

**AGENDA  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
September 25, 2017**

**HIAWATHA COUNCIL CHAMBERS  
(101 Emmons Street-Upper Floor) – 5:30 P.M.**

1. Call to Order - Roll Call
2. Consider Approval of:
  - a. Agenda
  - b. Minutes of August 28, 2017
3. Business
  - a. Pecks Landing First Addition
    - # 1. Consider Resolution for recommendation to City Council to approve the Final Plat submitted by Hall and Hall for Pecks Landing First Addition, Hiawatha, IA.
  - b. Dell Ridge Third Addition
    - # 1. Consider Resolution for recommendation to City Council to approve the Final Plat submitted by Mark Ralston for Dell Ridge Third Addition, Hiawatha, IA.

Adjourn

# *Items that have to go on to City Council for final vote*  
• *Items that Planning and Zoning Commission have final vote*  
\* *Items that have to go on to Board of Adjustment for final vote*

HIAWATHA PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
August 28, 2017

2B

The Hiawatha Planning and Zoning Commission met on August 28, 2017. Chairperson, Mark Powers called the meeting to order at 5:30 P.M. Members present: Mark Ross, Terry Trimpe and Darryl Cheney. Members Absent: Kenny Jones, Reta Saylor and Tom Wille. Staff present: Building Official, Pat Parsley, Assistant Building Official, Jim Fisher and City Administrator, Kim Downs. Guests in Attendance: Hall and Hall Engineers, Jason Santee, Denny Norton and Pat McGrath.

Board Member, Terry Trimpe moved to approve the Agenda. Second by Darryl Cheney. Motion carried.

Board Member, Terry Trimpe moved to approve the meeting minutes of June 26, 2017. Second by Mark Ross. Motion carried.

Patrick Parsley commented that the meeting with City Attorney, Mark Parmenter went well.

**Consider Resolution for recommendation to City Council to approve the Final Plat submitted by Jon Dusek for Tower Commerce Center 14<sup>th</sup> Addition, Hiawatha, IA.**

Mark Powers asked if there were any comments or concerns. There were none.

Mark Ross moved to recommend to Board of Adjustment to approve the Final Plat submitted by Jon Dusek for Tower Commerce Center 14<sup>th</sup> Addition, Hiawatha, IA. Second by Terry Trimpe.

AYES: MARK ROSS, TERRY TRIMPE, DARRYL CHENEY AND MARK POWERS.

NAYS: NONE.

ABSENT: KENNY JONES, RETA SAYLOR AND TOM WILLE.

**Motion Carried**

**Resolution #17-019 Approved**

**Consider Resolution for recommendation to City Council to approve the Design Guidelines submitted by Jon Dusek for 805 Tower Terrace Rd., Hiawatha, IA.**

Mark Powers asked if there were any comments or concerns. There were none.

Mark Powers moved to recommend to City council to approve the Design Guidelines submitted by Jon Dusek for 805 Tower Terrace Rd., Hiawatha, IA. Second by Darryl Cheney.

AYES: DARRYL CHENEY, TERRY TRIMPE, MARK ROSS AND MARK POWERS.

NAYS: NONE

ABSENT: KENNY JONES, RETA SAYLOR AND TOM WILLE.

**Motion Carried**

**Resolution #17-020 Approved**

**Consider Resolution for recommendation to City Council to approve the Final Plat submitted by Jon Dusek for Tower Commerce Center 15<sup>th</sup> Addition, Hiawatha, IA.**

Mark Powers asked if there were any comments or concerns. There were none.

Mark Powers moved to recommend to City council to approve the Final Plat submitted by Jon Dusek for Tower Commerce Center 15<sup>th</sup> Addition, Hiawatha, IA. Second by Darryl Cheney.

AYES: MARK POWERS, DARRYL CHENEY, MARK ROSS AND TERRY TRIMPE.

NAYS: NONE

ABSENT: KENNY JONES, RETA SAYLOR AND TOM WILLE.

**Motion Carried**

**Resolution #17-021 Approved**

**Consider Resolution for recommendation to City Council to approve the Final Plat submitted by Alltrans, Inc for Rolling Prairie Estate 3<sup>rd</sup> Addition, Hiawatha, IA.**

Mark Powers asked if there were any comments or concerns. There were none.

Mark Ross moved to recommend to City council to approve the Final Plat submitted by Alltrans, Inc for Rolling Prairie Estate 3<sup>rd</sup> Addition, Hiawatha, IA. Second by Mark Powers.

AYES: TERRY TRIMPE, MARK POWERS, MARK ROSS AND DARRYL CHENEY.

NAYS: NONE

ABSENT: KENNY JONES, RETA SAYLOR AND TOM WILLE.

**Motion Carried**

**Resolution #17-022 Approved**

**Consider Resolution for recommendation to City Council to approve the Design Guidelines submitted by Brost Architects for 1090 N Center Point Rd., Hiawatha, IA.**

Jason Santee addressed the Board. He talked about storm water, the new basin at the North of the lot and existing basin.

Mark Powers asked if there were any comments or concerns. There were none.

Mark Powers moved to recommend to City council to approve the Design Guidelines submitted by Brost Architects for 1090 N Center Point Rd., Hiawatha, IA. Second by Mark Ross.

AYES: DARRYL CHENEY, MARK POWERS, TERRY TRIMPE AND MARK ROSS.

NAYS: NONE

ABSENT: KENNY JONES, RETA SAYLOR AND TOM WILLE.

**Motion Carried**

**Resolution #17-023 Approved**

Darryl Cheney motioned to adjourn the meeting at 5:40p.m. Second by Mark Ross. Motion carried.

\_\_\_\_\_  
Mark Powers, Chairperson

ATTEST:

\_\_\_\_\_  
Jennifer Goerg, Community Development Clerk

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

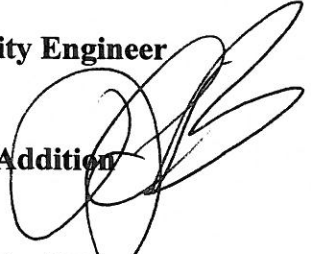
3A-1

**To: Mayor and City Council**

**Date: September 21, 2017**

**From: John Bender PE, City Engineer**

**Re: Peck's Landing 1<sup>st</sup> Addition**



**Description: Approve of Final Plat**

**Report:**

The final plat for Peck's Landing 1<sup>st</sup> Addition has been submitted for 1 commercial lot at the NE corner of Edgewood Road and Blair's Ferry Road. This new addition will be platted with the Edgewood Road, and Blair's Ferry Road right-of-way and private streets identified as public access and utility easements. Also included are a number of easements and a right-of way reservation for the future widening of Blair's' Ferry Road.

Several minor corrections have been requested for this plat, plus the discussion of the recording of the access, sanitary sewer, and storm sewer easement. In order to accept the public improvements, the easement outside the plat boundary needs to be recorded.

Engineering has reviewed the plat and find it in accordance with the approved preliminary plat. Subject to the above comments, Engineering recommends approval of this plat and forwarding to the City Council.

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

# City of Hiawatha Community Development Department

3A-2

**Purpose:** Final Plat Approval **Date:** 09/18/2017

**To:** Planning and Zoning Commission

**Name of Plan:** Peck's Landing 1<sup>st</sup> Addition

**Address:** Peck's Boulevard, Peck's Drive and Edgewood Road **Zone:** C-3

**Number of Lots:** 1 lot

**Reviewed by:** Patrick Parsley, Community Development Director

**Description:** This is a single lot from the Peck's Landing preliminary plat. The lot lines have been adjusted from the preliminary plat. The lot sizes comply with the UDC. There is no request for a zoning change.

**Report:** This final plat matches closely to the most recent preliminary plat. The plan of improvements has been received and the developer is working with the City on a development agreement. The developer's agreement is still under review as it will include eventual City ownership of the sewer and water utilities but will not include public streets or public storm sewer within the development.

Final blue bound documents and utility sign-offs will be submitted before Council consideration. The Staff review had three comments to be addressed:

1. Lot 8 should be labeled as an "outlot" since it is not develop-able
2. Full access and utility easements must be delineated and recorded.
3. North 18th Avenue was not included in the RCLDS plats on the east side of this plat. May need to include 18th Avenue North in these plats.

**Recommendation:** Community Development supports the Planning and Zoning Commission recommendation for approval of this final plat contingent upon the above items, Council acceptance of the improvements and approval of the developer's agreement. No occupancy will be allowed until these two items are approved by Council.

Final Plat of Improvements for Peck's Landing First Addition

September 20<sup>th</sup>, 2017

The Water Department has completed inspection and reviewed Peck's Landing First Addition plan of improvements that were submitted by Hall and Hall Engineering. The Water Department recommends final approval of Peck's Landing First Addition.



Marty Recker

Assistant Water Superintendent

Cc. Kelly Kornegor, City Clerk

3A-4

FINAL PLAT  
**PECK'S LANDING FIRST ADDITION**  
 IN THE CITY OF HIAWATHA, LINN COUNTY, IOWA

**INDEX LEGEND**

Location: LOT 1 AND LOT 2, PECK'S GREEN THUMB FIRST ADDITION AND LOT 3, AP NO. 194, HIAWATHA, LINN COUNTY, IOWA.

