F2

City of Hiawatha
Community Development Department

Purpose: Final Plat Approval **Date: 03/28/2017**

To: Hiawatha City Council

Name of Plan: Tower Commerce Center 13th Addition

Address: 950 Metzger **Zone**: C-4

Number of Lots: 1 lot

Reviewed by: Patrick Parsley, Community Development Director

Description: This is part of the Tower Commerce Center preliminary plat. The lot lines have been adjusted but no major changes are proposed differing from the preliminary plat. The lot size complies with the UDC. There is no request for a zoning change.

Report: This final plat matches the most recent preliminary plat. There is no required plan of improvements to be considered with this plat as sewer and water are already available on Metzger Drive. Final blue bound documents and utility sign-offs will be submitted before Council consideration.

Recommendation: Community Development and the Planning and Zoning Commission recommend approval of this final plat.

3A

City of Hiawatha

Engineering Department

101 Emmons St., Hiawatha Iowa, 52233-1697
PHONE (319) 393-1515 ext. 511 FAX (319) 393-1516

To: Planning and Zoning Commission **Date:** March 16, 2017

From: John Bender PE, City Engineer

Re: Tower Commerce Center 13th Addition

Description: Approval of Final Plat

Report:

Engineering has reviewed the final plat of Tower Commerce 13th Addition to the City of Hiawatha. All street and utility improvements are currently in place and accepted, so no other action is needed that would require a developer's agreement. We also find the final plat is substantial compliance with the approved preliminary plat. We will need sign-offs from the utility companies as to the location of all proposed utility easements.

Engineering recommends approval of this final plat.

If you have any questions please let me know.

Hiawatha!™

3A-2

Final Plat of Tower Commerce Center Thirteenth Addition.

Date: 3/13/2017

The Hiawatha Water Department has reviewed the Final Plat for Tower Commerce Thirteenth Addition.

This final plan lists 10 foot utility measurements for any easements, utility, etc.

The Water Department Approves of this final Plat.

Marty Recker

Water Superintendent

Hiawatha Water Department

WATER DEPARTMENT • P.O. BOX 485 • HIAWATHA, IA 52233-0485 • PHONE (319) 393-5556 • FAX (319) 393-1516

RESOLUTION NO. 17-010
Planning & Zoning Commission

RESOLUTION APPROVING THE FINAL PLAT FOR TOWER COMMERCE 13TH ADDITION HIAWATHA, IOWA

WHEREAS, A FINAL PLAT FOR TOWER COMMERCE 13TH ADDITION TO HIAWATHA, IOWA, HAS BEEN FILED WITH THE CITY CLERK AND AFTER CONSIDERATION OF 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 HIAWATHA, IOWA, IN RELATION TO PLATS AND ADDITIONS TO CITIES, NOW THEREFORE,

BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF HIAWATHA, IOWA, THAT SAID FINAL PLAT AND DEDICATIONS OF SAID TOWER COMMERCE 13TH ADDITION TO HIAWATHA, LINN COUNTY, IOWA, IS HEREBY ACKNOWLEDGED AND APPROVED ON THE PART OF THE PLANNING AND ZONING COMMISSION OF HIAWATHA, IOWA, AND THAT THE CHAIRMAN AND SECRETARY OF THE HIAWATHA PLANNING AND ZONING COMISSION ARE HEREBY DIRECTED TO CERTIFY THIS RESOLUTION OF APPROVAL AND AFFIX THE SAME TO SAID PLAT AS BY LAW PROVIDED, AND RECOMMEND THAT THE HIAWATHA CITY COUNCIL APPROVE SAME.

PASSED THIS 27th DAY OF March, 2017.

