F4

Memorandum

To: Hiawatha City Council

CC: Kim Downs, City Administrator

From: John Bender, City Engineer

Patrick Parsley, Community Development Director

Date: 5/20/2019

Re: Extra Territorial Platting review for Pate Acres 1st Addition

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Background: The City has received a request to review a plat proposed in Linn County and within the two-mile radius of the Hiawatha city limits. The plat request is to plat an 18 acre area creating three lots:

Lot 1: 1. 55 acre lot with an existing single family residence.

Outlot A: 15 acres lot developable as per existing development regulations which appears to be a residential subdivision

Lot A: ROW for North Center Point Road.

The property is approximately 1.3 miles from the Hiawatha border. No public improvements are required. Attached documents include a location map, site plan and legal description.

The authority to review all plats in the two-mile area is in accordance with UDC Section 165.52 and is referenced in Iowa State Code Section 354.9. A resolution is required to approve extra territorial plats as for plats within the city limits. The same platting rules, policies and procedures apply.

This plat is similar to our Plat of Survey (POS) process and has been submitted as such. It is a division of a single lot for the purpose of changing ownership. This POS approval process requires a review by the City Engineer. The City Engineer and Community Development Director have reviewed the proposed plat and have found it in compliance with Hiawatha's development standards.

Recommendation: The plat complies with City of Hiawatha platting standards. Engineering and Community Development recommend a resolution to approve the plat.

FINAL PLAT
PATE ACRES FIRST ADDITION
TO LINN COUNTY, IOWA

Recorder's Stamp

Index Legend

Location Description: Part of Lot 5, Anthony's 2nd Addition & W-ly Part of NE Frl. 1/4 Nw.Frl 1/4, Sec 6-T84N-R7W

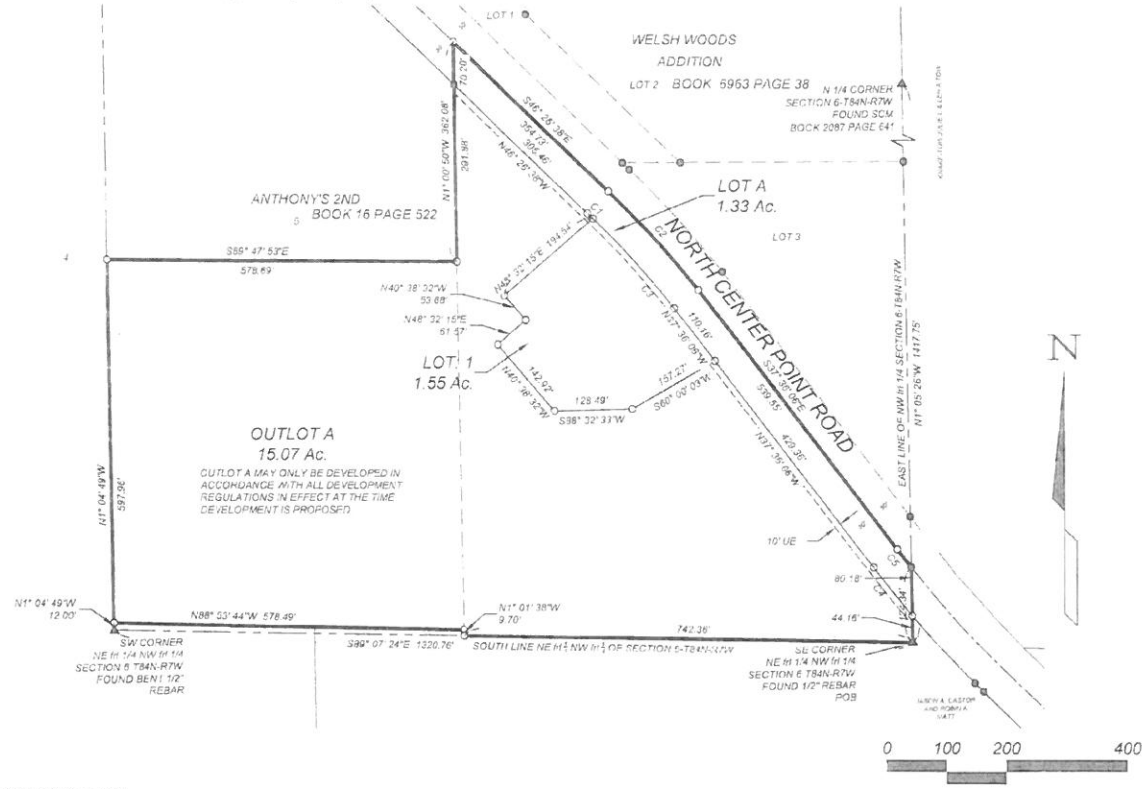
Requestor: Paul Pate Real Estate Group

Proprietor: H. Keith Wilson and Linda J. Wilson

Surveyor: Stephen M. Brain, PE, LS

Surveyor Company: Brain Engineering, inc

Return to: SM Brain, 1540 Midland Ct NE Cedar Rapids, IA 52402 or mikeb@brain-eng.com (319) 294-9424

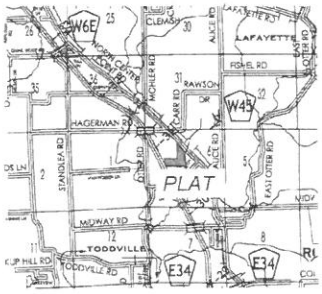


LEGAL DESCRIPTION

The South 8 acres of Lot 5, Anthony's Second Addition to Linn County, Iowa, and that part of the NE Frl. ¼ of the NW Frl ¼ of Section 6, lying F-ly of Anthony's Second Addition to Linn County, Iowa and lying W-ly of and adjacent to Highway No. 150, all in Township 84 North, Range 7 West of the 5th Principal Meridian, Linn County, Iowa described as follows:

Beginning the SE Corner of said NE Frl. ¼ NW Frl ¼;
thence N89°07'48"W along the south line of said NE Frl. ¼ NW Frl ¼, 742.36 feet;
thence N01°01'38"W, 9.70 feet;
thence N88°53'44"W, 578.49 feet to a point on the west line of said NE Frl. ¼ NW Frl ¼;
thence N01°04'49"W along said west line, 597.96 feet;
thence S89°47'53"E, 578.69 feet;
thence N01°00'50"W, 362.08 feet to the centerline of North Center Point Road;
thence S46°26'38"E along said centerline, 354.73 feet;
thence SE-ly continuing along said centerline on an arc of 221.05 feet of a 1432.40-foot radius curve to the right having a chord length of 220.83 feet, bearing S42°01'22"E;
thence S37°36'06"E continuing along said centerline, 539.55 feet;
thence SE-ly continuing along said centerline on an arc of 37.76 feet of a 1909.86-foot radius curve to the left having a chord length of 37.76 feet, bearing S38°10'05"E to a point on the east line of said NW ¼;
thence S01°05'26"E along said east line, 124.34 feet to the Point of Beginning containing 17.95 acres which includes 1.33 acres of road right of way.

LOCATION MAP (NO SCALE)



- ▲ FOUND SECTION CORNER
- ● FOUND 1/2" REBAR w/ YPC #18769 OR AS LABELED
- ⊠ FOUND CHISELLED X
- △ SET SECTION CORNER
- ○ SET 1/2" REBAR W/YPC #9647 OR AS LABELED
- X SET CHISELLED X
- POB POINT OF BEGINNING
- () RECORDED AS
- SCM 4"x 4" CONCRETE POST w/DISK
- UE UTILITY EASEMENT
- P.O.S. PLAT OF SURVEY
- YPC YELLOW PLASTIC CAP
- RPC RED PLASTIC CAP

NOTE: ALL MEASUREMENTS IN FEET AND DECIMALS THEREOF.

LICENSED LAND SURVEYOR
STEPHEN MICHAEL BRAIN
9647
IOWA

I hereby certify that this land surveying document 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.
Signed Date

Stephen Michael Brain, L.S.
My License Renewal Date Is December 31, 2020
License Number 9647
Pages or sheets covered by this seal: THIS PAGE

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	12.66	1382.40	0.52	N46° 10' 53"W	12.66
C2	221.05	1432.40	8.84	S42° 01' 22"E	220.83
C3	200.68	1382.40	8.32	N41° 45' 38"W	200.50
C4	102.25	1959.86	2.99	N39° 05' 47"W	102.24
C5	37.76	1909.86	1.13	S38° 10' 05"E	37.76

DATE OF SURVEY: 4/2/19

Project No. 526219-10	Title: FINAL PLAT — PATE ACRES FIRST ADDITION	BRAIN ENGINEERING, INC. (CIVIL · LAND DEVELOPMENT · SURVEYING · TRANSPORTATION)	Drawn: DJB 4/3/19	Book: 373
			Checked: SMB 4/15/19	Scale: 1"=200'

