

PLAT LEGEND

- FOUND SECTION CORNER MONUMENT
FOUND MONUMENT
FOUND RIGHT-OF-WAY RAIL
FOUND FENCE CORNER POST
FOUND P.I., P.C., P.T., P.O.T.
SECTION CORNER SET 5/8" IRON PIPE W/YELLOW CAP #11582
SET 5/8" IRON ROD W/YELLOW CAP #11582
SET STEEL NAIL W/WASHER #11582

- I.P. IRON PIPE
I.R. IRON ROD (RE ROD)
(M) MEASURED DIMENSION
(P) PLATTED OR RECORDED DIMENSION
P.O.B. POINT OF BEGINNING
P.U.E. PUBLIC UTILITY EASEMENT
SECTION LINE
CENTERLINE
EASEMENT LINE
FENCE LINE

FINAL PLAT
PRAIRIE CREEK PLAT 2
PLEASANT HILL, POLK COUNTY, IOWA
YELLOWBANKS LLC, 7008 MADISON AVENUE, URBAN DALE, IOWA 50322
PROJECT NO. 16017

DRAWING INDEX:

Table with 2 columns: PAGE, SHEET TITLE. Rows include 1 FINAL PLAT LOTS AND SETBACKS, 2.A FINAL PLAT EASEMENTS: WATER, SANITARY, TRAIL, TEMP GRADING, TEMPORARY TURN AROUND EASEMENTS, etc.

INDEX LEGEND:

COUNTY: POLK COUNTY
CITY: PLEASANT HILL
SUBDIVISION: PRAIRIE CREEK PLAT 2
LOTS: 1 TO 25, OUTLOT "Y", "A", "B" AND "C"
PROPRIETOR(S): YELLOWBANKS, L.L.C.
REQUESTED BY: YELLOWBANKS, L.L.C.
LAND SURVEYOR: MARK L. LEE, PE, PLS
RETURN TO COMPANY: LEE CHAMBERLIN CONSULTANT ENGINEERS

LOT CURVE TABULATION table with columns: CURVE, RADIUS, LENGTH, CH BRG, CH LENGTH, DELTA. Rows C1 through C16.

Table with columns: LOT, ADDRESS, AREA (SQ. FT, ACRES). Rows 1 through 25, plus OUTLOT 'Y' and TOTAL.

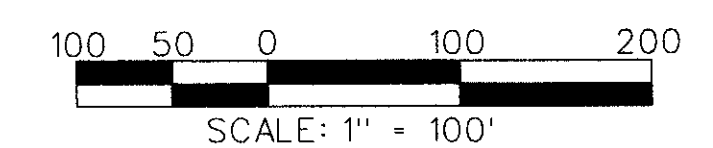
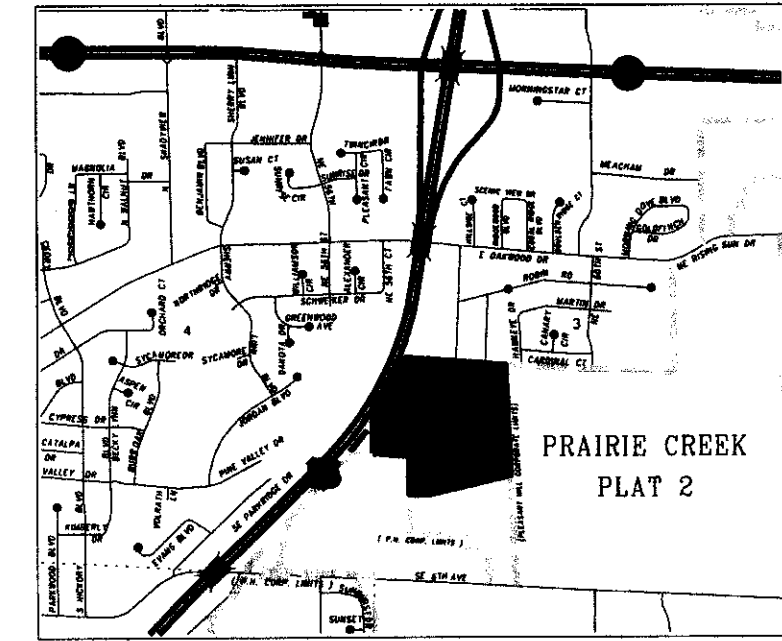
PROPRIETORS: YELLOWBANKS LLC, ATTN: KARIE RAMSEY, 7008 MADISON AVENUE, URBAN DALE, IA 50322-2629

PROPERTY OWNERS: YELLOWBANKS LLC, ATTN: KARIE RAMSEY, 7008 MADISON AVENUE, URBAN DALE, IA 50322-2629

PROFESSIONAL LAND SURVEYOR: MARK LEE, LEE CHAMBERLIN CONSULTANT ENGINEERS, 10430 NEW YORK AVENUE, URBAN DALE, IOWA 50322 (515) 252-7457

ZONING: R-3 (LOT 25 & OUTLOT "Y") R-2 (LOT 1 TO 24 & OUTLOT "Y")
BULK REQUIREMENTS: TOWNHOUSE OR ROW DWELLING SETBACKS: 30' FRONT YARD SETBACK LINE, 35' REAR YARD SETBACK LINE, etc.

LEGAL DESCRIPTION ( PRAIRIE CREEK PLAT 2 )
Parcel "2019-59" of the Plat of Survey filed in the Office of the Recorder of Polk County, Iowa on April 16, 2019, and recorded in Book 17292 Page 919-922, being a part of Parcel "2017-153" of the Plat of Survey filed in the Office of the Recorder of Polk County, Iowa on August 25, 2017, and recorded in Book 16620 Page 644, also being a part of Parcel "E" as recorded in Book 15299 Page 349 in the Office of the Recorder of Polk County, Iowa on August 25, 2014, and previously being a part of Parcel "F" of the Plat of Survey attached as Exhibit "A" of Patent No. 5893 filed in the Office of the Recorder of Polk County, Iowa on November 14, 2013, and recorded in Book 15025 Page 746, and previously being a part of Lots 18 and 19 of the Official Plat of the W 1/2 of Section 3 and the S 1/2 of the 5' P.M., now included in and forming a part of the City of Pleasant Hill, Polk County, Iowa.



CERTIFICATION:

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 Professional Land Surveyor under the laws of the State of Iowa.
Signature: Mark L. Lee Date: 10-28-2020
Name: (Printed or Typed) MARK L. LEE
My license renewal date is December 31, 2020
Pages or sheets covered by this seal: 1,2A,2B,3A,3B,4A

DESIGN START DATE: 11-01-2016
DATE PLOTTED: 10-28-2020
PRELIMINARY FIELD WORK COMPLETED: 01-15-2017
FIELD BOOK NO. 2016-02

PRAIRIE CREEK PLAT 2 FINAL PLAT
PLEASANT HILL, POLK COUNTY, IOWA

LEE CHAMBERLIN CONSULTANT ENGINEERS logo and address: 10430 New York Ave. Ste C, URBAN DALE, IA 50322-3773. TEL: (515) 252-7457. EMAIL ADDRESS: mllee@leechamberlinengineers.com


DRAWING TITLE: FINAL PLAT LOTS AND SETBACKS

DRAWN BY: J.G.P.
CHECKED BY: M.L.L.
DATE: 10-28-2020
JOB NO. 16017
SHEET 1



DESIGN START DATE: 11-01-2016  
 DATE PLOTTED: 10-28-2020  
 PRELIMINARY FIELD WORK COMPLETED: 01-15-2017  
 FIELD BOOK NO. 2016-02

**PRAIRIE CREEK PLAT 2 FINAL PLAT  
 PLEASANT HILL, POLK COUNTY, IOWA**



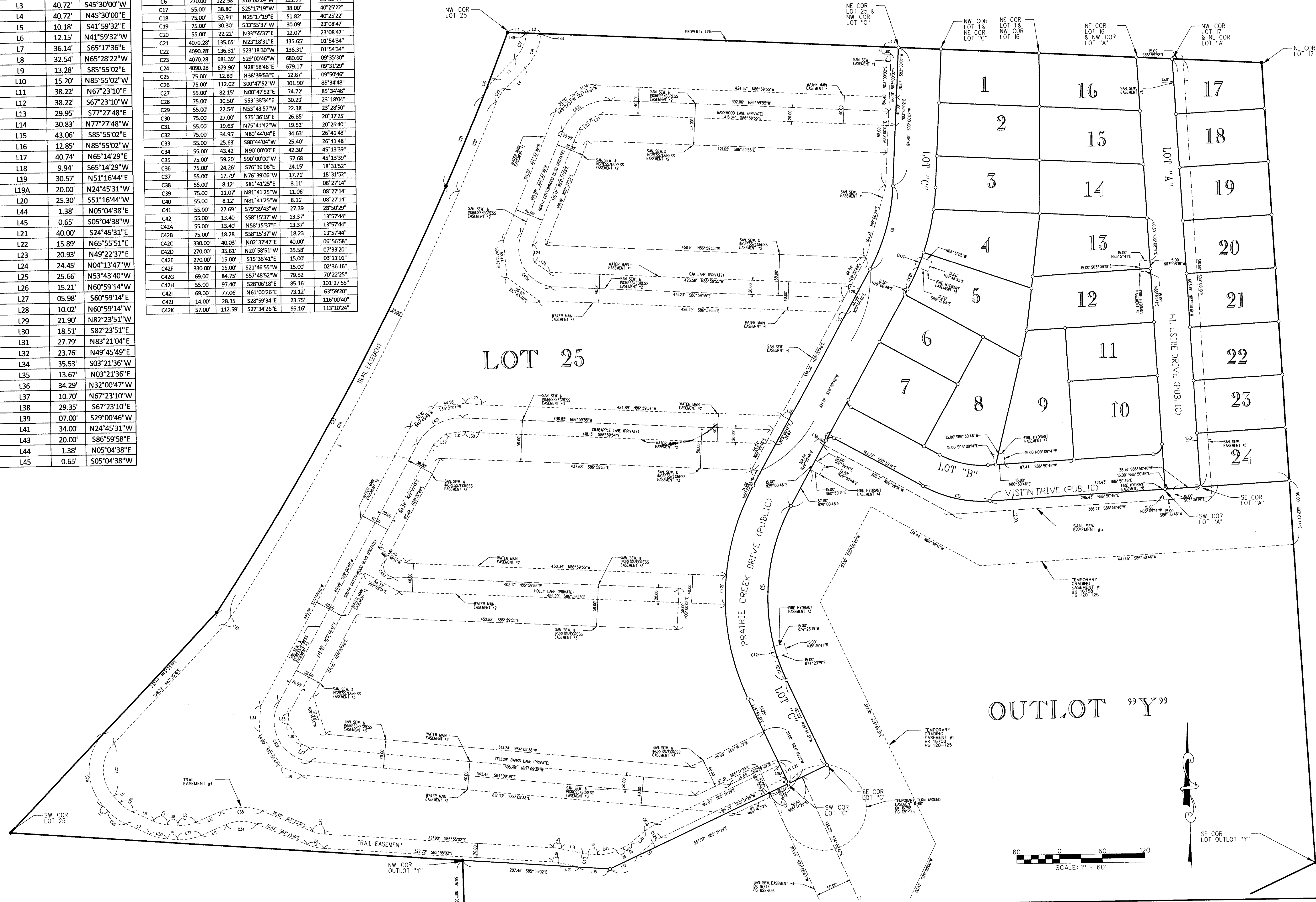
**CHAMBERLIN  
 CONSULTANT ENGINEERS**  
 10430 New York Ave, Ste C  
 URBANDALE, IA 50322-3773  
 TELE: (515) 252-7457  
 EMAIL ADDRESS: mlee@chamberlinengineers.com

