

CURVE DATA:

Table with 5 columns: CURVE, DELTA, RADIUS, LENGTH, BEARING, CHORD. Lists curve data for curves C1 through C104.

OWNER

ALTOONA DEVELOPMENT, LLC
204 8TH STREET SE
ALTOONA, IA 50009

DEVELOPER/APPLICANT

MILLER-VALENTINE GROUP
9349 WATER STONE BLVD
CINCINNATI, OH 45249
PH: (513) 588-1221

ENGINEER/SURVEYOR

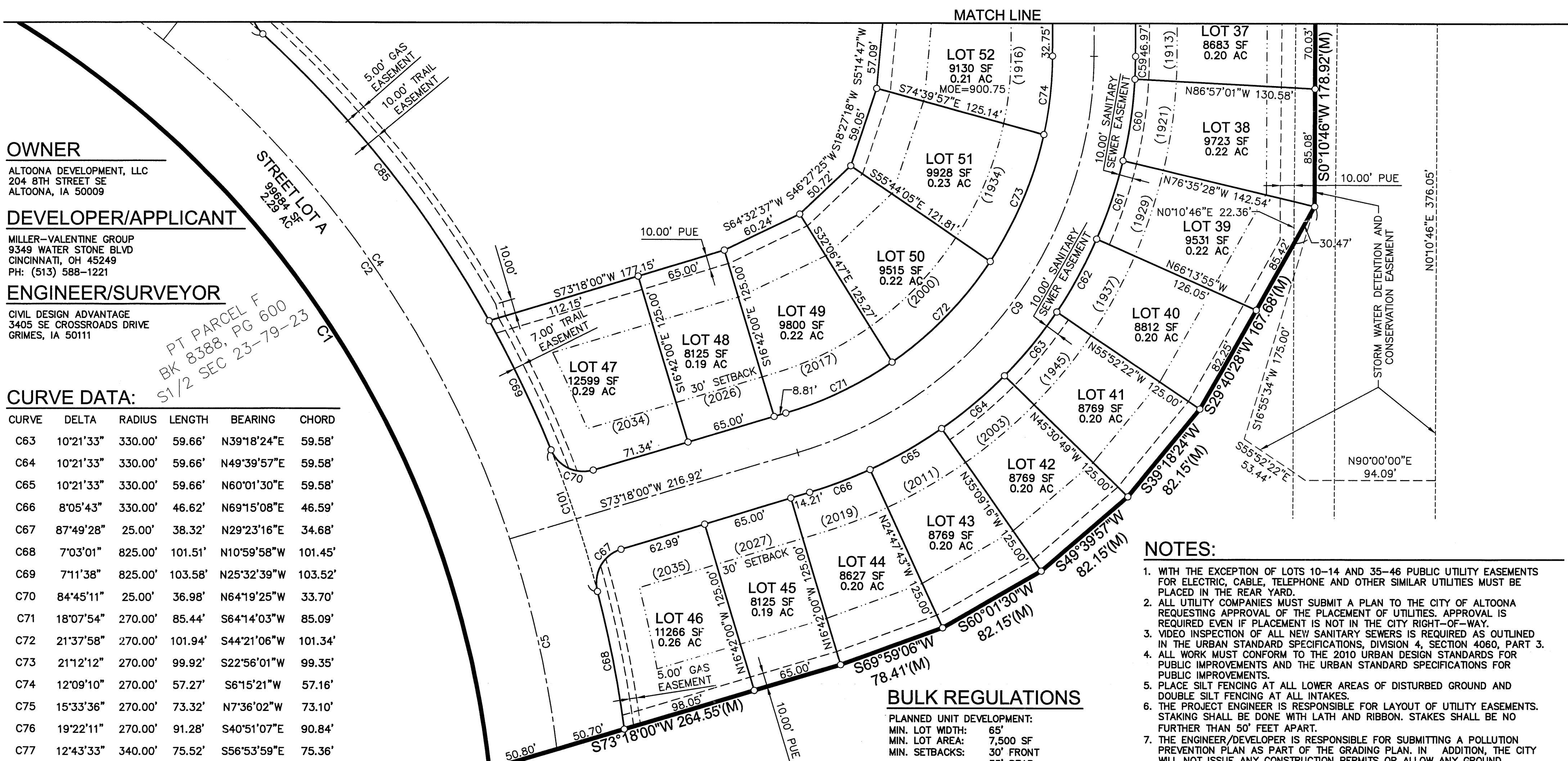
CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DRIVE
GRIMES, IA 50111

CURVE DATA:

Table with 5 columns: CURVE, DELTA, RADIUS, LENGTH, BEARING, CHORD. Lists curve data for curves C63 through C104.

