

NORDSTROM KIRKWOOD ADDITION TO CEDAR RAPIDS, IOWA

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: That Nordstrom Development Co., a partnership, being the owner in fee simple of all the land included in NORDSTROM KIRKWOOD ADDITION TO CEDAR RAPIDS, IOWA, has caused a survey and subdivision of said land to be made, the lots to be marked and numbered as shown by a Plat dated February 9, 1981, and the Certificate of Donald W. Hall, Registered Professional Engineer and Land Surveyor, both of which documents are attached hereto, to the end that the same may be recorded and hereafter designated and known as NORDSTROM KIRKWOOD ADDITION TO CEDAR RAPIDS, IOWA,

And the undersigned owner, hereby acknowledges the subdivision of said land to be by its free consent and in accordance with its desire and does further hereby grant to the City of Cedar Rapids access control rights onto adjacent streets only as shown on said Plat and described in said Certificate.

WITNESS our hands this 6th day of April, 1981.

FILED
E. J. KANE
COUNTY RECORDER
83 AUG 11 P 1:33
LINN COUNTY, IOWA

DOCUMENT NO. 2838
RECORDING FEE 40.00
AUD. FEE 5.00

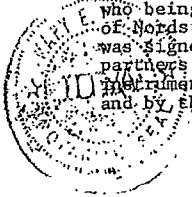
NORDSTROM DEVELOPMENT CO., a Partnership

By William D. Nordstrom
William D. Nordstrom, Partner

Floyd O. Nordstrom
Floyd O. Nordstrom, Partner

STATE OF IOWA)
LINN COUNTY) ss:

On this 6th day of April, 1981, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared William D. Nordstrom and Floyd O. Nordstrom, to me personally known, who being by me duly sworn did say that they are the partners of Nordstrom Development Co., a partnership, and that said instrument was signed on behalf of the said partnership by authority of all the partners and the said partners acknowledge the execution of said instrument to be the voluntary act and deed of said partnership by it and by them voluntarily executed.



Mary Edwards
Notary Public in and for the
State of Iowa

CONSENT TO PLATTING AND
JOINER IN OWNER'S CERTIFICATE

BOOK 1855 PAGE 19

WHEREAS Nordstrom Development Co., a partnership, was on April 6, 1981 the owner in fee simple of all the land included in NORDSTROM KIRKWOOD ADDITION TO CEDAR RAPIDS, IOWA, and on that date did execute an Owner's Certificate acknowledging a subdivision of the land; and

33
326
4

WHEREAS subsequent to approval of the plat by the City Planning Commission of the City of Cedar Rapids, Iowa but prior to the approval of the plat by the City Council of the City of Cedar Rapids, Iowa, Nordco, Inc., acquired title to that part of the land being platted designated as Lot 1, Nordstrom Kirkwood Addition to Cedar Rapids, Iowa by a warranty deed dated June 17, 1981 and filed for record on June 30, 1981 in Volume 1813 at Page 7 of the records of the Linn County Recorder; and

WHEREAS Nordco, Inc., wishes to acknowledge the subdivision of the land as its free consent and in accordance with its desires.

NOW THEREFORE, Nordco, Inc., an Iowa Corporation, hereby consents to the platting of the real estate included in the accompanying Plat designated as NORDSTROM KIRKWOOD ADDITION TO CEDAR RAPIDS, IOWA, and hereby acknowledges the subdivision of said land to be by its free consent and in accordance with its desires.

Nordco, Inc., further grants to the City of Cedar Rapids, Iowa, access control rights onto adjacent streets as shown on the Plat and described in the Certificate of Donald W. Hall, Registered Professional Engineer and Land Surveyor, which documents are a part of the Plat papers to which this instrument is attached.

Dated this 11th day of August, 1983.

NORDCO, INC.