DRAWING TITLE:  
**FINAL PLAT**  
 WATER, SANITARY,  
 TRAIL, GRADING,  
 AND TURN AROUND  
 EASEMENTS

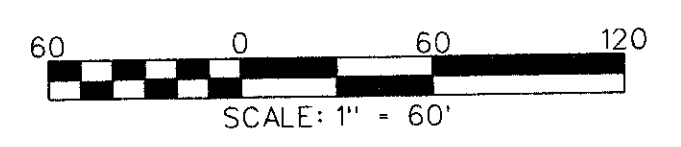
DRAWN BY:  
 J.G.P.  
 CHECKED BY:  
 M.L.L.  
 DATE:  
 10-28-2020  
 JOB NO.  
 16017  
 SHEET  
**2.A**

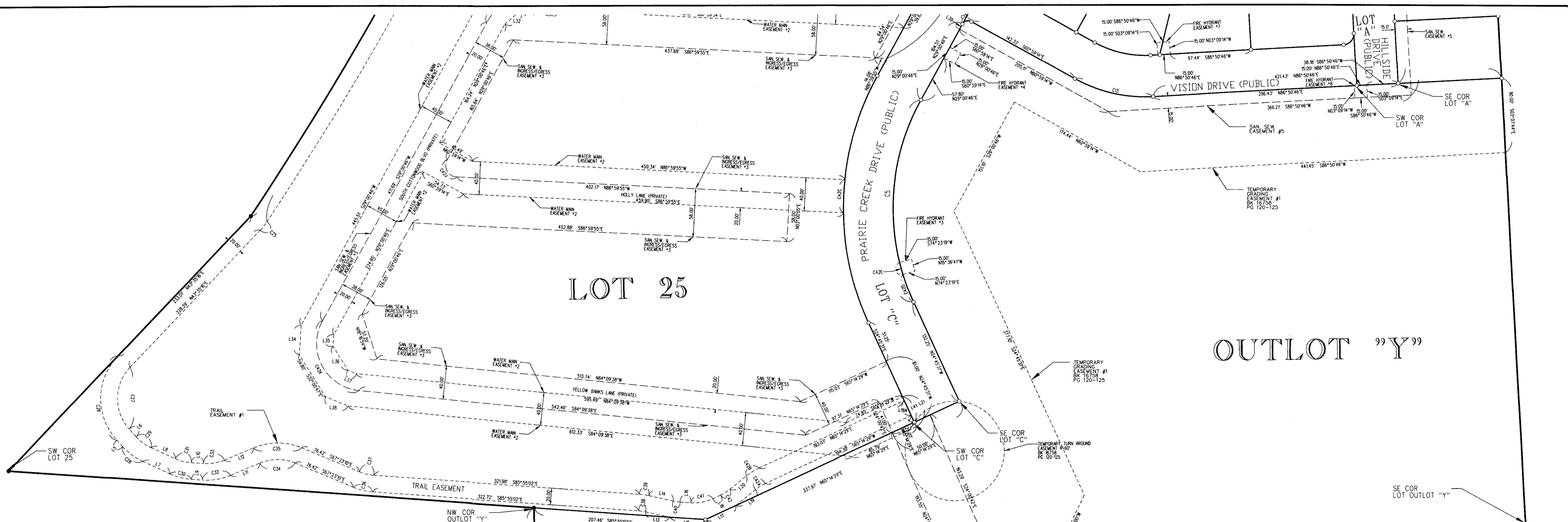
LINE	LENGTH	LINE BRG
L1	26.44'	S86°59'58"E
L2	20.01'	N86°59'58"W
L3	40.72'	S45°30'00"W
L4	40.72'	N45°30'00"E
L5	10.18'	S41°59'32"E
L6	12.15'	N41°59'32"W
L7	36.14'	S65°17'36"E
L8	32.54'	N65°28'22"W
L9	13.28'	S85°55'02"E
L10	15.20'	N85°55'02"W
L11	38.22'	N67°23'10"E
L12	38.22'	S67°23'10"W
L13	29.95'	S77°27'48"E
L14	30.83'	N77°27'48"W
L15	43.06'	S85°55'02"E
L16	12.85'	N85°55'02"W
L17	40.74'	N65°14'29"E
L18	9.94'	S65°14'29"W
L19	30.57'	N51°16'44"E
L19A	20.00'	N24°45'31"W
L20	25.30'	S51°16'44"W
L44	1.38'	N05°04'38"E
L45	0.65'	S05°04'38"W
L21	40.00'	S24°45'31"E
L22	15.89'	N65°55'51"E
L23	20.93'	N49°22'37"E
L24	24.45'	N04°13'47"W
L25	25.66'	N53°43'40"W
L26	15.21'	N60°59'14"W
L27	05.98'	S60°59'14"E
L28	10.02'	N60°59'14"W
L29	21.90'	N82°23'51"W
L30	18.51'	S82°23'51"E
L31	27.79'	N83°21'04"E
L32	23.76'	N49°45'49"E
L34	35.53'	S03°21'36"W
L35	13.67'	N03°21'36"E
L36	34.29'	N32°00'47"W
L37	10.70'	N67°23'10"W
L38	29.35'	S67°23'10"E
L39	07.00'	S29°00'46"W
L41	34.00'	N24°45'31"W
L43	20.00'	S86°59'58"E
L44	1.38'	N05°04'38"E
L45	0.65'	S05°04'38"W

CURVE	RADIUS	LENGTH	CH BRG	CH LENGTH	DELTA
C5	270.00'	253.39'	S02°07'37"W	244.19'	53°46'17"
C12	8.00'	12.57'	S74°00'46"W	11.31'	90°00'00"
C13	175.00'	98.25'	S77°04'15"E	96.96'	32°09'59"
C6	270.00'	122.58'	S16°00'24"W	121.53'	26°00'44"
C17	55.00'	38.80'	S25°17'19"W	38.00'	40°25'22"
C18	75.00'	52.91'	N25°17'19"E	51.82'	40°25'22"
C19	75.00'	30.30'	S33°55'37"W	30.09'	23°08'47"
C20	55.00'	22.22'	N33°55'37"E	22.07'	23°08'47"
C21	4070.28'	135.65'	N23°18'31"E	135.65'	01°54'34"
C22	4090.28'	136.31'	S23°18'30"W	136.31'	01°54'34"
C23	4070.28'	681.39'	S29°00'46"W	680.60'	09°35'30"
C24	4090.28'	679.96'	N28°58'46"E	679.17'	09°31'29"
C25	75.00'	12.89'	N38°39'53"E	12.87'	09°50'46"
C26	75.00'	112.02'	S00°47'52"W	101.90'	85°34'48"
C27	55.00'	82.15'	N00°47'52"E	74.72'	85°34'48"
C28	75.00'	30.50'	S53°38'34"E	30.29'	23°18'04"
C29	55.00'	22.54'	N53°43'57"W	22.38'	23°28'50"
C30	75.00'	27.00'	S75°36'19"E	26.85'	20°37'25"
C31	55.00'	19.63'	N75°41'42"W	19.52'	20°26'40"
C32	75.00'	34.95'	N80°44'04"E	34.63'	26°41'48"
C33	55.00'	25.63'	S80°44'04"W	25.40'	26°41'48"
C34	55.00'	43.42'	N90°00'00"E	42.30'	45°13'39"
C35	75.00'	59.20'	S90°00'00"W	57.68'	45°13'39"
C36	75.00'	24.26'	S76°39'06"E	24.15'	18°31'52"
C37	55.00'	17.79'	N76°39'06"W	17.71'	18°31'52"
C38	55.00'	8.12'	S81°41'25"E	8.11'	08°27'14"
C39	75.00'	11.07'	N81°41'25"W	11.06'	08°27'14"
C40	55.00'	8.12'	N81°41'25"E	8.11'	08°27'14"
C41	55.00'	27.69'	S79°39'33"W	27.39'	28°50'29"
C42	55.00'	13.40'	S58°15'37"W	13.37'	13°57'44"
C42A	55.00'	13.40'	N58°15'37"E	13.37'	13°57'44"
C42B	75.00'	18.28'	S58°15'37"W	18.23'	13°57'44"
C42C	330.00'	40.03'	N02°32'47"E	40.00'	06°56'58"
C42D	270.00'	35.61'	N20°58'51"W	35.58'	07°33'20"
C42E	270.00'	15.00'	S15°36'41"E	15.00'	03°11'01"
C42F	330.00'	15.00'	S21°46'55"W	15.00'	02°36'16"
C42G	69.00'	84.75'	S57°48'52"W	79.52'	70°22'25"
C42H	55.00'	97.40'	S28°06'18"E	85.16'	101°27'55"
C42I	69.00'	77.06'	N61°00'26"E	73.12'	63°59'20"
C42J	14.00'	28.35'	S28°59'34"E	23.75'	116°00'40"
C42K	57.00'	112.59'	S27°34'26"E	95.16'	113°10'24"



**OUTLOT "Y"**



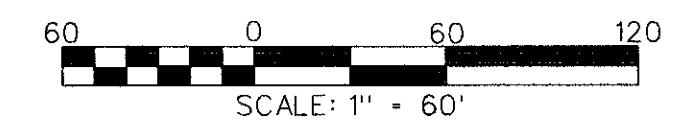


LOT 25

OUTLOT 'Y'

LINE	LENGTH	LINE BRG
L1	26.44'	S86°59'58"E
L2	20.01'	N86°59'58"W
L3	40.72'	S45°30'00"W
L4	40.72'	N45°30'00"E
L5	10.18'	S41°59'32"E
L6	12.15'	N41°59'32"W
L7	36.14'	S65°17'36"E
L8	32.54'	N65°28'22"W
L9	13.28'	S85°55'02"E
L10	15.20'	N85°55'02"W
L11	38.22'	N67°23'10"E
L12	38.22'	S67°23'10"W
L13	29.95'	S77°27'48"E
L14	30.83'	N77°27'48"W
L15	43.06'	S85°55'02"E
L16	12.85'	N85°55'02"W
L17	40.74'	N65°14'29"E
L18	9.94'	S65°14'29"W
L19	30.57'	N51°16'44"E
L19A	20.00'	N24°45'31"W
L20	25.30'	S51°16'44"W
L44	1.38'	N05°04'38"E
L45	0.65'	S05°04'38"W
L21	40.00'	S24°45'31"E
L22	15.89'	N65°55'51"E
L23	20.93'	N49°22'37"E
L24	24.45'	N04°13'47"W
L25	25.66'	N53°43'40"W
L26	15.21'	N60°59'14"W
L27	05.98'	S60°59'14"E
L28	10.02'	N60°59'14"W
L29	21.90'	N82°23'51"W
L30	18.51'	S82°23'51"E
L31	27.79'	N83°21'04"E
L32	23.76'	N49°45'49"E
L34	35.53'	S03°21'36"W
L35	13.67'	N03°21'36"E
L36	34.29'	N32°00'47"W
L37	10.70'	N67°23'10"W
L38	29.35'	S67°23'10"E
L39	07.00'	S29°00'46"W
L41	34.00'	N24°45'31"W
L43	20.00'	S86°59'58"E
L44	1.38'	N05°04'38"E
L45	0.65'	S05°04'38"W