_____
Mark Powers, Chair

ATTEST:_____
Jennifer Goerg, Community Development Clerk

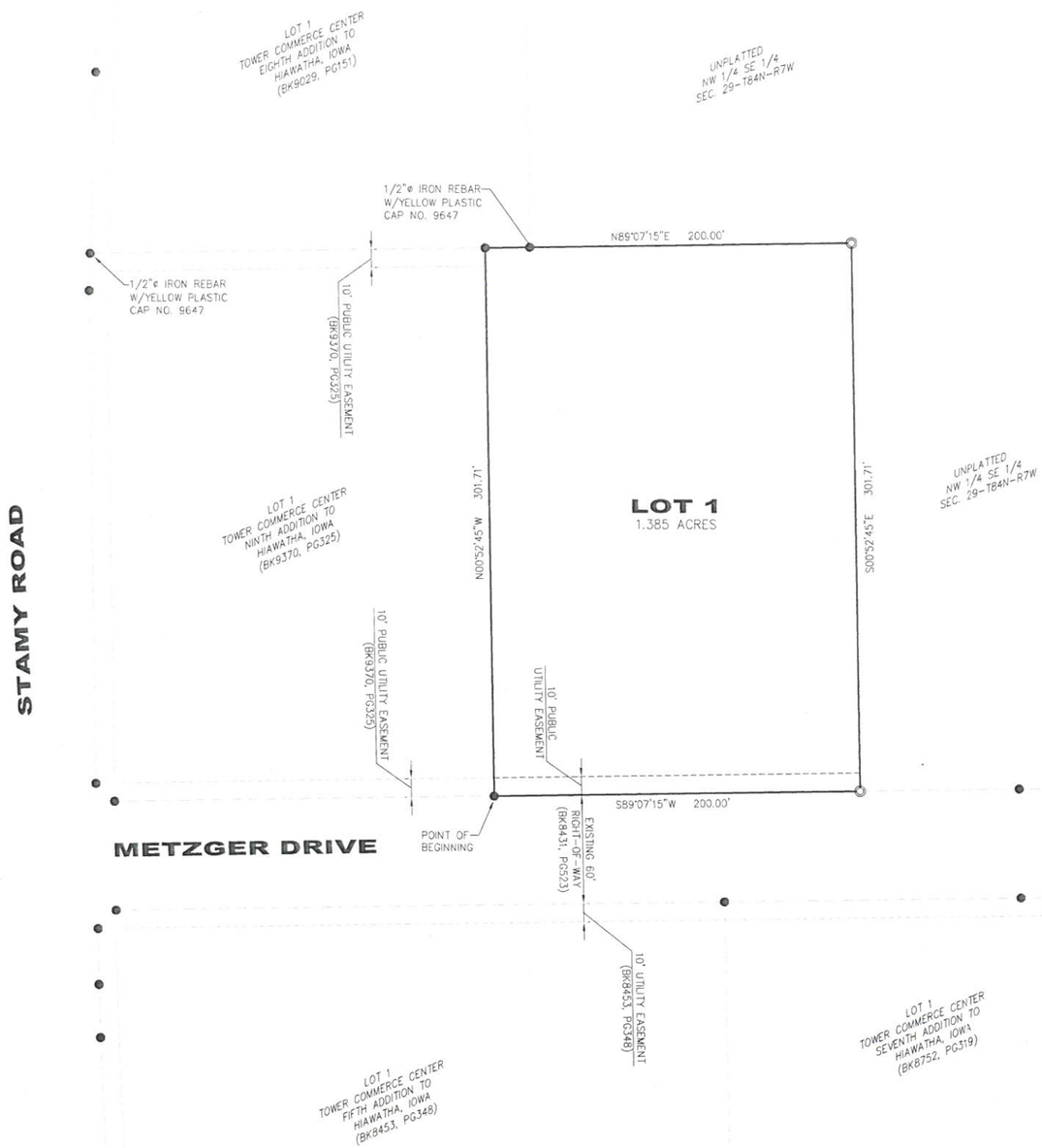
STATE OF IOWA)
)SS
LINN COUNTY)

We, Mark Powers, Chair; and Jennifer Goerg, Community Development Clerk, do hereby certify that the above and foregoing resolution is a true and correct copy of the resolution passed by the Planning and Zoning Commission of the City of Hiawatha, Iowa, on this 27th day of March, 2017.

_____
Mark Powers, Chair

_____
Jennifer Goerg, Community Development Clerk

FINAL PLAT
TOWER COMMERCE CENTER THIRTEENTH ADDITION TO HIAWATHA, IOWA



INDEX LEGEND

Location: NW 1/4 SE 1/4, Section 29, Township 84 North, Range 7 West

Requestor: Tower Commerce Center, Inc.

Proprietor: Tower Commerce Center, Inc.

Surveyor: Leo P. Bonifazi

Company: Schnoor-Bonifazi Engineering & Surveying, LC, 431 Fifth Avenue SW, Cedar Rapids, IA. 52404 PH. 319-298-8888

Return To: LBonifazi@S-B-Engineering.com

SPACE RESERVED FOR RECORDING PURPOSES

Schnoor Bonifazi
Engineering & Surveying

SCHNOOR-BONIFAZI
ENGINEERING & SURVEYING, LC
431 FIFTH AVENUE SW
CEDAR RAPIDS, IA 52404
(319) 298-8888 (PHONE)

REVISIONS

DRAWN: TRED SCHNOOR
APPROVED: LEO BONIFAZI
ISSUED FOR: REVIEW
DATE: 03/28/2017
PROJECT NO.: 10045

N

0 25 50 100
SCALE IN FEET
1"=50'

OWNER

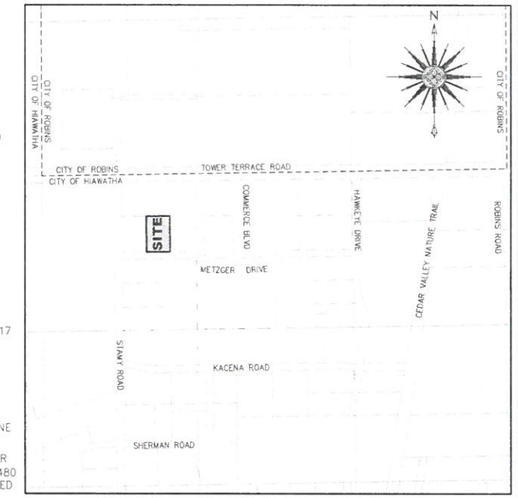
TOWER COMMERCE CENTER, INC.
222 3RD AVENUE SE, SUITE 299
CEDAR RAPIDS, IA 52401
CONTACT PERSON: MR. JON DUSEK
PHONE:(319) 364-6533
FAX:(319) 369-0919

DATE OF SURVEY

SEPTEMBER 7, 2015 & JANUARY 27, 2017

LEGEND

- SECTION LINE
- PROPERTY LINE
- ADJOINING LOT LINE
- ADJOINING EASEMENT LINE
- EASEMENT LINE
- FOUND 5/8" IRON REBAR W/ORANGE CAP NO. 13480 UNLESS OTHERWISE NOTED
- SET 5/8" IRON REBAR W/ORANGE CAP NO. 13480



1 **SITE LOCATION MAP**
NOT TO SCALE

LEGAL DESCRIPTION

TOWER COMMERCE CENTER THIRTEENTH ADDITION TO HIAWATHA, IOWA is that part of the Northwest Quarter of the Southeast Quarter of Section 29, Township 84 North, Range 7 West, of the 5th P.M., Hiawatha, Linn County, Iowa, described as follows:

Beginning at the Southeast corner of Lot 1, Tower Commerce Center Ninth Addition to Hiawatha, Iowa;

thence North 00° 52' 45" West 301.71 feet along the East line of said Lot 1, Tower Commerce Center Ninth Addition to the Northeast corner thereof, also being a point on the South line of Lot 1, Tower Commerce Center Eighth Addition to Hiawatha, Iowa;

thence North 89° 07' 15" East 200.00 feet along the South line of said Lot 1, Tower Commerce Center Eighth Addition and Easterly extension thereof;

thence South 00° 52' 45" East 301.71 feet to a point on the North right-of-way line of Metzger Drive;

thence South 89° 07' 15" West 200.00 feet along said North right-of-way line to the Point of Beginning, containing 1.385 acres, subject to covenants, easements and restrictions of record.

NOTES

1. IT IS PROHIBITED TO PLACE ANY ABOVE GROUND UTILITY STRUCTURES WHERE UTILITY EASEMENTS CROSS STORM SEWER, DRAINAGE OR ACCESS EASEMENTS.
2. ALL PUBLIC UTILITY EASEMENTS ARE NOW BEING DEDICATED TO THE PUBLIC AS SHOWN ON THE FINAL PLAT.
3. TOWER COMMERCE CENTER FIFTH ADDITION TO HIAWATHA, IOWA WAS RECORDED IN BOOK 8453, PAGES 348-359 IN THE OFFICE OF THE LINN COUNTY RECORDER.
4. TOWER COMMERCE CENTER SEVENTH ADDITION TO HIAWATHA, IOWA WAS RECORDED IN BOOK 8752, PAGES 319-330 IN THE OFFICE OF THE LINN COUNTY RECORDER.
5. TOWER COMMERCE CENTER EIGHTH ADDITION TO HIAWATHA, IOWA WAS RECORDED IN BOOK 9029, PAGES 151-164 IN THE OFFICE OF THE LINN COUNTY RECORDER.
6. TOWER COMMERCE CENTER NINTH ADDITION TO HIAWATHA, IOWA WAS RECORDED IN BOOK 9370, PAGES 325-338 IN THE OFFICE OF THE LINN COUNTY RECORDER.
7. METZGER DRIVE RIGHT-OF-WAY WAS DEDICATED WITH RESOLUTION 12-214 RECORDED IN BOOK 8431, PAGES 523-530 IN THE OFFICE OF THE LINN COUNTY RECORDER.

LICENSED PROFESSIONAL LAND SURVEYOR
LEO P. BONIFAZI
13480
IOWA

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: DATE: 03/28/2017
LEO P. BONIFAZI
LICENSE NO. 13480
SHEETS COVERED BY THIS SEAL: 1 OF 1
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2017

FINAL PLAT
TOWER COMMERCE CENTER
THIRTEENTH ADDITION TO
HIAWATHA, IOWA

FINAL PLAT

DRAFT

RESOLUTION NO. 17-
City Council

RESOLUTION APPROVING FINAL PLAT
TOWER COMMERCE CENTER THIRTEENTH ADDITION, HIAWATHA, IOWA

WHEREAS, a final plat of Tower Commerce Center Thirteenth Addition to the City of Hiawatha, Linn County, Iowa, has been received and reviewed by the City Engineer, Hiawatha Water Superintendent and Planning and Zoning Commission and found to be in conformance with regulations of the City of Hiawatha, and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF HIAWATHA, IOWA, to approve the final plat of Tower Commerce Center Thirteenth Addition to the City of Hiawatha, Linn County, Iowa.

AYES:
NAYS:
ABSENT:

PASSED AND APPROVED this 5th day of April, 2017.

_____
Bill Bennett, Mayor

ATTEST:

_____
Kari Graber, Deputy Clerk