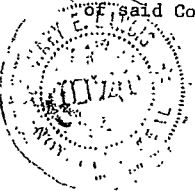
By William D. Nordstrom
William D. Nordstrom, President

David V. Nordstrom
David V. Nordstrom, Secretary

BOOK 1855 PAGE 20

STATE OF IOWA)
) ss:
COUNTY OF LINN)

On this 11th day of August, 1983, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared William D. Nordstrom and David V. Nordstrom, to me personally known, who being by me duly sworn, did say that they are the President and Secretary respectively of said Corporation; that no seal has been procured by the said Corporation by the said Corporation; that said instrument was signed on behalf of said Corporation by authority of its Board of Directors; and that the said William D. Nordstrom and David V. Nordstrom as such Officers acknowledge the execution of said instrument to be the voluntary act and deed of said Corporation, by it and by them voluntarily executed.



Mary E. Landis
Notary Public in and for the State
of Iowa

NORDSTROM KIRKWOOD ADDITION TO CEDAR RAPIDS, IOWASURVEYOR'S CERTIFICATE

NORDSTROM KIRKWOOD ADDITION TO CEDAR RAPIDS, IOWA, which is located on and includes a part of the Northeast Quarter of the Southeast Quarter (NE $\frac{1}{4}$ SE $\frac{1}{4}$) of Section 9, Township 82 North, Range 7 West of the 5th P.M., Cedar Rapids, Iowa described as follows:

Commencing at the W $\frac{1}{2}$ corner of Section 9-82-7, Cedar Rapids, Linn County, Iowa; thence East along the North line of the SW $\frac{1}{4}$ of said Section 9, a distance of 1747.2 feet; thence N.39 $^{\circ}$ 4 $\frac{1}{2}$ 'E., 10.3 feet; thence N.89 $^{\circ}$ 59 $\frac{1}{2}$ 'E., 1123.0 feet; thence N.89 $^{\circ}$ 35 $\frac{1}{2}$ 'E., 2448.0 feet to the centerline of Bowling Street S.W. (Kirkwood Boulevard); thence S.2 $^{\circ}$ 07 $\frac{1}{2}$ 'E. along the said centerline, 732.6 feet; thence N.77 $^{\circ}$ 49 $\frac{1}{2}$ 'W., 51.60 feet to the point of beginning on the west line of Bowling Street (Kirkwood Boulevard) and the Southerly line of Ramp 'F'; thence N.77 $^{\circ}$ 49 $\frac{1}{2}$ 'W. along the Southerly line of Ramp 'F', 1303.15 feet to the West line of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 9; thence S.0 $^{\circ}$ 59 $\frac{1}{2}$ 'E. along the said West line, 361.35 feet to the North line of Hillar Avenue S.W.; thence N.89 $^{\circ}$ 11'E. along the said North line, 43.59 feet; thence on the arc of a 7679.4 foot radius curve concave Southerly and tangent at its beginning to the previously described line, 323.69 feet; (long chord bearing S.85 $^{\circ}$ 36 $\frac{1}{2}$ 'E., 323.67 feet); thence S.88 $^{\circ}$ 24'E., 904.90 feet to the West line of Bowling Street; (Kirkwood Boulevard) thence N.2 $^{\circ}$ 07 $\frac{1}{2}$ 'W. along the said West line, 113.44 feet to the point of beginning. The North line of the SW $\frac{1}{4}$ of Section 9-82-7 is assumed to bear East and West. Said plat contains 6.815 Acres.

except all legal highways and for a more definite location, reference is made to a Plat dated February 9, 1981, hereto attached and made a part hereof.

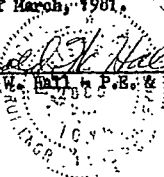
NORDSTROM KIRKWOOD ADDITION TO CEDAR RAPIDS, IOWA, is divided into Eight (8) lots, numbered consecutively from One (1) to Eight (8) both inclusive. The number of each lot is designated on said Plat by figures near the center of the lot. The dimensions of the lots, and the distances from the Government lines and corners are as shown in feet and decimals thereof on said Plat. Said Plat contains 6.815 acres.