MEADOW VISTA SOUTH
FINAL PLAT

Doc ID: 025010450012 Type: PLT
Kind: PLAT
Recorded: 08/11/2011 at 11:13:39 AM
Fee Amt: \$114.00 Page 1 of 12
Polk County Iowa
JULIE M. HAGGERTY RECORDER
File# 2012-0010883
BK 13937 PG 727-738



PLAT DESCRIPTION:

A PART OF PARCEL 'F' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 8388, PAGE 600 IN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 79 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ALTOONA, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 23; THENCE SOUTH 00°10'46" WEST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, 837.73 FEET; THENCE NORTH 89°49'14" WEST, 188.00 FEET; THENCE SOUTH 00°10'46" WEST, 178.92 FEET; THENCE SOUTH 29°40'28" WEST, 167.68 FEET; THENCE SOUTH 39°18'24" WEST, 82.15 FEET; THENCE SOUTH 49°39'57" WEST, 82.15 FEET; THENCE SOUTH 60°01'30" WEST, 82.15 FEET; THENCE SOUTH 69°59'06" WEST, 78.41 FEET; THENCE SOUTH 73°18'00" WEST, 264.55 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 725.00 FEET, WHOSE ARC LENGTH IS 681.10 FEET AND WHOSE CHORD BEARS NORTH 33°08'06" WEST, 656.33 FEET; THENCE NORTH 60°00'54" WEST, 249.09 FEET TO THE EAST LINE OF BROOKFIELD ESTATES PLAT 1, AN OFFICIAL PLAT; THENCE NORTH 00°04'18" WEST ALONG SAID EAST LINE, 742.87 FEET TO THE NORTHEAST CORNER OF SAID BROOKFIELD ESTATES PLAT 1; THENCE NORTH 89°46'49" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, 1362.22 FEET TO THE POINT OF BEGINNING AND CONTAINING 33.97 ACRES (1,479,574 SQUARE FEET).

PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

CLOSURE REPORT:

Table with 2 columns: LINE COURSE, LENGTH. Lists closure report data for various lines.

ZONING

R-5 (P.U.D.)

DATE OF SURVEY:

NOVEMBER, 2010

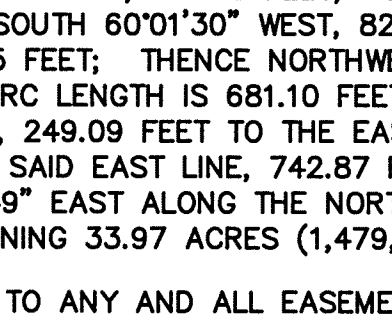
LEGEND:

Table with 2 columns: FOUND, SET. Lists legend symbols for section corner, rebar, platted bearing, etc.

BENCHMARKS

CP #8: BRASS DISC IN CONCRETE 34.2' WEST OF TRAFFIC SIGNAL BOX, 54.1' NORTH OF NW CORNER OF EAGLE RIDGE SIGN AND 21.7' NORTH OF THE FACE OF "ONE WAY" SIGN AT THE SW CORNER OF THE INTERSECTION OF 8TH STREET SW & SCENIC VIEW BLVD. ELEV=948.746
CP #11: BRASS DISC IN CONCRETE 60.7' SE OF A MAILBOX POST, 108.0' NE OF "35 MPH SPEED LIMIT" SIGN AND 18.2' NORTH OF DRIVE CENTERLINE EAST OF 56TH STREET AND NORTH OF HIGHWAY 65. ELEV=913.85

SHEET LEGEND



PERIMETER: 4997.03' AREA: 1,479,574 SQ. FT.

ERROR CLOSURE: 0.0091 COURSE: N32°41'04"E
ERROR NORTH: 0.00766 EAST: 0.00492
PRECISION 1: 546401.10

NOTES:

- 1. WITH THE EXCEPTION OF LOTS 10-14 AND 35-46 PUBLIC UTILITY EASEMENTS FOR ELECTRIC, CABLE, TELEPHONE AND OTHER SIMILAR UTILITIES MUST BE PLACED IN THE REAR YARD.
- 2. ALL UTILITY COMPANIES MUST SUBMIT A PLAN TO THE CITY OF ALTOONA REQUESTING APPROVAL OF THE PLACEMENT OF UTILITIES. APPROVAL IS REQUIRED EVEN IF PLACEMENT IS NOT IN THE CITY RIGHT-OF-WAY.
- 3. VIDEO INSPECTION OF ALL NEW SANITARY SEWERS IS REQUIRED AS OUTLINED IN THE URBAN STANDARD SPECIFICATIONS, DIVISION 4, SECTION 4060, PART 3.
- 4. ALL WORK MUST CONFORM TO THE 2010 URBAN DESIGN STANDARDS FOR PUBLIC IMPROVEMENTS AND THE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
- 5. PLACE SILT FENCING AT ALL LOWER AREAS OF DISTURBED GROUND AND DOUBLE SILT FENCING AT ALL INTAKES.
- 6. THE PROJECT ENGINEER IS RESPONSIBLE FOR LAYOUT OF UTILITY EASEMENTS. STAKING SHALL BE DONE WITH LATH AND RIBBON. STAKES SHALL BE NO FURTHER THAN 50' FEET APART.
- 7. THE ENGINEER/DEVELOPER IS RESPONSIBLE FOR SUBMITTING A POLLUTION PREVENTION PLAN AS PART OF THE GRADING PLAN. IN ADDITION, THE CITY WILL NOT ISSUE ANY CONSTRUCTION PERMITS OR ALLOW ANY GROUND DISTURBANCE UNTIL THE IOWA DEPARTMENT OF NATURAL RESOURCES HAS ISSUED A STORM WATER DISCHARGE PERMIT FOR THE PROJECT AND A COPY IS RECEIVED BY THE CITY.
- 8. COORDINATE THE LOCATION OF CLUSTER BOXES WITH THE POST OFFICE AND CITY. SUBMIT COPY OF PRELIMINARY PLAT TO THE POST OFFICE FOR REVIEW AND THEN SUBMIT PLAN TO THE CITY FOR APPROVAL.
- 9. CLUSTER-STYLE MAILBOXES REQUIRED TO SERVE THE PLAT SHALL BE INSTALLED BEFORE THE FINAL PLAT IS APPROVED BY THE CITY COUNCIL. IN THE CASE WHERE THE FINAL PLAT IS APPROVED WITH A PERFORMANCE BOND, THAT BOND SHALL COVER THE MAILBOXES AND THE INSTALLATION SHALL OCCUR PRIOR TO ANY OCCUPANCY PERMIT BEING ISSUED FOR A HOME IN THE PLAT. MAILBOXES SHALL BE INSTALLED PRIOR TO ANY OCCUPANCY PERMIT BEING ISSUED FOR ANY OTHER BUILDING REQUIRING CLUSTER STYLE MAILBOXES.
- 10. THE SIZE, AND MANUFACTURER OF THE MAILBOX SHALL BE APPROVED BY THE UNITED STATES POSTAL SERVICE. THE UNITED STATES POSTAL SERVICE SHALL PROVIDE SPECIFICATIONS FOR THE INSTALLATION OF THE REQUIRED CONCRETE PAD.
- 11. PRIOR TO GRADING WITH THE GAS/PIPELINE EASEMENT, CONTRACTOR SHALL CONTACT PIPELINE REPRESENTATIVE AT (515-491-3369) 48 HOURS BEFORE GRADING BEGINS.
- 12. NO DRIVEWAY ACCESS WILL BE ALLOWED ONTO RUTHERFORD DRIVE SW FROM LOTS 48 AND 47.
- 13. TWO HARDWOOD TREES PER LOT MUST BE PLANTED FOR LOTS 1-59.

STATE OF IOWA, Polk County as I certify that the attached plat name has been approved as being made to Polk County and the plat has been entered of record in the office of the Polk County Auditor. JAMIE FITZGERALD, Polk County Auditor, 7/27/2011 10:20 AM

APPROVED RANDY L. PIERCE CITY CLERK

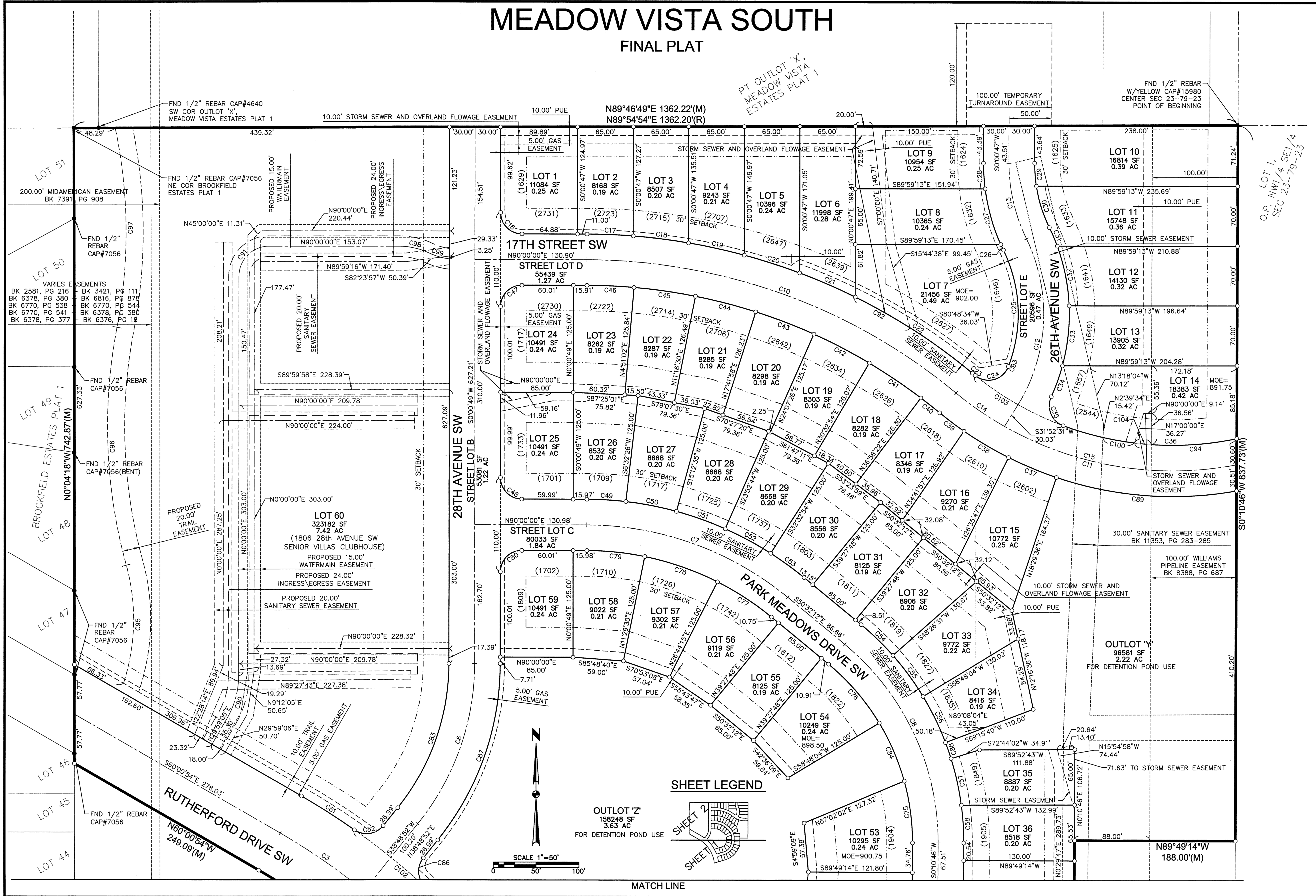
I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

MICHAEL D. LEE
MICHAEL D. LEE, P.L.S.
DATE: 8-1-11

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2012 PAGES OR SHEETS COVERED BY THIS SEAL: SHEETS ONE AND TWO

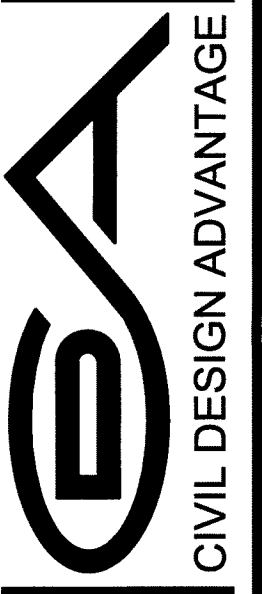
Vertical sidebar containing project title 'MEADOW VISTA SOUTH FINAL PLAT', company logo 'CIVIL DESIGN ADVANTAGE', address '3405 SE CROSSROADS DRIVE, SUITE G GRIMES, IOWA 50111', phone 'PH: (515) 369-4400', fax 'Fax: (515) 369-4410', and revision table.

MEADOW VISTA SOUTH FINAL PLAT



DATE	REVISIONS
08/01/11	
08/21/11	
08/23/11	

3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: (515) 369-4400 Fax: (515) 369-4410
TECH: ---
ENGINEER: ---



ALTOONA, IOWA

MEADOW VISTA SOUTH FINAL PLAT

11/11
CWS

Prepared by: James M. Gocke, 210 N.E. Delaware Avenue, Suite 200, Ankeny, Iowa 50021; (515) 964-8777
After Filing Return To: James M. Gocke, 210 N.E. Delaware Avenue, Suite 200, Ankeny, Iowa 50021

RETURN TO:
CONSENT TO PLAT BY OWNER

THE UNDERSIGNED, acting pursuant to Iowa Code §354.11(1) (2011), hereby states that it is the proprietor of the real estate described as follows:

A part of the SW ¼ and a part of the SW ¼ of the SE ¼ of Section 23, Township 79 North, Range 23 West of the 5th P.M., now included in and forming a part of the City of Altoona, Polk County, Iowa, being described as Parcel "F" on the Plat of Survey filed December 13, 1999 in Book 8388, Page 600, except that portion platted as Brookfield Estates Plat 1, an Official Plat.

A portion of the above-described real estate is to be subdivided and platted as **MEADOW VISTA SOUTH**, an Official Plat, now included in and forming a part of the City of Altoona, Polk County, Iowa; and that the real estate is platted with the free consent of and in accordance with the desires of the undersigned.

Dated this 5th day of July, 2011.

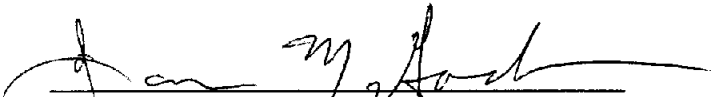
Altoona Development, LLC
An Iowa Limited Liability Company

By 
Ed Skinner, Manager

STATE OF IOWA)
) ss:
COUNTY OF POLK)

This instrument was acknowledged before me on this 5th day of July, 2011, by Ed Skinner, as Manager of Altoona Development, LLC.




Notary Public in and for the State of Iowa

29901.00-Consent to Plat-Owner-06-20-11

Prepared By and Return to: James M. Gocke, 210 N.E. Delaware Avenue, #200, Ankeny, IA 50021; (515)964-8777

Mortgagee's Consent to Plat

That I, Dennis H. Hanson, the Regional President of Valley Bank, the undersigned, hereby state, acknowledge and certify that Valley Bank is the mortgagee under a mortgage dated July 6, 2004, and filed July 6, 2004, in Book 10628, at Page 862, in the records of the Recorder of Polk County, Iowa, in the real estate described as follows:

A part of the SW ¼ and a part of the SW ¼ of the SE ¼ of Section 23, Township 79 North, Range 23 West of the 5th P.M., now included in and forming a part of the City of Altoona, Polk County, Iowa, being described as Parcel "F" on the Plat of Survey filed December 13, 1999 in Book 8388, Page 600, except that portion platted as Brookfield Estates Plat 1, an Official Plat.

A portion of the above-described real estate is to be subdivided and platted as Meadow Vista South, an Official Plat, now included in and forming a part of the City of Altoona, Polk County, Iowa, as it appears on the accompanying plat. Said platting is done with our free consent and in accordance with our desires. The undersigned, on behalf of Valley Bank hereby release and relinquish all rights of dower, homestead and distributive share in the aforescribed premises.

Dated this 5th day of July, 2011.

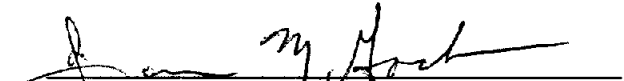
Valley Bank

By: Dennis H. Hanson
Dennis H. Hanson, Regional President

STATE OF IOWA)
) ss:
COUNTY OF POLK)

This instrument was acknowledged before me on this 5th day of July, 2011, by Dennis H. Hanson, as Regional President of Valley Bank.