CURVE TABULATION				
CURVE	RADIUS	LENGTH	CH BRG	CH LENGTH
C5	270.00'	253.39'	S02°07'37"W	244.19'
C12	8.00'	12.57'	S74°00'46"W	11.31'
C13	175.00'	98.25'	S77°04'15"E	96.96'
C6	270.00'	122.58'	S16°00'24"W	121.53'
C17	55.00'	38.80'	S25°17'19"W	38.00'
C18	75.00'	52.91'	N25°17'19"E	51.87'
C19	75.00'	30.30'	S33°55'37"W	30.09'
C20	55.00'	22.22'	N33°55'37"E	22.07'
C21	4070.28'	135.65'	N23°18'31"E	135.65'
C22	4090.28'	136.31'	S23°18'30"W	136.31'
C23	4070.28'	681.39'	S29°00'46"W	680.60'
C24	4090.28'	679.96'	N28°58'46"E	679.17'
C25	75.00'	12.89'	N38°39'53"E	12.87'
C26	75.00'	112.02'	S00°47'52"W	101.90'
C27	55.00'	82.15'	N00°47'52"E	74.72'
C28	75.00'	30.50'	S53°38'34"E	30.29'
C29	55.00'	22.54'	N53°43'57"W	22.38'
C30	75.00'	27.00'	S75°36'19"E	26.85'
C31	55.00'	19.63'	N75°41'42"W	19.52'
C32	75.00'	34.95'	N80°44'04"E	34.63'
C33	55.00'	25.63'	S80°44'04"W	25.40'
C34	55.00'	43.42'	N90°00'00"E	42.30'
C35	75.00'	59.20'	S90°00'00"W	57.68'
C36	75.00'	24.26'	S76°39'06"E	24.15'
C37	55.00'	17.79'	N76°39'06"W	17.71'
C38	55.00'	8.12'	S81°41'25"E	8.11'
C39	75.00'	11.07'	N81°41'25"W	11.06'
C40	55.00'	8.12'	N81°41'25"W	8.11'
C41	55.00'	27.69'	S79°39'43"W	27.39'
C42	55.00'	13.40'	S58°15'37"W	13.37'
C42A	55.00'	13.40'	N58°15'37"E	13.37'
C42B	75.00'	18.28'	S58°15'37"W	18.23'
C42C	330.00'	40.03'	N02°32'47"E	40.00'
C42D	270.00'	35.61'	N20°58'51"W	35.58'
C42E	270.00'	15.00'	S15°36'41"E	15.00'
C42F	330.00'	15.00'	S21°46'55"W	15.00'
C42G	69.00'	84.75'	S57°48'52"W	79.52'
C42H	55.00'	97.40'	S28°06'18"E	85.16'
C42I	69.00'	77.06'	N61°00'26"E	73.12'
C42J	14.00'	28.35'	S28°59'34"E	23.75'
C42K	57.00'	112.59'	S27°34'26"E	95.16'



DESIGN START DATE: 11-01-2016  
 DATE PLOTTED: 10-28-2020  
 PRELIMINARY FIELD WORK COMPLETED: 01-15-2017  
 FIELD BOOK NO. 2016-02

PRAIRIE CREEK PLAT 2 FINAL PLAT  
 PLEASANT HILL, POLK COUNTY, IOWA

**CHAMBERLIN**  
 CONSULTANT ENGINEERS

10430 New York Ave, Ste C  
 URBANDALE, IA 50322-3773  
 TELE: (615) 252-7457  
 EMAIL ADDRESS: mlee@ecchamberlinengineers.com

DRAWING TITLE:  
**FINAL PLAT**  
 WATER, SANITARY, TRAIL, GRADING AND TURN AROUND EASEMENTS

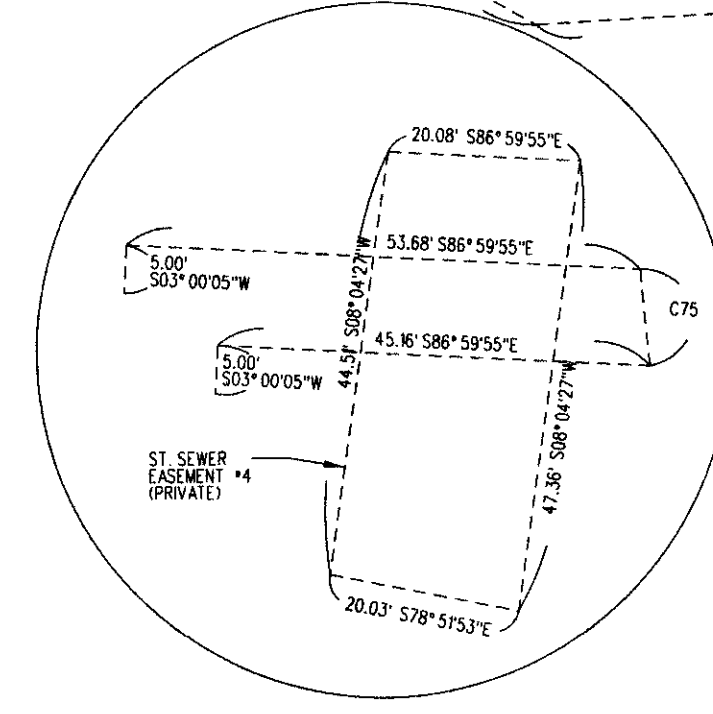
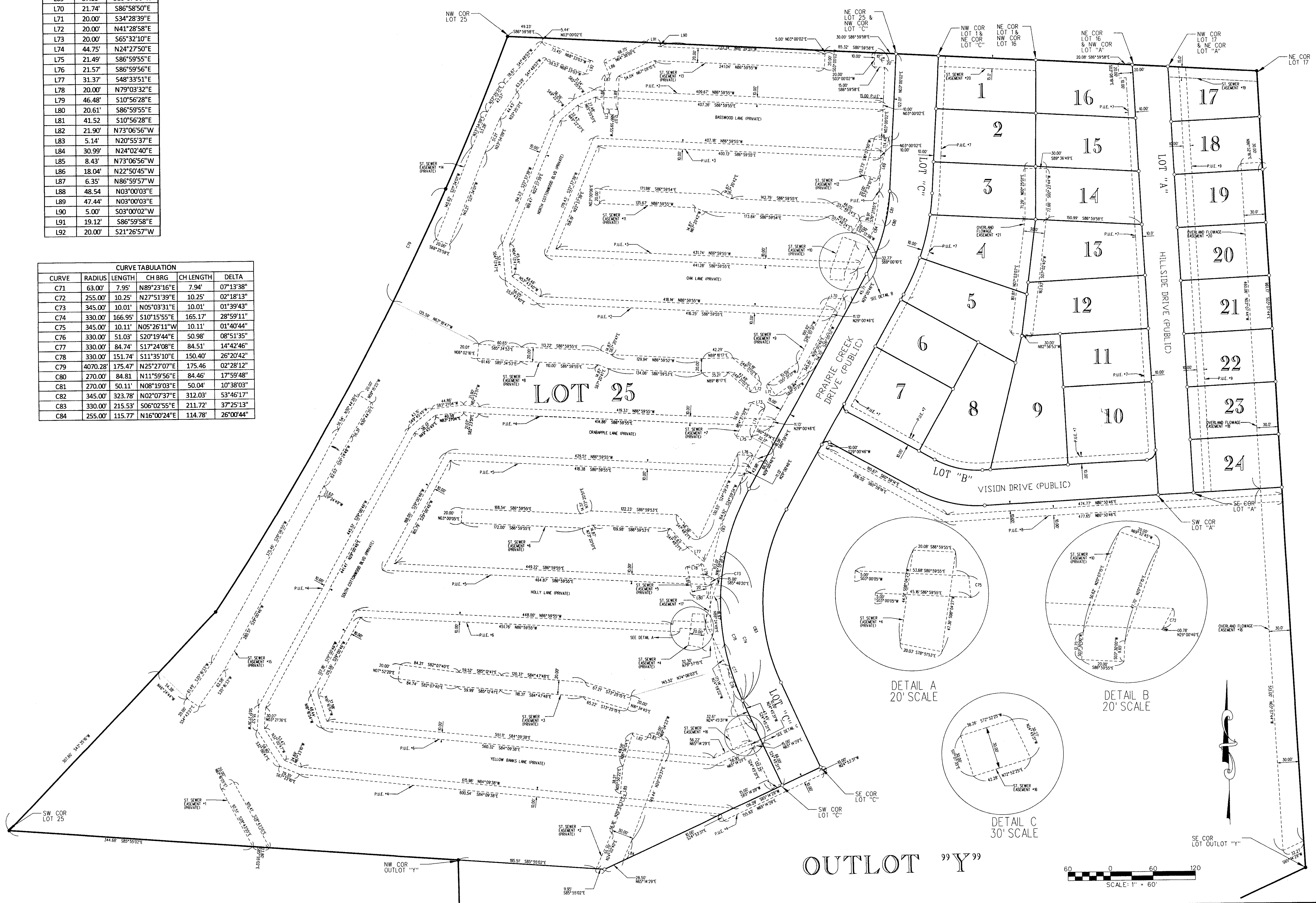
DRAWN BY: J.C.P.  
 CHECKED BY: M.L.L.  
 DATE: 10-28-2020  
 JOB NO. 16017  
 SHEET 2.B



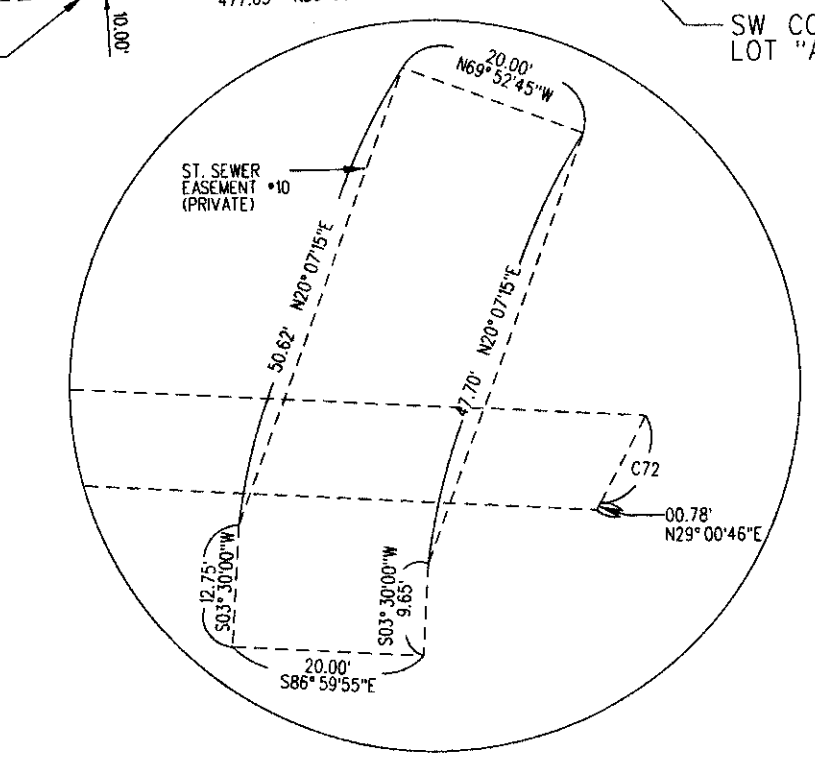
DESIGN START DATE:  
11-01-2016  
DATE PLOTTED:  
10-28-2020  
PRELIMINARY FIELD  
WORK COMPLETED:  
01-15-2017  
FIELD BOOK NO.  
2016-02

LINE	LENGTH	LINE BRG
L68	20.53'	S86°59'55"E
L69	57.39'	S16°07'50"W
L70	21.74'	S86°58'50"E
L71	20.00'	S34°28'39"E
L72	20.00'	N41°28'58"E
L73	20.00'	S65°32'10"E
L74	44.75'	N24°27'50"E
L75	21.49'	S86°59'55"E
L76	21.57'	S86°59'56"E
L77	31.37'	S48°33'51"E
L78	20.00'	N79°03'32"E
L79	46.48'	S10°56'28"E
L80	20.61'	S86°59'55"E
L81	41.52'	S10°56'28"E
L82	21.90'	N73°06'56"W
L83	5.14'	N20°55'37"E
L84	30.99'	N24°02'40"E
L85	8.43'	N73°06'56"W
L86	18.04'	N22°50'45"W
L87	6.35'	N86°59'57"W
L88	48.54'	N03°00'03"E
L89	47.44'	N03°00'03"E
L90	5.00'	S03°00'02"W
L91	19.12'	S86°59'58"E
L92	20.00'	S21°26'57"W

