred to the Declaration, as modified, for further specifics. You should obtain a certificate from the Owner's Association that all fees and assessments are paid.

12. At Entry No. 57 of Abstract No. 70541 appears the Declaration of Covenants, Conditions and Restrictions for Colonial Meadows, dated and filed July 22, 1999 and recorded in Book 1999 at Page 7539 of the Warren County Records. The property under examination is ultimately platted from Colonial Meadows Plat 1, and the abstractor does reflect this Declaration in the abstract and you may wish to make further inquiry.

At Entry No. 73 of Abstract No. 70541 appears the Supplementary Declaration of Covenants for Colonial Meadows, filed June 29, 2010 and recorded in Book 2000 at Page 6013 of the Warren County Records.

At Entry No. 83 of Abstract No. 70541 appears the First Modification of Declaration of Covenants, Conditions, and Restrictions for Colonial Meadows and First Modification of Supplementary Declaration of Covenants for Colonial Meadows Plat 2 and First Modification of Supplementary Declaration for Colonial Meadows, imposed by the current titleholder, dated February 5, 2003, filed February 10, 2003 and recorded in Book 2003 at Page 1901 of the Warren County Records.

13. At Entry No. 62 of Abstract No. 70541 appears a Declaration of Covenants for Colonial Meadows Plat 3, filed September 28, 1999 and recorded in Book 1999 at Page 10002 of the Warren County Records. This Declaration appears to pertain to all of Colonial Meadows Plat 3.

At Entry No. 63 of Abstract No. 70541 appears the First Amendment to Declaration of Covenants for Colonial Meadows Plat 3, filed November 18, 1999 and recorded in Book 1999 at Page 11633 in the Office of the Warren County Recorder.

This Declaration appears to have been supplanted, at least in part, by the Legacy Declaration noted at Paragraph No. 11 above.

14. At Entry No. 65 of Abstract No. 70541 appear the Articles of Incorporation of Colonial Meadows Property Owners Association, Inc., dated November 15, 1999, filed in the Office of the Warren County Recorder on November 30, 1999 and appearing in Book 1999 at Page 11935. The purpose and objectives of this Owners Association would be to perform the functions described in the Declaration of Covenants for Colonial Meadows filed in Book 1999, at Page 739. You may wish to make further inquiry of the document of record.

15. The abstract reflects several easements for underground telephone cables to Northwestern Bell Telephone Company covering larger parcels which include some or all of the property under examination. They are shown in the abstract as follows:

a. At Entry No. 23 of Abstract No. 70541 appears a Right-of-Way Permit to Northwestern Bell Telephone Company, dated June 17, 1974, filed June 19, 1974 and recorded in Book 36 at Page 16 of the Warren County Records.

b. At Entry No. 26 of Abstract No. 54039 appears an Easement to Northwestern Bell Telephone Company, dated March 6, 1984, filed May 15, 1984 and recorded in Book 52 at Page 224 of the Warren County Records.

You may wish to make further inquiry to determine the location of these Easements and their effect on the subject property.

16. Outlot A of The Legacy Commercial Plat 1, being the property under examination, is platted from a portion of Outlot "Z" in Colonial Meadows Plat 5. The corrected final plat of Colonial Meadows Plat 5 was filed August 28, 2000 and recorded in Book 2000 at Page 7979 of the Warren County Records. You may wish to examine a copy of this plat for the boundaries and dimensions of Outlot "Z" and any easements and setbacks noted thereon. It is shown at Entry No. 74 at Abstract No. 70541.

17. At Entry No. 60 of Abstract No. 70541 appears a Surface Water Detention Pond Easement between the owners of Outlot "Y" in Colonial Meadows Plat 2 and Lot 1 in Colonial Meadows Plat 2, dated September 15, 1999, filed September 20, 1999 and recorded in Book 1999 at Page 9723 of the Warren County Records. Outlot "Y" in Colonial Meadows Plat 2 was replatted as Colonial Meadows Plat 3, portions of which were subsequently replatted into Colonial Meadows Plat 5, a portion of which was platted into the Legacy Commercial Plat 1. You may wish to make further inquiry to determine whether this Surface Water Detention Pond has any impact on the property under examination.

18. At Entry No. 41 of Abstract No. 70541 appears an Easement for Public Highway to Warren County, filed February 7, 1991 and recorded in Book 243 at Page 324 of the Warren County Records. This roadway appears to lie north of and adjacent to the property, and is noted for your information.