Requestor: PECK'S LANDING, LLC

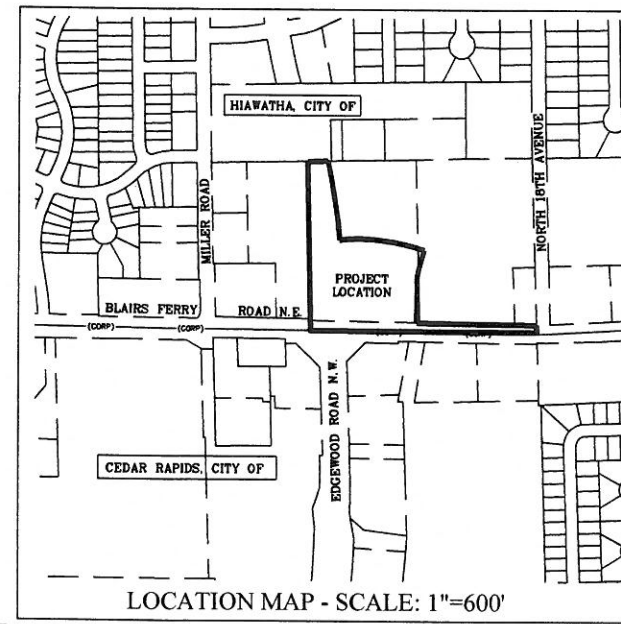
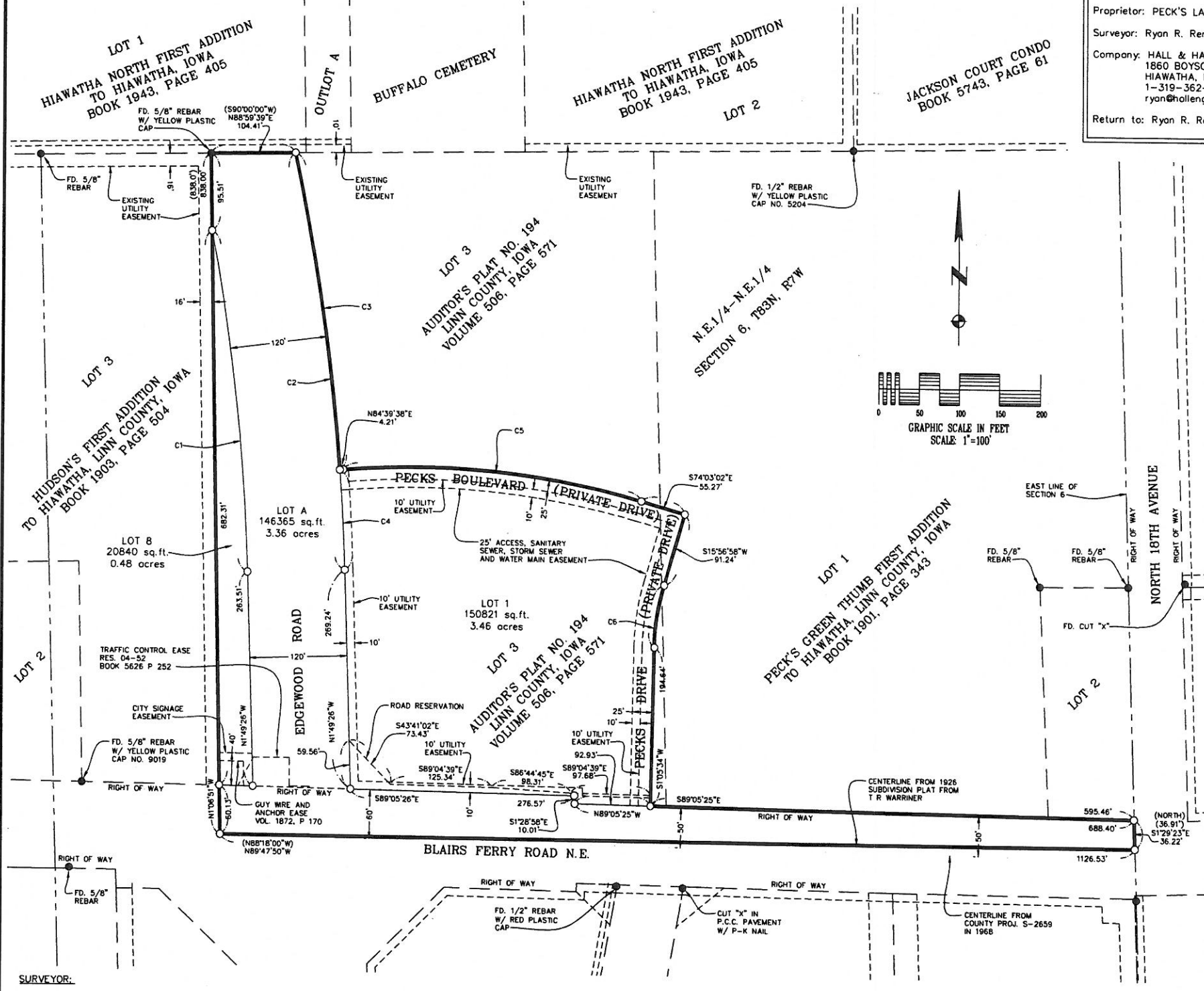
Proprietor: PECK'S LANDING, LLC

Surveyor: Ryan R. Remling, P.L.S.

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

Return to: Ryan R. Remling

SPACE RESERVED FOR RECORDING PURPOSES



**SURVEY FIELD WORK PERFORMED:**  
 3/17

**TOTAL AREA:**  
 318,026 SQ.FT.  
 7.30 ACRES

**LEGAL DESCRIPTION:**

PART OF LOT 1 AND PART OF LOT 2, PECK'S GREEN THUMB FIRST ADDITION TO HIAWATHA, LINN COUNTY, IOWA AS RECORDED IN BOOK 1901, PAGE 343 IN THE OFFICE OF THE LINN COUNTY, IOWA RECORDER AND PART OF LOT 3, AUDITOR'S PLAT NO. 194, LINN COUNTY, IOWA AS RECORDED IN VOLUME 506, PAGE 571 IN THE OFFICE OF THE LINN COUNTY, IOWA RECORDER DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 3; THENCE N1°06'51"W 838.00 FEET ALONG THE WEST LINE OF SAID LOT 3 TO THE NORTHWEST CORNER OF SAID LOT 3 AND THE SOUTH LINE OF LOT 1, HIAWATHA NORTH FIRST ADDITION TO HIAWATHA, IOWA AS RECORDED IN BOOK 1943, PAGE 405 IN THE OFFICE OF THE LINN COUNTY, IOWA RECORDER; THENCE N88°59'39"E 104.41 FEET ALONG THE NORTH LINE OF SAID LOT 3 AND SAID SOUTH LINE; THENCE SOUTHEASTERLY 394.44 FEET ALONG THE ARC OF A 2816.00 FOOT RADIUS CURVE, CONCAVE WESTERLY (CHORD BEARS S8°20'37"E 394.11 FEET); THENCE N84°39'38"E 4.21 FEET; THENCE SOUTHEASTERLY 371.56 FEET ALONG THE ARC OF A 1000.00 FOOT RADIUS CURVE, CONCAVE SOUTHERLY (CHORD BEARS S84°41'42"E 369.42 FEET); THENCE S74°03'02"E 55.27 FEET; THENCE S15°56'58"W 91.24 FEET; THENCE SOUTHWESTERLY 77.79 FEET ALONG THE ARC OF A 300.00 FOOT RADIUS CURVE, CONCAVE EASTERLY (CHORD BEARS S8°31'16"W 77.57 FEET); THENCE S1°05'34"W 194.64 FEET TO THE NORTH RIGHT OF WAY OF BLAIRSFERRY ROAD N.E.; THENCE S89°05'25"E 595.46 FEET ALONG SAID NORTH RIGHT OF WAY TO THE WEST RIGHT OF WAY OF NORTH 18TH AVENUE AND THE EAST LINE OF SECTION 6, TOWNSHIP 83 NORTH, RANGE 7 WEST OF THE 5TH PRINCIPAL MERIDIAN; THENCE S1°29'23"E 36.22 FEET ALONG SAID WEST RIGHT OF WAY AND SAID EAST LINE; THENCE N89°47'50"W 1126.53 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 308,025 SQ.FT., 7.30 ACRES, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