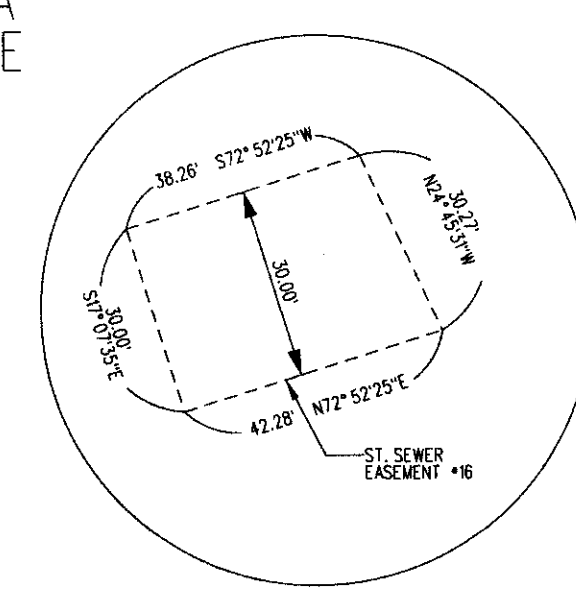
CURVE	RADIUS	LENGTH	CH BRG	CH LENGTH	DELTA
C71	63.00'	7.95'	N89°23'16"E	7.94'	07°13'38"
C72	255.00'	10.25'	N27°51'39"E	10.25'	02°18'13"
C73	345.00'	10.01'	N05°03'31"E	10.01'	01°39'43"
C74	330.00'	166.95'	S10°15'55"E	165.17'	28°59'11"
C75	345.00'	10.11'	N05°26'11"W	10.11'	01°40'44"
C76	330.00'	51.03'	S20°19'44"E	50.98'	08°51'35"
C77	330.00'	84.74'	S17°24'08"E	84.51'	14°42'46"
C78	330.00'	151.74'	S11°35'10"E	150.40'	26°20'42"
C79	4070.28'	175.47'	N25°27'07"E	175.46'	02°28'12"
C80	270.00'	84.81'	N11°59'56"E	84.46'	17°59'48"
C81	270.00'	50.11'	N08°19'03"E	50.04'	10°38'03"
C82	345.00'	323.78'	N02°07'37"E	312.03'	53°46'17"
C83	330.00'	215.53'	S06°02'55"E	211.72'	37°25'13"
C84	255.00'	115.77'	N16°00'24"E	114.78'	26°00'44"



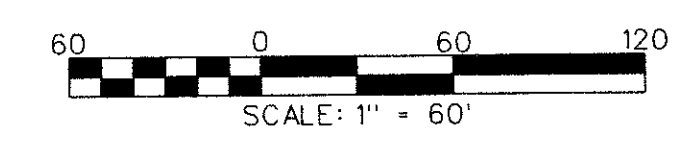
DETAIL A  
20' SCALE



DETAIL B  
20' SCALE



DETAIL C  
30' SCALE



PRAIRIE CREEK PLAT 2 FINAL PLAT  
PLEASANT HILL, POLK COUNTY, IOWA



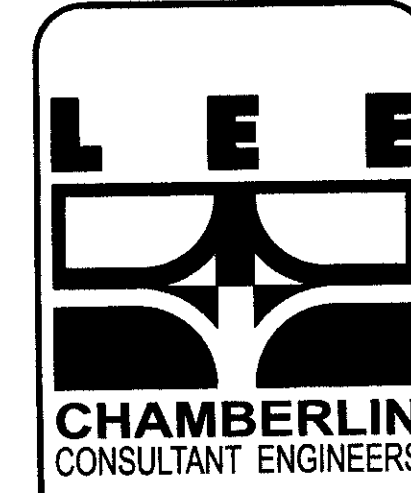
CHAMBERLIN  
CONSULTANT ENGINEERS  
10430 New York Ave. Ste C  
URBANDALE, IA 50322-3773  
TELE: (515) 252-7457  
EMAIL ADDRESS:  
mlee@chamberlinengineers.com

DRAWING TITLE:  
**FINAL PLAT**  
P.U.E. AND  
STORM SEW.  
EASEMENTS

DRAWN BY:  
J.G.P.  
CHECKED BY:  
M.L.L.  
DATE:  
10-28-2020  
JOB NO.  
16017  
SHEET  
**3.A**

DESIGN START DATE:  
11-01-2018  
DATE PLOTTED:  
10-28-2020  
PRELIMINARY FIELD  
WORK COMPLETED:  
01-15-2017  
FIELD BOOK NO.  
2016-02

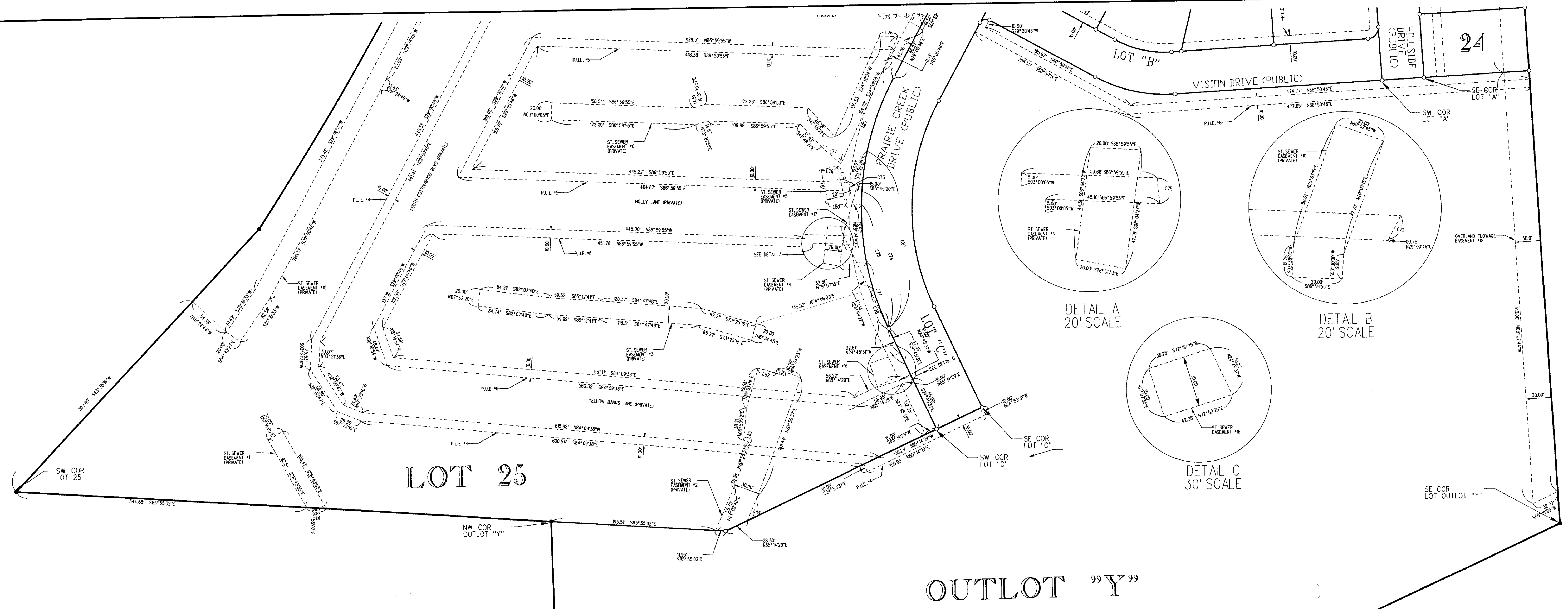
**PRAIRIE CREEK PLAT 2 FINAL PLAT**  
**PLEASANT HILL, POLK COUNTY, IOWA**



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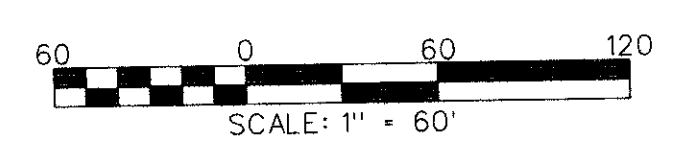


**LINE TABULATION**

LINE	LENGTH	LINE BRG
L68	20.53'	S86°59'55"E
L69	57.39'	S16°07'50"W
L70	21.74'	S86°58'50"E
L71	20.00'	S34°28'39"E
L72	20.00'	N41°28'58"E
L73	20.00'	S65°32'10"E
L74	44.75'	N24°27'50"E
L75	21.49'	S86°59'55"E
L76	21.57'	S86°59'56"E
L77	31.37'	S48°33'51"E
L78	20.00'	N79°03'32"E
L79	46.48'	S10°56'28"E
L80	20.61'	S86°59'55"E
L81	41.52'	S10°56'28"E
L82	21.90'	N73°06'56"W
L83	5.14'	N20°55'37"E
L84	30.99'	N24°02'40"E
L85	8.43'	N73°06'56"W
L86	18.04'	N22°50'45"W
L87	6.35'	N86°59'57"W
L88	48.54'	N03°00'03"E
L89	47.44'	N03°00'03"E
L90	5.00'	S03°00'02"W
L91	19.12'	S86°59'58"E
L92	20.00'	S21°26'57"W

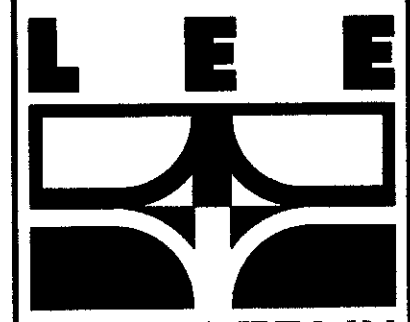
**CURVE TABULATION**

CURVE	RADIUS	LENGTH	CH BRG	CH LENGTH	DELTA
C71	63.00'	7.95'	N89°23'16"E	7.94'	07°13'38"
C72	255.00'	10.25'	N27°51'39"E	10.25'	02°18'13"
C73	345.00'	10.01'	N05°03'31"E	10.01'	01°39'43"
C74	330.00'	166.95'	S10°15'55"E	165.17'	28°59'11"
C75	345.00'	10.11'	N05°26'11"W	10.11'	01°40'44"
C76	330.00'	51.03'	S20°19'44"E	50.98'	08°51'35"
C77	330.00'	84.74'	S17°24'08"E	84.51'	14°42'46"
C78	330.00'	151.74'	S11°35'10"E	150.40'	26°20'42"
C79	4070.28'	175.47'	N25°27'07"E	175.46'	02°28'12"
C80	270.00'	84.81'	N11°59'56"E	84.46'	17°59'48"
C81	270.00'	50.11'	N08°19'03"E	50.04'	10°38'03"
C82	345.00'	323.78'	N02°07'37"E	312.03'	53°46'17"
C83	330.00'	215.53'	S06°02'55"E	211.72'	37°25'13"
C84	255.00'	115.77'	N16°00'24"E	114.78'	26°00'44"



DESIGN START DATE:  
11-01-2016  
DATE PLOTTED:  
10-28-2020  
PRELIMINARY FIELD  
WORK COMPLETED:  
01-15-2017  
FIELD BOOK NO.  
2016-02

