

WARREN COUNTY, IOWA
FILED FOR RECORD

99 AUG 24 PM 2: 01

DEDICATION AND CONSENT TO PLAT OF PROPRIETOR BOOK 1999 PAGE 8744
JUDITH K. LATHROP, RECORDER

KNOW ALL MEN BY THESE PRESENTS:

Jouva Little DEPUTY
41⁰⁰ chg

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 X in Colonial Meadows Plat 1, 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 2, 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 24th day of August, 1999.

COLONIAL MEADOWS, L.C.

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

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

**RESOLUTION 617-99-25 OF APPROVAL AND
ACCEPTANCE OF THE FINAL PLAT OF
COLONIAL MEADOWS PLAT 2
NORWALK, WARREN COUNTY, IOWA**

WHEREAS, a subdivision plat known as Colonial Meadows Plat 2 to Norwalk, Warren County, Iowa, more specifically described as:

See Exhibit "A" attached hereto

has been submitted to the city council of the City of Norwalk, Iowa; and

WHEREAS, the proprietor(s) of said real estate, Colonial Meadows L.C., desire to have the final subdivision plat thereof approved by the City of Norwalk, Iowa; and

WHEREAS, the said final subdivision plat meets the subdivision requirements of the City of Norwalk, Iowa, and Chapters 354 and 355, Iowa Code; and

WHEREAS, the said final subdivision plat conforms to the comprehensive plan for the City of Norwalk, Iowa; and

WHEREAS, a recommendation as been received from the Norwalk Planning and Zoning Commission for approval of said final subdivision plat.

NOW, THEREFORE BE IT RESOLVED that the final plat of Colonial Meadows Plat 2, City of Norwalk, Iowa, be and is hereby approved.

BE IT FURTHER RESOLVED that the City Clerk of the City of Norwalk, Iowa, is hereby directed to deliver a certified copy of this resolution to the Recorder of Warren County, Iowa, as provided by law.

Dated this 17th day of June, 1999.


Mayor

Attest:

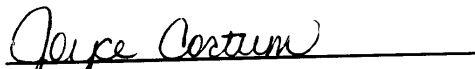

City Clerk

EXHIBIT "A"

Outlot X in Colonial Meadows Plat 1, an Official Plat, now included in and forming a part of the City of Norwalk, Warren County, Iowa.

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 X in Colonial Meadows Plat 1, 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 2, 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 24 day of August, 1999.

JULIE MIERS
WARREN COUNTY TREASURER

By: *David D. Nelson*
Deputy Treasurer

Subscribed and sworn to before me this 24 day of August, 1999.

David D. Nelson
Notary Public in and for the State
of Iowa *David D. Nelson*
Commission expires: *4/03/01*

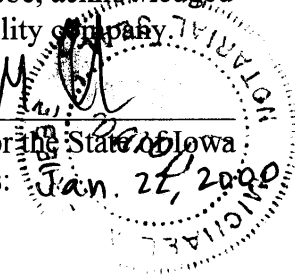
ACKNOWLEDGMENT

STATE OF IOWA)
)
) ss.
COUNTY OF Warren)

On this 24th day of August, 1999, 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.

Michael M. [Signature]

Notary Public, in and for the State of Iowa
My commission expires: Jan. 27, 2000



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

ATTORNEYS AND COUNSELORS AT LAW

DONALD J. BROWN
WILLIAM J. KOEHN
JOHN D. SHORS
STEPHEN W. ROBERTS
WILLIAM R. KING
ROBERT F. HOLZ, JR.
DENNIS D. JERDE
ROBERT A. GAMBLE
MICHAEL G. KULIK
RICHARD E. RAMSAY
F. RICHARD THORNTON
THOMAS E. SALSBERY
FRANK J. CARROLL
BRUCE I. CAMPBELL
JONATHAN C. WILSON
PATRICIA A. SHOFF
STEVEN L. NELSON
DAVID B. VANSICKEL

GENE R. LASUER
DEBORAH M. THARNISH
BRIAN L. WIRT
KENT A. HERINK
ROBERT J. DOUGLAS, JR.
NICHOLAS H. ROBY
MARK D. WALZ
GARY M. MYERS
STANLEY J. THOMPSON
DAVID A. TANK
DAVID M. ERICKSON
LORITORGERSON CHESSER
JO ELLEN WHITNEY
BECKY S. KNUTSON
JULIE JOHNSON MCGLEAN
DAVID D. NELSON
BEVERLY EVANS

M. DANIEL WATERS
CHRISTOPHER P. JANNES
SHARON K. MALHEIRO
KRIS HOLUB SMITH
WILLIAM A. BOATWRIGHT
THOMAS J. HOUSER
KENDALL R. WATKINS
SCOTT M. BRENNAN
DEBRA RECTENBAUGH PETTIT
DENISE R. CLATON
MATTHEW E. LAUGHLIN
MARK L. STEMBER
JUDITH R. LYNN BOES
DANIEL A. ROSENBERG
ALLA R. ZAPRUDSKY
AMY C. CHURCHILL
DANIEL M. WEDDLE

KENT A. HERINK
DANIEL A. ROSENBERG
PATRICK

NEAL SMITH
DONALD A. WINE
A. J. GREFFENIUS
C. CARLETON FREDERICI
SALLY A. REAVELY
WILLIAM D. THOMAS
DAVID W. DUNN
OF COUNSEL

HARLAN J. THOMA
1902-1991

A. ARTHUR DAVIS
1928-1997

THE FINANCIAL CENTER
666 WALNUT STREET, SUITE 2500
DES MOINES, IOWA 50309-3993
TELEPHONE (515) 288-2500
FACSIMILE (515) 243-0654
CABLE: DAVIS LAW

August 3, 1999

City of Norwalk
705 North Ave.
Norwalk, IA 50211

Ladies and Gentlemen:

This is to certify that I have examined Abstract of Title No. 30508 and Pencil Notes No. 31369, commencing with the Root of Title Entry and ending with Entry No. 106 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 July 23, 1999 at 7:00 a.m. and relating to the following property:

Outlot X in COLONIAL MEADOWS PLAT 1, an Official Plat, now included in and forming a part of the 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 taxes for the fiscal year 1997-98. Assessed in District 15657. Taxes for the fiscal year 1998-99 have not yet been certified.
2. Surveyor's Affidavit. This Examiner has relied upon the Surveyor's Affidavits executed by G. Mike Pelisek dated the 18th day of June, 1999.

