

Progress Park, Part 11

Final Plat



November 30, 2010

Memo

To: North Liberty Planning Commission
From: Dean Wheatley, Planning Director
Subject: Final Plat Approval Request for Progress Park Part Eleven
(Progress Park Preliminary Plat)

Your North Liberty city staff has reviewed the subject submission, and offer comments presented in this memo. The staff review team includes the following personnel:

Ryan Heiar, City Administrator
Tracey Mulcahey, Assistant City Administrator
Tom Palmer, City Building Official
Scott Peterson, City Attorney
Kevin Trom, City Engineer
Dean Wheatley, Planning Director

This request is to approve a final plat of the remainder of the preliminary plat of “Progress Park Part Seven, Eight & Nine” approved in 2005. Since the time of the preliminary plat approval, lots have been final platted around the periphery of the site, leaving the large central area difficult to access and market. The owner now intends to extend a central street, shown as “Nick Drive” on the preliminary plat, through the area in cooperation with the property owner to the west, to provide access for improved marketing; however, extending the street divides the area into three new parts, which triggers the requirement for city plat approval. Because the scope of the improvements is not consistent with the preliminary plat and is considered to be interim pending further subdivision and improvements, the large lots being created are labeled as “outlots” that are not buildable. There has been a considerable amount of cooperative discussion between the owner and city staff in finding a way to accomplish the owner’s goals while satisfying city code, and the plat is recommended for approval.

Notes:

- *All public improvements are required to be accepted or secured prior to Council action on the plat.*
- *Submit signed and sealed construction plans.*
- *Refer to the City Engineer’s letter of September 1, 2010 to Kelly Beckler.*
- *A Developer’s Agreement is required prior to or concurrent with Council action on the plat.*

Recommended for approval with no conditions by Planning Commission 12/7/2010.

December 20, 2011

City of North Liberty
ATTN: Mr. Ryan Heiar, City Administrator
P.O. Box 77
North Liberty, Iowa 52317

RE: Nick Drive (Progress Park & Saints Corridor)
Walk-Through

Dear Mr. Heiar:

A third walk-through of the above-referenced subdivision was conducted December 20, 2011.
Attending were the following individuals:

Larry Trout, City Inspector

Previous punchlist items have been satisfactorily addressed. We recommend approval of the final plats
and acceptance of the improvements.

The developer is responsible for maintenance of erosion control and permitting until the NPDES and
CSR erosion control permits have been discontinued. This includes removal of silt fences/controls once
the site has stabilized.

Please contact our office if you have questions regarding this report.

Sincerely,

SHIVE-HATTERY, INC.



Kevin P. Trom, P.E.

KPT/bad

Copy: Attendees
Bill Minor, City Inspector
Dean Wheatley, Planning Director
Scott Peterson, City Attorney
Tracey Mulcahey, Assistant City Administrator
Jeff Maxwell, Maxwell Construction
Kelly Beckler, MMS Consultants



**RESOLUTION APPROVING THE FINAL PLAT OF PROGRESS PARK, PART 11,
NORTH LIBERTY, IOWA.**

WHEREAS, the owner and developer, MAJ Properties I LLC, has filed with the City Clerk a final plat for the property described in Exhibit A, which is attached hereto and made a part hereof, and

WHEREAS, said real estate is owned by the above-named party and the subdivision is being made with the free consent and in accordance with the desires of the owner, and

WHEREAS, said final plat has been examined by the North Liberty Planning and Zoning Commission, which did recommend that the final plat of property described as Progress Park, Part 11 be accepted and approved with no conditions, and

WHEREAS, said final plat is found to conform with Chapter 354 of the Code of Iowa and ordinances of the City of North Liberty, and

WHEREAS, the City of North Liberty approved an Agreement with MAJ Properties I LLC for the installation of Property Improvements in Corridor Progress Park, Part 11 as a condition of final plat approval, said, and

WHEREAS, the requirements of the Agreement for Progress Park, Part 11 entitled Property Improvements, except for sidewalks, have been installed in accordance with the design standards and Municipal Code requirements of the City of North Liberty.

