

**FINAL PLAT OF**  
***LAKEPORT COMMONS***  
**an Addition to the City of Sioux City**  
**Woodbury County, Iowa**

AUDITOR AND RECORDER'S CERTIFICATE OF RECORDING

STATE OF IOWA            )  
WOODBURY COUNTY    )ss

DOCKET NO: 18368

Filed for record, this 16th day of May, 2005, at 9:00 o'clock A.M. recorded in Plat Envelope 690A & B, indexed and delivered to the County Auditor of Woodbury County, Iowa.

Dated 5/16, 2005

Patrick F. Gill, Auditor & Recorder,  
Woodbury County, Iowa  
By: E. Dean Neal, Deputy Auditor/Recorder

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DEDICATION

Lakeport Commons LLC, an Iowa Limited Liability Company, by Jerry J. Johnson its manager, the owner of the real estate described in the attached Surveyor's Certificate, has in the pursuance of law, caused said described real estate to be surveyed, staked and platted into lots and streets, as is particularly shown and set forth in the attached Plat and said Certificate of David A. Lamberton, a Licensed Surveyor who surveyed and platted the real estate to be known as **Lakeport Commons**, an Addition to Sioux City, Woodbury County, Iowa, and that the same is prepared with the free consent and in accordance with the desires as owner and proprietor thereof.

Executed and acknowledged at Sioux City, Iowa, the 21st day of April, 2005.

Lakeport Commons, LLC  
By: Jerry J. Johnson, Manager



**SHEET INDEX**

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**Table of Adjainers**

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A-6 ... Sioux City Community School Dist.

**Line Table**

Location	Line #	Bearing	Length
Lot 1	L1	S80°00'00"W	31.00
	L2	S00°00'00"E	33.25
	L3	S68°16'09"W	9.50
Lot 3	L4	S21°43'51"E	61.23
	L5	S90°00'00"E	31.00
	L6	S00°00'00"E	33.25
	L7	S88°16'09"E	19.00
Lot 6	L8	S21°43'51"W	52.50
	L9	N24°48'40"E	65.55
Lot 7	L10	S24°48'40"W	65.55
Outlet 1	L11	N33°34'42"W	29.20
Outlet 3	L12	S42°39'05"E	24.23
Outlet 4	L13	S34°07'54"W	41.00
Outlet 5	L14	S18°18'16"W	41.00
Outlet 6	L15	S02°03'32"E	41.00
Outlet 7	L16	S19°08'20"E	41.00

**LEGEND**

- FOUND CORNER
- REBAR (W/ I.D.G.T. ALUMINUM CAP)
- FOUND CORNER
- REBAR (W/ YELLOW CAP)
- FOUND CORNER
- REBAR (NO CAP)
- SET CORNER
- 1/2" x 30" REBAR W/ ORANGE CAP #15746
- WHERE POSSIBLE, MAG NAIL IN PAVED SURFACE

**ENGINEER / SURVEYOR:**  
 DeWild Grant Reckert & Associates  
 4425 Singing Hills Blvd., Suite 300  
 Sioux City, IA 51106  
 (712) 266-1554  
 JEFFREY L. THORN P.E.  
 DAVID A. LAMBERTON P.L.S.

**OWNER / DEVELOPER**  
 Lakeport Commons LLC  
 Jerry J. Johnson, Manager  
 3918 Sylvian Way  
 Sioux City, IA 51104  
 (712) 277-8585

**ZONING:**  
 The property is zoned BG,  
 no building setbacks are required

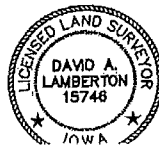
I, David A. Lambertson, a duly licensed Land Surveyor under the provisions of the laws of the State of Iowa, holding Certificate No. 15746, do hereby certify that the Plat of LAKEPORT COMMONS, an addition to Sioux City, Woodbury County, Iowa, is a true representation of a survey made by me or under my direct supervision, and that the same is located upon and comprises the whole of the attached described property.