Iron monuments are driven at all points marked with a small circle, thus \odot on said Plat.

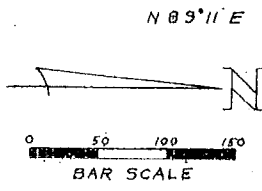
I, Donald W. Hall, do hereby certify that this survey and plat were prepared by me or under my direct supervision, and that I am a duly Registered Professional Engineer and Land Surveyor under the laws of the State of Iowa.

Executed at Cedar Rapids, Iowa, this 31st day of March, 1981.

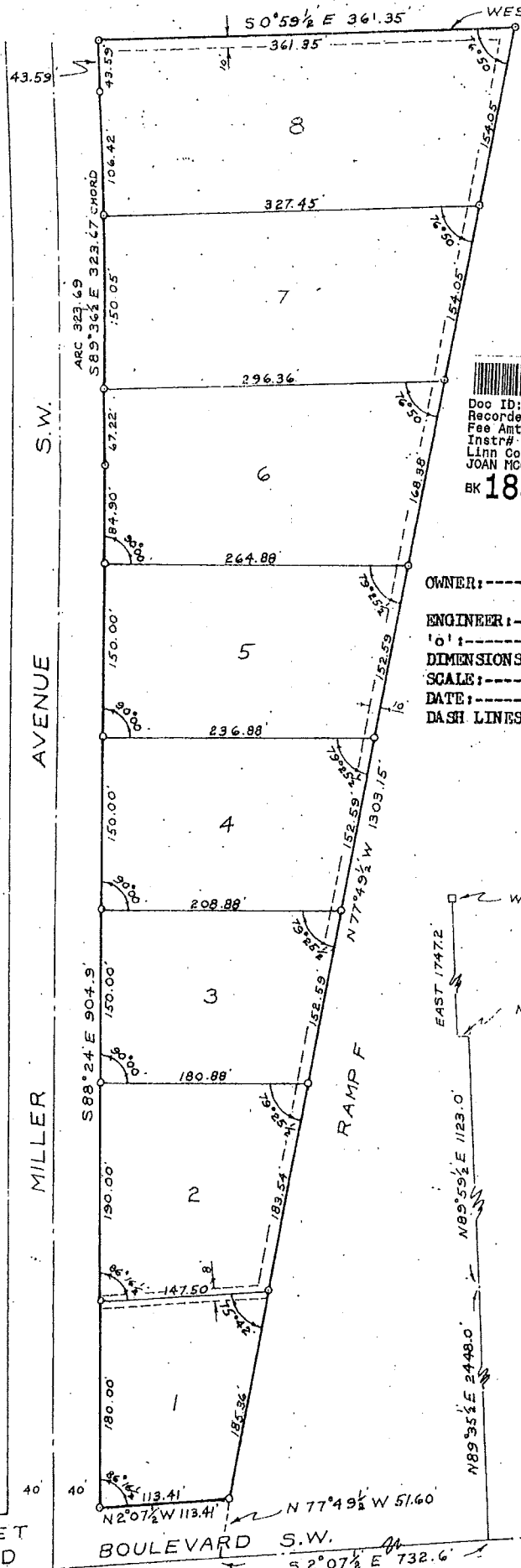
Donald W. Hall
Donald W. Hall, P.E. & L.S. No. 2688



FINAL PLAT
NORDSTROM KIRKWOOD ADDITION
TO CEDAR RAPIDS, IOWA



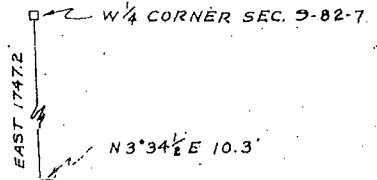
N.P.L. MILLER AVE
CURVE DATA
Δ - 2°24'54"
R - 7679.4'
T - 161.87'
L - 323.69'



Doc ID: 012921500013 Type: GEN
Recorded: 08/11/1983 at 01:55:00 PM
Fee Amt: Page 1 of 13
Instr#:
Linn County Iowa
JOAN MCCALMANT RECORDER
BK 1855 Pg 18-30

OWNER:----- Nordstrom Development
(A Partnership)
ENGINEER:--- Donald W. Hall
'o':----- 3" reinf. rods
DIMENSIONS:- Feet and decimals
SCALE:----- 1" = 100'
DATE:----- February 9, 1981
DASH LINES:- Utility and Drainage
 easements as shown.