PRAIRIE CREEK PLAT 2 FINAL PLAT  
PLEASANT HILL, POLK COUNTY, IOWA



**CHAMBERLIN**  
CONSULTANT ENGINEERS

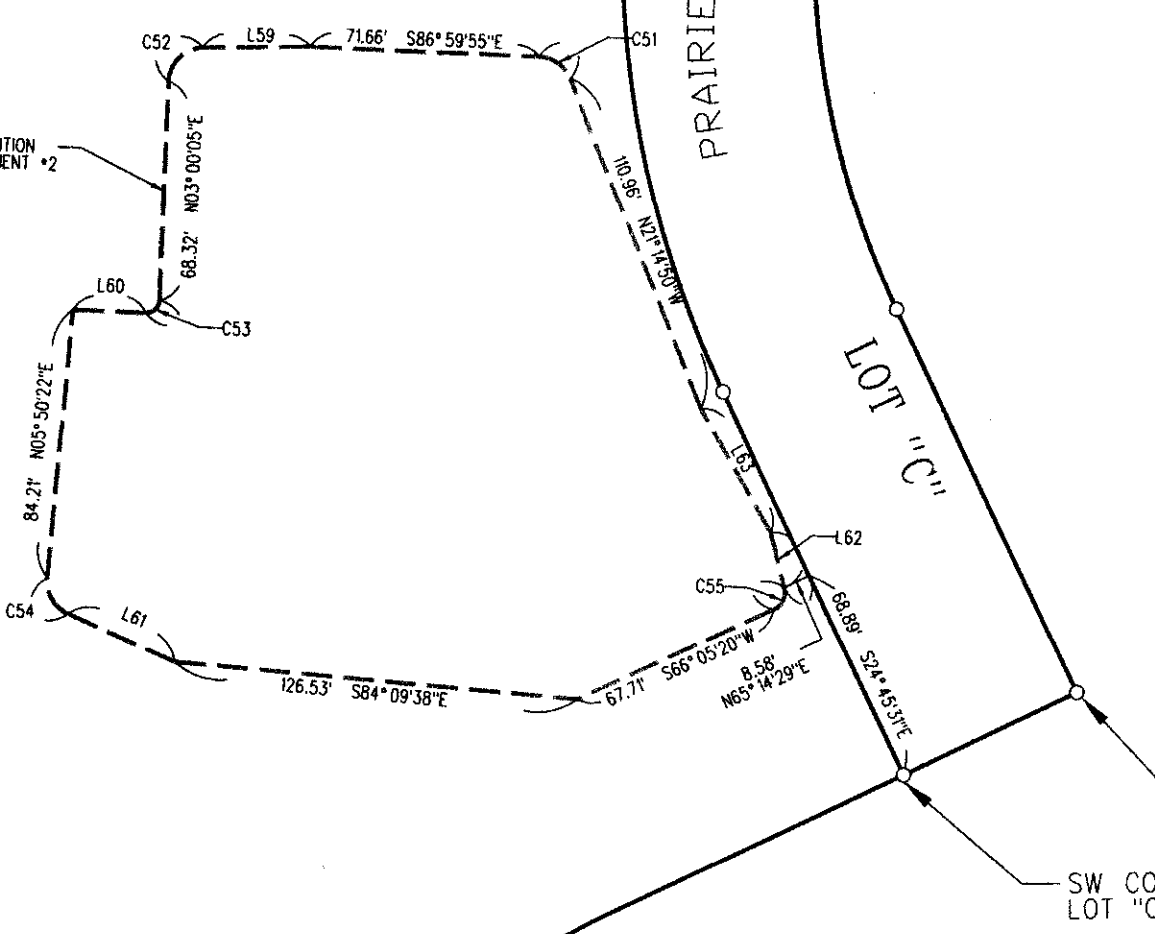
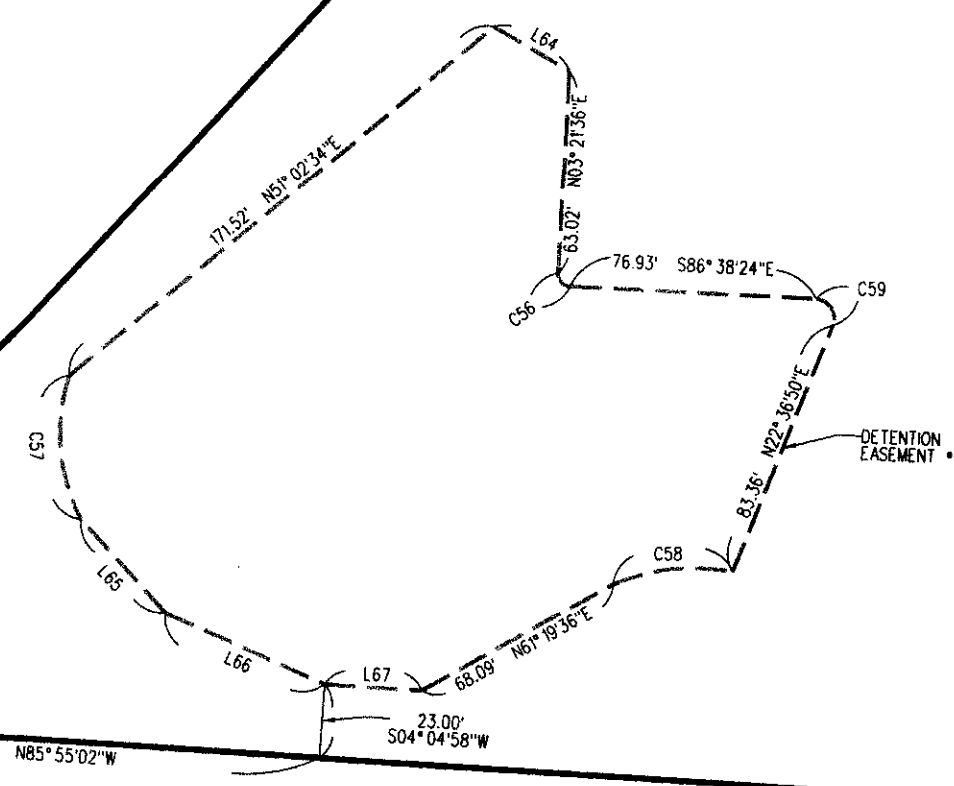
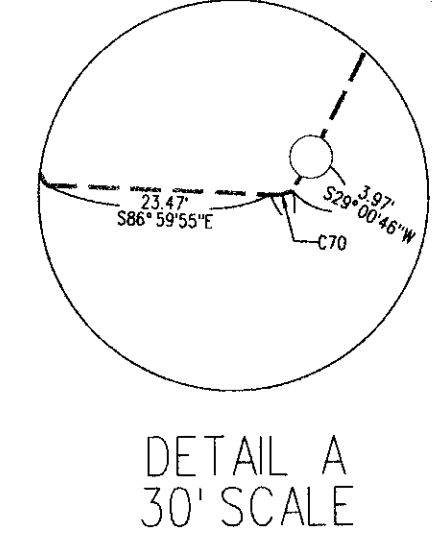
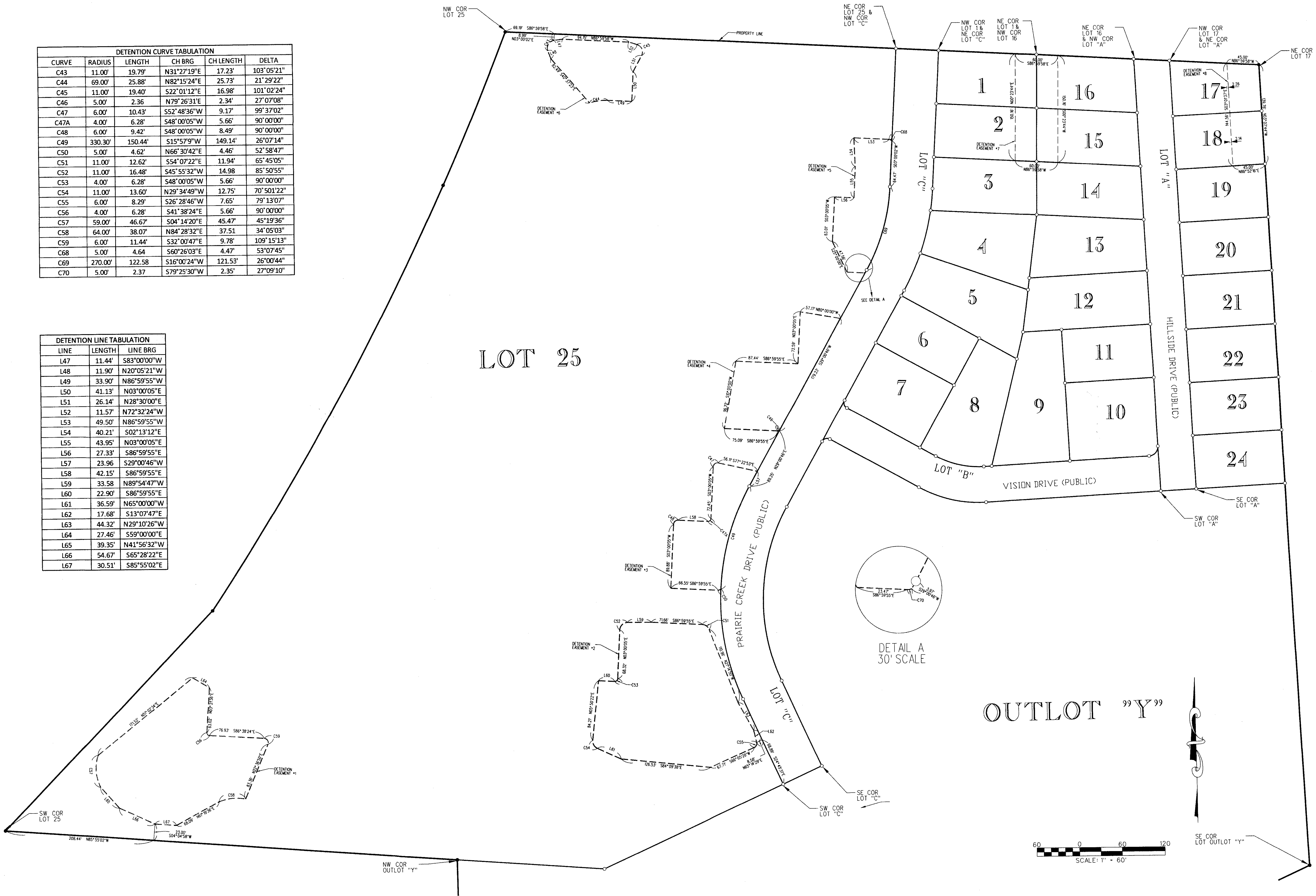
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DRAWING TITLE:  
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STORM  
DETENTION  
EASEMENTS

DRAWN BY:  
J.C.P.  
CHECKED BY:  
M.L.L.  
DATE:  
10-28-2020  
JOB NO.  
16017  
SHEET  
4.A

DETENTION CURVE TABULATION					
CURVE	RADIUS	LENGTH	CH BRG	CH LENGTH	DELTA
C43	11.00'	19.79'	N31°27'19"E	17.23'	103°05'21"
C44	69.00'	25.88'	N82°15'24"E	25.73'	21°29'22"
C45	11.00'	19.40'	S22°01'12"E	16.98'	101°02'24"
C46	5.00'	2.36'	N79°26'31"E	2.34'	27°07'08"
C47	6.00'	10.43'	S52°48'36"W	9.17'	99°37'02"
C47A	4.00'	6.28'	S48°00'05"W	5.66'	90°00'00"
C48	6.00'	9.42'	S48°00'05"W	8.49'	90°00'00"
C49	330.30'	150.44'	S15°57'9"W	149.14'	26°07'14"
C50	5.00'	4.62'	N66°30'42"E	4.46'	52°58'47"
C51	11.00'	12.62'	S54°07'22"E	11.94'	65°45'05"
C52	11.00'	16.48'	S45°55'32"W	14.98'	85°50'55"
C53	4.00'	6.28'	S48°00'05"W	5.66'	90°00'00"
C54	11.00'	13.60'	N29°34'49"W	12.75'	70°50'122"
C55	6.00'	8.29'	S26°28'46"W	7.65'	79°13'07"
C56	4.00'	6.28'	S41°38'24"E	5.66'	90°00'00"
C57	59.00'	46.67'	S04°14'20"E	45.47'	45°19'36"
C58	64.00'	38.07'	N84°28'32"E	37.51'	34°05'03"
C59	6.00'	11.44'	S32°00'47"E	9.78'	109°15'13"
C68	5.00'	4.64'	S60°26'03"E	4.47'	53°07'45"
C69	270.00'	122.58'	S16°00'24"W	121.53'	26°00'44"
C70	5.00'	2.37'	S79°25'30"W	2.35'	27°09'10"

DETENTION LINE TABULATION		
LINE	LENGTH	LINE BRG
L47	11.44'	S83°00'00"W
L48	11.90'	N20°05'21"W
L49	33.90'	N86°59'55"W
L50	41.13'	N03°00'05"E
L51	26.14'	N28°30'00"E
L52	11.57'	N72°32'24"W
L53	49.50'	N86°59'55"W
L54	40.21'	S02°13'12"E
L55	43.95'	N03°00'05"E
L56	27.33'	S86°59'55"E
L57	23.96'	S29°00'46"W
L58	42.15'	S86°59'55"E
L59	33.58'	N89°54'47"W
L60	22.90'	S86°59'55"E
L61	36.59'	N65°00'00"W
L62	17.68'	S13°07'47"E
L63	44.32'	N29°10'26"W
L64	27.46'	S59°00'00"E
L65	39.35'	N41°56'32"W
L66	54.67'	S65°28'22"E
L67	30.51'	S85°55'02"E





172

RETURN TO:

PREPARER: RETURN TO: DAVID WETSCH, 699 Walnut Street, Suite 1600, Des Moines, IA 50309 (515) 246-4555

**CONSENT TO PLAT**

KNOWN BY ALL MEN PRESENT:

The undersigned, Manager of **Yellowbanks, L.L.C.**, an Iowa limited liability company, acting with full authority to act for and on behalf of the limited liability company, with full knowledge, does hereby consent to the platting of the property to be known as:

**PRAIRIE CREEK PLAT 2**, an Official Plat, now included in and forming a part of the City of Pleasant Hill, Polk County, Iowa;

and specifically described on Exhibit "A" attached hereto and incorporated herein by this reference.