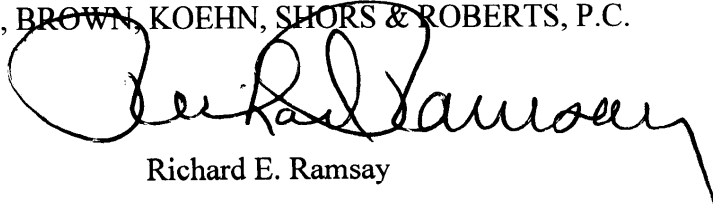
August 3, 1999

Page 2

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 "Richard E. Ramsay". The signature is written in a cursive style with a large initial "R" and a long, sweeping tail.

Richard E. Ramsay

RER/dkd

99 AUG 24 PM 2:01

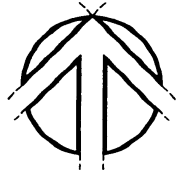
BOOK 1999 PAGE 8744
JUDITH K. LATHROP, RECORDER

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

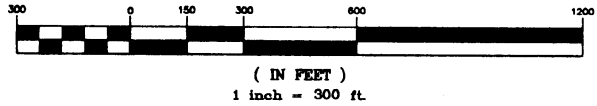
N 1/4 COF
SEC. 12-7
FND. P.K.

DEPUTY

- 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



NORTH
GRAPHIC SCALE

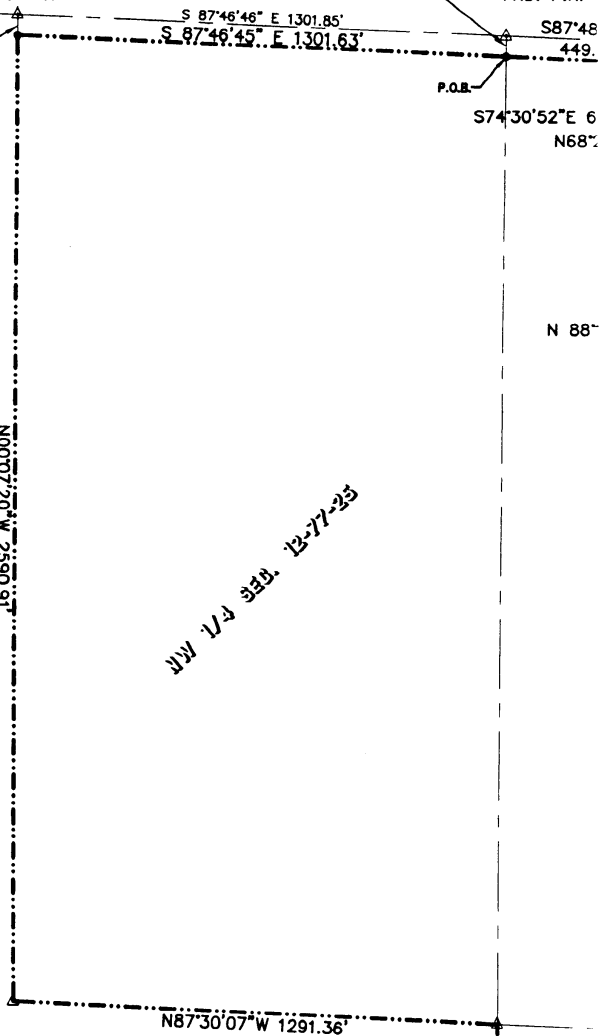


LEGAL DESCRIPTION:

Outlet X of Colonial Meadows Plat 1 to the City of Norwalk, Warren, County, Iowa. Containing 270.0610 acres.

N00°07'20" W 2590.91'

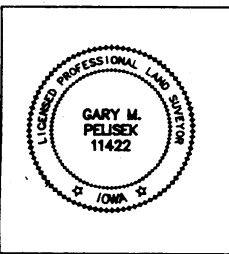
NW 1/4 330, 12-77-25



LINE	LENGTH	BEARING
L1	33.38	N89°54'36"E
L2	48.01	S82°28'52"W
L3	133.44	N49°01'44"E
L4	80.00	S59°33'41"W
L5	80.00	N04°01'44"E
L6	270.00	N04°01'44"E
L7	129.93	S89°54'42"W

CURVE	LENGTH	RADIUS	TANGENT	BEARING	CHORD	DELTA
C1	52.89	370.00	26.49	N02°20'16"W	52.85	08°11'26"
C2	67.52	710.00	33.78	N54°00'41"E	67.49	05°26'55"
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C4	119.19	710.00	59.74	N32°19'42"W	119.05	09°37'07"
C5	118.69	560.00	59.57	N42°57'25"E	118.47	12°08'37"
C6	348.92	360.00	189.54	N58°12'18"W	335.42	55°31'58"
C7	482.09	710.00	250.76	N66°31'09"W	472.89	38°54'15"
C8	162.03	440.00	81.94	N23°16'39"E	161.11	21°05'56"
C9	484.96	360.00	287.30	S51°19'11"W	449.11	77°11'01"
C10	34.67	25.00	20.76	S09°17'42"W	31.96	79°28'02"

