

Washington County Iowa
Jo Greiner - Recorder
Instrument #2016-4354
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PLA PLAT & SURVEY
Total Fees: \$97.00 Charge

Book: 27 Page: 0323

Prepared by and return to: Kevin D. Olson, Coralville City Attorney, P.O. Box 5127, Coralville, Iowa 52241 (319)248-1700

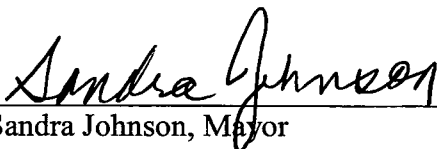
CONSENT OF OWNER AND DEDICATION
WASHINGTON BUSINESS PARK SUBDIVISION – PHASE ONE,
WASHINGTON, IOWA

The undersigned, **the City of Washington, Iowa**, as owners of the Washington Business Park Subdivision, Phase One, Washington, Iowa, said subdivision being legally described as follows:

See Exhibit "A" attached hereto.

acknowledges that the Subdivision as it appears on the plat of Washington Business Park Subdivision, Phase One, Washington, Iowa, and its related documents, is with the free consent and in accordance with its desires and does hereby dedicate all public streets and walkways to the public as provided in Chapter 409A of the Code of Iowa (2015).

Dated this 18th day of October, 2016.



Sandra Johnson, Mayor

ATTEST:



Illla Earnest, City Clerk

STATE OF IOWA, COUNTY OF WASHINGTON, ss:

On this 18th day of October, 2016, before me a Notary Public in and for said County, personally appeared Sandra Johnson and Illa Earnest, to me personally known, who being duly sworn that they are the Mayor and City Clerk, respectively of the City of Washington, Iowa, a Municipal Corporation, created and existing under the laws of the State of Iowa, and that the seal affixed to the foregoing instrument is the seal of said Municipal Corporation, and that said instrument was signed and sealed on behalf of said Municipal Corporation by authority and resolution of its City Council and said Mayor and City Clerk acknowledged said instrument to be the free act and deed of said Municipal Corporation by it voluntarily executed.

Rhonda Hill
Notary Public

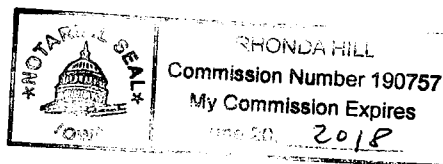


EXHIBIT "A"

Legal Description

LEGAL DESCRIPTION: ALL THAT PART OF THE SOUTHWEST FRACTIONAL QUARTER AND THE SOUTH ONE-HALF OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 19, LYING SOUTH AND EAST OF THE PUBLIC HIGHWAY, NOW RUNNING THROUGH THE SAME IN A SOUTHWESTERLY TO A NORTHEASTERLY DIRECTION, AS SAID HIGHWAY IS NOW LOCATED; EXCEPT A TRACT DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 19, AND RUNNING THENCE NORTH ALONG THE SECTION LINE 491.5 FEET TO THE CENTER OF THE PUBLIC HIGHWAY, THENCE NORTHEASTERLY ALONG THE CENTER OF SAID PUBLIC HIGHWAY 644 FEET, THENCE SOUTHWESTERLY 796 FEET TO A POINT ON SECTION LINE, 555 FEET EAST OF SAID SOUTHWEST CORNER, THENCE WEST 555 FEET TO THE PLACE OF BEGINNING; ALSO, THE WEST 32 ACRES OF THE NORTH 52 ACRES OF THE SOUTHEAST QUARTER OF SECTION 19; ALL IN TOWNSHIP 75 NORTH, OF RANGE 7 WEST OF THE 5TH P.M., IN WASHINGTON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH ¼ CORNER OF SAID SECTION 19; THENCE S85°50'08" W, 1,777.74 FEET ALONG THE SOUTH LINE OF SAID SECTION 19; THENCE N02°58'06" W, 796.00 FEET; THENCE S56°54'12" W, 38.15 FEET; THENCE N02°58'06" W, 750.64 FEET TO THE CENTERLINE OF IOWA HIGHWAY ONE; THENCE N40°02'08" E, 2,303.51 FEET ALONG SAID CENTERLINE; THENCE NORTHEASTERLY 704.43 FEET ALONG A 955.00 FOOT RADIUS, CONCAVE NORTHWESTERLY, WHOSE 688.57 FEET CHORD BEARS N18°54'15"E; THENCE N02°13'38"W, 156.97 FEET; THENCE N82°06'57"E, 32.85 FEET TO THE EAST LINE OF THE NW¼ OF SAID SECTION 19; THENCE TO THE CENTERLINE OF SAID SECTION 19; THENCE S86°01'38"E, 1,641.30 FEET ALONG THE NORTH LINE OF THE SE ¼ OF SAID SECTION 19; THENCE S02°17'58"E, 863.98 FEET; THENCE S86°01'38"W, 1,642.79 FEET TO THE EAST LINE OF THE SW ¼ OF SAID SECTION 19; THENCE S02°12'02"E, 1,783.99 FEET ALONG THE EAST LINE OF THE SW ¼ OF SAID SECTION 19, TO THE SOUTH ¼ CORNER OF SAID SECTION 19 AND THE POINT OF BEGINNING. SAID PARCEL CONTAINS APPROXIMATELY 137.66 ACRES, MORE OR LESS, AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Prepared by: Kevin D. Olson, Washington City Attorney 1400 5th Street, Coralville, Iowa 52241 (319) 351-2277
Return to: Washington City Clerk, 215 E. Washington Street, Washington, Iowa 52353

RESOLUTION NO. 2016-094

RESOLUTION APPROVING THE FINAL PLAT OF THE WASHINGTON BUSINESS PARK
SUBDIVISION, PHASE ONE, WASHINGTON, IOWA.