The undersigned, being the owner of the above property to be platted declares that this Consent is prepared with its free consent and in accordance with the desires of the undersigned Owner.

Dated this 11<sup>th</sup> day of August, 2020.

YELLOWBANKS, L.L.C.,  
an Iowa limited liability company  
By: *Karie Ramsey*  
Karie Ramsey, Manager

STATE OF IOWA     )  
                                  ) ss  
COUNTY OF POLK    )

SUBSCRIBED AND SWORN to before me, a Notary Public in and for the State of Iowa, on this 11<sup>th</sup> day of August, 2020.

*Hilda C. Smith*  
NOTARY PUBLIC -- STATE OF IOWA

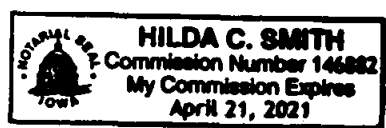


EXHIBIT "A"

## LEGAL DESCRIPTION ( PRAIRIE CREEK PLAT 2 )

Parcel "2019-59" of the Plat of Survey filed in the Office of the Recorder of Polk County, Iowa on April 16, 2019, and recorded in Book 17292 Page 919-922, being a part of Parcel "2017-153" of the Plat of Survey filed in the Office of the Recorder of Polk County, Iowa on August 25, 2017, and recorded in Book 16620 Page 644, also being a part of Parcel "E" as recorded in Book 15299 Page 349 in the Office of the Recorder of Polk County, Iowa on August 25, 2014 and previously being a part of Parcel "F" of the Plat of Survey attached as Exhibit "A" of Patent No. 5893 filed in the Office of the Recorder of Polk County, Iowa on November 14, 2013, and recorded in Book 15025 Page 746, and previously being a part of Lots 18 and 19 of the Official Plat of the W  $\frac{1}{2}$  of Section 3 and a part of Lot 1 of the Official Replat of the N  $\frac{1}{2}$  of Section 9 and the S  $\frac{1}{2}$  of Section 4, all in T78N, R23W of the 5<sup>th</sup> P.M., now included in and forming a part of the City of Pleasant Hill, Polk County, Iowa.

and

Parcel "2019-60" of the Plat of Survey filed in the Office of the Recorder of Polk County, Iowa on April 16, 2019, and recorded in Book 17292 Page 919-922, being a part of Parcel "2017-153" of the Plat of Survey filed in the Office of the Recorder of Polk County, Iowa on August 25, 2017, and recorded in Book 16620 Page 644, also being a part of Parcel "E" as recorded in Book 15299 Page 349 in the Office of the Recorder of Polk County, Iowa on August 25, 2014 and previously being a part of Parcel "F" of the Plat of Survey attached as Exhibit "A" of Patent No. 5893 filed in the Office of the Recorder of Polk County, Iowa on November 14, 2013, and recorded in Book 15025 Page 746 and previously being a part of Lots 18 and 19 of the Official Plat of the W  $\frac{1}{2}$  of Section 3, T78N, R23W of the 5<sup>th</sup> P.M., now included in and forming a part of the City of Pleasant Hill, Polk County, Iowa.

and

Parcel "2019-61" of the Plat of Survey filed in the Office of the Recorder of Polk County, Iowa on April 16, 2019, and recorded in Book 17292 Page 919-922, being a part of Parcel "2017-153" of the Plat of Survey filed in the Office of the Recorder of Polk County, Iowa on August 25, 2017, and recorded in Book 16620 Page 644, also previously being a part of Parcel "F" of the Plat of Survey attached as Exhibit "A" of Patent No. 5893 filed in the Office of the Recorder of Polk County, Iowa on November 14, 2013, and recorded in Book 15025 Page 746 and previously being a part of Lots 18 and 19 of the Official Plat of the W  $\frac{1}{2}$  of Section 3, T78N, R23W of the 5<sup>th</sup> P.M., now included



in and forming a part of the City of Pleasant Hill, Polk County, Iowa.

and

Parcel "2017-181" of the Plat of Survey filed in the Office of the Recorder of Polk County, Iowa on October 9, 2017, and recorded in Book 16677 Page 209, being a part of Parcel "F" of the Plat of Survey attached as Exhibit "A" of Patent No. 5893 filed in the Office of the Recorder of Polk County, Iowa on November 14, 2013, and recorded in Book 15025 Page 746, and previously being a part of Lots 18 and 19 of the Official Plat of the W ½ of Section 3, T78N, R23W of the 5<sup>th</sup> P.M., now included in and forming a part of the City of Pleasant Hill, Polk County, Iowa, more particularly describes as follows:

Beginning at the Northeast corner of said Parcel "2019-61", also being the Southeast corner of Lot 30, Prairie Creek Plat 1, as recorded in Book 16652 Page 429 of the Polk County, Iowa, Recorder's office and also being the Southwest corner of Lot 15, Gladbury Park Plat 4, as recorded in Book 10643 Pages 107-117; thence S 03°07'44" E along the East Line of said Parcel "2019-61" and the East line of said Parcel "2017-181", a distance of 1128.47 feet to the Southeast corner of said Parcel "2017-181"; thence S 65°14'29" W along the South line of said Parcel "2017-181", a distance of 1130.71 feet to a bend point along the South line of said Parcel "2017-181"; thence N 85°43'58" W along the South line of said Parcel "2017-181", a distance of 163.02 feet to the Southwest corner of said Parcel "2017-181"; thence N 01°03'38" W along the West line of said Parcel "2017-181", a distance of 481.59 feet to a point on the South line of said Parcel "2019-59"; thence N 85°55'02" W along the South line of said Parcel "2019-59", a distance of 636.27 feet to the Southwest corner of said Parcel "2019-59", also being a Point on the Iowa DOT US Highway 5 Right-of-Way; thence N 43°35'16" E along the West line of said Parcel "2019-59", also being the Southeasterly line of the Iowa DOT US Highway 5 Right-of-Way, a distance of 424.19 feet to a point of a non-tangent curve; thence along the West line of said Parcel "2019-59", also being the West line of said Parcel "2019-60" and the Southeasterly line of the Iowa DOT US Highway 5 Right-of-Way, being a non-tangent curve to the left 681.39 feet having a radius of 4070.28 feet, an internal angle of 09°35'30", a chord bearing of N 29°00'46" E and a chord length of 680.60 feet; thence along the West line of said Parcel "2019-60", also being the Southeasterly line of the Iowa DOT US Highway 5 Right-of-Way being a curve to the left 232.40 feet having a radius of 4070.28 feet, an internal angle of 03°16'16", a chord bearing of N 22°37'39" E and a chord distance of 232.37 feet to the Northwest corner of said Parcel "2019-60", also being the Southwest corner of Lot 1, of said Prairie Creek Plat 1; thence S 86°59'58" E along the North line of said Parcel "2019-60", the North line of Parcel "2019-61" also being the South line of said Prairie Creek Plat 1, a distance of 1060.81 feet to the Point of Beginning,

containing 44.223 acres more or less, subject to any covenants or restrictions.

Prepared & returned to: David Wetsch 699 Walnut #1600 DSM 50309 246-4555

**CONSENT OF CONTRACT VENDOR**

Sunrise Developing Company a/k/a Sunrise Developing Co., Inc., is the Contract Vendor pursuant to a Contract dated October 25, 2017, filed November 1, 2017, in Book 16708, Page 497 of the Polk County Recorder's Office, as to a portion of the real estate in Polk County, Iowa, described on Exhibit "A" attached hereto and incorporated herein by this reference, and does hereby consent to the property being platted and known as:

**Prairie Creek Plat 2, an Official Plat, City of Pleasant Hill, Polk County, Iowa;**

by the Contract Vendee of said property, Yellowbanks, L.L.C. This Consent shall not impair the validity of the Real Estate Contract on the property described in said Contract.

Signed this 11<sup>th</sup> day of Sept, 2020.

SUNRISE DEVELOPING COMPANY a/k/a  
SUNRISE DEVELOPING CO., INC.

By: Glenn R Thomas  
Glenn R. Thomas

STATE OF IOWA            )  
  )ss  
COUNTY OF Polk        )

On this, the 11<sup>th</sup> day of Sept, 2020, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Glenn R. Thomas, to me personally known, who being by me duly sworn, did say that he/she is the President of the corporation executing the within and foregoing instrument, that no seal has been procured by the corporation; that said instrument was signed on behalf of the corporation by authority of its Board of Directors; and that Glenn R. Thomas, as such officer, acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the corporation, by it and by him/her voluntarily executed.

Sara J Rooker  
NOTARY PUBLIC - STATE OF IOWA





EXHIBIT "A"

## LEGAL DESCRIPTION ( PRAIRIE CREEK PLAT 2 )

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and

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in and forming a part of the City of Pleasant Hill, Polk County, Iowa.

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containing 44.223 acres more or less, subject to any covenants or restrictions.



Return to prepared by David Wetsch 699 Walnut #1600 DSM 50309  
CONSENT OF MORTGAGE HOLDER  
AND SUBORDINATION OF LIEN AS TO EASEMENTS 246-4555

First National Bank, Ames, Iowa, is the holder of the following instruments of indebtedness:

- Real Estate Mortgage instrument dated June 19, 2019, filed June 20, 2019, in Book 17374, Page 133 of the Polk County Recorder's Office;
- Assignment of Rents instrument dated June 19, 2019, filed June 20, 2019, in Book 17374, Page 144 of the Polk County Recorder's Office;
- Real Estate Mortgage dated March 9, 2020, filed March 10, 2020, in Book 17728, Page 485, of the Polk County Recorder's Office;
- Assignment of Rents instrument dated March 9, 2020, filed March 10, 2020, in Book 17728, Page 496, of the Polk County Recorder's Office;

on a portion of the real estate described on Exhibit "A", attached hereto and incorporated herein by this reference, and does hereby consent to the real estate described on Exhibit "A" being platted and known as:

**Prairie Creek Plat 2, an Official Plat, City of Pleasant Hill, Polk County, Iowa;**

by the owner of said property, **Yellowbanks, L.L.C.** This Consent shall not impair the validity of any of the instruments of indebtedness referenced above as it relates to said real property.

First National Bank, Ames, Iowa, does further subordinate its rights, title and interest in the above described property to the public easements as set forth on the plat map.

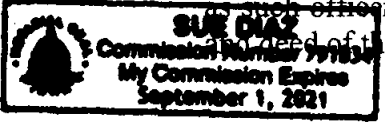
Dated this 18<sup>th</sup> day of August, 2020.

FIRST NATIONAL BANK, AMES, IOWA

By: [Signature]  
Dean M. Whitaker

STATE OF IOWA )  
  )ss  
COUNTY OF Polk )

On this, the 18<sup>th</sup> day of August, 2020, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Dean M. Whitaker, to me personally known, who being by me duly sworn, did say that he/she is the Market President of the corporation executing the within and foregoing instrument, that no seal has been procured by the corporation; that said instrument was signed on behalf of the corporation by authority of its Board of Directors; and that Dean M. Whitaker as such officer, acknowledged the execution of the foregoing instrument to be the voluntary act of the corporation, by it and by him/her voluntarily executed.