S 77°32'44"
S 77°32'44"
580.2



I HEREBY CERTIFY THAT THIS SURVEYING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

SIGNATURE: Gary M. Pelisek DATE: 6-24-99
NAME: GARY M. PELISEK L.S. NO. 11422

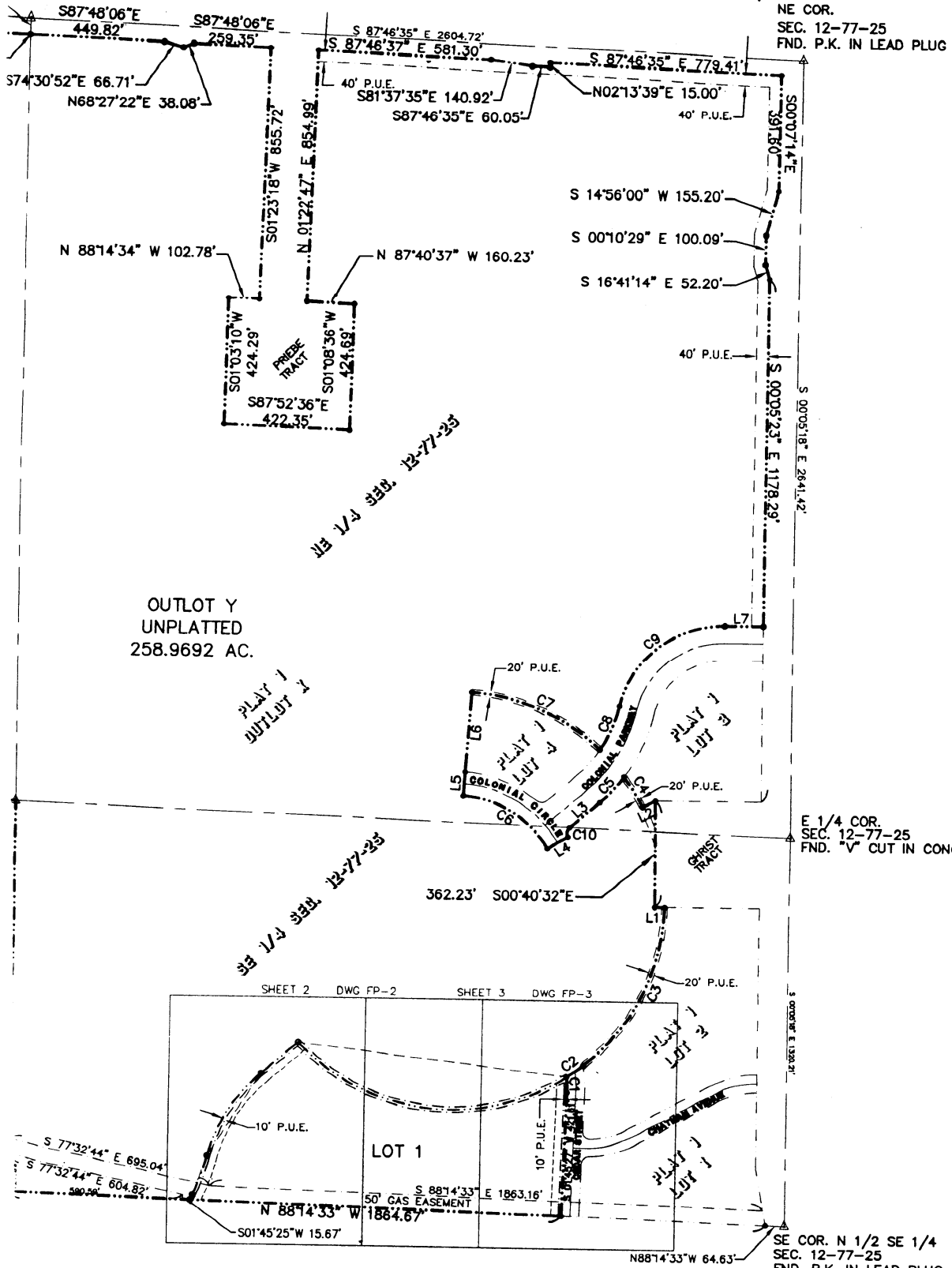
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2000

PAGES OR SHEETS COVERED BY THIS SEAL:
1, 2, 3

APPROVED BY WARREN COUNTY AUDITOR
DATE THIS 24 DAY OF August, 1999
Traci Underwood AUDITOR
Theresa Green DEPUTY

N 1/4 COR.
 SEC. 12-77-25
 FND. P.K. IN LEAD PLUG

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



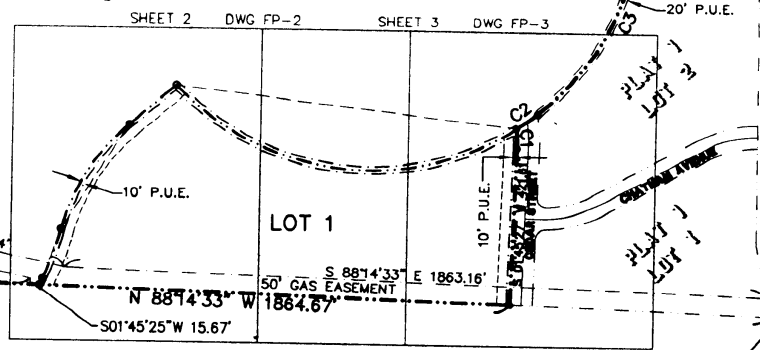
OUTLOT Y
 UNPLATTED
 258.9692 AC.

