F4

City of Hiawatha
Community Development Department

Purpose: Final Plat Approval **Date: 01/24/2017**

To: Hiawatha City Council

Name of Plan Tower Commerce Center 11th Addition

Address: 775 Metzger **Zone**: I-2

Number of Lots: 1 lot

Reviewed by: Patrick Parsley, Community Development Director

Description: This is part of Tower Commerce preliminary plat. No changes from the preliminary plat are proposed.

Report: This final plat matches the most recent preliminary plat. There is no required plan of improvements to be considered with this plat. Final blue bound documents and utility sign-offs have been received.

Recommendation: Community Development and the Planning and Zoning Commission support the recommendation for approval of this final plat.

Hiawatha!™

Final Plat Review for Tower Terrace Center

Eleventh Addition

The Water Department has completed its review of the Tower Terrace Center Eleventh Addition Final Plat submitted by Schnoor Bonifazi Eng. The Water Department recommends approval of this Final Plat on January 11th, 2017.

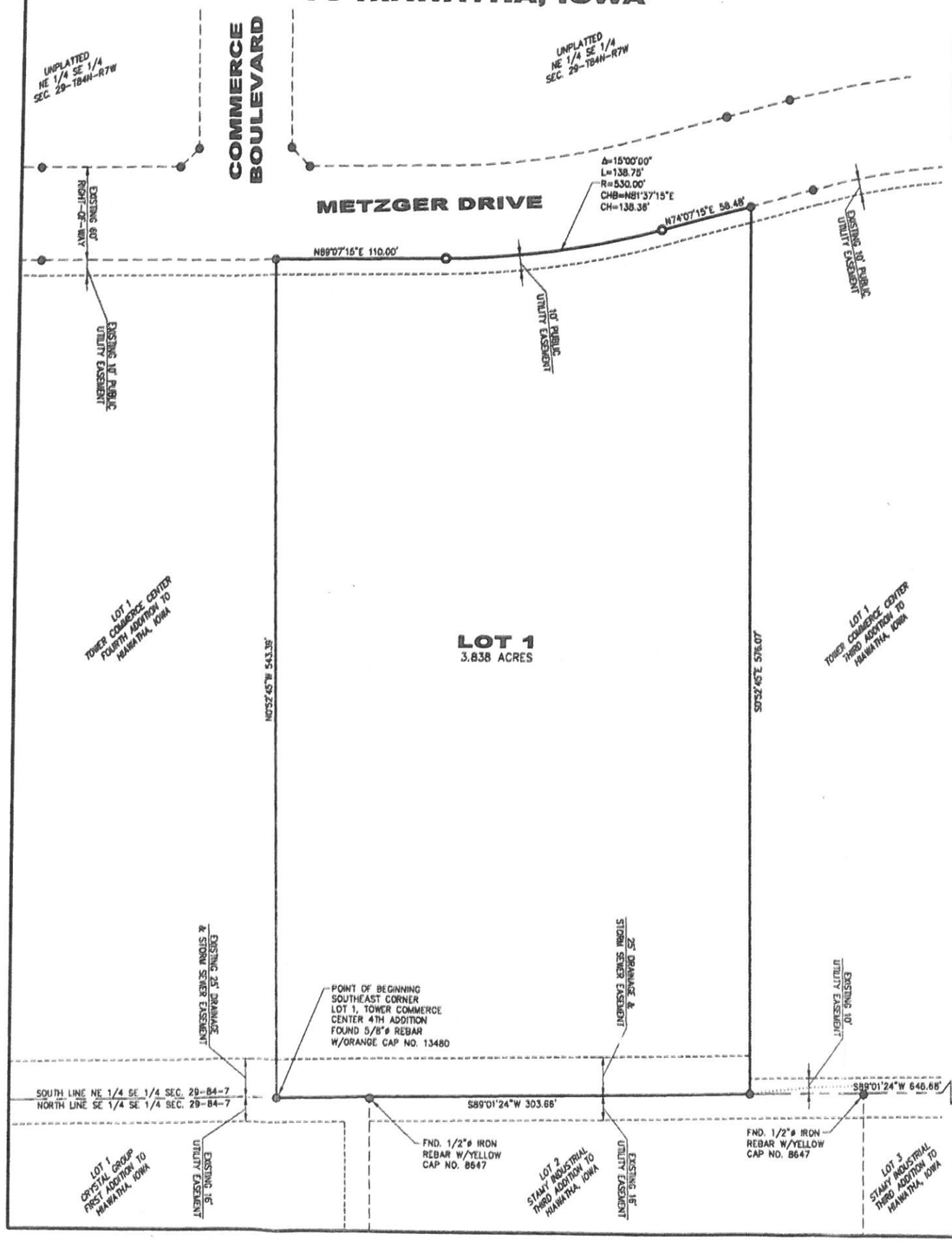
Marty Recker 1-11-17

Marty Recker

Assistant Water Superintendent

CC: Kelly Kornegor, City Clerk

FINAL PLAT
TOWER COMMERCE CENTER ELEVENTH ADDITION TO HIAWATHA, IOWA



INDEX LEGEND

Location: NE 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: ETHAN SMALL
APPROVED: LEO BONIFAZI
ISSUED FOR: REVIEW
DATE: 12/23/2016
PROJECT NO.: 10045

N

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

OWNER

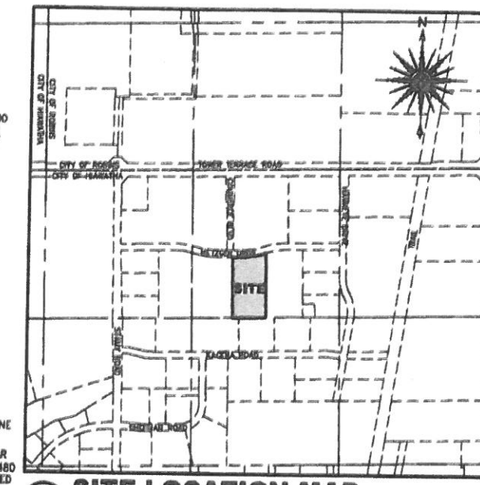
TOWER COMMERCE CENTER, INC.
222 3RD AVENUE SE, SUITE 299
CEDAR RAPIDS, IA 52401
CONTACT PERSON: MR. JON DUSEK
PHONE: (319) 364-8533
FAX: (319) 369-0919

DATE OF SURVEY

SEPTEMBER 7, 2015

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 ELEVENTH ADDITION to Hiawatha, Iowa is that part of the Northeast 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 Fourth Addition to Hiawatha, Iowa;
thence North 00° 52' 45" West 543.39 feet along the East line of said Lot 1 to the Northeast corner thereof and also a point on the South right-of-way line of Metzger Drive;
thence North 89° 07' 15" East 110.00 feet along said South right-of-way line to the beginning of a 530.00 foot radius curve concave Northwesterly;
thence continuing Northeasterly along said South right-of-way line through a central angle of 15° 00' 00" an arc distance of 138.75 feet (chord bearing North 81° 37' 15" East 138.36 feet;
thence North 74° 07' 15" East 58.48 feet along said South right-of-way line to the Northwest corner of Lot 1, Tower Commerce Center Third Addition to Hiawatha, Iowa;
thence South 0° 52' 45" East 576.07 feet along the West line of said Lot 1 to the Southwest corner thereof;
thence South 89° 01' 24" West 303.66 feet along the South line of the Northeast Quarter of the Southeast Quarter of said Section 29 to the Point of Beginning, containing 3.838 acres, subject to covenants, easements and restrictions of record.

For the purpose of this description the South line of the Northeast Quarter of the Southeast Quarter of said Section 29 is assumed to bear South 89° 01' 24" West.

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 THIRD ADDITION TO HIAWATHA, IOWA WAS RECORDED IN BOOK 8111, PAGES 103-117 IN THE OFFICE OF THE LINN COUNTY RECORDER.
4. STAMY INDUSTRIAL PARK FOURTH ADDITION TO HIAWATHA, IOWA WAS RECORDED IN BOOK 4296, PAGES 428-436 IN THE OFFICE OF THE LINN COUNTY RECORDER.
5. TOWER COMMERCE CENTER FOURTH ADDITION TO HIAWATHA, IOWA WAS RECORDED IN BOOK 8453, PAGES 322-33 IN THE OFFICE OF THE LINN COUNTY RECORDER.
6. CRYSTAL GROUP FIRST ADDITION TO HIAWATHA, IOWA WAS RECORDED IN BOOK 4013, PAGES 142-149 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: 12/23/2016
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
ELEVENTH ADDITION TO
HIAWATHA, IOWA

FINAL PLAT

RESOLUTION NO. 17-001
Planning & Zoning Commission

RESOLUTION APPROVING THE FINAL PLAT FOR TOWER COMMERCE CENTER 11TH ADDITION HIAWATHA, IOWA

WHEREAS, A FINAL PLAT FOR TOWER COMMERCE CENTER 11TH 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 CENTER 11TH 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 COMMISSION 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 23rd DAY OF January, 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 23rd day of January,2017.

_____
Mark Powers, Chair

_____
Jennifer Goerg, Community Development Clerk

DRAFT

RESOLUTION NO. 17-
City Council

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

WHEREAS, a final plat of Tower Commerce Center Eleventh Addition to the City of Hiawatha, Linn County, Iowa, containing one (1) lot has been filed with the City Clerk, and after review by City Staff and the Planning and Zoning Commission, has been 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 Eleventh Addition to the City of Hiawatha, Linn County, Iowa.

AYES:
NAYS:
ABSENT:

PASSED AND APPROVED this 1st day of February, 2017.

_____
Bill Bennett, Mayor

ATTEST:

_____
Kelly Kornegor, City Clerk