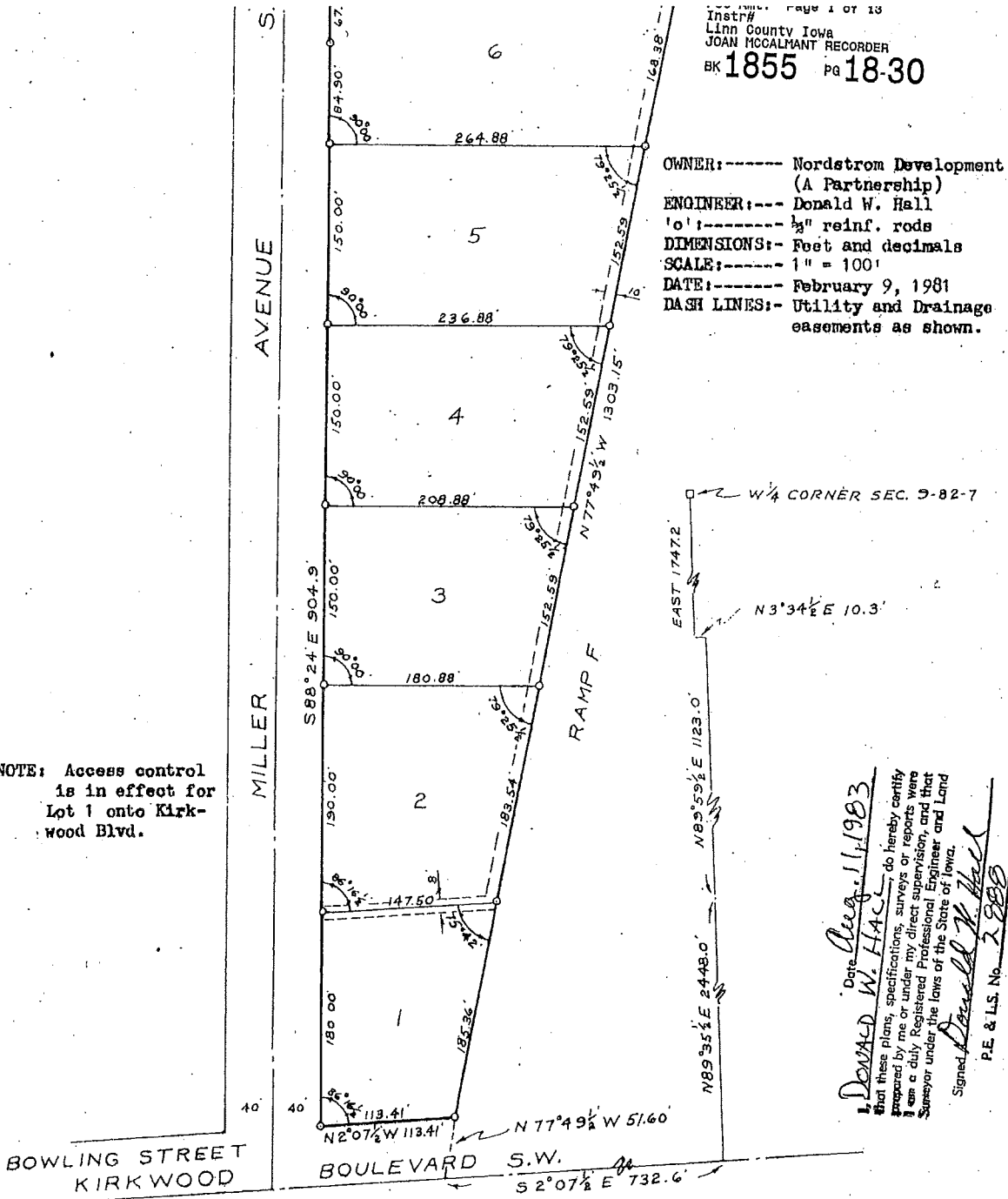
NOTE: Access control
is in effect for
Lot 1 onto Kirk-
wood Blvd.



