F4d

STORM SEWER AND DRAINAGE EASEMENT

This instrument made this _____ day of _____, 2018, by Morgan and Morio Building Partnership, L.L.C., owner(s) (hereinafter referred to as Grantor) of the following described property:

Parcel A, Plat of Survey No. 2203 as recorded in Book 9977, Page 639 in the Office of the Linn County, Iowa Recorder

WHEREAS, the owner in fee simple of the real property known and described as set out above is the GRANTOR, and

WHEREAS, the GRANTOR proposes to construct storm sewer and drainage facilities upon and under a portion of the above real property owned by the GRANTOR, and

WHEREAS, the GRANTOR has agreed to give to the City of Hiawatha, Iowa, a perpetual and continual easement for the purpose of constructing, reconstructing and maintaining said storm sewer and drainage facilities upon a portion of the real property of the GRANTOR, for consideration of $1.00 and other valuable considerations duly paid and acknowledged.

THEREFORE, for the above consideration the GRANTOR hereby grants unto the City of Hiawatha, Iowa and its assigns a perpetual and continual easement for the purpose of constructing, reconstructing and maintaining the storm sewer and drainage facilities upon and under the following portions of the above described property:

See Attached Exhibit "A"

The GRANTOR further agrees to erect no buildings, obstructions or other improvements upon or under the property covered by this Easement which would interfere with the construction, reconstruction or maintenance of said storm sewer and drainage without first obtaining permission from the City of Hiawatha, Iowa,

The Easement and rights herein described shall be binding upon the Grantor, its heirs and assigns.

Dated:_____, 2018

MORGAN AND MORIO BUILDING PARTNERSHIP, L.L.C.

_____ _____

Dominic G. Morio, Partner/Member James R. Morgan, Partner/Member

STATE OF IOWA)
) ss:
COUNTY OF LINN)

This instrument was acknowledged before me on the _____ day of _____, 2018 by Dominic G. Morio, Partner/Member of Morgan and Morio Building Partnership, L.L.C and James R. Morgan as Partner/Member of Morgan and Morio Building Partnership, L.L.C.