I do hereby certify that there are contained in said description the lots and streets described in the Addition plat; that the same are of the dimensions, numbers, names and locations as shown on said plat and that iron stakes will be placed as required by Iowa Code.

Dated at Sioux City, Iowa May 11 2005

*David A. Lambertson*  
 David A. Lambertson, Iowa No. 15746

License Renewal Date: December 31, 2006



**Curve Table**

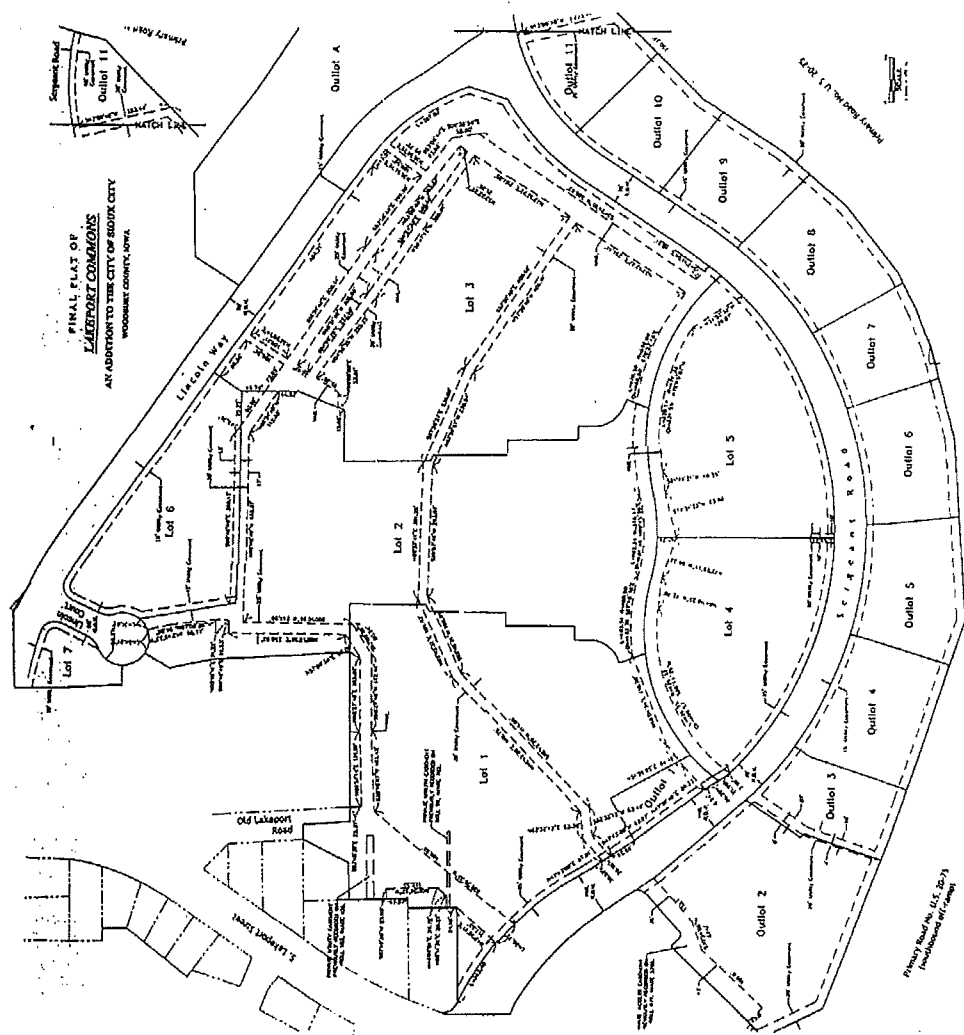
Location	Curve #	Delta	Length	Radius	Chord Brg.	Chord	
Sgt. Road Centerline	C1	36°58'09"	435.53	675.00	N63°38'27"W	428.02	
	C2	110°40'32"	1571.73	613.67	N89°30'21"E	1338.52	
	C3	77°34'32"	690.51	510.00	S72°57'21"W	638.67	
Lincoln Way Centerline	C4	35°40'58"	516.91	630.00	N73°24'30"W	508.59	
	C5	35°00'07"	305.45	500.00	N38°03'57"W	300.72	
Lot 1	C6	32°24'33"	254.54	450.00	S66°27'51"W	251.18	
	C7	3°59'48"	32.97	472.69	N33°05'31"W	32.97	
	C8	35°02'28"	393.40	625.40	N89°06'51"W	388.94	
	C9	83°3'46"	86.43	69.50	N80°10'05"E	79.03	
	C10	68°18'09"	82.21	69.00	S34°08'04"E	77.44	
	Lot 2	C11	20°47'38"	181.48	500.00	S66°16'35"W	180.47
		C12	27°46'46"	197.78	408.17	S89°48'38"W	198.85
		C13	21°58'24"	172.58	450.00	S67°20'41"E	171.52
		C14	68°18'09"	82.21	69.00	N84°08'04"E	77.44
	Lot 3	C15	30°00'07"	284.07	485.00	S38°03'37"E	279.67
C16		28°54'07"	255.89	545.00	S47°37'08"W	253.55	
C17		72°29'15"	101.78	778.67	S37°54'43"W	101.88	
C18		39°25'09"	343.99	500.00	N63°37'02"W	337.25	
C19		65°24'17"	513.75	450.00	S70°29'07"W	486.30	
Lot 4	C20	13°34'31"	97.18	408.17	S83°04'45"E	96.98	