Date Recd. 11/1983
DONALD W. HALL do hereby certify
that these plans, specifications, surveys or reports were
prepared by me or under my direct supervision, and that
I am a duly Registered Professional Engineer, and that
I am a duly Licensed Professional Engineer and Land
Surveyor under the laws of the State of Iowa.
Signed Donald W. Hall
P.E. & L.S. No. 2880

BOWLING STREET
KIRKWOOD

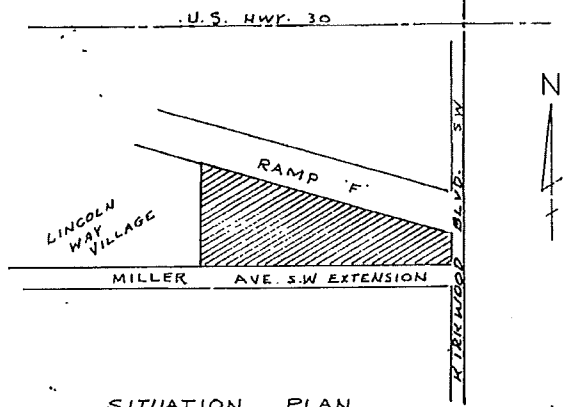
BOULEVARD S.W.
52°07' 1/2" E 732.6'



DESCRIPTION: A part of the Northeast Quarter of the Southeast Quarter (NE $\frac{1}{4}$ SE $\frac{1}{4}$) of Section 9, Township 82 North, Range 7 West of the 5th P.M., Cedar Rapids, Iowa described as follows

Commencing at the W $\frac{1}{4}$ corner of Section 9-82-7, Cedar Rapids, Linn County, Iowa; thence East along the North line of the SE $\frac{1}{4}$ of said Section 9 a distance of 1747.2 feet; thence N.3 $^{\circ}$ 34 $\frac{1}{2}$ 'E., 10.3 feet; thence N.89 $^{\circ}$ 59 $\frac{1}{2}$ 'E., 1123.0 feet; thence N.89 $^{\circ}$ 35 $\frac{1}{2}$ 'E., 2448.0 feet to the centerline of Bowling Street S.W. (Kirkwood Boulevard); thence S.2 $^{\circ}$ 07 $\frac{1}{2}$ 'E. along the said centerline, 732.6 feet; thence N.77 $^{\circ}$ 49 $\frac{1}{2}$ 'W. 51.60 feet to the point of beginning on the west line of Bowling Street (Kirkwood Boulevard) and the Southerly line of Ramp 'F'; thence N.77 $^{\circ}$ 49 $\frac{1}{2}$ 'W. along the Southerly line of Ramp 'F', 1303.15 feet to the West line of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 9; thence S.0 $^{\circ}$ 59 $\frac{1}{2}$ 'E. along the said West line, 361.35 feet to the North line of Miller Avenue S.W.; thence N.89 $^{\circ}$ 11'E. along the said North line, 43.59 feet; thence on the arc of a 7679.4 foot radius curve concave Southerly and tangent at its beginning to the previously described line, 323.69 feet; (long chord bearing S.89 $^{\circ}$ 36 $\frac{1}{2}$ 'E., 323.67 feet); thence S.89 $^{\circ}$ 36 $\frac{1}{2}$ 'E., 304.6 feet to the West line of Bowling Street; (Kirkwood Boulevard) thence N.2 $^{\circ}$ 07 $\frac{1}{2}$ 'W. along the said West line, 113.41 feet to the point of beginning. The North line of the SE $\frac{1}{4}$ of Section 9 is assumed to bear East and West. Said plat contains 6.816 Acres.