WHEREAS, the City, as developer, did file with the City Clerk of Washington, a final plat for the Washington Business Park Subdivision, Phase One, Washington, Iowa; and

WHEREAS, the legal description for said Subdivision is as set forth in Exhibit "A" attached hereto and incorporated by this reference; and

WHEREAS, said property has been dedicated with the free consent and in accordance with the desires of the owner; and

WHEREAS, the aforementioned plat and subdivision is found to conform with Chapter 354 of the State Code of Iowa, Chapter 166 of the Washington Code of Ordinances, and all other ordinances and statutory requirements; and

WHEREAS, said final platting of the aforementioned subdivision has been examined by the Washington Planning and Zoning Commission; and

WHEREAS, recommendations from both said Commission and City Staff have been made; and

WHEREAS, after due deliberation, said Commission has recommended that the final platting of the proposed subdivision, be accepted and approved.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Washington, Iowa, that the final platting of the Washington Business Park Subdivision Part One, Washington, Iowa, be and the same is hereby approved.

BE IT FURTHER RESOLVED that the City Clerk of the City of Washington, Iowa, is hereby authorized and directed to certify a copy of this Resolution to the County Recorder of Washington County, Iowa, along with all other required ancillary documents.

* * * * *

Passed and approved this 4th day of October, 2016.


Sandra Johnson, Mayor

ATTEST:


Illa Earnest, City Clerk

EXHIBIT "A"

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Prepared by: Kevin D. Olson, Washington City Attorney, P.O. Box 5640, Coralville, Iowa 52241 (319)351-2277
Return to: Washington City Clerk, 215 E. Washington Street, Washington, Iowa 52353

**OPINION OF ATTORNEY
WASHINGTON BUSINESS PARK – PHASE ONE, WASHINGTON, IOWA**

I, Kevin D. Olson, hereby certify that I am practicing attorney at law in Coralville, Iowa,
and that I have examined to abstract of title to the property described as:

See Exhibit "A" attached hereto.

That the legal title to said property is in the **City of Washington, Iowa**, and subject to
easements and restrictions of record.

Dated this 2nd day of November, 2016.


By: 
Kevin D. Olson,
1400 5th Street, P.O. Box 5640
Coralville, Iowa 52241
Tel: (319)351-2277
Fax: (319)351-2279

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Prepared by: Kevin D. Olson, Washington City Attorney, P.O. Box 5640, Coralville, Iowa 52241 (319)351-2277
Return to: Washington City Clerk, 215 E. Washington Street, Washington, Iowa 52241

CERTIFICATE OF COUNTY TREASURER

WASHINGTON BUSINESS PARK – PHASE ONE, WASHINGTON COUNTY, IOWA

The undersigned, hereby certifies that I am the County Treasurer of Washington County, Iowa, and that the land described as follows:

See Exhibit "A" attached hereto.

and as shown on the attached plat, and known as **Washington Business Park – Phase One, Washington County, Iowa**, is free from all certified taxes and special assessments.

Dated this 15th day of November, 2016.


By: 
Washington County Treasurer

EXHIBIT "A"

Legal Description

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Prepared by: Kevin D. Olson, Washington City Attorney, P.O. Box 5640, Coralville, Iowa 52241 (319)351-2277
Return to: Washington City Clerk, 215 E. Washington Street, Washington, Iowa 52353

CERTIFICATE OF AUDITOR

WASHINGTON BUSINESS PARK – PHASE ONE, WASHINGTON, IOWA

The undersigned hereby certifies that I am the County Auditor of Washington County, Iowa, and that I hereby approve the name “Washington Business Park – Phase One, Washington, Iowa,” said plat being legally described as:

See Exhibit “A” attached hereto.

Dated this 10th day of November, 2016.

By: *Daniel A. Wilmer*
Washington County Auditor

EXHIBIT "A"

Legal Description

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Prepared by: Kevin D. Olson, Washington City Attorney, PO Box 5640, Coralville, Iowa 52241 (319)351-2277
Return to: Washington City Clerk, 215 E. Washington Street, Washington, Iowa 52353

RESOLUTION NO. 2016- 095

RESOLUTION ADOPTING PROTECTIVE COVENANTS FOR THE WASHINGTON BUSINESS PARK SUBDIVISION, PHASE ONE, WASHINGTON, IOWA.


WHEREAS, the City of Washington has developed the Washington Business Park Subdivision, Phase One (the "Property") in order to create jobs and expand the City's tax base; and

WHEREAS, the City Council has heretofore deemed it necessary and desirable to create Protective Covenants to ensure certain minimum standards be followed by the future owners of the Property; and

WHEREAS, to that end, the City Attorney has drafted a proposed set of Restrictive Covenants that requires approval by the City Council.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Washington, Washington County, Iowa that the aforementioned Protective Covenants are hereby approved. The City Clerk are hereby directed to execute said Protective Covenants on behalf of the City and cause a copy to be recorded in the Office of the Washington County Recorder.

Passed and approved this 4th day of October, 2016.


Sandra Johnson, Mayor

ATTEST:


Illa Earnest, City Clerk

Prepared by: Kevin D. Olson, Washington City Attorney, PO Box 5640, Coralville, Iowa 52241 (319)351-2277
Return to: Washington City Clerk, 215 E. Washington Street, Washington, Iowa 52353

PROTECTIVE COVENANTS AND RESTRICTIONS

The undersigned, the City of Washington, Iowa, being the owner of the following premises in the City of Washington, Washington County, Iowa, to wit:

Lots 1-10, Washington Business Park Subdivision, Phase One, Washington, Iowa;

(the "Property")

for the mutual benefit of those persons who may purchase any of the Property now owned by the undersigned, hereby imposes the following covenants and restrictions on said Property as covenants running with the land, and with such force and effect as if contained in each subsequent conveyance of land.

A. Permitted Uses. The use of the Property shall be limited to the Permitted Principal Uses in the I-1 Light Industrial District and I-2 General Industrial District zoning districts of the Washington Code of Ordinances, excepting therefrom the following uses:

1. Adult establishments pursuant to Chapter 132 of the Washington Code of Ordinances.
2. Auto salvage and wrecking operations, industrial metal and waste salvage operations, and junk yards.
3. Mini-storage projects, that being rentals of storage of personal belongings which are not used as part of a business or trade.
4. Personal storage facilities, that being occupation of any property of the Property for storage of the owner's personal belongings.

B. Residential Use prohibited. No portion of any of the Property shall be used for residential lots and there shall be no building or trailer located on any of the Property for residential purposes.

C. Accessory Uses. The Accessory uses incidental to the Permitted Uses in the Washington Zoning Ordinance are allowable.

D. Parking Areas, Driveways and Loading Zones. All parking, storage and driveway/drive aisles shall be constructed of asphalt or Portland concrete.

E. Signs. All signs shall be monument-style signs, no pole signs are allowed.

F. No subdivision allowed. No lot purchased in said subdivision shall be further subdivided by any owner of record.

G. Repurchase Authorized. If the owner of any lot in this subdivision purchased its portion of the Property from the City of Washington, and no permanent structure has been constructed has been constructed within two (2) years from the date of recording of the deed for the conveyance of the portion of the Property, the City of Washington may repurchase said portion of Property by providing sixty (60) days' written notice to the owner at the address listed in the records of the Washington County Auditor or its intention to repurchase. Said repurchase price shall be the same price for which the portion of Property was sold to the owner.


H. Tax Exempt Properties; payment in lieu of taxes. No portion of the Property shall be occupied by a tax exempt use unless the owner/tenant on any portion of the Property has entered into an agreement for payment in lieu of taxes.

I. Effective Period. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty (20) years at which times said covenants shall cease unless these covenants are extended by a 75% vote of the owners of the Property.

I. Default. If the parties hereto or any of them or their heirs or assigns shall violate, or attempt to violate any of the covenants set out herein during the time the covenants are still in effect, it shall be lawful for any other person or persons owning any other area in said Property to prosecute any proceeding at law or in equity against the person or persons violating or attempting to violate said covenants or restrictions and either prevent them from doing so or recover damages for said violation.

Dated this 4th day of October, 2016.

CITY OF WASHINGTON:

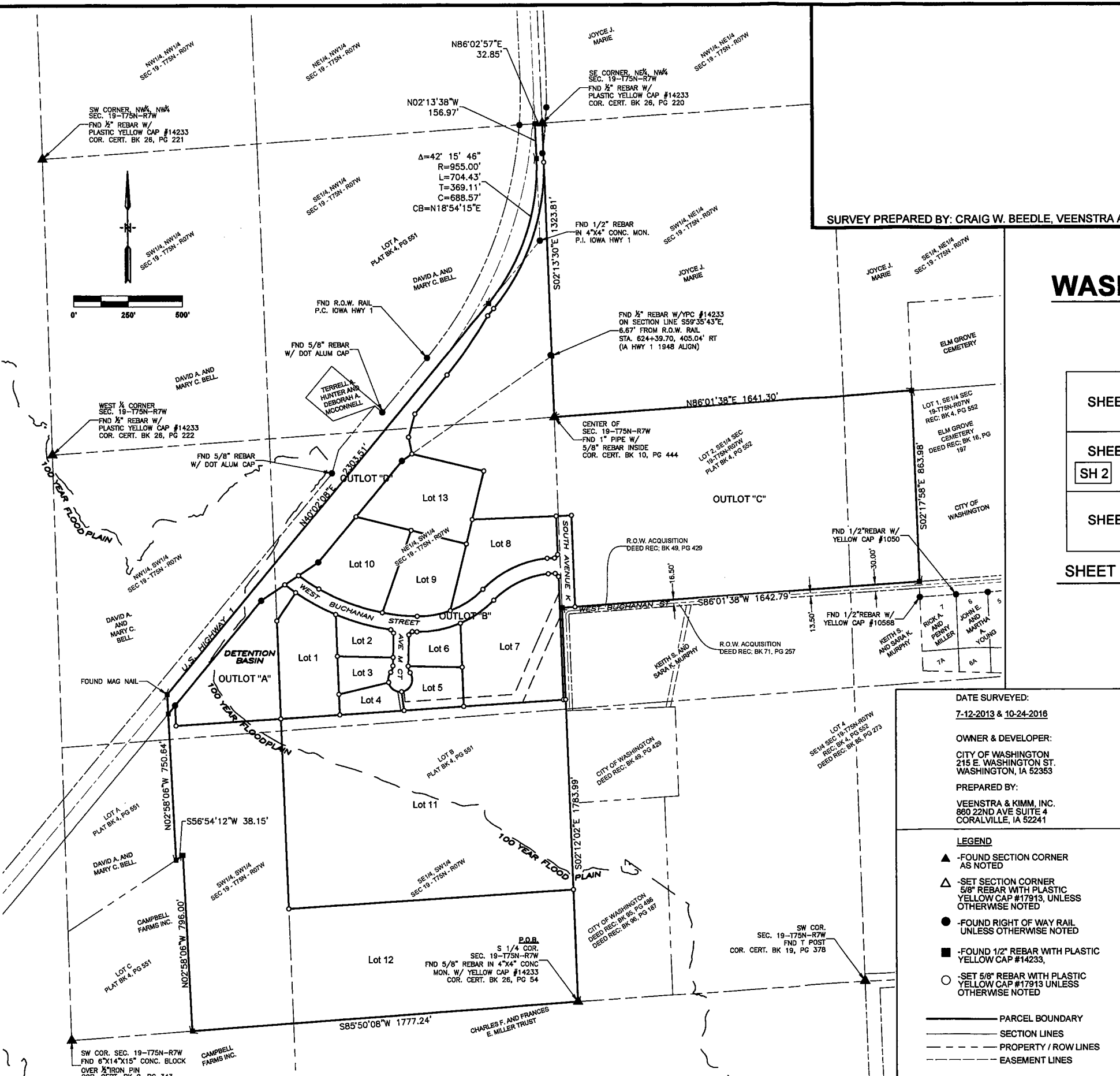

Sandra Johnson, Mayor

ATTEST:


Illia Earnest, City Clerk

PLOTTED: Tuesday, October 04, 2016 10:40:23 AM

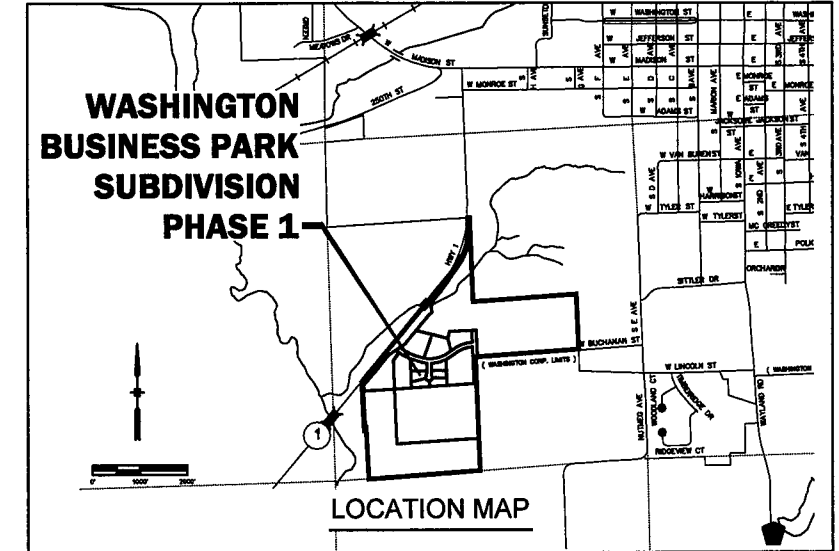
X-REFS: Aerial & 24626 Utilities - PHASE 1 & 24644 Geometry Hwy1 & 24644 Pipe Pressure Networks & Washington City
FILE PATH: Z:\WASHINGTON 24644 INDUSTRIAL PARK RISE IMPROVEMENTS\DRAWINGS\FINAL PLAT\FINAL PLAT PAGE 1



SURVEY PREPARED BY: CRAIG W. BEEDLE, VEENSTRA AND KIMM INC. - 860 22ND AVENUE, SUITE 4 - CORALVILLE, IA 52241 - (319) 466-1000

FINAL PLAT WASHINGTON BUSINESS PARK SUBDIVISION

SHEET 5
SHEET 3
SH 2
SHEET 4
SHEET INDEX



LEGAL DESCRIPTION:

ALL THAT PART OF THE SOUTHWEST FRACTIONAL QUARTER AND THE SOUTH ONE-HALF OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 19, LYING SOUTH AND EAST OF THE PUBLIC HIGHWAY, NOW RUNNING THROUGH THE SAME IN A SOUTHWESTERLY TO A NORTHEASTERLY DIRECTION, AS SAID HIGHWAY IS NOW LOCATED; EXCEPT A TRACT DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 19, AND RUNNING THENCE NORTH ALONG THE SECTION LINE 491.5 FEET TO THE CENTER OF THE PUBLIC HIGHWAY, THENCE NORTHEASTERLY ALONG THE CENTER OF SAID PUBLIC HIGHWAY 644 FEET, THENCE SOUTHWESTERLY 796 FEET TO A POINT ON SECTION LINE, 555 FEET EAST OF SAID SOUTHWEST CORNER, THENCE WEST 555 FEET TO THE PLACE OF BEGINNING; ALSO, THE WEST 32 ACRES OF THE NORTH 52 ACRES OF THE SOUTHEAST QUARTER OF SECTION 19; ALL IN TOWNSHIP 75 NORTH, OF RANGE 7 WEST OF THE 5TH P.M., IN WASHINGTON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE S 1/4 CORNER OF SAID SECTION 19; THENCE S85°50'08"W, 1777.24 FEET ALONG THE SOUTH LINE OF SAID SECTION 19; THENCE N02°58'06"W, 796.00 FEET; THENCE S56°54'12"W, 38.15 FEET; THENCE N02°58'06"W, 750.64 FEET TO THE CENTERLINE OF IOWA HIGHWAY ONE; THENCE N40°02'08"E, 2303.51 FEET ALONG SAID CENTERLINE; THENCE NORTHEASTERLY, 704.43 FEET, ALONG A 955.00 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY, WHOSE 688.57 FOOT CHORD BEARS N18°54'15"E; THENCE N02°13'38"W, 156.97 FEET; THENCE N86°02'57"E, 32.85 FEET TO THE EAST LINE OF THE NW 1/4 OF SAID SECTION 19; THENCE S02°13'30"E, 1323.81 FEET ALONG THE EAST LINE OF THE NW 1/4 OF SAID SECTION 19, TO THE CENTER OF SAID SECTION 19; THENCE N86°01'38"E, 1641.30 FEET ALONG THE NORTH LINE OF THE SE 1/4 OF SAID SECTION 19; THENCE S02°17'58"E, 863.98 FEET; THENCE S86°01'38"W, 1642.79 FEET TO THE EAST LINE OF THE SW 1/4 OF SAID SECTION 19; THENCE S02°12'02"E, 1783.99 FEET ALONG THE EAST LINE OF THE SW 1/4 OF SAID SECTION 19, TO THE S 1/4 CORNER OF SAID SECTION 19 AND THE POINT OF BEGINNING. SAID PARCEL CONTAINS 137.66 ACRES, MORE OR LESS, AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

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.