	C21	44°17'26"	601.82	778.67	S87°18'17"E	587.05	
	C22	14°07'14"	100.69	408.17	N82°56'23"E	100.34	
	C23	60°12'45"	526.45	500.00	N74°00'52"W	501.80	
Outlet 1	C24	48°20'40"	657.02	778.67	N65°49'40"E	637.70	
	C25	11°01'50"	86.63	450.00	S43°44'59"W	86.50	
	Outlet 3	C26	91°11'00"	136.07	848.67	S51°16'31"E	135.92
	Outlet 4	C27	18°52'39"	279.82	848.67	S65°16'26"E	278.35
	Outlet 5	C28	17°18'47"	256.44	848.67	S83°24'08"E	255.47
	Outlet 6	C29	17°05'48"	253.54	848.67	N79°23'24"E	252.30
	Outlet 7	C30	12°49'16"	189.91	848.67	N64°28'02"E	189.51
	Outlet 8	C31	17°26'50"	258.43	848.67	N49°17'39"E	257.43
	Outlet 9	C32	6°24'28"	94.92	848.67	N37°22'20"E	94.67
	Outlet 10	C33	9°46'14"	81.00	848.67	N39°03'12"E	80.80
Outlet 11	C34	68°37'28"	486.02	478.00	N73°15'04"E	485.09	
Outlet A	C35	24°27'19"	232.82	545.00	N89°19'36"W	230.86	
	C36	25°28'48"	237.92	535.00	N42°49'38"W	235.96	
Lot 6	C37	64°47'23"	58.80	69.50	N11°39'31"E	54.78	
	C38	41°02'51"	43.34	60.50	N04°17'14"E	42.42	
	C39	84°54'23"	67.97	35.00	N72°15'51"E	51.67	
	C40	432'67"	65.43	785.00	S67°55'28"E	65.41	
	C41	68°25'02"	68.87	46.50	S32°38'59"W	63.17	
Lot 7	C42	41°02'51"	43.34	60.50	S45°20'05"W	42.42	
	C43	84°54'23"	67.97	35.00	S22°38'32"E	51.67	
	C44	8°38'02"	133.67	785.00	S74°44'44"E	133.52	
	C45	39°41'02"	31.51	45.50	N27°16'32"E	30.89	
Subdivision Exterior	C46	28°35'48"	288.50	821.50	N48°27'02"W	285.92	
	C47	57°39'31"	59.88	59.50	N28°23'17"W	57.38	
	C48	4°33'33"	66.20	632.00	S74°01'45"E	66.18	
	C49	15°54'58"	240.26	885.00	S83°31'05"E	239.51	