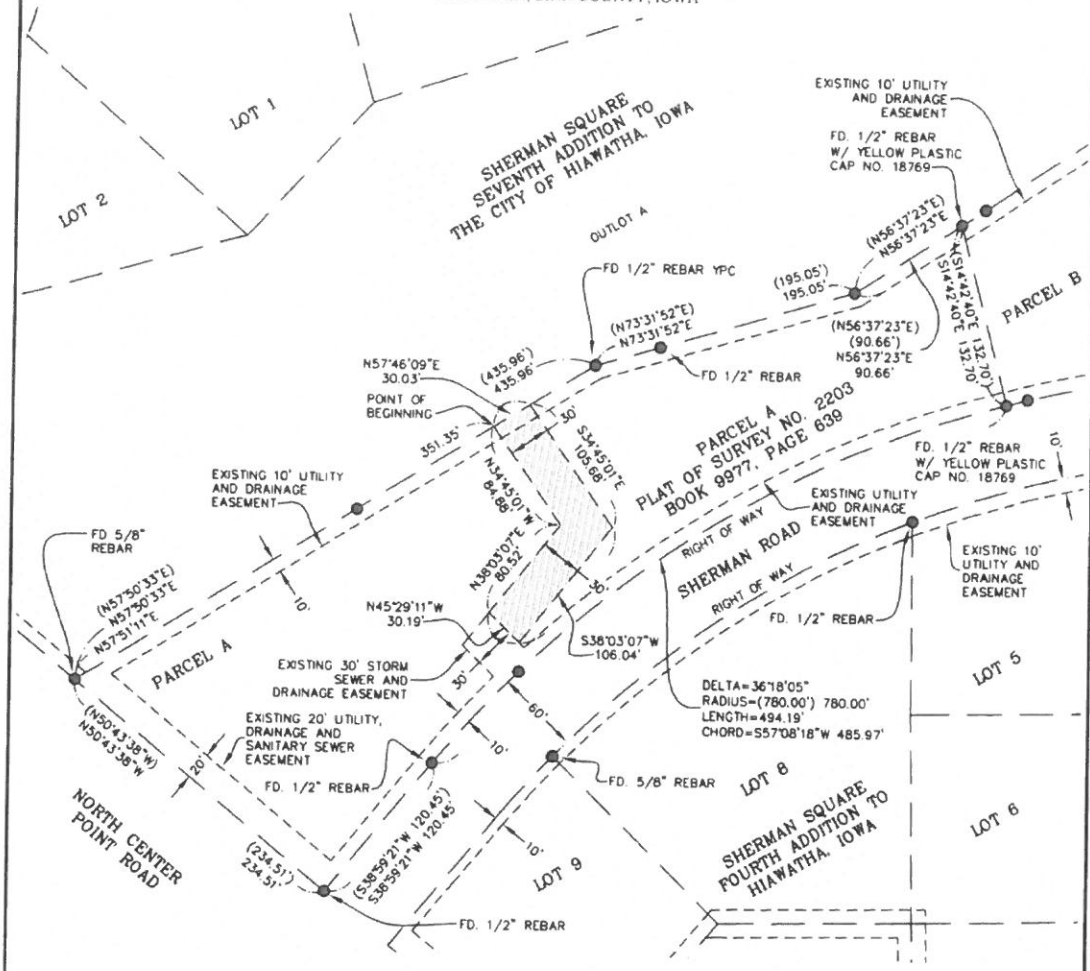
_____

Notary Public in and for the State of Iowa

EXHIBIT A

STORM SEWER AND DRAINAGE EASEMENT

PART OF PARCEL A, PLAT OF SURVEY NO. 2203
HIAWATHA, LINN COUNTY, IOWA



LEGAL DESCRIPTION–STORM SEWER AND DRAINAGE EASEMENT:

PART OF PARCEL A, PLAT OF SURVEY NO. 2203 AS RECORDED IN BOOK 9977, PAGE 639 IN THE OFFICE OF THE LINN COUNTY, IOWA RECORDER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWESTERLY CORNER OF SAID PARCEL A; THENCE N57°50'33"E 351.35 FEET ALONG THE NORTHWESTERLY LINE OF SAID PARCEL A TO THE POINT OF BEGINNING; THENCE CONTINUING N57°50'33"E 30.03 FEET ALONG SAID NORTHWESTERLY LINE; THENCE S34°45'01"E 105.68 FEET; THENCE S38°03'07"W 106.04 FEET TO THE NORTHEASTERLY LINE OF AN EXISTING 30 FOOT WIDE STORM SEWER AND DRAINAGE EASEMENT; THENCE N45°29'11"W 30.19 FEET ALONG SAID NORTHEASTERLY LINE; THENCE N38°03'07"E 80.52 FEET; THENCE N34°45'01"W 84.88 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 5,657 SQ.FT., 0.13 ACRES, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

0 50 100 150 200
GRAPHIC SCALE IN FEET
SCALE: 1"=100'

SURVEY WORK COMPLETED: 10/24/17

Requestor: PRIMUS DENTAL

Proprietor: MORGAN AND MORIO BUILDING PARTNERSHIP, L.L.C.

Engineer: Brent Jackman, P.E.

Company: HALL & HALL ENGINEERS, INC.
1860 BOYSON ROAD
HIAWATHA, IOWA 52233
1-319-362-9548

SURVEY LEGEND

- ● FOUND 1/2" REBAR W/YPC #11310
- ( ) RECORDED AS
- - - - - - EASEMENT LINE
- — — — EXISTING LOT LINE

Project Number:	Sheet:	Scale:	Field Book No:	Date:	Sheet Title:
10586	1 of 1	1"=100'	241	1/8/18	EXHIBIT A STORM SEWER AND DRAINAGE EASEMENT PART OF PARCEL A, PLAT OF SURVEY NO. 2203 HIAWATHA, LINN COUNTY, IOWA

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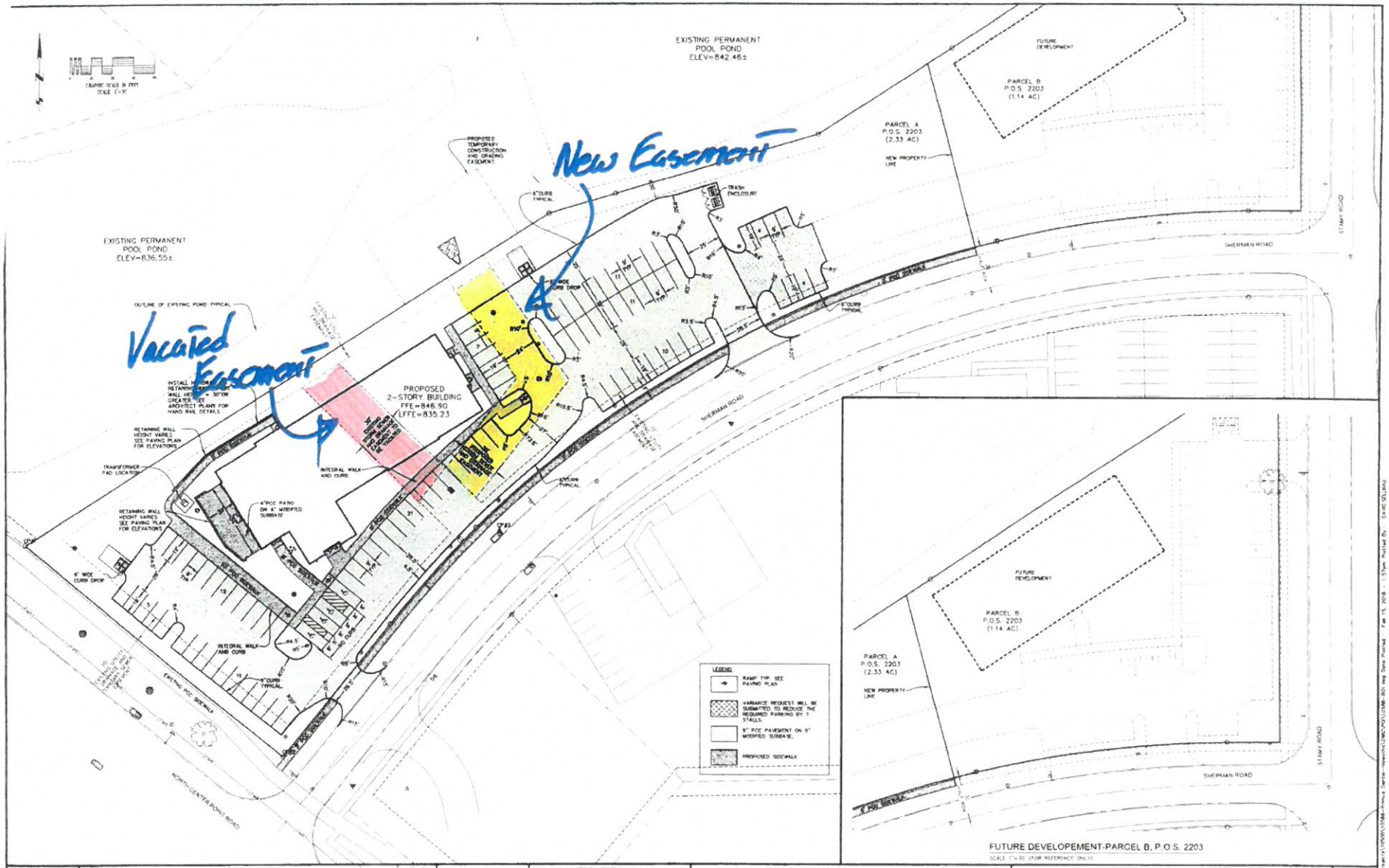
Designed by: | Drawn by: | Checked by:

CAD File: I:\projects\10500\10586-Primus Dental-Hiawatha\DWG\Plats\10586-STORM EASE EXHIBIT-C3017.dwg Date Plotted : Jan 11, 2018 - 9:41am Plotted By : SUSAN-FORINASH



DRAWN BY: DAS					
CHECKED BY: BWJ					
APPROVED BY:					
DATE: 2/15/2018					
FIELD BOOK:	NO	REVISION DESCRIPTION	APPROVED	DATE	

Hiawatha!

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HIAWATHA MULTI-SPECIALTY CLINIC BUILDING
IN THE CITY OF HIAWATHA,
LINN COUNTY, IOWA

SITE LAYOUT PLAN

PROJECT NO. 10586

SHEET C2.0

DRAWINGS OF PROPOSED IMPROVEMENTS
FOR

HIAWATHA MULTI-SPECIALTY CLINIC BUILDING
IN THE CITY OF HIAWATHA, LINN COUNTY, IOWA

UTILITY AND EMERGENCY TELEPHONE NUMBERS

CITY OF HIAWATHA, IOWA

ENGINEERING DEPARTMENT	(319)-362-9548
POLICE DEPARTMENT	(319)-393-1515
EMERGENCY	911
FIRE DEPARTMENT	(319)-393-1515
EMERGENCY	911
WATER DEPARTMENT	(319)-393-5556
HIAWATHA SHOP	(319)-393-8601
IOWA ONE CALL (UTILITIES)	(800)-292-8989
MID-AMERICAN ENERGY	(319)-298-5162
CENTURY LINK (TELEPHONE)	
ENGINEER, WEST SIDE	(319)-399-7800
ENGINEER, EAST SIDE	(319)-399-7487
ALLIANT/IES INDUSTRIES (ELECTRIC, STEAM)	
INFORMATION	(319)-786-1912
	(319)-786-1959
MEDIACOM (CABLE TV)	
BUSINESS	(319)-365-9899
LOCATIONS	(800)-292-8989
WINDSTREAM (TELEPHONE / CABLE TV)	
BUSINESS	(319)-790-7114
LOCATIONS	(800)-292-8989
MON (TELEPHONE / CABLE TV)	(319)-281-4670
SOUTHSLOPE (TELEPHONE / CABLE TV)	(319)-665-5312
LINN COUNTY REC	(319)-377-1587
CEDAR RAPIDS AND IOWA CITY RAILWAY COMPANY	(800)-283-1540
IOWA DEPARTMENT OF TRANSPORTATION	
DISTRICT ENGINEER	(319)-364-0235
MAINTENANCE GARAGES	(319)-364-8189
LINN COUNTY ENGINEER	(319)-892-6400
LINN COUNTY MAINTENANCE	(319)-892-6420

UTILITY LEGEND

EXISTING / PROPOSED

SANITARY SEWER W/SIZE
STORM SEWER W/SIZE
WATER MAIN W/SIZE
GAS
ELECTRIC-OVERHEAD
ELECTRIC-UNDERGROUND
CABLE TV-UNDERGROUND
CABLE TV-OVERHEAD
TELEPHONE-OVERHEAD
FIBER OPTIC-UNDERGROUND
FIBER OPTIC-OVERHEAD
TELEPHONE-UNDERGROUND
FENCE LINE
BILT FENCE
FLOODPLAIN LIMITS
CONTOUR LINE
LIGHT POLE W/O MAST
LIGHT POLE W/MAST
TELEPHONE POLE
POWER POLE
GUY ANCHOR
GUY POLE
TELEPHONE PEDESTAL
TELEPHONE MANHOLE
CABLE TV PEDESTAL
UTILITY/CONTROL CABINET
SANITARY MANHOLE
STORM MANHOLE
DRAFE INTAKE
RA-3 INTAKE
RA-5 INTAKE
RA-6 INTAKE
RA-8 INTAKE
HORSESHOE CATCH BASIN W/O FLUME
HORSESHOE CATCH BASIN W/FLUME
GAS VALVE
FLARED END SECTION
CLEANOUT, STORM OR SANITARY
TRAFFIC SIGNAL BUNKER

NOTE: THIS IS A STANDARD LEGEND. SOME ITEMS MAY NOT APPEAR ON DRAWINGS

UTILITY LEGEND (CONTINUED)

EXISTING / PROPOSED

BOLLARD
BENCHMARK
STREET SIGN
WELL
SOIL BORING
FIRE HYDRANT
WATER VALVE
POST INDICATOR VALVE
WATER SHUTOFF
WATER BLOWOFF
SURVEY CONTROL MONUMENT AS NOTED

SURVEY LEGEND

SET ____ REBAR W/CAP NO. ____
SET PK NAIL
FOUND SURVEY MONUMENT AS NOTED
FOUND RIGHT OF WAY RAIL
SECTION CORNER SET AS NOTED
SECTION CORNER FOUND AS NOTED
CUT "X" IN CONCRETE
RECORDED AS
EASEMENT LINE
PLAT OR SURVEY BOUNDARY
PLAT LOT LINE
CENTERLINE
EXISTING LOT LINE
BUILDING SETBACK LINE

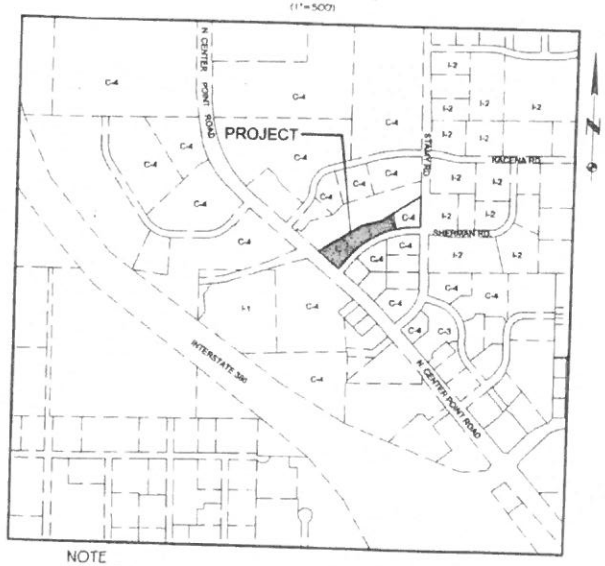
PLANT LEGEND

EXISTING

DECIDUOUS TREE
CONIFEROUS TREE
DECIDUOUS SHRUB
CONIFEROUS SHRUB
TREE STUMP
TREE LINE DRIP EDGE

LOCATION MAP

(1"=500')



NOTE

THE PROPOSED IMPROVEMENTS INCLUDED IN THESE DRAWINGS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE CEDAR RAPIDS METROPOLITAN AREA DESIGN STANDARDS MANUAL

HORIZONTAL / VERTICAL CONTROL

CP #1 POINT#14 FOUND 5/8" REBAR LOCATED AT THE WEST CORNER OF LOT 1, SHERMAN SQUARE FOURTH ADDITION TO HIAWATHA, IOWA.
N=3487248.34, E=5413199.16, ELEV=837.36

CP #2 POINT#2 FOUND 1/2" REBAR LOCATED AT THE SOUTH CORNER OF LOT 1, SHERMAN SQUARE FOURTH ADDITION TO HIAWATHA, IOWA
N=3487099.63, E=5413380.66, ELEV=845.42

CP #3 TRAVERSE POINT #100 SET CUT X ON INTAKE LOCATED ON SHERMAN ROAD
N=3487257.83, E=5413533.19, ELEV=846.36

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Hiawatha!

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SHEET INDEX

NO.	DESCRIPTION
C0.0	COVER
C1.0	EXISTING TOPOGRAPHICAL SURVEY AND DEMOLITION PLAN
C2.0	SITE LAYOUT PLAN
C3.0	SITE UTILITY PLAN
C3.1	SITE PUBLIC STORM SEWER PLAN AND PROFILE
C3.2	SITE SUBDRAIN PLAN
C4.0	SITE GRADING AND EROSION CONTROL PLAN
C5.0	SITE PAVING PLAN
C6.0	SITE CONSTRUCTION NOTES
C7.0	SITE CONSTRUCTION DETAILS
L1.0	SITE LANDSCAPE PLAN

APPLICANT / TITLE HOLDER
PRIMUS DENTAL
401 8TH AVENUE SE
CEDAR RAPIDS, IOWA 52401
ATTN: JASON BREWELOW
PH: (319) 347-7757

ZONING AND USE
PARCEL A P.O.S. 2201
EXISTING ZONING: C-1
EXISTING USE: VACANT LOT
PROPOSED USE: DENTAL SURGERY

LEGAL
PARCEL A P.O.S. 2201

PROPERTY ADDRESS
1010 SHERMAN ROAD
HIAWATHA, IOWA 52233

DIMENSIONAL STANDARDS
FRONT YARD: 0 FEET
INTERIOR SIDE YARD: 0 FEET
CORNER SIDE YARD: 25 FEET FOR N. CENTER POINT ROAD
REAR YARD: 0 FEET

AREA CALCULATIONS
TOTAL SITE AREA: 2.33 AC
EXISTING HARD SURFACE: 0.0 AC (0.0%)
EXISTING OPEN SPACE: 2.33 AC (100.0%)

PROPOSED PAVED SURFACE: 1.08 AC (46.4%)
PROPOSED BUILDING AREA: 0.28 AC (12.1%)
PROPOSED OPEN SPACE: 0.96 AC (41.2%)

PARKING REQUIREMENTS
REQUIRED: PERSONAL PROFESSIONAL SERVICES
ORAL SURGERY/PERIODONTIST/ENDODONTIST/
LEASE SPACE: 32,063 SF
(20,063/1000) X 3 = 68 REQUIRED SPACES

COFFEE SHOP: 2,817 SF
(2,817/1000) X 10 = 28 REQUIRED SPACES

TOTAL REQUIRED SPACES = 95 SPACES
PROVIDED: TOTAL PROVIDED SPACES = 97 SPACES
(INCLUDES 4 ADA STALLS)

NOTE
A VARIANCE REQUEST WILL BE SUBMITTED TO REDUCE THE REQUIRED PARKING BY 7 STALLS—AN AGREEMENT WILL BE PROVIDED TO REQUIRE CONSTRUCTION OF THESE STALLS IF BECOMES NECESSARY

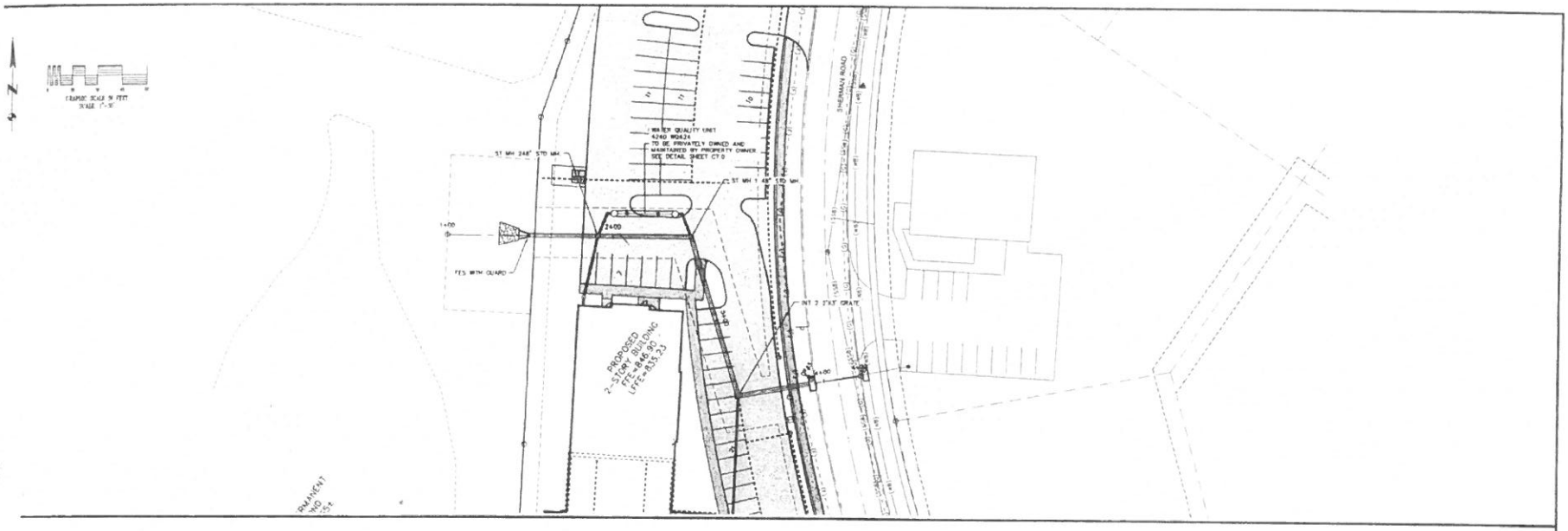
Contact Person	BRENT H. BROWN
Telephone Number	(319) 362-9548
Fax Number	(319) 362-7985
Mailing Address	1888 BOYSON ROAD
E-Mail Address	brent@hallinc.com
Date Submitted	01/29/18 SITE PLAN REVIEW
Date Submitted	02/15/18 SITE PLAN REVIEW
Date Submitted	