STANDARD EXCEPTIONS

Parties in possession, if other than the titleholder(s), may have rights of which you must take notice not appearing in the abstract.

Easements, or claims of easements, may exist which are not shown of record and do not appear in the abstract.

Liens may exist for labor and materials furnished in the improvement of the property for a period of ninety days after the furnishing thereof without being placed of record so as to show in the abstract.

Special assessments may subsequently be filed of record against the property: i) for municipal services rendered prior to closing, and ii) by virtue of a resolution of necessity having been adopted by the taxing authority where the property is located but not certified to the County Treasurer.

No survey has been furnished. An accurate survey may show encroachments, overlappings or shortages not shown in the abstract. You must satisfy yourself as to the boundaries of the property and as to the location of any improvements thereon.

The abstract of title does not disclose the existence of environmental deficiencies such as underground storage tanks, wells, solid waste, hazardous wastes, asbestos or radon gas. Liability for removal and remediation may be imposed by virtue of ownership of the property even though one may not have been responsible for deficiency.

Searches should show clear through the filing of your new plat. The abstract is in the form of pencil notes. They should be prepared in final, certified typewritten form following the filing of your new plat.

Prepared by, and when recorded return to: Jennifer L. Drake, Hubbell Realty Company, 6900 Westown Parkway, West Des Moines, Iowa 50266, (515) 280-2057

SPACE ABOVE THIS LINE FOR RECORDER

MORTGAGEE'S CONSENT TO THE FINAL PLAT OF THE LEGACY COMMERCIAL PLAT 4

KNOW ALL MEN BY THESE PRESENTS: that, Liberty Bank FSB is the present owner of the Mortgagee's interest in that certain Mortgage, granted by H-CM, L.L.C., an Iowa limited liability company, as Mortgagor, to Liberty Bank FSB as Mortgagee, dated January 31, 2006, and filed for record in the Office of the Recorder for Warren County, Iowa on February 1, 2006, in Book 2006 at Page 1127 of the Warren County Records and as modified by that certain Modification of Mortgage dated August 13, 2010, and filed for record in the Office of the Recorder for Warren County, Iowa, on August 25, 2010, in Book 2010 at Page 6717, (collectively, the "Mortgage"), which Mortgage creates a lien on, among other property, the real property legally described as:

All of Outlot "A" of The Legacy Commercial Plat 1, an Official Plat, now included in and forming a part of the City of Norwalk, Warren County, Iowa, together with all easements and servient estates appurtenant thereto, and subject to (a) all easements, covenants and restrictions of record, (b) existing zoning and other applicable building restrictions, and (c) the lien for real estate taxes and special assessments, if any, that are due, but not delinquent,

which Property is to be platted into a subdivision to be known as "The Legacy Commercial Plat 4", an Official Plat, now included in and forming a part of the City of Norwalk, Warren County, Iowa. Liberty Bank FSB hereby acknowledges that the subdivision of the Property into lots in a plat to be known as **The Legacy Commercial Plat 4** is with its consent and in accordance with its desire.

Dated this 6 day of OCTOBER, 2010.

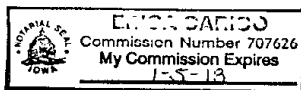
LIBERTY BANK FSB

By: John Walker, Vice President
John Walker, Vice President

STATE OF IOWA)
) SS.
COUNTY OF DALLAS)

On this 6 day of OCTOBER, 2010, before me the undersigned, a Notary Public in and for the State of Iowa, personally appeared John Walker, to me personally known, who, being by me duly sworn, did say that he is the Vice President of **LIBERTY BANK FSB** executing the within and foregoing instrument; that the instrument was signed on behalf of said bank corporation by authority of its Board of Directors; and said John Walker as such officer, acknowledged the execution of the instrument to be the voluntary act and deed of the corporation, by it and by him voluntarily executed.

Erica Ladd
Notary Public in and for said State



WHEN RECORDED RETURN TO:

Hubbell Realty Company
6900 Westown Parkway
West Des Moines, IA 50266

Prepared by: (515) 243-3228

Jennifer L. Drake Hubbell Realty Company, 6900 Westown Parkway, West Des Moines, Iowa 50266

SPACE ABOVE THIS LINE FOR RECORDER

CERTIFICATION OF ASSOCIATION DUES OR UNPAID CHARGES

The undersigned hereby certifies that there are no unpaid owner's assessments, dues or other amounts currently levied by the Colonial Meadows Property Owners Association, Inc. against the following described property:

Property locally known as: Outlot A of The Legacy Commercial Plat 1, Norwalk, Iowa
Amount owed to Association: \$0.00
All dues billed have been paid through: December 31st, 2010

subject to all easements, covenants and restrictions of record and existing zoning (the "Property").

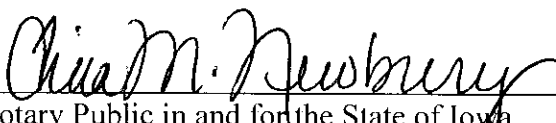


Dan Cornelison, Secretary
For Hubbell Property Management, LC
Managing Agent of Colonial Meadows Property Owners Association, Inc.

STATE OF IOWA)
) SS:
COUNTY OF DALLAS)

Sworn and subscribed to, before me, a Notary Public in and for the State of Iowa on October 11, 2010 by Dan Cornelison.




Notary Public in and for the State of Iowa

Prepared by: City of Norwalk, City Hall, 705 North Ave, Norwalk, IA 50211
Mike Johnson, Associate City Planner (515) 981-0228

RESOLUTION NO. 1021-10-99

**RESOLUTION APPROVING THE FINAL PLAT OF THE LEGACY COMMERCIAL
PLAT 4**

WHEREAS, the City Planning Commission and City Council voted to accept the Preliminary Plat of The Legacy Commercial Plat 4, and,

WHEREAS, there has not been significant changes made from the preliminary to the final plat; and

NOW, THEREFORE, BE IT RESOLVED: That the City Council does hereby approve the Final Plat of the Legacy Commercial Plat 4 subdivision as described and shown in Attachment "A" attached hereto and made a part thereof by reference.

APPROVED and ADOPTED this 21st day of October, 2010.


DOUG PIERCE, MAYOR

ATTEST:

JEFF ROSIEN, CITY CLERK

<u>ROLL CALL VOTE:</u>	<u>Aye</u>	<u>Nay</u>
Putbrese	<u>X</u>	___
Leto	<u>X</u>	___
Delker	<u>X</u>	___
Murillo	<u>X</u>	___
Curtis	<u>X</u>	___

This document was prepared by, and when recorded return to, Jennifer L. Drake, Hubbell Realty Company, 6900 Westown Parkway, West Des Moines, Iowa 50266-2520, (515) 280-2057

SPACE ABOVE THIS LINE FOR RECORDER

CERTIFICATE OF TREASURER OF WARREN COUNTY, IOWA

STATE OF IOWA)
)SS.
COUNTY OF WARREN)

I, Julie Daugherty, Treasurer of Warren County, having examined the records in my office in accordance with the provisions of Section 354.11(5) of the Code of Iowa pertaining to the real property legally described as follows:

Outlot A of The Legacy Commercial Plat 1, an Official Plat, now included in and forming a part of the City of Norwalk, Warren County, Iowa, said parcel of land containing 25.11 acres more or less, and is subject to easements, restrictions and covenants of record,

to be hereinafter designated and platted as: **THE LEGACY COMMERCIAL PLAT 4**, an Official Plat, now included in and forming a part of the City of Norwalk, Warren County, Iowa, do hereby certify that the same is free from all certified real estate and personal property taxes, special assessments and 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 **H-CM, L.L.C**, who is the record titleholder of said real estate.

Dated at Indianola, Iowa, this 28 day of September, 2010.

JULIE DAUGHERTY
WARREN COUNTY TREASURER

By: *Julie Daugherty*
~~Treasurer~~ Treasurer

Subscribed and sworn to before me this 28 day of September, 2010.



Megan R. Andrew
Notary Public in and for said State of Iowa

**Approval of Subdivision Plat Name by
the Warren County Auditor's Office**

The Warren County Auditor's Office has reviewed the final Subdivision Plat named:

The Legacy Commercial Plat 4

Pursuant to Iowa Code 354.6(2) and 354.11(6), the Auditor's Office approves the name of the subdivision named above, and has no objections to this subdivision plat being recorded.

Dated: November 5, 2010

Signed: Rhonda Green, RE Deputy Auditor





McClure Engineering Company
 M E C results, c o m
 703 First Avenue North
 Fort Dodge, IA 50501
 Phone: 515-273-3311
 Fax: 515-276-4235
 801 Birchwood Court, Suite D
 Johnston, IA 50131
 Phone: 515-276-2250
 Fax: 515-276-2250
 North Liberty, Iowa 52317
 Phone: 319-335-0910
 Fax: 319-335-0919

NOTICE: THESE PLANS HAVE BEEN PREPARED BY AN ENGINEER REGISTERED IN THE STATE OF IOWA. THE ENGINEER'S SIGNATURE AND SEAL ARE REQUIRED FOR THESE PLANS TO BE VALID. THE ENGINEER'S SIGNATURE AND SEAL ARE REQUIRED FOR THESE PLANS TO BE VALID. THE ENGINEER'S SIGNATURE AND SEAL ARE REQUIRED FOR THESE PLANS TO BE VALID.



THIS PLAN IS A REVISION OF THE LEGACY COMMERCIAL PLAT 4. THIS PLAN IS A REVISION OF THE LEGACY COMMERCIAL PLAT 4. THIS PLAN IS A REVISION OF THE LEGACY COMMERCIAL PLAT 4.

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2011
 THESE PLANS COVERED BY FP-04 SHEETS 01-03

THE LEGACY COMMERCIAL PLAT 4
 NORWALK, IOWA
 22914-00
 SEPTEMBER 2010

DESIGNED BY BRG
 CHECKED BY CAS
 DRAWN BY BRG
 FIELD BOOK NO. 2010
 SHEET NO. FP-04 01 / 03

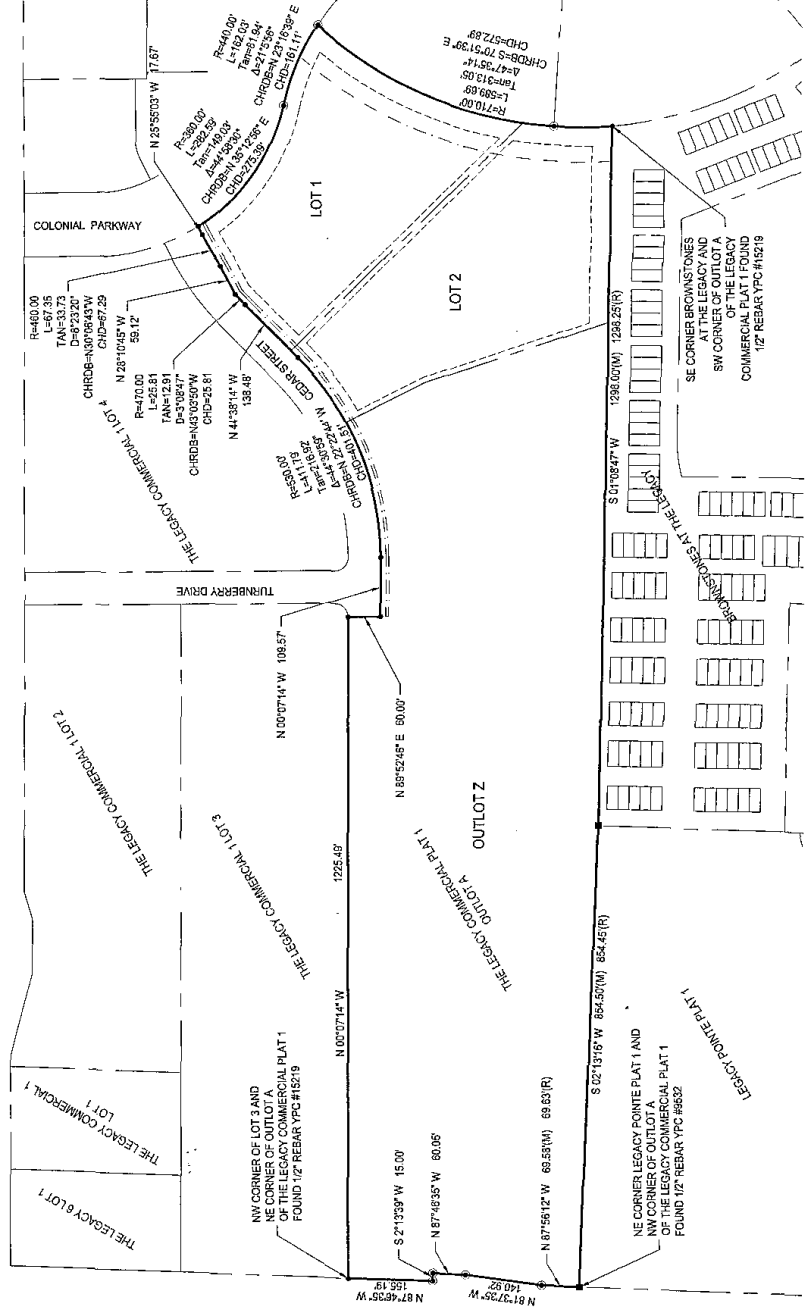
THE LEGACY COMMERCIAL PLAT 4 NORWALK, IOWA

Warren County, Iowa Recorder
 Polly J. Cook
 Fee Book 2010-2011
 X 2 / 05 / 2010 PLAT 4 # Pages 17
 Total Fees: \$89.00

APPROVED BY WARREN COUNTY AUDITOR
 DATE THIS 5 DAY OF January 2010
 Deirdre Anderson AUDITOR
 Rhonda Sheen DEPUTY

PREPARED BY: BRADLEY R. GEATER, P.L.S., MCCLURE ENGINEERING 8101 BIRCHWOOD COURT, SUITE D, JOHNSTON, IOWA 50131

FINAL PLAT APPROVED
 DATE 11/2/10
 CITY OF NORWALK



OWNER
 MCCLURE ENGINEERING COMPANY
 703 FIRST AVENUE NORTH
 FORT DODGE, IOWA 50501
 1-515-243-3311

ZONING
 ZONING: THE LEGACY PUD (PARCEL 10)

SETBACKS:
 FRONT: 30 FEET
 REAR: 10 FEET
 SIDE: 10 FEET

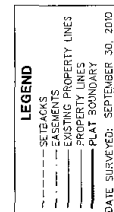
UTILITIES
 WATER - NORWALK WATER SYSTEM
 SEWER - NORWALK SANITARY SEWER DISTRICT

NOTES
 1. THE LEGACY COMMERCIAL PLAT 4 IS A REVISION OF THE LEGACY COMMERCIAL PLAT 4. THIS PLAN IS A REVISION OF THE LEGACY COMMERCIAL PLAT 4.

LEGAL DESCRIPTION:
 OUTLOT A OF THE LEGACY COMMERCIAL PLAT 4 AS RECORDED IN BOOK 2008 PAGE 1040 OF THE WARREN COUNTY RECORDS IN THE CITY OF NORWALK, IOWA. THIS OUTLOT IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

LEGEND
 - SETBACKS
 - EASEMENTS
 - EXISTING PROPERTY LINES
 - PROPERTY LINES
 - PLAT BOUNDARY
 DATE SURVEYED: SEPTEMBER 30, 2010

CORNERS FOUND:
 - SECTION COR. (AS NOTED)
 - 1/2" REBAR VPC #852
 - 1/2" REBAR VPC #1142
 - 1/2" REBAR VPC #1529
 - 1/2" REBAR VPC #1828
 - 1/2" REBAR VPC #1928
 - PUBLIC UTILITY EASEMENT
 - LOT ADDRESSES

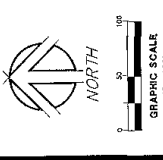


SE CORNER BROWNSTONES AT THE SW CORNER OF OUTLOT A OF THE LEGACY COMMERCIAL PLAT 4 FOUND 1/2" REBAR VPC #1828
 SW CORNER OF OUTLOT A OF THE LEGACY COMMERCIAL PLAT 4 FOUND 1/2" REBAR VPC #1828
 SE CORNER BROWNSTONES AT THE SW CORNER OF OUTLOT A OF THE LEGACY COMMERCIAL PLAT 4 FOUND 1/2" REBAR VPC #1828

