F4

City Clerk's Office
Hiawatha City Hall
101 Emmons Street
Hiawatha, Iowa 52233

Memo

To: Mayor and City Council
From: Kelly Kornegor, City Clerk
Date: March 1, 2017
Re: Tower Commerce Center Twelfth Addition

Council,

The Planning and Zoning Commission does not meet until February 27. At that time, the Commission will make recommendation on the Final Plat for Tower Commerce Center Twelfth Addition.

Staff will update Council on Planning and Zoning's recommendation on the dais on March 1.

City of Hiawatha
Community Development Department

Purpose: Final Plat Approval **Date: 02/15/2017**

To: Planning and Zoning Commission

Name of Plan: Tower Commerce Center 12th Addition

Address: 1704 Commerce Boulevard **Zone**: C-4

Number of Lots: 1 lot

Reviewed by: Patrick Parsley, Community Development Director

Description: This is part of a Sherman Square preliminary plat. The lot lines have been adjusted but no major changes are proposed differing from the preliminary plat.

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 submitted and are ready for Council consideration.

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

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:** **February 17, 2017**

From: John Bender PE, City Engineer

Re: **Tower Commerce Center 12th Addition**

Description: Approval of Final Plat

Report:

Engineering has reviewed the final plat of Tower Commerce 12th Addition. 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.

Engineering recommends approval of this final plat.

If you have any questions please let me know.

Hiawatha!™

Pat Parsley

Community Development Director

Marty Recker

Water Superintendent

Date: 1/26/2017

Re: Final Plat Tower Commerce Center Twelfth Addition to Hiawatha

The Water Department has reviewed the Final Plan submitted by Schnoor Bonifazi Engineering for Tower Commerce Center Twelfth Addition to Hiawatha.

The Water Department recommends approval of this Final Plat.

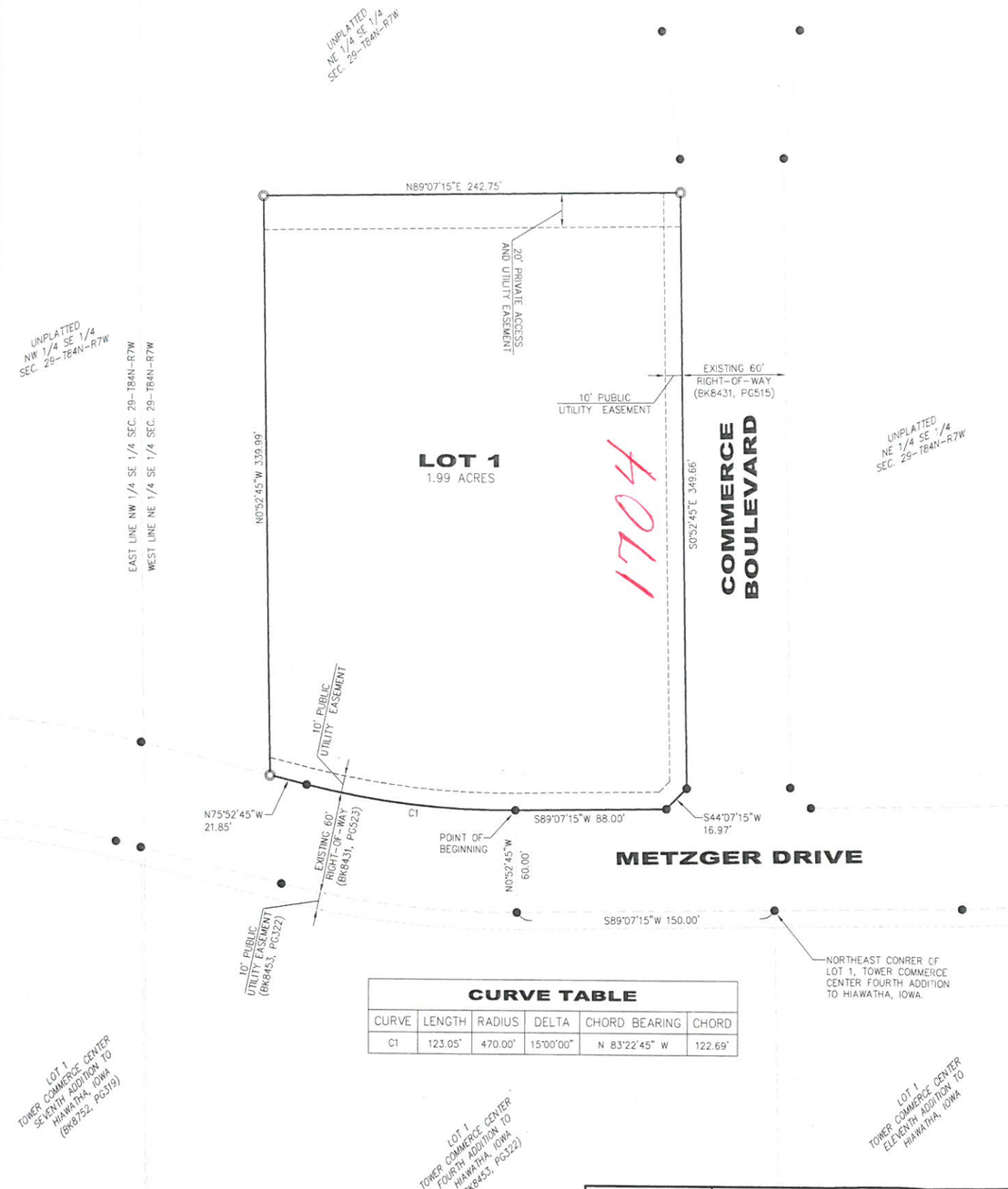
Marty Recker

Water Superintendent

Cc. Kelly Kornegor; City Clerk

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

FINAL PLAT
TOWER COMMERCE CENTER TWELFTH ADDITION TO HIAWATHA, IOWA



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	123.05'	470.00'	15°00'00"	N 83°22'45" W	122.69'

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

N

0 25 50 100

SCALE IN FEET

1"=50'

OWNER

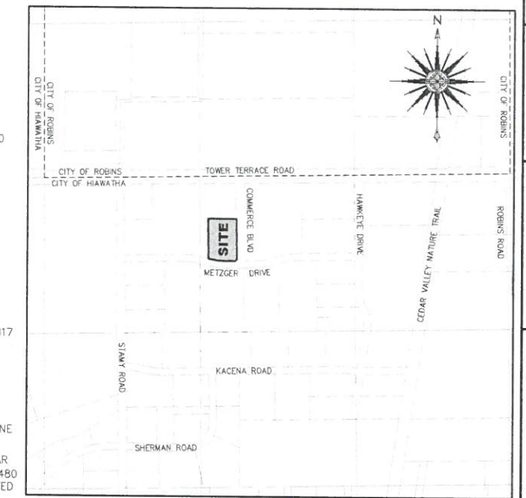
TOWER COMMERCE CENTER, INC.
222 3RD AVENUE SE, SUITE 299
CEDAR RAPIDS, IA 52401
CONTACT PERSON: MR. JON DUSEK
PHONE:(319) 364-6533
FAX:(319) 369-0919

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 TWELFTH 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:

Commencing at the Northeast corner of Lot 1, Tower Commerce Center Fourth Addition to Hiawatha, Iowa;

thence South 89° 07' 15" West 150.00 feet along a North line of said Lot 1, also being a South right-of-way line of Metzger Drive;

thence North 0° 52' 45" West 60.00 feet to the Point of Beginning, also being a point on the North right-of-way line of Metzger Drive and also the beginning of a 470.00 foot radius curve concave Northeasterly;

thence Northwesterly along said North right-of-way line of Metzger Drive through a central angle of 15° 00' 00"an arc distance of 123.05 feet (chord bearing North 83° 22' 45" West 122.69 feet);

thence North 75° 52' 45" West 21.85 feet along said North right-of-way line of Metzger Drive;

thence North 0° 52' 45" West 339.99 feet;

thence North 89° 07' 15" East 242.75 feet to a point on the West right-of-way line of Commerce Boulevard;

thence South 0° 52' 45" East 349.66 feet along said West right-of-way line of Commerce Boulevard;

thence South 44° 07' 15" West 16.97 feet along said West right-of-way line of Commerce Boulevard to a point on the said North right-of-way line of Metzger Drive;

thence South 89° 07 15" West 88.00 feet along said North right-of-way line of Metzger Drive to the Point of Beginning, containing 1.99 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 FOURTH ADDITION TO HIAWATHA, IOWA WAS RECORDED IN BOOK 8453, PAGES 322-33 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. 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.
8. COMMERCE BOULEVARD RIGHT-OF-WAY WAS DEDICATED WITH RESOLUTION 12-215 RECORDED IN BOOK 8431, PAGES 515-522 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: 02/21/2017
LEO P. BONIFAZI
LICENSE NO. 13480
SHEETS COVERED BY THIS SEAL: 1 OF 1

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2017

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: APPROVAL
DATE: 02/21/2017
PROJECT NO.: 10045

FINAL PLAT
TOWER COMMERCE CENTER TWELFTH ADDITION TO HIAWATHA, IOWA

FINAL PLAT

1 OF 1

DRAFT

RESOLUTION NO. 17-
City Council

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

WHEREAS, a final plat of Tower Commerce Center Twelfth 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 Twelfth Addition to the City of Hiawatha, Linn County, Iowa.

AYES:
NAYS:
ABSENT:

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

_____
Bill Bennett, Mayor

ATTEST:

_____
Kelly Kornegor, City Clerk