Notary Public in and for the State of Iowa

29901.00-Consent to Plat-Mrtg-06-20-11



RESOLUTION # 7-5-2011# 01

RESOLUTION APPROVING THE FINAL PLAT FOR "MEADOW VISTA SOUTH"

WHEREAS, the City of Altoona has received a request for approval of the above referenced final plat; and

WHEREAS, the Altoona City Council has reviewed said final plat and found it to be in true order.

THEREFORE, BE IT RESOLVED BY THE ALTOONA CITY COUNCIL to approve the request for said final plat.

PASSED THIS 5th DAY OF JULY, 2011

Timothy J. Burget
TIMOTHY J. BURGET, MAYOR

ATTEST: *Randy Pierce*
RANDY PIERCE, CITY CLERK
COUNCIL MEMBER *Riding*

INTRODUCED AND MOVED FOR THE THE ADOPTION OF RESOLUTION 7-5-2011# 01. SECONDED BY *Mertz*

VOTE:

	AYES	NAYS	ABSENT
MERTZ	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
NOLIN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RIDING	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SLOAN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WARREN	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

BLOCK, LAMBERTI, GOCKE & AHLMAN

A PROFESSIONAL CORPORATION
ATTORNEYS AND COUNSELORS AT LAW

CRAIG E. BLOCK
JEFFREY M. LAMBERTI
JAMES M. GOCKE
JODI L. AHLMAN*

210 N.E. DELAWARE AVENUE, SUITE 200
ANKENY, IOWA 50021
515-964-8777
FAX 515-964-8796

DAWN VAN WYK TAKEKAWA
STACEY C. ROGERS†

*also licensed in Illinois
†also licensed in Colorado

June 20, 2011

City of Altoona
407 8th Street SE
Altoona, Iowa 50009

RE: A part of the SW ¼ and a part of the SW ¼ of the SE ¼ of Section 23, Township 79 North, Range 23 West of the 5th P.M., now included in and forming a part of the City of Altoona, Polk County, Iowa, being described as Parcel "F" on the Plat of Survey filed December 13, 1999 in Book 8388, Page 600, except that portion platted as Brookfield Estates Plat 1, an Official Plat.

A portion of the above to be known as: Meadow Vista South

Ladies and Gentlemen:

Pursuant to Iowa Code §354.11(3) (2011), I have examined the abstract of title (Abstract No. PC101403-22) showing record title from the government entry and the root of title to and including July 6, 2004, and continued in Iowa Title Company Pencil Notes No. 610786, consisting of six (6) entries, to June 11, 2011, at 6:00 A.M., for the real estate located in Polk County, Iowa, described above.

As of the date of the last continuation of the abstract, I certify that record title is vested in:

ALTOONA DEVELOPMENT, L.L.C.,

by virtue of a Warranty Deed, dated July 1, 2004, and filed of record on July 6, 2004, in Book 10628, at Page 861, in the records of the Recorder of Polk County, subject to the following:

Pursuant to Iowa Code §354.11(3) (2011), I certify that there are no mortgages, liens, or other encumbrances on the real estate hereinabove described, except as follows:

1. **Mortgage.** At Entry No. 19 of Abstract No. PC101403-22, as prepared by Peoples Abstract Company, there appears an open-end real estate mortgage executed by Altoona Development, LLC, by: Co-Manager, in favor of Valley Bank, which secures credit in the amount of Two Million Dollars (\$2,000,000.00), dated July 6, 2004, and filed of record on July 6, 2004, in Book 10628, at Page 862 in the records of the Recorder of Polk County, Iowa.

City of Altoona
June 20, 2011
Page 2 of 3

Note. The above referenced Mortgage remains unsatisfied of record.

2. **Agreement.** At Entry No. 14 of Abstract No. 462583, as prepared by Peoples Abstract Company, there appears a Right of Way Agreement to lay, maintain, operate, re-lay and remove pipe line(s) for transport of oil or gas, dated August 14, 1930, and filed of record on December 5, 1930, in Book 1120, at Page 617, in the records of the Polk County Recorder. Please see the abstract for a copy of the Right of Way Agreement or contact our office.