[Signature]  
NOTARY PUBLIC - STATE OF IOWA

EXHIBIT "A"

LEGAL DESCRIPTION ( PRAIRIE CREEK PLAT 2 )

Parcel "2019-59" of the Plat of Survey filed in the Office of the Recorder of Polk County, Iowa on April 16, 2019, and recorded in Book 17292 Page 919-922, being a part of Parcel "2017-153" of the Plat of Survey filed in the Office of the Recorder of Polk County, Iowa on August 25, 2017, and recorded in Book 16620 Page 644, also being a part of Parcel "E" as recorded in Book 15299 Page 349 in the Office of the Recorder of Polk County, Iowa on August 25, 2014 and previously being a part of Parcel "F" of the Plat of Survey attached as Exhibit "A" of Patent No. 5893 filed in the Office of the Recorder of Polk County, Iowa on November 14, 2013, and recorded in Book 15025 Page 746, and previously being a part of Lots 18 and 19 of the Official Plat of the W  $\frac{1}{2}$  of Section 3 and a part of Lot 1 of the Official Replat of the N  $\frac{1}{2}$  of Section 9 and the S  $\frac{1}{2}$  of Section 4, all in T78N, R23W of the 5<sup>th</sup> P.M., now included in and forming a part of the City of Pleasant Hill, Polk County, Iowa.

and

Parcel "2019-60" of the Plat of Survey filed in the Office of the Recorder of Polk County, Iowa on April 16, 2019, and recorded in Book 17292 Page 919-922, being a part of Parcel "2017-153" of the Plat of Survey filed in the Office of the Recorder of Polk County, Iowa on August 25, 2017, and recorded in Book 16620 Page 644, also being a part of Parcel "E" as recorded in Book 15299 Page 349 in the Office of the Recorder of Polk County, Iowa on August 25, 2014 and previously being a part of Parcel "F" of the Plat of Survey attached as Exhibit "A" of Patent No. 5893 filed in the Office of the Recorder of Polk County, Iowa on November 14, 2013, and recorded in Book 15025 Page 746 and previously being a part of Lots 18 and 19 of the Official Plat of the W  $\frac{1}{2}$  of Section 3, T78N, R23W of the 5<sup>th</sup> P.M., now included in and forming a part of the City of Pleasant Hill, Polk County, Iowa.

and

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in and forming a part of the City of Pleasant Hill, Polk County, Iowa.

and

Parcel "2017-181" of the Plat of Survey filed in the Office of the Recorder of Polk County, Iowa on October 9, 2017, and recorded in Book 16677 Page 209, being a part of Parcel "F" of the Plat of Survey attached as Exhibit "A" of Patent No. 5893 filed in the Office of the Recorder of Polk County, Iowa on November 14, 2013, and recorded in Book 15025 Page 746, and previously being a part of Lots 18 and 19 of the Official Plat of the W  $\frac{1}{2}$  of Section 3, T78N, R23W of the 5<sup>th</sup> P.M., now included in and forming a part of the City of Pleasant Hill, Polk County, Iowa, more particularly describes as follows:

Beginning at the Northeast corner of said Parcel "2019-61", also being the Southeast corner of Lot 30, Prairie Creek Plat 1, as recorded in Book 16652 Page 429 of the Polk County, Iowa, Recorder's office and also being the Southwest corner of Lot 15, Gladbury Park Plat 4, as recorded in Book 10643 Pages 107-117; thence S 03°07'44" E along the East Line of said Parcel "2019-61" and the East line of said Parcel "2017-181", a distance of 1128.47 feet to the Southeast corner of said Parcel "2017-181"; thence S 65°14'29" W along the South line of said Parcel "2017-181", a distance of 1130.71 feet to a bend point along the South line of said Parcel "2017-181"; thence N 85°43'58" W along the South line of said Parcel "2017-181", a distance of 163.02 feet to the Southwest corner of said Parcel "2017-181"; thence N 01°03'38" W along the West line of said Parcel "2017-181", a distance of 481.59 feet to a point on the South line of said Parcel "2019-59"; thence N 85°55'02" W along the South line of said Parcel "2019-59", a distance of 636.27 feet to the Southwest corner of said Parcel "2019-59", also being a Point on the Iowa DOT US Highway 5 Right-of-Way; thence N 43°35'16" E along the West line of said Parcel "2019-59", also being the Southeasterly line of the Iowa DOT US Highway 5 Right-of-Way, a distance of 424.19 feet to a point of a non-tangent curve; thence along the West line of said Parcel "2019-59", also being the West line of said Parcel "2019-60" and the Southeasterly line of the Iowa DOT US Highway 5 Right-of-Way, being a non-tangent curve to the left 681.39 feet having a radius of 4070.28 feet, an internal angle of 09°35'30", a chord bearing of N 29°00'46" E and a chord length of 680.60 feet; thence along the West line of said Parcel "2019-60", also being the Southeasterly line of the Iowa DOT US Highway 5 Right-of-Way being a curve to the left 232.40 feet having a radius of 4070.28 feet, an internal angle of 03°16'16", a chord bearing of N 22°37'39" E and a chord distance of 232.37 feet to the Northwest corner of said Parcel "2019-60", also being the Southwest corner of Lot 1, of said Prairie Creek Plat 1; thence S 86°59'58" E along the North line of said Parcel "2019-60", the North line of Parcel "2019-61" also being the South line of said Prairie Creek Plat 1, a distance of 1060.81 feet to the Point of Beginning,



containing 44.223 acres more or less, subject to any covenants or restrictions.

Prepared & returned to: David Wetsch 699 Walnut #1600 DSM 50309

246-4555

**CONSENT OF MORTGAGE HOLDER  
AND SUBORDINATION OF LIEN AS TO EASEMENTS**

Central Bank is the holder of a Real Estate Mortgage filed November 5, 2019, in Book 17576, Page 543, of the Polk County Recorder's Office, and a UCC Financing Statement filed November 5, 2019, in Book 17576, Page 555 of the Polk County Recorder's Office, on a portion of the following described real estate in Polk County, Iowa, to-wit:

See Exhibit "A", attached hereto and incorporated herein by this reference;

and do hereby consent to said property being platted and known as:

**Prairie Creek Plat 2, an Official Plat, City of Pleasant Hill, Polk County, Iowa;**

by the owner of said property, **Yellowbanks, L.L.C.** This Consent shall not impair the Mortgage or UCC Financing Statement referenced above on the real property included in the Mortgage and UCC Financing Statement.

Central Bank does further subordinate its rights, title and interest in the above described property to the public easements as set forth on the plat map.

Dated this 17<sup>th</sup> day of August, 2020.

CENTRAL BANK

By: [Signature] Michele Stevens  
By: [Signature] Eric Taylor

STATE OF IOWA )  
  )ss  
COUNTY OF DALLAS )

On this, the 17<sup>th</sup> day of August, 2020, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Michele Stevens and Eric Taylor, to me personally known, who being by me duly sworn, did say that he/she is the SVP and VP of the corporation executing the within and foregoing instrument, that no seal has been procured by the corporation; that said instrument was signed on behalf of the corporation by authority of its Board of Directors; and that Michele Stevens and Eric Taylor as such officer, acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the corporation, by it and by him/her voluntarily executed.

[Signature]  
NOTARY PUBLIC - STATE OF IOWA



EXHIBIT "A"

LEGAL DESCRIPTION ( PRAIRIE CREEK PLAT 2 )

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in and forming a part of the City of Pleasant Hill, Polk County, Iowa.

and

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containing 44.223 acres more or less, subject to any covenants or restrictions.





**DICKINSONLAW**

*Attorneys at Law*

David L. Wetsch  
(515) 246-4555  
dwetsch@dickinsonlaw.com

July 23, 2020

City of Pleasant Hill  
Mayor and City Council  
City Hall  
5160 Maple Drive, Suite A  
Pleasant Hill, IA 50327

**Re: Attorney's Certificate of Title for Subdivision Purposes  
Prairie Creek Plat 2, an Official Plat, Pleasant Hill, Polk County, Iowa**

Dear Mayor and Members of the Pleasant Hill City Council:

Pursuant to Chapter 354 of the Code of Iowa, I hereby certify that I have examined title to the following real estate described on Exhibit "A", attached hereto and incorporated herein by this reference, to be known and platted as:

**Prairie Creek Plat 2, an Official Plat, now included in and forming a part of  
the City of Pleasant Hill, Polk County, Iowa;**

as disclosed by three abstracts prepared pursuant to Sections 614.29 through 614.38 of the Code of Iowa, certified by Iowa Title Company, extending from the root of title to July 15, 2020, at 6:00 o'clock a.m.

**TITLE**

I find marketable title of record in fee simple and free from material objections, except as are hereinafter mentioned to be in:

**Yellowbanks, L.L.C.  
an Iowa limited liability company**

**EXCEPTIONS**

1. The abstract reflects a Real Estate Contract dated October 25, 2017, executed by Sunrise Developing Company a/k/a Sunrise Developing Co., Inc., an Iowa corporation, as Contract Vendor, and Yellowbanks, L.L.C., an Iowa limited liability company, as Vendee, and filed for record in the office of the Recorder of Polk County, Iowa, November 1, 2017, in Book 16708, Page 497. This Real Estate Contract remains unfulfilled of record as to what will become Outlot Y, Prairie Creek Plat 2.

2. The abstract reflects a Plat of Survey filed October 9, 2017, in Book 16677, Page 209 of the Polk County Recorder's Office.

3. The abstract reflects an Easement for Sanitary Sewer to the City of Pleasant Hill, Iowa, dated October 25, 2017, filed December 4, 2017, in Book 16744, Page 822 of the Polk County Recorder's Office. Pursuant to the terms and conditions of this instrument, the City of Pleasant Hill was granted an easement over and across a 50-foot wide strip of the property under examination to construct, install and maintain a sanitary sewer facility and structures. This easement remains in effect.

4. The abstract reflects a Plat of Survey filed April 16, 2019, in Book 17292, Page 919 of the Polk County Recorder's Office. This Plat of Survey depicts Parcels 2019-59, 2019-60 and 2019-61.

5. The abstract reflects a Real Estate Mortgage instrument dated November 4, 2019, executed by Yellowbanks, L.L.C., to Central Bank, for \$3,000,000.00, and filed for record in the office of the Recorder of Polk County, Iowa, November 5, 2019, in Book 17576, Page 543. This Real Estate Mortgage instrument cover a portion of the property under examination and remains a lien on the same.

6. The abstract reflects a UCC Financing Statement filed by Central Bank with the Polk County Recorder's Office, November 5, 2019, in Book 17576, Page 555. This UCC Financing Statement covers any fixtures that might be affixed to the mortgaged property.

7. The abstract reflects a Real Estate Mortgage instrument dated June 19, 2019, executed by Yellowbanks, L.L.C., to First National Bank, Ames, Iowa, for \$7,777,000.00, and filed for record in the office of the Recorder of Polk County, Iowa, June 20, 2019, in Book 17374, Page 133. This mortgage remains a lien against a portion of the property under examination.

8. The abstract reflects an Assignment of Rents instrument dated June 19, 2019, executed by Yellowbanks, L.L.C., to First National Bank, Ames, Iowa, and filed for record in the office of the Recorder of Polk County, Iowa, June 20, 2019, in Book 17374, Page 144. This instrument constitutes a lien against a portion of the property under examination.

9. The abstract reflects a Real Estate Mortgage instrument dated March 9, 2020, executed by Yellowbanks, L.L.C., to First National Bank for \$5,300,000.00, and filed for record in the office of the Recorder of Polk County, Iowa, March 10, 2020, in Book 17728, Page 485. This mortgage constitutes a lien against a portion of the property under examination.

10. The abstract reflects an Assignment of Rents instrument dated March 9, 2020, executed by Yellowbanks, L.L.C., to First National Bank, and filed for record in the office of the Recorder of Polk County, Iowa, March 10, 2020, in Book 17728, Page 496. This instrument constitutes a lien against a portion of the property under examination.