PLAY 1
 OUTLOT 1

PLAY 1
 LOT 1
 PLAY 2
 LOT 2
 PLAY 3
 LOT 3

SE 1/4 3888, 12-77-25

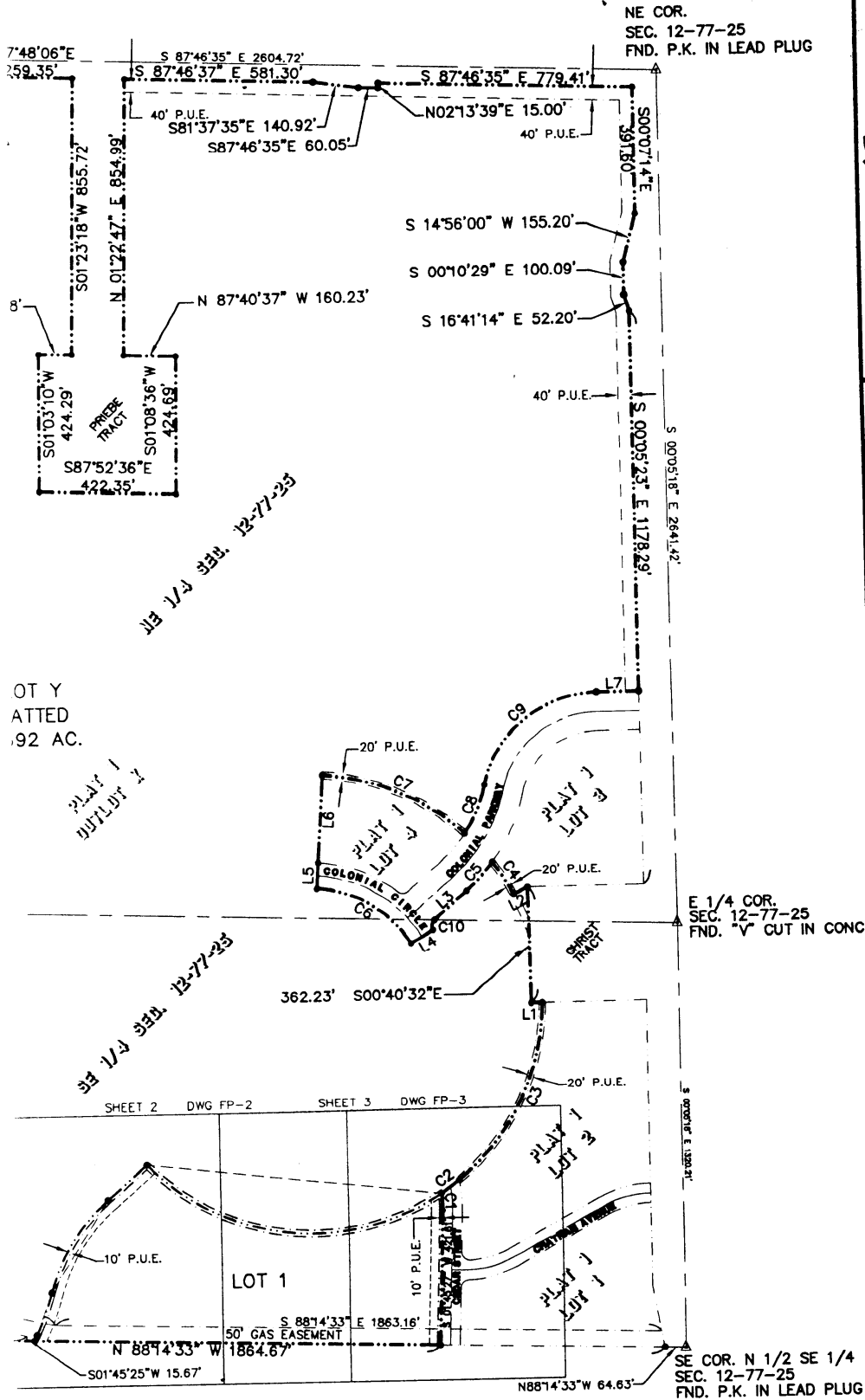
E 1/4 COR.
 SEC. 12-77-25
 FND. "V" CUT IN CONC.



Y AUDITOR
 [Signature] 1999
 [Signature] AUDITOR
 _____ DEPUTY

THIS DRAWING IS THE PROPERTY OF THE ENGINEER AND ARCHITECT AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE ENGINEER AND ARCHITECT. THE USER ASSUMES ALL LIABILITY FOR ANY DAMAGE OR INJURY RESULTING FROM THE USE OF THIS DRAWING.

ENGR.
 DR. BY:
 DATE:
 PROJECT N:
 DWG:
 SHEET:



OT Y
ATTED
92 AC.