Signed *Craig W. Beedle* Date *10/4/16*
 Craig W. Beedle, L.S.
 Iowa License No. 17913
 My license renewal date is December 31, 2017



Drawings covered by this seal: 1-5

DATE SURVEYED:
7-12-2013 & 10-24-2016

OWNER & DEVELOPER:
CITY OF WASHINGTON
215 E. WASHINGTON ST.
WASHINGTON, IA 52383

PREPARED BY:
VEENSTRA & KIMM, INC.
860 22ND AVE SUITE 4
CORALVILLE, IA 52241

- LEGEND**
- ▲ - FOUND SECTION CORNER AS NOTED
 - △ - SET SECTION CORNER 5/8" REBAR WITH PLASTIC YELLOW CAP #17913, UNLESS OTHERWISE NOTED
 - - FOUND RIGHT OF WAY RAIL UNLESS OTHERWISE NOTED
 - - FOUND 1/2" REBAR WITH PLASTIC YELLOW CAP #14233
 - - SET 5/8" REBAR WITH PLASTIC YELLOW CAP #17913 UNLESS OTHERWISE NOTED

- PARCEL BOUNDARY
- SECTION LINES
- - - PROPERTY / ROW LINES
- - - EASEMENT LINES

DATE	REVISIONS	SCALE	AS NOTED
		DRAWN	BCT
		CHECKED	LJB
		APPROVED	CWB
		DATE	09-30-2016
		ISSUED FOR	RECORD

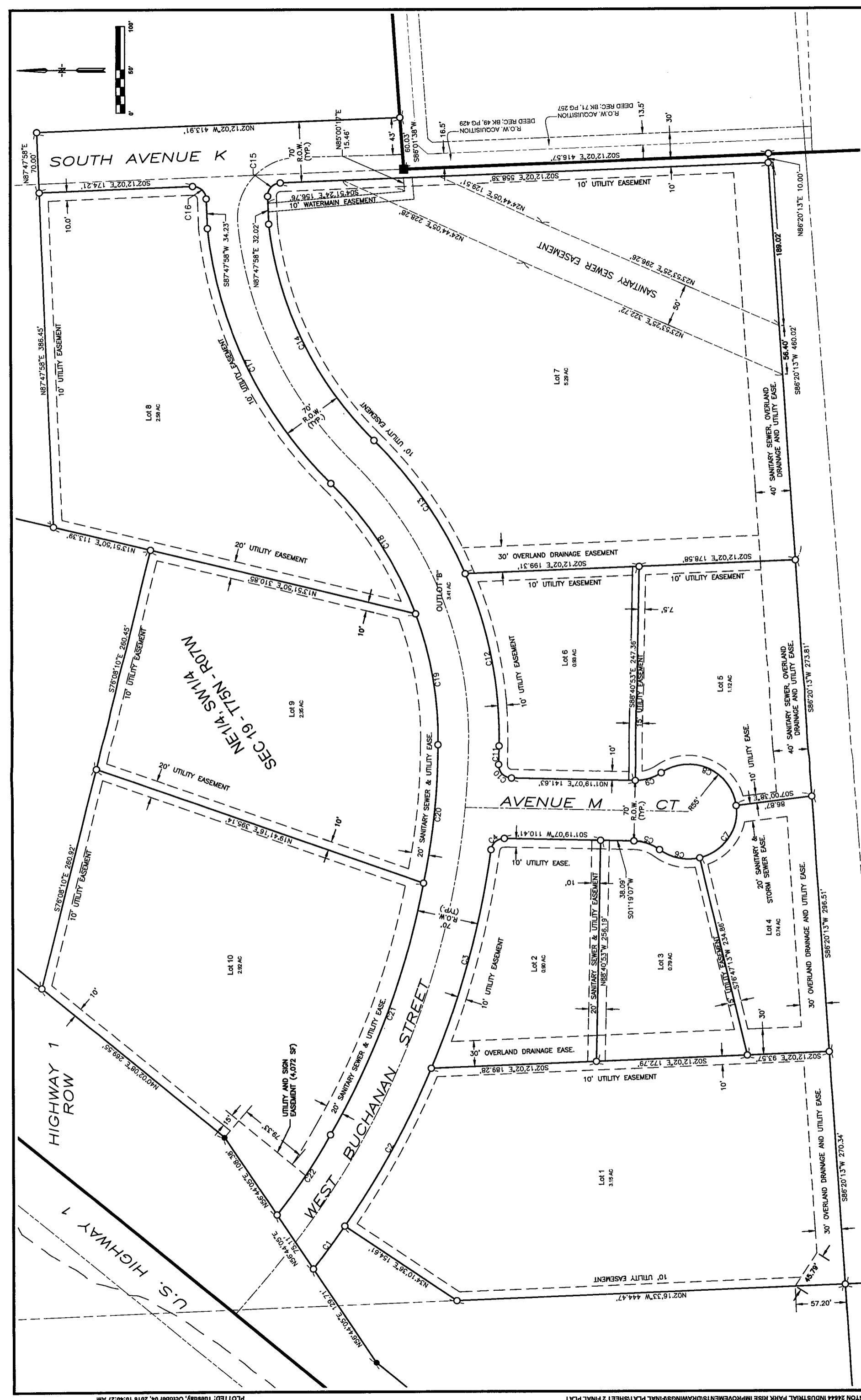
VERIFY SCALE
 BAR IS ONE INCH ON ORIGINAL DRAWING.
 IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.