Donald W. Hall, Inc.
 2250 1st Street Drive
 Cedar Rapids, Iowa 52402



SITUATION PLAN
Scale: 1"=400'

2578

NORDSTROM KIRKWOOD ADDITION TO CEDAR RAPIDS, IOWA

CLERK'S CERTIFICATE

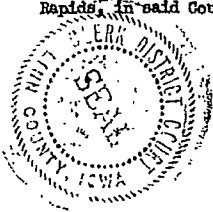
STATE OF IOWA)
LINN COUNTY (ss.

I, KENNETH L. PERRY JR., Clerk of the District Court of the State of Iowa, in and for Linn County, do hereby certify that the real estate covered by NORDSTROM KIRKWOOD ADDITION TO CEDAR RAPIDS, IOWA, which is located on and includes,

That part of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ Section 9-82-7, Cedar Rapids, Linn County, Iowa,

more particularly described in the Surveyor's Certificate and on the Plat, both of which documents are attached hereto and by this reference made a part hereof, is free from all judgments, attachments, mechanic's or other liens as appears in the records of this office.

WITNESS my hand and the Seal of said Court in my office in Cedar Rapids, in said County, this 1 day of August, 1983



Kenneth L. Perry Jr.
Richard M. [unclear] Deputy
Clerk of the District Court in and for Linn County, Iowa

NORDSTROM KIRKWOOD ADDITION TO CEDAR RAPIDS, IOWA

TREASURER'S CERTIFICATE

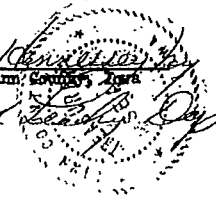
I, JAMES M. HENNESSEY, Treasurer of Linn County, Iowa, do hereby certify that there are no taxes due or tax liens against the land included in NORDSTROM KIRKWOOD ADDITION TO CEDAR RAPIDS, IOWA, which is located on and includes,

That part of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ Section 9-82-7, Cedar Rapids, Linn County, Iowa,

more particularly described in the Surveyor's Certificate and on the Flat, both of which documents are attached hereto and by this reference made a part hereof, as shown in the records of this office.

Cedar Rapids, Iowa, this 11 day of August, 1983. J.M.H.

James M. Hennessey
Treasurer of Linn County, Iowa
Thomas J. ...



NORDSTROM KIRKWOOD ADDITION TO CEDAR RAPIDS, IOWA

RECORDER'S CERTIFICATE

I, E.F. KANE, Recorder of Linn County, Iowa do hereby certify that the title in fee of all the land included in NORDSTROM KIRKWOOD ADDITION TO CEDAR RAPIDS, IOWA, which is located on and includes,

That part of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ Section 9-82e7, Cedar Rapids, Linn County, Iowa,

more particularly described in the Surveyor's Certificate and on the Plat, both of which documents are attached hereto and by this reference made a part hereof, is in the grantors therein and that there are no mortgages or other incumbrances against said land as shown in the records of the Recorder's Office in Linn County, Iowa.