PLAT 1
MULTI LOT 1

SE 1/4 33B, 12-77-25

SHEET 2 DWG FP-2

SHEET 3 DWG FP-3

LOT 1

SE COR. N 1/2 SE 1/4
SEC. 12-77-25
FND. P.K. IN LEAD PLUG

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

270 S.E. CONFORMANCE BLVD.
ANN ARBOR, MI 48106
(313) 964-1235
FAX (313) 964-2370

708 1/4 AVE. NORTH
PORT HAVEN, MISSISSIPPI
(601) 574-4236
FAX (601) 574-4236

408 S. 11th AVE.
MILWAUKEE, WISCONSIN 53210
(414) 341-0668
FAX (414) 341-2020

McLORE ENGINEERING COMPANY
CONSULTING ENGINEERS

COLONIAL MEADOWS, L.C.
COLONIAL PROPERTIES MANAGEMENT
NORMAN, IOWA 52150
P.O. BOX 219
319-263-1620

COLONIAL MEADOWS PLAT 2
NORMAN, IOWA

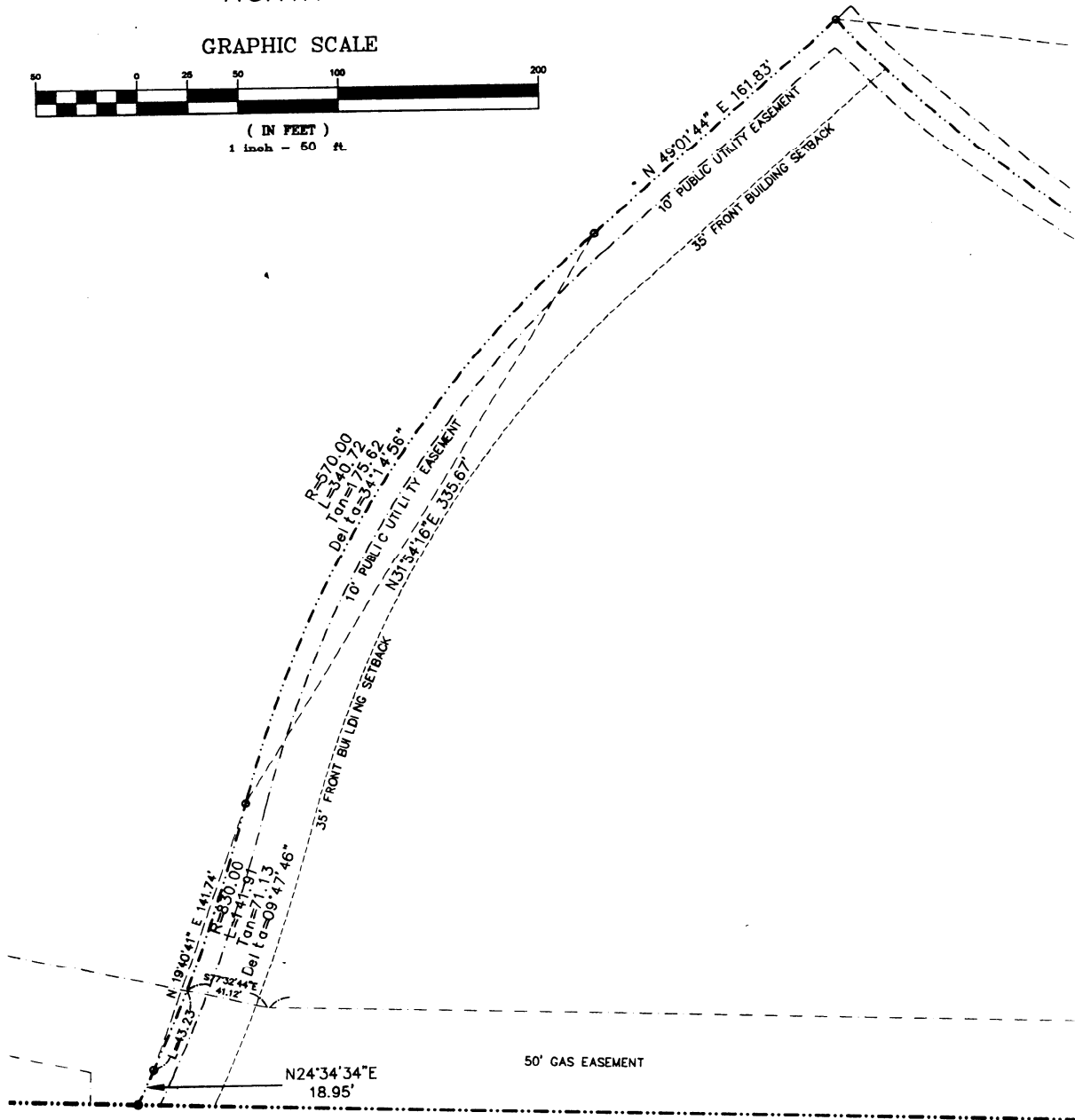
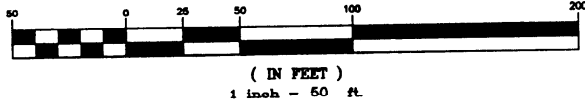
FINAL PLAT

NOTES:
1. THIS PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR CONSTRUCTION.
2. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND NO EVIDENCE OF ANY OBSTRUCTIONS TO THE PROPOSED LOT LINES.
3. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND NO EVIDENCE OF ANY OBSTRUCTIONS TO THE PROPOSED LOT LINES.
4. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND NO EVIDENCE OF ANY OBSTRUCTIONS TO THE PROPOSED LOT LINES.
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10. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND NO EVIDENCE OF ANY OBSTRUCTIONS TO THE PROPOSED LOT LINES.