**Acres Breakdowns:**

SE1/4-SW1/4 = 31.13 ac.  
 NE1/4-SW1/4 = 11.26 ac.  
 SW1/4-SW1/4 = 0.09 ac.  
 SW1/4-SE1/4 = 22.14 ac.  
 NW1/4-SE1/4 = 10.14 ac.  
**TOTAL AREA = 74.76 ac.**

Buildable Lots = 60.10 ac.  
 Public Outlots = 5.56 ac.  
 Public R.O.W. = 9.10 ac.  
**TOTAL AREA = 74.76 ac.**

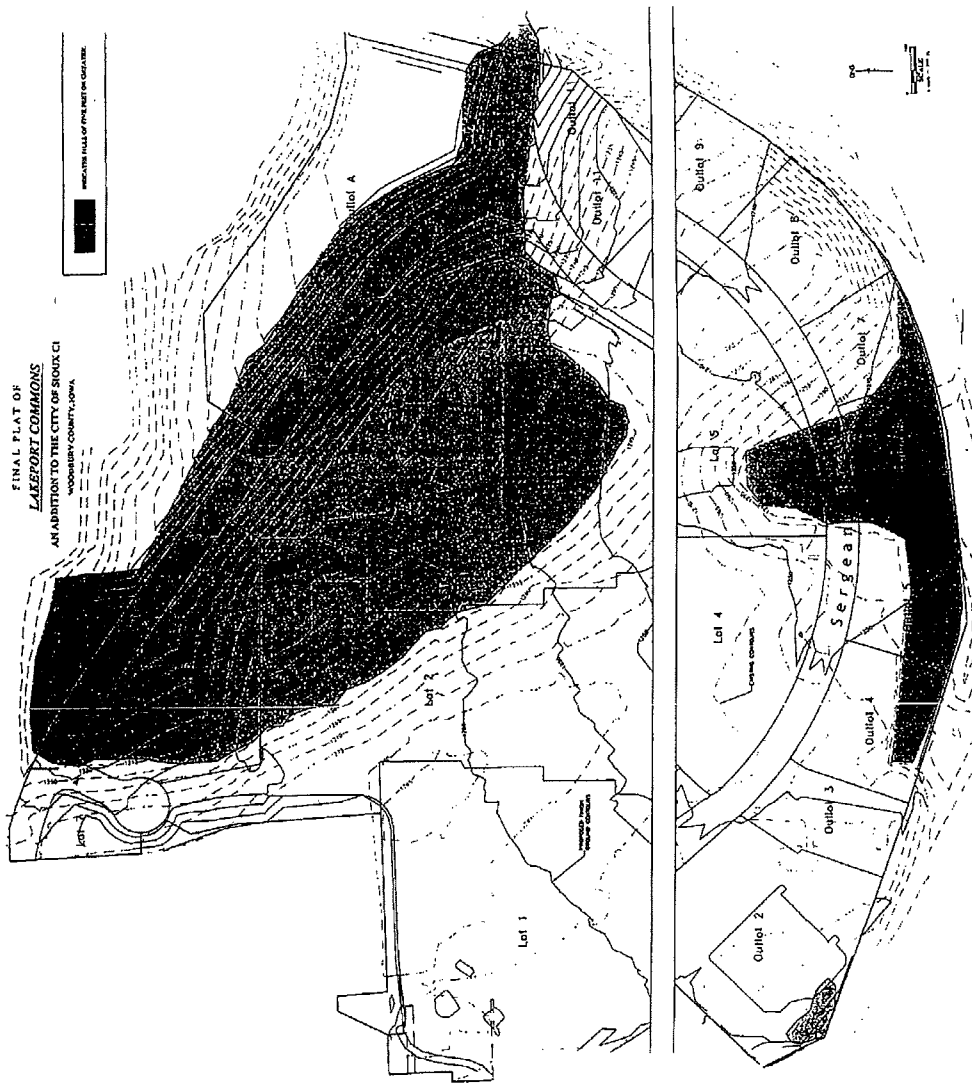
**LAKEPORT COMMONS**  
AN ADDITION TO THE CITY OF SIOUX CITY  
WOODBURY COUNTY, IOWA