Cedar Rapids, Iowa, this 1 day of August, 1983. *E.F.K.*

E.F. Kane
Recorder of Linn County, Iowa
by Chester M. Kuller



NORDSTROM KIRKWOOD ADDITION TO CEDAR RAPIDS, IOWA

RESOLUTION APPROVING FLAT

WHEREAS, a Flat of NORDSTROM KIRKWOOD ADDITION TO CEDAR RAPIDS, IOWA, containing eight (8) lots, has been filed with the City Planning Commission, Cedar Rapids, Iowa, and after consideration the same is found to be correct and in accordance with the provisions of the laws of the State of Iowa, and the ordinances of the City of Cedar Rapids, Iowa, in relation to Flats and Additions to Cities,

NOW THEREFORE BE IT RESOLVED BY THE CITY PLANNING COMMISSION OF CEDAR RAPIDS, IOWA, that the said Flat and dedications of said NORDSTROM KIRKWOOD ADDITION TO CEDAR RAPIDS, IOWA, be and the same is hereby acknowledged and approved on the part of the City Planning Commission and this Commission hereby recommends to the City Council the approval of the same, and the Chairman and Secretary are hereby authorized to certify this Resolution of Approval and affix the same to said Flat as by law provided.

Passed this 5th day of May, 1981.

Thomas K. Popa, Chairman

Florence Ballantyne, Secretary

STATE OF IOWA)

LINN COUNTY)

ss.

THOMAS A. POPE

We, ~~Thomas K. Popa~~, Chairman and Florence Ballantyne, Secretary of the City Planning Commission, Cedar Rapids, Iowa, do hereby certify that the above and foregoing resolution is a true and correct copy of the resolution passed by the City Planning Commission of Cedar Rapids, Iowa, on the 5th day of May, 1981.

WITNESS our hands, this 5th day of May, 1981.

Thomas K. Popa, Chairman

Florence Ballantyne, Secretary

NORDSTROM KIRKWOOD ADDITION TO CEDAR RAPIDS, IOWA

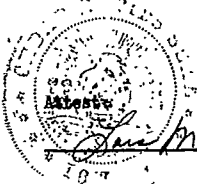
RESOLUTION NO. 1008-7-83

RESOLUTION APPROVING PLAT

WHEREAS, a Plat of NORDSTROM KIRKWOOD ADDITION TO CEDAR RAPIDS, IOWA, containing Eight (8) lots, has been filed with the City Clerk and after consideration the same is found to be correct and in accordance with the provisions of the laws of the State of Iowa, and the ordinances of the City of Cedar Rapids, Iowa, in relation to Plats and Additions to Cities,

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF CEDAR RAPIDS, IOWA, that the said Plat and dedications of said NORDSTROM KIRKWOOD ADDITION TO CEDAR RAPIDS, IOWA, be and the same is hereby acknowledged and approved on the part of the City of Cedar Rapids, Iowa, and the streets therein shown be, and are hereby accepted, and the Mayor and City Clerk are hereby directed to certify this Resolution of Approval and affix the same to said Plat as by law provided.

Passed this 20th day of July, 1983.



Lois M. Keller, City Clerk

Donald J. Gamsey, Mayor

STATE OF IOWA)
) ss.
LINN COUNTY)

We, Donald J. Gamsey, Mayor and Lois M. Keller, Clerk of the City of Cedar Rapids, Iowa, do hereby certify that the above and foregoing resolution is a true and correct copy of the resolution passed by the City Council of Cedar Rapids, Iowa, on this 20th day of July, 1983.

WITNESS our hands this 20th day of July, 1983.

Lois M. Keller, City Clerk

Donald J. Gamsey, Mayor

SHUTTLEWORTH & INGERSOLL
ATTORNEYS AT LAW

V. G. SHUTTLEWORTH (1960-1965)
T. H. INGERSOLL (1902-1972)
C. W. GARBERSON
ROBERT O. DANIEL
RALPH W. GEARHART
THOMAS M. COLLINS
W. H. SHUTTLEWORTH
WAYNE C. COLLINS
MICHAEL O. McDERMOTT
JOHN M. BIREL
ROBERT D. HOUGHTON
PATRICK M. ROBY
RICHARD S. TRY
RICHARD C. GARBERSON
GARY J. SIBERT
CARROLL J. REASONER

500 MERCHANTS NATIONAL BANK BUILDING
MAILING ADDRESS, P.O. BOX 2107
CEDAR RAPIDS, IOWA 52406
TELECOPY (319) 365-8443
TELEPHONE (319) 365-9461

