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City of Hiawatha
Community Development Department

Purpose:	Final Plat Approval	**Date: 08/29/2017**
To:	Hiawatha City Council	
Name of Plan:	Tower Commerce Center 15th Addition	
Address:	901 Tower Terrace (proposed)	**Zone**: C-4
Number of Lots:	1 lot	
Reviewed by:	Patrick Parsley, Community Development Director	
Description:	This is part of the Tower Commerce Center preliminary plat. The lot lines have been adjusted but no major changes are proposed differing from the preliminary plat. The lot size complies with the UDC. There is no request for a zoning change.	
Report:	This final plat matches the most recent preliminary plat. There is no required plan of improvements to be considered with this plat as sewer and water will be made available through an easement from the adjacent lot to the east and access will be from a private access along the east side of the property as detailed in the preliminary plat. Final blue bound documents and utility sign-offs have been submitted for Council consideration.	
Recommendation:	Community Development and the Planning and Zoning Commission recommend approval of this final plat.	

3B-1

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:** August 17, 2017

From: John Bender PE, City Engineer

Re: Tower Commerce Center 15th Addition

Description: Approval of Final Plat

Report:

Engineering has reviewed the final plat of Tower Commerce 15th Addition to the City of Hiawatha. 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. We will need sign-offs from the utility companies as to the location of all proposed utility easements.

Engineering recommends approval of this final plat.

If you have any questions please let me know.

Hiawatha!™

3B-3

Final Plat of Tower Commerce Center Fifteenth Addition.

Date: 8/11/2017

The Hiawatha Water Department has reviewed the Final Plat for Tower Commerce Fourteenth Addition.

This final plan lists 10 foot utility measurements for any easements, utility, etc. on Tower Terrace Road and on the south edge of this Final Plat. A 20' private access and a 20' public easement is located on the East edge of this Final Plat.

The Water Department Approves of this final Plat.

Marty Recker

Marty Recker

Water Superintendent

Hiawatha Water Department

RESOLUTION NO. 17-021
Planning & Zoning Commission

RESOLUTION APPROVING THE FINAL PLAT FOR TOWER COMMERCE CENTER 15TH ADDITION HIAWATHA, IOWA

WHEREAS, A FINAL PLAT FOR TOWER COMMERCE CENTER 15TH 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 15TH 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 COMISSION 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 28th DAY OF AUGUST, 2017.

_____
Mark Powers, Chair

ATTEST:_____
Jennifer Goerg, Community Development Clerk

STATE OF IOWA)
)SS
LINN COUNTY)

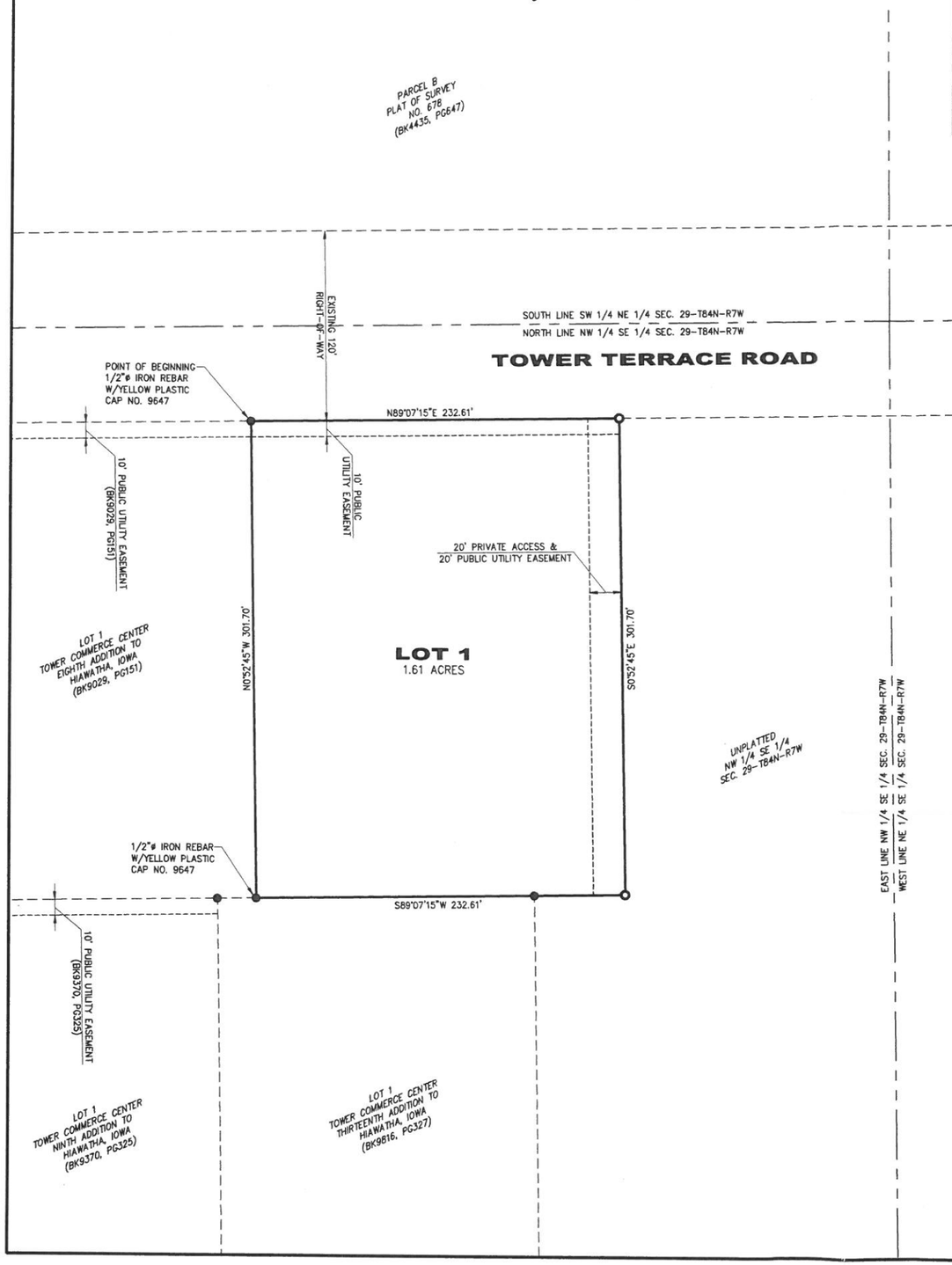
We, Mark Powers, Chair; and Jennifer Goerg, Community Development Clerk, do hereby certify that the above and foregoing resolution is a true and correct copy of the resolution passed by the Planning and Zoning Commission of the City of Hiawatha, Iowa, on this 28th day of August, 2017.

_____
Mark Powers, Chair

_____
Jennifer Goerg, Community Development Clerk

3B-4

FINAL PLAT
TOWER COMMERCE CENTER FIFTEENTH ADDITION TO HIAWATHA, IOWA



INDEX LEGEND

Location: NW 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

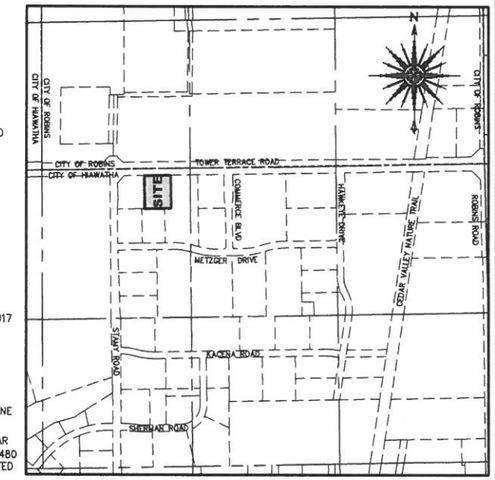
TOWER COMMERCE CENTER, INC.
222 3RD AVENUE SE, SUITE 299
CEDAR RAPIDS, IA 52401
CONTACT PERSON: MR. JON DUSEK
PHONE: (319) 364-6533
FAX: (319) 369-0919

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 FIFTEENTH ADDITION TO HIAWATHA, IOWA is that part of the Northwest 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 Northeast corner of Lot 1, Tower Commerce Center Eighth Addition to Hiawatha, Iowa, said point also being on the South right-of-way line of Tower Terrace Road;

thence North 89° 07' 15" East 232.61 feet along said South right-of-way line;

thence South 0° 52' 45" East 301.70 feet to a point of intersection with Westerly extension of the North line of Lot 1, Tower Commerce Center Thirteenth Addition to Hiawatha, Iowa;

thence South 89° 07' 15" West 232.61 feet along said North line and Westerly extension to the Southeast corner of Lot 1, said Tower Commerce Center Eighth Addition;

thence North 0° 52' 45" West 301.70 feet along the East line of Lot 1, said Tower Commerce Center Eighth Addition to the Point of Beginning, containing 1.61 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 EIGHTH ADDITION TO HIAWATHA, IOWA WAS RECORDED IN BOOK 9029, PAGES 151-164 IN THE OFFICE OF THE LINN COUNTY RECORDER.
4. TOWER COMMERCE CENTER NINTH ADDITION TO HIAWATHA, IOWA WAS RECORDED IN BOOK 9370, PAGES 325-338 IN THE OFFICE OF THE LINN COUNTY RECORDER.
5. TOWER COMMERCE CENTER THIRTEENTH ADDITION TO HIAWATHA, IOWA WAS RECORDED IN BOOK 9816, PAGES 327-338 IN THE OFFICE OF THE LINN COUNTY RECORDER.
6. PLAT OF SURVEY NO. 678 WAS RECORDED IN BOOK 4435, PAGE 647 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: 07/24/2017

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: ETHAN SMALL
APPROVED: LEO BONIFAZI
ISSUED FOR: REVIEW
DATE: 07/24/2017
PROJECT NO.: 10045

FINAL PLAT
TOWER COMMERCE CENTER FIFTEENTH ADDITION TO HIAWATHA, IOWA

FINAL PLAT

1 OF 1

DRAFT

RESOLUTION NO. 17-
City Council

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

WHEREAS, a final plat of Tower Commerce Center Fifteenth Addition to the City of Hiawatha, Linn County, Iowa, containing one (1) lot has been received and reviewed by the City Engineer, Hiawatha Water Superintendent and Planning and Zoning Commission and 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 Fifteenth Addition to the City of Hiawatha, Linn County, Iowa containing one (1) lot.

AYES:
NAYS:
ABSENT:

PASSED AND APPROVED this 6th day of September, 2017.

_____
Bill Bennett, Mayor

ATTEST:

_____
Kelly Kornegor, City Clerk