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SITE PLAN
PATE ACRES FIRST ADDITION
TO LINN COUNTY, IOWA

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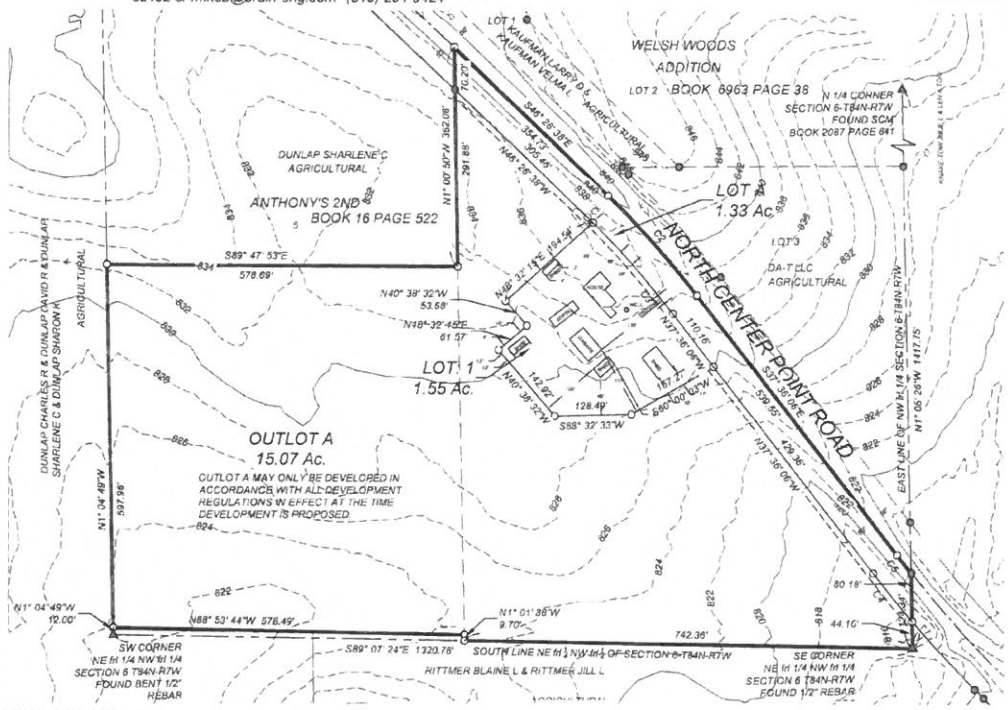
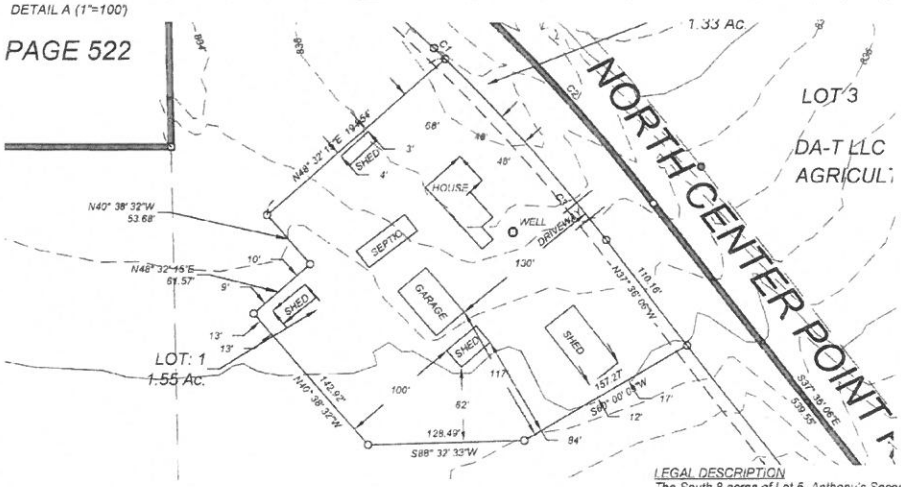


DETAIL A (1"=100')



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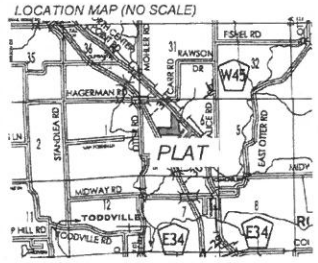

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RESOLUTION NO. 19-
City Council

RESOLUTION APPROVING EXTRA TERRITORIAL PLAT
PATE ACRES FIRST ADDITION, HIAWATHA, IOWA

WHEREAS, a plat of Pate Acres First Addition to the City of Hiawatha, Linn County, Iowa, containing three (3) lots, numbered Lot 1 and lettered Lot A and Out Lot A, 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, in relation to Plats and Additions to Cities, and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HIAWATHA, IOWA, that said plat and dedication of said Pate Acres First Addition to Linn County, Iowa, be and the same is hereby acknowledged and approved on the part of the City of Hiawatha, Iowa and the Mayor and the City Clerk are hereby directed to certify this resolution of approval and affix the same to said plat as by law provided.

AYES:
NAYS:

PASSED AND APPROVED this 5th day of June, 2019.

_____
Bill Bennett, Mayor

ATTEST:

_____
Amy Scheer, Deputy City Clerk