DICKINSON, MACKAMAN, TYLER & HAGEN PC  
Pleasant Hill Mayor and City Council members  
July 23, 2020  
Page 2

11. The pencil notes reflect real estate taxes for the property under examination as follows:

2017/2018 fiscal year taxes and all prior years – paid.

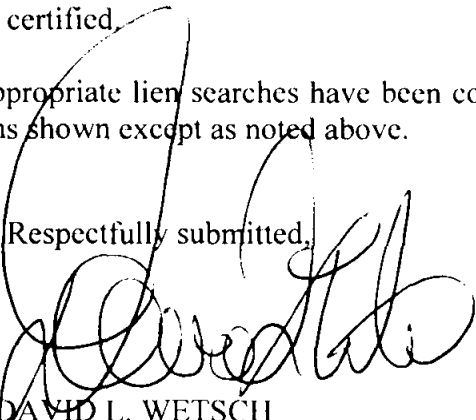
2018/2019 fiscal year taxes:

- Parcel No. 221.00001.127.022:  
First Installment - \$287.00 paid;  
Second Installment - \$287.00 paid.
- Parcel No. 221.00001.127.021:  
First Installment - \$209.00 paid;  
Second Installment - \$209.00 paid.
- Parcel No. 221.00001.127.019:  
First Installment - \$32.00 paid;  
Second Installment - \$32.00 paid.
- Parcel No. 221.00072.017.001:  
First Installment - \$12.00 paid;  
Second Installment - \$12.00 paid.

2019/2020 fiscal year taxes: Not yet certified.

12. The abstract indicates that appropriate lien searches have been conducted for the current titleholder, with no judgments or liens shown except as noted above.

Respectfully submitted,



DAVID L. WETSCH  
Iowa Title Guaranty Examiner No. 1253

DLW/bls

EXHIBIT "A"

LEGAL DESCRIPTION ( PRAIRIE CREEK PLAT 2 )

Parcel "2019-59" of the Plat of Survey filed in the Office of the Recorder of Polk County, Iowa on April 16, 2019, and recorded in Book 17292 Page 919-922, being a part of Parcel "2017-153" of the Plat of Survey filed in the Office of the Recorder of Polk County, Iowa on August 25, 2017, and recorded in Book 16620 Page 644, also being a part of Parcel "E" as recorded in Book 15299 Page 349 in the Office of the Recorder of Polk County, Iowa on August 25, 2014 and previously being a part of Parcel "F" of the Plat of Survey attached as Exhibit "A" of Patent No. 5893 filed in the Office of the Recorder of Polk County, Iowa on November 14, 2013, and recorded in Book 15025 Page 746, and previously being a part of Lots 18 and 19 of the Official Plat of the W ½ of Section 3 and a part of Lot 1 of the Official Replat of the N ½ of Section 9 and the S ½ of Section 4, all in T78N, R23W of the 5<sup>th</sup> P.M., now included in and forming a part of the City of Pleasant Hill, Polk County, Iowa.

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and

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in and forming a part of the City of Pleasant Hill, Polk County, Iowa.

and

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containing 44.223 acres more or less, subject to any covenants or restrictions.

**RESOLUTION #082520-15**

**A RESOLUTION APPROVING THE PRELIMINARY PLAT AND FINAL PLAT FOR PRAIRIE CREEK PLAT 2 AND ACCEPTANCE OF A PERFORMANCE BOND TO GUARANTEE IMPROVEMENTS**

WHEREAS, the Pleasant Hill City Council and the Planning and Zoning Commission have received and reviewed the Preliminary Plat and Final Plat for Prairie Creek Plat 2 located east of Highway 65, north of SE 6<sup>th</sup> Avenue, and south of E Oakwood Drive for the development of a residential subdivision; and

WHEREAS, the preliminary plat for the project was originally approved in 2017, more than 18-months since the submission of the final plat and will need to be reapproved alongside the final plat; and

WHEREAS, the zoning assignments for Plat 2 was approved in 2017, with a density cap provision of 10 dwelling units per acre for the area of the project zoned R-3 Multiple Family Residential, previously referred to as R-3A Apartment Condominium District; and


WHEREAS, the developer has presented a performance bond to the City to satisfy the City Code provision that will allow for the approval and final acceptance of a Final Plat; and

WHEREAS, parkland dedication required by the development is being accommodated through the development of the 10' wide trail connection to be constructed as part of the project; and

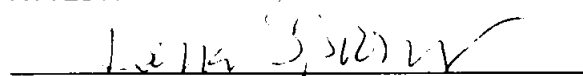
WHEREAS, the Commission has recommended approval of the Preliminary and Final Plat for Prairie Creek Plat 2 at their August 3, 2020 meeting;

NOW, THEREFORE, BE IT RESOLVED, that the City Council of Pleasant Hill, Iowa, in Polk County, Iowa, does hereby approve the Preliminary Plat and Final Plat for Prairie Creek Plat 2 subject to the acceptance of a performance bond from the developers of the project to guarantee plat improvements.

ADOPTED this 25<sup>th</sup> day of August 2020.

  
Sara Kurovski, Mayor

ATTEST:

  
Dena Spooner, City Clerk/Finance Director

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Prepared by: Joel Heilman, Polk County Auditor's Office, 111 Court Ave., Ste. 230, Des Moines, IA 50309-2297 (515) 286-3028

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**Approval of Subdivision Plat Name**

Pursuant to Iowa Code §354.6(2) and §354.11(1)(e), the Polk County Auditor has approved the subdivision plat name of:

PRAIRIE CREEK PLAT 2

  
\_\_\_\_\_  
Jamie Fitzgerald, Polk County Auditor

November 9, 2020  
Date

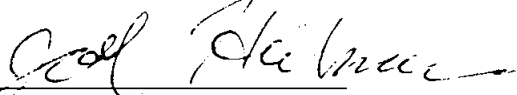
  
\_\_\_\_\_  
By: Joel Heilman



EXHIBIT "A"

LEGAL DESCRIPTION ( PRAIRIE CREEK PLAT 2 )

Parcel "2019-59" of the Plat of Survey filed in the Office of the Recorder of Polk County, Iowa on April 16, 2019, and recorded in Book 17292 Page 919-922, being a part of Parcel "2017-153" of the Plat of Survey filed in the Office of the Recorder of Polk County, Iowa on August 25, 2017, and recorded in Book 16620 Page 644, also being a part of Parcel "E" as recorded in Book 15299 Page 349 in the Office of the Recorder of Polk County, Iowa on August 25, 2014 and previously being a part of Parcel "F" of the Plat of Survey attached as Exhibit "A" of Patent No. 5893 filed in the Office of the Recorder of Polk County, Iowa on November 14, 2013, and recorded in Book 15025 Page 746, and previously being a part of Lots 18 and 19 of the Official Plat of the W  $\frac{1}{2}$  of Section 3 and a part of Lot 1 of the Official Replat of the N  $\frac{1}{2}$  of Section 9 and the S  $\frac{1}{2}$  of Section 4, all in T78N, R23W of the 5<sup>th</sup> P.M., now included in and forming a part of the City of Pleasant Hill, Polk County, Iowa.

and

Parcel "2019-60" of the Plat of Survey filed in the Office of the Recorder of Polk County, Iowa on April 16, 2019, and recorded in Book 17292 Page 919-922, being a part of Parcel "2017-153" of the Plat of Survey filed in the Office of the Recorder of Polk County, Iowa on August 25, 2017, and recorded in Book 16620 Page 644, also being a part of Parcel "E" as recorded in Book 15299 Page 349 in the Office of the Recorder of Polk County, Iowa on August 25, 2014 and previously being a part of Parcel "F" of the Plat of Survey attached as Exhibit "A" of Patent No. 5893 filed in the Office of the Recorder of Polk County, Iowa on November 14, 2013, and recorded in Book 15025 Page 746 and previously being a part of Lots 18 and 19 of the Official Plat of the W  $\frac{1}{2}$  of Section 3, T78N, R23W of the 5<sup>th</sup> P.M., now included in and forming a part of the City of Pleasant Hill, Polk County, Iowa.

and

Parcel "2019-61" of the Plat of Survey filed in the Office of the Recorder of Polk County, Iowa on April 16, 2019, and recorded in Book 17292 Page 919-922, being a part of Parcel "2017-153" of the Plat of Survey filed in the Office of the Recorder of Polk County, Iowa on August 25, 2017, and recorded in Book 16620 Page 644, also previously being a part of Parcel "F" of the Plat of Survey attached as Exhibit "A" of Patent No. 5893 filed in the Office of the Recorder of Polk County, Iowa on November 14, 2013, and recorded in Book 15025 Page 746 and previously being a part of Lots 18 and 19 of the Official Plat of the W  $\frac{1}{2}$  of Section 3, T78N, R23W of the 5<sup>th</sup> P.M., now included



in and forming a part of the City of Pleasant Hill, Polk County, Iowa.

and

Parcel "2017-181" of the Plat of Survey filed in the Office of the Recorder of Polk County, Iowa on October 9, 2017, and recorded in Book 16677 Page 209, being a part of Parcel "F" of the Plat of Survey attached as Exhibit "A" of Patent No. 5893 filed in the Office of the Recorder of Polk County, Iowa on November 14, 2013, and recorded in Book 15025 Page 746, and previously being a part of Lots 18 and 19 of the Official Plat of the W  $\frac{1}{2}$  of Section 3, T78N, R23W of the 5<sup>th</sup> P.M., now included in and forming a part of the City of Pleasant Hill, Polk County, Iowa, more particularly describes as follows:

Beginning at the Northeast corner of said Parcel "2019-61", also being the Southeast corner of Lot 30, Prairie Creek Plat 1, as recorded in Book 16652 Page 429 of the Polk County, Iowa, Recorder's office and also being the Southwest corner of Lot 15, Gladbury Park Plat 4, as recorded in Book 10643 Pages 107-117; thence S 03°07'44" E along the East Line of said Parcel "2019-61" and the East line of said Parcel "2017-181", a distance of 1128.47 feet to the Southeast corner of said Parcel "2017-181"; thence S 65°14'29" W along the South line of said Parcel "2017-181", a distance of 1130.71 feet to a bend point along the South line of said Parcel "2017-181"; thence N 85°43'58" W along the South line of said Parcel "2017-181", a distance of 163.02 feet to the Southwest corner of said Parcel "2017-181"; thence N 01°03'38" W along the West line of said Parcel "2017-181", a distance of 481.59 feet to a point on the South line of said Parcel "2019-59"; thence N 85°55'02" W along the South line of said Parcel "2019-59", a distance of 636.27 feet to the Southwest corner of said Parcel "2019-59", also being a Point on the Iowa DOT US Highway 5 Right-of-Way; thence N 43°35'16" E along the West line of said Parcel "2019-59", also being the Southeasterly line of the Iowa DOT US Highway 5 Right-of-Way, a distance of 424.19 feet to a point of a non-tangent curve; thence along the West line of said Parcel "2019-59", also being the West line of said Parcel "2019-60" and the Southeasterly line of the Iowa DOT US Highway 5 Right-of-Way, being a non-tangent curve to the left 681.39 feet having a radius of 4070.28 feet, an internal angle of 09°35'30", a chord bearing of N 29°00'46" E and a chord length of 680.60 feet; thence along the West line of said Parcel "2019-60", also being the Southeasterly line of the Iowa DOT US Highway 5 Right-of-Way being a curve to the left 232.40 feet having a radius of 4070.28 feet, an internal angle of 03°16'16", a chord bearing of N 22°37'39" E and a chord distance of 232.37 feet to the Northwest corner of said Parcel "2019-60", also being the Southwest corner of Lot 1, of said Prairie Creek Plat 1; thence S 86°59'58" E along the North line of said Parcel "2019-60", the North line of Parcel "2019-61" also being the South line of said Prairie Creek Plat 1, a distance of 1060.81 feet to the Point of Beginning,

containing 44.223 acres more or less, subject to any covenants or restrictions.