**SURVEYOR:**  
 RYAN R. REMLING P.L.S.  
 HALL & HALL ENGINEERS, INC.  
 1860 BOYSON ROAD  
 HIAWATHA, IOWA 52233  
 (319)-362-9548

**SURVEY PREPARED FOR:**  
 PECK'S LANDING, LLC  
 1950 BOYSON ROAD  
 HIAWATHA IA 52233  
 (319) 395-7900

**OWNER/APPLICANT:**  
 PECK'S LANDING, LLC  
 1950 BOYSON ROAD  
 HIAWATHA IA 52233

**SURVEY LEGEND**

○	SET 1/2" REBAR W/ YELLOW PLASTIC CAP NO. 18769 UNLESS OTHERWISE NOTED
●	FD. MONUMENT AS NOTED
( )	RECORDED AS EASEMENT LINE
---	PLAT BOUNDARY
---	PLAT LOT LINE
---	EXISTING LOT LINE
---	SECTION QUARTER LINE

**Curve Table**

Curve	Delta	Tangent	Length	Radius	Chord	Chord Brg
C1	8° 58' 41"	211.66'	422.46'	2696.00'	422.03'	N6° 18' 47"W
C2	10° 31' 57"	259.56'	517.65'	2816.00'	516.92'	S7° 05' 25"E
C3	8° 01' 32"	197.54'	394.44'	2816.00'	394.11'	S8° 20' 37"E
C4	2° 30' 25"	61.62'	123.22'	2816.00'	123.21'	S3° 04' 39"E
C5	21° 17' 19"	187.95'	371.56'	1000.00'	369.42'	S84° 41' 42"E
C6	14° 51' 23"	39.11'	77.79'	300.00'	77.57'	S8° 31' 16"W

**NOTES:**

PLACEMENT OF ABOVE-GROUND UTILITY STRUCTURES WHERE UTILITY EASEMENTS CROSS SEWER, WATER, DRAINAGE, OR ACCESS EASEMENTS, OR IN VISUAL CLEARANCE AREAS IS PROHIBITED.

ALL EASEMENTS ARE 10' WIDE UTILITY EASEMENTS UNLESS OTHERWISE NOTED.

LOT A TO BE DEDICATED TO THE CITY OF HIAWATHA AS PUBLIC ROAD RIGHT OF WAY.

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 Land Surveyor under the laws of the State of Iowa.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

RYAN R. REMLING, L.S. 18769  
 My license renewal date is December 31, \_\_\_\_\_

Pages or sheets covered by this seal: \_\_\_\_\_

EXCEPT LOCATION MAP

Revision Description

Revision Number & Date

HALL & HALL ENGINEERS, INC.  
 1860 BOYSON ROAD, HIAWATHA, IOWA 52233  
 PHONE: (319) 395-3648 FAX: (319) 362-7995  
 CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE  
 LAND SURVEYING • LAND DEVELOPMENT PLANNING  
 www.halleng.com

Sheet Title: **FINAL PLAT PECK'S LANDING FIRST ADDITION IN THE CITY OF HIAWATHA, LINN COUNTY, IOWA**

Designed by: DLK

Drawn by: DLK

Checked by: DLK

Date: 9/13/17

Field Book No: 236

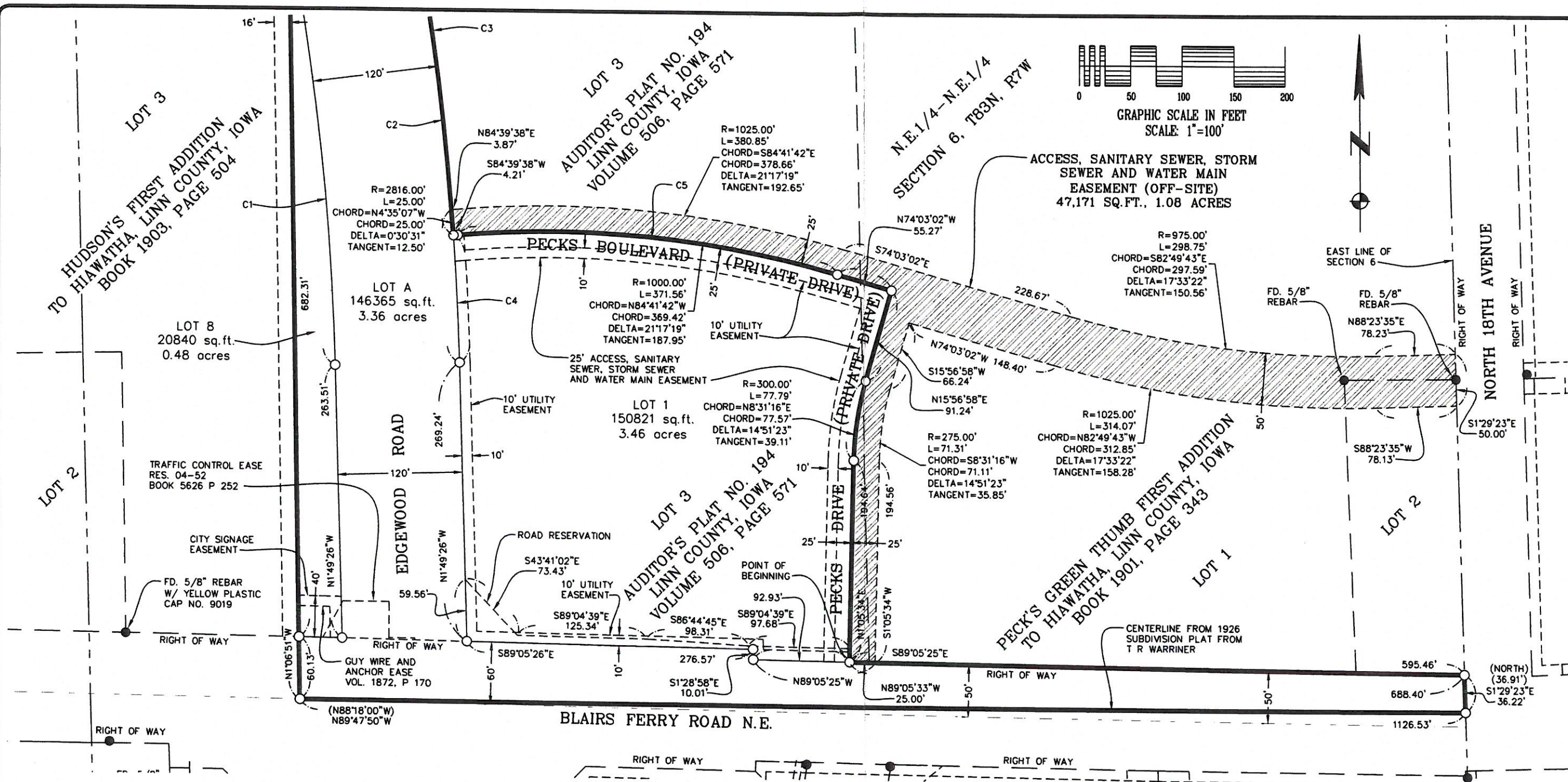
Scale: 1"=100'

Sheet: 1 of 1

Project Number: 10293-16-9

CAD File: I:\Projects\10293-16-9-PECK'S GREEN THUMB FIRST ADDITION\10293-16-9-PECK'S GREEN THUMB FIRST ADDITION.dwg Date Plotted: Sep 14, 2017 - 1:07pm Plotted By: DLK





**SURVEY LEGEND**

- SET 1/2" REBAR W/ YELLOW PLASTIC CAP NO. 18769 UNLESS OTHERWISE NOTED
- FD. MONUMENT AS NOTED
- ( ) RECORDED AS
- EASEMENT LINE
- PLAT BOUNDARY
- PLAT LOT LINE
- EXISTING LOT LINE
- SECTION QUARTER LINE

**SURVEYOR:**  
 RYAN R. REMLING P.L.S.  
 HALL & HALL ENGINEERS, INC.  
 1860 BOYSON ROAD  
 HIAWATHA, IOWA 52233  
 (319)-362-9548