ENGR:	JSS
DC BY:	OMP
DR BY:	JSS
DATE:	JUNE 09
PROJECT NO:	1870
DWG:	FP-1
SHEET:	1/3



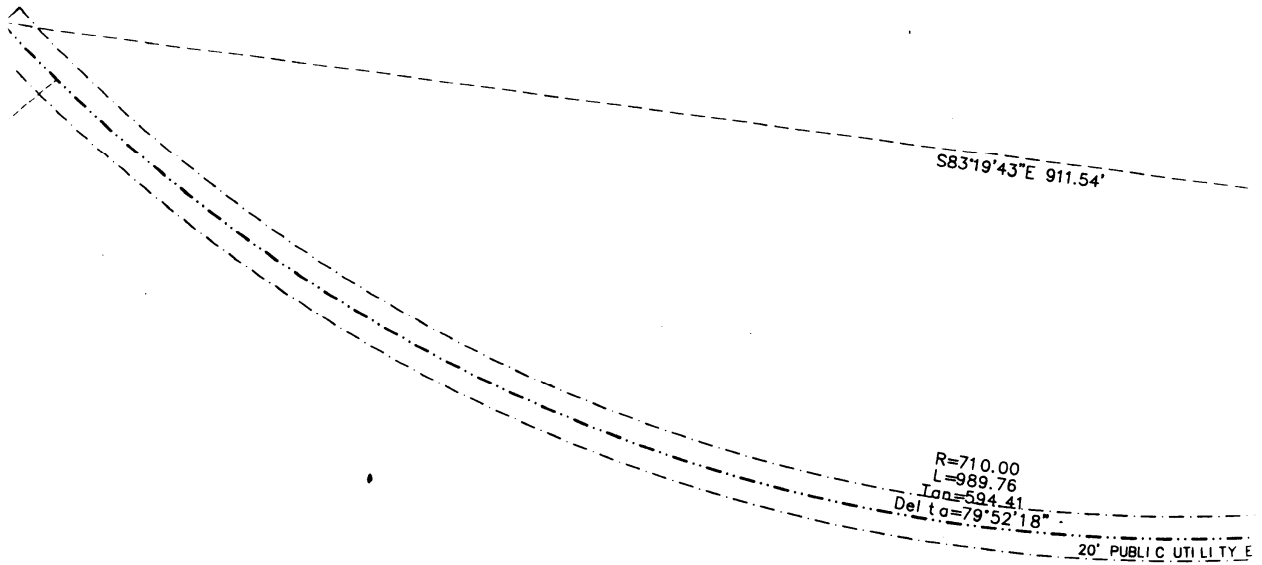
GRAPHIC SCALE



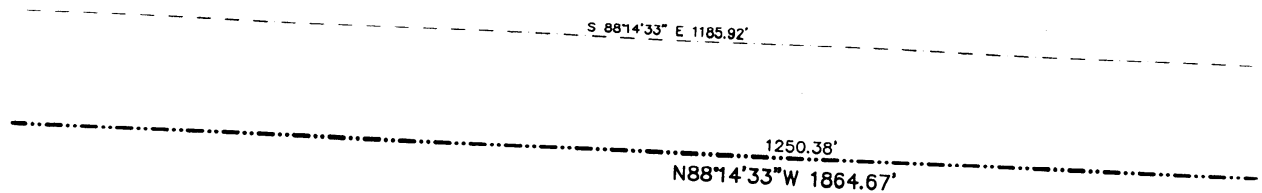
LINE TABLE		
LINE	LENGTH	BEARING
L1	33.38	N89°54'36"E
L2	48.01	S82°28'52"W
L3	133.44	N49°01'44"E
L4	80.00	S59°33'41"W
L5	80.00	N04°01'44"E
L6	270.00	N04°01'44"E
L7	129.93	S89°54'42"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	BEARING	CHORD	DELTA
C1	52.89	370.00	26.49	N02°20'16"W	52.85	08°11'26"
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OUTLOT Y
258.9692 AC.
11,280,745.43 S.F.
UNPLATTED



LOT 1
11.0917 AC.
483,156.99 S.F.
ZONED R-4



OUTLOT Y
 258.9692 AC.
 11,280,745.43 S.F.
 UNPLATTED

S83°19'43"E 911.54'

R=710.00
 L=989.76
 Tan=594.41
 Delta=79°52'18"

20' PUBLIC UTILITY EASEMENT

LOT 1
 11.0917 AC.
 483,156.99 S.F.
 ZONED R-4

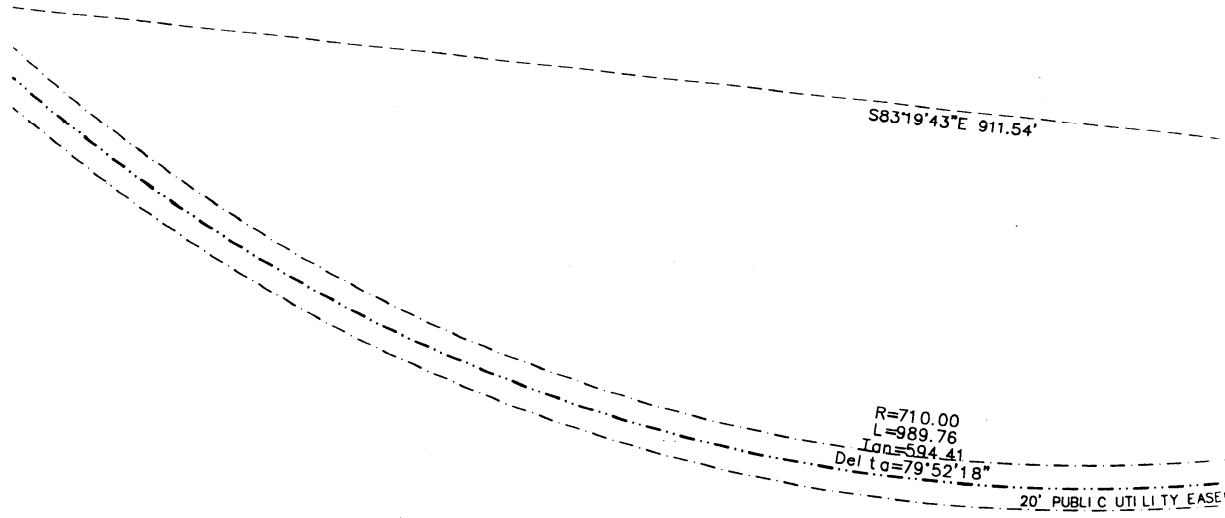
S 88°14'33" E 1185.92'

1250.38'
 N88°14'33"W 1864.67'