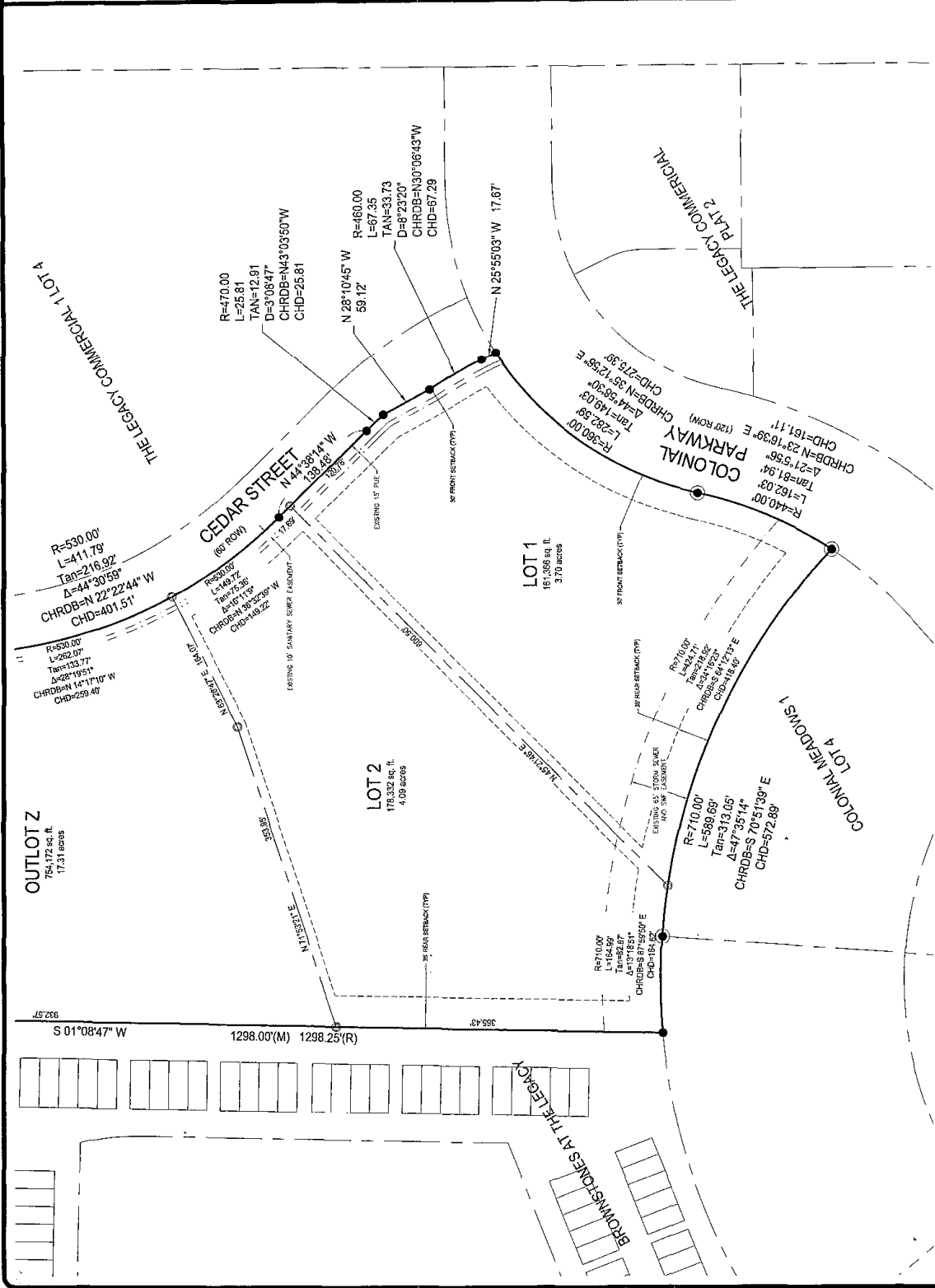
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THE LEGACY COMMERCIAL PLAT 4
NORWALK, MD
22004-00
SEPTEMBER 2010
REVISED



DESIGNED BY: BRG
DRAWN BY: CAS
CHECKED BY: BRG
FILE NUMBER: 10-00000000
DATE: 02/03



OUTLOT Z
754,172 sq. ft.
17.31 acres

LOT 1
161,366 sq. ft.
3.70 acres

LOT 2
178,332 sq. ft.
4.09 acres

LOT 4
178,332 sq. ft.
4.09 acres

CEAR STREET
(80' ROW)
N 44° 38' 14" W
130.43'
17.98'

COLONIAL PARKWAY
CHRB=N 35° 12' 56" E
CHD=275.30'
TAN=149.03'
R=380.00'
L=149.03'
CHRB=N 23° 16' 39" E
CHD=181.11'
TAN=81.94'
R=440.00'
L=162.03'
CHRB=N 23° 16' 39" E
CHD=181.11'

COLONIAL MEADOWS 1
R=710.00'
L=589.69'
TAN=313.05'
CHRB=S 70° 51' 39" E
CHD=572.89'

EXISTING 10' SANITARY SEWER EASEMENT
EXISTING 45' STORM SEWER AND 30' SW EASEMENT
30' FRONT SETBACK (M/P)
30' REAR SETBACK (M/P)
30' SIDE SETBACK (M/P)

McCLURE
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North 301-442-5050
Fax: 301-442-5050
Fax: 301-442-5050



THE LEGACY
COMMERCIAL PLAT 4

NORMAL, IOWA
229614.00
SEPTEMBER 30 10

DESIGNED BY
BRG
CHECKED BY
BRG

DRAWN BY
CAS
FIELD BOOK NO.
DRAWING NO.
SHEET NO.

FP-04 03/03