**OWNER/APPLICANT:**  
 PECK'S LANDING, LLC  
 1950 BOYSON ROAD  
 HIAWATHA IA 52233  
 (319) 395-7900

**LEGAL DESCRIPTION - ACCESS, SANITARY SEWER, STORM SEWER AND WATER MAIN EASEMENT (OFF-SITE):**

PART OF LOT 1 AND PART OF LOT 2, PECK'S GREEN THUMB FIRST ADDITION TO HIAWATHA, LINN COUNTY, IOWA AS RECORDED IN BOOK 1901, PAGE 343 IN THE OFFICE OF THE LINN COUNTY, IOWA RECORDER AND PART OF LOT 3, AUDITOR'S PLAT NO. 194, LINN COUNTY, IOWA AS RECORDED IN VOLUME 506, PAGE 571 IN THE OFFICE OF THE LINN COUNTY, IOWA RECORDER DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1, PECK'S LANDING FIRST ADDITION IN THE CITY OF CEDAR RAPIDS, LINN COUNTY, IOWA; THENCE N1'05'34"W 194.64 FEET ALONG THE EAST LINE OF SAID LOT 3; THENCE NORTHEASTERLY 77.79 FEET ALONG SAID EAST LINE AND THE ARC OF A 300.00 FOOT RADIUS CURVE, CONCAVE EASTERLY (CHORD BEARS N8'31'16"E 77.57 FEET); THENCE N15'56'58"E 91.24 FEET ALONG SAID EAST LINE TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE N74'03'02"W 55.27 FEET ALONG THE NORTH LINE OF SAID LOT 1; THENCE NORTHWESTERLY 371.56 FEET ALONG SAID NORTH LINE AND THE ARC OF A 1000.00 FOOT RADIUS CURVE, CONCAVE SOUTHERLY (CHORD BEARS N84'41'42"W 369.42 FEET); THENCE S84'39'38"W 4.21 FEET ALONG SAID NORTH LINE TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE NORTHWESTERLY 25.00 FEET ALONG THE EAST LINE OF LOT A, PECK'S LANDING FIRST ADDITION AND THE ARC OF A 2816.00 FOOT RADIUS CURVE, CONCAVE WESTERLY (CHORD BEARS N4'35'07"W 25.00 FEET); THENCE N84'39'38"E 3.87 FEET; THENCE SOUTHEASTERLY 380.85 FEET ALONG THE ARC OF A 1025.00 FOOT RADIUS CURVE, CONCAVE SOUTHERLY (CHORD BEARS S84'41'42"E 378.66 FEET); THENCE S74'03'02"E 228.67 FEET; THENCE SOUTHEASTERLY 298.75 FEET ALONG THE ARC OF A 975.00 FOOT RADIUS CURVE, CONCAVE NORTHERLY (CHORD BEARS S82'49'43"E 297.59 FEET); THENCE N88'23'35"E 78.23 FEET TO THE WEST RIGHT OF WAY OF NORTH 18TH AVENUE; THENCE S1'29'23"E 50.00 FEET ALONG SAID WEST RIGHT OF WAY; THENCE S88'23'35"W 78.13 FEET; THENCE NORTHWESTERLY 314.07 FEET ALONG THE ARC OF 1025.00 FOOT RADIUS CURVE, CONCAVE NORTHERLY (CHORD BEARS N82'49'43"W 312.85 FEET); THENCE N74'03'02"W 148.40 FEET; THENCE S15'56'58"W 66.24 FEET; THENCE SOUTHWESTERLY 71.31 FEET ALONG THE ARC OF A 275.00 FOOT RADIUS CURVE, CONCAVE EASTERLY (CHORD BEARS S8'31'16"W 71.11 FEET); THENCE S1'05'34"W 194.56 FEET TO THE NORTH RIGHT OF WAY OF BLAIRS FERRY ROAD N.E.; THENCE N89'05'33"W 25.00 FEET ALONG SAID NORTH RIGHT OF WAY TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 47,171 SQ.FT., 1.08 ACRES, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

**HALL & HALL ENGINEERS, INC.**  
 1860 BOYSON ROAD, HIAWATHA, IOWA 52233  
 PHONE: (319) 362-9548 FAX: (319) 362-7585  
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 LAND SURVEYING • LAND DEVELOPMENT PLANNING  
 www.halleng.com

Designed by: \_\_\_\_\_  
 Drawn by: \_\_\_\_\_  
 Checked by: \_\_\_\_\_

**FINAL PLAT**  
**ACCESS, SANITARY SEWER, STORM SEWER AND WATER MAIN EASEMENT (OFF-SITE), PECK'S LANDING FIRST ADDITION IN THE CITY OF HIAWATHA, LINN CO., IA.**

Sheet Title: \_\_\_\_\_

Date: 9/13/17

Field Book No: 236

Scale: 1"=100'

Sheet: 1 of 1

Project Number: 10293-16-9

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

3B-1

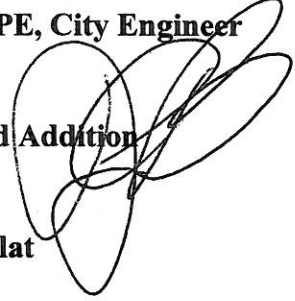
**To: Planning and Zoning Commission**

**Date: September 19, 2017**

**From: John Bender PE, City Engineer**

**Re: Dell Ridge 3rd Addition**

**Description: Final Plat**



**Report:**

Engineering has reviewed the final plat of Dell Ridge 3rd Addition and find the plat in accordance with the approved preliminary plat. There are a number of items to be addressed in a developer's agreement to be included in the bound copies and recorded, but the plat can be approved and forwarded to the City Council.

Engineering recommends approval of the Dell Ridge 3rd Addition Final Plat.

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

**City of Hiawatha**  
**Community Development Department**

3B-2

**Purpose:** Final Plat Approval **Date:** 09/18/2017

**To:** Planning and Zoning Commission

**Name of Plan:** Dell Ridge 3<sup>rd</sup> Addition

**Address:** Dell Ridge Lane and Forrest Hill Court **Zone:** R-1PUD

**Number of Lots:** 15 lots

**Reviewed by:** Patrick Parsley, Community Development Director

**Description:** This is part of the Dell Ridge preliminary plat. The lot lines have been adjusted but no major changes are proposed differing from the preliminary plat. The lot sizes comply with the UDC. There is no request for a zoning change.

**Report:** This final plat matches closely to the most recent preliminary plat. The plan of improvements has been received and the improvements are completed. The acceptance of the improvements and the developer's agreement is still being considered. Final blue bound documents and utility sign-offs will be submitted before Council consideration.

**Recommendation:** Community Development supports the Planning and Zoning Commission recommendation for approval of this final plat contingent upon Council acceptance of the improvements and approval of the developer's agreement. No occupancy will be allowed until these two items are approved by Council.

Final Plat of Dell Ridge Third Addition.