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FINAL PLAT - OVERALL BOUNDARY		DWG. NO. 1 OF 5
		PROJECT 24644



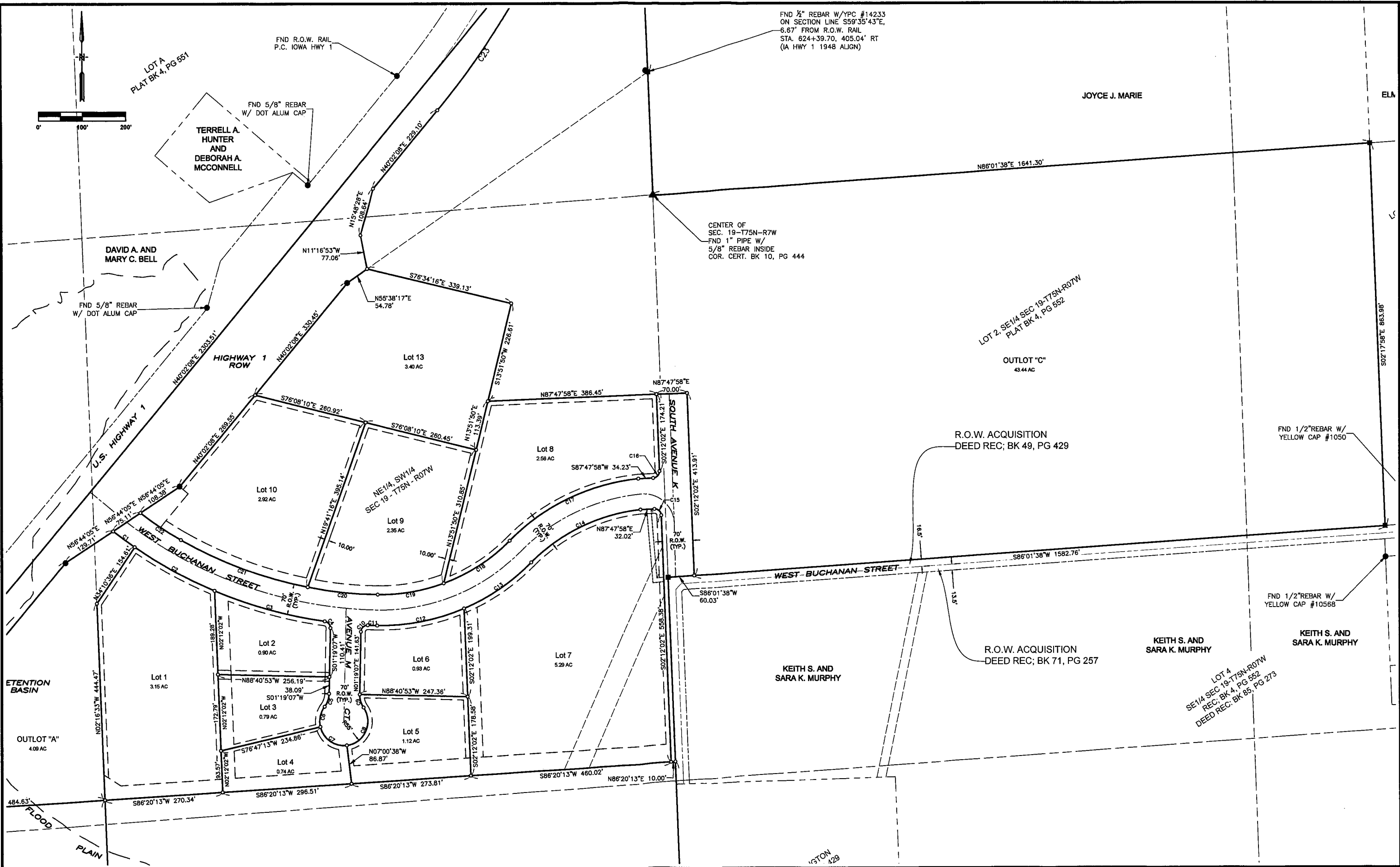
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 PLOTTED: Tuesday, October 04, 2016 10:40:27 AM

DATE	REVISIONS	SCALE	AS NOTED	VERIFY SCALE
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		CHECKED	BUT	
		APPROVED	LJR	
		DATE	CWB	
		ISSUED FOR	09-26-2016	
			RECORD	

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DWG. NO.	2 OF 5
PROJECT	24844

X-REFS: Aerial & 24644 Geometry Hwy1 & 24644 Topo & Washington, city & 24644 Grading & M SAN SEWER EXIST EAST TO WEST - (1) & 24644 Pipe Pressure Networks
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 PLOTTED: Tuesday, October 04, 2016 10:40:33 AM



DATE	REVISIONS	SCALE	AS NOTED
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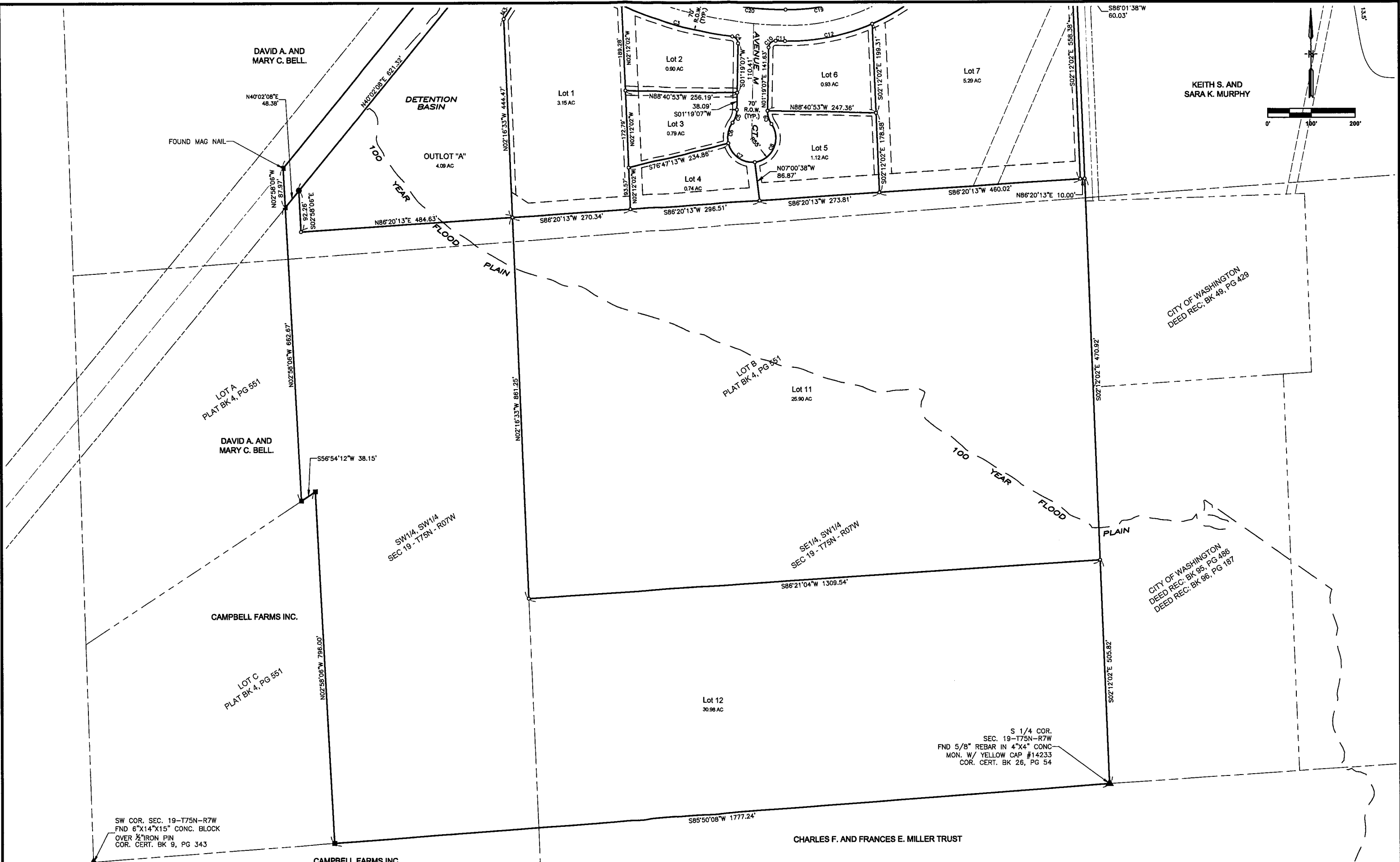
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FINAL PLAT	3 OF 5
PROJECT	24644

X-REFS: Aerial & 24644 Geometry Hwy1 & 24644 Topo & Washington, city & 24644 Grading & M SAN SEWER EXIST EAST TO WEST - (1) & 24644 Pipe Pressure Networks
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 PLOTTED: Tuesday, October 04, 2016 10:40:35 AM



DATE	REVISIONS	SCALE	AS NOTED
		DRAWN	BCT
		CHECKED	LJB
		APPROVED	CWB
		DATE	09-30-2016
		ISSUED FOR	RECORD

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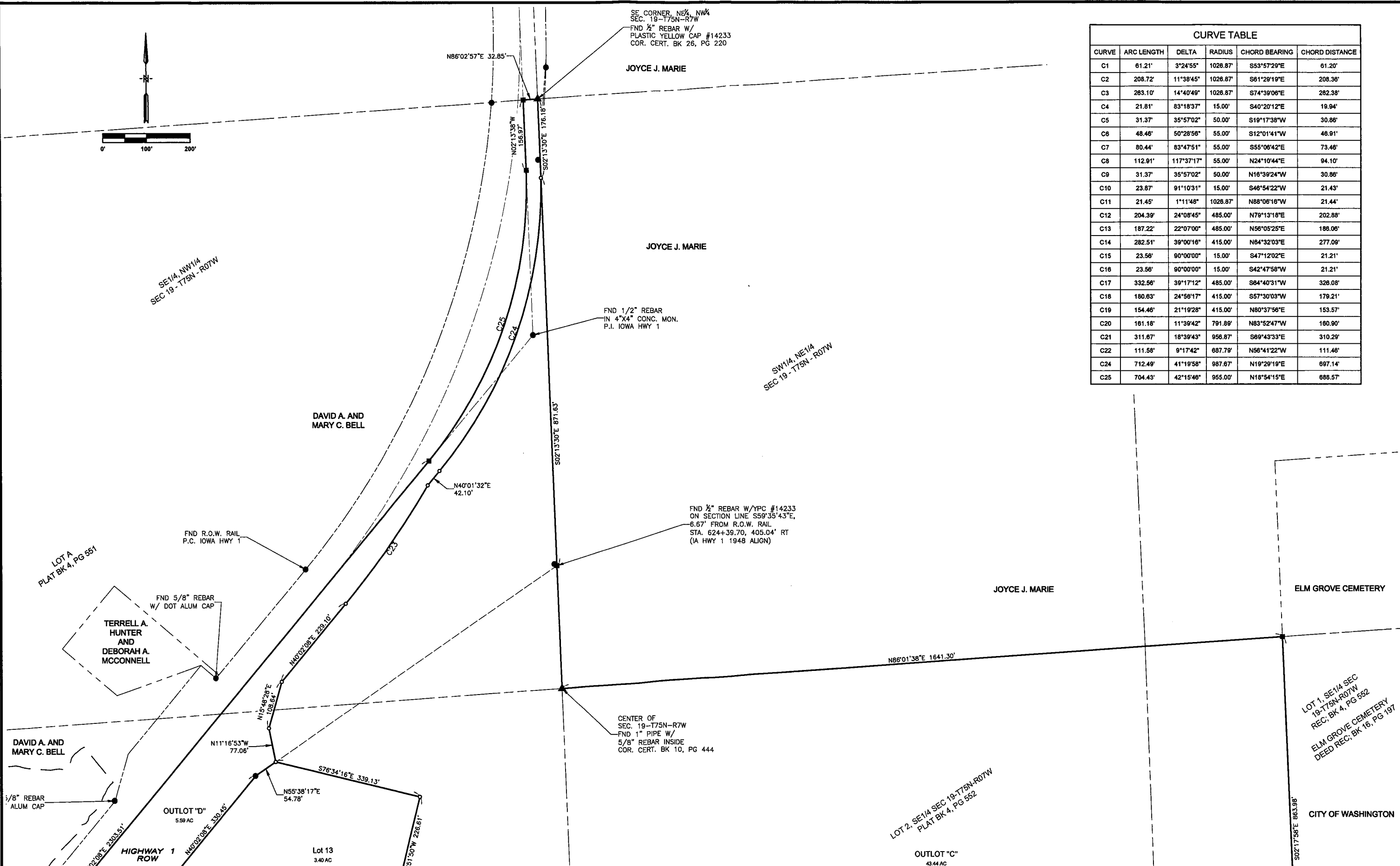
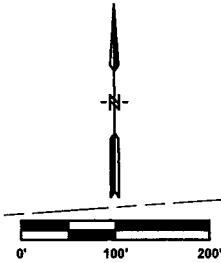
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FINAL PLAT
 PROJECT 24644

DWG. NO.
4 OF 5
 PROJECT 24644

PLOTTED: Tuesday, October 04, 2016 10:40:40 AM

X-REFS: Aerial & 24644 Geometry Hwy1 & 24644 Topo & Washington, City & 24644 Grading & W SAN SEWER EXIST EAST TO WEST - (1) & 24644 Pipe, Pressure Networks
 FILE PATH: Z:\WASHINGTON 24644 INDUSTRIAL PARK RISE IMPROVEMENTS\DRAWINGS\FINAL PLATS\3-4-6 FINAL PLAT



CURVE TABLE					
CURVE	ARC LENGTH	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	61.21'	3°24'55"	1028.87'	S53°57'29"E	61.20'
C2	208.72'	11°38'45"	1028.87'	S61°29'19"E	208.38'
C3	263.10'	14°40'49"	1028.87'	S74°39'06"E	262.38'
C4	21.81'	83°18'37"	15.00'	S40°20'12"E	19.94'
C5	31.37'	35°57'02"	50.00'	S19°17'38"W	30.88'
C6	48.48'	50°28'58"	55.00'	S12°01'41"W	46.91'
C7	80.44'	83°47'51"	55.00'	S55°08'42"E	73.46'
C8	112.91'	117°37'17"	55.00'	N24°10'44"E	94.10'
C9	31.37'	35°57'02"	50.00'	N16°39'24"W	30.88'
C10	23.87'	91°10'31"	15.00'	S46°54'22"W	21.43'
C11	21.45'	1°11'48"	1028.87'	N88°08'18"W	21.44'
C12	204.39'	24°08'45"	485.00'	N79°13'18"E	202.88'
C13	187.22'	22°07'00"	485.00'	N58°05'25"E	188.06'
C14	282.51'	39°00'18"	415.00'	N64°32'03"E	277.09'
C15	23.58'	90°00'00"	15.00'	S47°12'02"E	21.21'
C16	23.58'	90°00'00"	15.00'	S42°47'58"W	21.21'
C17	332.58'	39°17'12"	485.00'	S64°40'31"W	328.08'
C18	180.63'	24°58'17"	415.00'	S57°30'03"W	179.21'
C19	154.46'	21°19'28"	415.00'	N80°37'56"E	153.57'
C20	161.18'	11°39'42"	791.89'	N83°52'47"W	160.90'
C21	311.67'	18°39'43"	958.87'	S69°43'33"E	310.29'
C22	111.58'	9°17'42"	887.79'	N56°41'22"W	111.46'
C24	712.49'	41°19'58"	987.67'	N19°29'19"E	697.14'
C25	704.43'	42°15'48"	955.00'	N18°54'15"E	688.57'

DATE	REVISIONS	SCALE	AS NOTED
		DRAWN	BCT
		CHECKED	LJB
		APPROVED	CWB
		DATE	09-30-2016
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FINAL PLAT

DWG. NO.
 5 OF 5

PROJECT
 24644