FINAL PLAN OF  
**LAKEPORT COMMONS**  
AN ADDITION TO THE CITY OF SIOUX CITY  
WOODBURY COUNTY, IOWA

Primary Road No. (I.S. 2023)  
Transmittal of Plans

**LAKEPORT COMMONS**  
AN ADDITION TO THE CITY OF SIOUX CITY  
WOODBURY COUNTY, IOWA



DESCRIPTION OF LAKEPORT COMMONS: (Caption Description as to that which appears on Page 433 of Abstract No. 90716)

BASIS OF BEARINGS:

All bearings are referenced to Geodetic North by GPS measurements taken at the South Quarter corner of said Sec. 8, said point having State Plane Coordinates of N-3637797.36 E-4154500.95 NAD83 (1996) HARN, U.S. Survey Feet, Iowa State Plane Coordinate System, North Zone. Rotate bearings clockwise 1°55'32" for Grid North.

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TITLE OPINION

County Auditor and Recorder  
Woodbury County, Iowa

Dear Sir:

We have this date examined a complete abstract of title, pursuant to Iowa Code Section 354.11(3), to the property described in the Surveyor's Certificate on that Plat of Lakeport Commons, an Addition to Sioux City, Woodbury County, Iowa, located in the South Half (S ½) of Section 8-T88N-R47W, Woodbury County, Iowa, last certified by Sedgwick-Brennan Abstract Co., dated May 16, 2005 at 8:55 A.M. and from said abstract find good and merchantable title to said premises vested in Lakeport Commons, L.L.C., an Iowa limited liability company, the proprietor, free and clear of all mortgages, liens and other encumbrances except for the following:

1. The *Mortgages* from Lakeport Commons, L.L.C. to Liberty National Bank dated August 13, 2004 and recorded on August 23, 2004 in Roll 655, Image 1262; dated February 22, 2005 and recorded on March 3, 2005 in Book 672, Page 4628; dated February 22, 2005 and recorded on March 14, 2005 in Book 672, Page 6885.

2. A *Development Agreement* between Lakeport Commons, L.L.C. and the City of Sioux City, Iowa effective August 23, 2004 and recorded on November 22, 2004 in Roll 665, Image 2226-2270 inclusive.

3. A *Memorandum of Shopping Center Lease* between Lakeport Commons, L.L.C. and Michaels Stores, Inc. dated June 3, 2004 and recorded on September 20, 2004 in Roll 658, Image 1890-1898, inclusive.

4. An *Assessment Agreement* between the City of Sioux City, Iowa and Lakeport Commons, L.L.C. dated December 13, 2004 and recorded on January 21, 2005 in Roll 671, Image 2782.

5. An *Access Easement* between The Security National Bank of Sioux City, Iowa and Lakeport Commons, L.L.C. dated December 28, 2004 and recorded on January 25, 2005 in Roll 671, Image 3286.

6. The *Rights of Re-entry of the State of Iowa* as set forth in the following deeds:

A. A Deed dated July 31, 1978 and and recorded on August 11, 1978 in Roll 81, Image 385.

B. A Deed dated October 6, 1978 and recorded on October 16, 1978 in Book 83, Page 656.

C. A Deed dated April 1, 1987 and recorded on April 3, 1987 in Roll 184, Image 1893.

D. A Deed dated November 19, 2004 and recorded on December 6, 2004 in Roll 667, Image 774.

7. An *Easement* dated April 4, 1980 and recorded on April 11, 1980 in Roll 99, Image 762.

8. An *Easement* set forth in that certain deed dated August 18, 1980 and recorded on August 26, 1980 in Roll 103, Image 391.

9. An *Easement* set forth in that certain deed dated February 18, 1987 and recorded on February 26, 1987 in Roll 183, Image 135.

10. *Easements* as shown on the Plat.