Date: 8/18/2017

The Hiawatha Water Department has reviewed the Final Plat for Dell Ridge Third Addition submitted by Scott Survey.

This final plan lists 10 foot utility measurements for easements, utility, etc. on Dell Ridge Lane and on Forrest Hill Court.

The Water Department Approves of this final Plat.

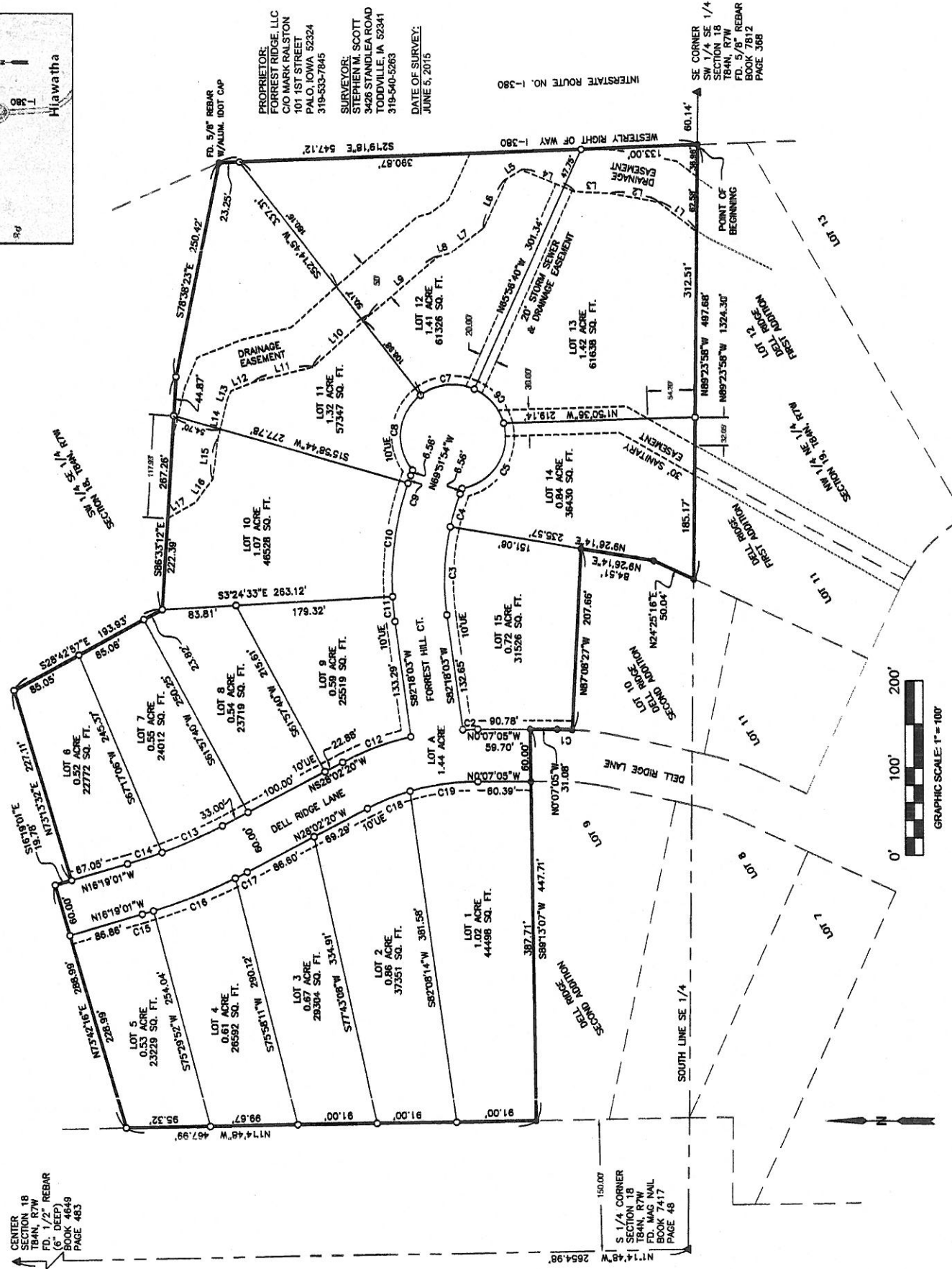
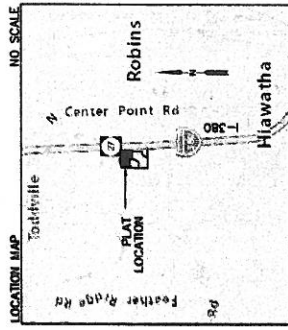


Marty Recker

Water Superintendent

Hiawatha Water Department

**FINAL PLAT  
DELL RIDGE  
THIRD ADDITION  
TO THE CITY OF HIAWATHA  
LINN COUNTY, IOWA**



LINE	BEARING	DISTANCE
L1	S37°33'59"W	54.75
L2	S107°26'16"W	54.98
L3	S03°13'38"W	41.98
L4	S21°55'00"W	66.11
L5	N32°29'25"W	19.68
L6	N65°02'50"W	61.96
L7	S37°17'54"E	47.53
L8	S16°24'05"E	106.10
L9	S04°44'00"E	14.88
L10	S74°48'28"E	88.90
L11	S27°08'08"E	28.59
L12	S27°08'08"E	28.59
L13	N67°29'40"W	11.80
L14	S76°26'21"E	45.64
L15	S82°56'38"E	45.25
L16	S54°18'48"E	33.10
L17	S30°45'15"E	37.17

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	330.00'	17.15'	17.15'	N1°22'14"E	02°58'38"
C2	330.00'	17.09'	17.09'	N01°36'07"W	02°58'04"
C3	290.00'	10.57'	10.05'	S87°39'57"E	20°04'00"
C4	290.00'	99.31'	88.76'	S75°44'55"E	07°46'03"
C5	60.00'	53.06'	51.35'	N57°34'15"W	95°24'43"
C6	60.00'	64.73'	61.63'	S06°50'57"E	61°48'35"
C7	60.00'	64.73'	61.63'	S83°48'34"E	92°06'39"
C8	60.00'	9.50'	9.50'	S70°38'33"E	01°33'19"
C9	350.00'	131.86'	131.08'	S82°12'48"E	21°35'10"
C10	350.00'	28.67'	28.66'	N84°38'50"E	04°41'34"
C11	330.00'	83.83'	83.41'	N20°46'43"W	14°31'14"
C12	330.00'	75.03'	74.98'	N24°16'05"W	07°32'32"
C13	570.00'	41.57'	41.57'	N18°24'25"W	04°10'48"
C14	570.00'	13.15'	13.15'	N16°54'53"W	01°11'45"
C15	630.00'	100.38'	100.28'	N22°04'36"W	09°07'46"
C16	630.00'	15.36'	15.36'	N27°20'28"W	11°23'49"
C17	270.00'	52.94'	52.86'	N22°25'18"W	11°14'06"
C18	270.00'	78.63'	78.35'	N08°27'40"W	16°41'10"

**LEGEND AND NOTES**

- ▲ CONGRESSIONAL SECTION CORNER, FOUND
- PROPERTY CORNERS, FOUND (or as noted)
- PROPERTY CORNERS, FOUND (1/2" REBAR w/ "SCOTT" MARK)
- PROPERTY CORNERS SET
- PROPERTY CORNERS SET (1/2" REBAR w/ red plastic cap)
- PROPERTY CORNERS SET (1/2" REBAR w/ red plastic cap) - all measurements shall be placed within one year from the date recorded.
- UE UTILITY EASEMENT
- PROPERTY A/R BOUNDARY LINES
- PROPERTY A/R BOUNDARY LINES
- RIGHT-OF-WAY LINES
- EASEMENT LINES, WITH & PURPOSE NOTED
- (B) MEASURED DIMENSIONS
- (M) MEASURED DIMENSIONS

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDS  
BASIS OF BEARING IS GPS GRID NORTH

**Legal Description:**  
Part of the Southwest Quarter of the Southeast Quarter of Section 18, Township 84 North, Range 7 West of the Fifth Principal Meridian, City of Hiawatha, Linn County, Iowa, described as follows:  
Commencing at the Southeast Corner of the Southwest Quarter of Section 18, Township 84 North, Range 7 West of the Fifth Principal Meridian; thence N89°23'58"W along the south line of said Southeast Quarter, 60.14 feet to the Northeast Corner of Lot 12, Dell Ridge First Addition to the City of Hiawatha, Linn County, Iowa and the point of beginning; thence continuing N89°23'58"W along said south line, 497.68 feet to the Northwest Corner of Lot 11, said Dell Ridge First Addition; thence N24°25'16"E along the easterly boundary of Lot 10, Dell Ridge Second Addition to the City of Hiawatha, Linn County, Iowa, 50.04 feet; thence N9°26'14"E along said easterly boundary, 84.51 feet to the Northeast Corner of said Lot 10; thence N87°08'27"W along the north line of said Lot 10, a distance of 207.66 feet to the easterly right of way of Dell Ridge Lane; thence northerly 17.15 feet along said right of way and the arc of a 330.00 foot radius curve, concave westerly, chord bears N1°22'14"E, 17.15 feet; thence N07°05'W along said right of way, 31.08 feet to the northerly boundary of said Dell Ridge Second Addition; thence S89°13'07"W along said northerly boundary, 447.71 feet to the east line of the 150 foot of said Southeast Quarter of Section 18; thence N1°44'48"W along said east line, 467.99 feet; thence N73°42'16"E, 286.52 feet; thence S16°32'39"E, 19.79 feet; thence N73°13'32"E, 227.50 feet; thence S28°42'57"E, 193.93 feet; thence S86°33'12"E, 267.26 feet; thence S78°38'23"E, 250.42 feet to the westerly right of way of Interstate Route No. 1-380; thence S21°19'18"E along said westerly right of way, 547.12 feet to the point of beginning.

Said parcel contains 14.11 acres, subject to easements and restrictions of record.

**SCOTT SURVEY INC**  
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Civil Engineer & Land Surveyor  
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**ZONING:**  
EXISTING & PROPOSED R-1 PUD  
BUILDING AND SETBACK  
REQUIREMENTS:  
FRONT YARD: 25' (BY PUD)  
SIDE YARD: 8'  
CORNER SIDE YARD: 20'  
REAR YARD: 30'

**NOTE:**  
LOT A IS TO BE DEDICATED TO THE CITY  
OF HIAWATHA FOR ROAD RIGHT OF WAY.



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 Land Surveyor under the laws of the State of Iowa.  
STEPHEN M. SCOTT, P.E. & L.S.  
Iowa Lic. No. 13842  
My Professional Seal expires on December 31, 2018  
THIS PLAT WAS PREPARED BY THIS SURVEYOR

PROJECT NO. 1706618