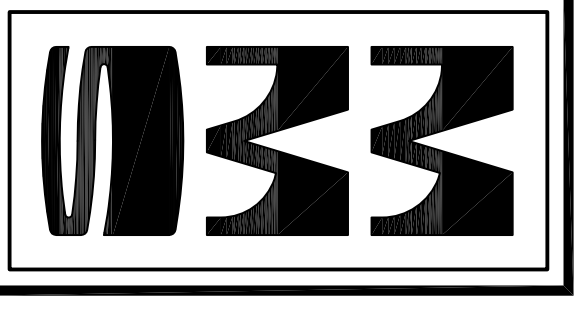
NOW, THEREFORE, BE IT RESOLVED that the City Council of North Liberty, Iowa, does hereby approve the final plat of Progress Park, Part 11, including such modifications, variances and waivers from the general requirements of the Municipal Code of North Liberty as shown on the final plat and that Property Improvements, except for sidewalks, in Progress Park, Part 11 are hereby accepted and approved.

Adopted at North Liberty, Iowa, this ____ day of _____, 20__.

CITY OF NORTH LIBERTY

By: _____
Thomas A. Salm, Mayor

Attest: _____
Tracey Mulcahey, City Clerk



CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

1917 S. GILBERT ST.
IOWA CITY, IA 52242
WWW.MMSCONSULTANTS.NET
5041 GST SW SUITE C
CEDAR RAPIDS, IA 52404

Date:	Revision:
11-01-10	PER GDM REVIEW -JDM
11-17-10	PER GDM COMMENTS -JDM

FINAL PLAT

**PROGRESS PARK
PART ELEVEN**
NORTH LIBERTY
JOHNSON COUNTY
IOWA

Date:	10-26-2010
Designed by:	DAM
Drawn by:	RLW
Checked by:	GJM
Project No.:	0672077
Sheet No.:	1

FINAL PLAT

PROGRESS PARK - PART ELEVEN

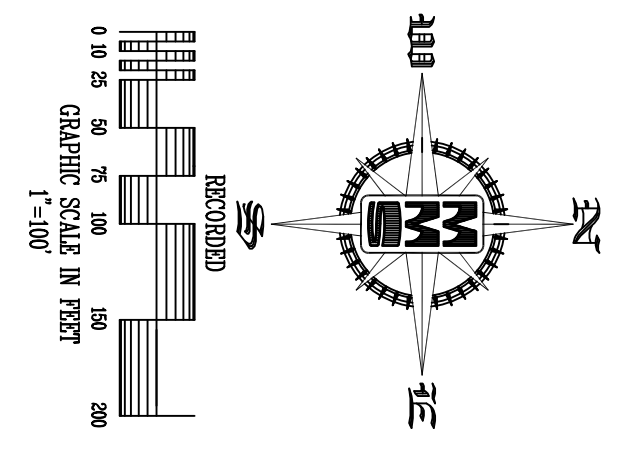
North Liberty, Johnson County, Iowa



PLAT PREPARED BY: **MMS CONSULTANTS, INC.**
1917 SOUTH GILBERT ST.
IOWA CITY, IOWA, 52240

OWNERS/SUBDIVIDER: **MAJ PROPERTIES, LLC**
C/O MICHAEL J. GERDIN
901 KANSAS AVENUE
NORTH LIBERTY, IOWA, 52317

OWNERS ATTORNEY: **THOMAS H. GELMAN**
321 E. MARKET STREET
IOWA CITY, IOWA 52244



LEGEND AND NOTES	
○	CONGRESSIONAL CORNER, FOUND
●	CONGRESSIONAL CORNER, REESTABLISHED
○	PROPERTY CORNERS, FOUND (see notes)
○	PROPERTY CORNERS SET
○	PROPERTY CORNERS SET, PINS IN PLACE, L.S. CAP
○	PROPERTY CORNERS SET, PINS IN PLACE, L.S. CAP, EMBOSSED WITH "MMS"
○	UTILITY 6"/4" ROUNDWAY LINES
○	CONGRESSIONAL SECTION LINES
○	NON-CONFORMING LINES
○	LOT LINES, INTERNAL
○	LOT LINES, EXTERNAL
○	EXISTING EASEMENT LINES, PURPOSE NOTED
○	EXISTING EASEMENT LINES, PURPOSE NOTED
○	MEASURED DIMENSIONS
○	CURVE SEGMENT NUMBERS
UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDRETHS	

I certify, that during the month of October, 2010, at the direction of MAJ Properties, LLC, a survey was made under my supervision of a Portion of the Southeast, Southwest, Northeast, and Northwest Quarters of the Northwest Quarter of Section 11, Township 80 North, Range 7 West, of the Fifth Principal Meridian, North Liberty, Johnson County, Iowa, the boundaries of which are described as follows:

Beginning at the Northwest Corner of said Section 11, Township 80 North, Range 7 West, of the Fifth Principal Meridian; Thence S89°58'04"E, along the North Line of the Northwest Quarter of said Section 11, and the North Line of Saints Corridor Commercial Park - Part One, in accordance with the Plat thereof Recorded in Plat Book 50 at Page 271 of the Records of the Johnson County Recorder's Office, a distance of 686.71 feet; Thence S00°05'03"E, along the East Line of said Saints Corridor Commercial Park - Part One, a distance of 6546.22 feet; To the Southeast Corner of Outlet A, a distance of 149.66 feet; Thence S84°33'07"E, along said South Line, 159.55 feet; Thence S50°33'54"E, along said South Line, 153.94 feet; Thence S74°55'49"E, along said South Line, 106.61 feet; Thence S86°24'18"E, along said South Line, 148.81 feet; Thence S75°34'09"E, along said South Line, 117.99 feet; Thence S77°12'32"E, along said South Line, 173.02 feet; To the Northwest Corner of Progress Park Part Eight, in accordance with the Plat thereof Recorded in Plat Book 137 of the Records of the Johnson County Recorder's Office; Thence S00°01'56"W, along the West Line of said Progress Park Part Eight, and the West Line of Progress Park Part Nine, in accordance with the Plat thereof Recorded in Plat Book 51, Page 137 of the Records of the Johnson County Recorder's Office, a distance of 1067.45 feet; To the Southwest Corner of Outlet B, a distance of 1007.20 feet; Thence N89°25'55"W, along said North Line 895.97 feet, to the Northwest Corner of the Johnson County Recorder's Office; Thence N89°25'55"W, along said North Line 895.97 feet, to the Northwest Corner of said Progress Park Part Ten, and a Point on the East Line of Auditor's Parcel No. 2009078, in accordance with the Plat thereof Recorded in Plat Book 54, at Page 203, of the Records of the Johnson County Recorder's Office; Thence N00°34'05"E, along said East Line, 75.23 feet, to the Northeast Corner of said Auditor's Parcel 2009078; Thence N89°25'55"W, along the North Line of said Auditor's Parcel No. 2009078, and the North Line of Progress Park Part Seven, in accordance with the Plat thereof Recorded in Plat Book 51, at Page 67, of the Records of the Johnson County Recorder's Office, a distance of 654.72 feet, to the Northwest Corner of said Progress Park Part Seven, and a Point on the East Line of Outlet B, of said Saints Corridor Commercial Park Part One; Thence N00°06'03"W, along said East Line of Outlet B, a distance of 11229.98 feet, to the POINT OF BEGINNING. Said tract of Land contains 33.53 Acres, and is subject to easements and restrictions of record.

I hereby certify that the land surveying instrument was prepared and used under my personal supervision and that I am a Licensed Land Surveyor under the laws of the State of Iowa.

DIANE M. WISNER, L.S.
Iowa Lic. No. 8165

Page of sheets covered by this seal.

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

Notary Public, in and for the State of Iowa.

CITY/COUNTY APPROVED BY:	
CITY OF NORTH LIBERTY	
CITY CLERK:	DATE:
UTILITY EXEMPTIONS APPROVED BY:	DATE:
PLAT/PLAN APPROVED BY:	DATE:
ALUMINUM:	DATE:
UNIVERSAL ENERGY:	DATE:
MEDACOM:	DATE:
UNN COUNTY REC.:	DATE:
SOUTH SLOPE COOPERATIVE TELEPHONE CO.:	DATE:

SAINTS CORRIDOR COMMERCIAL PARK PART ONE
IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN PLAT BOOK 50 AT PAGE 271 OF THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE.

SAINTS CORRIDOR COMMERCIAL PARK PART ONE
IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN PLAT BOOK 50 AT PAGE 271 OF THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE.

PROGRESS PARK PART SEVEN
IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN PLAT BOOK 51 AT PAGE 67 OF THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE.

PROGRESS PARK PART THREE
IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN PLAT BOOK 51 AT PAGE 67 OF THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE.

PROGRESS PARK PART TEN
IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN PLAT BOOK 54 AT PAGE 203 OF THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE.

PROGRESS PARK PART FIVE
IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN PLAT BOOK 51 AT PAGE 137 OF THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE.

PROGRESS PARK PART EIGHT
IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN PLAT BOOK 137 OF THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE.

PROGRESS PARK PART NINE
IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN PLAT BOOK 51 AT PAGE 137 OF THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE.

PROGRESS PARK PART EIGHT
IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN PLAT BOOK 51 AT PAGE 137 OF THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE.

PROGRESS PARK PART FIVE
IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN PLAT BOOK 51 AT PAGE 137 OF THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE.