F5a

City of Hiawatha
Community Development Department

Purpose: Final Plat Approval **Date: 09/27/2016**

To: Hiawatha City Council

Name of Plan: Heritage Green 12th Addition

Address: Blairs Ferry Crossing, Heritage Green Drive, and Worthington Court **Zone**: R-5

Number of Lots: 27 lots and designated ROW's

Reviewed by: Patrick Parsley, Community Development Director

Description: This is the 12 addition to Heritage Green which was approved as a preliminary plat on February 4th, 2015. The area was rezoned at the same time from R-3 to R-5. An R-5 zone allows for zero lot line and two family homes in addition to single family homes. The setbacks are the same for both zones:

Front	25'
Rear	25'
Corner	20'
Side	Total 14'and not less than 5'

This area is part of a larger preliminary plat area which was approved in 1992 and amended in 2003. The 2003 amended preliminary plat included a storm water plan, drainage calculations and detention for the entire Heritage Green area.

Report:

This final plat matches the most recent preliminary plat. The City Engineer reviewed the storm water calculations in light of the new zoning density and the detention basin has been re-certified as required by our storm water ordinance. The developer is completing a development agreement with the City Engineer which will include but is not limited to:

1. Describe the completion of the plan of improvements.
2. Require acceptance of the improvements prior to occupancy in any building.
3. Define the sidewalk installation as lots are developed.
4. Describe the location and installation of street lights.
5. Require the installation of a complying turn around at the end of Heritage Green Drive.

Recommendation: Community Development and the Planning and Zoning Commission recommend approval of this final plat contingent upon a Council approved development agreement.

City of Hiawatha

Engineering Department

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

To: **Mayor and City Council** **Date:** **October 13, 2016**

From: John Bender PE, City Engineer

Re: **Heritage Green 12th Addition**

Description: Final Plat

Report:

Engineering has reviewed the final plat of Heritage Green 12th Addition and find the plat in accordance with the approved preliminary plat. There are a few items that need to be addressed in a developer's agreement and included in the bound copies, but feel the plat can be approved with these minor changes to the agreement.

Engineering recommends approval of the Heritage Green 12th Addition Final Plat.

If you need any further information, please let me know.

Hiawatha!™

Re: Heritage Green 12th Addition Final Plat

9/19/2016

The Hiawatha Water Department has reviewed the Final Plat for Heritage Green 12th Addition submitted by MMS Consultants and recommends approval of the plans on September 19th, 2016.

Marty Recker

Marty Recker

Hiawatha Water Department

CC:/ Kelly Kornegor City Clerk

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

DEVELOPMENT AGREEMENT

In this memorandum of agreement, the City of Hiawatha, Linn County, Iowa will be known as the "CITY"; and Northwood Development L.C., will be known as the "DEVELOPER".

WHEREAS, Chapter 165 of the Hiawatha Unified Development Code of the City of Hiawatha, Linn County, Iowa, requires the DEVELOPER of new subdivisions located within the CITY to construct, or give satisfactory assurance to the CITY that it will construct certain Improvements; and,

WHEREAS, the DEVELOPER, above described, is now in the process of subdividing the premises legally described as follows to wit:

See Attachment A
subdivision shall be known as Heritage Green – Twelfth Addition
to the City of Hiawatha, Linn County, Iowa.

1. The DEVELOPER proposes to record a final plat situated on a portion of the Real Estate to be known as, Heritage Green – Twelfth Addition to the City of Hiawatha, Linn County, Iowa and has prepared a proposed final plat of such addition (the "Plat"). Said Addition consists of Lots 1 through 27, all-inclusive.

2. The public Improvements that lie within or provide service to the area included in the proposed final plat of Heritage Green – Twelfth Addition to the City of Hiawatha, Linn County, Iowa in Linn County, Iowa have not yet been completed to date, and in order to receive the CITY's approval of the proposed plat the DEVELOPER by this Agreement is willing to obligate Lots 1 through 27 Heritage Green – Twelfth Addition to the City of Hiawatha, Linn County, Iowa, for the construction and costs of said Improvements.

NOW, THEREFORE, IT IS AGREED AS FOLLOWS:

1. That the DEVELOPER has provided assurance that all Improvements will be constructed and will perform to CITY Standards as required by Chapter 165 of the Hiawatha Unified Development Code. That the DEVELOPER shall complete, and the CITY shall accept, all the items applicable to said subdivision set forth in the plan of Improvements, no later than the earlier of a) one (1) year from the date of passage of the City Council Resolution approving the Development Agreement unless specifically extended by the Council; or b) occupancy of a newly constructed principal structure built upon a lot in the subdivision. Upon completion of the Improvements, the City Council shall cause to be filed a release instrument. Such release instrument will indicate that the Improvements have been accepted by the CITY Council and will release the DEVELOPER and the Real Estate from all obligations due under this Agreement and will specifically discharge and release the DEVELOPER and the Real Estate from any lien. If necessary, the City Council shall also cause to be executed and/or filed any additional instrument(s) reasonably required by the DEVELOPER to further demonstrate that the Improvements have been satisfactorily completed with the following exception:

a. Construction of sidewalk shall be described in paragraph two below.

2. That the DEVELOPER will either construct, or cause to be constructed, within said subdivision all sidewalks required by Chapter 165 and 136 of the Code of Ordinances.

a. The DEVELOPER agrees to construct sidewalks adjacent to any lot which is not had sidewalks constructed for which the City Council passes a resolution of necessity within a period of time established within said resolution of necessity.

3. That the CITY acknowledges that the DEVELOPER has paid the final plat filing fee in the amount of $300.00

4. That street lighting (4-LED Urbanscape Poles and Lamps) shall be installed at the DEVELOPER's expense in accordance with City Council Resolution 12-138. Or, the DEVELOPER has provided an acceptable verification of payment to the appropriate utility company for said street lighting installation.

5. That the DEVELOPER has secured a NPDES General Permit No. 2 from the Department of Natural Resources and pollution prevention plan and agrees to maintain and control the premises so as to prevent erosion. The DEVELOPER further assumes responsibility for any costs associated with the erosion and/or siltation of this development as outlined in Section 167 of the Code of Ordinances as a result of development of this subdivision.

6. That the DEVELOPER agrees that (Outlot B of Heritage Green Eleventh Addition to Hiawatha, Linn County, Iowa according to the Plat recorded in Book 6604 at Pages 190-199 in the Linn County Recorder's Office) is designated as a storm water detention facility and will be operated and maintained as such according to Section 162 of the Code of Ordinances.

7. That all public Improvements shall be constructed to CITY standards and shall be inspected by the City Engineer. The DEVELOPER and any contractor or other agent employed by the DEVELOPER shall provide maintenance surety required by Chapter 165 of the Hiawatha Unified Development Code prior to acceptance of the completed Improvements by the CITY.

8. DEVELOPER and any contractor or agent employed by the DEVELOPER shall provide insurance as reasonably required by the City Council when working within the public rights-of-way.

9. That all Improvements and construction on property dedicated to the CITY shall become property of the CITY upon acceptance by the CITY (except private service connections to sewer and water lines). Such acceptance by the city of an improvement shall constitute a release of the obligations hereunder with respect to said improvement, except, as to being a surety under bond.

10. If the DEVELOPER fails to complete the Improvements within the time period as provided in the agreement, the CITY may cause the Improvements to be constructed in all respects as it shall reasonably deem appropriate. DEVELOPER shall remain responsible for all costs incurred by the CITY in completing the Improvements. In order to assure payment of such costs, if the DEVELOPER has not completed the Improvements within the time period above provided. The CITY and DEVELOPER further agree to the following assessment agreement as provided for in Chapter 165.67.12 of the Hiawatha Unified Development Code.

a. In consideration of the construction of the Improvements by the CITY, the undersigned DEVELOPER hereby waives Notice of such construction, waives all legal formalities required by the laws of Iowa to be observed by cities in the construction of Improvements where the expense of the Improvements is to be assessed, and waves each and every question of jurisdiction. The intention of the DEVELOPER is to authorize and direct the CITY to construct all Improvements without any of the formalities or legal proceedings required of cities in constructing like Improvements. The express intention of the DEVELOPER is that the Improvements shall be constructed as aforesaid as if each and every legal requirement pertaining thereto was fully and faithfully observed and performed.

b. It is further agreed that the CITY by and through its Council may make assessments against the properties described herein as Lots 1 through 27, Heritage Green – Twelfth Addition to the City of Hiawatha, Linn County, Iowa, for the cost of the construction of the Improvements, to the extent the entire actual cost deemed necessary by the City Council. Such cost shall be allocated to each lot according to the benefit received by that lot.

c. It is also agreed that said assessment so made shall be a lien upon the Real Estate, and the undersigned DEVELOPER hereby agrees to pay the amount is thus assessed against the Real Estate, and said assessment shall have the same legal force and effect as if all the legal formalities provided by law in such cases had been fully and faithfully performed and observed. The DEVELOPER hereby expressly waives every objection to said assessment. The DEVELOPER hereby authorizes the Council of the City of Hiawatha, Iowa, to pass any Resolution requisite or necessary to order and secure the Improvements, to provide for the construction of the same and to make assessment herein provide for, without further notice to the DEVELOPER or owner of any of the said lots.

d. Notwithstanding anything on this agreement to the contrary, any assessment made under this agreement shall not be a lien against any property described herein unless and until the CITY records with the Linn County Recorder a "Notice of Assessment Lien" which Notice shall describe the property against which the lien attaches and the amount of the lien.

11. That the DEVELOPER agrees to assume all expenses for any damage to public utilities, public Improvements or other property and assumes all risk of loss to the Improvements contemplated by this agreement until final acceptance by the CITY.

12. That the DEVELOPER agrees that building permits for any structure will not be allowed without an emergency access plan submitted and approved by the Hiawatha Fire Department.

13. That the DEVELOPER agrees that occupancy of any structure will not be allowed until all the Improvements outlined in paragraph seven above have been approved and accepted by the City of Hiawatha in the required Certificate of Final Occupancy is issued.

14. That the DEVELOPER acknowledges that the homeowner shall be responsible for reimbursement to the Hiawatha Water Department for water used within individual homes.

15. That the DEVELOPER acknowledges that the CITY may install No-Parking restrictions on one side of each Street that contains the water main and fire hydrants.

16. That the DEVELOPER agrees to hold the CITY harmless and to indemnify the CITY against all claims made by any person as a result of personal injury or property damage occurring during the construction of Improvements contemplated by this agreement.

17. This agreement shall be binding upon the parties hereto and their heirs, successors and assigns, and the sale by the DEVELOPER of all or any part of the premises and said subdivision shall transfer obligations of the DEVELOPER to the successor in interest.

18. That this memorandum of agreement shall be recorded by the DEVELOPER at the same time as recording the plaque, and the CITY agrees that the City Engineer may, by written letter, satisfy any portion of this agreement as having been satisfactorily completed by the DEVELOPER other than final acceptance of the Improvements.

19. Should any ambiguities arise in the construction of this agreement, it is agreed that it shall be construed to favor public or private interests.

Signed this ____ day of _____, 2016

City Of Hiawatha:

_____

Bill Bennett, Mayor

ATTEST:

_____

Kelly Kornegor, City Clerk

_____, Manager

Northwood Development LC, by Michael J. Sattler, Manager

Exhibit "A"

That part of the NW ¼ of the NE ¼ and part of the NE ¼ of the NW ¼ of Section 6-83-7 and part of the SW ¼ of the SE ¼ of Section 31-84-7, all in Linn County, Iowa, described as follows:

Beginning at the Northeast corner of Heritage Green Sixth Addition to Hiawatha, Iowa; Thence North 88°42'35" West, along the North line of said Heritage Green Sixth Addition, 537.61 feet; Thence North 23°47'17" East, 459.35 feet; Thence South 66°12'43" East, 4.66 feet; Thence North 23°47'17" East, 103.84 feet, to the Southwest Corner of Heritage Green Fifth Addition in the City of Hiawatha, Linn County, Iowa; Thence South 77°23'55" East, along the South line of said Heritage Green Fifth Addition, 120.15 feet; Thence SW-ly, 27.25 feet along said South line on a 374.00 foot radius curve, concave NW-ly, whose 27.25 foot chord bears South 19°17'01" West; Thence South 68°37'44" East, along said South line, 60.00 feet; Thence South 79°02'44" East, along said South line, 154.83 feet, to a point on the West line of Heritage Green Eighth Addition to Hiawatha, Linn County, Iowa; Thence South 00°05'04" East, along said West line, 85.48 feet, to the Southwest Corner of said Heritage Green Eighth Addition; Thence Northeasterly, 20.62 feet along the South line of said Heritage Green Eighth Addition on a 310.75 foot radius curve, concave NW-ly, whose 20.62 foot chord bears North 76°04'44" East; Thence South 15°49'20" East, along said South line, 60.00 feet; Thence NE-ly, 103.39 feet along said South line on a 370.75 foot radius curve, concave NW-ly, whose 103.06 foot chord bears North 66°11'19" East, to the Northwest Corner of Parcel A, Plat of Survey #1543 as recorded in Book 7297 Page 645 of the records of the Linn County, Iowa Recorder on May 29, 2009; Thence South 20°05'090" East, along West Line of said Parcel A, a distance of 108.97 feet; Thence North 77°37'35" East, along the South line of said Parcel A, and the South line of said Heritage Green Eighth Addition, 28.45 feet, to the Northwest Corner of Heritage Green Fourth Addition to Hiawatha, Iowa; Thence South 00°23'50" East, along the West line of said Heritage Green Fourth Addition, 352.72 feet; Thence North 88°53'56" West, 208.12 feet, to the point of beginning.

RESOLUTION NO. 16-012
Planning & Zoning Commission

RESOLUTION APPROVING THE FINAL PLAT FOR HERITAGE GREEN 12TH ADDITION HIAWATHA, IOWA

WHEREAS, A FINAL PLAT FOR HERITAGE GREEN 12TH 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 HERITAGE GREEN 12TH 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 COMMISION 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 26th DAY OF SEPTEMBER, 2016.

Gilbert Lawrence, Chair

ATTEST:
Jennifer Goerg, Community Development Clerk

STATE OF IOWA)
)SS
LINN COUNTY)

We, Gilbert Lawrence, 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 26th day of September, 2016.

Gilbert Lawrence, Chair

Jennifer Goerg, Community Development Clerk

3A-3

FINAL PLAT
HERITAGE GREEN - TWELFTH ADDITION

A PORTION OF THE NE¼ OF THE NW¼ AND A PORTION OF THE NW¼ OF THE NE¼ OF SECTION 6-T83N-R7W OF THE 5TH P.M.
AND
A PORTION OF THE SW¼ OF THE SE¼ OF SECTION 31-T84N-R7W OF THE 5TH P.M.

HIAWATHA, LINN COUNTY, IOWA

6.66 AC

-PREPARED BY AND RETURN TO: MMS CONSULTANTS, INC. 1917 S. GILBERT ST. IOWA CITY, IOWA 52240 (319)351-8282

CURVE SEGMENT TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C1	90°00'00"	20.00'	31.42'	20.00'	28.28'	S68°47'17"W
C2	6°35'33"	374.00'	43.03'	21.54'	43.01'	S20°29'31"W
C3	2°25'01"	434.00'	18.31'	9.15'	18.31'	S22°34'47"W
C4	93°16'51"	20.00'	32.56'	21.18'	29.08'	S22°51'08"E
C5	13°20'41"	310.75'	72.38'	36.35'	72.21'	S76°09'54"E
C6	19°10'58"	310.75'	104.04'	52.51'	103.55'	S87°34'17"W
C7	2°42'38"	370.75'	17.54'	8.77'	17.54'	S72°49'21"W
C8	13°16'05"	370.75'	85.85'	43.12'	85.66'	S64°50'00"W
C9	82°38'54"	20.00'	28.85'	17.59'	26.41'	S30°08'36"W
C10	36°16'08"	20.00'	12.66'	6.55'	12.45'	S29°18'55"E
C11	91°35'45"	60.00'	33.09'	16.98'	32.67'	S31°39'07"E
C12	40°59'44"	60.00'	42.93'	22.43'	42.02'	N04°38'38"E
C13	37°02'05"	60.00'	38.78'	20.10'	38.11'	N43°39'32"E
C14	37°18'05"	60.00'	39.06'	20.25'	38.38'	N80°49'38"E
C15	45°53'21"	60.00'	48.06'	25.40'	46.78'	N57°34'39"W
C16	43°41'45"	60.00'	45.76'	24.06'	44.66'	N12°47'06"W
C17	43°24'46"	60.00'	45.46'	23.88'	44.38'	N30°46'09"E
C18	27°25'59"	20.00'	9.58'	4.88'	9.48'	S38°45'33"W
C19	36°13'25"	20.00'	12.64'	6.54'	12.43'	S06°55'51"W
C20	82°38'54"	20.00'	28.85'	17.59'	26.41'	S52°30'18"E
C21	12°21'47"	370.75'	80.00'	40.16'	79.84'	S87°38'51"E
C22	87°33'34"	20.00'	30.56'	19.17'	27.68'	S67°34'04"W
C23	12°48'49"	370.75'	82.91'	41.63'	82.74'	S75°03'33"E
C24	1°53'15"	420.00'	13.84'	6.92'	13.84'	S22°50'40"W
C25	7°26'47"	420.00'	54.59'	27.33'	54.55'	S18°10'38"W
C26	7°26'14"	420.00'	54.52'	27.30'	54.48'	S10°44'07"W
C27	6°41'23"	420.00'	49.04'	24.55'	49.01'	S03°40'19"W
C28	3°05'41"	420.00'	22.69'	11.35'	22.68'	S01°13'13"E
C29	1°56'52"	803.49'	27.31'	13.66'	27.31'	S03°44'30"E
C30	1°31'44"	863.49'	23.04'	11.52'	23.04'	S03°31'56"E
C31	3°44'20"	480.00'	31.32'	15.67'	31.32'	S00°53'54"E
C32	6°15'38"	480.00'	52.45'	26.25'	52.42'	S04°06'05"W
C33	6°15'59"	480.00'	52.50'	26.27'	52.47'	S10°21'54"W
C34	6°16'20"	480.00'	52.55'	26.30'	52.52'	S16°38'04"W
C35	4°01'04"	480.00'	33.66'	16.84'	33.65'	S21°46'46"W
C36	90°00'00"	20.00'	31.42'	20.00'	28.28'	S21°12'43"E
C37	39°36'37"	340.75'	235.57'	122.71'	230.90'	S86°01'01"E
C38	4°38'29"	340.75'	27.60'	13.81'	27.60'	S76°29'54"W
C39	34°58'09"	340.75'	207.97'	107.34'	204.75'	S83°41'47"E
C40	26°33'21"	450.00'	208.57'	106.19'	206.71'	S10°30'37"W
C41	1°43'51"	833.49'	25.18'	12.59'	25.18'	S03°37'59"E
C42	2°25'01"	404.00'	17.04'	8.52'	17.04'	S22°34'47"W

LINE SEGMENT TABLE

LINE	LENGTH	BEARING
L1	70.02	S00°13'05"E
L2	150.04	S88°53'56"E
L3	183.70	S81°08'10"W
L4	127.71	S11°26'31"W

PLAT PREPARED BY:
MMS CONSULTANTS INC.
1917 S. GILBERT STREET
IOWA CITY, IA 52240

OWNER/APPLICANT:
NORTHWOOD DEVELOPMENT LC
2200 HERITAGE GREEN DRIVE
HIAWATHA, IA 52233-2324

GRAPHIC SCALE IN FEET
1"=100'

EXISTING ZONING CLASSIFICATION = R-5.

LEGEND AND NOTES

- CONGRESSIONAL CORNER, FOUND
- CONGRESSIONAL CORNER, REESTABLISHED
- CONGRESSIONAL CORNER, RECORDED LOCATION
- PROPERTY CORNER(S), FOUND (as noted)
- PROPERTY CORNERS SET (5/8" Iron Pin w/ yellow, plastic LS Cap embossed with "MMS")
- CUT "X"
- PROPERTY &/or BOUNDARY LINES
- CONGRESSIONAL SECTION LINES
- RIGHT-OF-WAY LINES
- CENTER LINES
- LOT LINES, INTERNAL
- LOT LINES, PLATTED OR BY DEED
- EASEMENT LINES, WIDTH & PURPOSE NOTED
- EXISTING EASEMENT LINES, PURPOSE NOTED
- BUILDING SETBACK LINE
- (R) RECORDED DIMENSIONS
- (M) MEASURED DIMENSIONS
- C22-1 CURVE SEGMENT NUMBER

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS

EASEMENT LABEL TABLE

LABEL	DESCRIPTION
1	7.5' WIDE DRAINAGE AND PUBLIC UTILITY EASEMENT
2	15.0' WIDE PUBLIC UTILITY EASEMENT
3	10.0' WIDE PUBLIC UTILITY EASEMENT
4	EXISTING 30.0' WIDE DRAINAGE EASEMENT
5	STORM WATER DETENTION EASEMENT
6	20.0' WIDE SANITARY SEWER EASEMENT
7	5.0' WIDE PUBLIC UTILITY EASEMENT
8	20.0' WIDE PUBLIC UTILITY EASEMENT (CENTERED)

AREA SUMMARY TABLE

1/4 - 1/4	AREA
NE - NW SECTION 6	0.21 ACRE
NW - NE SECTION 6	0.03 ACRE
SW - SE SECTION 31	6.42 ACRES
TOTAL	6.66 ACRES

EXISTING MONUMENT TABLE

LABEL	DESCRIPTION
A	FOUND 1/2" PIN W\ YELLOW PLASTIC LS CAP 14809
B	FOUND 5/8" PIN W\ YELLOW PLASTIC LS CAP 8165
C	FOUND 5/8" PIN W\O LS CAP
D	FOUND 1/2" PIN W\O LS CAP

DESCRIPTION - HERITAGE GREEN - TWELFTH ADDITION

A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 83 NORTH, RANGE 7 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, AND A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 84 NORTH, RANGE 7 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, HIAWATHA, LINN COUNTY, IOWA, DESCRIBED AS FOLLOWS:

Beginning at the Northeast Corner of Heritage Green Sixth Addition to Hiawatha, Iowa, in accordance with the Plat thereof Recorded in Book 4207 at Page 495 of the Records of the Linn County Recorder's Office; Thence N88°42'35"W, along the North Line of said Heritage Green Sixth Addition, 537.61 feet; Thence N23°47'17"E, 459.35 feet; Thence S66°12'43"E, 4.66 feet; Thence N23°47'17"E, 103.84 feet, to the Southwest Corner of Heritage Green Fifth Addition to Hiawatha, Iowa, in accordance with the Plat thereof Recorded in Book 4265 at Page 647 of the Records of the Linn County Recorder's Office; Thence S77°23'55"E, along the South Line of said Heritage Green Fifth Addition, 120.15 feet; Thence Southwesterly, 27.25 feet along said South Line on a 374.00 foot radius curve, concave Northwesterly, whose 27.25 foot chord bears S19°17'01"W; Thence S68°37'44"E, along said South Line, 60.00 feet; Thence S79°02'44"E, along said South Line, 154.83 feet, to a Point on the West Line of Heritage Green Eight Addition to Hiawatha, Iowa, in accordance with the Plat thereof Recorded in Book 6604 at Page 180 of the Records of the Linn County Recorder's Office; Thence S00°05'04"E, along said West Line, 85.48 feet, to the Southwest Corner of said Heritage Green Eight Addition; Thence Northeasterly, 20.62 feet along the South Line of said Heritage Green Eight Addition on a 310.75 foot radius curve, concave Northwesterly, whose 20.62 foot chord bears N76°04'44"E; Thence S15°49'20"E, along said South Line, 60.00 feet; Thence Northeasterly, 103.39 feet along said South Line on a 370.75 foot radius curve, concave Northwesterly, whose 103.06 foot chord bears N66°11'19"E, to the Northwest Corner of Parcel "A" of Plat of Survey #1543, in accordance with the Plat thereof Recorded in Book 7297 at Page 645 of the Records of the Linn County Recorder's Office; Thence S20°05'09"E, along West Line of said Parcel "A", a distance of 108.97 feet; Thence N77°37'35"E, along the South Line of said Parcel "A", and the South Line of said Heritage Green Eight Addition, 28.45 feet, to the Northwest Corner of Heritage Green Fourth Addition to Hiawatha, Iowa, in accordance with the Plat thereof Recorded in Book 3886 at Page 91 of the Records of the Linn County Recorder's Office; Thence S00°23'50"E, along the West Line of said Heritage Green Fourth Addition, 352.72 feet; Thence N88°53'56"W, 208.12 feet, to the Point of Beginning. Said Heritage Green - Twelfth Addition contains 6.66 Acres and is subject to easements and restrictions of record.

Signed before me this _____ day of _____ ,20___ .

Notary Public, in and for the State of Iowa.

LICENSED LAND SURVEYOR
GLEN D. MEISNER
8165
IOWA
SEAL

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.

_____ 20___

GLEN D. MEISNER
L.S. Iowa Lic. No. 8165

My license renewal date is December 31, 20____.

Pages or sheets covered by this seal:

CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

1917 S. GILBERT ST.
IOWA CITY, IOWA 52240
(319) 351-8282
www.mmsconsultants.net

Date	Revision
06-17-2016	PER GDM REVIEW - RLW
08-16-2016	ADDED 20' EASE LOTS 16-21 PER IM ON - RLW
09-07-2016	PER GDM FINAL REVIEW - RLW
09-14-2016	PER CITY COMMENTS & GDM- RLW

FINAL PLAT

HERITAGE GREEN TWELFTH ADDITION

A PORTION OF THE NE¼ OF THE NW¼ AND A PORTION OF THE NW¼ OF THE NE¼ OF SECTION 6-T83N-R7W OF THE 5TH P.M. AND A PORTION OF THE SW¼ OF THE SE¼ 0F SECTION 31-T84N-R7W OF THE 5TH P.M.

HIAWATHA
LINN COUNTY
IOWA
MMS CONSULTANTS, INC.

Date:	06-15-2016
Designed by: GDM	Field Book No: 1138, 1122
Drawn by: RLW	Scale: 1"=100'
Checked by: GDM	Sheet No: 1
Project No: IOWA CITY 2563036	of 1

DRAFT

RESOLUTION NO. 16-
City Council

RESOLUTION APPROVING FINAL PLAT AND DEVELOPMENT AGREEMENT HERITAGE GREEN 12TH ADDITION, HIAWATHA, IOWA

WHEREAS, a Final Plat of HERITAGE GREEN 12TH ADDITION TO THE CITY OF HIAWATHA, LINN COUNTY, IOWA, containing twenty-seven (27) lots 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

WHEREAS, the property owner has submitted the following executed agreement, and it is included as part of the final plat documents:

1. Development Agreement

WHEREAS, the City Engineer recommends City Council approval of the agreement and final plat as submitted, and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF HIAWATHA, IOWA, to approve the final plat of Heritage Green 12th Addition to the City of Hiawatha, Linn County, Iowa, and further approve the Development Agreement and direct the Mayor and City Clerk to execute the agreement.

AYES:
NAYS:
ABSENT:

PASSED AND APPROVED this 19th day of October, 2016.

Bill Bennett, Mayor

ATTEST:

Kelly Kornegor, City Clerk

STATE OF IOWA, COUNTY OF LINN

I, Kelly Kornegor, City Clerk of the City of Hiawatha, Iowa do certify that the above and foregoing Resolution is a true and correct copy of the Resolution as passed by the City Council of the City of Hiawatha, Iowa on the 19th day of October, 2016.

Kelly Kornegor, City Clerk