11. The Property is in the Donner Park Urban Renewal Project Area.

Dated 5-16, 2005

/s/ Cody M. McCullough,  
Attorney at Law

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#### STATEMENT BY MORTGAGE HOLDER

The undersigned, Liberty National Bank, the present owner and holder of the mortgages recorded on Roll 655, Image 1262, Book 672, Page 4628 and Book 672, Page 6885, state that the Plat of Lakeport Commons, an Addition to Sioux City, Woodbury County, Iowa, is prepared with Liberty

National Bank's free consent and in accordance with its desire. By signing this Plat, the mortgagee consents to the subdivision, including a release of the mortgages or liens which are recorded for any areas conveyed to the governing body or dedicated to the public. This statement is made in accordance with Iowa Code Section 354.11(2).

Liberty National Bank  
By: Brad Knepper,  
Its: Executive Vice President  
By: Brent Plantage,  
Its: Vice President

Acknowledged April 21, 2005

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TREASURER'S CERTIFICATE OF TAXES AND SPECIAL ASSESSMENTS

I, Robert Knowler, Treasurer of Woodbury County, Iowa, do hereby certify that the land described in the attached and foregoing Surveyor's Certificate is free from certified taxes and certified special assessments.

Dated 4/22/05

/s/ Robert Knowler, Treasurer  
Woodbury County, Iowa

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CERTIFICATE OF CITY ASSESSOR

I, Melvin Obbink, hereby certify that on the 21st day of April, 2005, a copy of this Plat was filed in the City Assessor's Office.

Dated April 21, 2005

/s/ M J Obbink, City Assessor

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CITY COUNCIL RESOLUTION NO. \_\_\_\_\_

Resolution accepting and approving the Plat of **Lakeport Commons**, an Addition to Sioux City, Woodbury County, Iowa.

Whereas, the Planning and Zoning Commission of the City of Sioux City, Iowa, has recommended the acceptance and approval of said Plat. Now, therefore be, and it is, resolved by the City Council of the City of Sioux City, Iowa, that said Plat of **Lakeport Commons**, an addition to Sioux City, Woodbury County, Iowa, as hereto attached and forming part of this resolution be, and the same hereby is, accepted and approved.

Passed January 24, 2005

/s/ Karen Van De Steeg, Mayor



Approved January 24, 2005

Attest: Robert K. Padmore, City Clerk

STATE OF IOWA            )  
                                  )SS  
WOODBURY COUNTY    )

I, Robert K. Padmore, Clerk of the City of Sioux City, Iowa, do hereby certify that the foregoing is a full, true, and correct copy of a Resolution accepting and approving the Plat of **Lakeport Commons**, an addition to Sioux City, Woodbury County, Iowa, which said Resolution was adopted by the City Council of said City on the 24th day of January, 2005 and approved by the Mayor of said City on said date all as full, true and complete as the same appears of record in the office of said City Clerk.

Dated May 11, 2005

/s/ Karen Van De Steeg, Mayor

/s/ Robert K. Padmore, City Clerk

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CITY ENGINEER'S CERTIFICATE

I, Christopher R. Payer, P.E., City Engineer for the City of Sioux City, Iowa, do hereby certify that the boundary lines of said plat were mathematically checked and conform with the requirements as provided for in the subdivision ordinance, and that all dimensions both lineal and angular, necessary for the location of lots, streets and easements are shown; that improvements meet or exceed accepted engineering design practice and were constructed in conformance with the specifications of the City of Sioux City, Iowa.

Dated May 10, 2005

/s/ Christopher R. Payer, City Engineer

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CERTIFICATE OF PLANNING AND ZONING COMMISSION

We do hereby certify that we are the Chairperson and Planning Director, respectively, of the Planning and Zoning Commission of the City of Sioux City, Iowa, and we do further certify that said Planning and Zoning Commission did take under advisement the attached Plat of **Lakeport Commons**, an addition to Sioux City, Woodbury County, Iowa, and that said Planning and Zoning Commission did on the 11th day of January, 2005 recommend to the City Council of the City of Sioux City, Iowa, the acceptance and approval of the Plat of said Subdivision.

Dated 5/10/05

/s/ Kevin J. Godwin, Chairperson

/s/ Jerry Hanson, Planning Director