Agreement. At Entry No. 70 of Abstract No. 462583, as prepared by Peoples Abstract Company, there appears a Partial Release and Grant of Right of Way related to Entry No. 14 of Abstract No. 462583 above, dated December 3, 1999, and filed of record on December 14, 1999, in Book 8388, at Page 687, in the records of the Polk County Recorder. Maintains an easement 100' wide. Please see the abstract for a copy of the Right of Way or contact our office.

Note. Said Agreements do not constitute a cloud on the title nor do they constitute a lien or encumbrance pursuant to Iowa Code §354.11(1)(c). They are noted here for informational purposes only.

3. **Real Estate Taxes.** The abstractor indicates all real estate taxes have been paid, except the taxes for fiscal year 2009-2010, payable in 2010-2011, which is shown as:

-EX BROOKFIELD ESTATES PLAT 1- PARCEL F BOOK 8388 PAGE 600 LYG IN SW1/4 SEC 23-79-23

First Installment	\$1125.00	Paid
Second Installment	\$1125.00	Paid

assessed in District 171, Parcel No. 00118-045-506.

SW ¼ SE ¼ W OF RY SEC 23-79-23

First Installment	\$48.00	Paid
Second Installment	\$48.00	Paid

assessed in District 171, Parcel No. 00118-048.

4. **Personal Lien Searches.** The abstractor reports personal lien searches against Altoona Development, L.L.C. from July 6, 2004 and reports none, other than those mentioned above.

5. The property under examination is subject to the zoning ordinances of the City of Altoona, Iowa.

Insofar as this opinion is prepared pursuant to Iowa Code §354.11(3) (2011), certain items such as utility easements have been omitted from this opinion. This opinion is given strictly for platting purposes, and no opinion is expressed herein with respect to utility easements.

City of Altoona
June 20, 2011
Page 3 of 3

In issuing this opinion, I pass only on the title as shown in the above-described description. I can give no report on (a) location of all public utility lines that service the property and the necessary easements therefore; (b) easements existing by virtue of usage, as the same does not appear on the abstract; (c) location of boundary lines; (d) stolen or forged documents; (e) rights of undisclosed spouses; and (f) rights of parties in possession.

No report is made by the abstractor of special assessments not yet shown on the tax books of Polk County, Iowa; and therefore, no examination is made as to these. Special assessments against any property within a municipality should be determined by checking with the City Clerk of said municipality.

This opinion is rendered solely for the benefit of the addressee or addressees named herein. No other persons shall be entitled to rely upon the contents of this opinion or the conclusions expressed herein without the prior written consent of the undersigned examining attorney.

Sincerely,



James M. Gocke

JMG:dac

29901.00-Plat Opn-Meadow Vista South-06-20-11

CERTIFICATE OF TREASURER OF POLK COUNTY, IOWA

STATE OF IOWA)
) ss:
COUNTY OF POLK)

I, Mary Maloney, Treasurer of Polk County, having examined the records of my office, in accordance with the provisions of Section 354.11 of the Code of Iowa pertaining to real properties, specifically set forth in Exhibit "A" attached hereto and made part hereof, to be hereinafter designated as:

MEADOW VISTA SOUTH an Official Plat, Polk County, Iowa

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

Nor are there any taxes due for Moneys and Credits, Bushels of Grain, Industrial Machinery, Data Processing Equipment, Utilities or Buildings on Leased Land against

ALTOONA DEVELOPMENT, L.L.C.,

who is(are) the record title holder(s) of said real estate.

Dated at Des Moines, IA , Tuesday, June 21, 2011 .

MARY MALONEY
POLK COUNTY TREASURER

Subscribed and sworn to before me on this
21 day of June, 2011.

by Jade Gerweck
Second Deputy

by Rachael S. Hagedorn
Notary Public in and for Polk County, IA

(Treasurer's Seal)

(Notary Seal)



PREPARED BY: Rebecca Lawrence, Property Description Technician

EXHIBIT A

A part of the SW ¼ and a part of the SW ¼ of the SE ¼ of Section 23, Township 79 North, Range 23 West of the 5th P.M., now included in and forming a part of the City of Altoona, Polk County, Iowa, being described as Parcel "F" on the Plat of Survey filed December 13, 1999 in Book 8388, Page 600, except that portion platted as Brookfield Estates Plat 1, an Official Plat.

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