August 10, 1983

STEVEN J. FACE
GLENN L. JOHNSON
THOMAS P. PEPPER
JOAN LIPSKY
WILLIAM P. FROWELL
DIANE RUTZRO
ALLAN W. VESTAL
MARK L. ZAIGER
DOUGLAS R. OELSCHLAGER
VIRGINIA COBB

REGISTERED PATENT LAWYER
JAMES C. NEMMERS

Nordstrom Development Co.
and
Nordco, Inc.
Cedar Rapids, IA 52404

SUBJECT: Nordstrom Kirkwood Addition to Cedar Rapids, Iowa

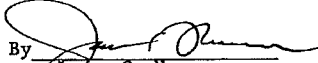
Gentlemen:

We have examined an abstract of title to the real estate described on Appendix "A" attached hereto which abstract covers all of the real estate included in NORDSTROM KIRKWOOD ADDITION TO CEDAR RAPIDS, IOWA, the Plat of which accompanies said abstract.

The abstract consists of Entries 1 to 178, both inclusive, and is certified by Linn County Abstract Company to August 1, 1983 at 8:00 a.m.

As so shown, we find title to all of the real estate except for that portion designated as Lot 1 on the Plat to be in NORDSTROM DEVELOPMENT CO., a partnership, and title to the real estate designated on said plat as Lot 1 to be in NORDCO, INC., free and clear of all liens and encumbrances except utility easements of record.

SHUTTLEWORTH & INGERSOLL

By 
James C. Nemmers

THAT PART OF THE NE $\frac{1}{4}$ SE $\frac{1}{4}$ SECTION 9-82-7, LINN COUNTY, IOWA

described as follows:

Commencing at the W $\frac{1}{2}$ corner of said Sec. 9; thence East along the North line of the SW $\frac{1}{2}$ of said Sec. 9; a distance of 1747.2 feet; thence North 3° 34 $\frac{1}{2}$ ' East, 10.3 feet; thence North 89° 59 $\frac{1}{2}$ ' East, 1123.0 feet; thence North 89° 35 $\frac{1}{2}$ ' East, 2448.0 feet to the centerline of Bowling Street S.W. (Kirkwood Boulevard); thence South 2° 07 $\frac{1}{2}$ ' East along the said centerline, 732.6 feet; thence North 77° 49 $\frac{1}{2}$ ' West, 51.60 feet to the point of beginning on the West line of Bowling Street (Kirkwood Boulevard) and the S-ly line of Ramp 'F' thence North 77° 49 $\frac{1}{2}$ ' West along the S-ly line of Ramp 'F', 1303.15 feet to the West line of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Sec. 9; thence South 0° 59 $\frac{1}{2}$ ' East along the said West line 361.35 feet to the North line of Miller Avenue S.W.; thence North 89° 11' East along the said North line, 43.59 feet; thence on the arc of a 7679.4 foot radius curve concave S-ly and tangent at its beginning to the previously described line, 323.69 feet (long chord bearing South 89° 36 $\frac{1}{2}$ ' East, 323.67 feet); thence South 88° 24' East, 904.90 feet to the West line of Bowling Street (Kirkwood Boulevard); thence North 2° 07 $\frac{1}{2}$ ' West along the said West line, 113.41 feet to the point of beginning.

FILED
COUNTY AUDITOR

'83 AUG 12 AM 9:29

LINN COUNTY IOWA

ENTERED UPON TRANSFER BOOKS
AND FOR TAXATION - AUG 12 1983

My Fee Paid By Recorder
Marie L. Kopel Auditor

by James D Morgan

LINN COUNTY ABSTRACT COMPANY

Member of the
AMERICAN LAND TITLE ASSOCIATION
and
IOWA LAND TITLE ASSOCIATION

FILED FOR RECORD
1:35 PM
AUG 11 1983
E. J. Hane
RECORDER LINN CO. IOWA