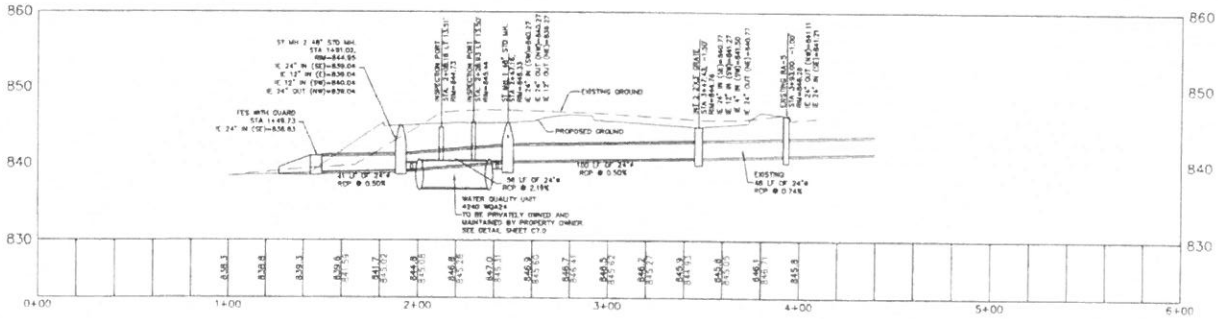
I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.
Signature: [signature] Date: 2-16-18
My license expires: Date: December 31, 2018
Pages or sheets covered by this seal: C0.0-C7.0

CITY FILE NUMBER: _____
HALL AND HALL PROJECT NUMBER: 10568

DRAWINGS OF PROPOSED IMPROVEMENTS FOR HIAWATHA MULTI-SPECIALTY CLINIC BLDG.

CAD File: L:\projects\10568\10568-Primus Dental-Hiawatha\CIVIL\PDW\10568-SDP COVER SHEET.dwg Date Plotted: Feb 15, 2018 - 3:38pm Plotted By: DAVID BRUNN





UTILITY NOTES:

1. PUBLIC STORM SEWER SHALL BE RCP PIPE
2. WATER QUALITY UNIT TO BE MAINTAINED BY OWNER

NO	REVISION DESCRIPTION	APPROVED	DATE
3			
2			
1			

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HIAWATHA MULTI-SPECIALTY CLINIC BUILDING
IN THE CITY OF HIAWATHA,
LINN COUNTY, IOWA

SITE PUBLIC STORM SEWER PLAN AND PROFILE

PROJECT NO. 10186

SHEET
C3.1

CAD File: L:\projects\10500\10586-Prince Dental-Hiawatha\CIVIL\PDS\10586-001.dwg Date Plotted: Feb 15, 2018 - 2:35pm Plotted By: DAVID SELLAND

DRAFT

Prepared/Return to City of Hiawatha, Kelly Kornegor, 101 Emmons Street Hiawatha, Iowa 52233, Phone: 319-393-1515

RESOLUTION NO. 18-
City Council

RESOLUTION ACCEPTING PERMANENT STORM SEWER AND DRAINAGE EASEMENT ON THE PROPERTY LOCATED AT 1020 SHERMAN ROAD

WHEREAS, the City of Hiawatha and Morgan and Morio Building Partnership, L.L.C. / Owner and Grantor of the real property located at 1020 Sherman Road and legally described as follows:

See Attached Exhibit "A"

have entered into an Agreement for a Permanent Storm Sewer and Drainage Easement where the Grantor agrees to give the City of Hiawatha a perpetual and continual easement for the purpose of constructing, reconstructing, and maintaining said storm sewer and drainage facilities upon a portion of the real property of the Grantor, and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HIAWATHA, IOWA, to accept the Permanent Storm Sewer and Drainage Easement subject to the conditions as described in the Agreement between the City of Hiawatha and Morgan and Morio Building Partnership, L.L.C. / Owner and Grantor for the purpose of the Grantor to construct a Storm Sewer and Drainage Easement upon and under a portion of the real property located at 1020 Sherman Road, and for consideration of $1.00 and other valuable considerations duly paid and acknowledged for said easement, and authorize the City Clerk to record the Storm Sewer and Drainage Easement Agreement in the Office of the Linn County Recorder.

AYES:
NAYS:
ABSENT:

PASSED AND APPROVED this 7th day of March, 2018.

_____
Bill Bennett, Mayor

ATTEST:

_____
Kelly Kornegor, City Clerk

I, Kelly Kornegor, City Clerk of the City of Hiawatha, Iowa, do hereby certify that the within and foregoing offer was duly approved and accepted by the City Council of the City of Hiawatha, by Resolution No. 18- and said resolution passed and approved on the 7th day of March, 2018.

_____
Kelly Kornegor, City Clerk