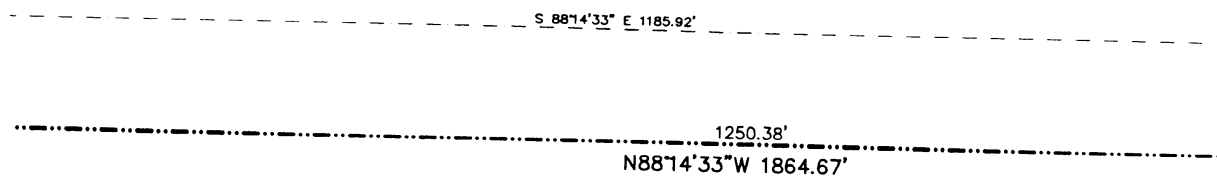
<p>3701 E. CONFORMANCE BLVD. SUITE 100 WEST DES MOINES, IOWA 52808 (515) 881-1229 FAX (515) 881-1270</p> <p>1400 N. 14th AVENUE SUITE 100 WEST DES MOINES, IOWA 52808 (515) 341-0000 FAX (515) 341-0000</p>	
<p>MCCLURE ENGINEERING COMPANY CONSULTING ENGINEERS</p>	
<p>705 14th AVE. NORTH WEST DES MOINES, IOWA 52808 (515) 881-1229 FAX (515) 881-1270</p>	
<p>FOR: COLONIAL MEADOWS, L.C.</p>	<p>PROJECT: COLONIAL MEADOWS PLAT 2 IOWA</p>
<p>COLONIAL PROPERTIES MANAGEMENT NORMAL, IOWA 52271 515-363-1800</p>	
<p>NOTED: THE CLIENT HAS REVIEWED AND APPROVED THIS PLAN AND ASSUMES ALL RESPONSIBILITY AND LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE ENGINEER HAS CONDUCTED A VISUAL GENERAL CHECK OF THE PLAN FOR CONFORMANCE WITH THE IOWA SURVEYING ACT AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE ACT. THE ENGINEER HAS NOT CONDUCTED A FIELD SURVEY OF THE PROPERTY AND HAS NOT BEEN ADVISED BY THE CLIENT OF ANY CHANGES TO THE INFORMATION PROVIDED HEREON. THE ENGINEER HAS NOT CONDUCTED A FIELD SURVEY OF THE PROPERTY AND HAS NOT BEEN ADVISED BY THE CLIENT OF ANY CHANGES TO THE INFORMATION PROVIDED HEREON. THE ENGINEER HAS NOT CONDUCTED A FIELD SURVEY OF THE PROPERTY AND HAS NOT BEEN ADVISED BY THE CLIENT OF ANY CHANGES TO THE INFORMATION PROVIDED HEREON.</p>	
<p>TITLE: FINAL PLAT</p>	
<p>REVISIONS:</p>	
<p>ENGR: JSS</p>	<p>CHK. BY: CMF</p>
<p>DR. BY: JSS</p>	<p>DATE: JUNE 08</p>
<p>PROJECT NO: 1870</p>	<p>OWN: FP-2</p>
<p>SHEET: 2/3</p>	

OUTLOT Y

258.9692 AC.
11,280,745.43 S.F.
UNPLATTED



LOT 1
11.0917 AC.
483,156.99 S.F.
ZONED R-4

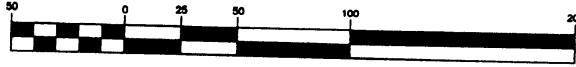


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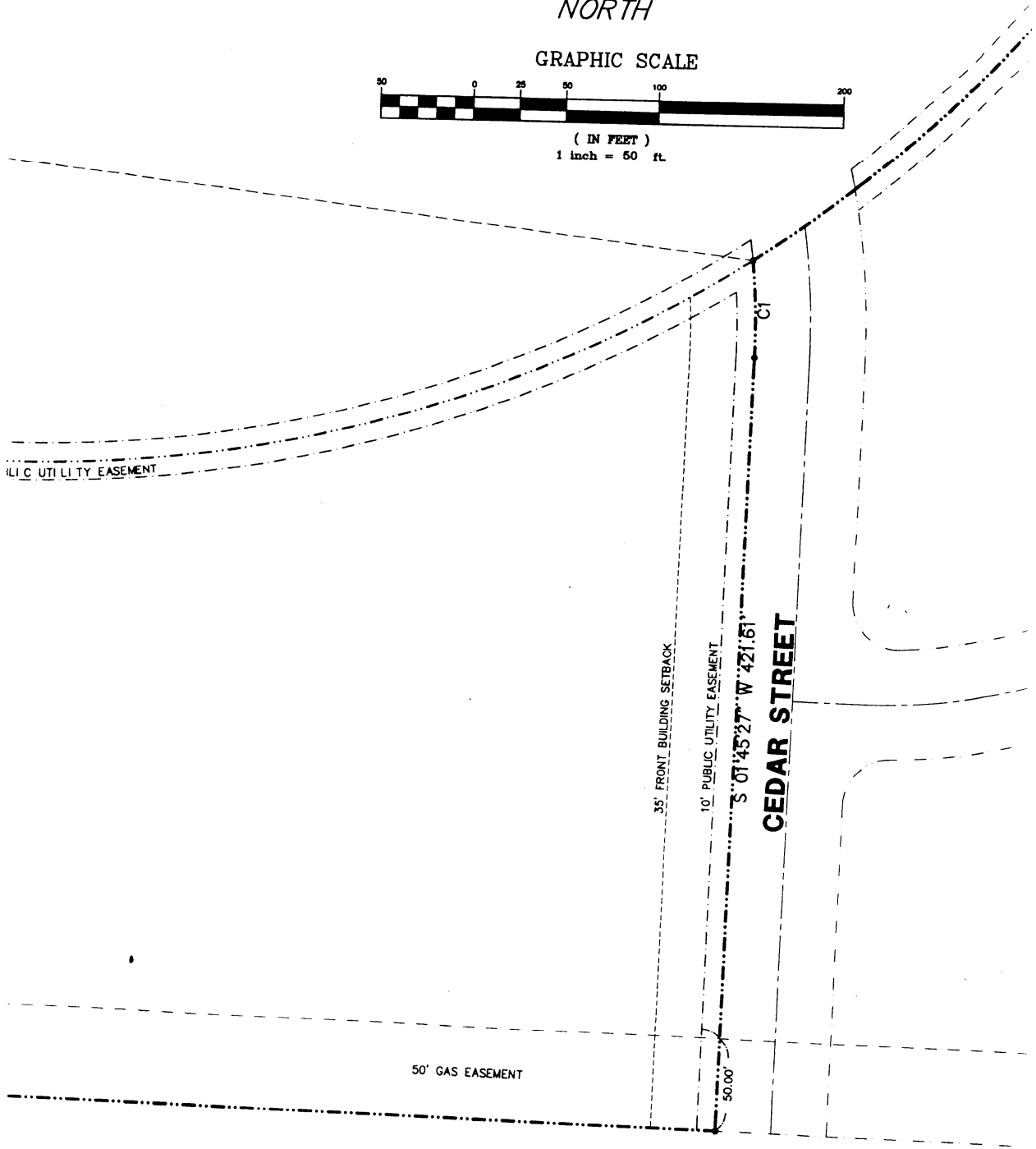
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C10	34.67	25.00	20.78	S09°17'42"W	31.96	79°28'02"



GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.



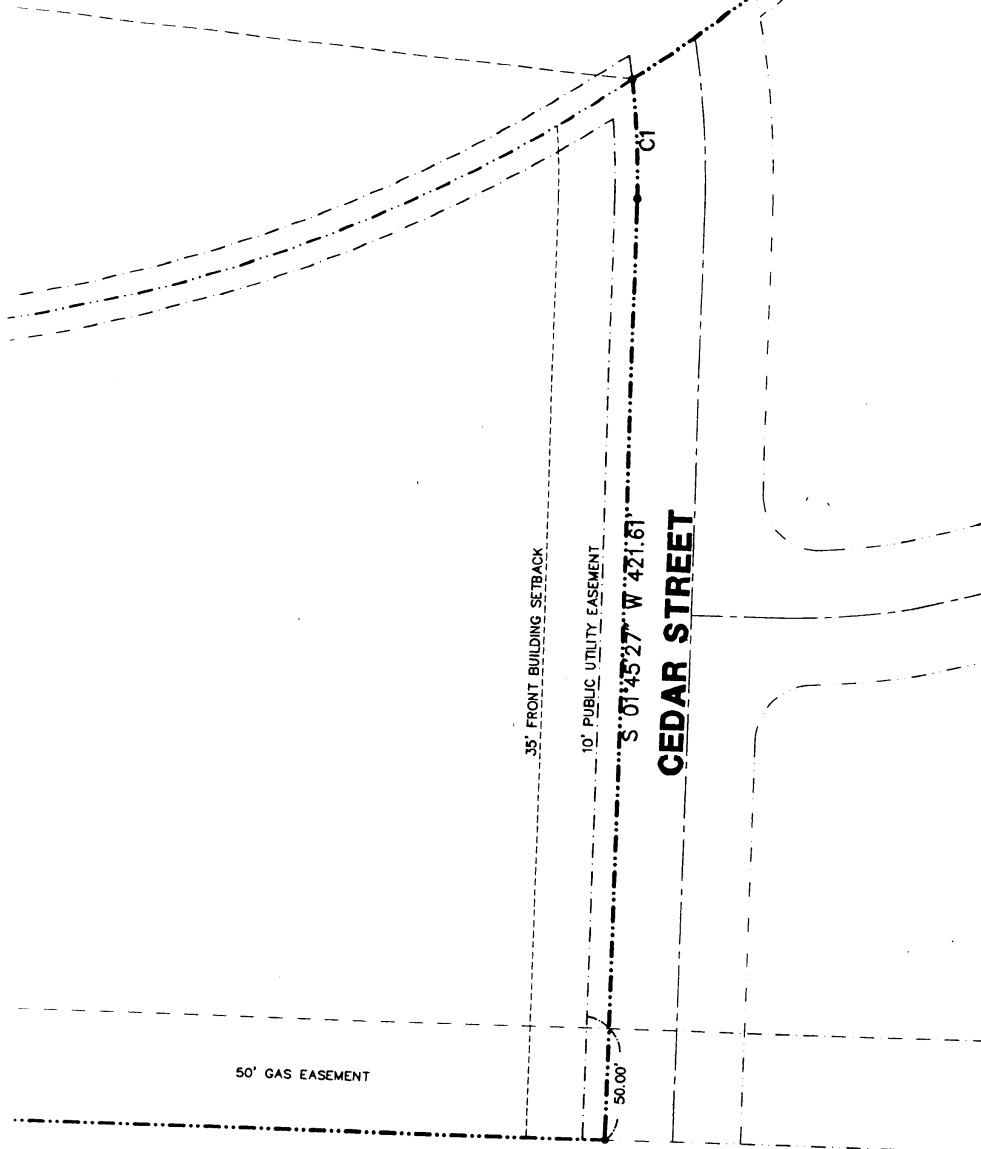


NORTH

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.



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FOR: COLONIAL MEADOWS L.C.
COLONIAL PROPERTIES MANAGEMENT
NORMAL, IOWA 52071
515-263-1800

PROJECT: COLONIAL MEADOWS PLAT 2
NORMAL, IOWA

NOTES:
1. THESE PLANS SHOW THE PROPOSED LAYOUT AND DIMENSIONS OF THE PROPOSED IMPROVEMENTS AND THE LOCATION OF THE PROPOSED UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

DATE: JUNE 99
PROJECT NO: 1870
DRAWN: FP-3
SHEET: 3/3

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PROJECT NO:	1870
DRAWN:	FP-3
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